



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of September 17, 2011

DATE: September 9, 2011

SUBJECT: SP #34 and SP #67 SITE PLAN AMENDMENT for a comprehensive sign plan and rooftop signs at the Art Associates buildings; located at 1501 and 1515 Wilson Boulevard (RPC# 16-033-001, and -004).

Applicant:

Art Property Associates, LLC

By:

Walsh Colucci Lubeley Emrich & Walsh, PC
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

C. M. RECOMMENDATION:

Adopt the attached ordinance to approve site plan amendments to SPs #34 and #67 for a comprehensive sign plan and a rooftop sign including modifications to Zoning Ordinance requirements for signs above 35 feet, subject to all previously approved conditions and one new condition applicable only to the site plan amendment for these two (2) site plans, #34 and #67.

ISSUES: This is a site plan amendment for a comprehensive sign plan to include a rooftop sign and no issues have been identified.

SUMMARY: Art Property Associates, LLC proposes a comprehensive approach to signs for the two (2) office buildings located at 1501 and 1515 Wilson Boulevard. The buildings have been considered together for multiple improvements over the past several years to the interior lobby space, façade and retail at the ground floor, as well as streetscape and landscape improvements to better enhance the pedestrian experience and ground floor activation along the buildings' frontages on both Wilson and N. Oak Streets. The same approach is being applied to the proposed signs that primarily consist of a variety of retail signs, building identification and

County Manager: *BMD/GA*

County Attorney: *CEWM*

Staff: Samia Byrd, CPHD, Planning Division

PLA-5974

1.

address signs, tenant identification signs and parking signs. It is further proposed that a rooftop sign be added to 1501 Wilson Boulevard consistent with a rooftop sign approved by the County Board in January 2005 for 1515 Wilson Boulevard, with respect to height and placement. The proposed signs and the rooftop sign are consistent with the *Sign Guidelines for Site Plan Buildings* and pose no undue adverse impacts on the surrounding properties, neighborhood or community. Therefore, staff recommends that the County Board adopt the attached ordinance to approve the subject site plan amendment, subject to all previously approved conditions and one new condition applicable only to the site plan amendment for these two (2) site plans, #34 and #67.

BACKGROUND: Site Plan #34 located at 1501 Wilson Boulevard was approved in January 1966 as a 12-story office building with ground floor retail. The building is referred to as the Art Associates building. Immediately adjacent and west of the 1501 Wilson property is SP #67 located at 1515 Wilson Boulevard. The project was approved in June of 1968 as a 12-story office building with ground floor retail. It is referred to as the Art Associates office building west. The applicant for this site plan owns both projects and agrees to the change to both site plans. The buildings sit on top of a single raised plaza and shared parking garage. Following is additional information about the site and location.

Site: The 63,179 square foot site area comprising the two (2) site plans is located on the block in North Rosslyn bounded by Wilson Boulevard to the south, N. Oak Street to the east, 18th Street North to the north and N. Quinn to the west. The adjacent land uses are as follows:

- To the north: 1800 N. Oak Street Twin Oak Terrace Apartments, 17-story, 260 unit residential development constructed in 2003 (SP #231).
- To the east: 16-story A-M office building constructed in 1971 (SP #41).
- To the south: 12-story Oakhill office building constructed in 1964 (SP #7).
- To the west: 1525 Wilson office building, with ground floor grocery store, Safeway (SP #222).

Zoning: “C-O” Commercial Office Building, Hotel and Multiple-Family Dwelling Districts.

General Land Use Plan Designation: “High” Office-Apartment-Hotel (3.8 FAR office density, up to 4.8 apartment dwelling, and up to 3.8 FAR hotel density).

Neighborhood: North Rosslyn Civic Association; Rosslyn Renaissance; and immediately north of the boundary of the Radnor-Ft. Myer Heights Civic Association. The North Rosslyn Civic Association has indicated that they have no issues with the proposed comprehensive sign plan or rooftop sign. Staff contacted Rosslyn Renaissance and the Radnor-Ft. Myer Heights Civic Association and has not received comments to date.

DISCUSSION:

Comprehensive Sign Plan: The following table provides details regarding the proposed building signs.

ID	Sign Type	Dimensions (Feet) Height x Length			Qt	Sign Area (Sq Ft)	Text	Material	Location
1	Address	2.50	x	2.75	1	7	1501	Halo-lit, stainless steel reverse channel letter; White LED illumination	1501 Wilson Main entrance (N. Oak elevation)
2	Address	2.83	x	3.00	1	9	1501	Halo-lit, stainless steel reverse channel letter; White LED illumination	1501 Wilson (corner of N. Oak & Wilson)
3	Address	2.83	x	3.00	1	9	1501	Halo-lit, stainless steel reverse channel letter; White LED illumination	1501 Wilson (Wilson elevation)
4	Address	2.50	x	2.92	1	7	1515	Halo-lit, stainless steel reverse channel letter; White LED illumination	1515 Wilson main entrance (Wilson elevation)
5a	Tenant Identification	2.00	x	2.00	1	4	TBD	Stainless steel dimensional letters	1501 Wilson (N. Oak elevation)
5b	Tenant Identification	2.00	x	2.00	1	4	TBD	Stainless steel dimensional letters	1501 Wilson (N. Oak elevation)

ID	Sign Type	Dimensions (Feet)			Qt	Sign Area (Sq Ft)	Text	Material	Location
		Height	x	Length					
6a	Retail	7.67	x	1.42	1	11	Miracles	High mirror polished aluminum reverse channel letters	1501 Wilson (Wilson elevation)
6b	Window	2.00	x	2.00	1	4	Miracles	Metallic silver vinyl applied to glass	1501 Wilson (Wilson elevation)
7a	Retail	7.67	x	1.42	1	11	Miracles	High mirror polished aluminum reverse channel letters	1501 Wilson (Wilson elevation)
7b	Window	2.00	x	2.00	3	12	Miracles	Metallic silver vinyl applied to glass	1501 Wilson (Wilson elevation)
8	Parking	1.33		6.42	1	9	Parking	Halo-lit, stainless steel reverse channel letter; White LED illumination	Entrance to garage Wilson Boulevard
9a	Retail	7.67	x	1.42	10	109	TBD	High mirror polished aluminum reverse channel letters	1501 & 1515 Wilson (N. Oak and Wilson elevations)
9b	Window	2.00	x	2.00	10	40	TBD	Metallic silver vinyl applied to glass	1501 & 1515 Wilson (N. Oak and Wilson elevations)
10	Parking	1.33	x	6.42	1	9	Parking	Halo-lit, stainless steel reverse channel letter; White LED illumination	Exit to garage 18 th Street North

ID	Sign Type	Dimensions (Feet)			Qt	Sign Area (Sq Ft)	Text	Material	Location
		Height	x	Length					
11	Parking	1.33	x	6.42	1	9	Parking	Halo-lit, stainless steel reverse channel letter; White LED illumination	Entrance to garage 18 th Street North
12	Clearance Bar	6.67	x	6.42	3	128	Clearance 6'8"	PVC tube with reflective vinyl letters	Exit to garage 18 th Street North
13	Parking	1.50	x	2.50	1	4	Parking Information	Painted aluminum plaque	18 th Street North
14	Freestanding Arch	9.50	X	6.42	1	61	1501 & 1515 Wilson	Stencil cut metal panel with individually cut letters and bars	1501&1515 Wilson Plaza; Monday Properties
15	Retail	14.00	x	2.50	1	35	TBD	Halo-lit, stainless steel reverse channel letter; White LED illumination	1501 Wilson (N. Oak elevation)
TOTAL PROPOSED BUILDING SIGN AREA						479			

Linear frontage of building wall on the public street right-of-way for the site plan buildings is as follows:

Frontage	Linear Feet
18 th Street North	243
N. Oak Street	219
Wilson Boulevard	243
TOTAL	681

The total amount of sign area permitted for non-rooftop signs, based on the buildings' linear frontage, is 681 square feet. The sum of sign area of signs proposed for the buildings totals 479 square feet. This is consistent with the *Sign Guidelines for Site Plan Buildings* which recommends one square foot of sign area per linear foot of building wall frontage on a public street right of way.

The variety of building identification signs and address signs, retail signs, and parking signs, and the amount proposed is appropriate. However, one of the signs the applicant proposes as part of the comprehensive sign plan is a freestanding sign. The sign is proposed as a stencil-cut metal panel with individually cut letters and bars mounted on tubular steel posts. It would be a 9.5-foot high metal trellis-like arch under which pedestrians would walk as they enter or exit the building's plaza above the sidewalk. Staff does not support this sign as it is inconsistent with current County policy which discourages the placement of freestanding signs in the Rosslyn-Ballston corridor as they do not foster a pedestrian-friendly environment, contrary to the urban village concept. Further, staff does not support any approval for the trellis-like arch, which has not been approved under the site plan or the landscape plan.

Rooftop Sign

Following is additional information about the proposed rooftop sign:

ID	Sign Type	Dimensions (Feet)			Qt	Sign Area (Sq Ft)	Text	Material	Location
	Rooftop	5.5	x	TBD	1	TBD	TBD	Channel mounted letters internally illuminated plex faces with accent color black trim caps and white returns	Southeast façade of 1501 Wilson

In accordance with the *Sign Guidelines for Site Plan Buildings*, the total permitted sign area for rooftop signs is one (1) square foot per linear foot of building wall frontage on a public street. The *Guidelines* provide for no more than two (2) rooftop signs per major tenant, per building and further provide that rooftop signs not directly face residential neighborhoods or areas. In January 2005, a rooftop sign was approved for 1515 Wilson Boulevard not to exceed 103 square feet. This is currently the only approved rooftop sign for the project. Thus, based on the total sign area for rooftop signs for the projects at 681 square feet, there is a remaining 578 square feet available for additional rooftop signs. The exact dimensions of the proposed rooftop sign have not yet been identified as the sign is proposed for a future tenant. The applicant proposes that the sign height, placement and general design would be consistent with and proportionate to the existing rooftop sign of 1515 Wilson Boulevard for AMTI. It would indicate a future tenant's identification and logo. The sign is proposed on the building's southeast façade which would not face the adjacent residential building or neighborhood. While the exact dimensions are not known at this time, the maximum amount of sign area for the rooftop sign would be limited to one square foot for every linear foot of length of the frontage on which the sign would be located, 219 square feet. Further, the developer has agreed to limit the time for which the sign would be illuminated from 6:00 pm to 12:00 midnight and would install a rheostat mechanism on the rooftop sign such that the intensity and illumination of the sign could be reduced upon request by the County Manager should she find that the lighting of the sign is having an adverse impact on the neighborhood.

CONCLUSION: The proposed comprehensive sign plan and rooftop sign further the efforts to renovate 1501 and 1515 Wilson Boulevard with respect to other improvements to the lobby, ground floor retail, façade, landscape and streetscape. The comprehensive nature of the improvements along with the variety and appropriateness of the signs proposed would provide for better activation of the ground floor and enhance the pedestrian experience. The proposed signs are consistent with the *Sign Guidelines for Site Plan Buildings* and, with the size permitted, would not have an undue adverse impact on the adjacent buildings, neighborhood or properties. Therefore, staff recommends that the County Board adopt the attached ordinance to approve the subject site plan amendment, subject to all previously approved conditions and one new condition applicable to the site plan amendment for these two (2) site plans, #34 and #67.

Site Plan Amendment Ordinance

WHEREAS, an application dated June 27, 2011 for Site Plan Amendments for Site Plans # 34 and #67, was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in Staff Report[s] provided to the County Board for its September 17, 2011 meeting, and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendments subject to numerous conditions as set forth in the Staff Report[s]; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on September 17, 2011 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan as amended:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance and modified as follows:

Signs above 35 feet; and

- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as originally requested by an application dated June 27, 2011 for Site Plan # 34 and #67, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements designated in Condition 1 below (which drawings, etc... are hereafter collectively referred to as "Revised Site Plan Application"), for a Site Plan Amendment for a comprehensive sign plan including a rooftop sign, for the parcel of real property known as RPC# 16-033-001, and -004 and 1501 and 1515 Wilson Boulevard approval is granted and the parcel so described shall be used according to the Revised Site Plan Application, subject to all previously approved conditions (numbers 1 through 11 (SP #34); numbers 1 through 10 (SP #67)) with one new condition add each to SP #34 and #67 amended as follows:

1. Comprehensive Sign Plan

- a. The developer agrees that all project signs shall be consistent with the comprehensive sign plan entitled "1501 & 1515 Wilson Boulevard Comprehensive Sign Plan" prepared by Patricia Hord.Graphik Design, dated June 22, 2011 and approved by the

County Board on September 17, 2011, except that there shall be no “Welcome Sign”/ “Plaza Arch Sign” nor shall the developer install or construct the base structure shown for that sign at location 14. The developer further agrees that all signs shall be of the number, size, location, and structure shown on the comprehensive sign plan. The retail and building tenants are not limited to the sign examples depicted in the comprehensive sign plan but shall comply with the sign area and location as depicted in the comprehensive sign plan. Unless otherwise provided in this condition, sign lighting and window signs shall conform to the requirements of the Zoning Ordinance. The total project sign area excluding rooftop sign area shall not exceed 418 square feet. The applicant agrees that a rooftop sign of not more than 219 square feet may be placed on the 1501 Wilson Boulevard building at the location, and of the design, materials, and lighting specifications shown on the comprehensive sign plan. The developer further agrees that no additional rooftop signs shall be placed on the 1515 Wilson Boulevard building unless an amendment to this comprehensive sign plan is approved.

- 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 to install a rheostat or other appropriate variable resistor to the proposed rooftop sign located at 1501 Wilson Boulevard that will allow the developer to adjust (decrease) the sign’s lighting intensity. The developer further agrees that if the County Manager finds that the intensity of the rooftop sign 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.
- d. The developer agrees that the hours of illumination of all signs proposed to be illuminated, including the lighting of the rooftop sign, as indicated in the comprehensive sign plan entitled “1501 & 1515 Wilson Boulevard Comprehensive Sign Plan” prepared by Patricia Hord.Graphik Design, dated June 22, 2011 and approved by the County Board on September 17, 2011, shall be from 6:00 p.m. to 12:00 a.m., midnight, seven (7) days a week.

