



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of May 19, 2012**

DATE: May 10, 2012

SUBJECT: SP#25 SITE PLAN AMENDMENT for modification to Condition #41 to permit a change in text for an approved rooftop sign; located at 1919 N. Lynn Street (RPC# 16-018-004).

Applicant:

HEI Hospitality Fund Acquisition III, LLC

By:

Ben Danforth, Esq.
Lawson, Tarter & Charvet, P.C.
6045 Wilson Blvd., Ste. 100
Arlington, Virginia 22205

C.M. RECOMMENDATION:

Adopt the attached ordinance to approve an amendment to SP #25 for an amendment to Condition #41 permitting changes in text for approved rooftop signs.

ISSUES: This is a request for an amendment to SP #25 to permit changes in text for approved rooftop signs at the Waterview project in Rosslyn, and no issues have been identified.

SUMMARY: This is a request for an amendment to SP #25 to permit the re-facing of an existing rooftop sign for the project's new hotel tenant, Le Meridien. No alteration in sign location is proposed; however the new sign would be slightly smaller than the existing sign. When Condition #41, which governs materials, dimensions, text, and location of rooftop signs for the site plan was approved by the County Board in 2007, reference was made to specific tenant names. Moreover, language was included that restricted the subject rooftop sign to the text approved by the County Board. As a result, when a new hotel tenant applied for a sign permit to re-face the sign, the application could not be approved because the change was prohibited by Condition #41. It is recommended that the County Board amend the language of

County Manager:

BMD/GA

County Attorney:

[Signature] *[Signature]*

Staff: Matthew W. Pfeiffer, DCPHD, Planning Division

PLA-6181

1.

Condition #41 to remove reference to specific tenants and text with respect to rooftop signs. The proposed change in text is not anticipated to cause adverse impacts to surrounding neighborhoods. In addition, the County's ability to regulate sign content under the First Amendment is very limited. An additional small change to Condition #41 is recommended to clarify the amount of rooftop sign area permitted for the project. Therefore, staff recommends that the County Board adopt the attached ordinance to approve an amendment to SP #25 for a modification to Condition #41 permitting a change in text for an approved rooftop sign.

BACKGROUND: This is a request to modify Condition #41 to permit the re-facing of an existing rooftop sign for the hotel Le Meridien. The space, formerly occupied by the Hotel Palomar, is located in the Waterview project in Rosslyn. SP #25, which governs the Waterview, consists of a 940,000 square foot mixed-use office, hotel, and residential development in two (2) towers. A comprehensive sign plan for the project was approved in 2007. Also that year, the County Board approved three (3) rooftop signs for the project, two (2) of which are located on the 19th Street North façade . The County Board approved a fourth rooftop sign in 2009.

The following provides additional information about the site and location:

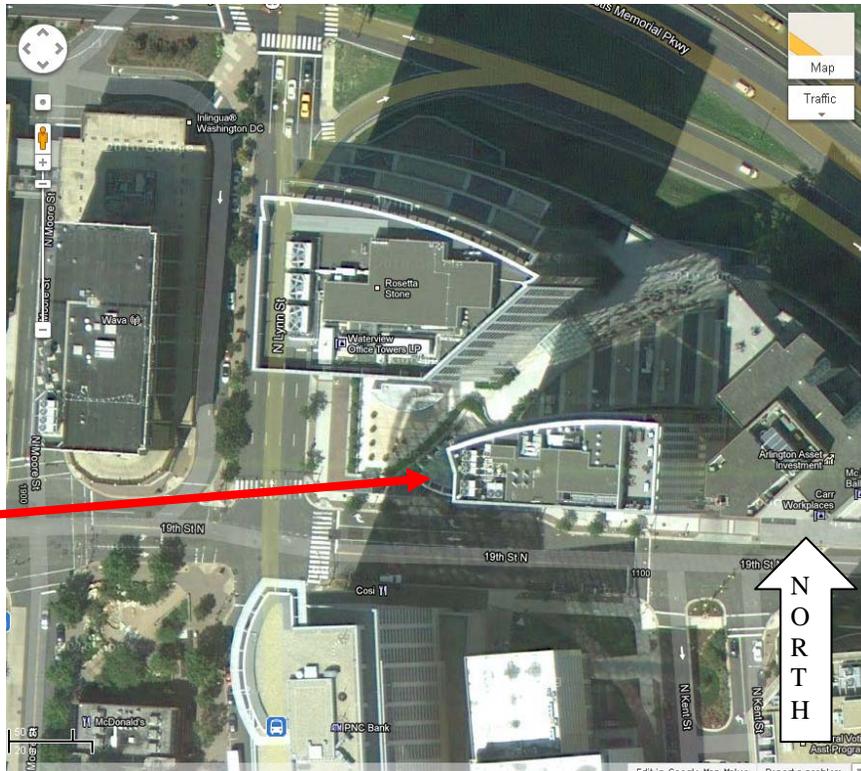
Site: The site is bound on the west by N. Lynn Street, on the south by 19th Street North, and on the east and north by the I-66 entrance ramp.

