



**APPLICATION ACCEPTED:** August 2, 2013  
**PLANNING COMMISSION:** January 9, 2014

# County of Fairfax, Virginia

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**December 26, 2013**

## **STAFF REPORT**

**APPLICATION CSP 2009-MV-023**

**MOUNT VERNON DISTRICT**

**APPLICANT:** Inova Health Care Services

**ZONING DISTRICT:** Planned Development Commercial (PDC)

**LOCATION:** 9321 Sanger Street

**PARCELS:** 107-4 ((1)) 75A, 77, 78, 79, 80, 81, and 82

**ACREAGE:** 14.55 acres

**PLAN MAP:** Office and Private Open Space

**PROPOSAL:** To approve a Comprehensive Sign Plan for the Inova Lorton Healthplex

### **STAFF RECOMMENDATIONS:**

Staff recommends approval of CSP 2009-MV-023, subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Planning Commission.

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**Megan Duca**

**Department of Planning and Zoning**  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703-324-1290 FAX 703-324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



The approval of this CSP does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Comprehensive Sign Plan

CSP 2009-MV-023



Applicant:  
Accepted:  
Proposed:  
Area:

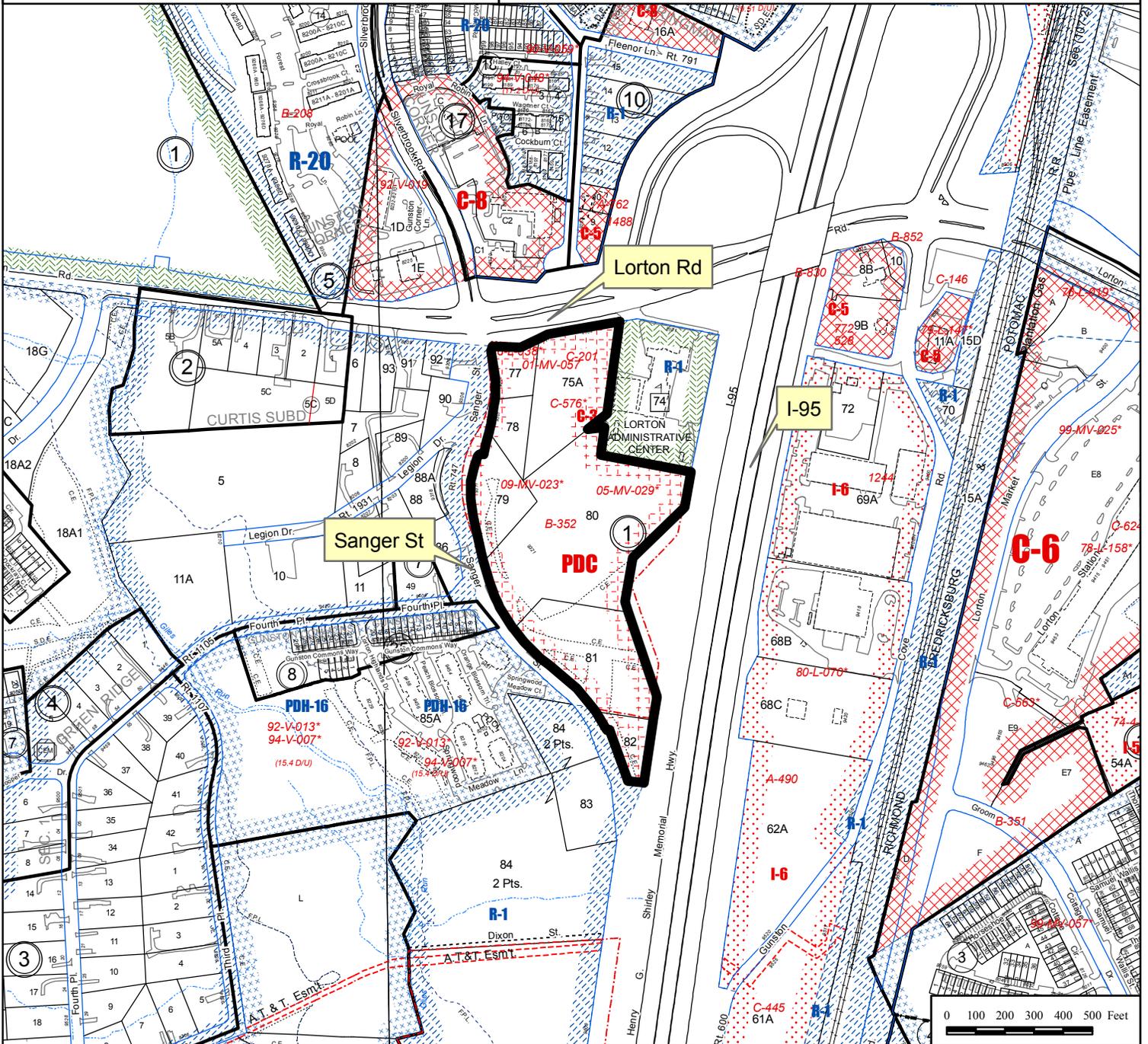
INOVA HEALTH CARE SERVICES  
08/02/2013  
COMPREHENSIVE SIGN PLAN  
14.55 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect:  
Located:

SOUTHEAST QUADRANT OF THE INTERSECTION  
OF SANGER STREET AND LORTON ROAD

Zoning:  
Overlay Dist:  
Map Ref Num:

PDC  
107-4- /01/ /0075A /01/ /0077  
/01/ /0078 /01/ /0079 /01/  
/0080 /01/ /0081 /01/ /0082



## DESCRIPTION OF THE APPLICATION

The applicant, Inova Health Care Services, requests approval of a Comprehensive Sign Plan (CSP) for the Inova Lorton Healthplex facility. Section 12-210 of the Zoning Ordinance allows the Planning Commission to approve a comprehensive sign plan for Planned District developments as an alternative to the sign provisions contained in Article 12 of the Zoning Ordinance. There are currently six existing signs on the application property that have been installed in accordance with Article 12 of the Zoning Ordinance. The current CSP application would allow for the installation of two additional signs: a freestanding sign located along Lorton Road and a building-mounted sign located along the eastern building façade facing I-95.

Copies of the proposed development conditions and the applicant's statement of justification are contained in Appendices 1 and 2, respectively. A reduced copy of the CSP is contained in Appendix 3.

## LOCATION AND CHARACTER

The property is located in the southeast quadrant of the intersection of Lorton Road and Sanger Street. The 14.55 acre site is zoned PDC (Planned Development Commercial District). The site currently contains one building (Building B) located in the center of the property and an associated parking lot. The image to the right displays the location of the subject property and the surrounding uses and zoning districts. The property to the north across Lorton Road is planned for Retail and Other, while the parcel to the Northeast is planned for Public Facilities. The area to the south contains I-95 and vacant land. This vacant land is planned for residential use at 1 – 2 dwelling units per acre (du/ac) and private open space. The parcels to the west are planned for residential use at 1 – 2 du/ac.



Source: Fairfax County GIS

## BACKGROUND

On September 14, 2010, the Board of Supervisors approved RZ 2009-MV-023 on the subject property to rezone the property from the C-3 District to the PDC District to permit the construction of a healthplex/medical office mixed-used development

consisting of two buildings and a central parking structure with a maximum floor area ratio (FAR) of 0.40. The Planning Commission approved FDP 2009-MV-023 on July 22, 2010. A portion of one of the two approved buildings (Building B) currently exists on the subject property. The second building (Building A), a parking structure to the rear of the existing building, and the remaining portion of Building B have not yet been constructed. Copies of this approval are available with the Zoning Evaluation Division of the Department of Planning and Zoning as well as at the following link: <http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=RZ&seq=4131426>.

On January 2, 2013, the Department of Planning and Zoning issued sign permits for four of the existing signs on the property (Signs A, C, D, and E as shown on the CSP).

On June 5, 2006, the Board of Supervisors approved RZ 2005-MV-029 on the subject property to rezone the property from the R-1 and C-8 Districts to the C-3 District to permit Office use.

On December 18, 2001, RZ 01-MV-057 was submitted to rezone the subject site from the R-1 and C-8 Districts to the C-8 and R-30 Districts for a hotel and office use at a 0.43 FAR and multifamily residences at approximately 25 dwelling units per acre (du/ac). This application was withdrawn on July 17, 2002.

On September 27, 1975, the Board of Supervisors approved rezoning application C-576 to rezone Tax Map parcels 107-4 ((1)) 75, 76, and 77 from the RE-1 District to the C-DM District (now the C-8 District) to allow for a motel and restaurant use.

### **COMPREHENSIVE SIGN PLAN** (Appendix 3)

The Comprehensive Sign Plan titled “Inova Healthplex – Lorton Comprehensive Sign Plan,” prepared by Service Neon Signs Inc is dated July 5, 2013, as revised through November 12, 2013, and contains 23 sheets. The descriptions and associated images below provide a summary of the signs included with this CSP. Four of the signs are already installed on the property, while two of the signs are proposed. Sheet 2 of the CSP depicts the locations of the signs.

#### **Existing Signs**

There are currently six existing signs on the property.

#### Sign A – Freestanding Entrance

Sign A is an existing freestanding sign located at the site’s entrance off Sanger Street. This sign is approximately 73 square feet in area and 12 feet in height. The applicant intends to relocate this sign to the south of its current location to ensure that the sign does not interfere with sight distance.



Sign A

Sign B – Freestanding Ambulance Entrance

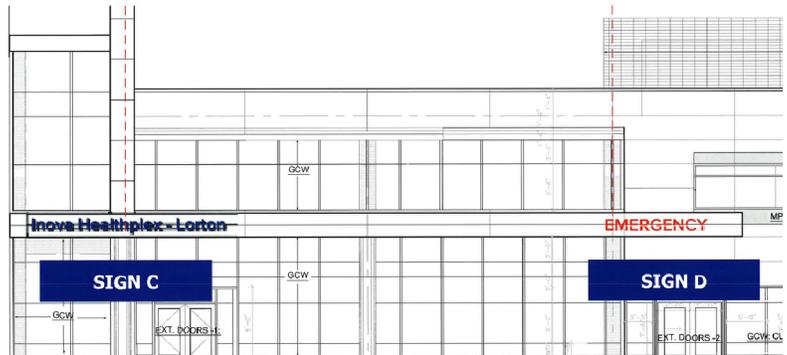
Sign B is an existing freestanding sign located near the hospital entrances that provides guidance to drivers approaching the facility. This single-sided sign is approximately 26.25 square feet in area and seven feet in height.



Sign B

Signs C and D – Building-Mounted “Inova Healthplex – Lorton” and “Emergency”

Signs C and D are existing building-mounted signs located above two entrances. Sign C, which is approximately 37 square feet in area, is located above the eastern entrance to the hospital. Sign D, which is approximately 20 square feet in area, is located above the emergency entrance.



Sign E – Building-Mounted “Inova”

Sign E is an existing building-mounted sign that is approximately 44 square feet in area located at the northwest corner of the building.



Sign E

Sign G – Building-Mounted “Emergency Entrance”

Sign G, which is nine square feet in area, is an existing sign located on the wall outside of the emergency entrance to provide directional guidance for this entrance.



Sign G

**Proposed Signs**

Sign F – Freestanding

Sign F is a proposed freestanding sign that would be located at the northern end of the property along Lorton Road. This sign is 10.5 feet in height and contains 79 square feet and would serve as an identification sign for the Healthplex, including identification for the emergency care center and the radiology services.



Sign F

Sign H – Building-Mounted “Inova”

Sign H is a proposed building-mounted identification sign. This sign would be located on the eastern façade of the building facing I-95 and is approximately 137 square feet in area (7 feet by 15.5 feet).



Sign H

## ZONING ORDINANCE PROVISIONS (Appendix 4)

Article 12 of the Zoning Ordinance regulates all exterior signs and interior signs placed for exterior observance. Paragraph 14 of Sect. 12-203 of the Zoning Ordinance states that hospitals shall be permitted one freestanding sign at each entrance and that no freestanding sign shall exceed 80 square feet in area, 12 feet in height, or be located closer than five feet to any lot line. Therefore, the subject property would be permitted one freestanding sign at the site's entrance off of Sanger Street. Hospitals are also permitted one building-mounted sign for each building entrance for the purpose of identifying a hospital function, provided that no such sign exceeds 50 square feet in area. In this case, there are currently two building entrances with proposed signs. Pursuant to Par. 14 of Section 12-203, Article 12 would not permit any additional building-mounted signs for the hospital. Although there is an existing building-mounted sign that was issued a permit (Sign E), staff recently determined that this permit was likely issued in error. Paragraph 2Q of Sect. 12-103 of the Zoning Ordinance also allows for up to 10 off-site hospital directional signs that include the name of the hospital, directional arrow, and distance. Such signs must be located within a one mile radius of the hospital property and cannot exceed eight square feet in area or six feet in height.

Section 12-210 of the Zoning Ordinance allows for modifications to the Article 12 Zoning Ordinance requirements for P-Districts when submitted as part of a Comprehensive Sign Plan. The chart below provides a summary of the signs proposed with this application and the corresponding total proposed sign area. As shown in this chart, the applicant requests approximately 426 square feet of sign area with this application. Two new signs are proposed, which represents approximately 216 square feet of this total sign area. Approximately 210 square feet of sign area has already been installed in accordance with Article 12 of the Zoning Ordinance.

SIGNS	AREA REQUESTED (SF)
<b><u>EXISTING:</u></b>	
Freestanding entrance sign (A)	73.06
Freestanding ambulance entrance sign (B)	26.25
Building-Mounted "Inova Healthplex – Lorton" (C)	37.38
Building-Mounted "Emergency" (D)	19.88
Building-Mounted "Inova" (E)	43.92
Building-Mounted "Emergency Entrance" (G)	9.00
<b><u>PROPOSED:</u></b>	
Freestanding at Lorton Road (F)	79.31
Building-Mounted "Inova" (H)	136.50
<b><u>TOTAL</u></b>	<b>425.30</b>

The applicant has also requested the flexibility to install additional future signs in accordance with Article 12 of the Zoning Ordinance without amendment to the CSP. As

stated in Section 12-210 of the Zoning Ordinance, "The comprehensive plan of signage shall show the location, size, height and extent of all proposed signs within the P district or section thereof, as well as the nature of the information to be displayed on the signs." Staff believes that this provision clearly states that the CSP should show all signs. As such, staff does not support the applicant's request to have the flexibility to install additional signs without amending the CSP.

## **ANALYSIS**

### **Comprehensive Plan Provisions**

The subject property is located in Area IV within the Lower Potomac Planning District, Lorton-South Route 1 Community Planning Sector in Sub-unit B2 and is planned for office and private open space according to the Comprehensive Plan Map. The complete Comprehensive Plan text is available at the following link: <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/lowerpotomac.pdf>.

Staff finds that the applicant's proposal is consistent with the Comprehensive Plan.

### **Zoning Inspection Branch Analysis**

Staff from the Department of Planning and Zoning's Zoning Inspections Branch reviewed the application and commented that two freestanding signs installed along Lorton Road exceed the height and area limitations that the Zoning Ordinance permits for off-site signs. While the Zoning Ordinance does allow for off-site hospital directional signs, such signs are limited to no more than eight square feet in area and six feet in height. The two signs that have been installed are approximately 8.5 feet in height and each contain approximately 44.15 square feet of sign area and, therefore, exceed the allowable height and area limitations. In addition, six freestanding flutter flags were placed along Sanger Street. Flutter flags are considered portable signs pursuant to Article 20 of the Zoning Ordinance and do not comply with Article 12 of the Zoning Ordinance. Staff has proposed a development condition that will require the applicant to remove any signs prohibited by the Zoning Ordinance that are not shown on the CSP prior to the issuance of any sign permits pursuant to this CSP.

### **Transportation Analysis**

Staff from the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) requested that the applicant verify that existing Sign A located at the site's entrance does not conflict with the required sight distance. As shown on Sheet 3 of the revised CSP, the current location does conflict with sight distance. As a result, the applicant is proposing to relocate Sign A behind the sight distance line. There are no outstanding transportation issues.

## **Urban Forestry Analysis**

Staff from the Urban Forest Management Division (UFMD) raised concerns about the possibility of proposed signs conflicting with existing landscaping. The applicant's revised CSP demonstrates that the proposed signs will not conflict with existing landscaping.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

In summary, staff believes that the proposed signs are appropriately sized, located, and designed for the application property. In staff's opinion, the applicant's proposal provides for a coordinated signage plan for the Healthplex. Staff finds that the Comprehensive Sign Plan is consistent with the adopted Comprehensive Plan and conforms to applicable Zoning Ordinance provisions.