January 12, 1974	Approved an amendment to add 8,468 sq ft of gross floor area to the penthouse level for Executive Suite as described in the staff report dated January 2, 1974.
July 11, 2009	Approved a site plan amendment to add 1,400 sq ft of retail gross floor area

PREVIOUS COUNTY BOARD ACTIONS (SP #67):

June 22, 1968	Approved a site plan (SP# 67) for the Art Associates West Office Building subject to the conditions of the staff report dated June 19, 1968.
	Approved a rezoning (Z-1924-68-2) from “RA6-15” and “C-3” to “C-O.”
April 30, 1969	Approved a site plan amendment to allow Datacomp Service Corp. to occupy 5,280 square feet of commercial floor area on the first floor.
April 22, 1970	Approved a site plan amendment to permit the use of 7,318 square feet of penthouse area for conference areas and executive suites for the American Gas Association, subject to conditions.
July 8, 1970	Approved a site plan amendment to permit an oval soffit hung sign for the “House of Ribs Restaurant” above the Wilson Boulevard entrance to the building.
March 24, 1971	Approved an oval sign for the “House of Ribs Restaurant” subject to the conditions of the staff report for a period of six months.
April 10, 1971	Approved a site plan amendment to permit three signs for the American Gas Association.
June 8, 1972	Approved a site plan amendment permitting the conversion of 7,000 square feet of

approved parking area on the first and second floors of the subject building to storage area.

December 10, 2004

Deferred a site plan amendment to permit a rooftop sign on the southeast elevation to the January 29, 2005 County Board meeting.

January 29, 2005

Approved a site plan amendment to permit a rooftop sign on the southeast elevation.

1501 & 1515

WILSON BOULEVARD
COMPREHENSIVE SIGN PLAN



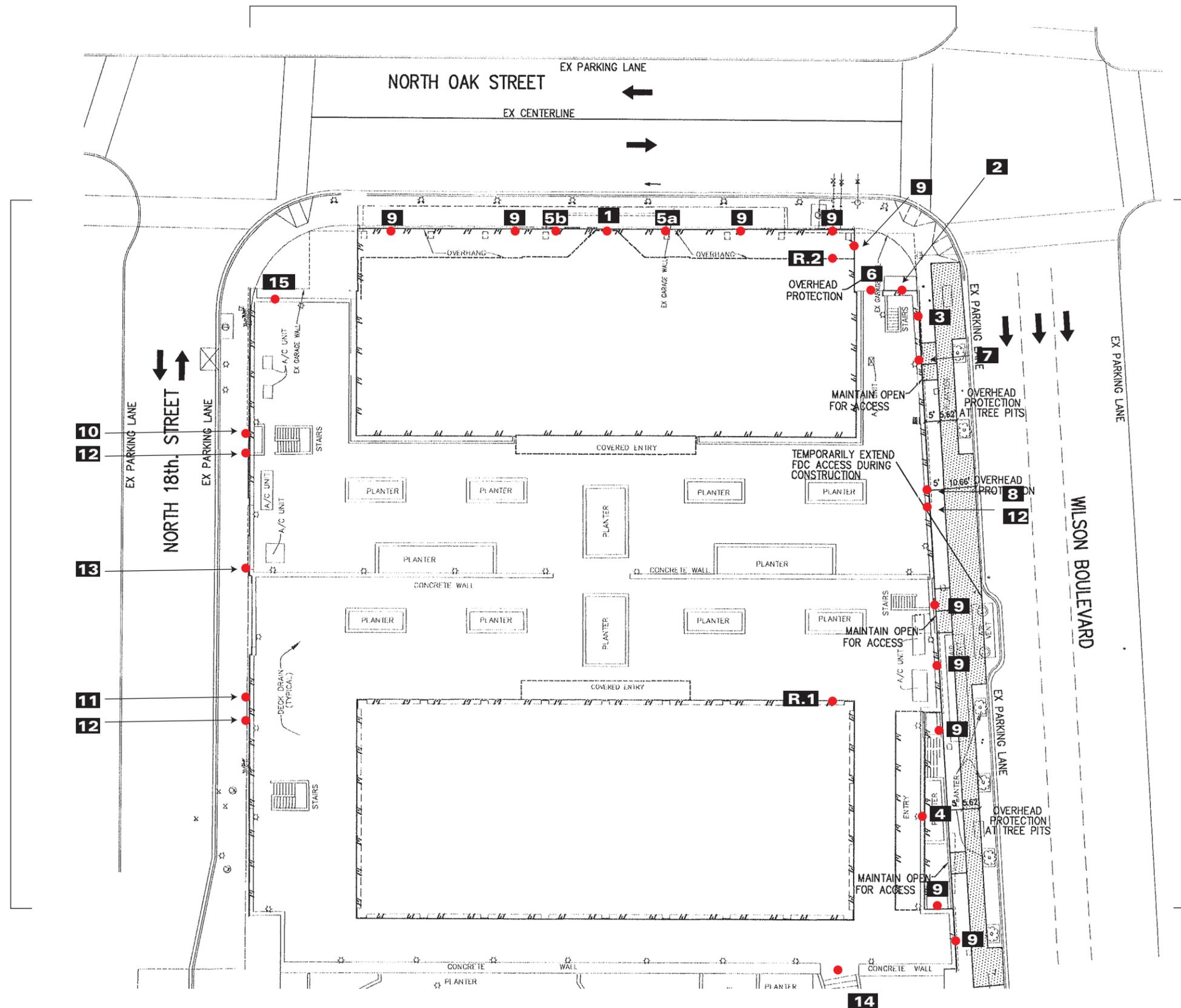
JUNE 22, 2011



219 Linear Feet

243 Linear Feet

243 Linear Feet



- 1 1501 Entrance Address
- 2 Corner Address
- 3 Corner Address
- 4 1515 Entrance Address
- 5a Future Tenant Letters on Wall
- 5b Future Tenant Letters on Wall
- 6 Retail Tenant Sign above Entrance
- 7 Retail Tenant Sign off Wilson
- 8 Parking Entrance
- 9a Future Retail Sign
- 9b Future Retail Window signage
- 10 Parking Exit
- 11 Parking Entrance
- 12 Clearance Bar
- 13 Garage Info Sign
- 14 Welcome Sign
- 15 Future Restaurant Sign

- R.1 EXISTING Rooftop Sign
- R.2 FUTURE Rooftop Sign

1501 & 1515 WILSON BLVD

681 TOTAL LINEAR FEET



Patricia Hord, Graphik Design
119 South Saint Asaph Street
Alexandria, Virginia 22314

Comprehensive Sign Plan
1501/151 Wilson Blvd

June 22, 2011
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LOCATION	SIGN TYPE	MESSAGE	MATERIAL	ILLUMINATION (6am – Midnight)	SIZE	SIGN AREA
1	1501 Address	1501	Stainless Steel Dimensional Letters	Halo-lighting	30" x 33"	7 sq ft
2	Corner Address	1501	Painted Stainless Steel Channel Letters	Halo-lighting	34" x 36"	8.5 sq ft
3	Corner Address	1501	Painted Stainless Steel Channel Letters	Halo-lighting	34" x 36"	8.5 sq ft
4	1515 Address	1515	Stainless Steel Dimensional Letters	Halo-lighting	30" x 35"	8 sq ft
5a & 5b	Future Office Tenant Identification	(TBD)	Stainless Steel Dimensional Letters	None	2'0" x 2'0" each	8 sq ft
6a	Retail Identification	MIRACLES	Painted Stainless Steel Channel Letters	Halo-lighting	7'8" x 17"	12 sq ft
6b	Retail Identification	MIRACLES	Vinyl applied to glass	None	2'0" x 2'0"	4 sq ft
7a	Retail Identification	MIRACLES	Painted Stainless Steel Channel Letters	Halo-lighting	7'8" x 17"	12 sq ft
7b	Retail Window Identification	MIRACLES	Vinyl applied to glass	None	3x: 2'0" x 2'0"	12 sq ft
8	Parking Identification	PARKING	Painted Stainless Steel Channel Letters	Halo-lighting	16" x 6'5"	8.5 sq ft
(10) x 9a	Future Retail	(TBD)	Painted Stainless Steel Channel Letters	Halo-lighting	7'8" x 17" (estimate)	10x: 12 sq ft = 120
(10) x 9b	Future Retail Window Identification	(TBD)	Vinyl applied to glass	None	4x: 2'0" x 2'0" (estim)	10x: 16 sq ft = 160
10	Parking Exit Identification	PARKING	Painted Stainless Steel Channel Letters	Halo-lighting	16" x 6'5"	8.5 sq ft
11	Parking Entrance Identification	PARKING	Painted Stainless Steel Channel Letters	Halo-lighting	16" x 6'5"	8.5 sq ft
12	Clearance Bar	CLEARANCE 6'8"	PVC Tube with vinyl letters	None	3x: 80" x 6.5"	108 sq ft
13	Parking Info Sign	(Directional Information)	Painted aluminum Plaque	None	18" x 30"	3.75 sq ft
14	Plaza Arch Sign	1501 & 1515 Wilson Plaza	Stencil cut metal arch	None	24" x 6'5"	13 sq ft
15	Future Restaurant	(TBD)	Painted Stainless Steel Channel Letters	Halo-lighting	14'0" x 30" (estimate)	35 sq ft
TOTAL						545.25. sq ft

TOTAL LINEAR FEET: 681

1501 & 1515 WILSON BLVD. — COMPREHENSIVE SIGN PLAN



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Comprehensive Sign Plan
1501/1515 Wilson Blvd

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ROOFTOP SIGNS

LOCATION	SIGN TYPE	MESSAGE	MATERIAL	ILLUMINATION	SIZE	SIGN AREA
Existing	EXISTING/Rooftop	AMTI	Channel Letter	Internal Illumination	5'6" x 18'7 1/2"	102.43 sq ft
Future	FUTURE/Rooftop	TBD (Logo)	Channel Letter	Internal Illumination	5'6" x TBD	TBD sq ft

1501 & 1515 WILSON BLVD. — COMPREHENSIVE SIGN PLAN



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Comprehensive Sign Plan
1501/1515 Wilson Blvd

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EXISTING ROOFTOP SIGN

FUTURE ROOFTOP SIGN

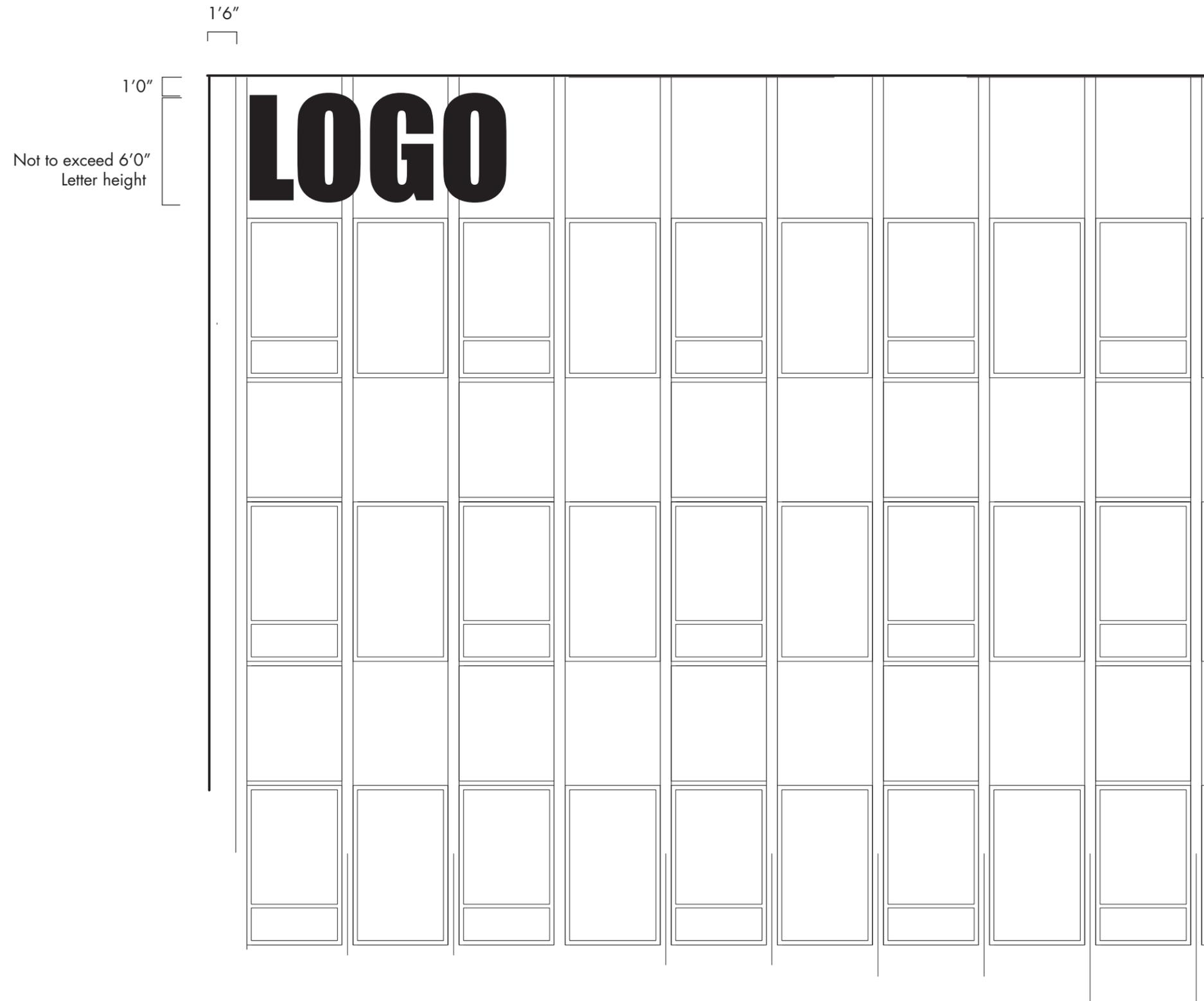
1501 & 1515 WILSON BLVD. — COMPREHENSIVE SIGN PLAN