Zoning: The site is zoned [“C-O-Rosslyn” Commercial Office Building, Retail, Hotel, and Multiple-Family Dwelling Districts.](#)

General Land Use Plan: The site is designated on the [General Land Use Plan \(GLUP\)](#) as “High” Office-Apartment-Hotel (up to 3.8 FAR office density, up to 4.8 FAR apartment density, and up to 3.8 FAR hotel density). The site is located within the [Rosslyn Coordinated Redevelopment District](#) and has an FAR of 10.0.

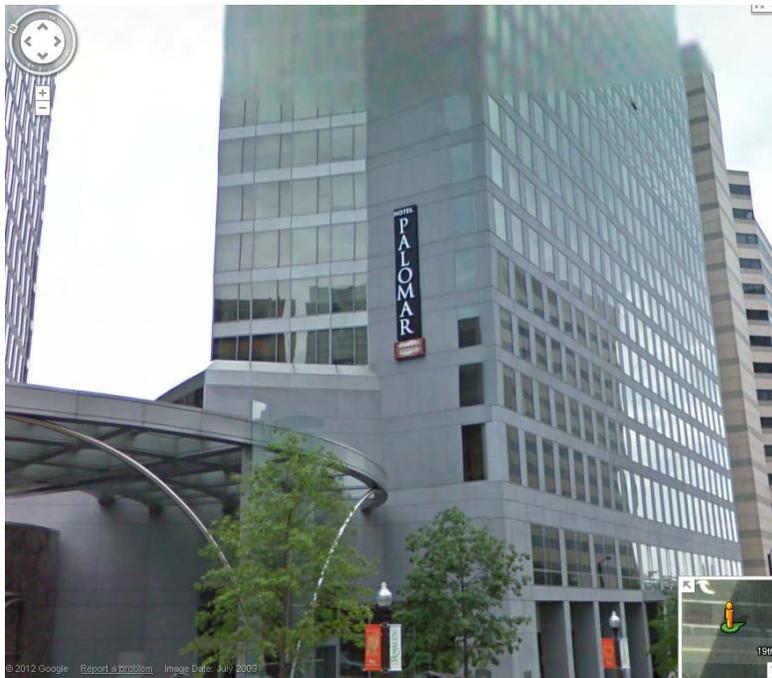
Neighborhood: The site is located within the North Rosslyn Civic Association. Staff contacted the North Rosslyn Civic Association, the Radnor/Fort Myer Heights Civic Association (RAFOM), and the Rosslyn Renaissance Urban Design Committee regarding this request. Both civic associations have responded that they have no issues with the applicant's request. Staff has not received comment from the Rosslyn Renaissance as of the date of this report.

DISCUSSION: This is a request to modify Condition #41 to consider the applicant's request to re-face an existing rooftop sign of approximately 102 square foot (designated Sign #5 on the attached plan). Below is an image of the subject sign as it currently exists.



Location of Sign #5

Source: Google Maps



Source: Google Street View

SP #25, Le Meridien Rooftop Sign
 1121 19th Street N.
 PLA-6181

Typically, re-facing an existing sign with a different text or logo is done through administrative approval. In this case, when the new hotel tenant (Le Meridien) submitted for a sign permit to re-face the previous tenant’s sign (for Hotel Palomar), it was noted that Condition #41 did not permit sign text other than that approved with the original site plan amendment. The applicant is proposing a change to Condition #41 that would remove reference to specific tenants or text for the four (4) rooftop signs approved at this project. Such changes would permit the applicant to re-face the existing sign as described in the following chart:

Type	Area (Sq. Ft)	Height From finished grade (Feet)	Text	Location
Existing Sign #5 – Hotel/Residential Tenant Rooftop Sign	101.67	77’-1 ½”	Hotel Palomar/ Domaso Trattoria Moderna	19 th Street North Frontage
Proposed Sign #5 -- Hotel/Residential Tenant Rooftop Sign	96	76’-6”	Le Meridien	19 th Street North Frontage

The larger, upper portion of the existing sign contains the text “Hotel Palomar,” and the smaller, lower portion contains the text “Domaso Trattoria Moderna” (refer to above image). The proposed sign would eliminate the lower portion of this sign and include new text, making the total sign area slightly smaller than the existing sign. The removal of the lower portion of the sign would also have the effect of slightly lowering the sign height as measured from grade. Other than the aforementioned changes the sign’s location on the façade will remain identical to that of the existing sign.

The additional changes proposed to Condition #41 would remove restrictions on re-facing all four (4) existing rooftop signs at the Waterview; however it would not permit a change in materials, dimension, or location of such signs. Staff supports this site plan amendment. Given these minimal changes, no undue adverse impacts will result from approval of this site plan amendment.

An additional minor change to Condition #41 is recommended to correct an error in the text pertaining to total rooftop sign area permitted at the project. When Condition #41 was amended in January 2011 to permit enlargement of the rooftop sign for Deloitte, Paragraph 2.b was not updated with the correct number for permitted rooftop sign area. The amended text of Condition #41 would rectify this error.

