APPLICATION ACCEPTED: July 7, 2015
AMENDED: October 6, 2015
PLANNING COMMISSION: December 3, 2015

County of Fairfax, Virginia

November 18, 2015

STAFF REPORT

APPLICATION CSPA 2006-SU-007

SULLY DISTRICT

APPLICANT:	Discovery Square Ventures LLC
ZONING:	PRM (Planned Residential Mixed Use) WS (Water Supply Protection Overlay)
PARCEL:	24-4 ((1)) 6H
SITE AREA:	6.01 acres
PLAN MAP:	Mixed Use
PROPOSAL:	To amend the Comprehensive Sign Plan for the multi-family residential building.

STAFF RECOMMENDATIONS:

Staff recommends approval of CSPA 2006-SU-007, subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Planning Commission, in adopting any conditions, 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.

Carmen Bishop, AICP

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/

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

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.

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).

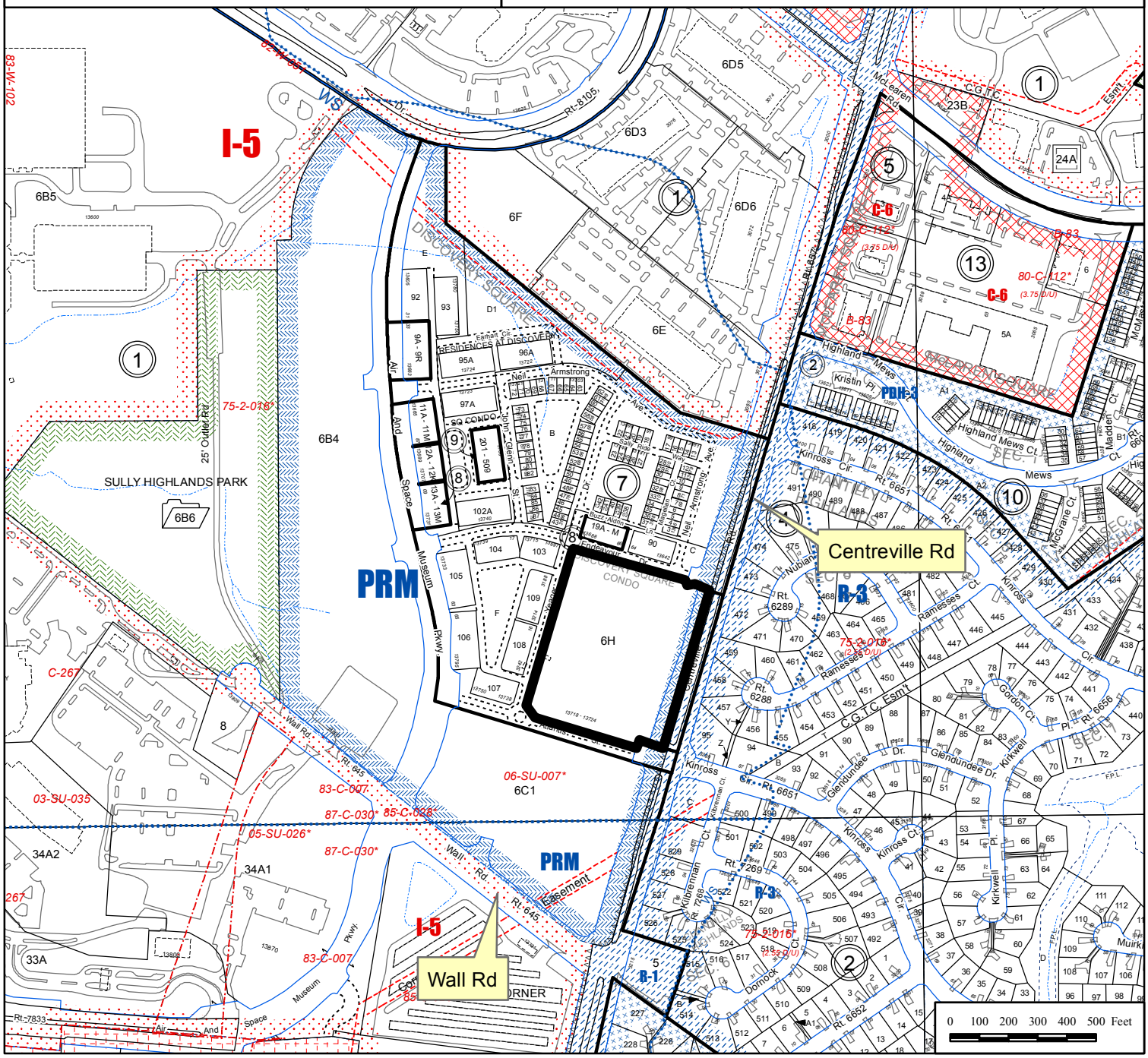
Comprehensive Sign Plan Amendment

CSPA 2006-SU-007

Applicant: DISCOVERY SQUARE VENTURES LLC
Accepted: 07/07/2015
Proposed: COMPREHENSIVE SIGN PLAN AMENDMENT
Area: 6.01 AC OF LAND; DISTRICT - SULLY

Zoning Dist Sect:
Located: WEST OF CENTREVILLE ROAD (ROUTE 28) BETWEEN WALL ROAD (ROUTE 645) AND EDS DRIVE (ROUTE 8105)

Zoning: PRM
Overlay Dist: WS
Map Ref Num: 024-4- /01/ /0006H



DESCRIPTION OF THE APPLICATION

The applicant, Discovery Square Ventures, LLC, has requested approval of a partial Comprehensive Sign Plan Amendment (CSPA) for the multi-family residential building that was approved as part of PCA 2006-SU-007. The application provides for two permanent building identification signs as well as incidental signage. The proposed development conditions and the applicant's Statement of Justification are included in Appendices 1 and 2. A reduced copy of the CSPA is included in Appendix 3.

LOCATION AND CHARACTER

The 6.01-acre application property is located at 3112 Centreville Road, Herndon. The 4 to 5-story residential building is presently under construction and occupancy is anticipated in the spring of 2016. Within the Discovery Square development, the building is bounded by Endeavor Drive to the north, Neil Armstrong Avenue to the east, Atlantis Street to the south and Yeager Drive to the west. The approximately 525-foot long building is visible from Centreville Road. The single family subdivision of Chantilly Highlands backs to Centreville Road to the east.

The surrounding area is described in the table and shown on the map below.

Surrounding Area Description			
Direction	**Use**	**Zoning**	**Plan Map**
North	Single Family Attached & Multi-family (stacked townhouses)	PRM	Office (Mixed Use)
East	Single Family Detached (across Centreville Rd.)	R-3	Residential, 2-3 du/ac
South	Vacant (approved for retail and office)	PRM	Office (Mixed Use)
West	Vacant (approved for stacked townhouses)	PRM	Office (Mixed Use)

Figure 1 – Fairfax County Pictometry, 2015, with added annotations

BACKGROUND

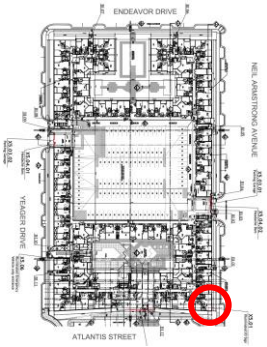
On February 7, 2007, RZ 2006-SU-007 was approved to rezone 66.88 acres from the I-5, WS and AN Districts to the PRM, WS and AN Districts for development of 1,159 multi-family units, 107,350 square feet of retail and 640,600 square feet of office with an overall FAR of 0.69.

