



**APPLICATION ACCEPTED:** September 4, 2014  
**PLANNING COMMISSION:** September 15, 2016

# County of Fairfax, Virginia

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August 31, 2016

## STAFF REPORT

**APPLICATION CSP 2009-HM-019**

**HUNTER MILL DISTRICT**



**APPLICANT:** Comstock Reston Station Holdings, LC

**PRESENT ZONING:** PDC

**PARCEL(S):** 17-4 ((1)) 17A; 17-4 ((24)) 3 and 4B

**ACREAGE:** 12.49 acres

**PLAN MAP:** Mixed Use

**PROPOSAL:** The applicant seeks approval of a Comprehensive Sign Plan Amendment for the Comstock Reston Station Development at the Wiehle-Reston East Metrorail Station.

### STAFF RECOMMENDATIONS:

Staff recommends approval of CSP 2009-HM-019 subject to the proposed development conditions in Appendix 2.

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.

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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William O'Donnell

The approval of this rezoning 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.

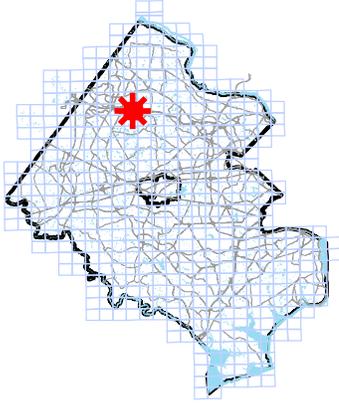
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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

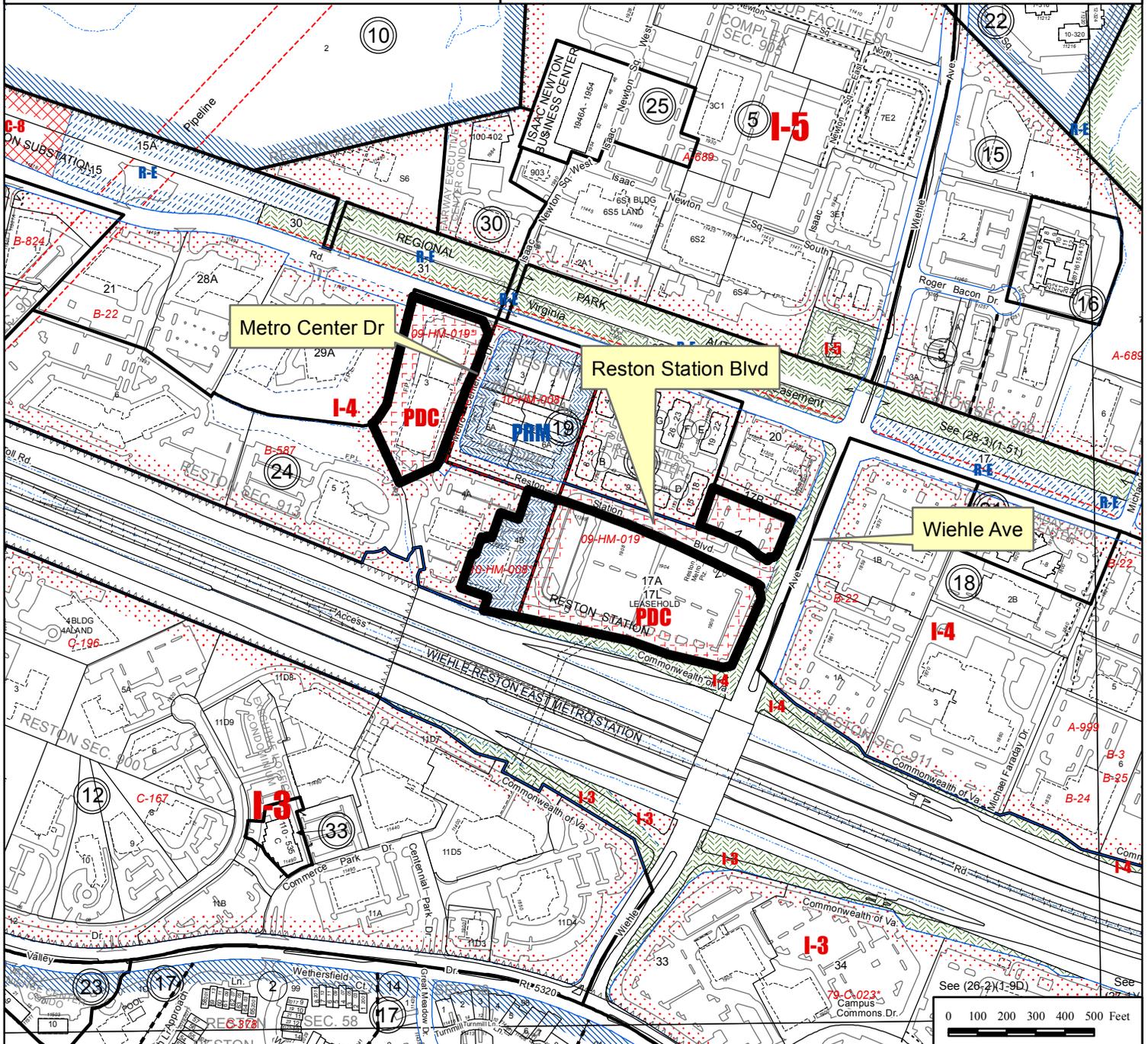
# Comprehensive Sign Plan

CSP 2009-HM-019



Applicant: COMSTOCK RESTON STATION HOLDINGS, LC  
Accepted: 09/04/2014  
Proposed: COMPREHENSIVE SIGN PLAN  
Area: 12.49 AC OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect: Located: 1860 WIEHLE AVENUE, 1886 AND 1893 METRO CENTER DRIVE, RESTON, VA  
Zoning: PDC  
Overlay Dist:  
Map Ref Num: 017-4- /01/ /0017A /24/ /0003 /24/ /0004B



## DESCRIPTION OF THE APPLICATION

The applicant, Comstock Reston Station Holdings, LC, is requesting approval of a Comprehensive Sign Plan (CSP) for the Comstock Reston Station Development at the Wiehle-Reston East Metrorail Station. This development is currently under construction and approved as a mixed use project consisting of residential, office, hotel and support retail within eight buildings at an overall 2.5 floor area ratio (FAR) with Metrorail related facilities that include a 2,300 space public parking garage; Kiss and Ride and Bus Bay areas. Five of the buildings will be constructed on top of a public and private parking garage oriented around a major public urban plaza.