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Comprehensive Sign Plan
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Internally Illuminated Channel Letters
 3/16" Plex faces with accent color
 Black Trim Caps and White Returns

Mounted on 2" Aluminum Angle
 1'6" in from edge and 1'0" down from top

60mA PBKM Transformer Mounted behind Wall

Hours of Illumination: 6am – Midnight

1501 & 1515 WILSON BLVD. — ROOFTOP LOCATION R.2

Scale: NTS

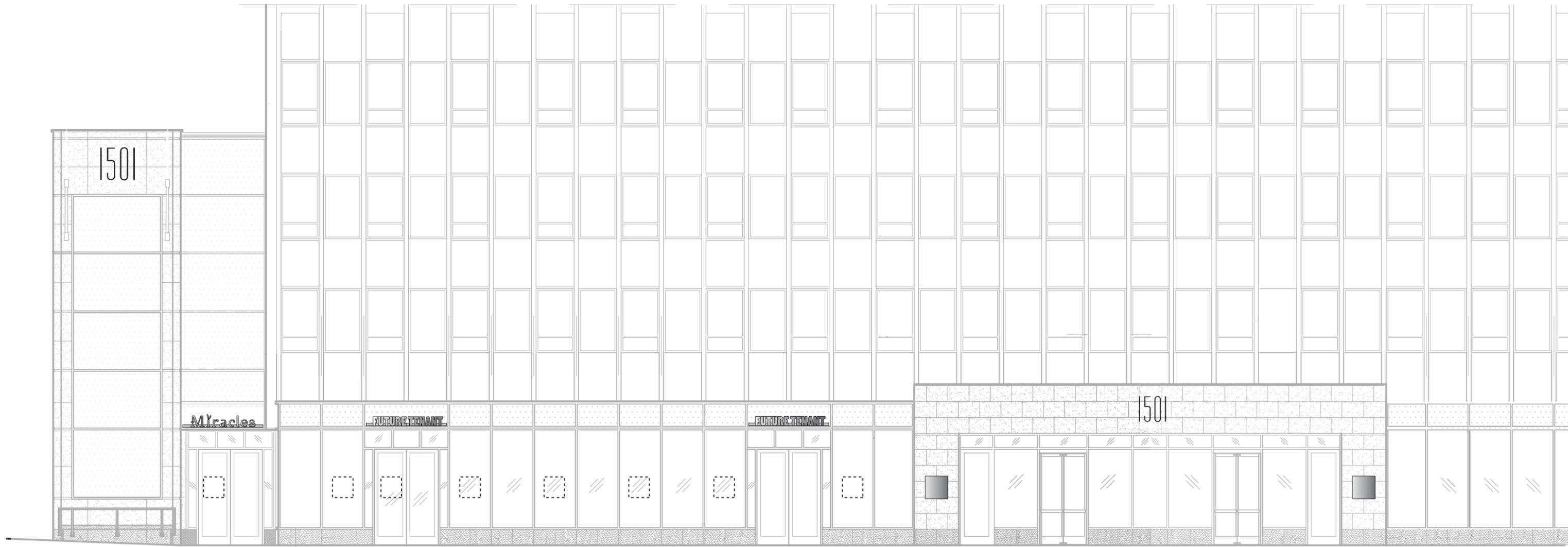


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Comprehensive Sign Plan
 1501/1515 Wilson Blvd

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R.2



2

6a 6b

9a 9b

9a 9b

5a

1

5b

1501 & 1515 WILSON BLVD. — N. OAK STREET ELEVATION

Scale: NTS



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Comprehensive Sign Plan
1501/1515 Wilson Blvd

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5b

9a 9b

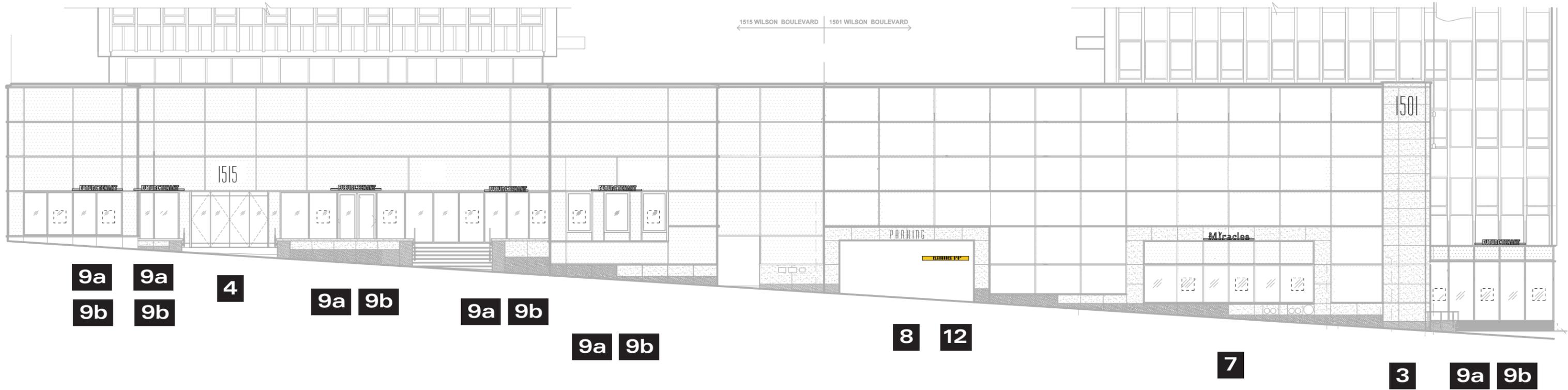
9a 9b

15

1501 & 1515 WILSON BLVD. — N. OAK STREET ELEVATION, CONTINUED

Scale: NTS

R.1



1501 & 1515 WILSON BLVD. — WILSON BLVD ELEVATION

Scale: NTS



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Comprehensive Sign Plan
1501/1515 Wilson Blvd

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1501 & 1515 WILSON BLVD. — N. 18th STREET ELEVATION

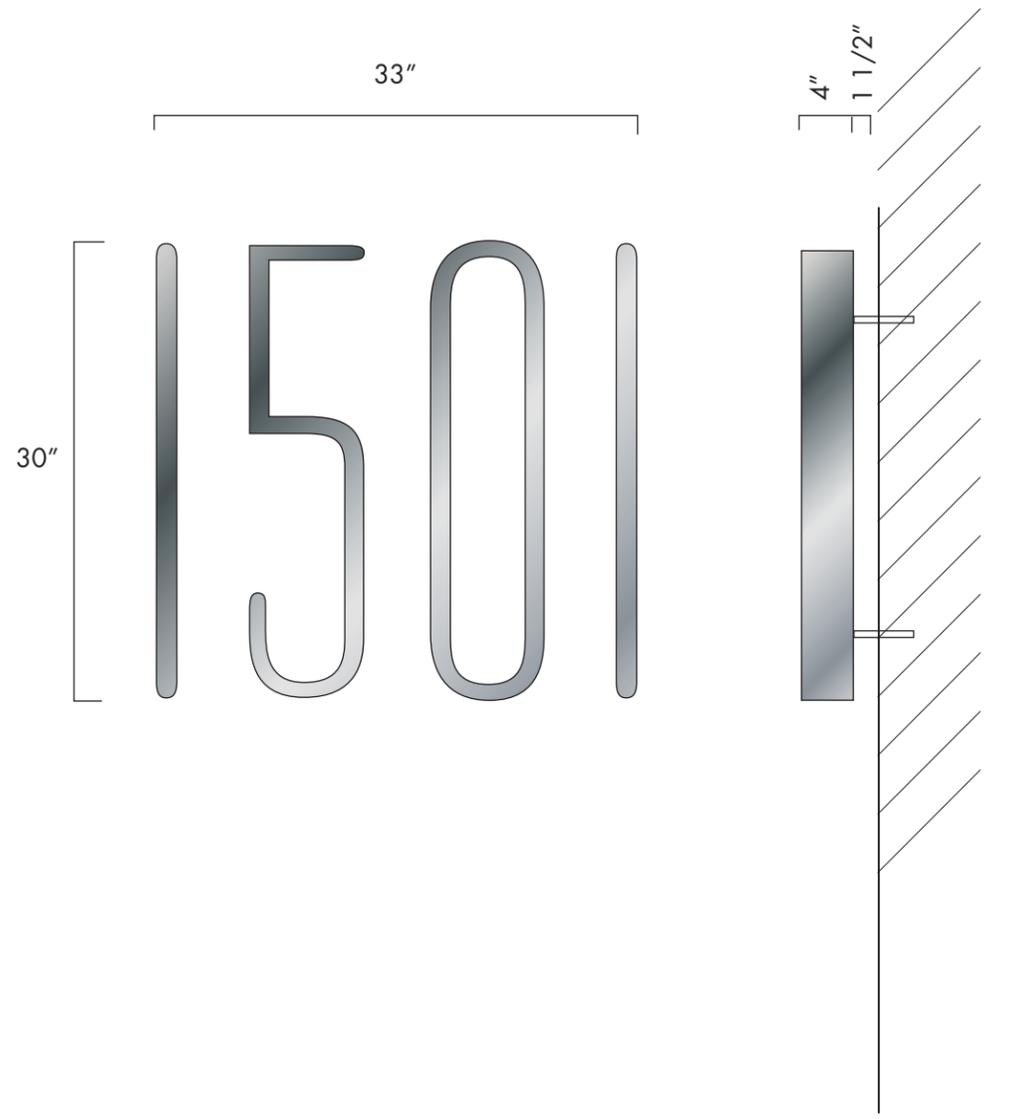
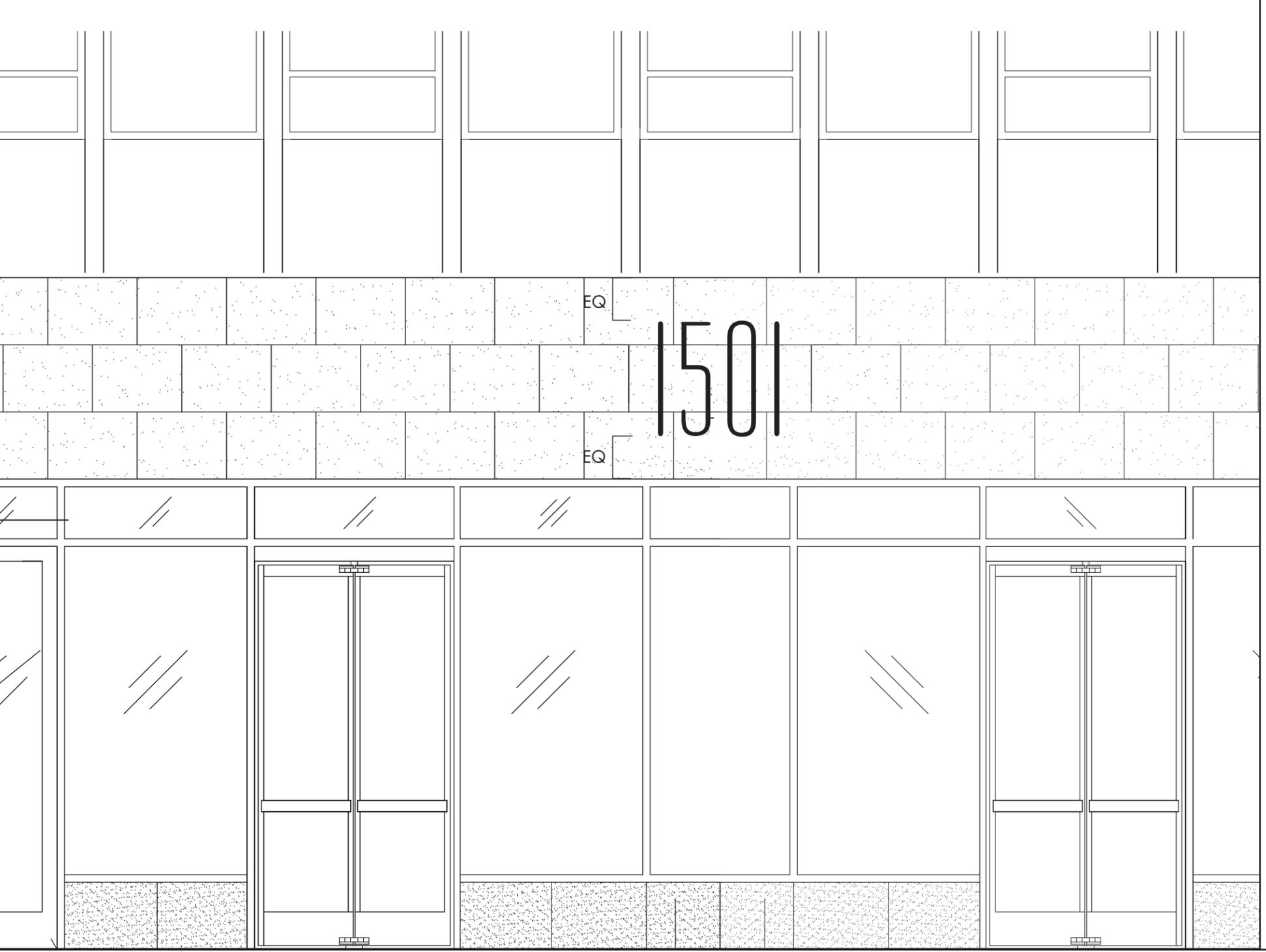
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Comprehensive Sign Plan
1501/1515 Wilson Blvd