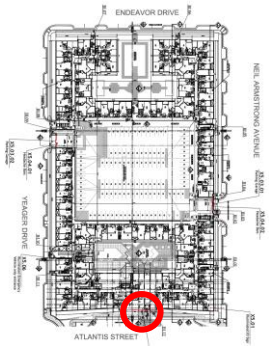
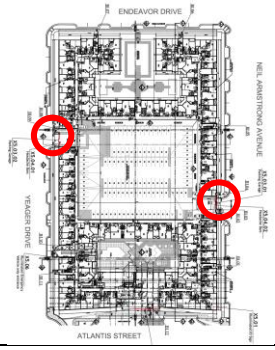
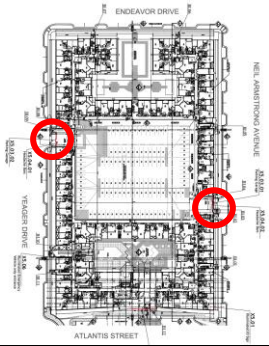
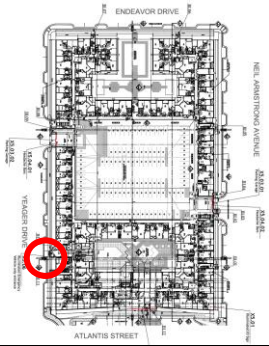
On November 20, 2012, PCA/FDPA 2006-SU-007 was approved to reduce the number of dwelling units to 805 (720 multi-family and 85 single family attached), and remove 30,750 square feet of retail on 37.4 acres located to the east of Air and Space Museum Parkway. On September 18, 2014, the Planning Commission approved a CSP with nine perimeter signs for the property that was the subject of this PCA. The present application requests a partial amendment of the CSP to add signage for one building.

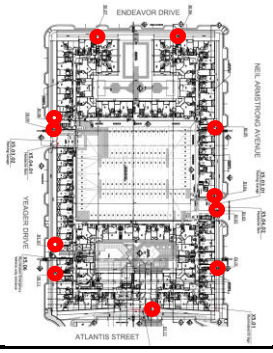
A separate application, PCA 2006-SU-007-02, for the area of the development on the west side of Air and Space Museum Parkway was approved on October 20, 2015 for 150 single family attached dwellings and a public facility.

DESCRIPTION OF THE COMPREHENSIVE SIGN PLAN

The CSPA, titled “Lincoln at Discovery Square Exterior Sign Plan,” dated March 27, 2015, as revised through October 14, 2015, was prepared by ad vice studios, LLC, consists of 13 pages, and is described below.

Label	Sign Area Allowed by Art. 12	Proposed Sign Area	Sign Copy	Location
Building Identification Signs				
X5.01	12 SF (total) Sect. 12-202 (2)	137.53 SF		 SE corner of the building

X5.02-a	12 SF (total) Sect. 12-202 (2)	165.11 SF		 Canopy-mounted sign near Atlantis St. entrance
Parking Signs				
X5.03.01 & X5.03.02	2 SF (each) Sect. 12-103 (2.G.)	6.27 SF (each)		
X5.04.01 & X5.04.02	2 SF (each) Sect. 12-103 (2.G.)	12 SF (each)		
Other Signs				
X5.06	2 SF (each) Sect. 12-103 (2.G.)	3.75 SF		

BI.01 – BI.12	2 SF (each) Sect. 12-103 (2.G.)	4 SF (each)		

The proposed building identification sign, X5.01, is located near the southeast corner of the building and would be visible from Centreville Road. The building mounted sign consists of lettering that is 17 inches high by 35 feet long (placed in a vertical orientation) and the logo, which is 7 feet-4 inches by 4 feet.

The proposed building identification sign, X5.02-a, is a canopy-mounted sign near the main building entrance on Atlantis Street. The lettering is 16 inches high by approximately 34 feet long, and the logo is 6 feet by 11 feet.

ANALYSIS

Comprehensive Plan Provisions

The subject property is located within Area III, Dulles Suburban Center, Land Unit D-3. The Comprehensive Plan map designates this area for office uses; however, the Plan text provides an option for mixed use with an FAR of up to 0.70. The Fairfax County Comprehensive Plan, 2013 Edition, amended through September 22, 2015, provides the following guidance for signage in the Dulles Suburban Center:

I. Design Guidelines for Dulles Suburban Center

Objective: The design guidelines are intended to facilitate the integration of new development with existing and future development, to ensure that the various land uses function well together from the point of view of the user, thus contributing to the overall positive image of the Suburban Center as a high quality area to live, work, shop or visit. (pg. 151)

Signage/Street Furniture

- Create a signage style for a given development complex and carry it out consistently at major roads entering the complex and at building site entries. Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building-mounted signs and ground-mounted shopping center signs incorporated within a planting strip are encouraged. Freestanding and pole-mounted signs are discouraged. (pg. 154)

Zoning Ordinance Provisions

Sect. 12-210 of the Zoning Ordinance requires Comprehensive Sign Plans to be in scale and harmonious with the planned development on the site and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development. Signage in a CSP should not add to street clutter or otherwise detract from the planned unit nature of the development and the purposes of architectural and urban design elements.

In addition, proffer 29.A. of PCA 2006-SU-007 addresses signage for the development: "All signage provided on the Application Property shall comply with Article 12 of the Zoning Ordinance. Any permanent freestanding signs shall be monument type with a maximum height of 10 feet (except as otherwise provided in any Comprehensive Sign Plan that may be approved) and shall be generally as shown on the CDPA/FDPA. Pole signs shall not be permitted on the Application Property. All directional and wayfinding signage shall be consistent, both in terms of materials and design, throughout the development. The Applicant reserves the right to obtain approval of a Comprehensive Sign Plan at any time that would permit modifications to the provisions of Article 12 without obtaining a PCA or CDPA/FDPA."

Overall, the proposed signage will support wayfinding for the building, its entrances and associated parking. Signage for this particular building is appropriate; it is distinguished as the largest structure within the development where the other residential buildings are either townhouses or stacked townhouses.

As encouraged by the Comprehensive Plan, no freestanding signs are proposed. The building identification signs will be constructed with an aluminum cabinet painted to match the building and with translucent white letters. Internal illumination will consist of white LEDs and will be in conformance with Articles 12 and 14 of the Zoning Ordinance. The style of the signage provides for visual harmony with the architecture of the building.

The proposed CSPA provides two primary building identification signs and ancillary signage. The parking and other ancillary signs are not significantly larger than that which could be obtained by right pursuant to Article 12 of the Zoning Ordinance. Building identification sign X5.02-a is proposed to be mounted on the canopy above the first floor level, near the main entrance on Atlantis Street. This sign would face the approved retail and office uses to the south. Staff believes that the size of the

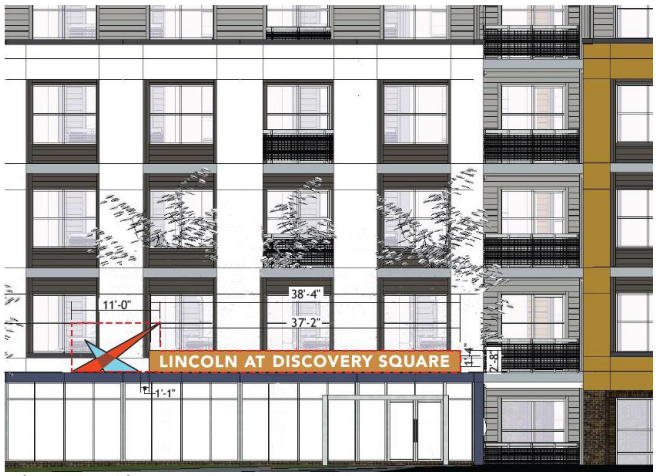


Figure 2 – Sign X5.02-a; Source: CSPA

sign is suitable, given its location and that this is the only sign identifying the main building entrance.

Staff also believes that building identification sign X5.01 is appropriately sized, considering the scale of the building, and to permit visibility from Centreville Road, a 4-lane, divided minor arterial (Type A).