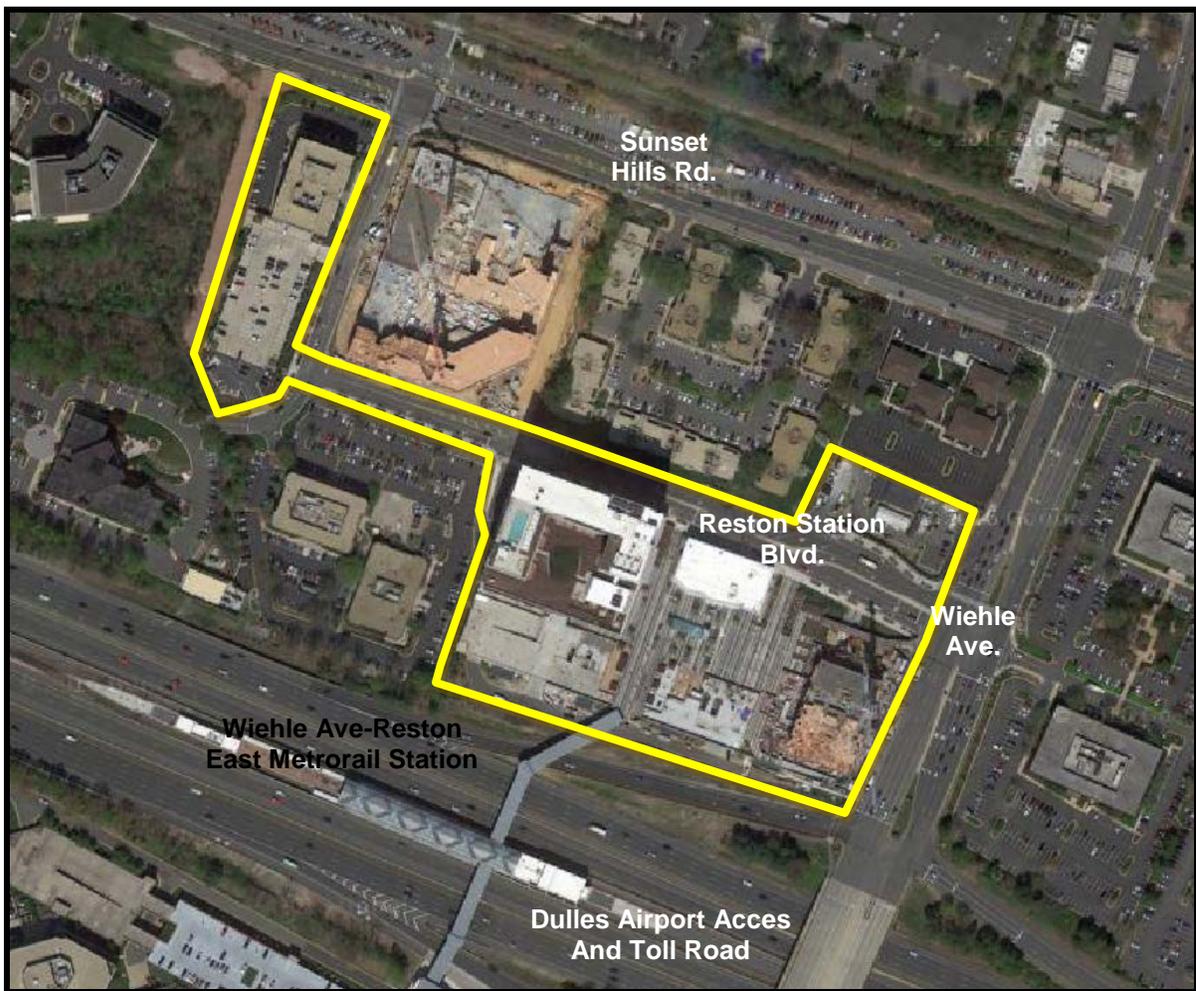
The applicant filed CSP 2009-HM-019 to create a coordinated, effective and aesthetically pleasing signage system for this development, keeping with the intent to allow flexibility in the design of the planned development.

A copy of the complete CSP proposed with this application is contained in Appendix 1. Proposed development conditions and the applicant's statement of justification are contained Appendices 2 and 3 of this report.

## LOCATION AND CHARACTER

### Site Description

The Reston Station project is located in the Hunter Mill District on the north side of the Wiehle-Reston East Metrorail Station, which is generally located in the northwest quadrant of the intersection of Wiehle Avenue and the Dulles Airport Access and Toll Road and the southwest quadrant of the intersection of Metro Center Drive and Sunset Hills Road. The property is currently under construction, with the public and private parking garage and public plaza completed and operational. Office Building 8 exists today and Residential Building 4 and Office Building 1 are under construction.



A description of the surrounding uses includes:

DIRECTION	USE	ZONING	PLAN
North	Office Condominiums, Retail and Multifamily residential	I-4 PRM	Mixed Use
South	Dulles Airport Access Road and Toll Road	N/A	N/A
West	Office	PRM	Mixed Use
East	Office	I-4	Mixed Use

## BACKGROUND

On May 25, 2010, the Board of Supervisors rezoned 12.47 acres (Tax Maps 17-4 ((24)) 3 and 17-4 ((1A)) 17A) from the I-4 District to the Planned Development Commercial (PDC) District to permit transit-oriented mixed use development near the Reston Metrostation at Wiehle Avenue. The transit-oriented development includes 1,312,614 square feet of development (exclusive of bonus density resulting from the provision of 19.5% workforce

housing), which includes residential, office, hotel, and retail uses integrated with Metrostation Facilities.

On January 27, 2012, a determination was made that several minor modifications to the Plaza Level Access Drive, plaza, pedestrian access, building arcades, garage screening, retail space, residential amenities, building footprints, and Metrostation Facilities were in substantial conformance with the proffers, CDP/FDP, and development conditions.