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DETAIL
Scale: 1" = 1'-0"

SIDE VIEW

SIGN LOCATION 1 — 7 SF
1501/1515 WILSON BLVD. — ADDRESS (OAK BLVD)
 Scale: 3/8" = 1'-0"

SIGNAGE FABRICATION SPECIFICATIONS

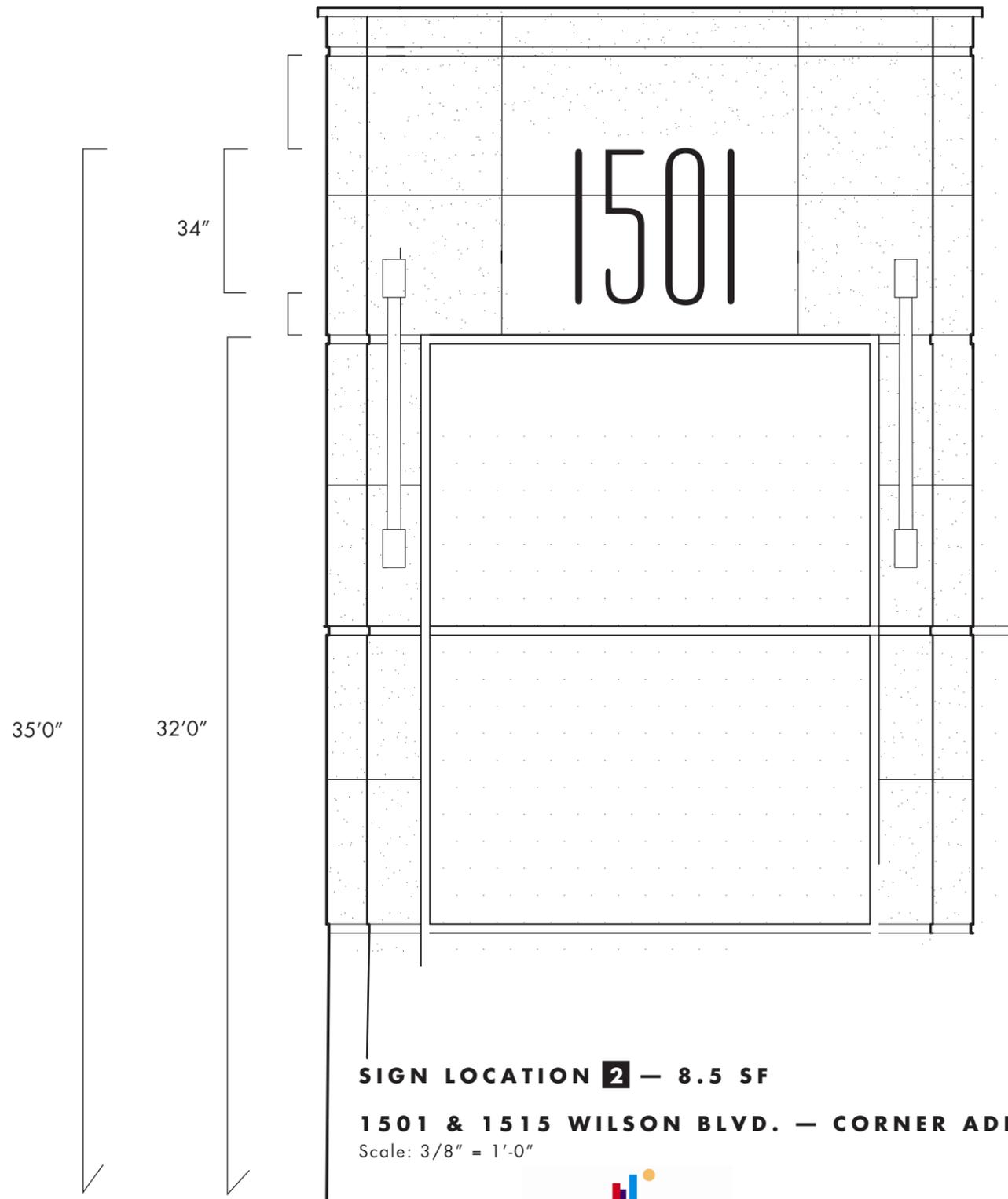
30" high, 2" wide, 4" Deep, Halo-lit Reverse Channel Letter.
 Horizontal Satin Stainless Steel Finish letters with sandblasted edges
 pin-mounted away 1 1/2" to Salt & Pepper granite wall surface.
 White LED Illumination.



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Comprehensive Sign Plan
 1501/1515 Wilson Blvd

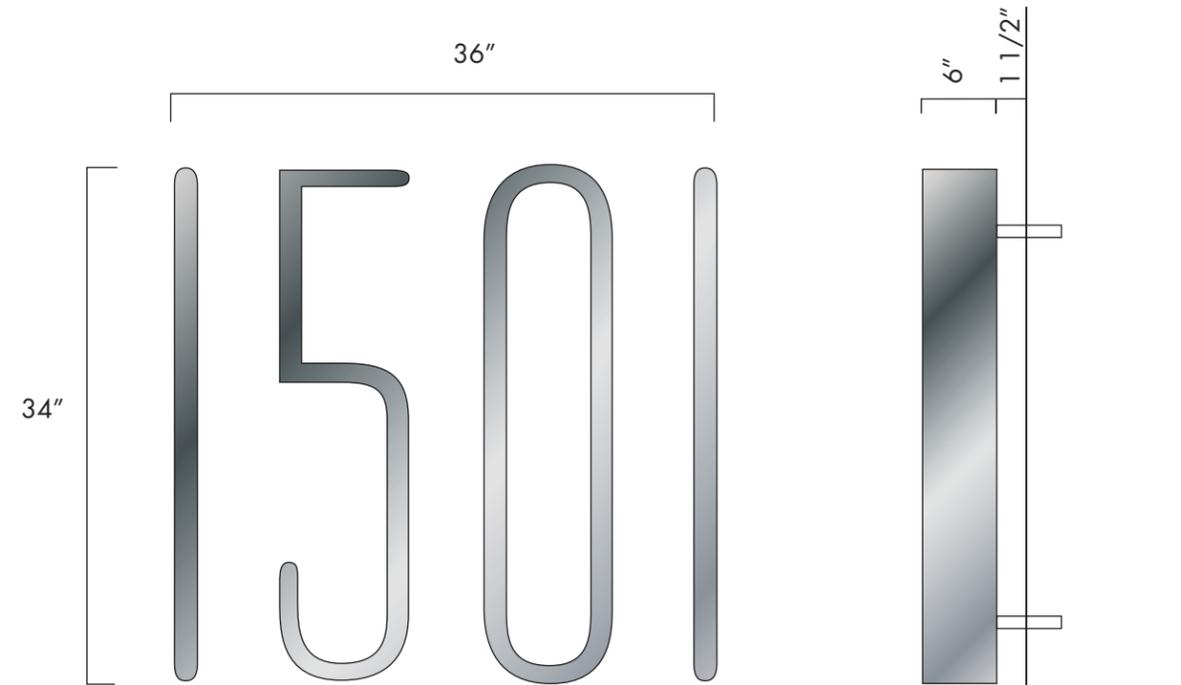
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SIGN LOCATION 2 — 8.5 SF

1501 & 1515 WILSON BLVD. — CORNER ADDRESS, N. OAK

Scale: 3/8" = 1'-0"



DETAIL

Scale: 1" = 1'-0"

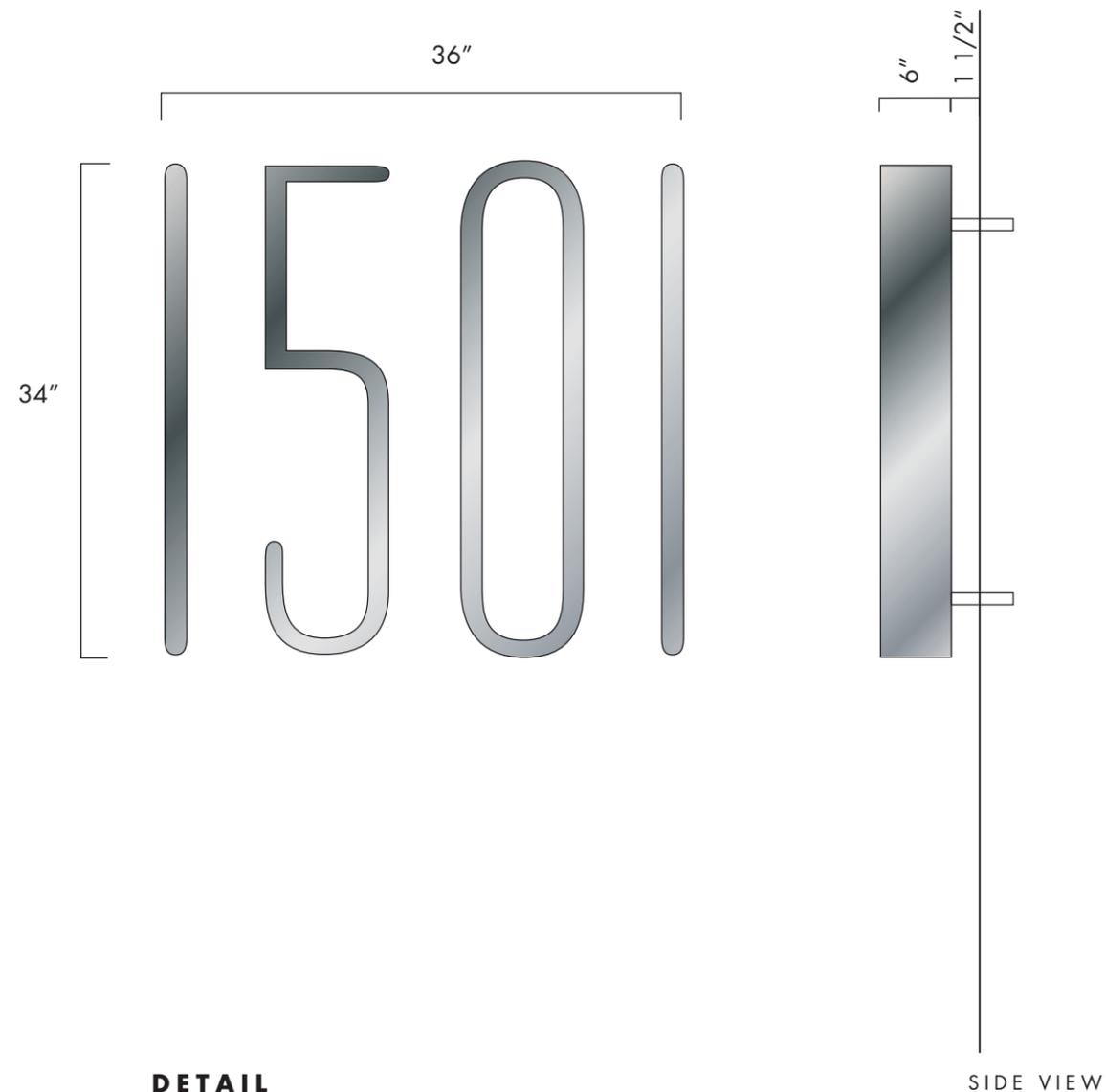
SIGNAGE FABRICATION SPECIFICATIONS

34" high x 36" wide, 6" Deep, Halo-lit Reverse Channel Letter.
Stainless Steel painted silver pin-mounted away from wall 1 1/2" .

Salt & Pepper granite wall surface.

White LED Illumination.

SIDE VIEW



DETAIL

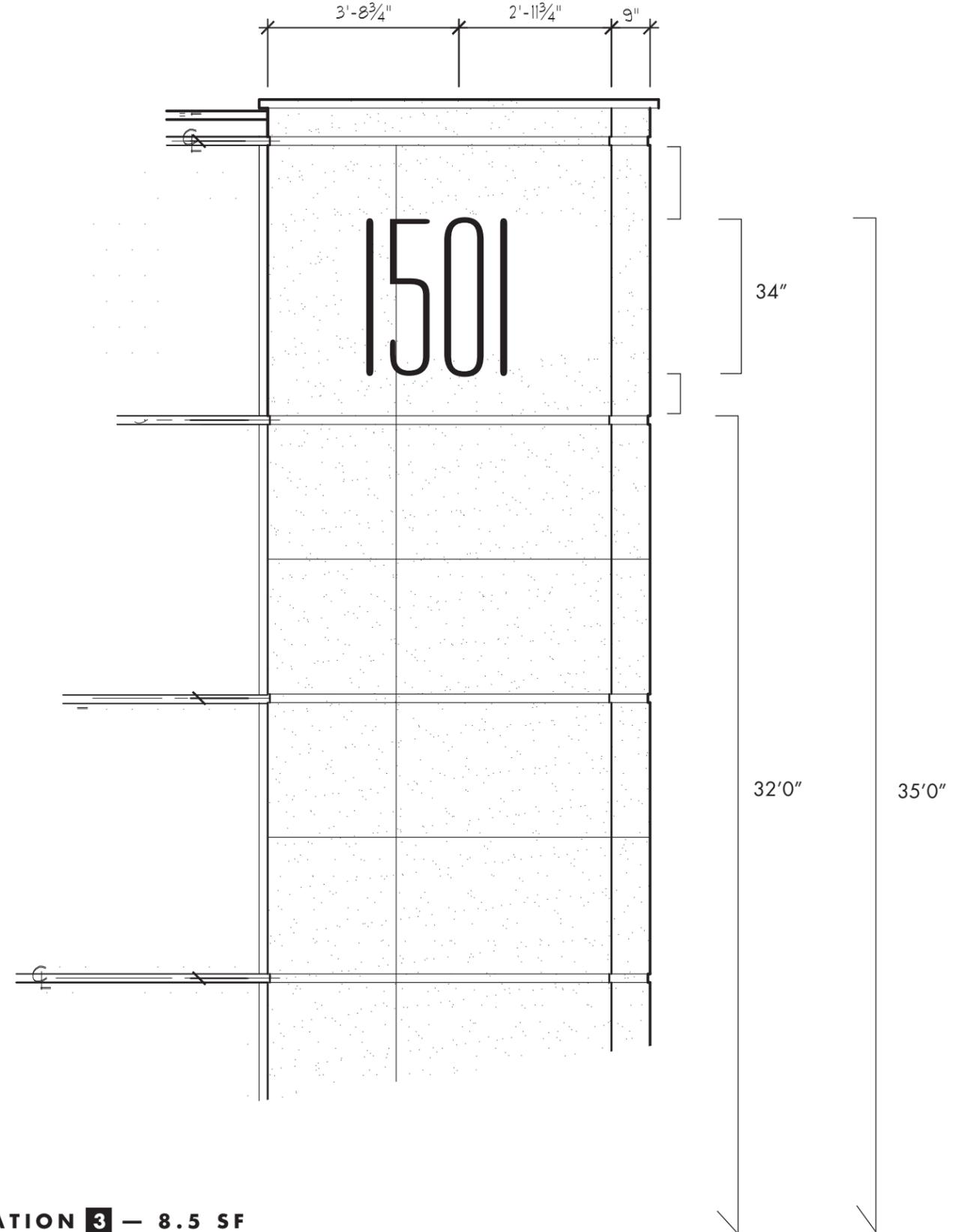
Scale: 1" = 1'-0"

SIGNAGE FABRICATION SPECIFICATIONS

34" high x 36" wide, 6" Deep, Halo-lit Reverse Channel Letter.
Stainless Steel painted silver pin-mounted away from wall 1 1/2" .