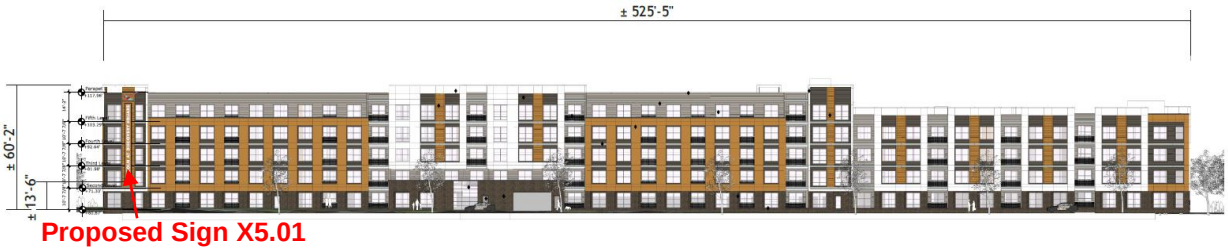


Figure 3 – Sign X5.01; Source: Exhibit prepared by applicant

As indicated in the illustration above provided by the applicant, the building is approximately 525 feet long and 60 feet high. The sign, therefore, represents approximately 0.46 percent of the façade. The sign would be viewed from a distance of approximately 285 feet from a vehicle in the nearest north-bound lane at the stop light on Centreville Road and Atlantis Street/Kinross Circle.

STAFF CONCLUSIONS and RECOMMENDATION

In summary, staff believes that the proposed signs are appropriately sized, located, and designed for the application property, and provide for a coordinated signage plan for the multi-family building at Discovery Square. Staff finds that the Comprehensive Sign Plan Amendment is in harmony with the adopted Comprehensive Plan and conforms to applicable Zoning Ordinance provisions.

Staff recommends approval of CSPA 2006-SU-007, 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, 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

APPENDIX 1

Proposed Development Conditions

CSPA 2006-SU-007

November 18, 2015

If it is the intent of the Planning Commission to approve CSPA 2006-SU-007 for a Comprehensive Sign Plan Amendment located at Tax Map 24-4 ((1)) 6H pursuant to Section 12-210 of the Zoning Ordinance, then staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions are in addition to the conditions approved pursuant to CSP 2006-SU-007.

1. This Comprehensive Sign Plan Amendment (CSPA) is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This CSPA is subject to the issuance of sign permits. Any sign permit shall be in substantial conformance with the CSPA submitted with this application, titled "Lincoln at Discovery Square Exterior Sign Plan," prepared by ad vice studios, LLC, dated March 27, 2015, as revised through October 14, 2015, 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 CSPA.

3. Sign permits may only be issued for those signs shown in this CSPA. The number, size and total sign area for each sign shall be consistent with the sign tabulations included in the CSPA. Notwithstanding the tabulations in the CSPA, two signs may be permitted each for signs X5.04.01 and X5.04.02, for a total of four signs.

4. All signs shall be consistent with the typography, color palette, materials and use of logos as indicated in the CSPA. Modifications to the color palette, typography, and/or logos for the project may be permitted without a CSPA when it is determined by the Zoning Administrator that such modifications are consistent throughout the subject property and in substantial conformance with the approved CSPA.

5. Lighting or illumination associated with all signs shall conform to Article 14 of the Zoning Ordinance.

6. Except as provided for in Section 12-103 of the Zoning Ordinance, no unpermitted temporary advertising signs, including but not limited to banners and "popsicle" signs, or other signs prohibited by Section 12-104 of the Zoning Ordinance shall be placed on the building or along the street frontages of the subject property.

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.

Sara V. Mariska
(703) 528-4700 Ext. 5419
smariska@thelandlawyers.com

WALSH COLUCCI
LUBELEY & WALSH PC

Revised
November 4, 2015

Via Hand Delivery

Barbara Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proposed Comprehensive Sign Plan Amendment Application
Applicant: Discovery Square Ventures LLC
Fairfax County Tax Map Reference: 24-4 ((1)) 6H (the "Subject Property")

Dear Ms. Berlin:

Please accept this letter as a statement of justification in support of a comprehensive sign plan amendment application on the Subject Property.

The Subject Property, commonly known as Timber Ridge at Discovery Square, contains approximately 6.01 acres and is located west of Centreville Road (Route 28) between Wall Road (Route 645) and EDS Drive (Route 8105). On, November 20, 2013, the Board of Supervisors (the "Board") approved PCA/FDPA 2006-SU-007 to modify an approximately 37.4 acre portion of a previously approved mixed-use development. The modification permits a total of up to 805 multifamily and single family attached dwelling units. The PCA is subject to proffers dated October 24, 2012. Construction has been largely completed for the residential portion of Timber Ridge at Discovery Square.

Based on the size and scope of the development, appropriate signage is critical to establish an identity for the community, identify entrances, and direct pedestrians and motorists to the development. The overall size and scope of the development suggest that there will need to be more signage than is typically contemplated under the Fairfax County Zoning Ordinance for multifamily developments. On September 18, 2014, the Planning Commission approved CSP 2006-SU-007 (the "CSP"). The CSP permits identification signs in nine (9) locations at the perimeter of the development, including primary and secondary "Discovery Square" entrance signs and "DS" marker columns.

The Applicant is the owner of the portion of Discovery Square known as the Lincoln at Discovery, a four (4) and five (5) story, 342-unit residential building, which is located on the

Subject Property. The Applicant seeks to amend the CSP to add two (2) illuminated, building mounted identification signs, two (2) illuminated parking directional signs, and a number of building incidental signs for the Lincoln. The Applicant's proposed signage is shown in detail in the accompanying Exterior Sign Plan prepared by Ad Vice Studios, LLC. The proposed signs will serve to identify and distinguish the Lincoln at Discovery Square from the other nearby residential buildings in Discovery Square, direct residents and guests to the main entrance and parking area, and create a unique identity and sense of place for the Lincoln at Discovery Square.

Should you have any questions regarding the enclosed, or require additional information, please do not hesitate to give me a call. As always, I appreciate your cooperation and assistance.

Very truly yours,

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

Sara V. Mariska

Sara V. Mariska

cc: Michael Rafeedie
Richard Rose
Jeff Sunderland

LINCOLN AT DISCOVERY SQUARE

EXTERIOR SIGN PLAN

Lincoln Property Company

Lincoln at Discovery Square

Herndon, Virginia

Created : March 27, 2015

Revision 1: April 2, 2015
Revision 2: April 15, 2015
Revision 3: May 19, 2015
Revision 4: May 20, 2015
Revision 5: June 30, 2015
Revision 6: August 4, 2015
Revision 7: Sept. 11, 2015
Revision 8: Sept. 29, 2015
Revision 9: Oct. 14, 2015

Prepared By:

ad vice studios, LLC
6400 mechanicsville turnpike, suite 200
mechanicsville, va 23111
phone:(804) 730-0503 fax:(804) 746-5210
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APPENDIX 3

Sign Type/Description	Zoning Ordinance Section	Sign Dimensions*	Sign Height Above Grade	Article 12 Allowable Sign Area (Square Feet)	Total Proposed Sign Area (Square Feet)	Difference Between Proposed and Allowable (Square Feet)
X5.01: Building Mounted Identification	12-202 (2)	7'4"; 4'0"; 3'0"; 38' 2¼"; 2'10"; 38' 2¼"; 1'6"; 4'0"	57'	12 square feet	137.53 * 1 = 137.53 SF	+125.53 SF
X5.02-a: Building Mounted Identification	12-202 (2)	11'0"; 3'4"; 37'2"; 2'8"; 48'2"; 6'0"	15'6"	12 square feet	165.11 * 1 = 165.11 SF	+153.11 SF
X5.03.01 & X5.03.02: Building Mounted Parking Identification Signs	12-103 (2) (G)	6'3¼"; 1'0"; 6'3 ¼"; 1'0"	13'5"	2 square feet	6.27 * 2 = 12.54 SF	+4.27 SF each + 8.54 SF total
X5.06: Building Mounted – Emergency Vehicle Sign	12-103 (2) (G)	2'6"; 1'6"; 2'6"; 1'6"	15'	2 square feet	3.75 * 1 = 3.75 SF	+1.75 SF
X5.04.01 & X5.04.02: Building Mounted Garage Identification Signs	12-103 (2) (G)	9'0";0'8"; 9'0";0'8";; 9'0"; 0'8"; 9'0";0'8"	Approx. 9', final height dependent on garage clearance	2 square feet	12.00 * 2 = 24 SF	+10.00 SF each +20.00 SF total
BI.01-BI.12: Building Mounted Incidental Wall Signs	12-103 (2) (G)	2'1" 1'11"	6'6"	2 square feet	4.00 * 12 = 48.00 SF	+ 2.00 SF each + 24.00 SF total

* Sign Dimensions: Lengths listed are lengths of 8 lines used for calculating sign area beginning at the upper left most intersection and moving clockwise

Comprehensive Sign Plan Amendment
Sign Dimensions and Areas

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ELECTRICAL REQUIREMENTS UNLESS OTHERWISE SPECIFIED:
120 VOLT FOR MAX. OF 20-AMP CIRCUIT(S).