### **Recommendation**

Staff recommends approval of CSP 2009-MV-023, subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

## **APPENDICES**

1. Proposed Development Conditions
2. Statement of Justification
3. Comprehensive Sign Plan
4. Applicable Zoning Ordinance Provisions

## Proposed Development Conditions

### CSP-2009-MV-023

December 26, 2013

If it is the intent of the Planning Commission to approve CSP 2009-MV-023 for a Comprehensive Sign Plan located at Tax Maps 107-4 ((1)) 75A, 77, 78, 79, 80, 81, and 82 pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. This Comprehensive Sign Plan is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Comprehensive Sign Plan is subject to the issuance of sign permits. Any sign permit shall be in substantial conformance with the CSP prepared by Service Neon Signs Inc, dated November 12, 2013 and titled "Inova Healthplex – Lorton Comprehensive Sign Plan," as qualified by these development conditions. In addition, signs allowed by Sect. 12-103 in the Zoning Ordinance may be permitted, as qualified by these development conditions. Minor deviations in sign location, design and sign area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
3. All freestanding signs shall be located in conformance with Section 2-505 of the Zoning Ordinance.
4. Prior to the issuance of any sign permits pursuant to this CSP, the applicant shall remove any signs prohibited by the Zoning Ordinance and signs that are not shown on the CSP. The applicant shall also relocate Sign A to ensure that it does not conflict with sight distance requirements.
5. Signage may be permitted in accordance with Section 12-103 (2)(Q) of the Zoning Ordinance without an amendment to the CSP. However, any existing off-site signs that do not meet the size requirements of the Zoning Ordinance shall be replaced or removed prior to additional signage being permitted on the site.
6. Lighting associated with all signs shall conform to Article 14 of the Fairfax County Zoning Ordinance.
7. All signs shall be consistent with the color palette, typography, and the use of logos as indicated in the CSP.
8. All landscaping within 35 feet of any sign shall be properly maintained following

acceptable industry standards for pruning to retain the natural shape and form for each tree and shrub. Maintenance shall be carried out on a regular and continuous basis to prevent overgrowth from obscuring the visibility of each sign.

9. Permanent type signs and support structures with concrete footers shall not be placed within Fairfax Water easements. Any proposed sign work within existing water main easements shall require review and approval from Fairfax Water prior to sign permit issuance and/or ground disturbance.

The above-proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by the Commission. This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinance, regulations, or adopted standards. Sign Permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan. The applicant shall be responsible for obtaining the required Sign Permits through established procedures, and sign plan shall not be valid until this has been accomplished.



Timothy S. Sampson  
 (703) 618-4135  
[tsampson@arl.thelandlawyers.com](mailto:tsampson@arl.thelandlawyers.com)

**WALSH COLUCCI  
 LUBELEY EMRICH  
 & WALSH PC**

**RECEIVED**  
 Department of Planning & Zoning

**JUL 18 2013**

**Zoning Evaluation Division**

July 18, 2013

Barbara C. Berlin, Director  
 Zoning Evaluation Division  
 Fairfax County Department of Planning & Zoning  
 12055 Government Center Parkway, 8th Floor  
 Fairfax, Virginia 22035

**Re: Comprehensive Sign Plan - Inova Lorton HealthPlex (RZ 2009-MV-023)**  
**Application Property: Tax Map 107-4 ((1)) 75A, 77, 78, 79, 80, 81 and 82**  
**Applicant: Inova Health Care Services**

Dear Ms. Berlin:

Please accept this letter as a statement of justification for the above-referenced Comprehensive Sign Plan ("CSP").

By way of background, RZ 2009-MV-023, providing for the development of the Inova Lorton HealthPlex, was approved by the Board of Supervisors subject to proffers dated July 20, 2010 (the "Proffers") and a proffered Conceptual Development Plan/Final Development Plan revised through July 30, 2010 (the "CDP/FDP").

Proffer # 26 provides as follows: "Signage shall be provided in accordance with Article 12 of the Zoning Ordinance."

Article 12 of the Zoning Ordinance allows hospitals (which the HealthPlex use is most similar for these purposes) one (1) freestanding sign at each site entrance (each limited to eighty (80) square feet in area and twelve (12) feet in height), and one (1) building-mounted sign for each building entrance for the purpose of identifying a hospital function (each limited to fifty (50) square feet in area). Article 12 also provides for Comprehensive Sign Plans to allow for signs to be "located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements".

As further described below, the owner believes that the signs permitted by Article 12 of the Zoning Ordinance do not sufficiently meet the needs of the site and proposes this CSP to better provide project and building identification.

The HealthPlex building, identified on the CDP/FDP as "Building B" is open and operating. Future phases of the project include the parking garage and "Building A" as shown on the CDP/FDP. There are currently five (5) existing site and building mounted signs at the HealthPlex. These existing signs are identified on the CSP as Signs A – E (Sheets 2 – 8). In addition, the CSP identifies four (4) new signs proposed hereby. The proposed signs are identified as Signs F – I on the CSP (Sheets 9 – 13). Sheet 1 of the CSP provides a plan reference to the location of each of the existing and proposed signs.

Proposed Sign F (shown on Sheet 9 of the CSP) is a proposed freestanding sign to be located near the intersection of Lorton Road and Sanger Street. The CDP/FDP depicts two site entrances to the HealthPlex from Sanger Street, and the Applicant has installed a sign (Sign A, at Sheets 2 and 3 of the CSP) at the northernmost of those site entrances. That site entrance, however, is located approximately 350 feet south of the intersection of Sanger Street and Lorton Road. That distance results in a condition in which the HealthPlex is not well identified to drivers on Lorton Road. Accordingly, the Applicant proposes to provide Sign F to better identify the HealthPlex. Given that Sign F is not located at a site entrance, it has been determined to require approval of this CSP.

Proposed Sign G (shown on Sheet 10 of the CSP) is a proposed building mounted sign identifying the direction to the emergency entrance of the HealthPlex. This sign is required to provide better direction to users of the site.

Proposed Sign H (shown on Sheet 11 of the CSP) is a proposed building mounted sign identifying the HealthPlex to be located on the façade of the building facing Interstate 95. This sign is required to provide better visibility of the site. This sign's location is further described on Sheet 12 of the CSP.

Proposed Sign I (shown on Sheet 13 of the CSP) is a future sign to be installed with construction of the parking garage to identify the site and provide clear direction for visitors to the site.

In addition to the new signs proposed herein, the owner reserves the right to install additional signs that are permitted in accordance with Article 12. Such additional signs would include building mounted signs for future "Building A".

The owner acknowledges that all signs approved as part of this CSP will be required to obtain sign permits and that all signs must comply with Section 2-505 of the Zoning Ordinance with respect to visibility clearance at intersections. The proposed signs as shown on the CSP are represented in terms of maximum height and area, and the owner reserves the right to provide signs of a lesser height and area. Further, the specific locations of signs shown on the CSP may be modified to accommodate final design considerations. Sign lighting will be provided in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14 of the Zoning Ordinance.

We look forward to DPZ review and comment. Meanwhile, if you have any questions or require additional information please do not hesitate to contact me.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

Handwritten signature of Timothy S. Sampson in cursive script, with the initials 'CS' written at the end of the signature.

Timothy S. Sampson



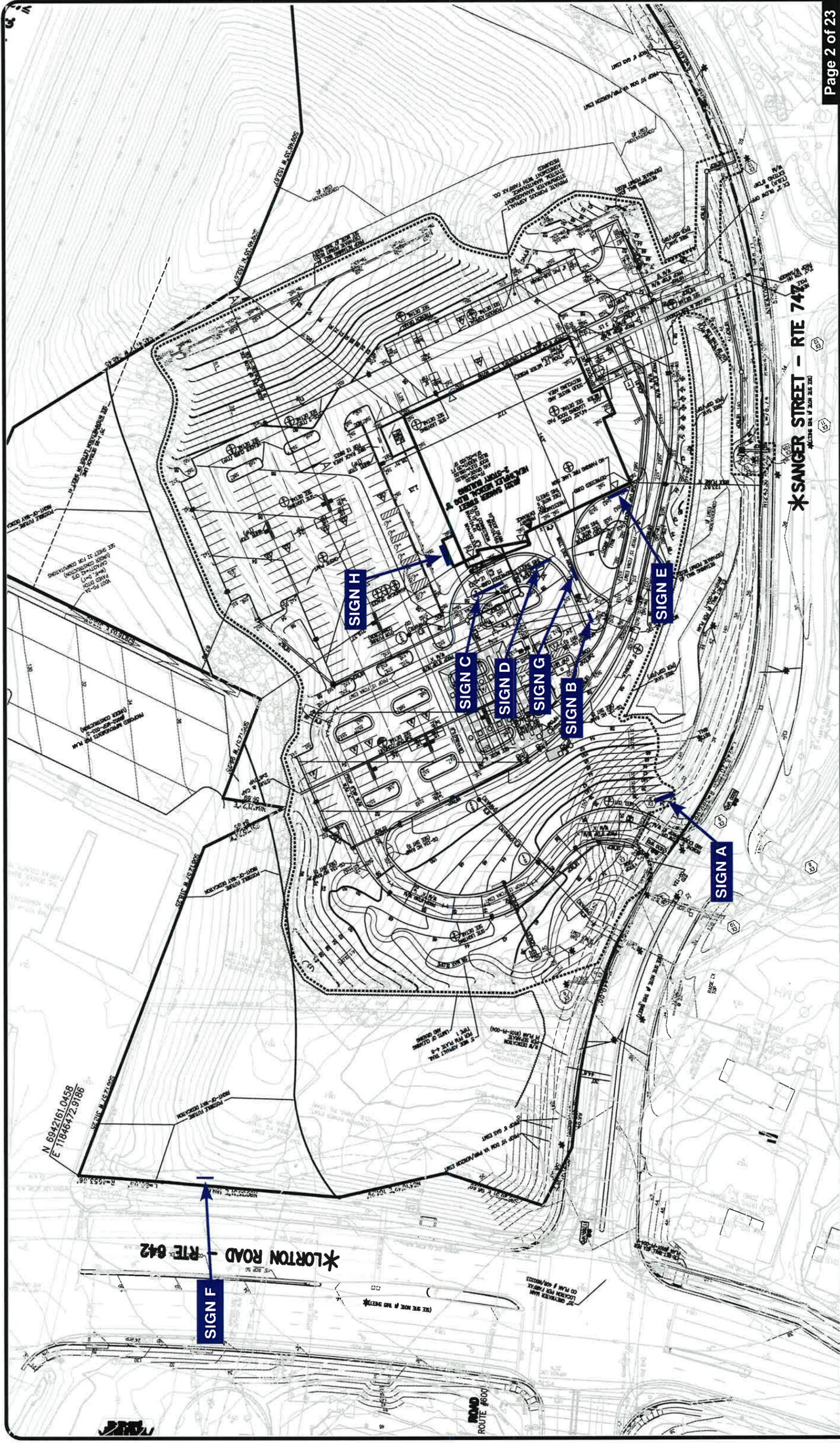
# Inova Healthplex - Lorton

## COMPREHENSIVE SIGN PLAN

Owner:

**Inova Health Care Services**

8110 Gatehouse Road  
Falls Church, Virginia 22042



# OVERALL

DRAWING #	6-12-206	DATE	11-12-13
SALESPERSON	RUTH VAN / R. RYE		

LOCATION  
**9321 SANGER STREET**  
**LORTON, VA. 22079**

CUSTOMERS NAME  
**INOVA**  
 Inova Healthplex - Lorton

6611 IRON PLACE  
 SPRINGFIELDVA.  
 22151  
 (703) 354-3000 TELEPHONE  
 (703) 354-5810 FAX





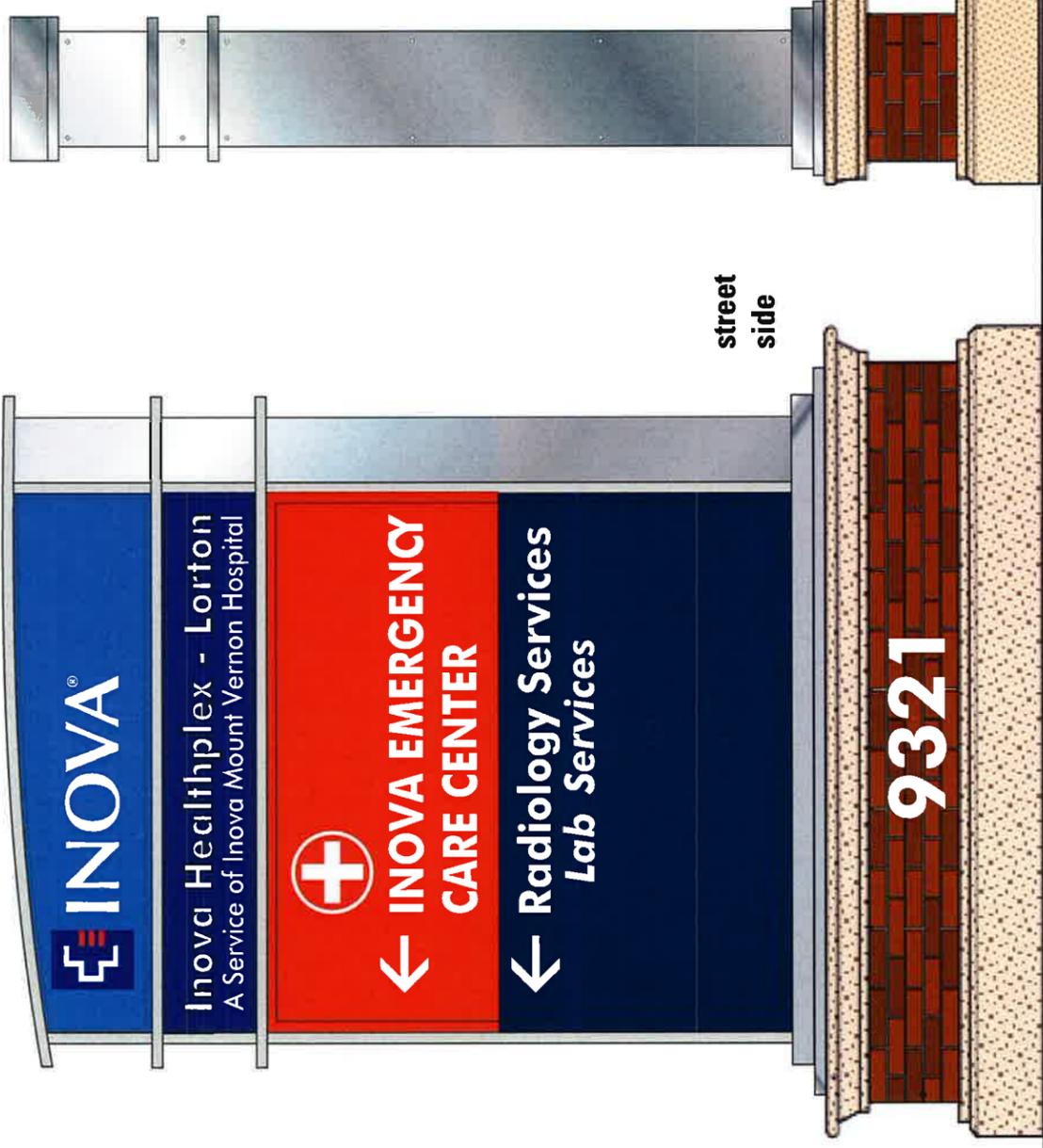


7'-9"



12'-0"