On April 25, 2013, a determination was made that a transfer of gross floor area from Office Building 3 to Office Building 1, a reduction in the minimum amount of retail use in Office Building 1 and a reduction of the Office Building 1 footprint were in substantial conformance with the proffers, CDP/FDP, and development conditions.

On June 25, 2013, a determination was made that extended the deadlines in the proffers for certain Phase I transportation improvements and landscape improvements. In addition, a determination was made that indicated the elimination of a vehicular drop-off area in front of Office Building 8 in favor of three on-street parallel parking spaces with a sidewalk was in substantial conformance with the proffers, CDP/FDP, and development conditions.

## **COMPREHENSIVE PLAN PROVISIONS** (Appendix 4)

<b>Plan Area:</b>	III
<b>Planning Sector:</b>	Upper Potomac Planning District; Reston Transit Station Area
<b>Plan Map:</b>	<b>Mixed Use - TOD</b>
<b>Plan Text:</b>	

In the 2013 Edition of the Fairfax County Comprehensive Plan, Area III, Upper Potomac Planning District as amended on October 20, 2015 on Page 154; Reston Transit Station Area, the Plan states: “The Transit Station Mixed Use area is planned for intensity within a 2.0 to 3.0 FAR range. The planned zoning target for office development in this area of the sub-district is 2.4 million square feet of existing, approved and new development. The planned zoning target for residential development is approximately 1,900 residential units. Development proposals should typically provide a mix of 50 percent non-residential use and 50 percent residential use.”

Additional intensity may be necessary to provide an additional incentive for redevelopment or provision of needed infrastructure. This “bonus” development intensity, up to an additional 0.5 FAR above the FARs described in the District Recommendations, may be approved in the TOD Districts. Proposals requesting bonus development intensity should provide clear benefits above and beyond those identified in the Development Review Performance Objectives.

## **ANALYSIS**

Comprehensive Sign Plan (Appendix 2)

Title of Plan: Reston Station: Comprehensive Plan

Prepared By: Signage Consultants - Younts Design Inc.

Date: August 4, 2016 as revised through September 15, 2016

The submitted Comprehensive Sign Plan (CSP) consists of 119 pages containing descriptions, locations and styles of the proposed signs. The CSP is divided into six main sections: an introduction, a sign matrix, building mounted signs per building, freestanding signs, parking garage signs and temporary signs.

Introduction

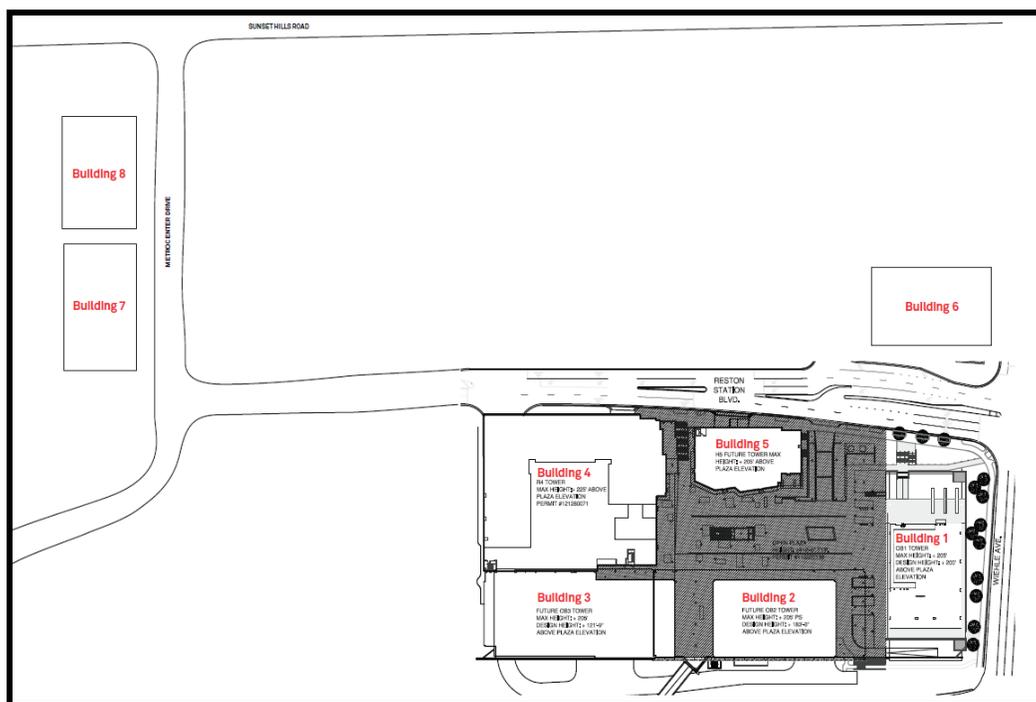
The Introduction section provides an overview of the development and a purpose for the CSP, which is to create a coordinated, effective and aesthetically pleasing signage system in keeping with the Zoning Ordinance intent to allow flexibility in the design of the planned development. An index of proposed signs is included on Page 2 and an overall development plan is shown on Page 4 depicting the approved building layout on the site.