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Customer Approval:

Date:

Client:
LINCOLN PROPERTY COMPANY
Project:
LINCOLN AT DISCOVERY SQUARE
Location:
HERNDON, VIRGINIA

Drawing #: X2.01

Scale: NONE

Date: MARCH 27, 2015

Revision #	Revision Date:
4	MAY 20, 2015
5	JUNE 30, 2015
6	AUGUST 4, 2015
7	SEPTEMBER 11, 2015
8	SEPTEMBER 29, 2015
9	OCTOBER 14, 2015

THIS PRINTED COLOR RENDERING IS INTENDED TO BETTER APPROXIMATE COLOR HUES AND DISTRIBUTION. BEST EFFORTS HAVE BEEN MADE TO SIMULATE THE ACTUAL COLOR(S).HOWEVER, EXACT COLOR(S) CAN ONLY BE SEEN FROM THE SPECIFIED COLOR SYSTEM'S CHIP OR SAMPLE.

All permits (including electrical permits, if required) and final electrical connection(s) for this/these sign(s) are by others

Sign Type/Description	Zoning Ordinance Section	Sign Dimensions (Width x Height)	Sign Height Above Grade	Article 12 Allowable Sign Area (Square Feet)	Total Proposed Sign Area (Square Feet)	Difference Between Proposed and Allowable
X5.01: Building Mounted Identification	12-202 (2)	2'10" x 38'2¼" = 108.2 SF 7'4" x 4'0" = 29.33 SF	57'	12 square feet	137.53 * 1 = 137.53 SF	+125.53 SF
X5.02-a: Building Mounted Identification	12-202 (2)	11'0" x 6'0" = 66.0 SF 37'2" x 2'8" = 99.11 SF	15'6"	12 square feet	165.11 * 1 = 165.11 SF	+153.11 SF
X5.03.01 & X5.03.02: Building Mounted Parking Identification Signs	12-103 (2) (G)	6'3¼" x 1'0" = 6.27 SF	13'5"	2 square feet	6.27 * 2 = 12.54 SF	+4.27 SF each + 8.54 SF total
X5.06: Building Mounted – Emergency Vehicle Sign	12-103 (2) (G)	2'6" x 1'6" = 3.75 SF	15'	2 square feet	3.75 * 1 = 3.75 SF	+1.75 SF
X5.04.01 & X5.04.02: Building Mounted Garage Identification Signs	12-103 (2) (G)	9'0" x 0'8" = 6 SF 9'0" x 0'8" = 6 SF	Approx. 9', final height dependent on garage clearance	2 square feet	12.00 * 2 = 24 SF	+10.00 SF each +20.00 SF total
BI.01-BI.12: Building Mounted Incidental Wall Signs	12-103 (2) (G)	2'1" x 1'11" = 4 SF	6'6"	2 square feet	4.00 * 12 = 48.00 SF	+2.00 SF each + 24.00 SF total

Comprehensive Sign Plan Amendment
Sign Dimensions and Areas

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ELECTRICAL REQUIREMENTS UNLESS OTHERWISE SPECIFIED:
120 VOLT FOR MAX. OF 20-AMP CIRCUIT(S).

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Customer Approval:

Date:

Client:
LINCOLN PROPERTY COMPANY
Project:
LINCOLN AT DISCOVERY SQUARE
Location:
HERNDON, VIRGINIA

Drawing #: X2.01

Scale: NONE

Date: MARCH 27, 2015

Revision #	Revision Date:
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5	JUNE 30, 2015
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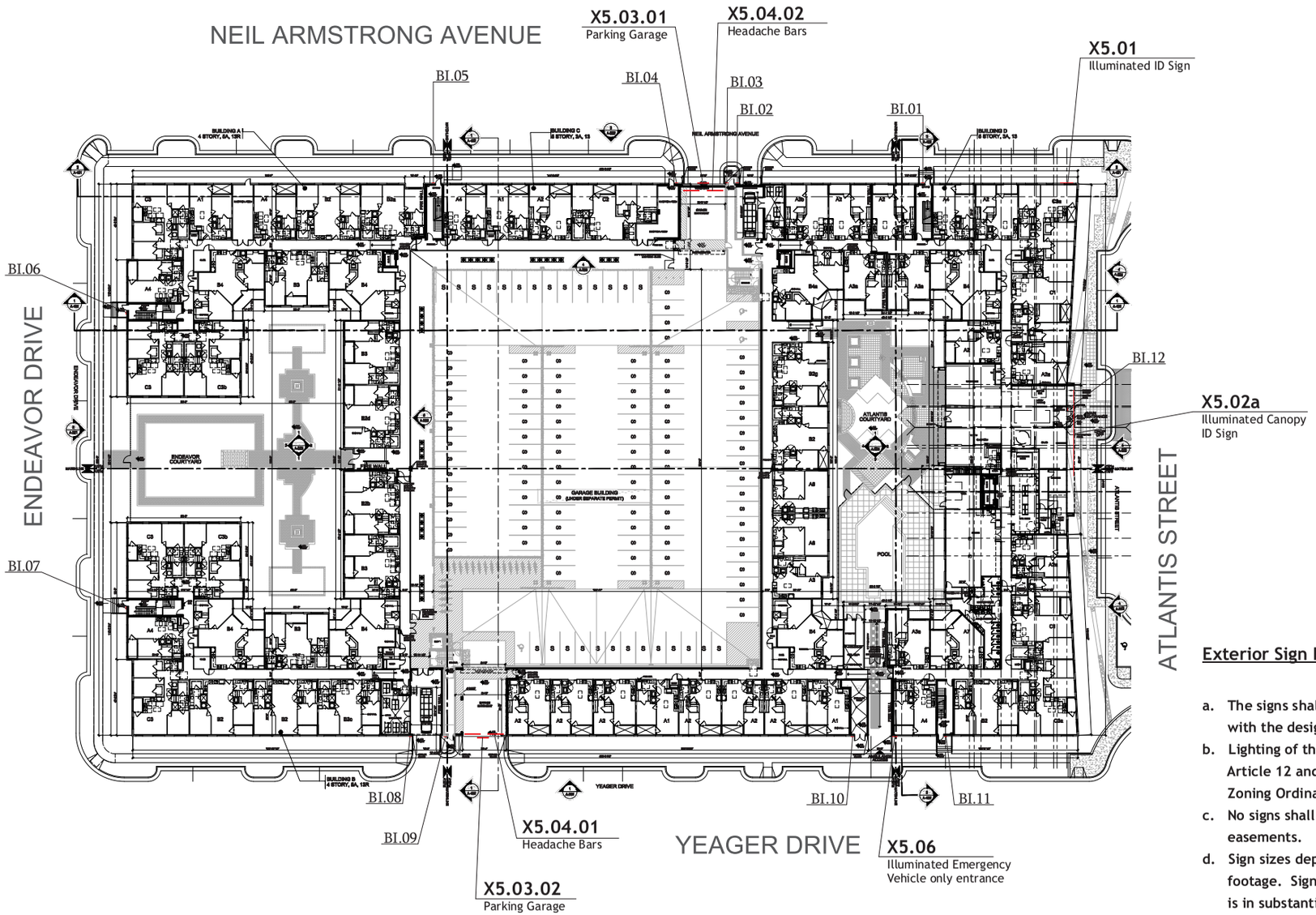
All permits (including electrical permits, if required) and final electrical connection(s) for this/these sign(s) are by others



EXTERIOR SIGN LOCATION PLAN

Exterior Sign Plan Notes:

a. The signs shall be built in substantial conformance with the designs illustrated in this package.
b. Lighting of the signs shall be in accordance with Article 12 and Article 14 of the Fairfax County Zoning Ordinance.
c. No signs shall be constructed within sight distance easements.
d. Sign sizes depicted show the maximum square footage. Sign size may be reduced provided the sign is in substantial conformance with the signs depicted.
e. Sign package does not regulate signs withing the building that are not visible from public rights-of-way.
f. Location and orientation of the signs are subject to final design.
g. Sign text shown here for illustrative purposes only. These signs provide the maximum square footage and general location; however, they do not regulate the proposed text.