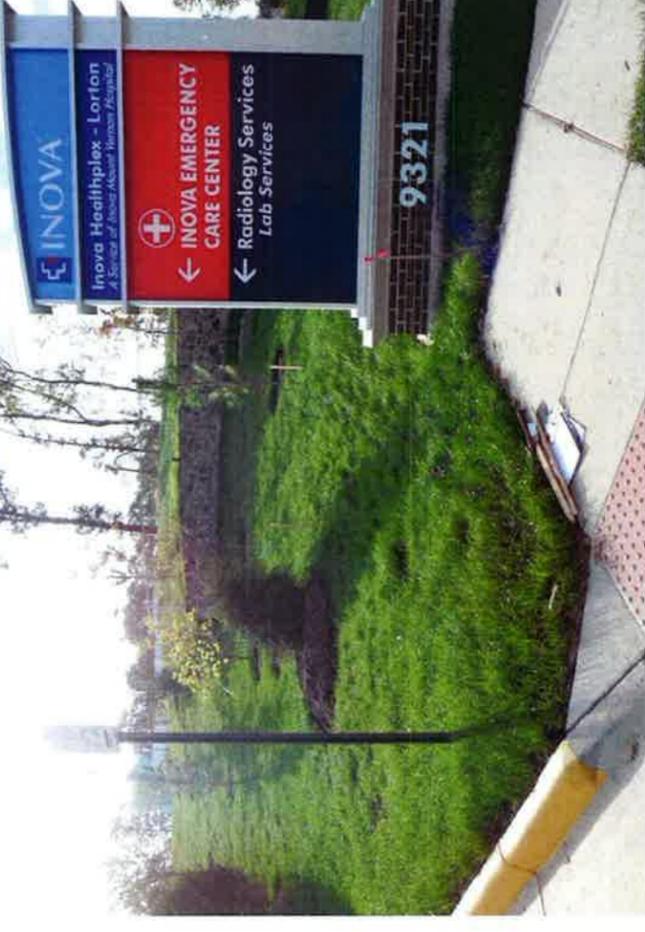
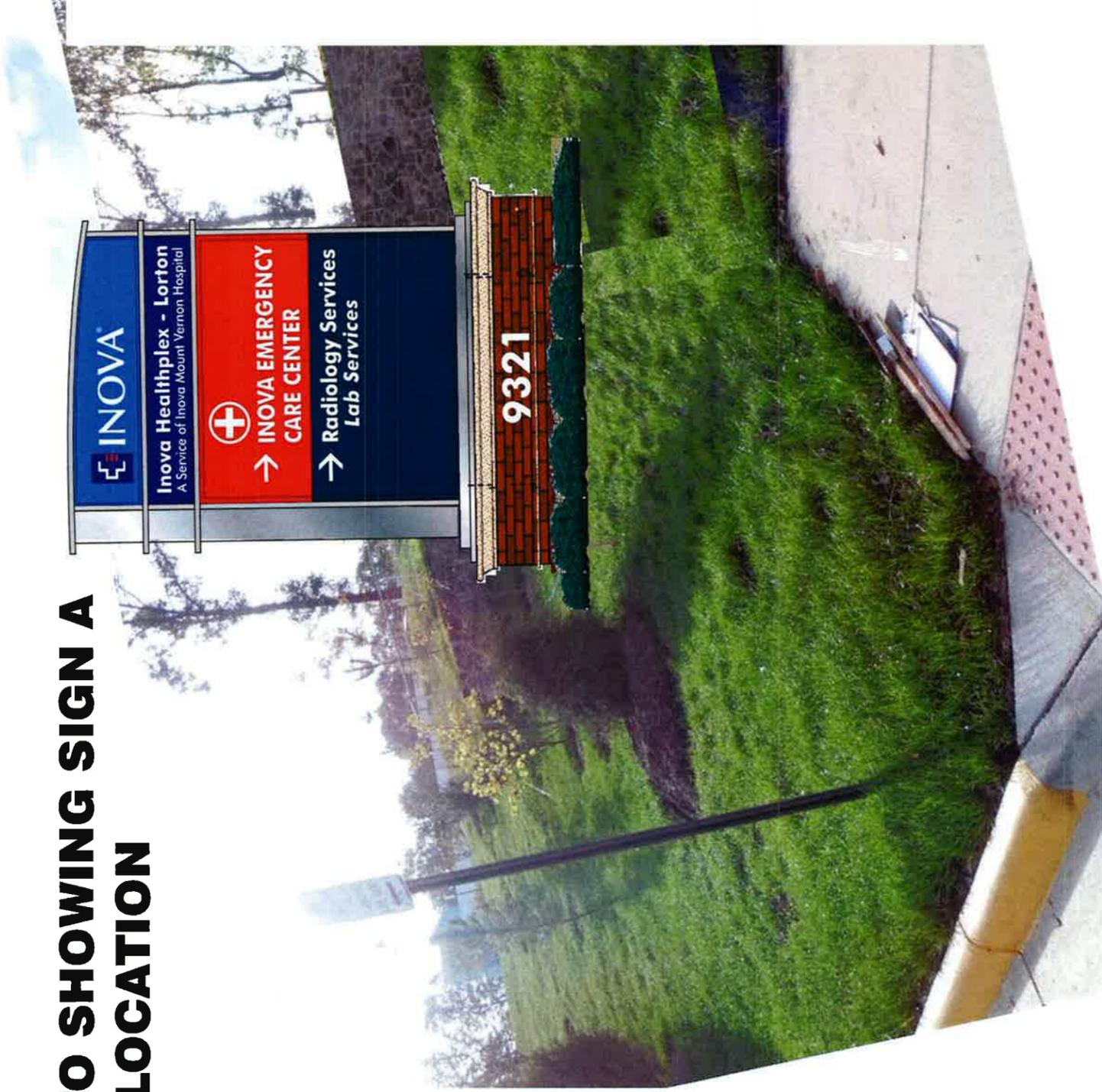
side 1



side 2

**D/F FREE STANDING SIGN A LAYOUT**  
**SCALE 1/2" = 1'-0"**

# PHOTO SHOWING SIGN A NEW LOCATION



# PHOTO SHOWING SIGN A EXISTING LOCATION

**SIGN A (D/F MONUMENT SIGN) EXISTING 73.06 SQ. FT. P #123400157  
PART OF CSP (INOVA LORTON HEALTHPLEX)**

**SERVICE  
NEON  
SIGNS  
INC.**

6611 IRON PLACE  
SPRINGFIELDVA.  
22151  
(703) 354-3000 TELEPHONE  
(703) 354-5810 FAX

CUSTOMERS NAME  
**INOVA**  
Inova Healthplex - Lorton

LOCATION  
9321 SANGER STREET  
LORTON, VA. 22079

DRAWING # 6-12-206  
DATE 11-12-13  
SALESPERSON RUTH VAN / R. RYE

**SIGN A**

# SIGN B

**SIGN B  
EXISTING**

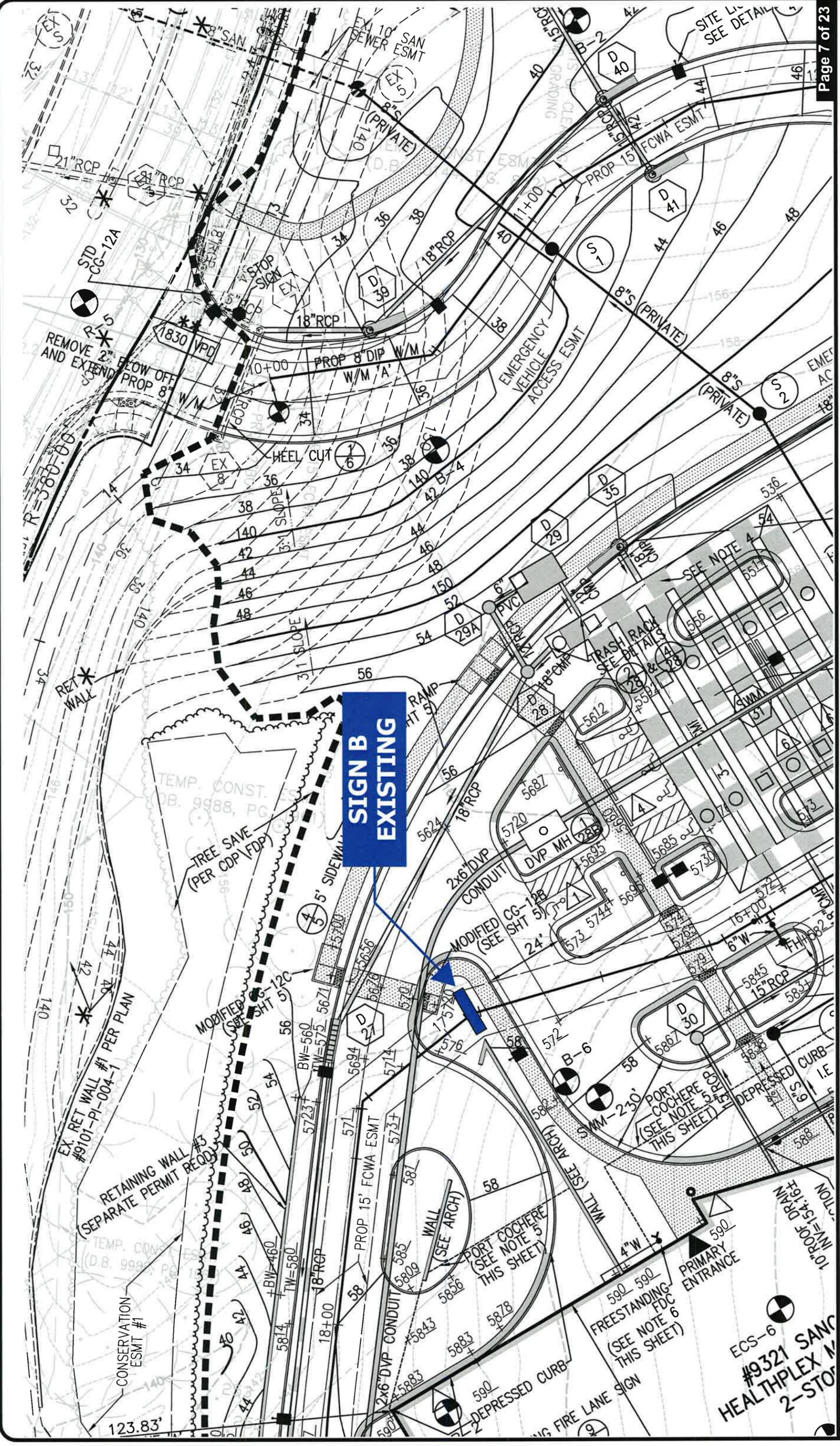
DRAWING #	6-12-206
DATE	11-12-13
SALESPERSON	RUTH VAN / R. RYE

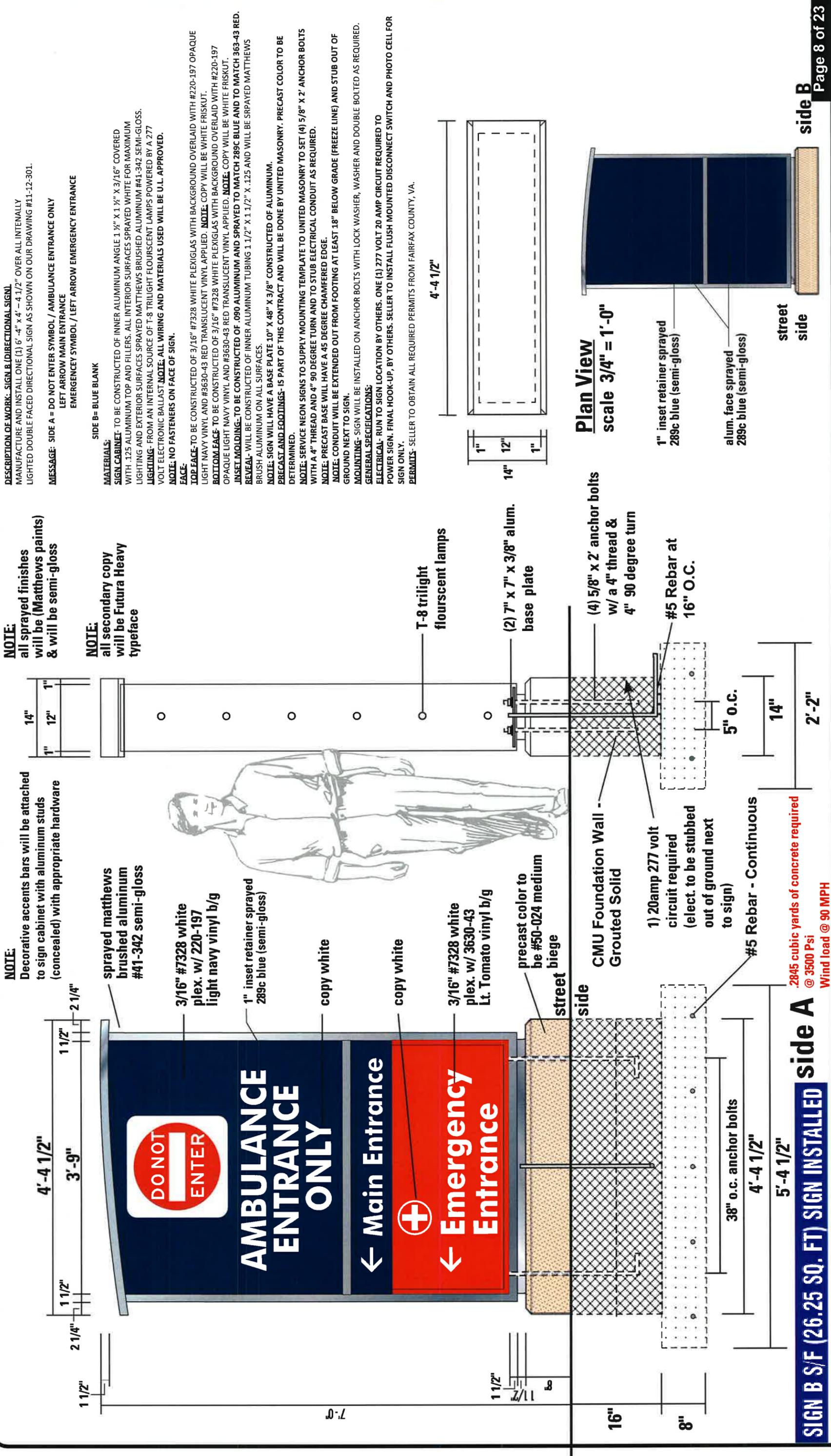
LOCATION  
 9321 SANGER STREET  
 LORTON, VA. 22079

CUSTOMER NAME  
**INOVA**  
 Inova Healthplex - Lorton

6611 IRON PLACE  
 SPRINGFIELDVA.  
 22151  
 (703) 354-3000 TELEPHONE  
 (703) 354-5810 FAX

**SERVICE  
NEON  
SIGNS  
INC**





**DESCRIPTION OF WORK- SIGN B (DIRECTIONAL SIGN):**  
 MANUFACTURE AND INSTALL ONE (1) 6'-4" x 4'-4 1/2" OVER ALL INTERNALLY LIGHTED DOUBLE FACED DIRECTIONAL SIGN AS SHOWN ON OUR DRAWING #11-12-301.  
**MESSAGE:** SIDE A = DO NOT ENTER SYMBOL / AMBULANCE ENTRANCE ONLY  
 LEFT ARROW MAIN ENTRANCE  
 EMERGENCY SYMBOL / LEFT ARROW EMERGENCY ENTRANCE

**MATERIALS:**  
**SIGN CABINET-** TO BE CONSTRUCTED OF INNER ALUMINUM ANGLE 1 1/2" X 1 1/2" X 3/16" COVERED WITH .125 ALUMINUM TOP AND FILLERS. ALL INTERIOR SURFACES SPRAYED WHITE FOR MAXIMUM LIGHTING AND EXTERIOR SURFACES SPRAYED MATTHEWS BRUSHED ALUMINUM #41-342 SEMI-GLOSS.  
**LIGHTING-** FROM AN INTERNAL SOURCE OF T-8 TRIANGLE FLUORESCENT LAMPS POWERED BY A 277 VOLT ELECTRONIC BALLAST **NOTE:** ALL WIRING AND MATERIALS USED WILL BE U.L. APPROVED.  
**NOTE:** NO FASTENERS ON FACE OF SIGN.  
**FACE:**

**TOP FACE-** TO BE CONSTRUCTED OF 3/16" #7328 WHITE PLEXIGLAS WITH BACKGROUND OVERLAIN WITH #220-197 OPAQUE LIGHT NAVY VINYL AND #3630-43 RED TRANSLUCENT VINYL APPLIED. **NOTE:** COPY WILL BE WHITE FRISKUT.  
**BOTTOM FACE-** TO BE CONSTRUCTED OF 3/16" #7328 WHITE PLEXIGLAS WITH BACKGROUND OVERLAIN WITH #220-197 OPAQUE LIGHT NAVY VINYL AND #3630-43 RED TRANSLUCENT VINYL APPLIED. **NOTE:** COPY WILL BE WHITE FRISKUT.  
**INSET MOLDING-** TO BE CONSTRUCTED OF .090 ALUMINUM AND SPRAYED TO MATCH 289C BLUE AND TO MATCH 363-43 RED.  
**REVEAL-** WILL BE CONSTRUCTED OF INNER ALUMINUM TUBING 1 1/2" X 1 1/2" X .125 AND WILL BE SPRAYED MATTHEWS BRUSH ALUMINUM ON ALL SURFACES

**NOTE:** SIGN WILL HAVE A BASE PLATE 10" X 48" X 3/8" CONSTRUCTED OF ALUMINUM.  
**PRECAST AND FOOTINGS-** IS PART OF THIS CONTRACT AND WILL BE DONE BY UNITED MASONRY. PRECAST COLOR TO BE DETERMINED.  
**NOTE:** SERVICE NEON SIGNS TO SUPPLY MOUNTING TEMPLATE TO UNITED MASONRY TO SET (4) 5/8" X 2' ANCHOR BOLTS WITH A 4" THREAD AND 4" 90 DEGREE TURN AND TO STUB ELECTRICAL CONDUIT AS REQUIRED.  
**NOTE:** PRECAST BASE WILL HAVE A 45 DEGREE CHAMFERED EDGE.  
**NOTE:** CONDUIT WILL BE EXTENDED OUT FROM FOOTING AT LEAST 18" BELOW GRADE (FREEZE LINE) AND STUB OUT OF GROUND NEXT TO SIGN.  
**MOUNTING-** SIGN WILL BE INSTALLED ON ANCHOR BOLTS WITH LOCK WASHER, WASHER AND DOUBLE BOLTED AS REQUIRED.