Salt & Pepper granite wall surface.

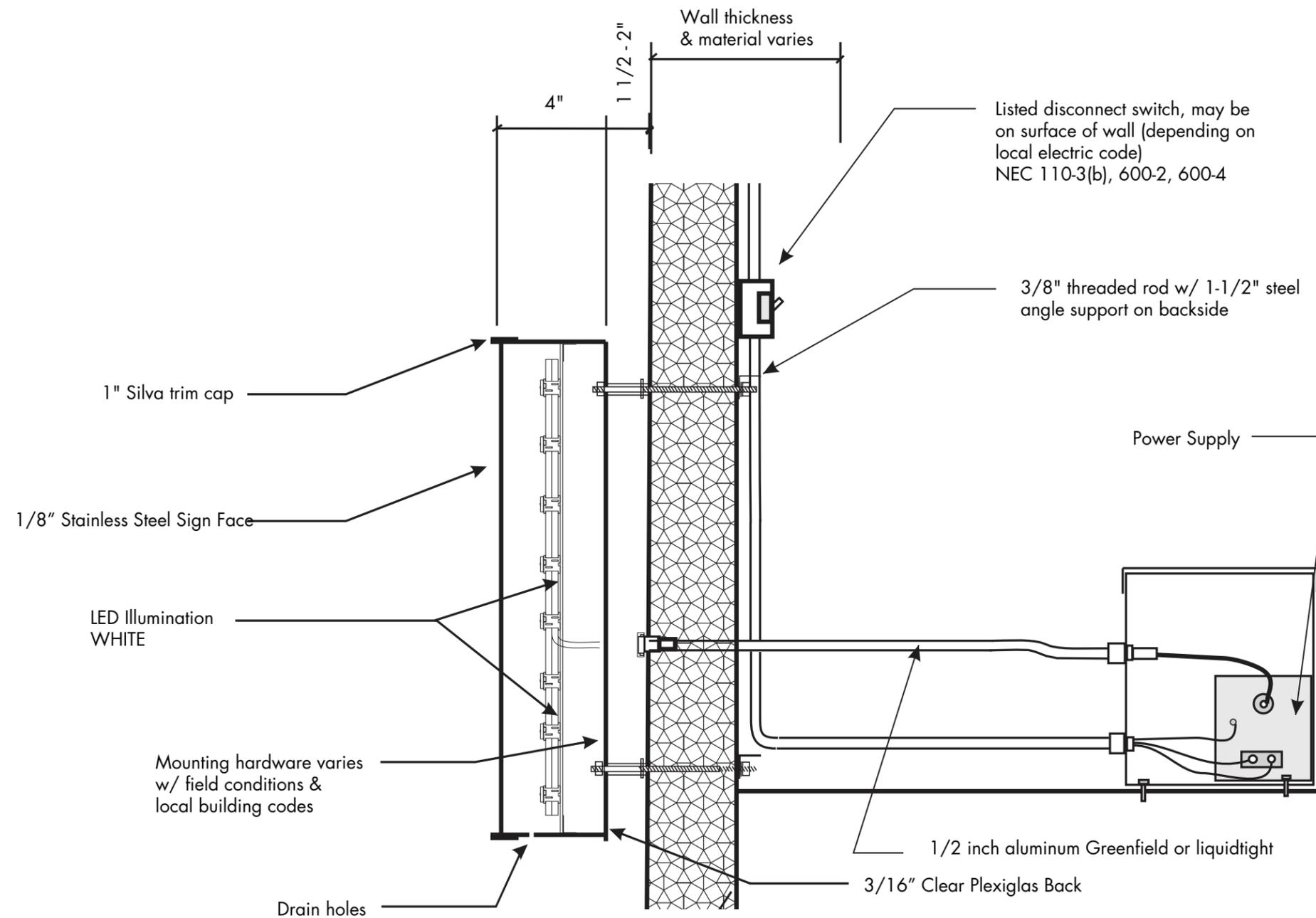
White LED Illumination.



SIGN LOCATION 3 — 8.5 SF

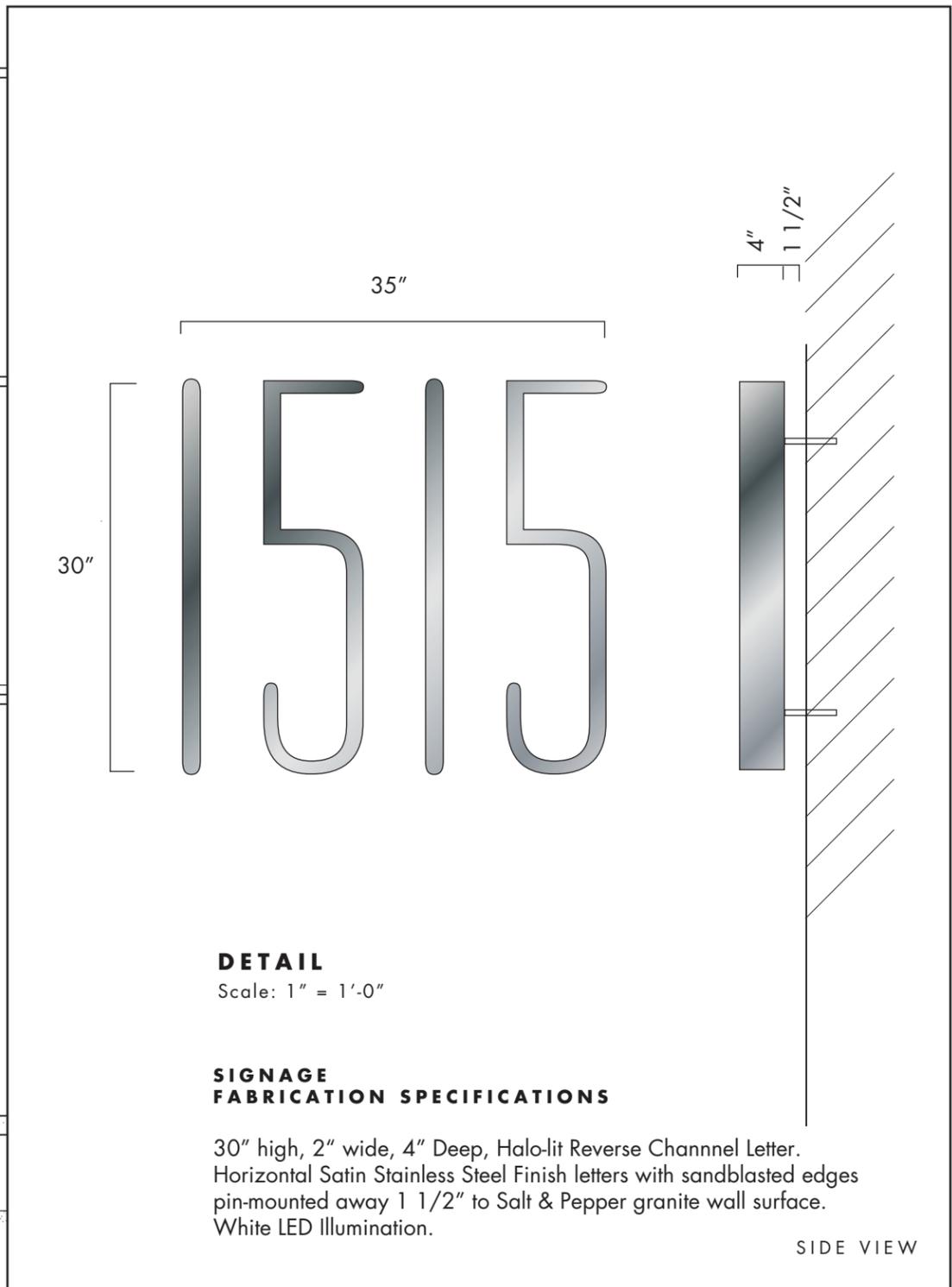
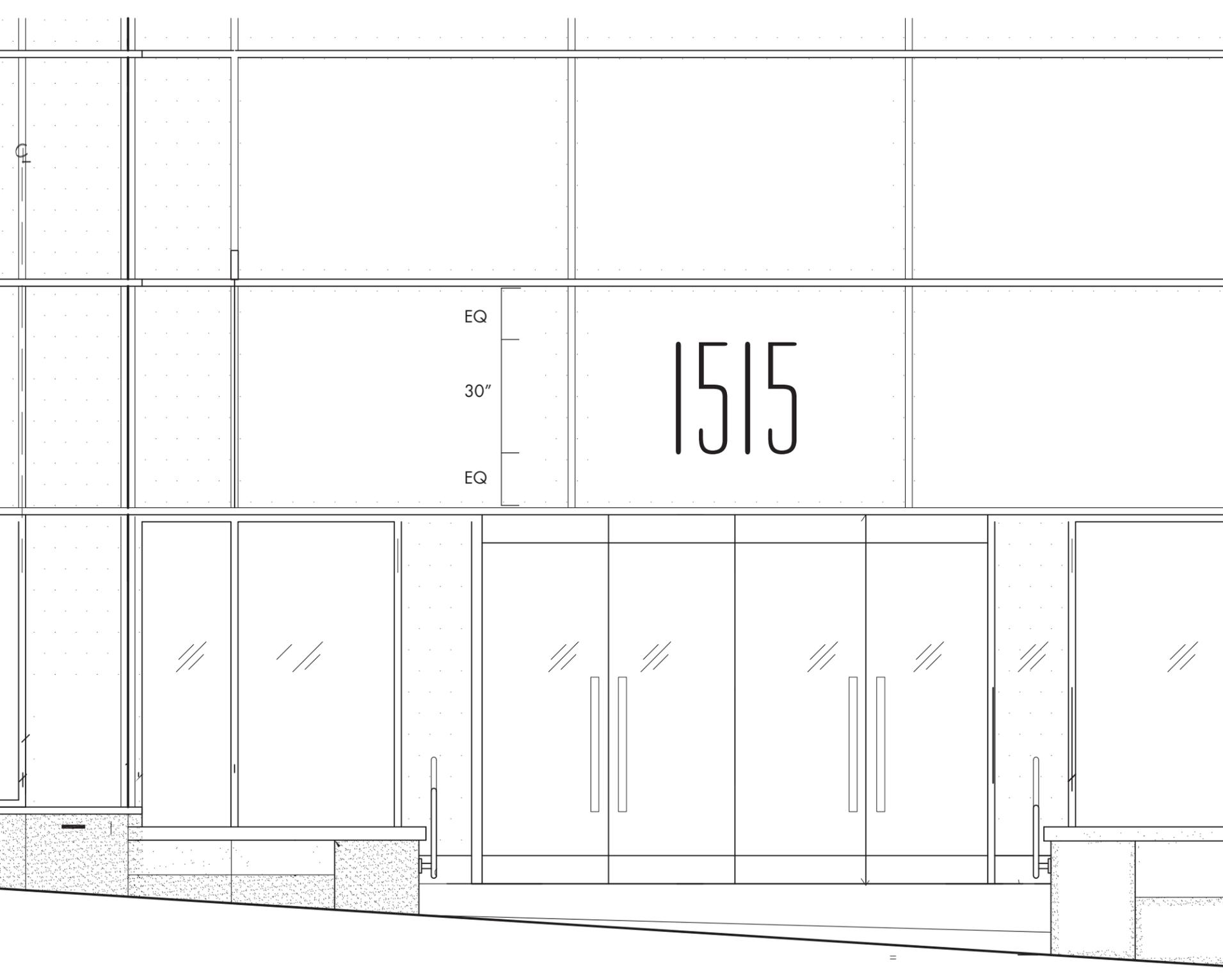
1501 & 1515 WILSON BLVD. — CORNER ADDRESS, WILSON BLVD

Scale: 3/8" = 1'-0"



TYPICAL REVERSE CHANNEL LETTER CONSTRUCTION (SIGN LOCATIONS 1,2,3,4,8, 10 and 11

Scale: NTS



DETAIL

Scale: 1" = 1'-0"

SIGNAGE FABRICATION SPECIFICATIONS

30" high, 2" wide, 4" Deep, Halo-lit Reverse Channel Letter.
 Horizontal Satin Stainless Steel Finish letters with sandblasted edges
 pin-mounted away 1 1/2" to Salt & Pepper granite wall surface.
 White LED Illumination.