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This sign must be U.L. Listed and approved with external disconnect switch to match NEC.

ELECTRICAL REQUIREMENTS UNLESS OTHERWISE SPECIFIED:
120 VOLT FOR MAX. OF 20-AMP CIRCUIT(S).

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Customer Approval:

Date:

Client:
LINCOLN PROPERTY COMPANY
Project:
LINCOLN AT DISCOVERY SQUARE
Location:
HERNDON, VIRGINIA

Drawing #: X3.01

Scale: 1" = 80'-0"

Date: MARCH 27, 2015

Revision #	Revision Date:
4	MAY 20, 2015
5	JUNE 30, 2015
6	AUGUST 4, 2015
7	SEPTEMBER 11, 2015
8	SEPTEMBER 29, 2015
9	OCTOBER 14, 2015

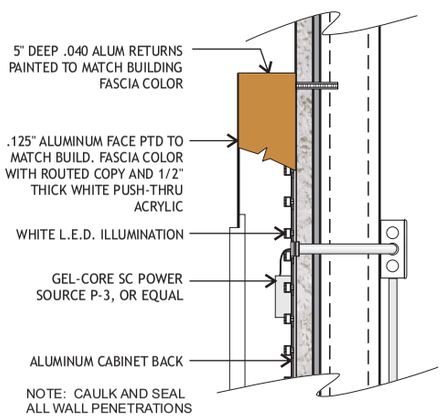
THIS PRINTED COLOR RENDERING IS INTENDED TO BETTER APPROXIMATE COLOR HUES AND DISTRIBUTION. BEST EFFORTS HAVE BEEN MADE TO SIMULATE THE ACTUAL COLOR(S).HOWEVER, EXACT COLOR(S) CAN ONLY BE SEEN FROM THE SPECIFIED COLOR SYSTEM'S CHIP OR SAMPLE.

All permits (including electrical permits, if required) and final electrical connection(s) for this/these sign(s) are by others

SIGN X5.01

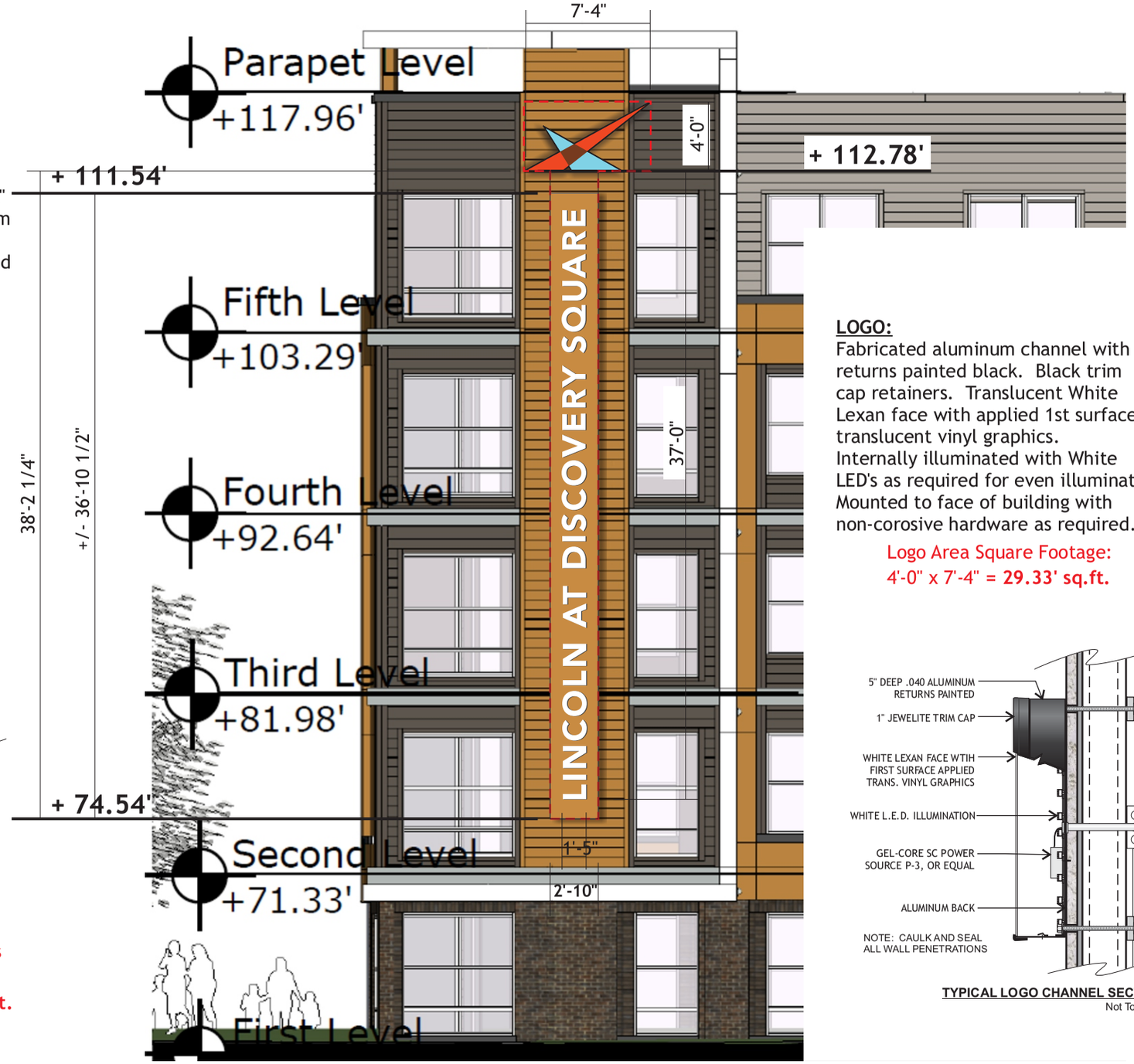
LETTER CABINET:
Fabricated aluminum cabinet painted to match building. "LINCOLN...SQUARE" copy to be routed out of .125" aluminum face with 1/2" thick translucent White push-thru letters. Internally illuminated with White LED's as required for even illumination.
Mounted to face of building with non-corosive hardware as required.

Letter Area Square Footage:
2'-10" x 38'-2 1/4" = **108.2' sq.ft.**



TYPICAL LETTER CABINET SECTION
Not To Scale

Total Square Foot of Signage, calculated using 8 continuous straight lines, this Elevation
108.2 + 29.33 = 137.53' sq.ft.



LOGO:
Fabricated aluminum channel with returns painted black. Black trim cap retainers. Translucent White Lexan face with applied 1st surface translucent vinyl graphics.
Internally illuminated with White LED's as required for even illumination.
Mounted to face of building with non-corosive hardware as required.