**GENERAL SPECIFICATIONS:**  
**ELECTRICAL-** RUN TO SIGN LOCATION BY OTHERS. ONE (1) 277 VOLT 20 AMP CIRCUIT REQUIRED TO POWER SIGN. FINAL HOOK-UP, BY OTHERS. SELLER TO INSTALL FLUSH MOUNTED DISCONNECT SWITCH AND PHOTO CELL FOR SIGN ONLY.  
**PERMITS-** SELLER TO OBTAIN ALL REQUIRED PERMITS FROM FAIRFAX COUNTY, VA.

**NOTE:**  
 all sprayed finishes will be (Matthews paints) & will be semi-gloss

**NOTE:**  
 all secondary copy will be Futura Heavy typeface

**NOTE:**  
 Decorative accents bars will be attached to sign cabinet with aluminum studs (concealed) with appropriate hardware

sprayed matthews brushed aluminum #41-342 semi-gloss

3/16" #7328 white plex. w/ 220-197 light navy vinyl b/g

1" inset retainer sprayed 289c blue (semi-gloss)

copy white

copy white

3/16" #7328 white plex. w/ 3630-43 Lt. Tomato vinyl b/g

precast color to be #50-024 medium biege

CMU Foundation Wall - Grouted Solid

1) 20amp 277 volt circuit required (elect. to be stubbed out of ground next to sign)

#5 Rebar - Continuous

.2845 cubic yards of concrete required @ 3500 P<sub>si</sub>  
 Wind load @ 90 MPH

**side A**  
**side B**

**Plan View**  
 scale 3/4" = 1'-0"

1" inset retainer sprayed 289c blue (semi-gloss)

alum. face sprayed 289c blue (semi-gloss)

street side

<b>SERVICE NEON SIGNS INC.</b> 6611 IRON PLACE SPRINGFIELD/VA. 22151 (703) 354-3000 TELEPHONE (703) 354-5810 FAX	CUSTOMERS NAME <b>INOVA</b> Inova Healthplex - Lorton	LOCATION 9321 SANGER STREET LORTON, VA. 22079	DRAWING # 11-12-301	DATE 11-12-13
	SIGN B S/F (26.25 SQ. FT) SIGN INSTALLED			SALESPERSON RUTH VAN / R. RYE

**SIGN B**

# SIGN C & D

DRAWING # **6-12-206** DATE **11-12-13**

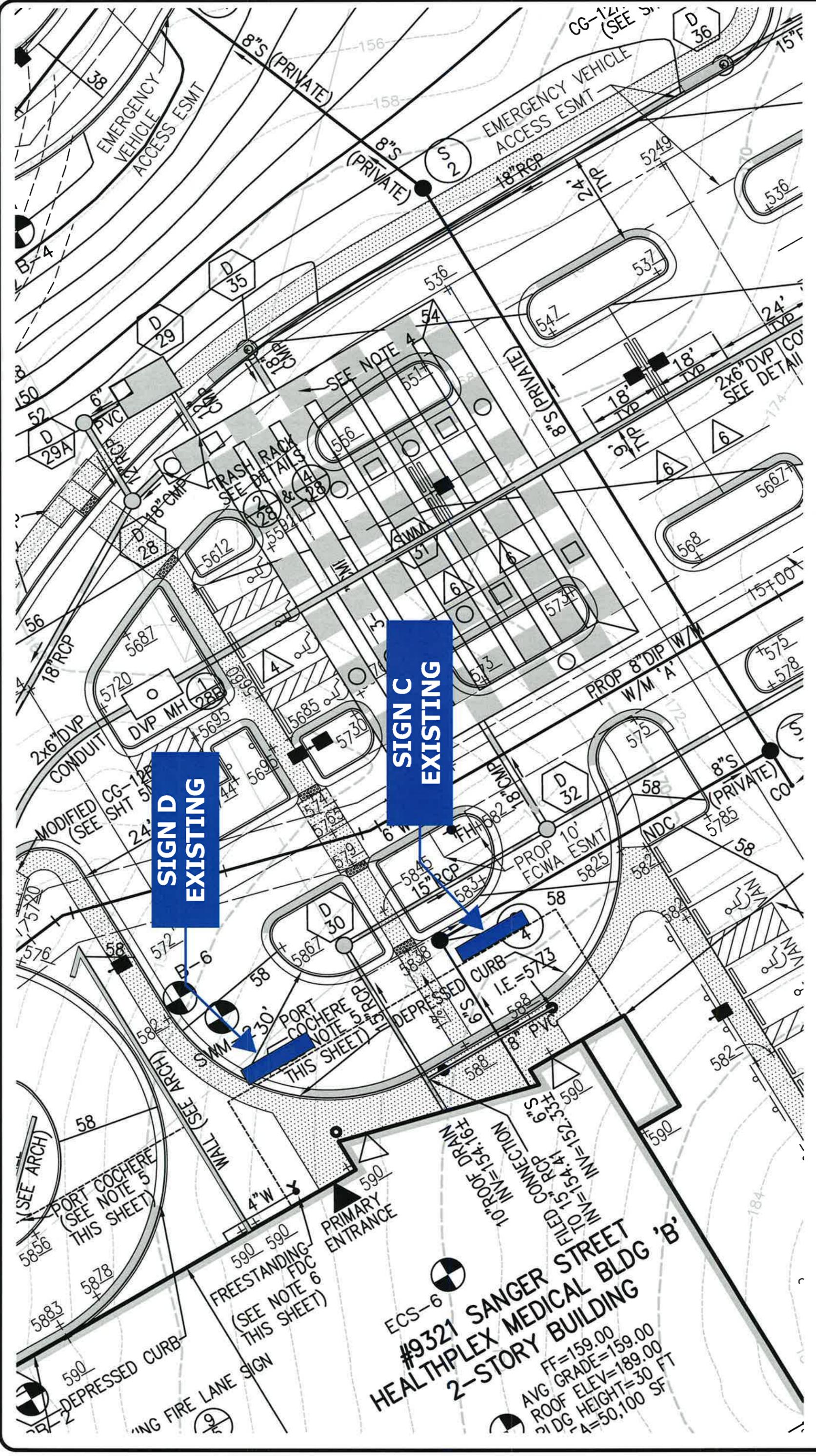
SALESPERSON **RUTH VAN / R. RYE**

LOCATION  
**9321 SANGER STREET  
 LORTON, VA. 22079**

CUSTOMER'S NAME  
**INOVA  
 Inova Healthplex - Lorton**

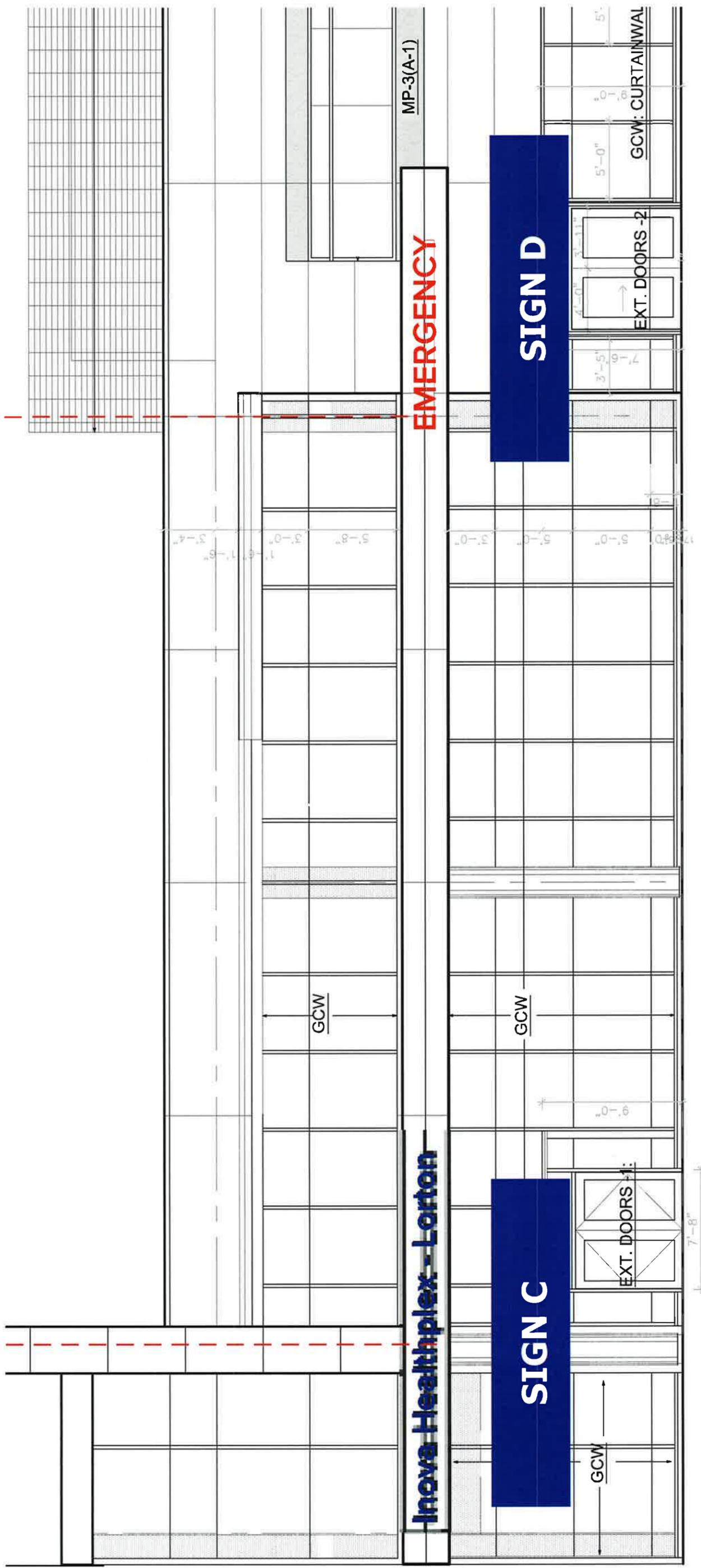
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 22151  
 (703) 354-3000 TELEPHONE  
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**SERVICE  
 NEON  
 SIGNS  
 INC.**



**#9321 SANGER STREET  
 HEALTHPLEX MEDICAL BLDG 'B'  
 2-STORY BUILDING**

ECS-6  
 FF=159.00  
 AVG GRADE=159.00  
 ROOF ELEV=189.00  
 BLDG HEIGHT=30 FT  
 AREA=50,100 SF



**SERVICE  
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22151  
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CUSTOMERS NAME  
**INOVA**  
Inova Healthplex - Lorton

LOCATION  
9321 SANGER STREET  
LORTON, VA. 22079

DRAWING # 11-12-301  
DATE 11-12-13  
SALESPERSON RUTH VAN / R. RYE

**SIGN C & D**

23'-0"

# Inova Healthplex - Lorton

ELECTRIC LOCATION  
(9" UP FROM BOTTOM)  
8" raceway

**SIGN C LAYOUT**  
SCALE 1/2" = 1'-0"

17"  
12'-6"

# EMERGENCY

ELECTRIC LOCATION (9" UP FROM BOTTOM)  
8" raceway

**SIGN C**  
**37.38 SQ. FT.**  
**P# 123400159**

**SIGN D LAYOUT**  
SCALE 1/2" = 1'-0"

**SIGN D**  
**19.88 SQ. FT.**  
**P# 123400159**

**DESCRIPTION OF WORK : SIGN C (CANOPY MOUNTED BUILDING SIGN)**  
MANUFACTURE AND INSTALL ONE (1) SET OF 17" PLASTIC FACED INTERNALLY LIGHTED CHANNEL LETTERS MOUNTED TO A RACEWAY AS SHOWN ON OUR DRAWING #11-12-301.

**MESSAGE: INOVA HEALTHPLEX-LORTON**

**MATERIALS:**

**CHANNEL LETTERS** - TO BE CONSTRUCTED OF .040 ALUMINUM FILLERS AND BACKS (5" DEEP). ALL EXTERIOR SURFACES SPRAYED MATTHEWS BRUSH ALUMINUM #41-342 AND ALL INTERIOR SURFACES SPRAYED WHITE ENAMEL FOR MAXIMUM LIGHTING.

**LIGHTING**- FROM AN INTERNAL SOURCE OF BLUE US LEDS POWERED BY A 12VOLT POWER PACK HOUSED IN RACEWAY AS REQUIRED. NOTE: ALL WIRING AND MATERIALS USED TO BE U.L. APPROVED.

**FACES**:- TO BE CONSTRUCTED OF 3/16" #2051 BLUE PLEXIGLAS.

**NOTE: ALL FACES BANDED WITH A ONE INCH SILVER SILVATRIM RETAINER.**

RACEWAY TO BE CONSTRUCTED OF INNER ALUMINUM "C" FRAMES COVERED WITH .063 ALUMINUM AND SPRAYED WHITE.

**MOUNTING**- RACEWAY TO BE INSTALLED ON CANOPY IN RECESSED AREA FLAT AGAINST ALUCOBOND FACIA WITH 3/8" TOGGLE BOLTS AND APPROPRIATE HARDWARE AS REQUIRED.

**NOTE: ALL PENETRATIONS INTO CANOPY TO BE SEALED WITH CAULKING.**

**ELECTRICAL**- RUN TO SIGN LOCATION BY OTHERS. ONE (1) 20AMP 277VOLT CIRCUIT REQUIRED PER SIGN. SELLER TO MAKE FINAL HOOK-UP, IF ADEQUATE ELECTRICAL SERVICE IS PROVIDED AT TIME OF INSTALLATION.

SELLER TO INSTALL FLUSH MOUNTED DISCONNECT SWITCH AND PHOTO CELL AS REQUIRED. PERMITS: SERVICE NEON SIGNS TO OBTAIN ALL REQUIRED PERMITS FROM FAIRFAX COUNTY, VA.

**DESCRIPTION OF WORK : SIGN D (CANOPY MOUNTED BUILDING SIGN)**

MANUFACTURE AND INSTALL ONE (1) SET OF 17" PLASTIC FACED INTERNALLY LIGHTED CHANNEL LETTERS MOUNTED TO A RACEWAY AS SHOWN ON OUR DRAWING #11-12-301.

**MESSAGE: EMERGENCY**

**MATERIALS:**

**CHANNEL LETTERS** - TO BE CONSTRUCTED OF .040 ALUMINUM FILLERS AND BACKS (5" DEEP). ALL EXTERIOR SURFACES SPRAYED MATTHEWS BRUSH ALUMINUM #41-342 AND ALL INTERIOR SURFACES SPRAYED WHITE ENAMEL FOR MAXIMUM LIGHTING.

**LIGHTING**- FROM AN INTERNAL SOURCE OF RED US LEDS POWERED BY A 12VOLT POWER PACK HOUSED IN RACEWAY AS REQUIRED. NOTE: ALL WIRING AND MATERIALS USED TO BE U.L. APPROVED.

**FACES**- TO BE CONSTRUCTED OF 3/16" #2793 RED PLEXIGLAS.

**NOTE: ALL FACES BANDED WITH A ONE INCH SILVER SILVATRIM RETAINER.**

RACEWAY TO BE CONSTRUCTED OF INNER ALUMINUM "C" FRAMES COVERED WITH .063 ALUMINUM AND SPRAYED WHITE.

**MOUNTING**- RACEWAY TO BE INSTALLED ON CANOPY IN RECESSED AREA FLAT AGAINST DRYVIT FACIA WITH TOGGLE BOLTS AND BACK UP PLATES AND APPROPRIATE HARDWARE AS REQUIRED.

**NOTE: ALL PENETRATIONS INTO CANOPY TO BE SEALED WITH CAULKING.**

**ELECTRICAL**- RUN TO SIGN LOCATION BY OTHERS. ONE (1) 20AMP 277VOLT CIRCUIT REQUIRED PER SIGN. SELLER TO MAKE FINAL HOOK-UP, IF ADEQUATE ELECTRICAL SERVICE IS PROVIDED AT TIME OF INSTALLATION.

SELLER TO INSTALL FLUSH MOUNTED DISCONNECT SWITCH AND PHOTO CELL AS REQUIRED. PERMITS: SERVICE NEON SIGNS TO OBTAIN ALL REQUIRED PERMITS FROM FAIRFAX COUNTY, VA.