Sign Types

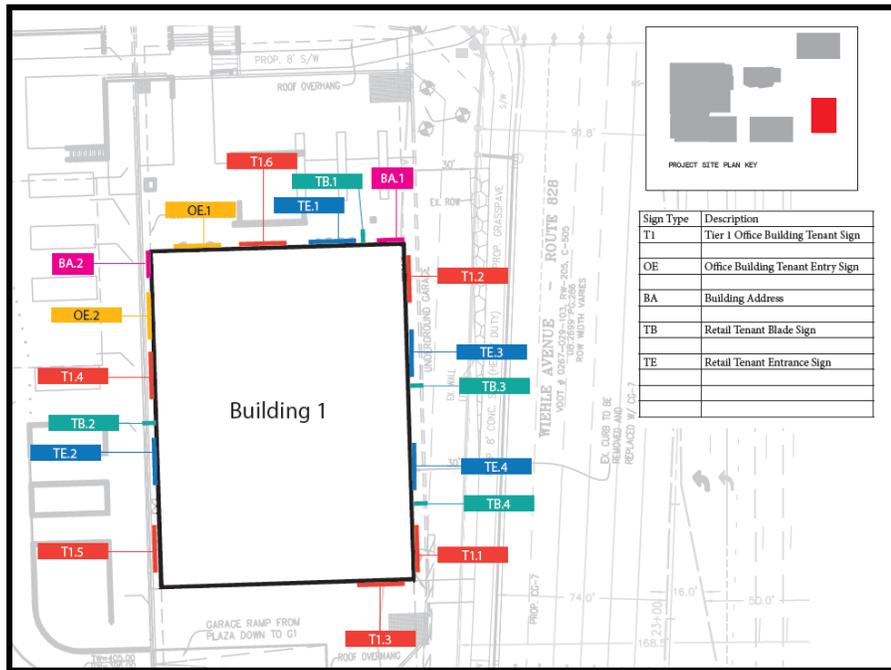
Several types of signs are proposed in the CSP, which include: multiple types of building mounted signs for tenant identity, building address and project identity; 9 types of freestanding signage; 15 types of parking garage signage; temporary signage and pop up retail signage along the public plaza. A discussion of some of the most prominent signs is included below.

*Building Mounted Signage*

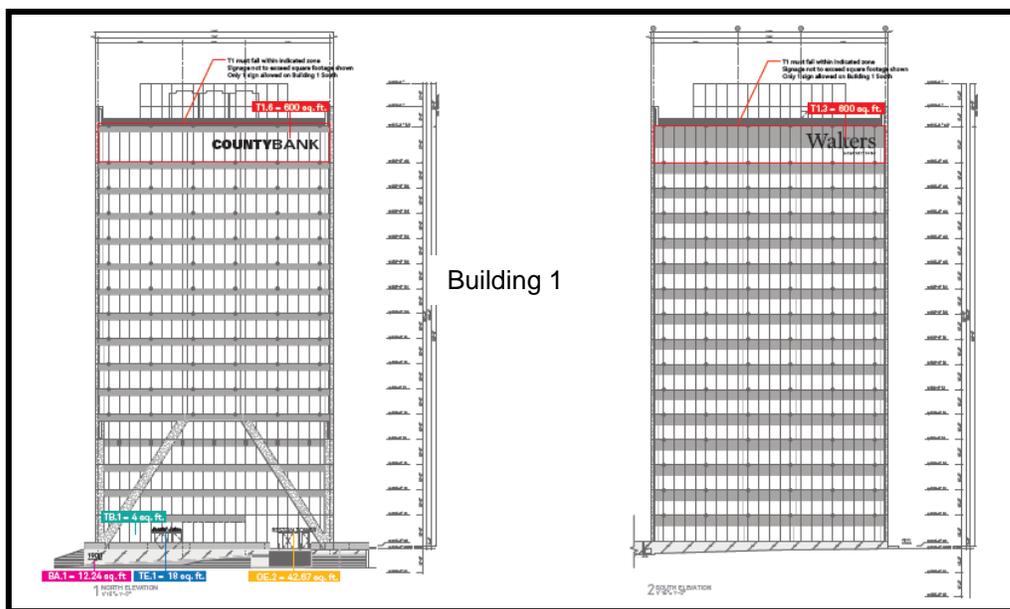
Proposed building mounted signage is organized by building. As shown in the graphic below, Buildings 1, 2, 3 and 8 are approved to be office buildings and Buildings 4, 6 and 7 are residential. Building 5 is approved to be a hotel building, which may be converted into a residential building in the future.



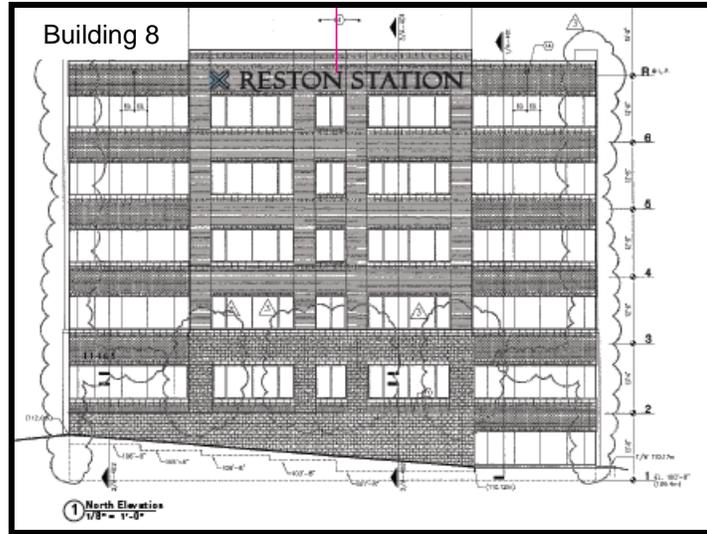
For each of the office buildings, the CSP generally includes three to six office tenant signs, one to two office entrance signs, one to two ground floor retail entrance signs, one to two retail blade signs, and a building address sign. Sign location plans and building elevations are included for each building. The sign location plan for Building 1 includes the following signs for tenant identity and building address:



The proposed elevations show a perspective of the proposed signs on each side of Building 1.