Logo Area Square Footage:
4'-0" x 7'-4" = **29.33' sq.ft.**

TYPICAL LOGO CHANNEL SECTION
Not To Scale

ad vice studios, LLC
6400 mechanicsville turnpike
suite 200
mechanicsville, va 23111
phone: (804) 730-0503
fax: (804) 746-5210
www.adviceStudios.com

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ELECTRICAL REQUIREMENTS UNLESS OTHERWISE SPECIFIED:
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Customer Approval:

Date:

Client:
LINCOLN PROPERTY COMPANY
Project:
LINCOLN AT DISCOVERY SQUARE
Location:
HERNDON, VIRGINIA

Drawing #: X5.01

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

Date: MARCH 27, 2015

Revision #	Revision Date:
2	APRIL 15, 2015
3	MAY 19, 2015
4	MAY 20, 2015
5	JUNE 30, 2015
6	AUGUST 4, 2015
7	SEPTEMBER 2, 2015

THIS PRINTED COLOR RENDERING IS INTENDED TO BETTER APPROXIMATE COLOR HUES AND DISTRIBUTION. BEST EFFORTS HAVE BEEN MADE TO SIMULATE THE ACTUAL COLOR(S).HOWEVER, EXACT COLOR(S) CAN ONLY BE SEEN FROM THE SPECIFIED COLOR SYSTEM'S CHIP OR SAMPLE.

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SIGN X5.02 - CONCEPT a

CANOPY MOUNTED

LOGO:
Fabricated aluminum channel with returns painted black. Black trim cap retainers. Translucent White Lexan face with applied 1st surface translucent vinyl graphics.
Internally illuminated with White LED's as required for even illumination.
Mounted to top of canopy with non-corrosive hardware as required.

Logo Area Square Footage:
6'-0" x 11'-0" = **66.0' sq.ft.**

LETTER CABINET:
Fabricated aluminum cabinet painted to match building. "LINCOLN...SQUARE" copy to be routed out of .125" aluminum face with 1/2" thick translucent White push-thru letters. Internally illuminated with White LED's as required for even illumination.
Mounted to top of canopy with non-corrosive hardware as required.

Letter Area Square Footage:
2'-8" x 37'-2" = **99.11' sq.ft.**

Total Square Foot of Signage, calculated using 8 continuous straight lines, this Elevation = 165.11' sq.ft.

PARTIAL ATLANTIS STREET BUILDING ELEVATION

** See SHEET 2 for typical sign section details.

SHEET 1

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suite 200
mechanicsville, va 23111
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fax: (804) 746-5210
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Customer Approval:

Date:

Client:
LINCOLN PROPERTY COMPANY
Project:
LINCOLN AT DISCOVERY SQUARE
Location:
HERNDON, VIRGINIA

Drawing #: X5.02-a

Scale: 3/32" = 1'-0"

Date: MARCH 27, 2015

Revision #	Revision Date:
2	APRIL 15, 2015
3	MAY 19, 2015
4	MAY 20, 2015
5	JUNE 30, 2015
6	AUGUST 4, 2015
7	SEPTEMBER 11, 2015

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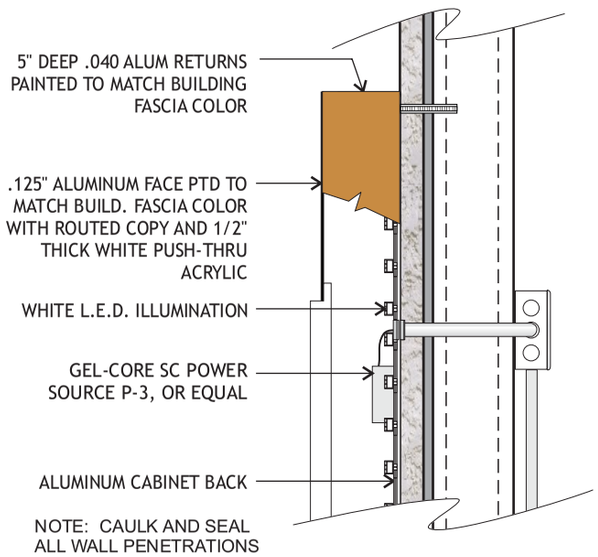
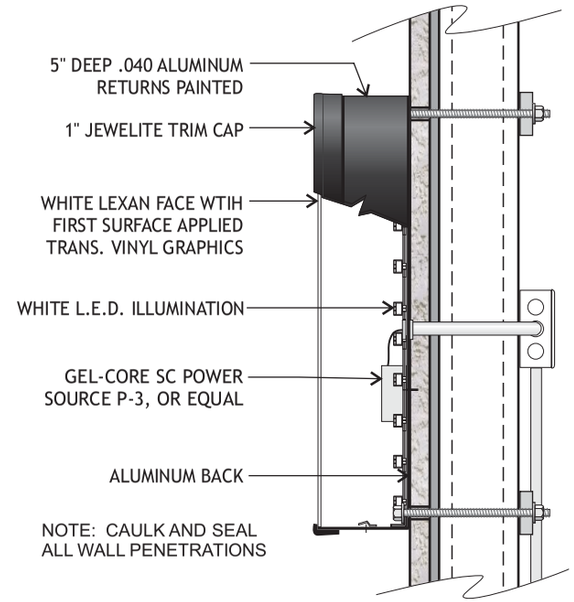


TYPICAL LETTER CABINET SECTION

Not To Scale



TYPICAL LOGO CHANNEL SECTION

Not To Scale

SHEET 2

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Customer Approval:

Date:

Client:
LINCOLN PROPERTY COMPANY

Project:
LINCOLN AT DISCOVERY SQUARE

Location:
HERNDON, VIRGINIA

Drawing #: **X5.02-a**

Scale: NONE

Date: MARCH 27, 2015

Revision #	Revision Date:
2	APRIL 15, 2015
3	MAY 19, 2015
4	MAY 20, 2015
5	JUNE 30, 2015
6	AUGUST 4, 2015
7	SEPTEMBER 11, 2015

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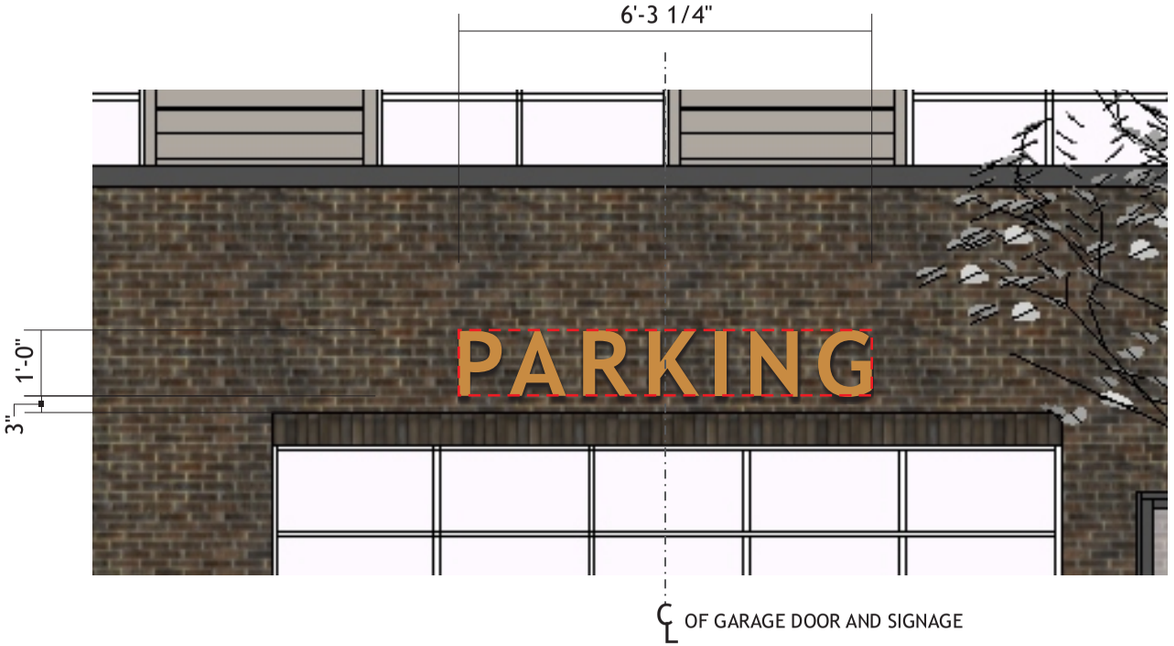
SIGN X5.03.01