REVISED 2-7-13: CHANGED RACEWAYS ON SIGNS C & D  
REVISED 12-18-12: CHANGED SIGNS C & D



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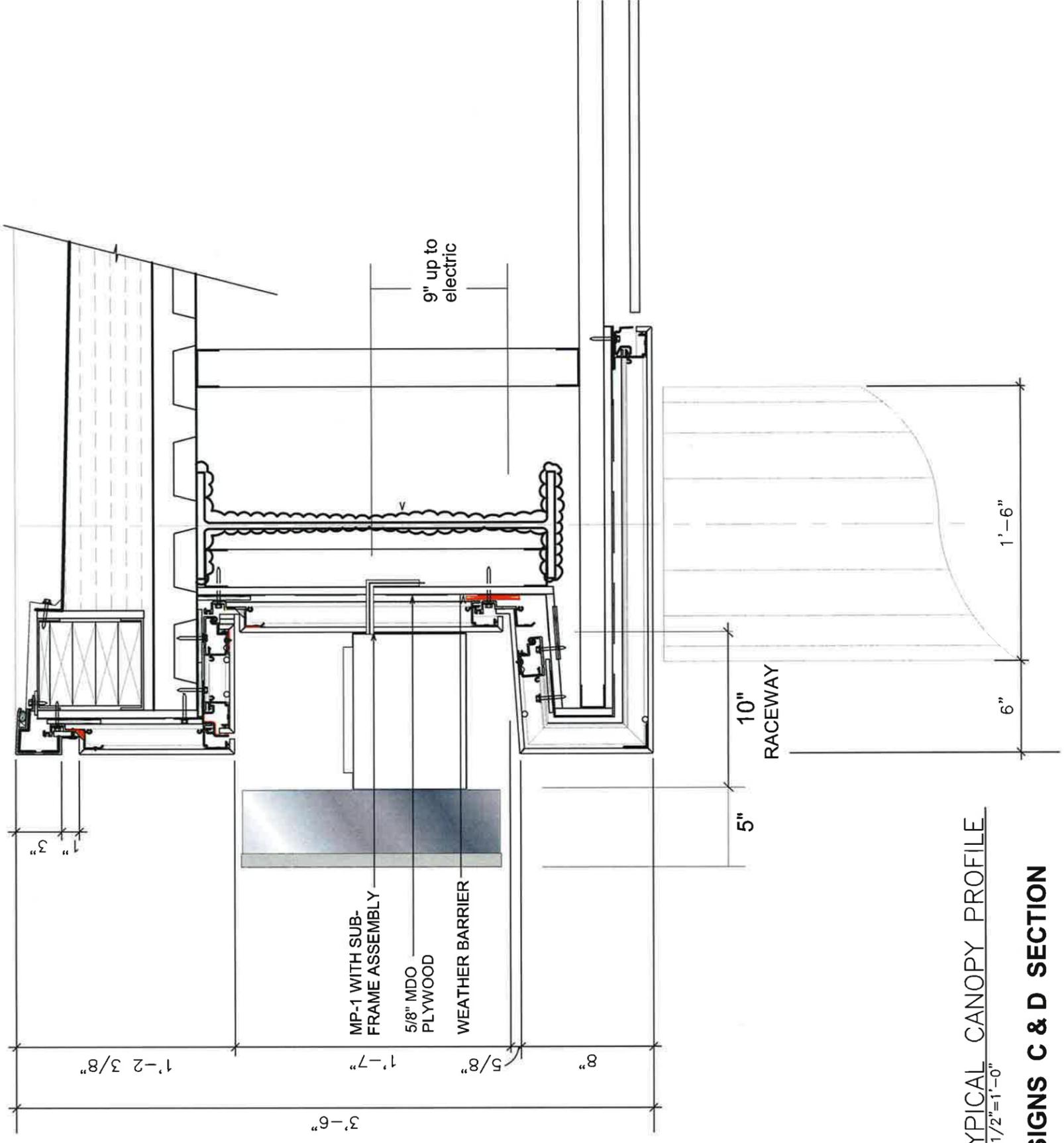
CUSTOMERS NAME  
**INOVA**  
Inova Healthplex - Lorton

LOCATION  
9321 SANGER STREET  
LORTON, VA. 22079

DRAWING # 11-12-301 DATE 11-12-13

SALESPERSON  
RUTH VAN / R. RYE

**SIGN C & D**



TYPICAL CANOPY PROFILE  
 $1 \frac{1}{2}'' = 1'-0''$

**SIGNS C & D SECTION**

**SERVICE NEON SIGNS INC**  
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 SPRINGFIELDVA.  
 22151  
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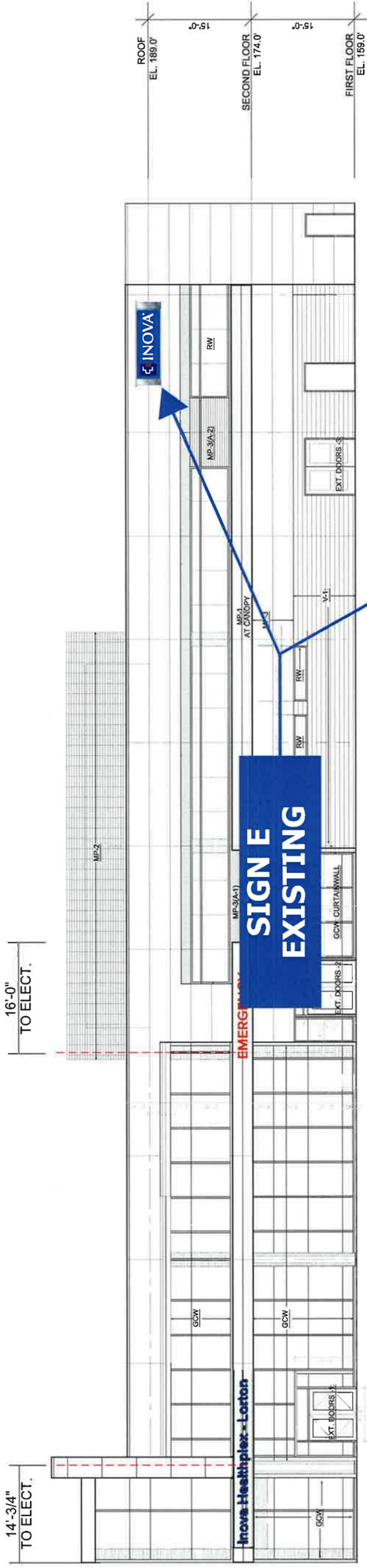
CUSTOMERS NAME  
**INOVA**  
 Inova Healthplex - Lorton

LOCATION  
 9321 SANGER STREET  
 LORTON, VA. 22079

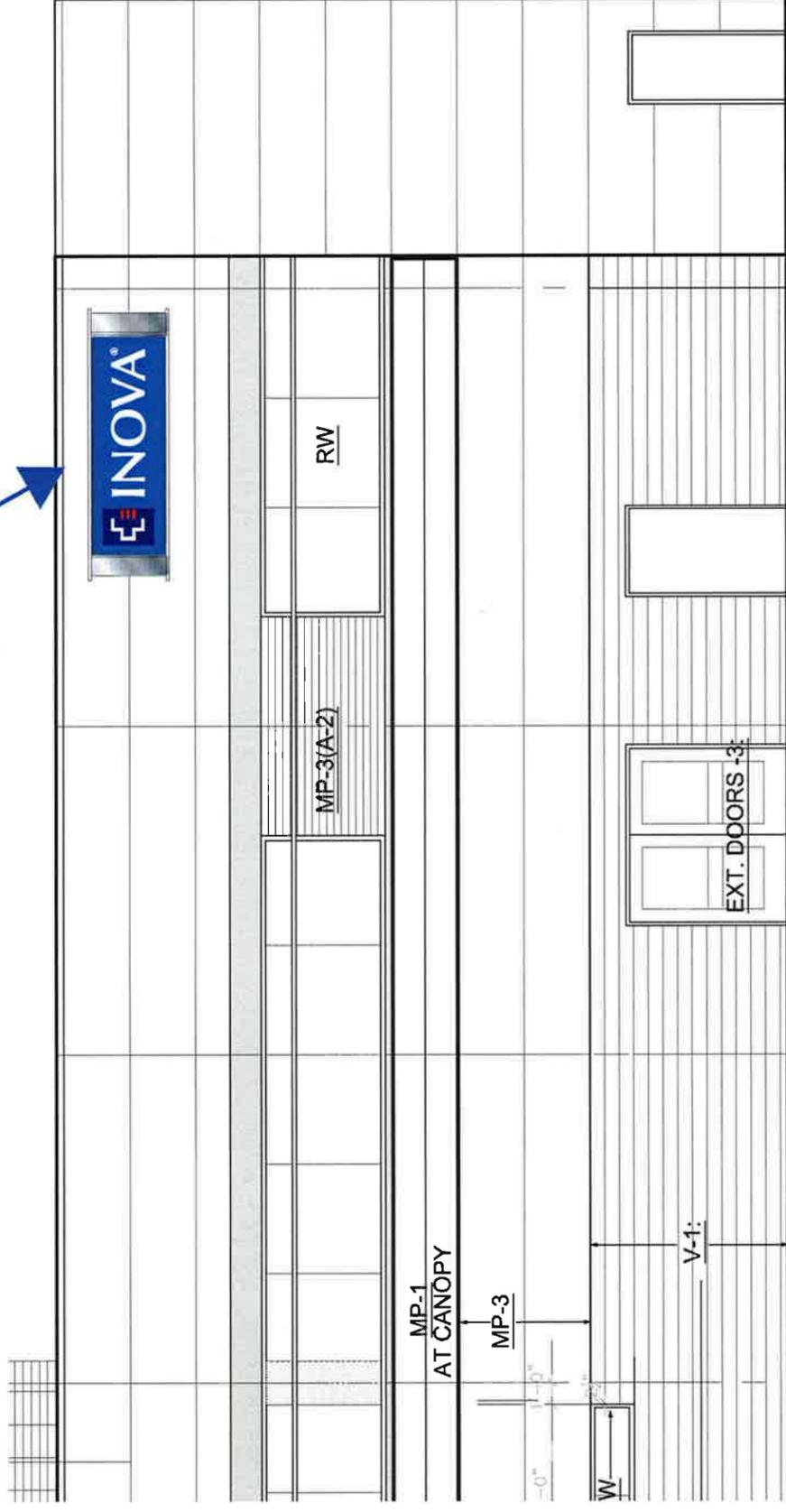
DRAWING # 11-12-301  
 DATE 11-12-13  
 SALESPERSON  
**RUTH VAN / R. RYE**

**SIGN C & D**





**NORTH ELEVATION SCALE 1/16" = 1'-0"**



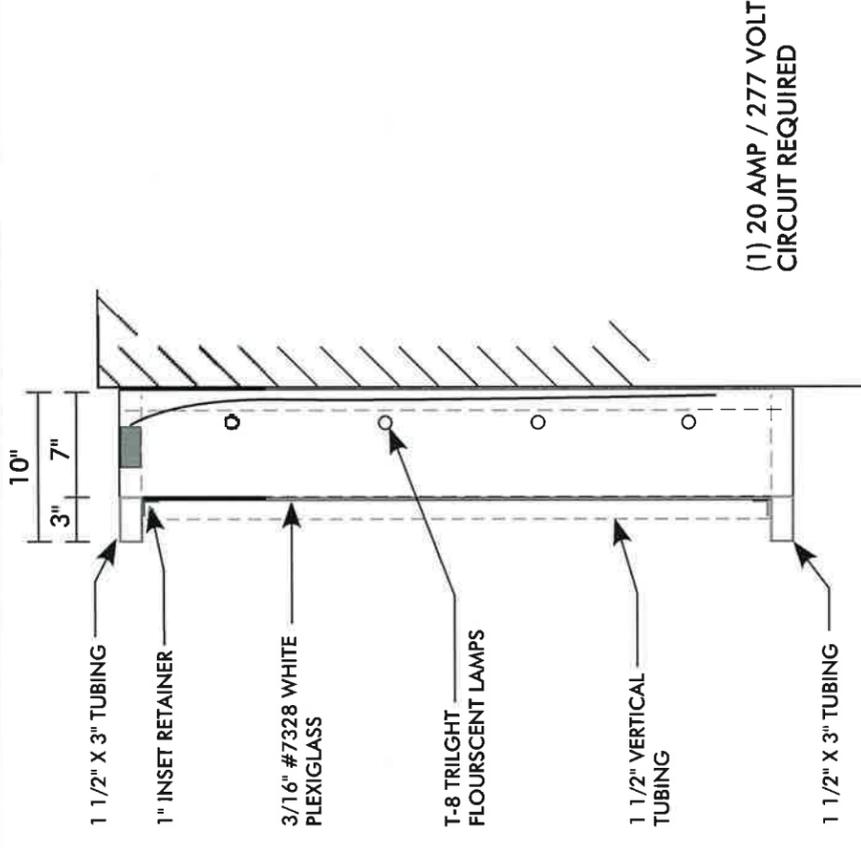
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CUSTOMERS NAME  
**INOVA**  
 Inova Healthplex - Lorton

LOCATION  
 9321 SANGER STREET  
 LORTON, VA. 22079

DRAWING # 11-12-301  
 DATE 11-12-13  
 SALESPERSON RUTH VAN / R. RYE

**SIGN E**

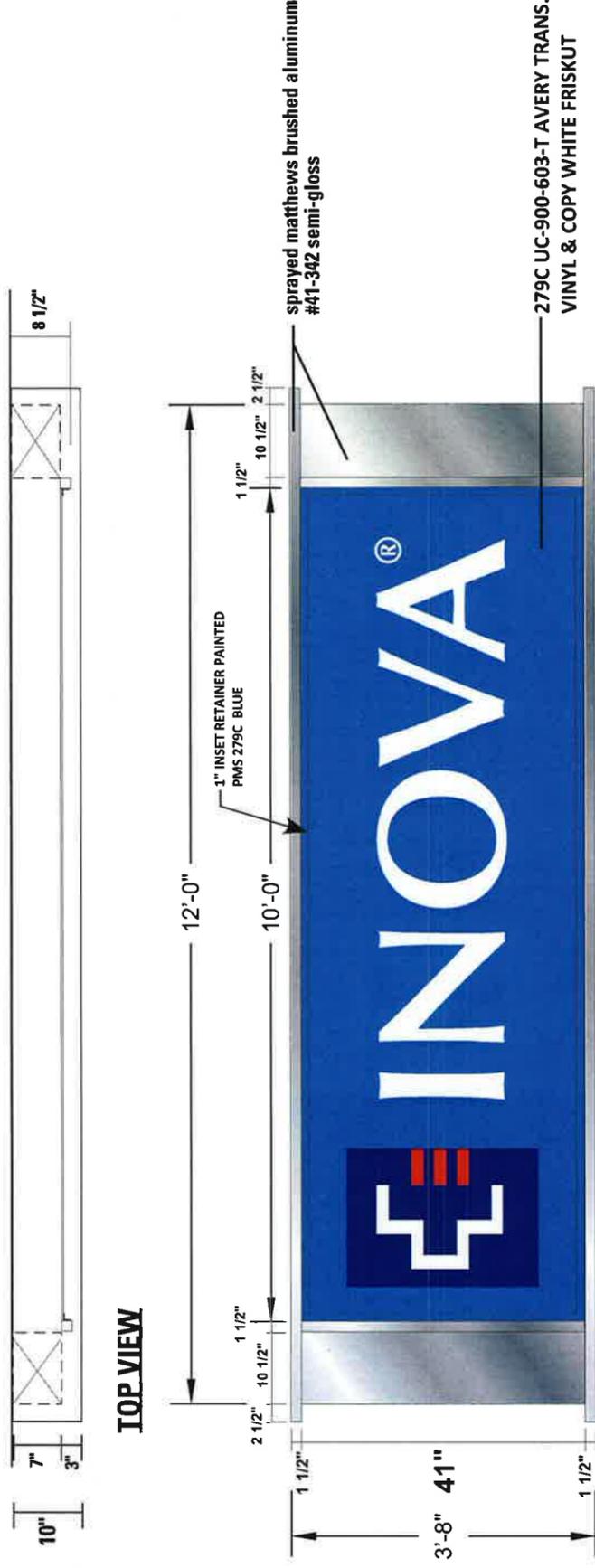


(1) 20 AMP / 277 VOLT  
CIRCUIT REQUIRED

**SECTION**

SCALE 1" = 1'-0"

**SIGN E S/F**  
**43.92 SQ. FT**  
**P# 123400159**



**SIGN E LAYOUT**

SCALE 1/2" = 1'-0"

**DESCRIPTION OF WORK:** SIGN E (BUILDING MOUNTED SIGN) MANUFACTURE AND INSTALL ONE (1) 3'-8" X 12'-6" OVER ALL INTERNALLY LIGHTED SINGLE BUILDING MOUNTED SIGN TO BE INSTALLED OVER NEW ENTRANCE TO HOSPITAL AS SHOWN ON OUR DRAWING # 11-12-301.