CONCLUSION: The proposed site plan amendment would remove the requirement that rooftop sign text be restricted to the original tenants. The change would allow the applicant to re-face an existing sign for the building’s new hotel tenant, and re-face other rooftop signs at the project should the need arise in the future. The proposal is consistent with County practice in that it allows for administrative re-facing of rooftop signs. As there will be minimal changes to the sign as a result of this request, no undue adverse impacts will result. Therefore, staff recommends that the County Board adopt the attached ordinance to approve an amendment to SP #25 to amend Condition #41 permitting a change in text for an approved rooftop sign.

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated February 21, 2012 for Site Plan # 25, was filed with the Office of the Zoning Administrator: and

WHEREAS, as indicated in Staff Report[s] prepared for the May 19, 2012 County Board 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 Amendment subject to all previous conditions with Condition 41 revised as shown below; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on May 19, 2012 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
- 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 February 21, 2012 for Site Plan #25, and as such application has been modified, revised, or amended from time to time and to include the revised Condition 41 as set forth below(which drawings, etc... are hereafter collectively referred to as "Revised Site Plan Application"), for a Site Plan Amendment for modification to Condition #41 regulating text of rooftop signs, for the

SP #25, Le Meridien Rooftop Sign
1121 19th Street N.
PLA-6181

parcel of real property known as 1919 N. Lynn Street (RPC# 16-018-004) approval is granted and the parcel so described shall be used according to the Site plan as amended May 18, 2002 and amended from time to time as shown in the records of the Office of Zoning administration, and as amended by the Revised Site Plan Application, subject to all previous conditions with the following revised Condition #41:

41. a. The developer agrees to develop a comprehensive sign plan and all exterior signs shall be consistent with the guidelines contained in Sign Guidelines for Site Plan Buildings and with Section 34 of the Zoning Ordinance. The Zoning Administrator shall determine whether the signs meet the standards of the guidelines and the Ordinance. No sign permits will be issued until a comprehensive sign plan is approved. The comprehensive sign plan shall be approved before the issuance of the Above Grade Building Permit. All proposed rooftop signs shall require a site plan approval or amendment and shall be presented to the Site Plan Review Subcommittee prior to consideration by the County Board.

The developer agrees to limit signs on the site to those signs of the comprehensive sign plan as approved by the Zoning Administrator on May 21, 2007, as such comprehensive sign plan may be amended from time to time. The applicant further agrees that the commercial tenant sign on the 19th Street N. façade at the corner of N. Lynn Street and 19th Street N. shall be permitted on the upper band treatment as shown on the plans entitled "August Revision" dated August 20, 2007 revised through September 23, 2011, prepared by Bunting Graphics, Inc, and the exhibits attached to the staff report prepared for the February 11, 2012 County Board meeting. In addition, rooftop signs shall be limited to two(2) rooftop signs approved by the County Board on September 8, 2007 for the Hotel/Residential building and a two (2) rooftop signs approved by the County Board, one (1) on October 13, 2007 and one (1) on September 26, 2009, revised January 22, 2011 for the Office building. The developer agrees that the total sign area permitted for all signs other than rooftop signs for the Waterview project (SP #25) shall not exceed 968 square feet. The developer further agrees that the total sign area permitted for rooftop signs for the Waterview project (SP #25) excluding the rooftop lighting approved as a special exception by the County Board on October 13, 2007, shall not exceed 537 square feet. This total includes a maximum of 106 square feet for rooftop signs on the Hotel/Residential building that shall be permitted along the 19th Street North frontage and a maximum of 431 square feet for rooftop signs on the office building that shall be permitted along the I-66 frontage as follows:

1. Sign #05 ~~Hotel Palomar/Domasino Trattoria~~ 19th Street facade: 102 sq ft.
2. Sign #16 ~~Palomar Vending Sign: (Domasino Caffe Espresso)~~ 19th Street facade: 4 sq ft.
3. ~~Corporate Executive Board~~ Office tenant I-66 facade: 308 sq ft.

4. ~~Deloitte Sign~~ Office tenant I-66 facade: 123 sq ft.

The signs shall be of the same materials, dimensions, ~~text~~ and location as presented to and approved by the County Board on September 8, 2007 and October 13, 2007, and September 26, 2009, and January 22, 2011. Minor changes to the approved rooftop 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) either a minor change in the area of the sign (less than 5%) or the total sign area does not exceed 537 square feet. All other changes to the approved rooftop signs will require site plan approval or amendment.

The developer agrees to install a rheostat or other appropriate variable resistor that will allow the developer to adjust (decrease) the rooftop signs lighting intensity. The developer further agrees that if the County Manager finds that the intensity of the rooftop signs lighting has an adverse effect on the surrounding area, the developer will, within 24 hours notice from the County Manager, reduce the intensity of the lights to a level that, in the County Manager's reasonable judgment, will no longer have such an adverse effect.