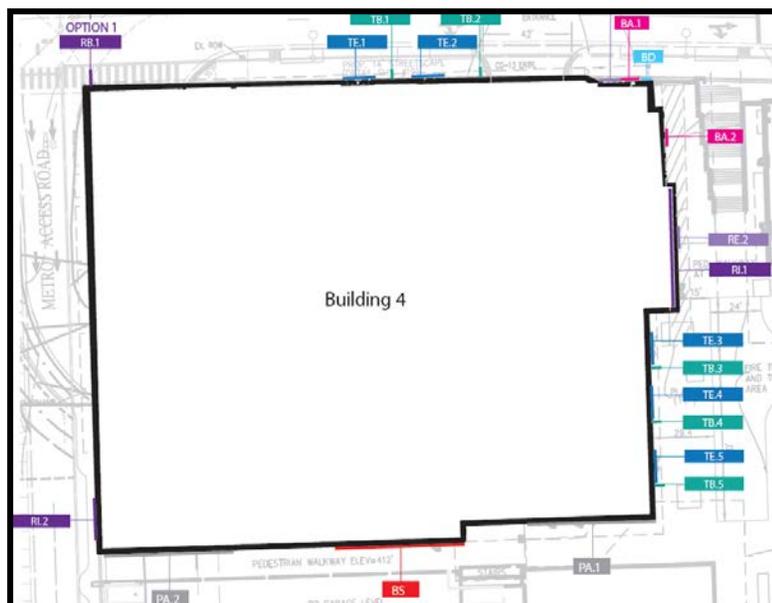


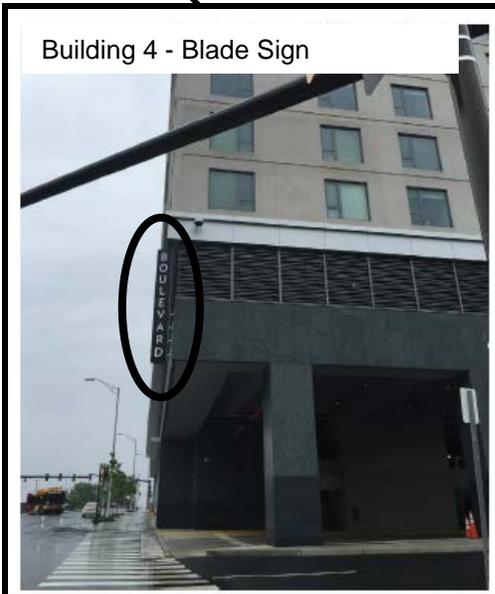
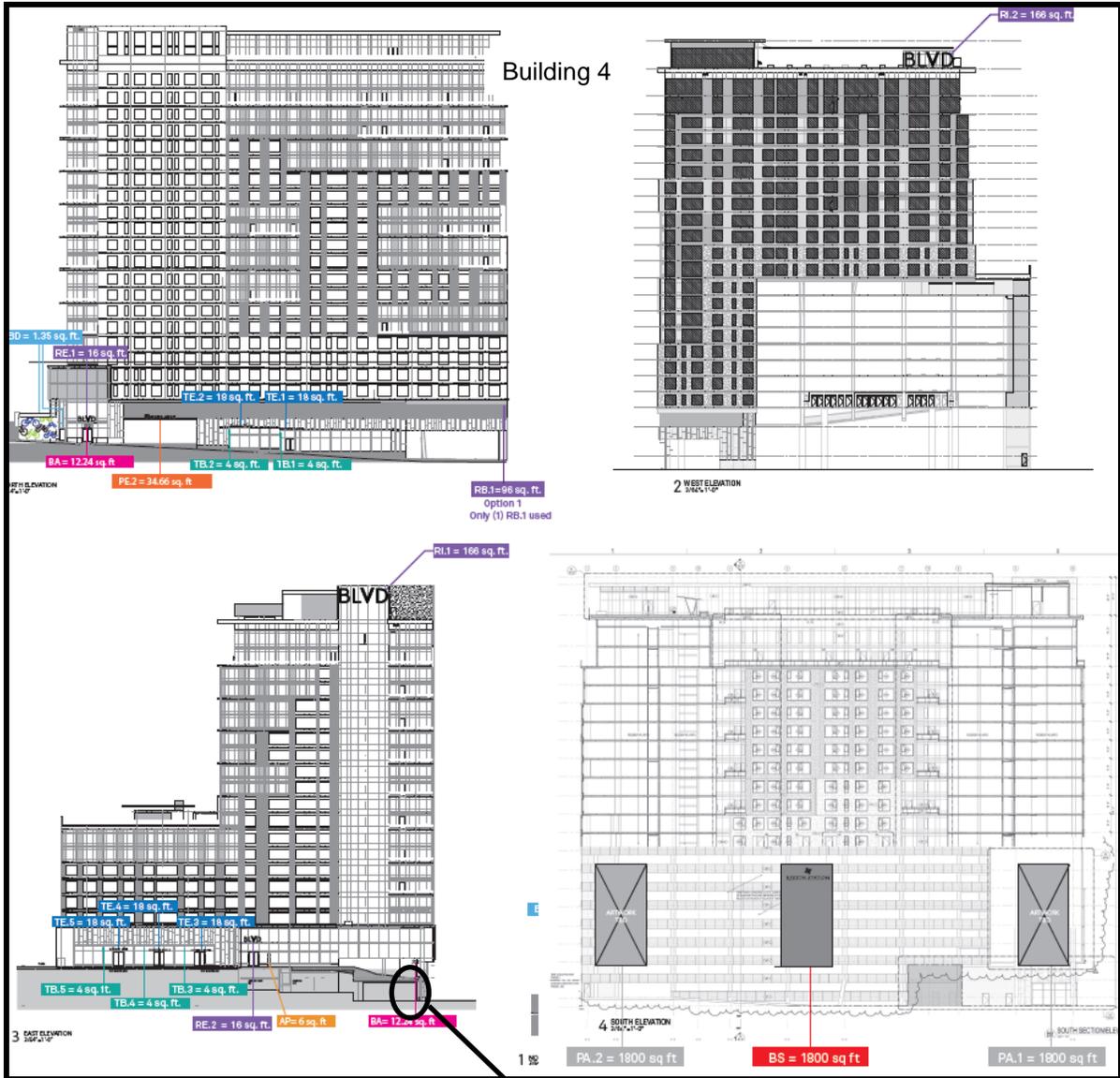




As shown on these graphics, these project identity signs are proposed on either the private parking garage façade facing the Dulles Access Toll Road, (which would be used as an architectural feature for garage screening) or on the northern façade of Building 8 fronting Sunset Hills Road at its intersection with Sunset Hills Road. During the review of the application, staff had concerns about the size and location of the sign on Building 2; the applicant relocated the sign to the lower right corner of the building and provided elevations to show how these signs fit within the context of the entire building and provide visual interest and screening for the large parking structure.