**MESSAGE:** HEADER PANEL (LOGO) INOVA

**MATERIALS:**

**SIGN CABINET:** TO BE CONSTRUCTED OF INNER ALUMINUM ANGLE 1 1/2" X 1 1/2" X 3/16" COVERED WITH .125 ALUMINUM TOP AND FILLERS. ALL INTERIOR SURFACES SPRAYED WHITE FOR MAXIMUM LIGHTING AND EXTERIOR SURFACES SPRAYED MATTHEWS BRUSHED ALUMINUM #41-342 SEMI-GLOSS.  
**NOTE:** DECORATIVE HORIZONTAL BARS TO BE ATTACHED WITH ALUMINUM STUDS TO BACK OF ALUMINUM AND ATTACHED TO INNER STRUCTURE OF SIGN WITH NUTS AND BOLTS AS REQUIRED.  
**LIGHTING:** FROM AN INTERNAL SOURCE OF T-8 TRILIGHT FLOURSCENT LAMPS POWERED BY A 277 VOLT ELECTRONIC BALLAST. **NOTE:** ALL WIRING AND MATERIALS USED WILL BE U.L. APPROVED.  
**NOTE:** NO FASTENERS ON FACE OF SIGN.  
**FACE:** TO BE CONSTRUCTED OF 3/16" #7328 WHITE HI IMPACT PLEXIGLAS, ONE PIECE, NO SEAMS. (LOGO/INOVA) - BACKGROUND OVERLAID WITH AVERY PANTONE 279C UC-900-603-T TRANSLUCENT VINYL AND COPY WHITE FRISKUT.  
**NOTE:** LOGO WILL HAVE #288C UC-900-684-T AVERY BLUE TRANSLUCENT VINYL, #3630-43 3M RED TRANSLUCENT VINYL APPLIED, AND CROSS TO BE WHITE FRISKUT.  
**NOTE:** FACE TO BE RETAINED WITH INSET MOLDINGS AS REQUIRED.  
**NOTE:** INSET MOLDING TO BE SPRAYED TO MATCH 279C BLUE.  
**MOUNTING:** SIGN WILL BE INSTALLED ON ALUCOBOND FACIA WITH EXPANSION ANCHORS (3/8") AS REQUIRED. **NOTE:** ALL PENETRATIONS TO BE SEALED WITH SILICONE ADHESIVE.  
**ELECTRICAL:** RUN TO SIGN LOCATION BY OTHERS. ONE (1) 20AMP 277 VOLT CIRCUIT REQUIRED. FINAL HOOK-UP BY OTHERS.  
**NOTE:** SIGN TO HAVE FLUSH MOUNTED DISCONNECT SWITCH.  
**PERMITS:** SELLER TO OBTAIN ALL REQUIRED PERMITS FROM FAIRFAX COUNTY, VA.

**SERVICE**  
**NEON**  
**SIGNS**  
**INC**

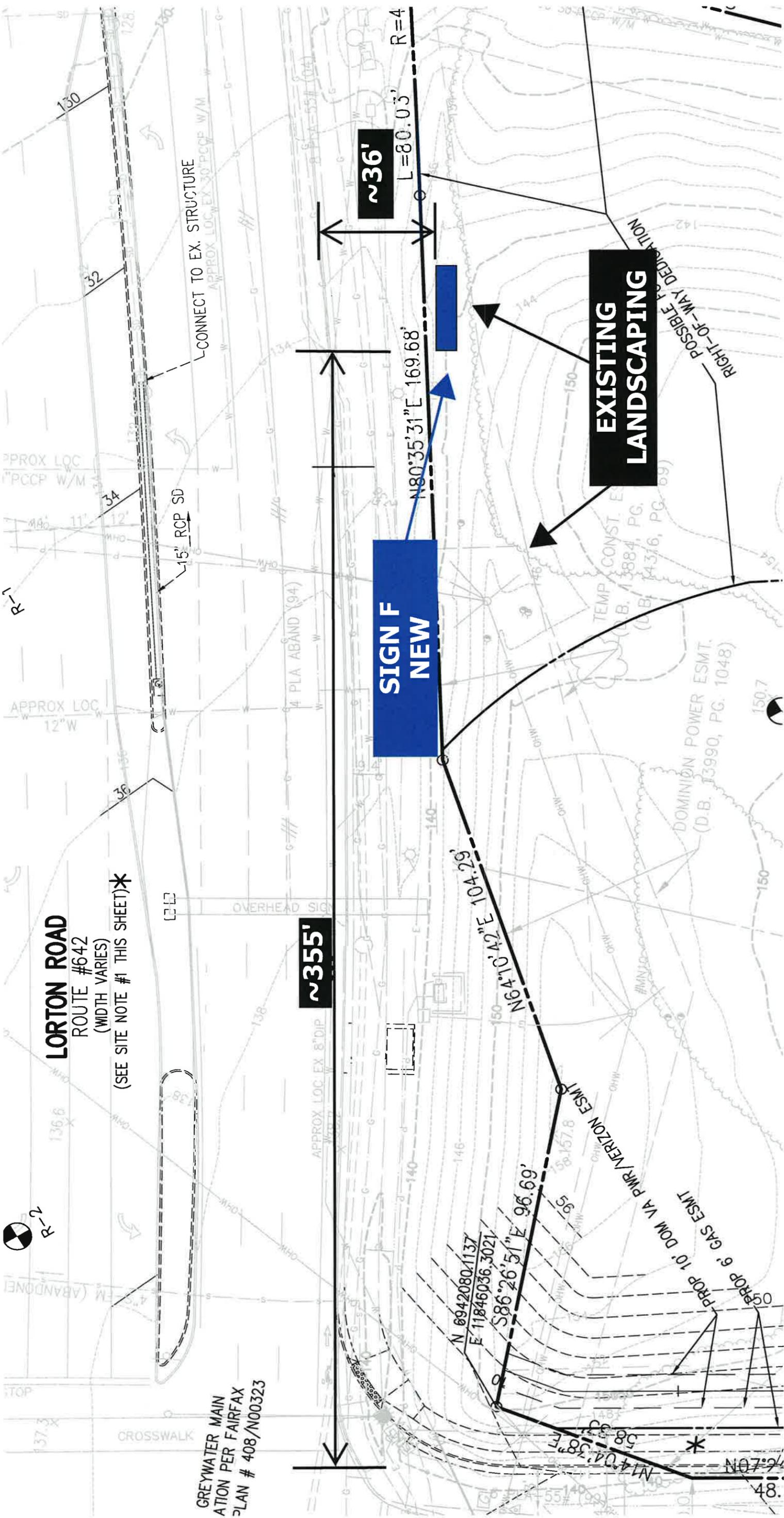
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22151  
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(703) 354-5810 FAX

CUSTOMERS NAME  
**INOVA**  
Inova Healthplex - Lorton

LOCATION  
9321 SANGER STREET  
LORTON, VA. 22079

DRAWING # 11-12-301  
DATE 11-12-13  
SALESPERSON  
RUTH VAN / R. RYE

Page 15 of 23  
**SIGN E**



**LORTON ROAD**  
 ROUTE #642  
 (WIDTH VARIES)  
 (SEE SITE NOTE #1 THIS SHEET)\*

GREY WATER MAIN  
 ATION PER FAIRFAX  
 PLAN # 408/N00323

**SIGN F  
 NEW**

**EXISTING  
 LANDSCAPING**

**SERVICE  
 NEON  
 SIGNS  
 INC.**

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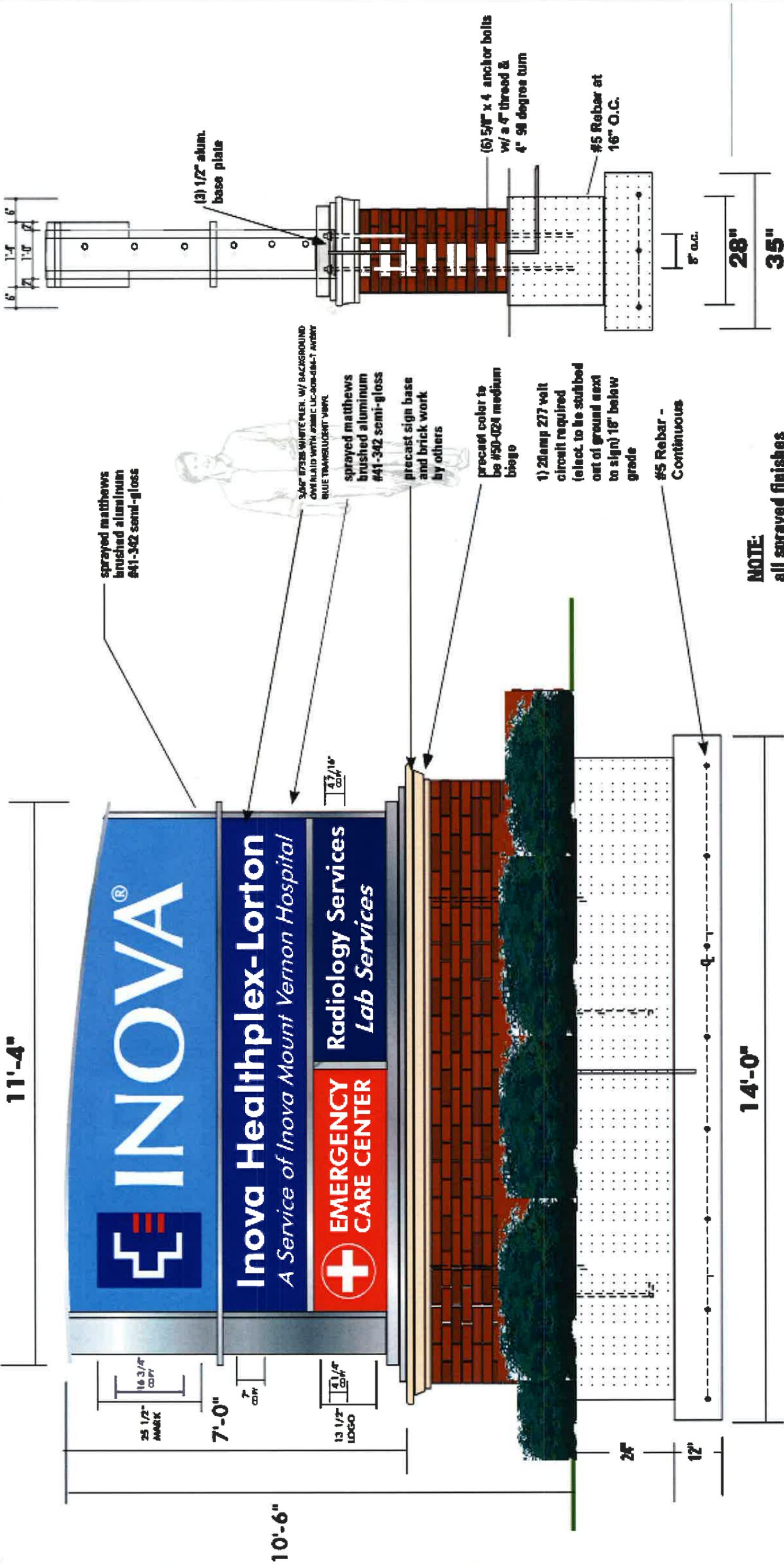
CUSTOMERS NAME  
**INOVA**  
 Inova Healthplex - Lorton

LOCATION  
 9321 SANGER STREET  
 LORTON, VA. 22079

DRAWING # **6-12-206**  
 DATE **11-12-13**  
 SALESPERSON  
**RUTH VAN / R. RYE**

**SIGN F**

11'-4"



splayed matthews brushed aluminum #41-342 semi-gloss

(3) 1/2" alum. base plate

(6) 5/8" x 4 anchor bolts w/ a 4" thread & 4" 90 degree turn

#5 Rebar at 16" O.C.

3/4" 87325 WHITE PAPER, W/ BACKGROUND OVERLAIN WITH ZOMAC UC-300-484-T AVANT BLUE TRANSLUCENT VINYL

splayed matthews brushed aluminum #41-342 semi-gloss

precast sign base and brick work by others

precast color to be #50-024 medium beige

1) 20amp 277 volt circuit required (elect. to be stubbed out of ground next to sign) 16" below grade

#5 Rebar - Continuous

**NOTE:**  
all sprayed finishes will be (Matthews paints) & will be semi-gloss

# SIGN F S/F MONUMENT SIGN 79.31 SQ.FT.

## PART OF CSP (INOVA LORTON HEALTHPLEX)

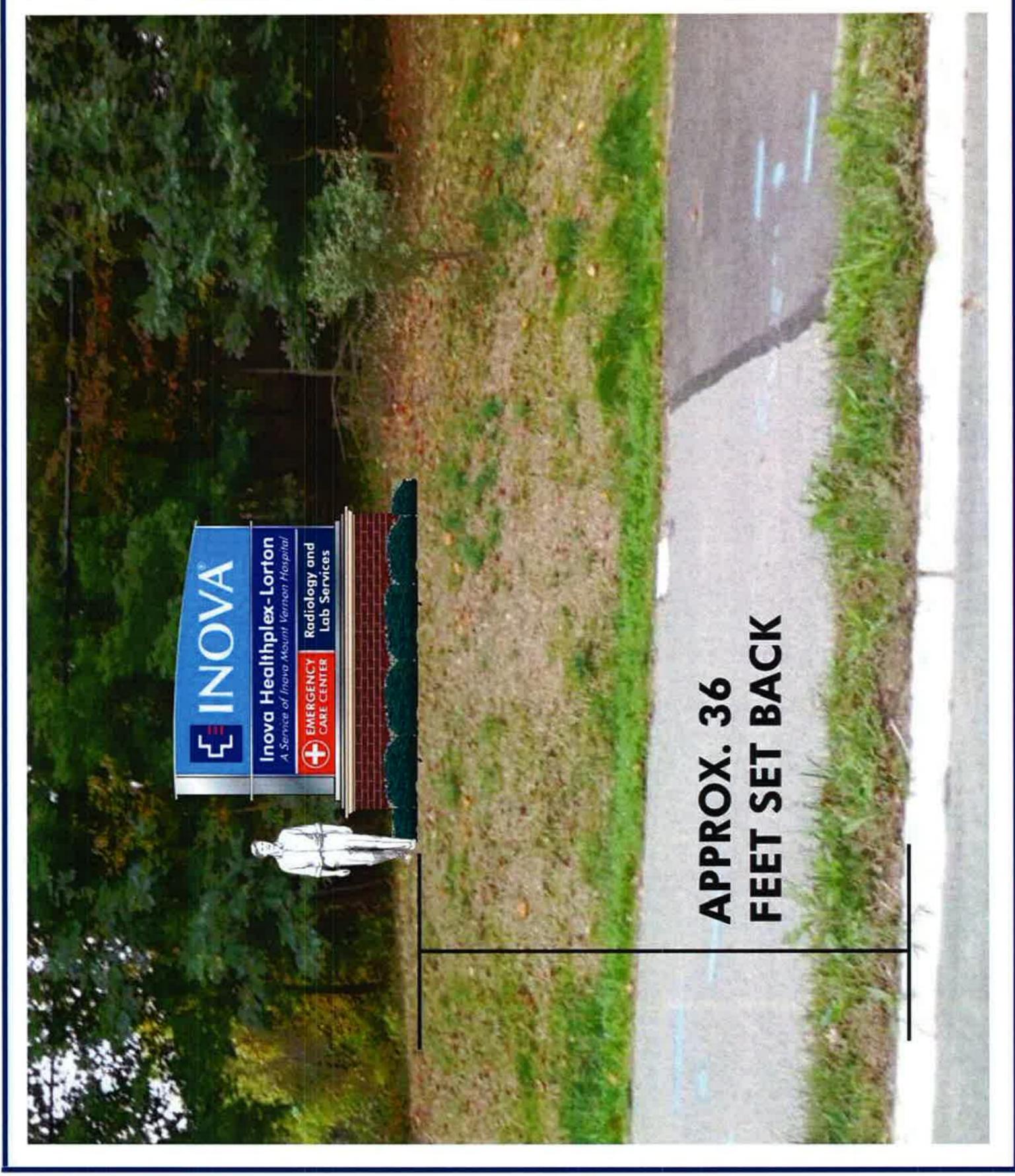
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 SPRINGFIELDVA. 22151  
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CUSTOMERS NAME  
**INOVA**  
 Inova Healthplex - Lorton