PARKING ENTRANCE SIGN

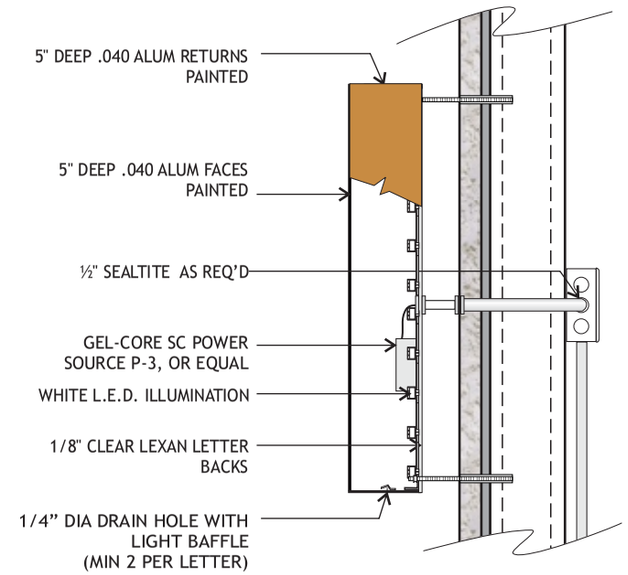


SIGN X5.03.01 ELEVATION

3/8" = 1'-0"

PARKING LETTERS:
Fabricated aluminum channel with face and returns painted project orange. Clear lexan letter backs. Internally illuminated with White LED's as required for even illumination. Mounted to face of building with non-corosive hardware as required.

Letter Area Square Footage:
1'-0" x 6'-3 1/4" = 6.27' sq.ft.



NOTE: CAULK AND SEAL ALL WALL PENETRATIONS

TYPICAL LETTER SECTION

Not To Scale

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mechanicsville, va 23111
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Customer Approval:

Date:

Client:
LINCOLN PROPERTY COMPANY

Project:
LINCOLN AT DISCOVERY SQUARE

Location:
HERNDON, VIRGINIA

Drawing #: **X5.03.01**

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

Date: MARCH 27, 2015

Revision #	Revision Date:
1	APRIL 2, 2015
2	APRIL 15, 2015
3	MAY 19, 2015
4	MAY 20, 2015
5	JUNE 30, 2015
6	AUGUST 4, 2015

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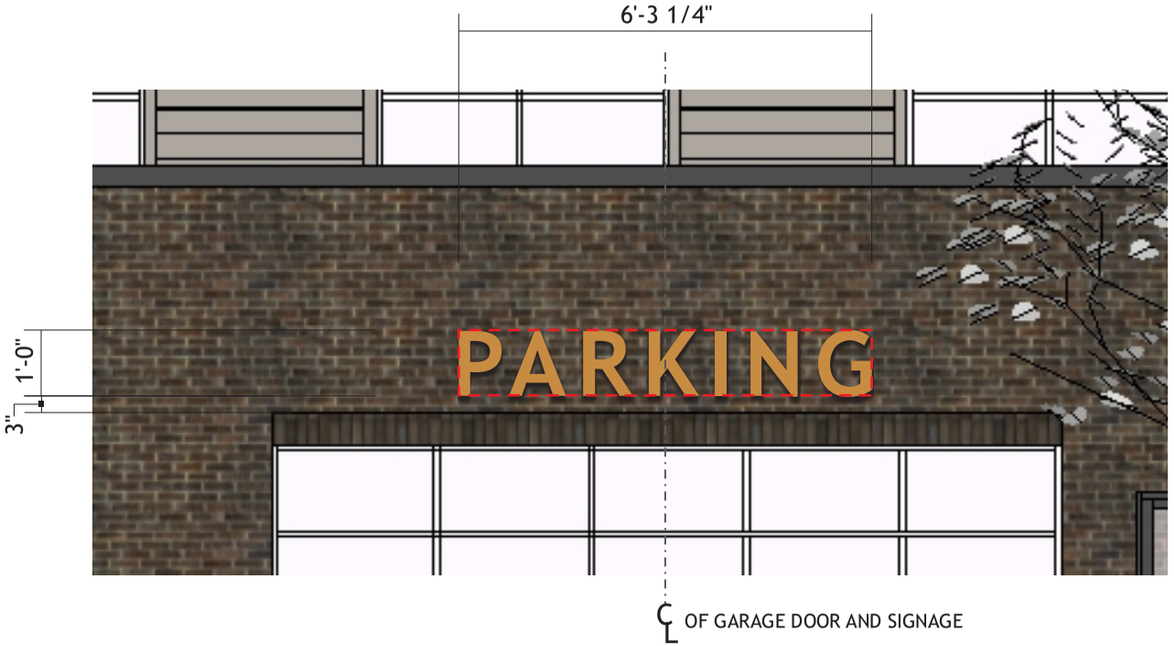
SIGN X5.03.02

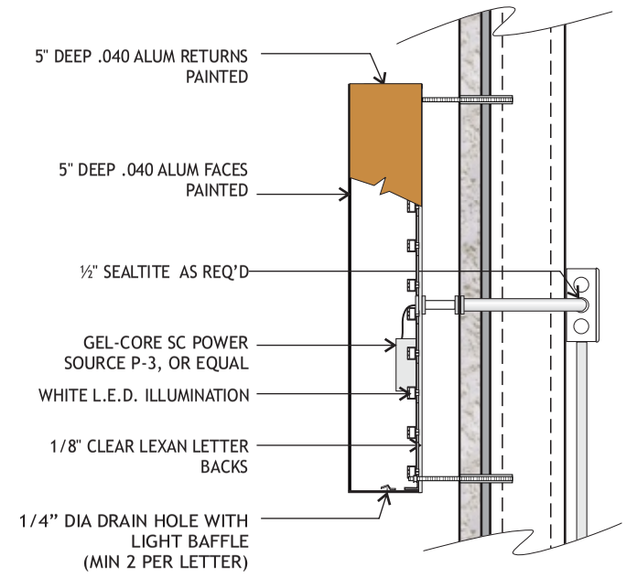


SIGN X5.03.02 ELEVATION

3/8" = 1'-0"

PARKING LETTERS:
Fabricated aluminum channel with face and returns painted project orange. Clear lexan letter backs. Internally illuminated with White LED's as required for even illumination. Mounted to face of building with non-corosive hardware as required.

Letter Area Square Footage:
1'-0" x 6'-3 1/4" = 6.27' sq.ft.



NOTE: CAULK AND SEAL ALL WALL PENETRATIONS

TYPICAL LETTER SECTION
Not To Scale

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suite 200
mechanicsville, va 23111
phone: (804) 730-0503
fax: (804) 746-5210
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Customer Approval:

Date:

Client:
LINCOLN PROPERTY COMPANY
Project:
LINCOLN AT DISCOVERY SQUARE
Location:
HERNDON, VIRGINIA

Drawing #: **X5.03.02**

Scale: NOTED

Date: MARCH 27, 2015

Revision #	Revision Date:
1	APRIL 2, 2015
2	APRIL 15, 2015
3	MAY 19, 2015
4	MAY 20, 2015
5	JUNE 30, 2015
6	AUGUST 4, 2015

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SIGN X5.04.01

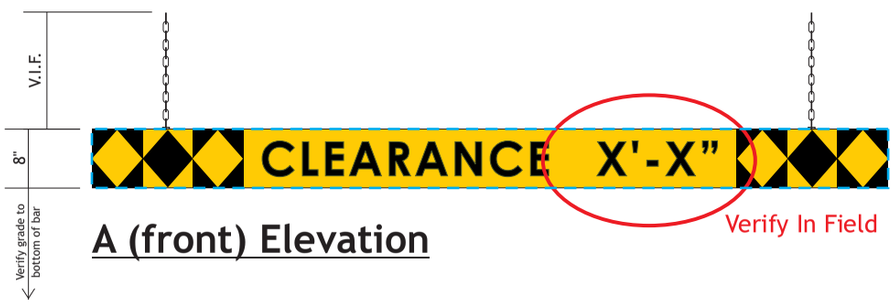
HEADACHE BARS

A (front) Elevation

Headache Bar Square Footage:
8" x 9'-0" = 6' sq.ft.