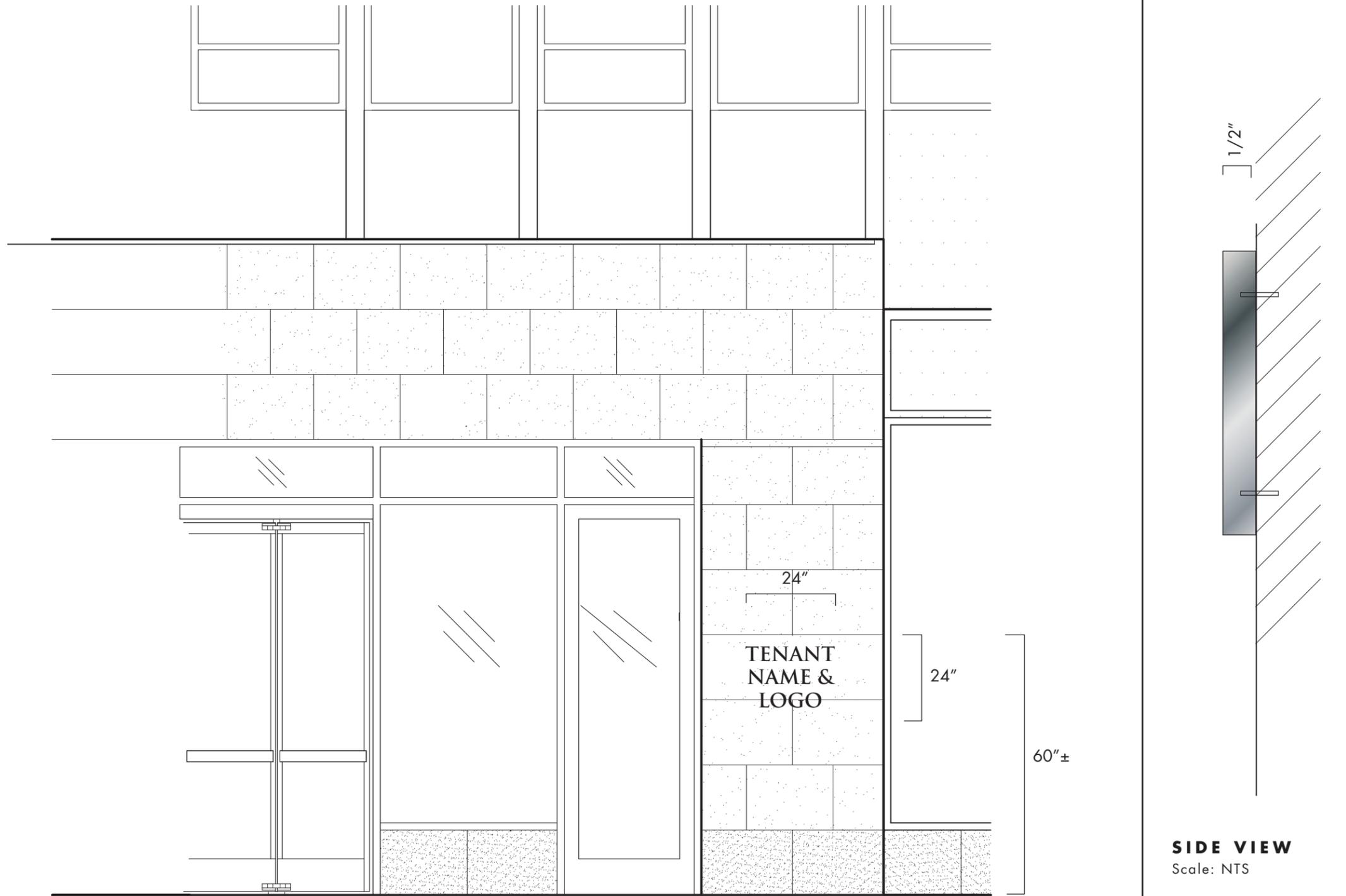
SIDE VIEW

SIGN LOCATION 4 — 7.29 SF

1515 WILSON BLVD. — ADDRESS (WILSON BLVD)

Scale: 3/8" = 1'-0"





SIGNAGE FABRICATION SPECIFICATIONS

1/2" thick, dimensional Satin Stainless Steel Finish letters with sandblasted edges pin-mounted flush to Salt & Pepper granite wall surface.

SIDE VIEW
Scale: NTS

SIGN LOCATION 5a and 5b — 4 SF each, total 8sf

1501/1515 WILSON BLVD. — TENANT IDENTIFICATION

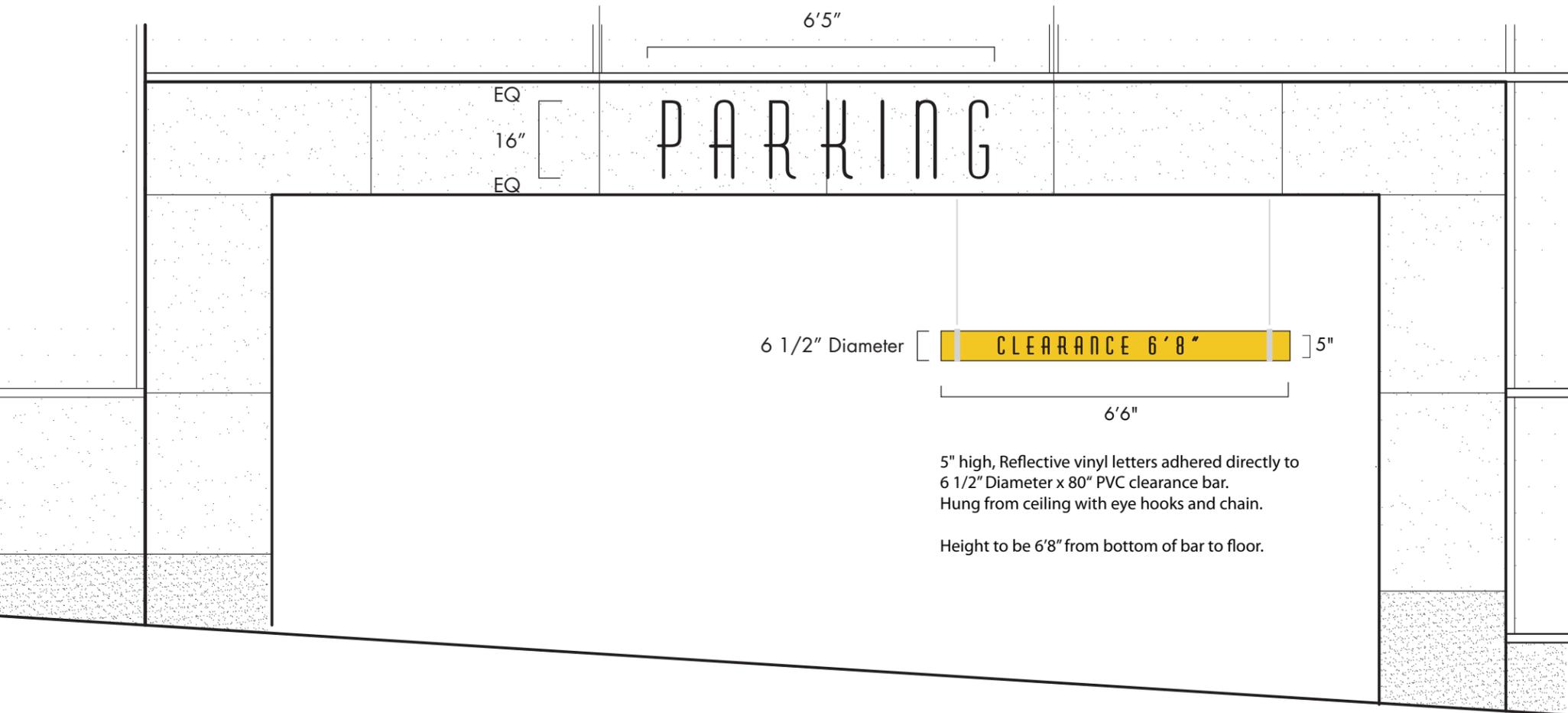
Scale: 3/8" = 1'-0"



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119 South Saint Asaph Street
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5" high, Reflective vinyl letters adhered directly to
6 1/2" Diameter x 80" PVC clearance bar.
Hung from ceiling with eye hooks and chain.

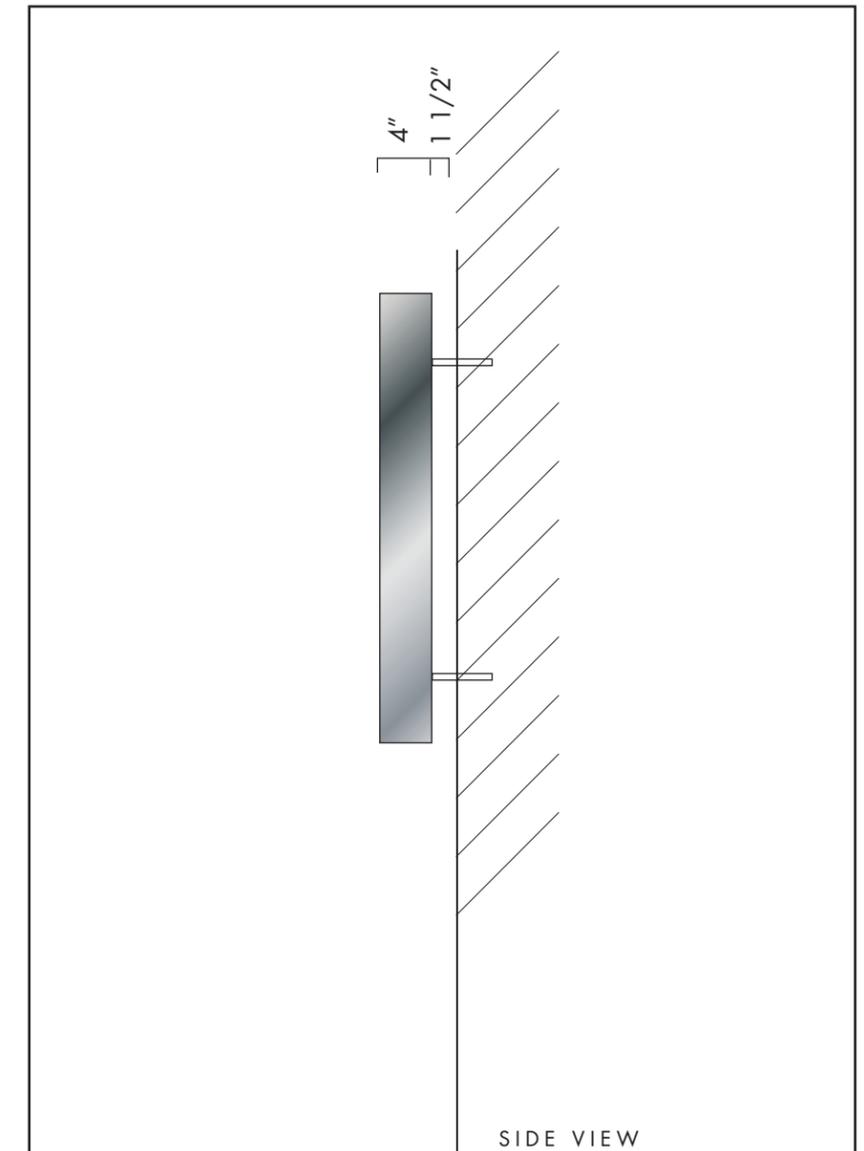
Height to be 6'8" from bottom of bar to floor.

SIGN LOCATION 8, 10 and 11 — 8.5sf each, 25.5 total

SIGN LOCATION 12 — Clearance Bar PVC tube with reflective vinyl letters, 3.6sf each

1501 & 1515 WILSON BLVD. — PARKING GARAGE ENTRANCE

Scale: 3/8" = 1'-0"

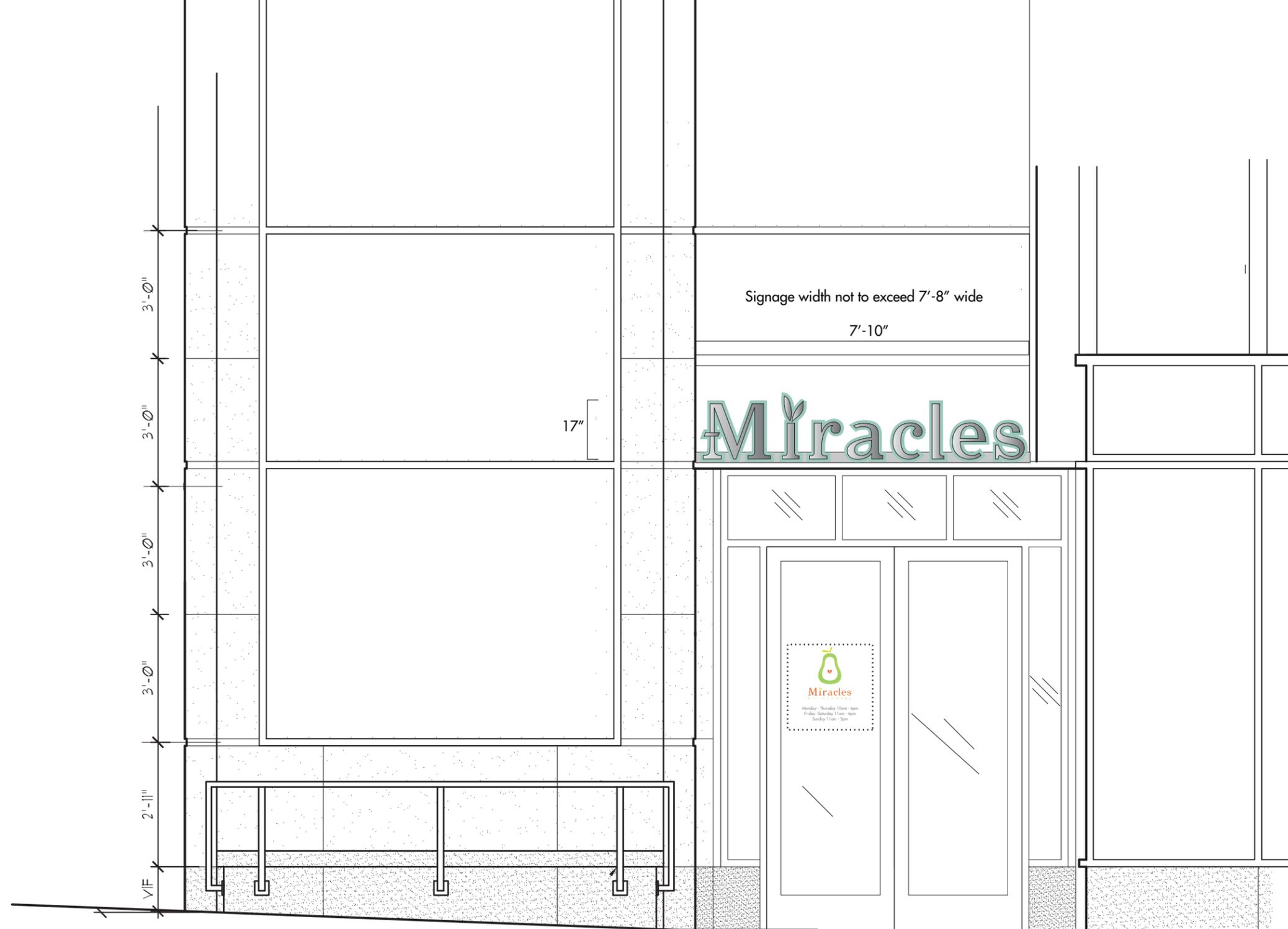


DETAIL

Scale: 1" = 1'-0"