LOCATION  
 9321 SANGER STREET  
 LORTON, VA. 22079

DRAWING # 6-12-206  
 DATE 11-12-13  
 SALESPERSON RUTH VAN / R. RYE

# SIGN F



**SIGN F S/F MONUMENT SIGN 79.31 SQ.FT.**

**SERVICE  
NEON  
SIGNS  
INC.**

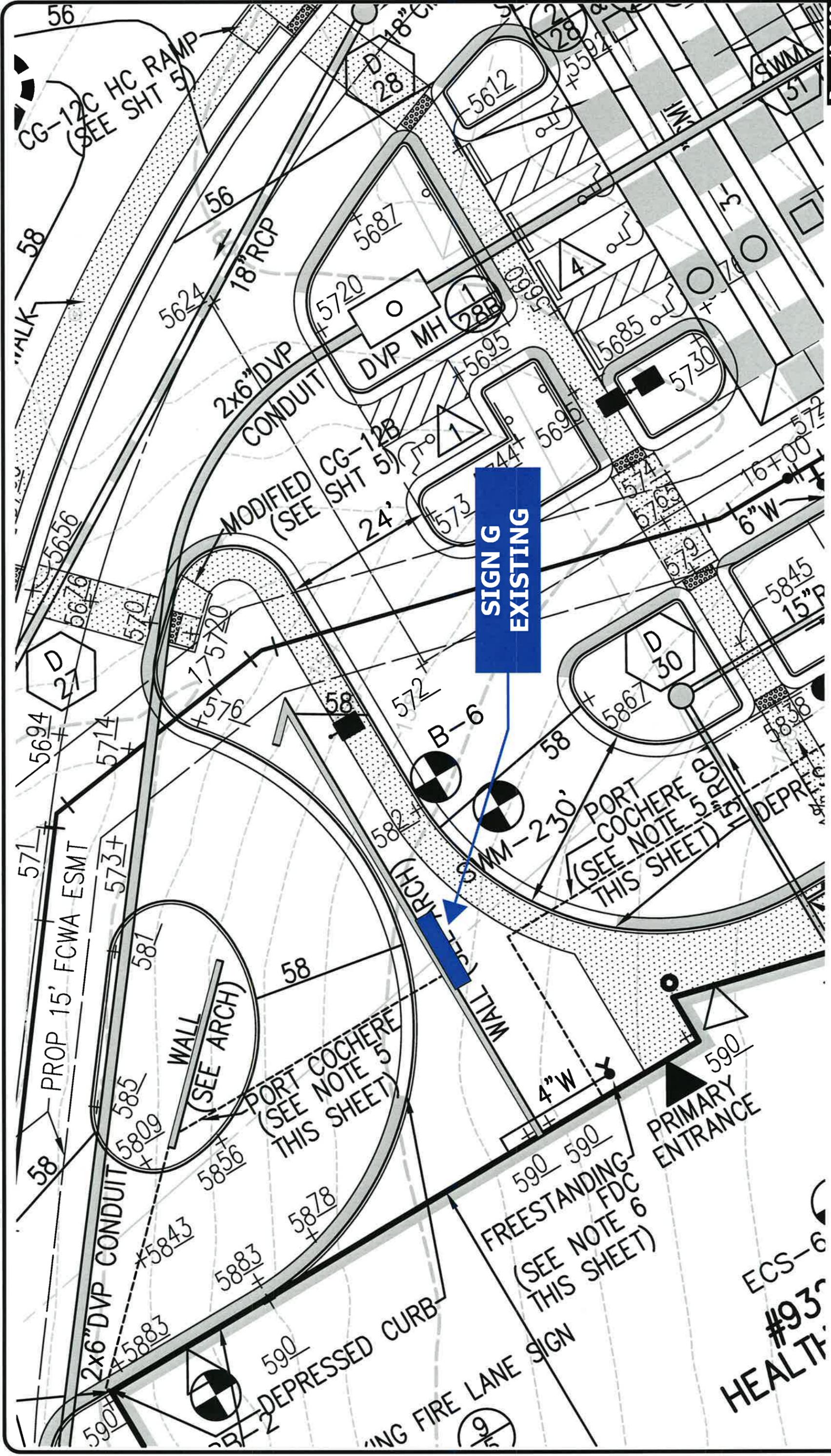
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(703) 354-5810 FAX

CUSTOMERS NAME  
**INOVA**  
Inova Healthplex - Lorton

LOCATION  
9321 SANGER STREET  
LORTON, VA. 22079

DRAWING #	6-12-206	DATE	11-12-13
SALESPERSON	RUTH VAN / R. RYE		

**SIGN F**



# SIGN G

DRAWING #	6-12-206	DATE	11-12-13
SALESPERSON	RUTH VAN / R. RYE		

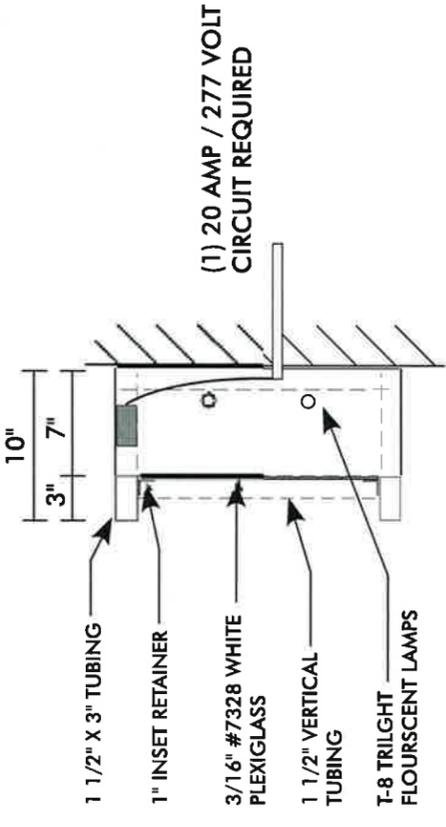
LOCATION  
 9321 SANGER STREET  
 LORTON, VA. 22079

CUSTOMERS NAME  
**INOVA**  
 Inova Healthplex - Lorton

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 22151  
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HEALTH #93  
 ECS-6

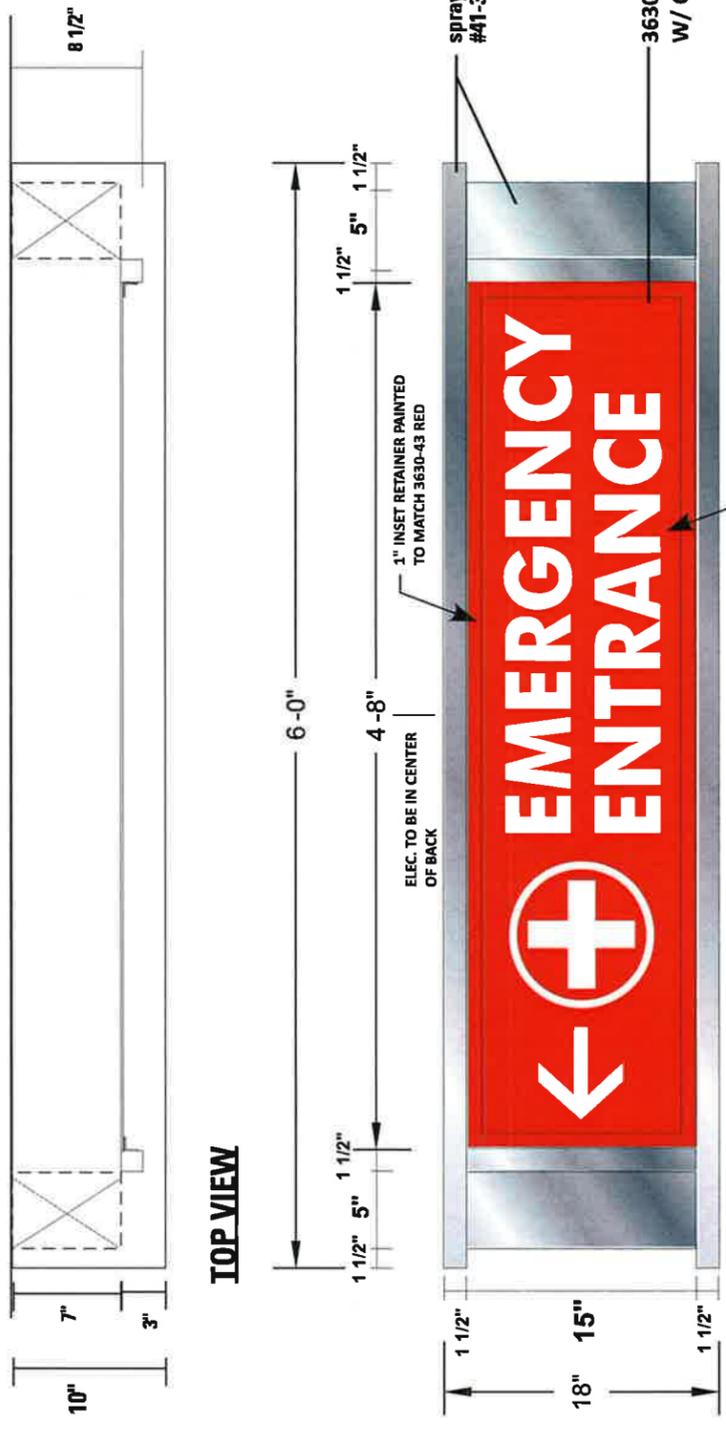
**SIGN G  
 EXISTING**



**SECTION**  
SCALE 1" = 1'-0"



**PHOTO VIEW**  
SCALE 3/16" = 1'-0"



**SIGN G S/F**  
**9 SQ. FT.**

**DESCRIPTION OF WORK:**  
MANUFACTURE AND INSTALL ONE (1) 18" x 6'-0" OVER ALL INTERNALLY LIGHTED SINGLE BUILDING MOUNTED SIGN TO BE INSTALLED ON CINDER BLOCK WALL TO THE RIGHT OF THE EMERGENCY ENTRANCE AS SHOWN ON OUR DRAWING #4-13-136

**MESSAGE:** ARROW EMERGENCY SYMBOL/ EMERGENCY ENTRANCE

**MATERIALS:**  
**SIGN CABINET-** TO BE CONSTRUCTED OF INNER ALUMINUM ANGLE 1 1/2" X 1 1/2" X 3/16" COVERED WITH .125 ALUMINUM TOP AND FILLERS. ALL INTERIOR SURFACES SPRAYED WHITE FOR MAXIMUM LIGHTING AND EXTERIOR SURFACES SPRAYED MATTHEWS BRUSHED ALUMINUM #41-342 SEMI-GLOSS.  
**LIGHTING-** FROM AN INTERNAL SOURCE OF T-8 TRILIGHT FLOURSCENT LAMPS POWERED BY A 277 VOLT ELECTRONIC BALLAST. **NOTE:** ALL WIRING AND MATERIALS USED WILL BE U.L. APPROVED.  
**NOTE:** NO FASTENERS ON FACE OF SIGN.  
**FACE-** TO BE CONSTRUCTED OF 3/16" #7328 WHITE HI IMPACT PLEXIGLAS, ONE PIECE, NO SEAMS.  
**FACE TO BE OVERLAID WITH #3630-43 RED TRANSLUCENT VINYL AND ALL GRAPHICS TO BE WHITE FRISKUT.**  
**NOTE:** FACE TO BE RETAINED WITH INSET MOLDINGS AS REQUIRED.  
**NOTE:** INSET MOLDING TO BE SPRAYED TO MATCH 3630-43 RED.  
**MOUNTING-** SIGN WILL BE INSTALLED ON CINDER BLOCK WALL WITH EXPANSION ANCHORS (3/8") AS REQUIRED. **NOTE:** ALL PENETRATIONS TO BE SEALED WITH SILICONE ADHESIVE.  
**ELECTRICAL-** RUN TO SIGN LOCATION BY OTHERS. ONE (1) 20AMP 277 VOLT CIRCUIT REQUIRED. FINAL HOOK-UP BY OTHERS. **NOTE:** SIGN TO HAVE FLUSH MOUNTED TOGGLE DISCONNECT SWITCH.  
**PERMITS-** SELLER TO OBTAIN ALL REQUIRED PERMITS FROM FAIRFAX COUNTY, VA.

**PART OF COMPREHENSIVE SIGN PLAN (THIS SIGN IS EXISTING)**

**SERVICE**  
**NEON**  
**SIGNS**  
**INC**

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22151  
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CUSTOMERS NAME  
**INOVA**  
Inova Healthplex - Lorton

LOCATION  
9321 SANGER STREET  
LORTON, VA. 22079

DRAWING# 4-13-136  
DATE 11-12-13  
SALESPERSON RUTH VAN / R. RYE

**SIGN G**

# SIGN H

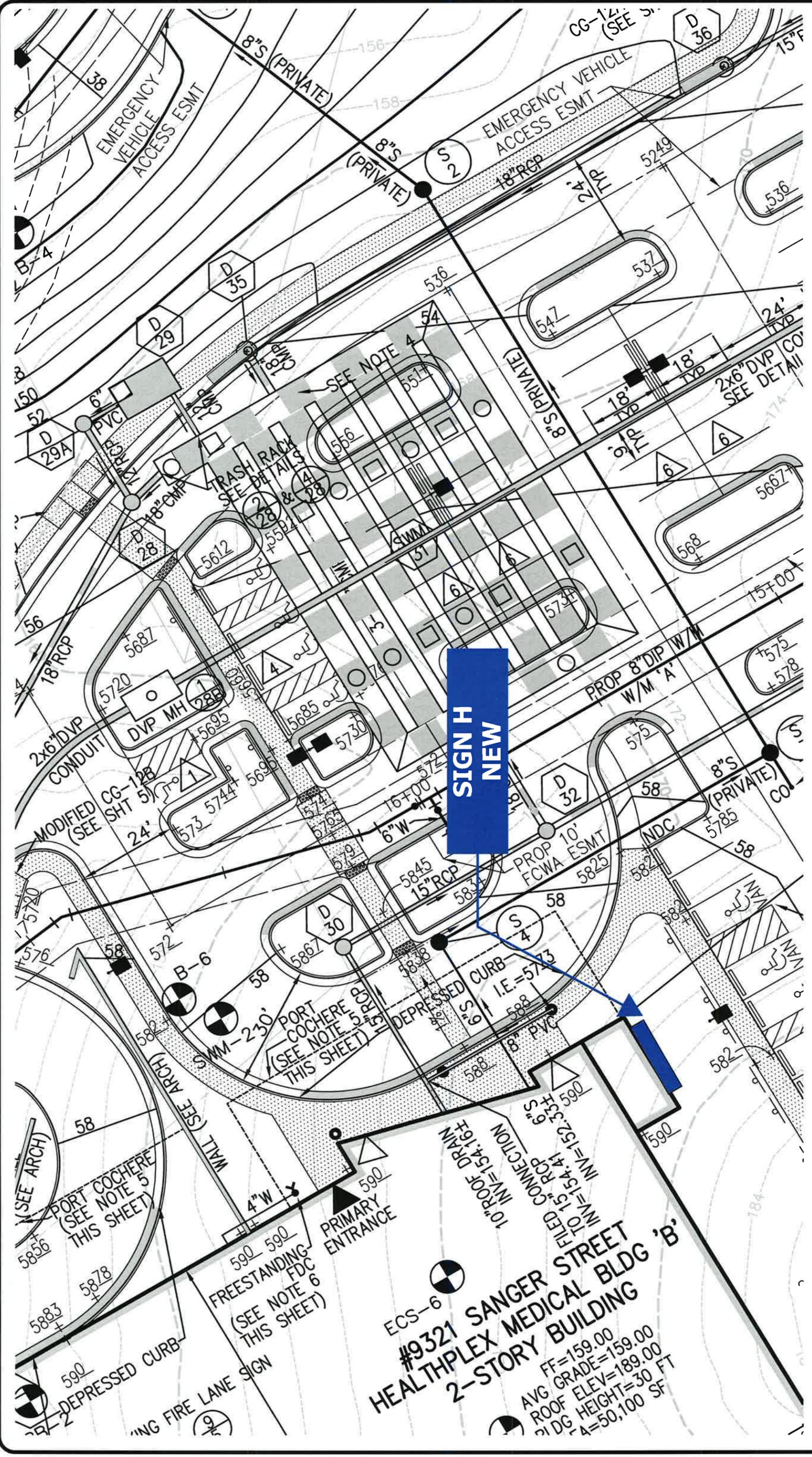
DRAWING #	6-12-206
DATE	11-12-13
SALESPERSON	RUTH VAN / R. RYE

LOCATION  
 9321 SANGER STREET  
 LORTON, VA. 22079

CUSTOMERS NAME  
**INOVA**  
 Inova Healthplex - Lorton

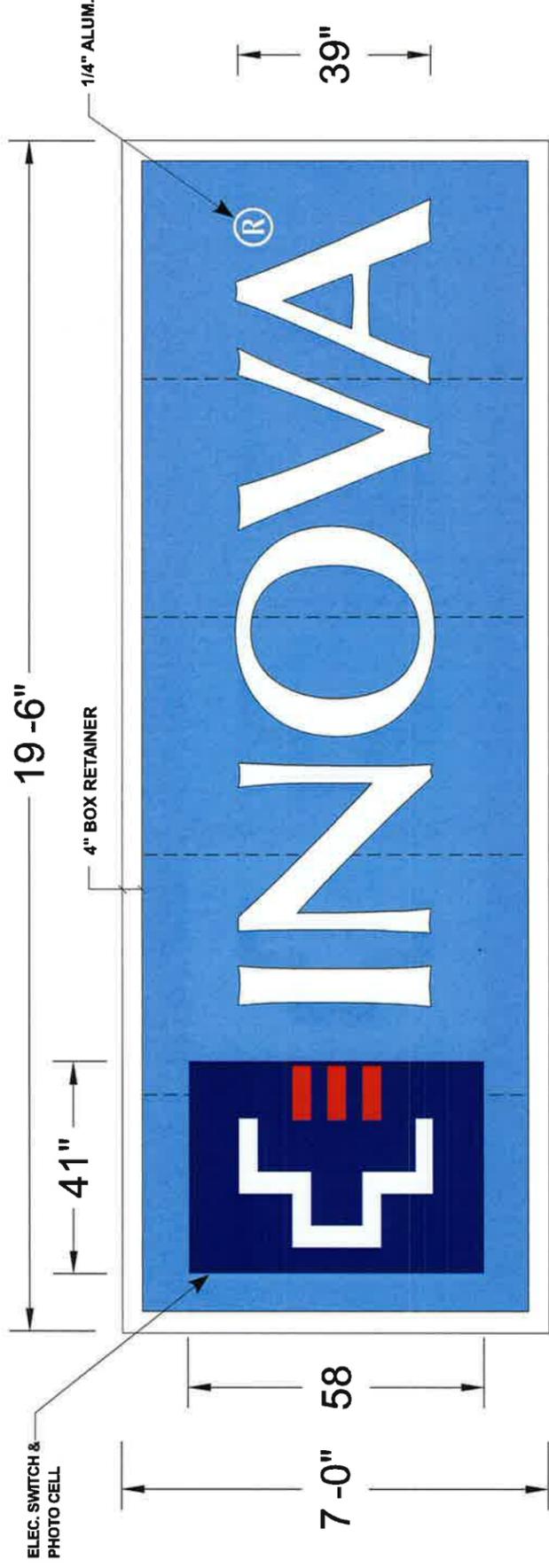
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**SERVICE  
 NEON  
 SIGNS  
 INC.**