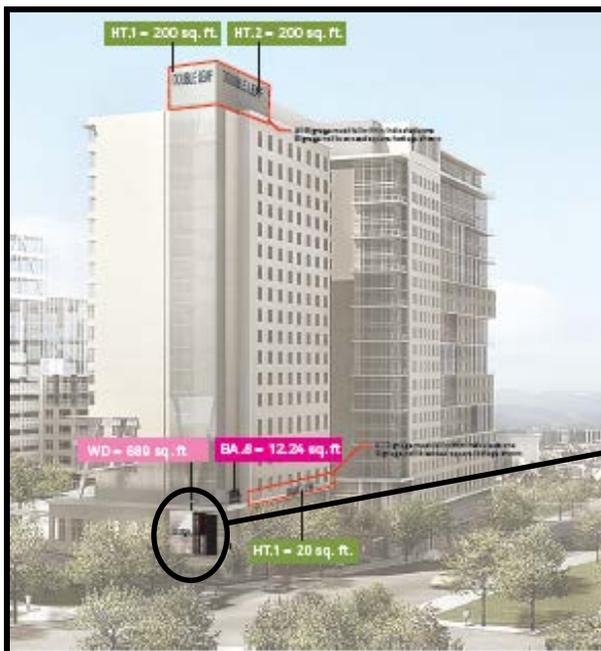
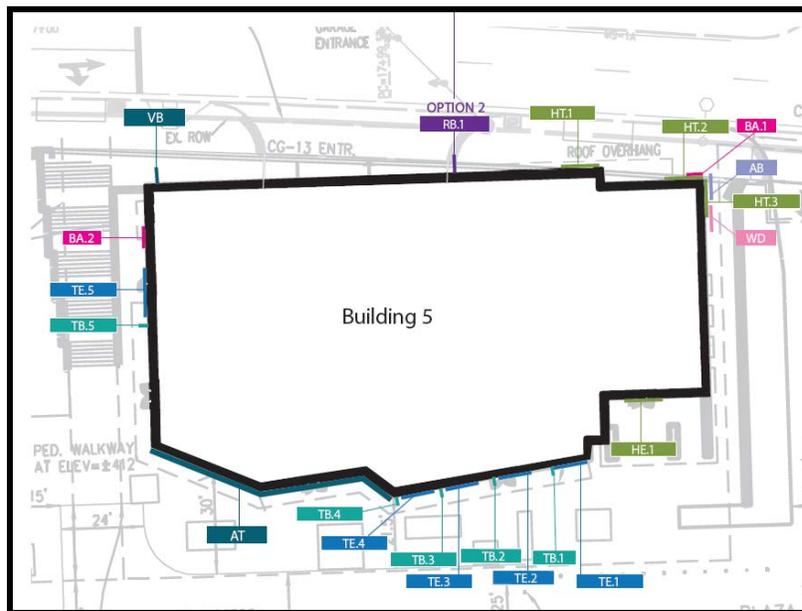
Residential Buildings 4, 6 and 7 generally include two residential identity signs, one vertical residential blade sign, two residential entrance signs, one to five ground floor retail entrance signs, one to five retail blade signs, a building address sign and public art used to screen garage facades. Sign location plans and building elevations are included for the residential buildings. The sign location plan for Residential Building 4 includes the following signs for tenant identity and building address:





The residential blade sign shown above is proposed along the Reston Station Boulevard façade. Staff is concerned that there is also an option to add two of these signs along Reston Station Boulevard (one shown above and the other on Building 5), which may cause confusion for buses or vehicles entering the bus bays and public parking areas. Staff recommends a development condition to provide only one of these signs along Reston Station Boulevard on either Building 4 or 5 as shown on the CSP.

Hotel Building 5 generally includes two identity signs, two hotel or residential entrance signs, one to four ground floor retail entrance signs, one to four retail blade signs, a building address sign and window display boards. Sign location plans and building elevations are included below.



The approximately 690 square foot window display sign shown above is proposed to be located on the east side of Building 5 facing the main entrance to the public plaza. Page 52 indicates that the sign would be applied to the window and would be internally lighted. This sign may also be interchangeable with art and/ or tenant advertising.

*Freestanding Signage*

Nine types of freestanding signs are proposed for additional project and tenant identity, electronic messaging, parking identification, pedestrian directional and site directory. These signs are listed in the table below with graphics highlighting the sign type.

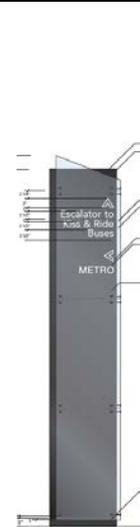
Sign Type	Description	Qty.	Total Sign Area for Proposed Sign Type in Square Footage	Total Square Footage:
I1	Primary Pylon Identity	1	36.33	36.33
I3	Low Pylon Identity	1	12.92	12.92
MB	Electronic Message Board	3	84	252
MP	Metro Pylon	1	18	18
OP	Office Pylon	4	18.75	75
PD	Freestanding Pedestrian Directional	3	15.75	47.25
RP	Residential Monument	3	32	96
LM	Corner Monument - Option 1	1	63.33	63.33
LM	Corner Monument - Option 2	1	39.39	39.39