The developer agrees that the rooftop signs' hours of illumination will be limited to dusk to 12:00 a.m., midnight, seven (7) days a week.

b. The following applies exclusively to the rooftop lighting:

1. The developer agrees that the rooftop lighting consisting of a 1 ½" band of blue LED lights to be located on the roofline of the Residential/Hotel building and three tiers of the roofline of the Office building, shall be of the dimensions, area, height, materials, color, and location as indicated on the drawings titled Exterior LED Tower Top Lighting Design and dated January 6, 2006 and as shown to the County Board on October 13, 2007. The developer further agrees that the rooftop lighting will be located only along the building's north side (fronting the I-66 street frontage/right of way) and that no other lights or rooftop signs not specifically permitted by this Condition #41 will be located on the project.
2. The developer agrees that the total area of the rooftop lighting for this Site Plan #25 will not exceed 888.5 linear feet. The total area of rooftop signs for this Site Plan #25 will not exceed ~~414~~ 537 square feet. The developer agrees that, as long as the rooftop lighting is on the building, no rooftop signs above the ~~414~~ 537 square feet will be permitted.
3. The developer agrees to install a rheostat or other appropriate variable resistor that will allow the developer to adjust the rooftop lighting intensity from a level of 0 foot-lamberts to 207 foot-lamberts. The developer further agrees that if the County Manager finds that the intensity of the rooftop 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.

4. The developer agrees to participate in the “Light Up Rosslyn” program, including that the Hotel/Residential and Office buildings shall be in conformance with the program’s occasional and seasonal lighting requirements. The developer agrees to conform to standards designated by Rosslyn Renaissance or Rosslyn BID operator for that program, including that only white lights may be displayed along the rooflines of the office and residential hotel buildings and all other lights including the blue LED lights will be turned off.
5. The developer agrees that the rooftop lighting hours of operation will be from dusk to 12:00 midnight. The developer further agrees that if the County Manager finds that the rooftop lighting has an adverse effect on the surrounding area, it will immediately carry out any recommendation by the County Manager to reduce the hours of operation.

PREVIOUS COUNTY BOARD ACTIONS:

- December 16, 1961 December 16, 1961
Approved a rezoning (Z-1573-61-1) from "M-2" to "C-O" on the 1100 Block 19th Street North, north side, and part of 1900 Block North, east side.
- January 25, 1964
Approved site plan (Z-1573-61-1 and/or SP #25) for the Pomponio, Lynn and Donato Buildings at the northeast corner of North Lynn and 19th Streets North subject to conditions.
- September 26, 1964
Approved a site plan amendment (Z-1573-61-1 and/or SP #25) for conversion of sub-basement-mechanical space to parking; conversion of basement-mechanical space to parking; elimination of first floor up-ramp, parking placed in north side and added on east end; elimination of parking on second floor; and provision of office space on floors three to twelve.
- April 16, 1966
Approved a site plan amendment (Z-1573-61-1 and/or SP #25) for the Pomponio Building allowing an additional 10,974 square feet of parking structure.
- August 5, 1967
Approved a site plan amendment (Z-1573-61-1 and/or SP #25) for the Pomponio Building to permit construction of an antenna subject to all previous conditions of the site plan approval.
- September 23, 1967
Approved a site plan amendment (Z-1573-61-1 and/or SP #25) for the Pomponio Building relative to signs.
- August 3, 1974
Approved a site plan amendment (Z-1573-61-1 and/or SP #25) to permit a sign for State Loan Company of Rosslyn, Inc.
- October 12, 1976
Approved a site plan amendment (Z-1573-61-1 and/or SP #25) to permit counseling and therapy groups with a maximum of 8 clients, and seminars with 12 to 15 clients, at premises known as 1925 North Lynn Street, subject to review in two years.

September 10, 1977	Approved a site plan amendment (Z-1573-61-1 and/or SP #25) to convert 14,185 square feet of parking (second floor) to commercial space and 6,480 square feet of gross floor area on premises known as 1111 19 th Street North, subject to conditions.
August 1, 1978	Approved a site plan amendment (Z-1573-61-1 and/or SP #25) to convert 3,824 square feet of approved parking area to commercial or office space, on premises known as 1111 19 th Street North, (Lynn Building), subject to the converted space being used for commercial purposes.
October 14, 1978	Continued site plan amendment (Z-1573-61-1 and/or SP #25) to permit counseling and therapy groups at 1925 North Lynn Street, subject to review in 5 years.
March 10, 1979	Approved a site plan amendment (Z-1573-61-1 and/or SP #25) to permit a building addition on premises known as 1117 19 th Street North subject to conditions.
February 9, 1980	Approved a site plan amendment (Z-1573-61-1 and/or SP #25) to permit a horizontal sign reading "Metropark" and a vertical sign reading "Park" for the parcel known as 1925 North Lynn Street.
	Approved a site plan amendment (Z-1573-61-1 and/or SP #25) to permit a horizontal sign reading "Metropark" for the parcel known as 1111 19 th Street North.
	Approved a site plan amendment (Z-1573-61-1 and/or SP #25) to permit a horizontal sign reading "Park" for the parcel known as 1117 19 th Street North.
October 1, 1983	Continued site plan amendment (Z-1573-61-1 and/or SP #25) to permit counseling and therapy groups at 1925 North Lynn Street, with no further review.
December 12, 1998	Approved the advertisement of a rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for

1001, 1111, and 1117 19th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008).

February 6, 1999

Deferred rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for 1001, 1111, and 1117 19th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008) to the July 10, 1999 County Board meeting.