**SIGNAGE
FABRICATION SPECIFICATIONS**

16" high Letters, 4" Deep, Halo-lit Reverse Channel Letter.
Horizontal Satin Stainless Steel Finish letters with sandblasted edges
pin-mounted away 1 1/2" to wall surface.
White LED Illumination.



SIGNAGE FABRICATION SPECIFICATIONS

SIGN 6A:
High Mirror Polished aluminum reverse channel letters with acrylic diffuser mounted to raceway painted to match mullion.

SIGN 6B:
Vinyl Signage on door or sidelight total size to be 24" x 24"

Metallic Silver vinyl. (Color tbd)

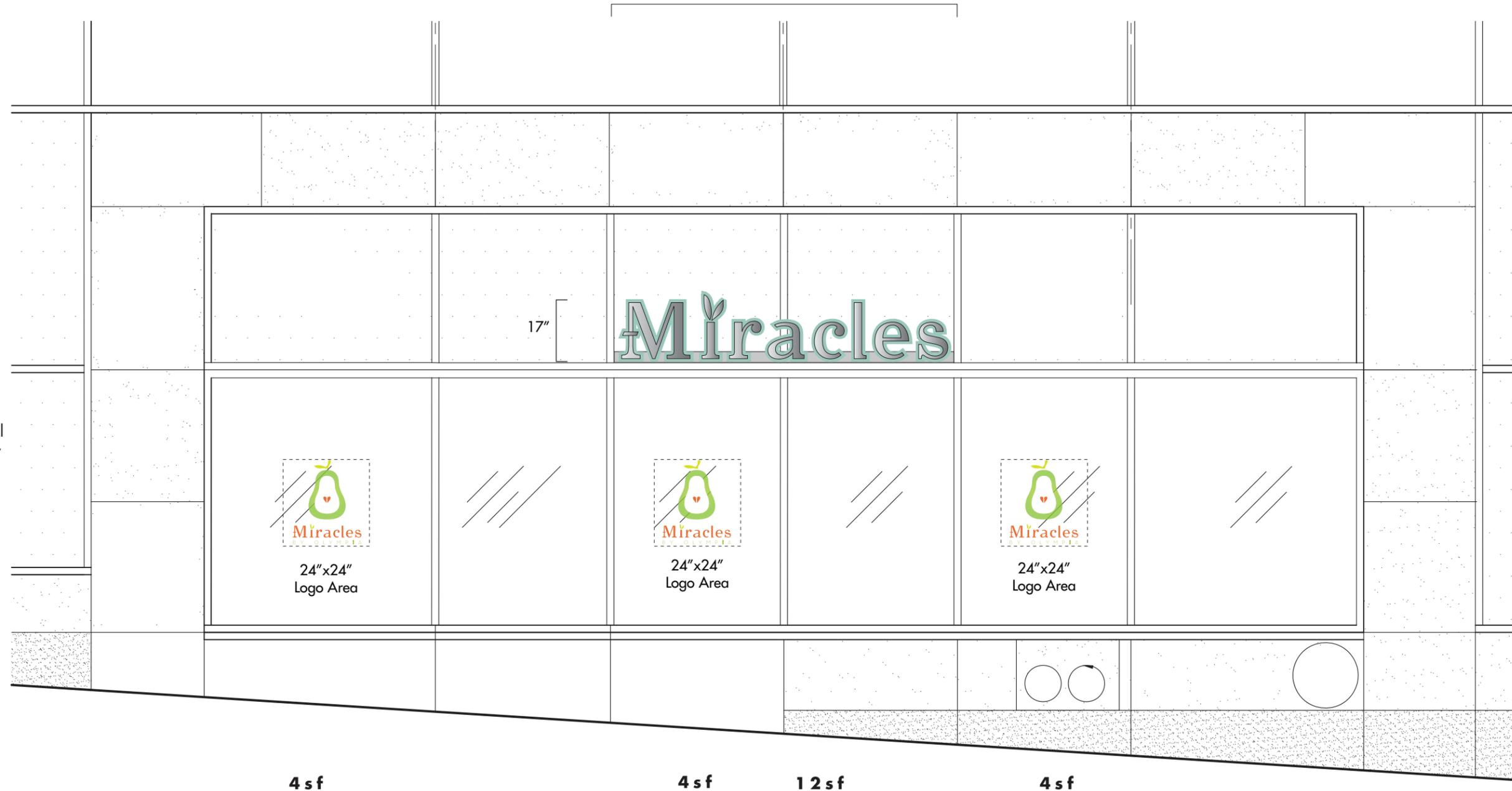
SIGN LOCATION 6 — 12sf & UP TO 8sf Vinyl = 16sf

1501 WILSON BLVD. — ILLUMINATED RETAIL SIGN & WINDOW IDENTIFICATION

Scale: 3/8" = 1'-0"

Signage width not to exceed 7'-8" wide

7'-10"



SIGNAGE FABRICATION SPECIFICATIONS

SIGN 7A:
High Mirror Polished aluminum reverse channel letters with acrylic diffuser mounted to raceway painted to match mullion.

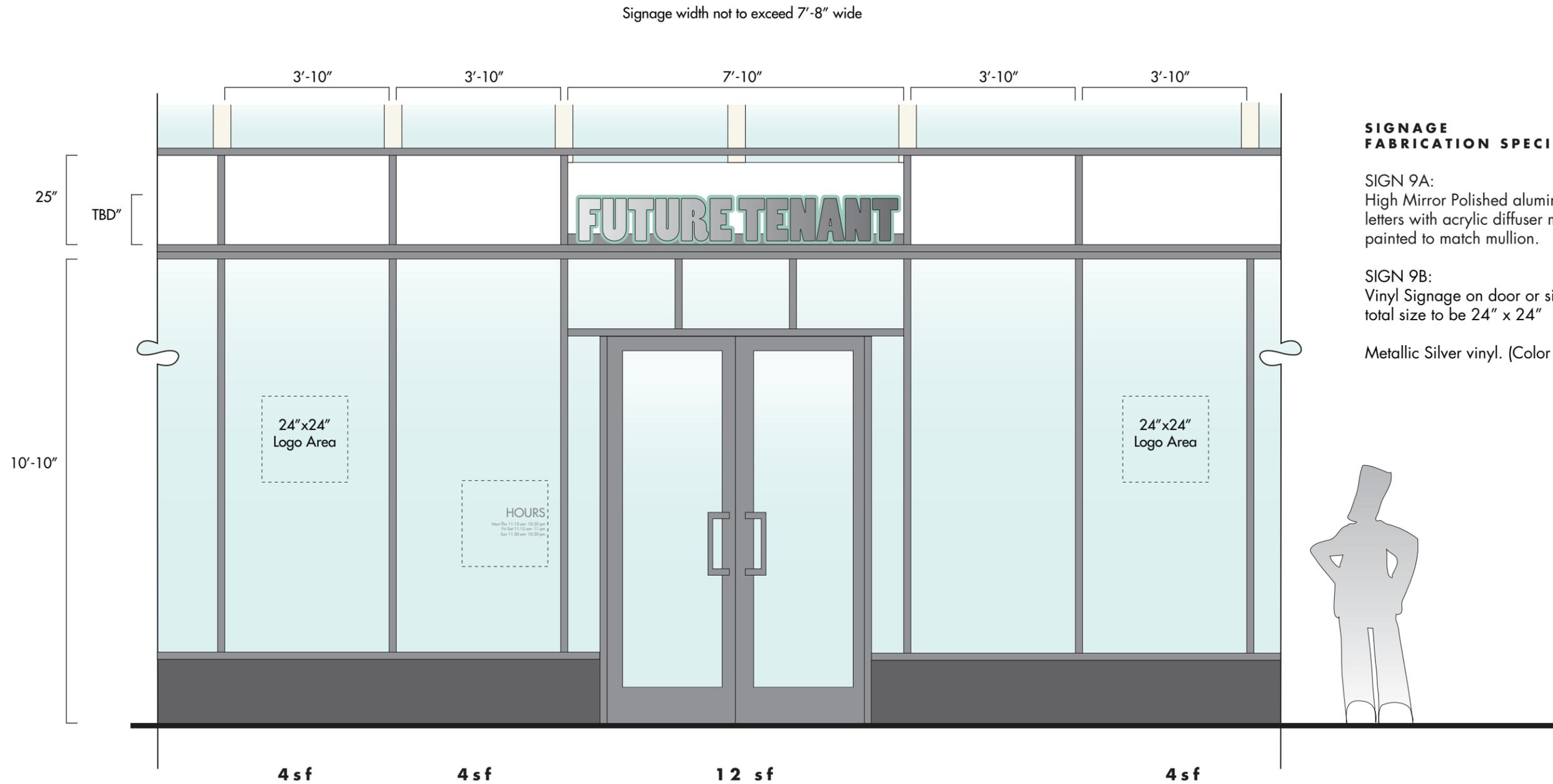
SIGN 7B:
Vinyl Signage on glass windows total size to be 24" x 24"

Metallic Silver vinyl. (Color tbd)

SIGN LOCATION 7 — 24 sf

1501 WILSON BLVD. — ILLUMINATED RETAIL SIGN AND VINYL WINDOW IDENTIFICATION

Scale: 3/8" = 1'-0"



SIGNAGE FABRICATION SPECIFICATIONS

SIGN 9A:
High Mirror Polished aluminum reverse channel letters with acrylic diffuser mounted to raceway painted to match mullion.

SIGN 9B:
Vinyl Signage on door or sidelight total size to be 24" x 24"

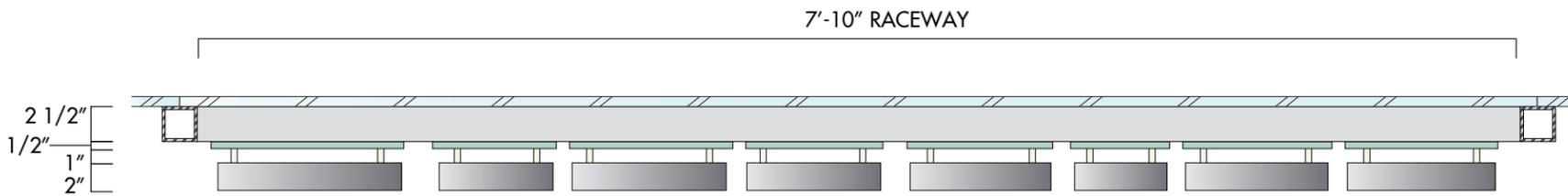
Metallic Silver vinyl. (Color tbd)



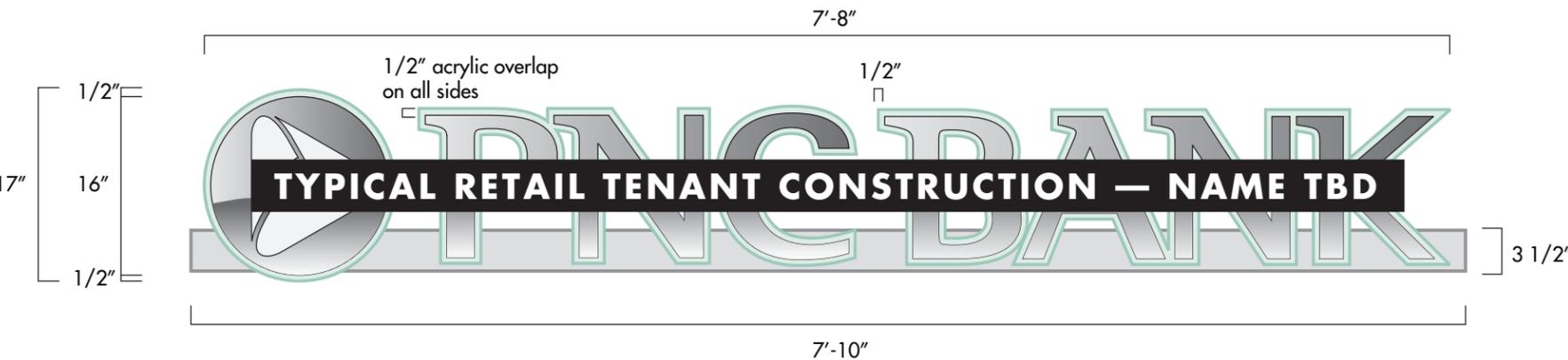
TYPICAL LOCATION 9a & 9b

1501 & 1515 WILSON BLVD. TYPICAL FUTURE RETAIL IDENTIFICATION - 36 sf max each tenant

Scale: 3/8" = 1'-0"



TOP VIEW



TYPICAL RETAIL IDENTIFICATION

Scale: 1" = 1'-0"

SIGNAGE FABRICATION SPECIFICATIONS

16" ± tall x 2" deep custom rear-illuminated channel letters

Letter faces and returns to be polished stainless steel. all exposed sides.