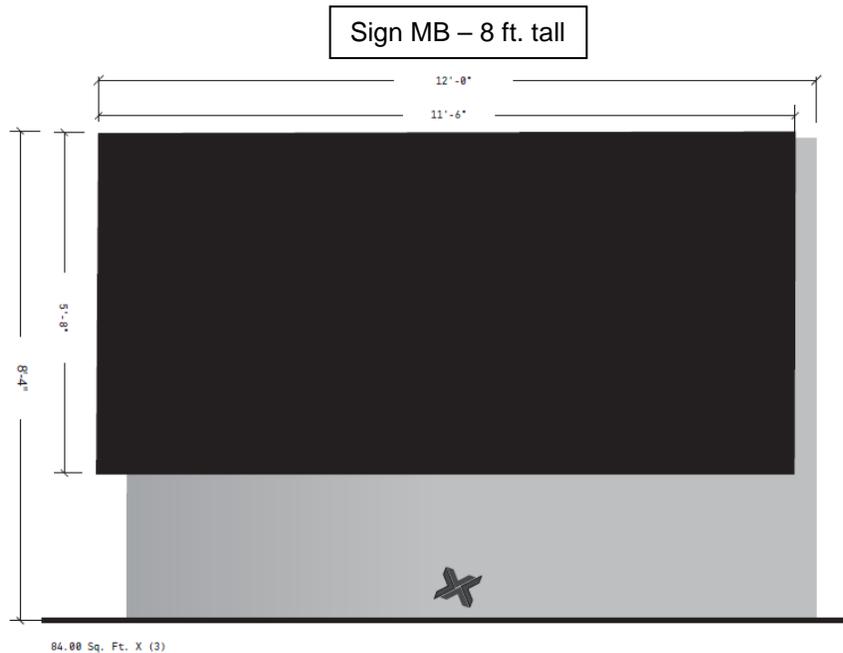
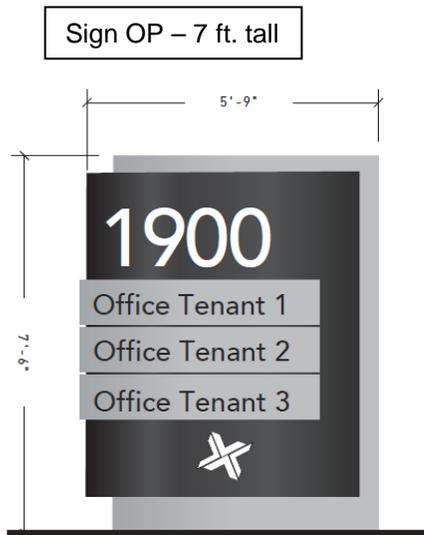
Sign I1 – 20 ft. tall

Sign I3 – 12 ft. tall

Sign MP – 18 ft. tall

Sign PD – 9 ft. tall

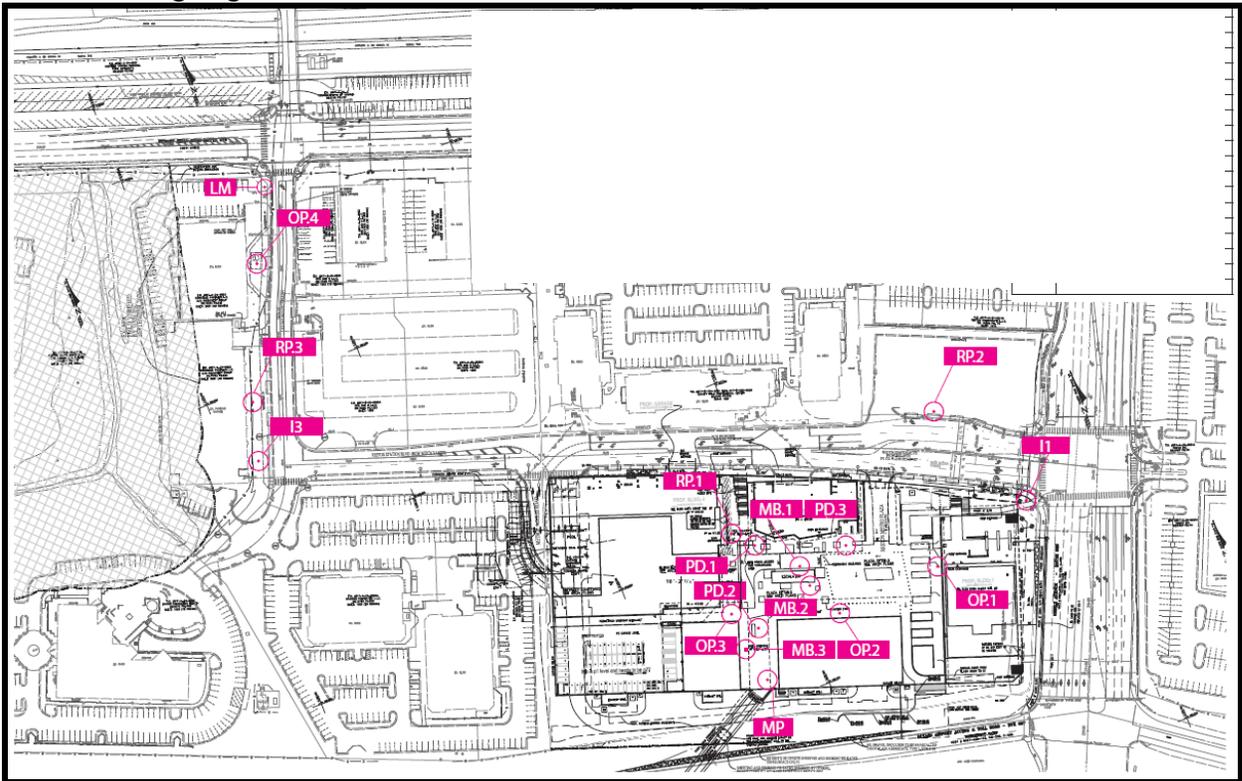




Seventeen of these signs are proposed on the site. Notes on the CSP indicate that none of these signs would be located within the sight distance triangles or in a manner that would impede the pedestrian walkways or vehicular driveways. A development condition is recommended to ensure that these restrictions are enforced.

Freestanding Signs OP and RP are also proposed to be located within the building zones and not within the landscape amenity panels. The proposed locations for these signs are depicted below.

### *Freestanding Sign Locations*



In addition, Page 93 of the CSP proposes additional flexibility for the location of three freestanding Electronic Media Boards (Sign MB) within the public plaza. A note indicates that the signs will not impede walkways or drive aisles and staff has prepared a development condition to restrict the proposed location of the media boards to exclude areas on the plaza recorded in the public access easements to avoid conflicts with the pedestrian walkways.

### *Public and Private Parking Garage Signage*

The approved development on the site includes a large 6-level below grade parking structure facility consisting of 2,300 public parking spaces, 10 bus bays, a Kiss and Ride and secure bicycle facilities. This facility also serves as the support foundation for approximately one million square feet of mixed-use transit-oriented development (TOD), which includes a large public plaza surrounded by five buildings with approximately 3,000 additional private parking spaces integrated within building footprints on top of the parking structure. This infrastructure requires a significant amount of way-finding signage that was permitted prior to opening day of the Wiehle-Reston East Metrorail station. The applicant has included this signage within the Comprehensive Sign Plan. Most of the signage is already constructed and includes building mounted identity signs for the Kiss and Ride area, bus area, public and private parking areas and other directional way-finding signs. Sign location plans for these signs located on the public plaza and within the bus and Kiss and Ride areas are included on Pages 101, 102 and 103 of the CSP.