**SIGN H  
 NEW**

**#9321 SANGER STREET  
 HEALTHPLEX MEDICAL BLDG 'B'**  
 2-STORY BUILDING  
 ECS-6  
 FF=159.00  
 AVG GRADE=159.00  
 ROOF ELEV=189.00  
 BLDG HEIGHT=30 FT  
 AREA=50,100 SF



**SIGN LAYOUT**  
SCALE 3/8" = 1'-0"

**DESCRIPTION OF WORK:**

MANUFACTURE AND INSTALL ONE (1) 7'-0" x 19'-6" OVER ALL SIGN CABINET HOUSING A 58" TALL LOGO AND 39" HIGH CHANNEL LETTERS, BOTH TO HAVE PLASTIC FACES, AND INTERNAL LIGHTING, ONE NON-ELECTRIC REGISTER MARK AS SHOWN ON OUR DRAWING 4-13-134

**MESSAGE: LOGO / INOVA REGISTER MARK**

**MATERIALS:**

- SIGN CABINET**- TO BE CONSTRUCTED OF INNER ALUMINUM ANGLE 3" X 3" X 3/16" FRAMING.
- VERTICAL UPRIGHTS**- TO BE CONSTRUCTED OF INNER ALUMINUM ANGLE 2" X 2" X 3/16"
- FACE PANELS**- TO BE .125 ALUMINUM PANELS (EQUAL PIECES) SPRAYED TO MATCH 279C BLUE ON ALL SURFACES.
- RETAINERS**- TO BE CONSTRUCTED OF .063 ALUMINUM AND SPRAYED MATTHEWS BRUSH ALUMINUM #41-342 ON ALL SURFACES.

**LOGO AND CHANNEL LETTERS:** TO BE CONSTRUCTED OF .040 ALUM. FILLERS AND .063 ALUM. BACKS AND SPRAYED MATTHEWS BRUSHED ALUMINUM #41-342 ON ALL EXTERIOR SURFACES AND WHITE ENAMEL ON ALL INTERIOR SURFACES FOR MAXIMUM LIGHTING.

**NOTE:** LOGO TO BE 5" DEEP.

**NOTE:** LETTERS TO BE 3" DEEP.

**LIGHTING:** FROM AN INTERNAL SOURCE OF POINTE 2 WHITE US LEDS POWERED BY A 12VOLT POWER PACK HOUSED IN METAL VAULTS PLACED BEHIND BRICK WALL. **NOTE: ALL WIRING AND MATERIALS USED WILL BE U.L. APPROVED.**

**FACES:** FACES WILL BE 3/16" #2447 WHITE PLEXIGLAS Banded WITH A ONE INCH SILVER SILVATRIM RETAINER HELD IN PLACE WITH #8 PAN HEAD SCREWS PAINTED SILVER.

**NOTE:** LOGO WILL HAVE #288C BLUE AND #3630-43 RED TRANSLUCENT VINYL APPLIED.

**NOTE:** RETAINER ON LOGO WILL BE CONSTRUCTED OF 1" X 1" X 1/8" ARCHITECTURAL ALUMINUM ANGLE AND SPRAYED TO MATCH 288C BLUE ON FACE, AND SILVER ON RETURNS.

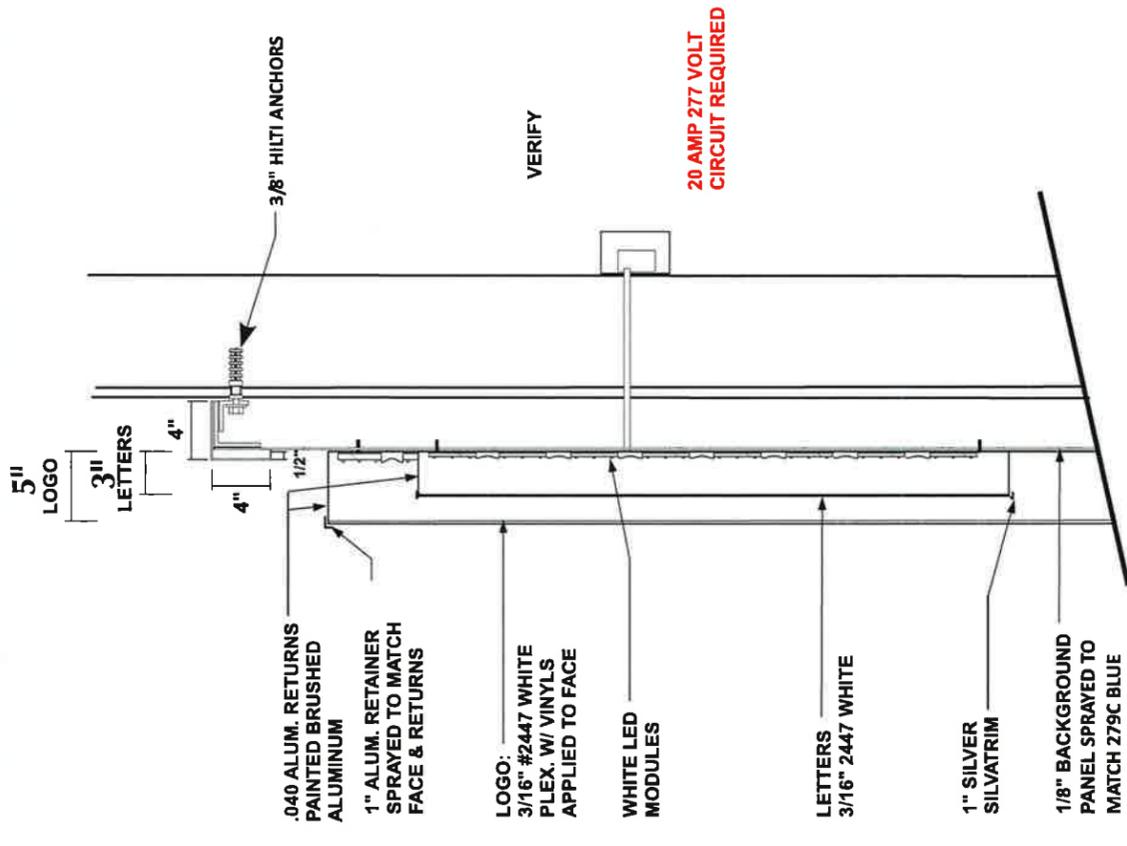
**MOUNTING:** LOGO AND LETTERS TO BE INSTALLED ON ALUMINUM BACKGROUND PANEL WITH CONCEALED HILTI ANCHORS AS REQUIRED. **NOTE: ALL PENETRATIONS TO BE SEALED WITH SILICONE ADHESIVE.**

**"R" MARK-(NON-ELECTRIC):** TO BE CUT OF 1/2" THICK PLATE ALUMINUM AND SPRAYED WHITE ENAMEL ON ALL SURFACES.

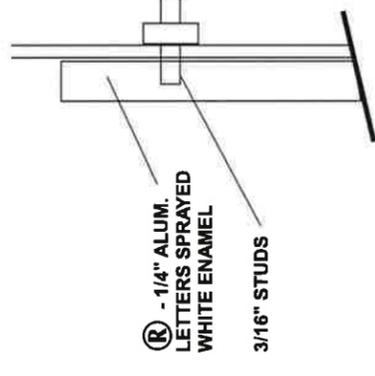
**MOUNTING:** INNER FRAME CONSTRUCTED OF 2" X 2" X 3/16" ALUMINUM ANGLE WILL BE INSTALLED ON CINDER BLOCK WALL WITH EXPANSION ANCHORS (3/8) AS REQUIRED. SIGN BACKGROUND TO BE INSTALLED OVER INNER ALUMINUM FRAME WITH FASTENERS AS REQUIRED. **NOTE: ALL PENETRATIONS TO BE SEALED WITH SILICONE ADHESIVE.**

**ELECTRICAL:** RUN TO SIGN LOCATION BY OTHERS. ONE (1) 20AMP 277 VOLT CIRCUIT REQUIRED. FINAL HOOK-UP BY SELLER, IF ADEQUATE ELECTRICAL SERVICE IS PROVIDED AT TIME OF INSTALLATION.. **NOTE:** SIGN TO HAVE FLUSH MOUNTED TOGGLE DISCONNECT SWITCH.

**PERMITS:** SELLER TO OBTAIN ALL REQUIRED PERMITS FROM FAIRFAX COUNTY, VA.



**SECTION**  
SCALE 1" = 1'-0"



**SECTION "R"**

# PART OF CSP (INOVA LORTON HEALTHPLEX)

**SERVICE NEON SIGNS INC**

6611 IRON PLACE  
SPRINGFIELDVA.  
22151  
(703) 354-3000 TELEPHONE  
(703) 354-5810 FAX

CUSTOMERS NAME  
**INOVA**  
Inova Healthplex - Lorton

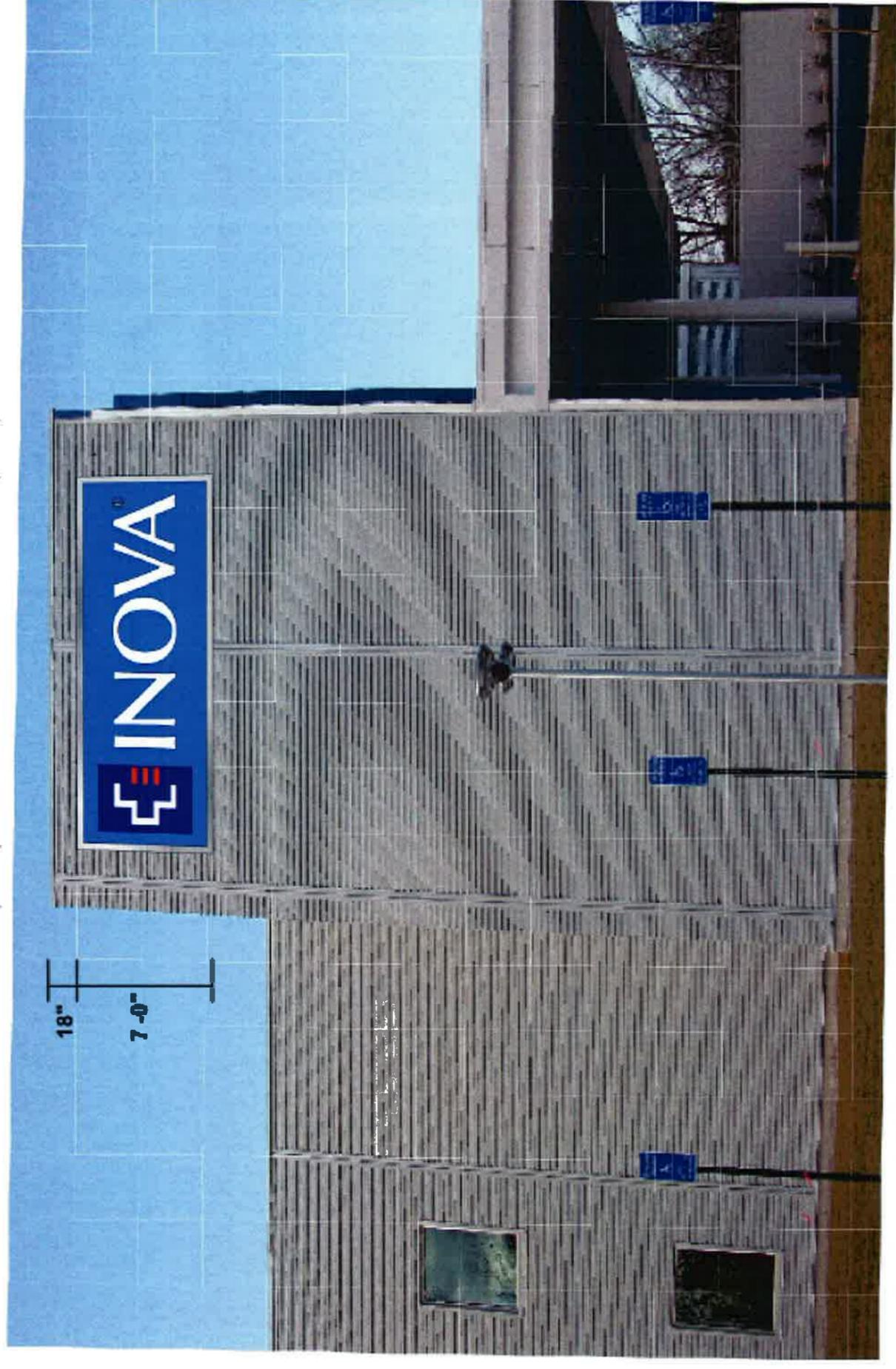
LOCATION  
9321 SANGER STREET  
LORTON, VA. 22079

DRAWING# 4-13-134  
DATE 11-12-13  
SALESPERSON RUTH VAN / R. RYE

## SIGN H

EQ 15'-6" EQ

18"  
7'-0"



**SIGN H S/F FACING RT 95**  
**136.50 SQ. FT.**

**SERVICE**  
**NEON**  
**SIGNS**  
**INC**

6611 IRON PLACE  
SPRINGFIELD, VA.  
22151  
(703) 354-3000 TELEPHONE  
(703) 354-5810 FAX

CUSTOMERS NAME

**INOVA**  
Inova Healthplex - Lorton

LOCATION

9321 SANGER STREET  
LORTON, VA. 22079

DRAWING #

6-12-206

DATE

11-12-13

SALESPERSON

RUTH VAN / R. RYE

**SIGN H**

## ARTICLE 12 SIGNS

### PART 1 12-100 GENERAL PROVISIONS

#### 12-101 Purpose and Intent

The purpose of this Article is to regulate all exterior signs and interior signs placed for exterior observance so as to protect property values, to protect the character of the various communities in the County, to facilitate the creation of a convenient, attractive and harmonious community, to protect against danger in travel and transportation, to improve and protect the public health, safety, convenience and general welfare, and to further the stated purpose and intent of this Ordinance. Any sign erected on a lot or building for the purpose of identification or for advertising a use conducted therein or thereon shall be an accessory use to the principal use.

It is further intended that all signs within a given development be coordinated with the architecture of the principal use in such a manner that the overall appearance is harmonious in color, form and proportion, and that the signs shall be structurally sound so as to ensure the safety of the general public.

#### 12-210 Uses in P Districts

The provisions set forth in the preceding Sections shall be applicable to signs accessory to uses in P districts. However, in keeping with the intent to allow flexibility in the design of planned developments, the following options may be applicable to signs in the P districts:

1. As an alternative, signs may be permitted in a P district in accordance with a comprehensive plan of signage subject to the approval of the Planning Commission following a public hearing conducted in accordance with the provisions of Sect. 18-109. The comprehensive plan of signage shall show the location, size, height and extent of all proposed signs within the P district or section thereof, as well as the nature of the information to be displayed on the signs.
2. In addition, within a PRC District or the Tysons Corner Urban Center as designated in the adopted comprehensive plan, a plan for off-site directional signs which identify destinations or locations within the district or center such as commercial centers, residential areas, public uses or community facilities may be approved by the Planning Commission following a public hearing conducted in accordance with Sect. 18-109; provided, however, that written notice to property owners and adjacent property owners shall not be required. The plan for off-site signs shall show the location, size, height and extent of all signs encompassed within the plan as well as the nature of the information to be displayed on each sign. All such signs shall be located within the PRC District or the Tysons Corner Urban Center, as applicable.

3. Any application submitted pursuant to Par. 1 or 2 above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent or within the Tysons Corner Urban Center, an application pursuant to Par. 2 above may be made by a public agency or County recognized redevelopment organization or authority. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and a fee as set forth in Sect. 18-106. In the event an application pursuant to Par. 2 above is made within the Tysons Corner Urban Center to include property not zoned PTC, such directional signs shall not impact the amount or size of signage otherwise permitted on such property. When such application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written statement signed by the record owners of such properties which indicates their endorsement of the application.
4. The above-cited signage options shall be in accordance with the standards for all planned developments as set forth in Part 1 of Article 16. All proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.