July 10, 1999

Deferred rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for 1001, 1111, and 1117 19th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008) to the October 2, 1999 County Board meeting.

October 2, 1999

Deferred rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for 1001, 1111, and 1117 19th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008) to the December 11, 1999 County Board meeting.

December 11, 1999

Deferred rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for 1001, 1111, and 1117 19th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008) to the February 12, 2000 County Board meeting.

February 12, 2000

Deferred rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for 1001, 1111, and 1117 19th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008) to the March 11, 2000 County Board meeting.

March 11, 2000

Deferred rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for 1001, 1111, and 1117 19th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008) to the May 20, 2000 County Board meeting.

May 20, 2000

Deferred rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for 1001, 1111, and 1117 19th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008) to the July 22, 2000 County Board meeting.

July 22, 2000	Approved a rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for 1001, 1111, and 1117 19 th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008).
	Approved a major site plan amendment request for a mixed-use office, retail, hotel and residential development, including staff recommended improvements to the intersection at 19 th Street North and North Lynn Streets, subject to the conditions of the staff report which supersede all previous conditions.
May 18, 2002	Approved a major site plan amendment request for a mixed-use office, retail, hotel and residential development, including previously approved improvements to the intersection at 19 th Street North and North Lynn Streets, subject to the conditions of the staff report which supersede all previous conditions.
October 2, 2004	Deferred a site plan amendment request to extend the term of the site plan from May 2005 to May 2007 to the December 11, 2004 County Board meeting.
December 11, 2004	Deferred a site plan amendment request to extend the term of the site plan from May 2005 to May 2007 to the February 2005 County Board meeting.
February 12, 2005	Deferred a site plan amendment request to extend the term of the site plan from May 2005 to May 2007 to the April 16, 2005 County Board meeting.
April 19, 2005	Approved a site plan amendment request to extend the term of the site plan from May 2005 to May 2007.
April 20, 2006	Approved a site plan amendment request to increase the amount of construction signage located at 1919 N. Lynn St., subject to all previous conditions and four (4) new conditions which apply solely to the subject construction sign.
July 7, 2007	Deferred a site plan amendment request for a comprehensive sign plan and rooftop lighting to the

	September 8, 2007 County Board meeting. Approved a site plan amendment request to amend Conditions #64 and #67 re public art.
September 8, 2007	Approved a site plan amendment request for the addition of two rooftop signs to the Comprehensive Sign Plan for the hotel/residential building including an amendment to Condition #41; Deferred a site plan amendment request for rooftop lighting to the October 13, 2007 County Board meeting.
October 13, 2007	Approved a site plan amendment request for the addition of a rooftop sign to the Comprehensive sign Plan for the Corporate Executive Board at the Waterview office building. Approved a site plan amendment request for the addition of rooftop lighting to the Waterview hotel/residential building and the office building.
July 21, 2009	Approved a site plan amendment request to allow the conversion of approx. 896 sq ft of retail space to a temporary real estate leasing office.
September 26, 2009	Approved site plan amendment request for a 63 sq ft rooftop sign.
January 22, 2011	Approved site plan amendment for enlargement of a rooftop sign for Deloitte.
February 11, 2012	Approved site plan amendment for relocation of a wall sign for Eagle Bank.

Exterior Sign Location Map

- 5 Le Meridien - Building Wall Sign



Sign Type:

Map

Quantity:

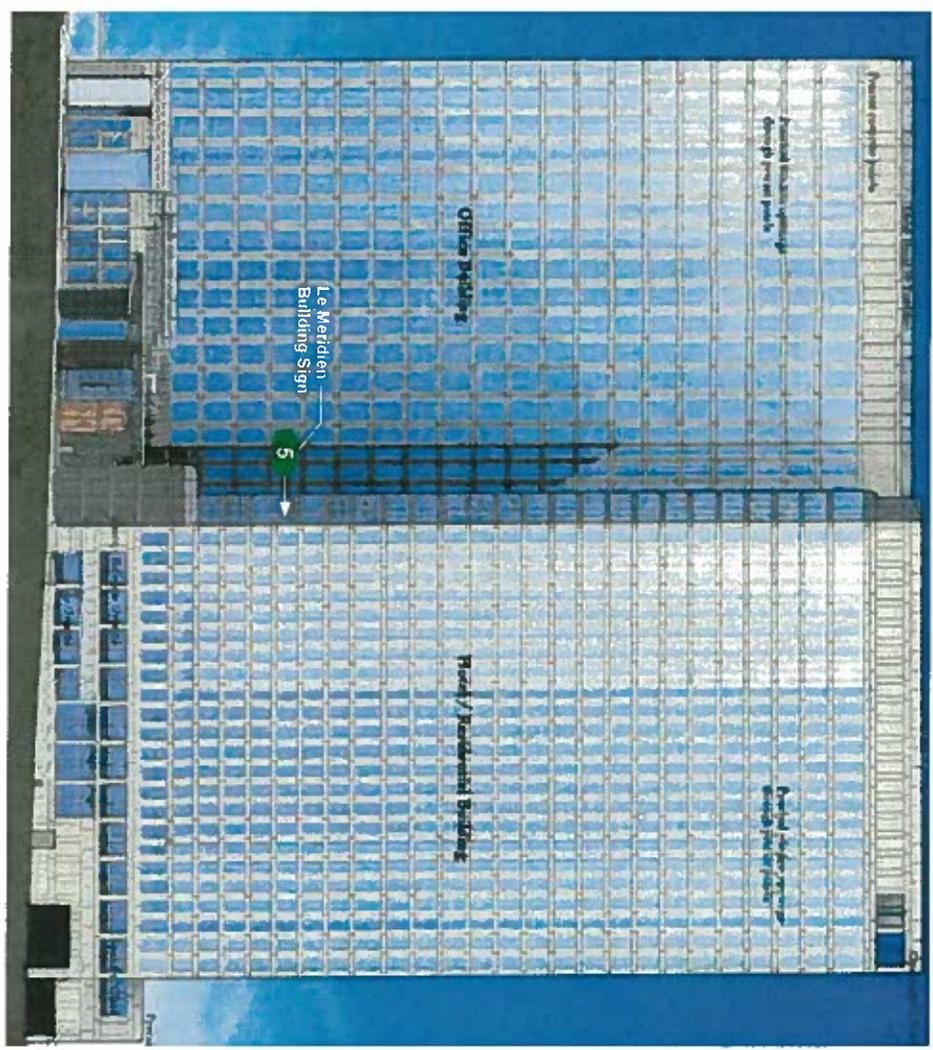
Sign No.