B (rear) Elevation

8" Dia. x 1/4" wall PVC painted red PMS #200C with applied reflective white vinyl copy.
Hung with chains and 3/8" Dia. x 5" long lag and sheild bolts.



A (front) Elevation

Headache Bar Square Footage:
8" x 9'-0" = 6' sq.ft.

B (rear) Elevation

8" Dia. x 1/4" wall PVC painted yellow PMS #123C with applied reflective black vinyl graphics.
Hung with chains and 3/8" Dia. x 5" long lag and sheild bolts.
* Verify clearance height and copy on bar.

Total Headache Bar Square Footage: 12' sq.ft.

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suite 200
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phone: (804) 730-0503
fax: (804) 746-5210
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Customer Approval:

Date:

Client:
LINCOLN PROPERTY COMPANY

Project:
LINCOLN AT DISCOVERY SQUARE

Location:
HERNDON, VIRGINIA

Drawing #: X5.04.01

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

Date: MARCH 27, 2015

Revision #	Revision Date:
1	APRIL 2, 2015
2	APRIL 15, 2015
3	MAY 19, 2015
4	MAY 20, 2015
5	JUNE 30, 2015
6	AUGUST 4, 2015

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SIGN X5.04.02

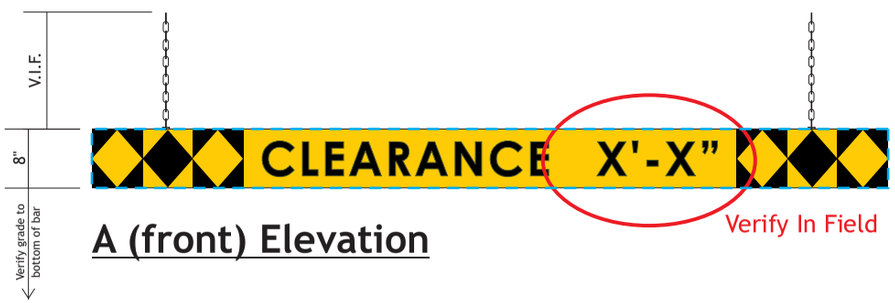
HEADACHE BARS

Headache Bar Square Footage:
8" x 9'-0" = 6' sq.ft.

A (front) Elevation

B (rear) Elevation

8" Dia. x 1/4" wall PVC painted red PMS #200C with applied reflective white vinyl copy.
Hung with chains and 3/8" Dia. x 5" long lag and sheild bolts.



Headache Bar Square Footage:
8" x 9'-0" = 6' sq.ft.

A (front) Elevation

B (rear) Elevation

8" Dia. x 1/4" wall PVC painted yellow PMS #123C with applied reflective black vinyl graphics.
Hung with chains and 3/8" Dia. x 5" long lag and sheild bolts.
* Verify clearance height and copy on bar.

Total Headache Bar Square Footage: 12' sq.ft.

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Customer Approval:

Date:

Client:
LINCOLN PROPERTY COMPANY

Project:
LINCOLN AT DISCOVERY SQUARE

Location:
HERNDON, VIRGINIA

Drawing #: **X5.04.02**

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

Date: MARCH 27, 2015

Revision #	Revision Date:
1	APRIL 2, 2015
2	APRIL 15, 2015
3	MAY 19, 2015
4	MAY 20, 2015
5	JUNE 30, 2015
6	AUGUST 4, 2015

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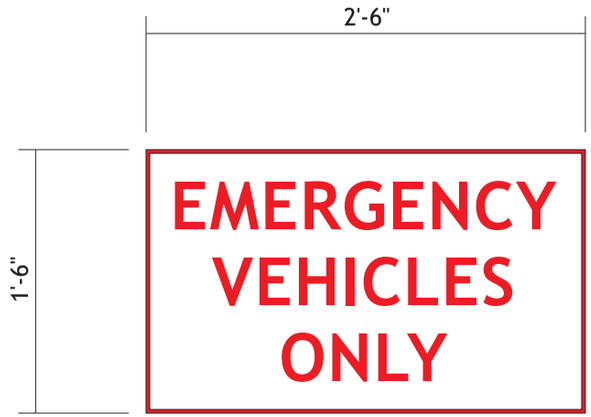
SIGN X5.06

EMERGENCY VEHICLE ONLY
ENTRANCE SIGN



SIGN X5.06 ELEVATION

1" = 1'-0"

EMERGENCY:
Flat aluminum panel with applied reflective
White and Red vinyl graphics.
Mounted to face of building with
non-corosive hardware as required.

Sign Area Square Footage:
1'-6" x 2'-6" = 3.75' sq.ft.

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Customer Approval:

Date:

Client:
LINCOLN PROPERTY COMPANY
Project:
LINCOLN AT DISCOVERY SQUARE
Location:
HERNDON, VIRGINIA

Drawing #: **X5.06**

Scale: NOTED

Date: MARCH 27, 2015

Revision #	Revision Date:
2	APRIL 15, 2015
3	MAY 19, 2015
4	MAY 20, 2015
5	JUNE 30, 2015
6	AUGUST 4, 2015
7	SEPTEMBER 29, 2015

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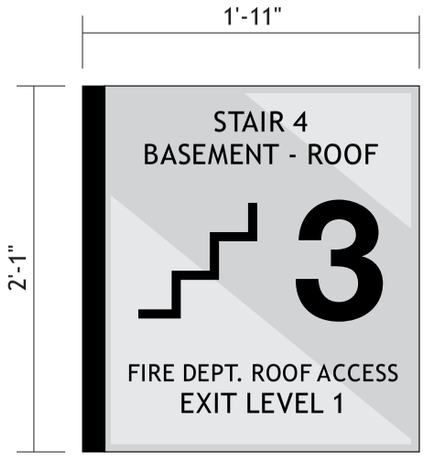
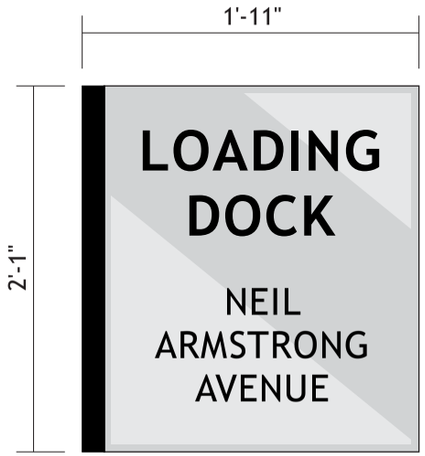
SIGN BI.00 EXAMPLES

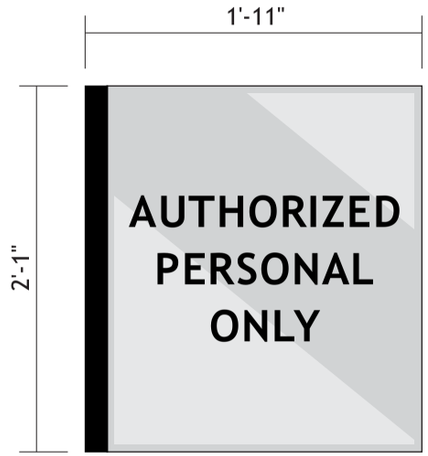
BUILDING INCIDENTAL
WALL SIGNS



BUILDING INCIDENTAL WALL SIGN EXAMPLE - 1
4' square ft.



BUILDING INCIDENTAL WALL SIGN EXAMPLE - 2
4' square ft.



BUILDING INCIDENTAL WALL SIGN EXAMPLE - 3
4' square ft.

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mechanicsville, va 23111
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Customer Approval:

Date:

Client:
LINCOLN PROPERTY COMPANY
Project:
LINCOLN AT DISCOVERY SQUARE
Location:
HERNDON, VIRGINIA

Drawing #: **BI.00 EXAMPLES**

Scale: 1" = 1'-0"

Date: MARCH 27, 2015

Revision #	Revision Date:
2	APRIL 15, 2015
3	MAY 19, 2015
4	MAY 20, 2015
5	JUNE 30, 2015
6	AUGUST 4, 2015
7	SEPTEMBER 29, 2015

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