1/2" thk. Acriflex Acriglass #AC 1969B-P95 Frosted Crystal Letterbacks with edges frosted and backs finished opaque.

Acriflex backs to extend 1/2" – 5/8" beyond each letter/logo element.

4" x 7'-10" x 2 1/2" ± Deep fabricated raceway with bottom door. All sides painted to match mullion.

Exterior grade white L.E.D. lighting. Flexible strip to fit around bends with no dead spots. Light must be diffused evenly onto Acriflex backer

Remotely located transformer - size capacity as necessary

DESIGN INTENT — FABRICATION SPECIFICATIONS

NOTE

Details shown on drawings shall be followed for exterior appearance. Fabricator responsible for engineering and shop drawings for approval prior to fabrication. Fabricator responsible for the quality of all materials and workmanship required for the execution of this sign.

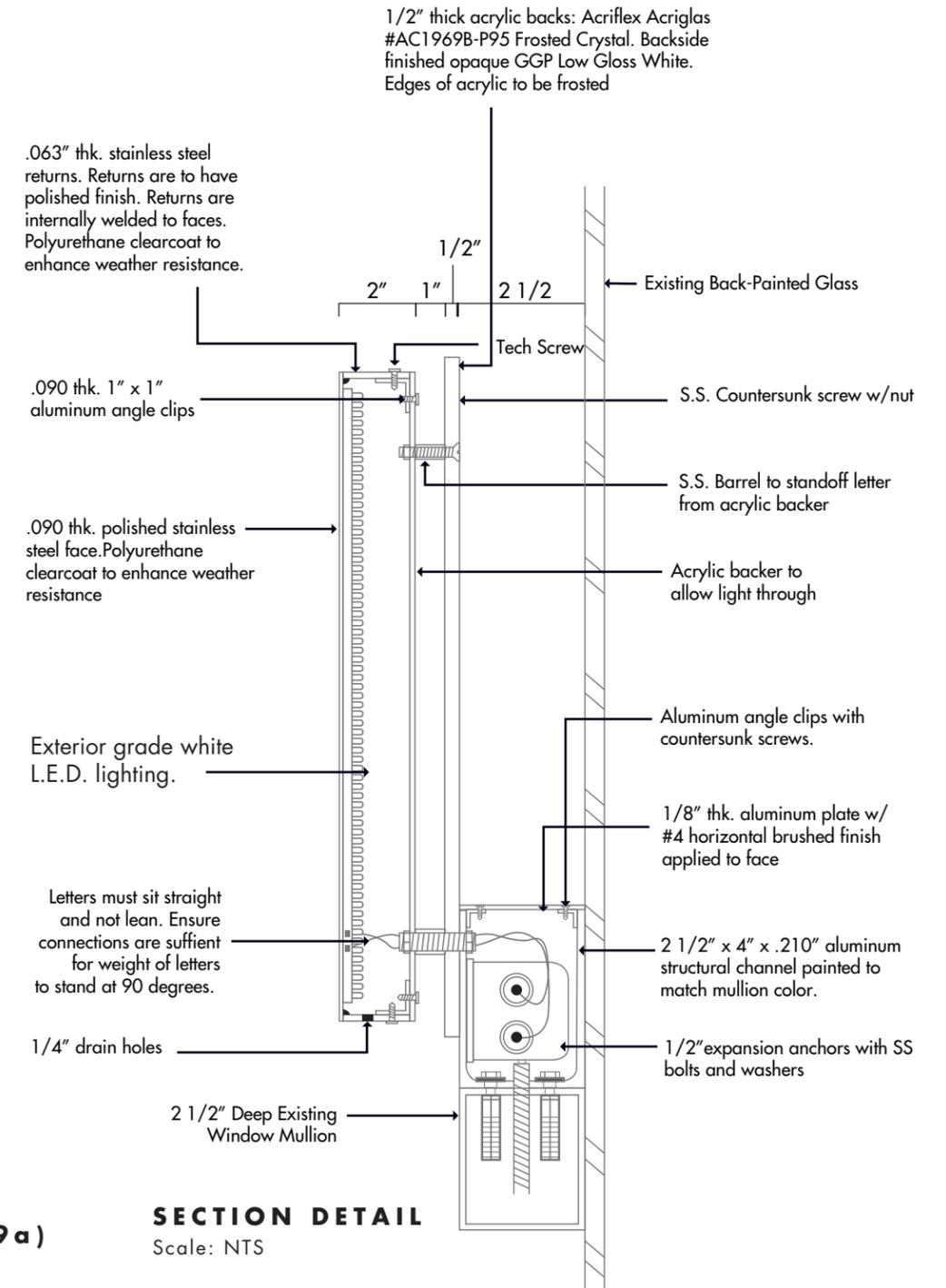
All connections to building must be shown on shop drawings.

1501 & 1515 WILSON BLVD. — RETAIL SIGN (9a)

Scale: 1/2" = 1'-0"

ELECTRICAL REQUIREMENTS

Sign to be UL Listed and Labeled per U.L. Specifications
 All electrical work to be done in accordance with all N.E.C., U.L. and local ordinance requirements and codes.
 All electrical components to be U.L. Listed and Labeled.



SECTION DETAIL

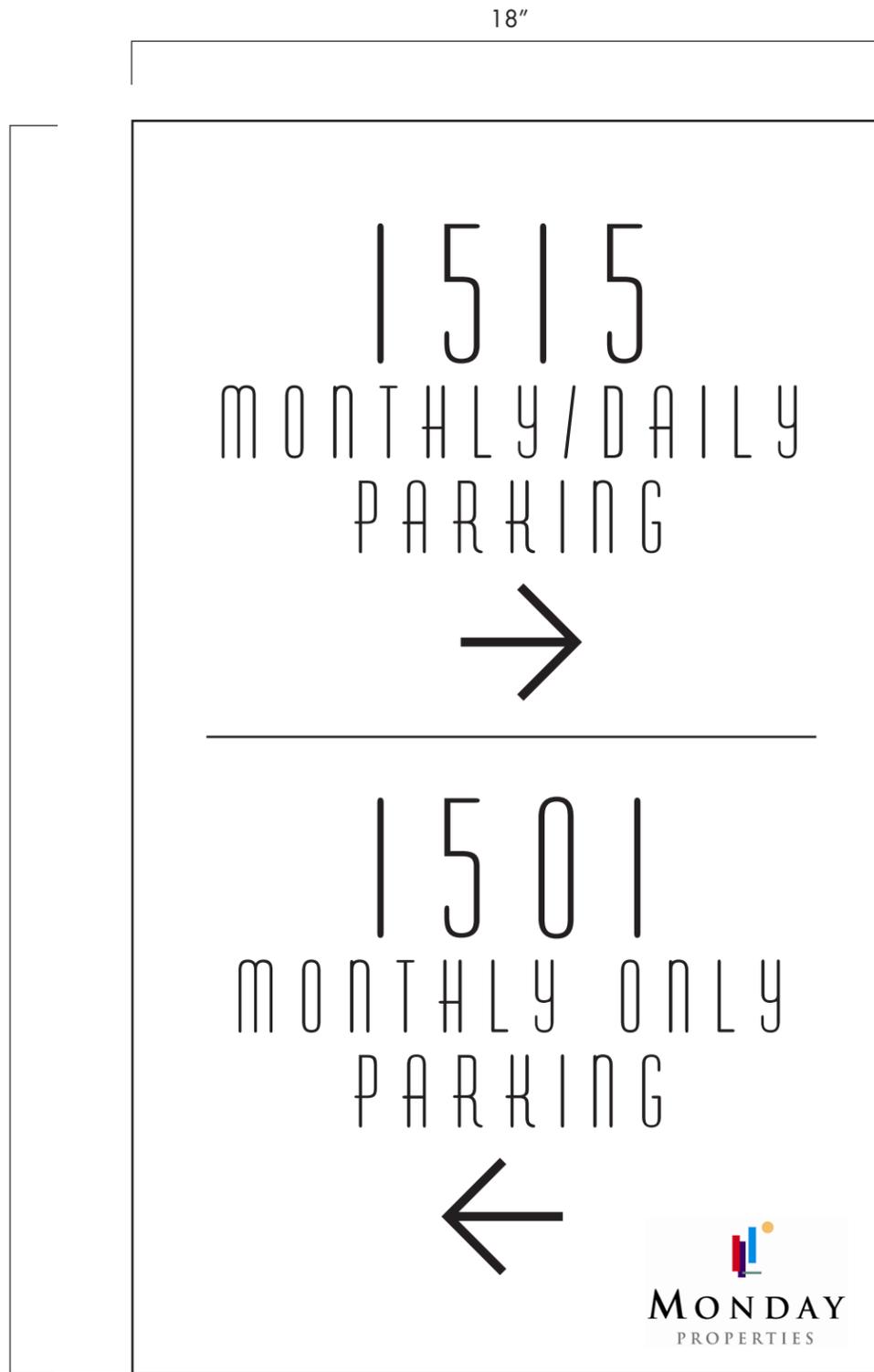
Scale: NTS



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SIGN LOCATION 13 — 3.75 sf

1501 WILSON BLVD. — PARKING INFORMATION SIGN

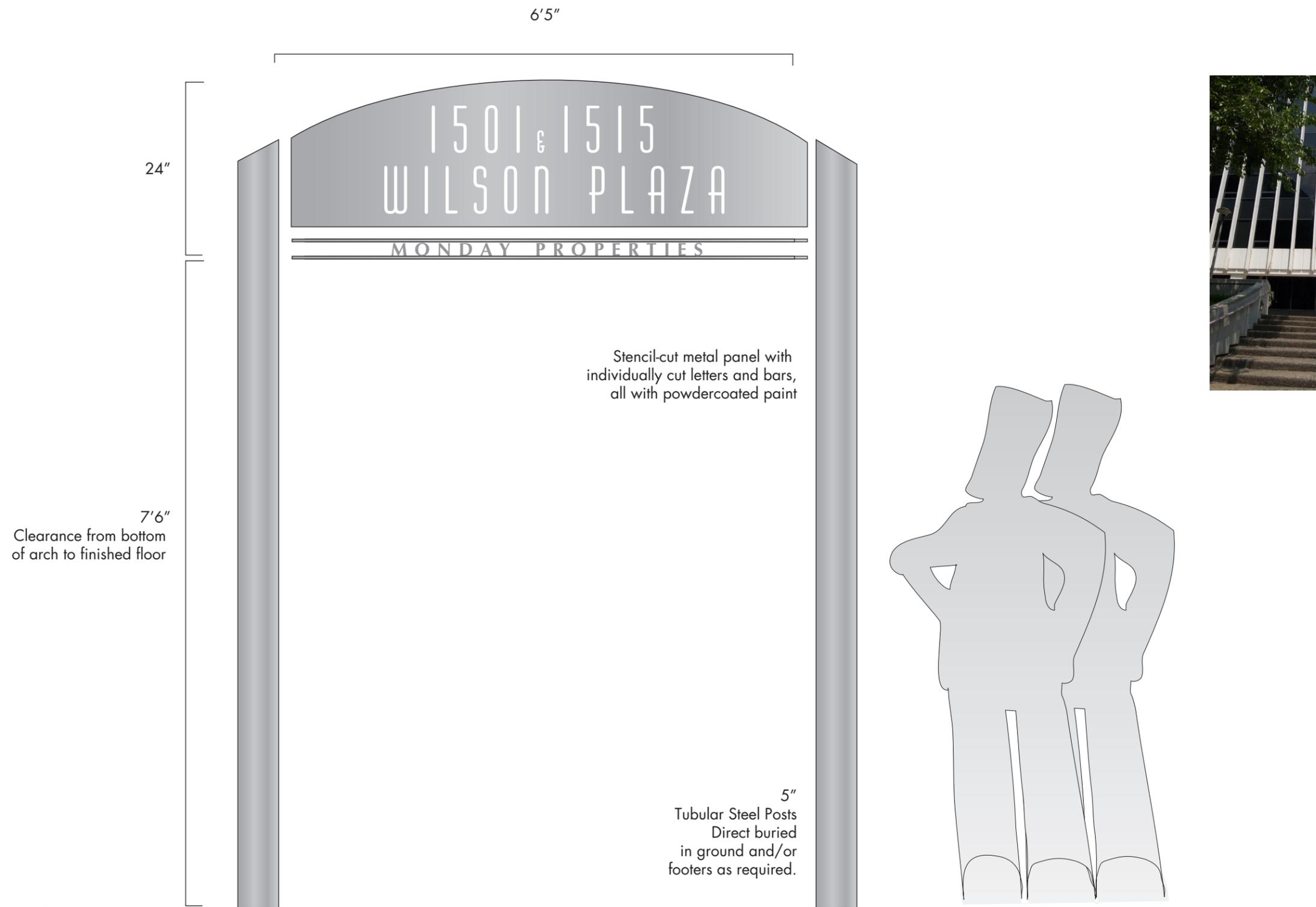
Scale: 3/4" = 1'-0"



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SIGN LOCATION 14 — 13 sf

1501 WILSON BLVD. — WELCOME TO 1501/1515 Wilson Plaza

Scale: 3/4" = 1'-0"