All drawings, designs, digital files, photos, illustrations and imagery contained or represented herein are the sole property of GRAPHIC SYSTEMS INTERNATIONAL, INC. and are not to be copied, distributed or utilized in part or whole without the written permission of Graphic Systems.

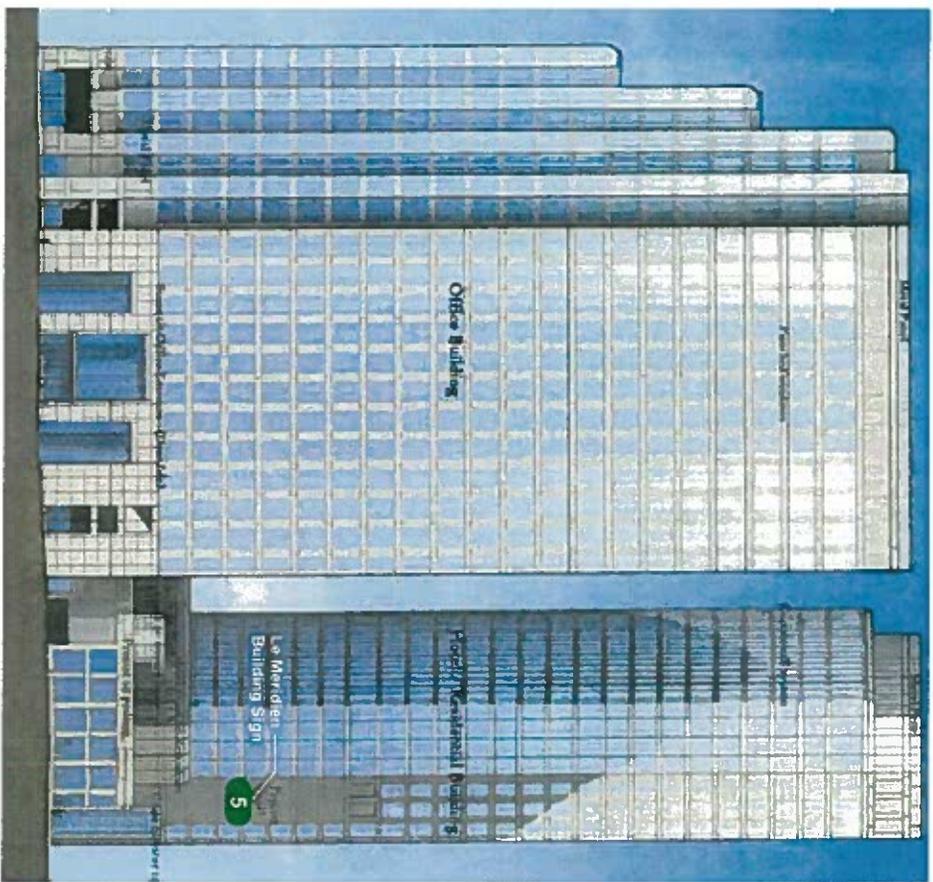


Graphic Systems International, Inc.
7 Lakeside Court
Greensboro, North Carolina, USA 27409
800.379.2891 / 336.642.8690 fax
www.gsi-signage.com

West Building Elevation



South Building Elevation



Sign Type:

Building Elevation

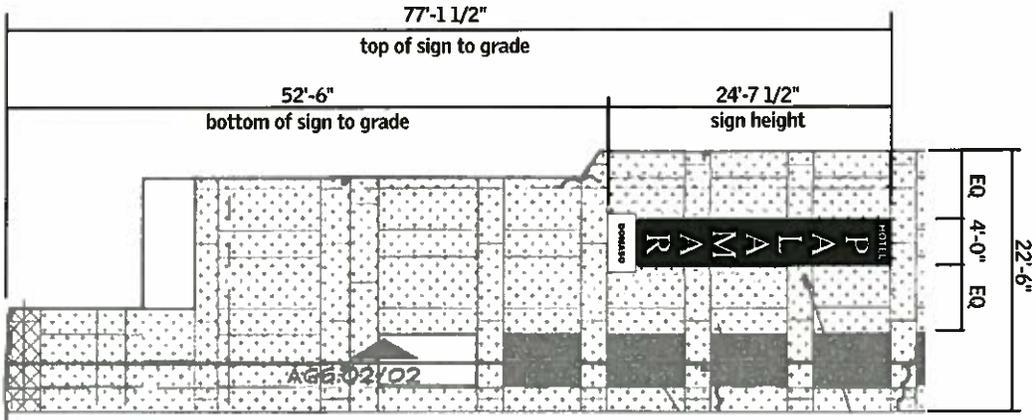
Quantity:

Sign No.

All drawings, designs, digital files, photos, illustrations and imagery contained or represented herein are the sole property of GRAPHIC SYSTEMS INTERNATIONAL, INC. and are not to be copied, distributed or utilized in part or whole without the written permission of Graphic Systems.



Graphic Systems International, Inc.
7 Larkfield Court
Greensboro, North Carolina USA 27409
800.775.1881 / 336.662.8890 fax
www.gsi-signage.com



West Building Elevation
Existing Sign Scale: 1/16" = 1'-0"



EXISTING

Sign Type:
Existing Sign

Quantity:

Sign No.

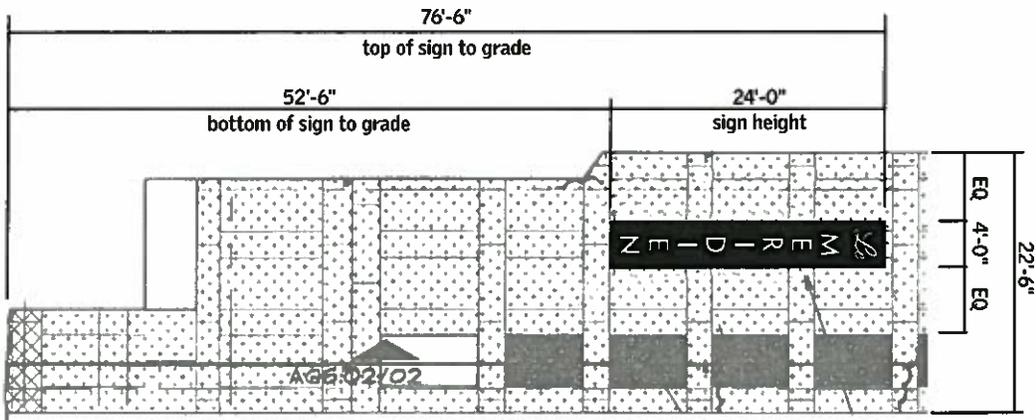
All drawings, designs, digital files, photos, illustrations and imagery contained or represented herein are the sole property of GRAPHIC SYSTEMS INTERNATIONAL, INC. and are not to be copied, distributed or utilized in part or whole without the written permission of Graphic Systems.



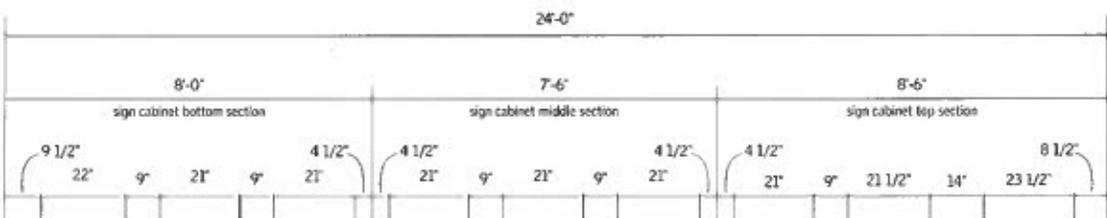
Graphic Systems International, Inc.
1 Leckel Court
Greensboro, North Carolina USA 27409
800.379.2181 / 336.662.8890 fax
www.gsi-signage.com



West Building Elevation | not to scale



West Building Elevation
Enlarged View | Scale: 1/16" = 1'-0"



Front Elevation | Scale: 1/4" = 1'-0"

General Specifications

Quantity: (1) Required

Sign Cabinet:
size: 24'-0" h x 4'-0" w x 6" deep
(fabricated in 3 separate sections)
material: fabricated aluminum
construction
color: painted MAP #923 Black

Letters:
size: 2" deep x 21" h / "Le" = 23" h
material: fabricated aluminum
reverse channel construction with
clear acrylic backs
color: painted MAP #42-202
Natural White (satin finish)
illumination: internal White LED lighting
system for back-ill (halo) illumination
installation: letters to be installed with
2" projection from sign cabinet

COLOR KEY:

- Letters: to match MAP #42202 Natural White
- Sign Cabinet: to match MAP #923 Black

Sign Type:
Le Meridien Wall Sign

Quantity:

Sign No.

5

All drawings, designs, digital files, photos, illustrations and imagery contained or represented herein are the sole property of GRAPHIC SYSTEMS INTERNATIONAL, INC. and are not to be copied, distributed or utilized in part or whole without the written permission of Graphic Systems.



Graphic Systems International, Inc.
7 Techport Court
Greensboro, North Carolina USA 27409
800.773.1241 / 336.462.8809 fax
www.gsi-signage.com

Le Meridien Sign - Square Footage Summary

Sign Designation	Type	Size	Qty.	Sign Area (sf)	Height from ASE*	Text	Location	Material
5	Hotel Wall Sign	4' x 24'	1	96		Le Meridien	Above street on 9th	Alum. cabinet with reverse channel letters

TOTAL Sign Area 96

*Note: ASE = 63.77

Sign Type:

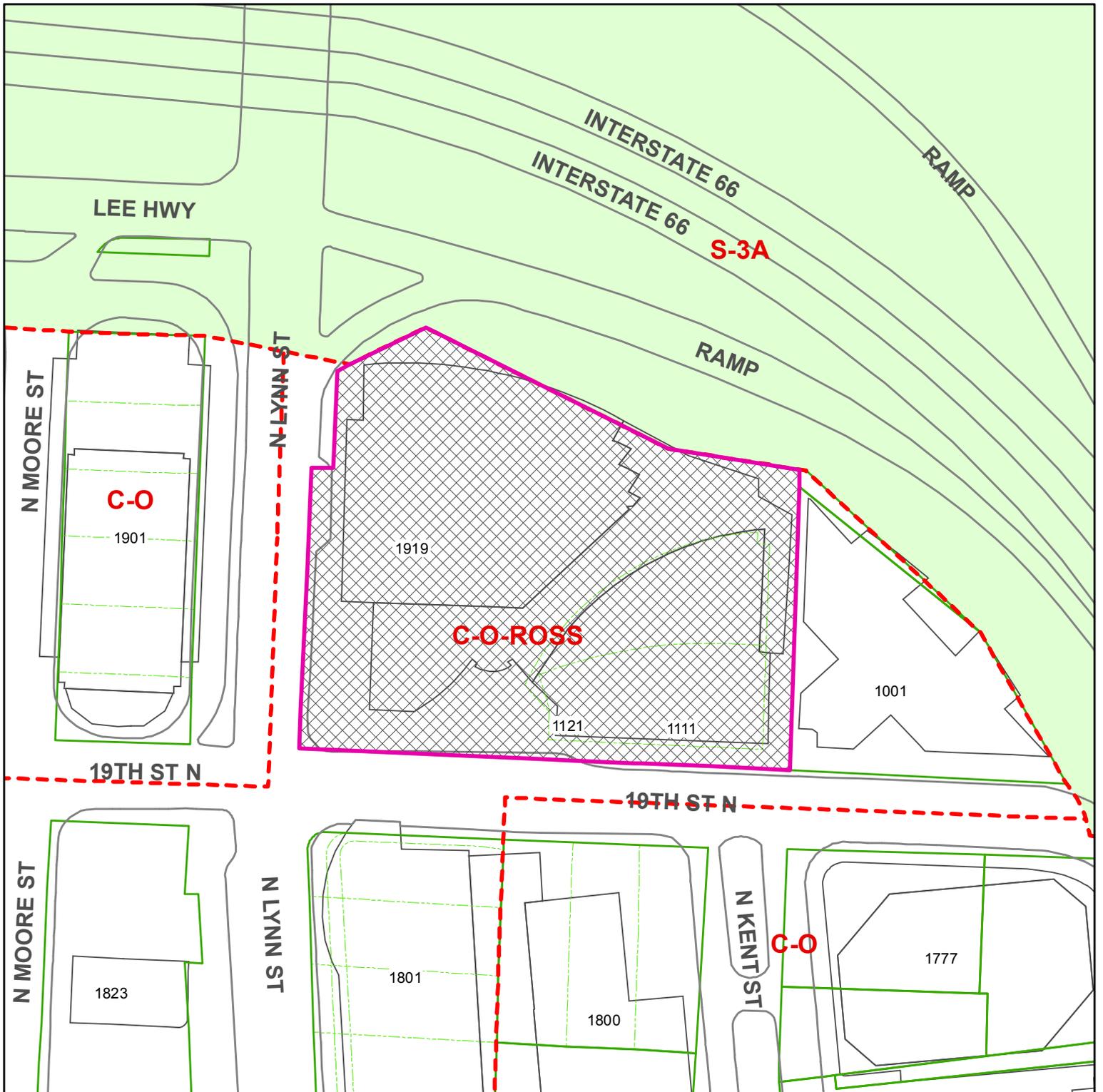
Square Footage Summary

Quantity:

Sign No.

All drawings, designs, digital files, photos, illustrations and imagery contained or represented herein are the sole property of GRAPHIC SYSTEMS INTERNATIONAL, INC. and are not to be copied, distributed or utilized in part or whole without the written permission of Graphic Systems.





SP #25

1919 N. Lynn St.

RPC# 16-018-004



 Case Location(s)
 Scale: 1:1,200

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