### *Temporary Signage*

Pages 115 through 119 show examples of temporary signage proposed for the development during construction and as needed for marketing. These signs would include leasing banners for the development; construction fence banners; and “coming soon” retail signs. Leasing banners would be used to market residential, hotel and office vacancy per building on the site with locations shown on Pages 115 through 119. The applicant has proposed two banners per building with an aggregate total of 800 square feet located on different facades. Building 3 is also proposed to have a 1360 square foot banner on the garage facing the Dulles Toll Road. Staff recommends a development condition that 1) limits the total number of temporary banner signs to be no more than two per building at any one time; and 2) limits the amount of time that the banners may be displayed, consistent with other large mixed use developments near a Metrorail station.

Temporary construction fence signs are proposed to be applied to chain link fences and/or plywood barricades during construction. These signs would consist of digital print graphics limited to 8 feet in height and shall be removed no later than six months after a nonresidential or residential use permit is issued for the use advertised.

In addition, temporary signage associated with Pop up Retail kiosks that are constructed during initial phases of building construction are proposed and shown on Page 119. These signs would be mounted on the kiosks with a maximum sign area of 3 square feet. Sandwich board signs (which are temporary/ secondary folding signs) may be used to identify retail uses along the sidewalk with a maximum sign area of six square feet and a maximum of one board sign per tenant. These signs may not block the public way to the Metrorail station and must also be removed from the sidewalk at close of business each day.

### Sign Matrix

Section 12-210 of the Zoning Ordinance allows the Planning Commission to approve and amend a comprehensive sign plan for Planned District developments as an alternative to the sign provisions contained in Article 12 of the Zoning Ordinance. The total sign area allowed in Article 12 of the Zoning Ordinance is approximately 4,000 square feet. The total amount of requested permanent sign area is approximately 29,000 square feet, which is significantly above the Zoning Ordinance requirements. Sheets 1 through 9 include charts that summarize the proposed signs by type, number, and size, and provide a comparison of the proposed signs to the maximum permitted by the Zoning Ordinance absent approval of a Comprehensive Sign Plan.

Staff believes that the proposed amount of additional permanent sign area is not disproportionate for large mixed use developments near Metrorail stations. The proposed designs would be contextual to the architecture of the buildings and in keeping with the scale of the Metrorail area. The additional building signage would help differentiate the buildings within the Reston Station Development from each other and their associated uses while maintaining a comprehensive and cohesive mixed use development. Staff finds that the proposed sign area is appropriate as recommended in the development conditions

## **Land Use and Environmental Analysis**

No land use or environmental issues were identified with this application.

## **Transportation Analysis (Appendix 5)**

Fairfax County Department of Transportation (FCDOT) reviewed the application and indicated that the proposed freestanding signs should be located outside Virginia Department of Transportation (VDOT) right-of-way and should not obstruct sight distances on roads for drivers entering or exiting the development. Staff further indicated that: 1) the freestanding sign (Sign LM) proposed on the corner of Sunset Hills Road and Metro Center Drive should not preclude future multimodal improvements in the future on Sunset Hills Road, which will include on-road bicycle lanes and a wider sidewalk; 2) any signage proposed on VDOT signal equipment would need to meet VDOT's design standards; and 3) all proposed signage should be located outside the existing ROW or the ROW to be dedicated to VDOT. Staff recommends development conditions to ensure that any proposed signage would be located out of the vehicle line of sight at roadway intersections and be located in a manner that would not preclude future multimodal improvements. Imposition of these conditions will address the concerns.

VDOT also reviewed the application and requested more site location details for the freestanding signs (I.1, I.2, I.3, and RP.2) to ensure that the signs would not be located within sidewalks, sight distance area, or VDOT ROW. The applicant revised the CSP to provide more information and development conditions have been written to ensure compliance.

## **Office of Community Revitalization Analysis (OCR) Analysis (Appendix 6)**

OCR reviewed the application and indicated that large monument signs intended for vehicular traffic are not appropriate for walkable urban areas and feel that these types of signs should be removed. However, if it is the intent of the Planning Commission to approve these signs, at a minimum they should be located so as to not impact the sidewalk or other pedestrian areas. Staff feels that it is unclear how residential and office monuments would be located. Staff further indicated that the freestanding sign (Sign I1) located near the intersection of Wiehle Avenue and Reston Station Boulevard should be relocated closer toward the building to improve pedestrian visibility at the main entrance into the plaza area. Development conditions are included to address these concerns and ensure that the location of these signs are not within the areas recorded as public access easements.

In addition, staff feels the request for 32 temporary leasing banners is excessive. The proposed leasing banner, shown on Page 118, is in scale with the buildings; however, the elevation only shows one side of the building, which is misleading, as the actual request is to provide leasing banners on all four sides of each building. Staff does not object to the proposed size, nor to the request to allow a leasing banner to be placed on any one side of each building. To avoid excessive sign clutter, however, each building should be limited to two leasing banners (which may be placed on any side at the applicant's discretion;) a development condition is recommended to address this concern.

Staff also indicated that the “Reston Station” identity sign facing the Toll Road on Building 2 may be confusing for viewers as this development is located at the Wiehle-Reston East Metrorail Station, not the Reston Town Center Metrorail Station at Reston Parkway. Removing this large scale signage, using just the logo or adding language such as “at Wiehle Metrorail Station” would alleviate this concern. The applicant addressed concerns with the initial location of the sign in previous drafts by relocating the sign to the lower right corner of the building in a manner that would be used for screening of the parking garage, but as the development is trademarked as Reston Station, declined to change the proposed project identification.

### **Zoning Inspections Review Branch (Appendix 7)**

Staff reviewed the application and identified several organizational and technical concerns with previous versions of the CSP. The applicant has revised the CSP to address those concerns and has organized the CSP to show the proposed signs by building using several inserts and perspectives to help track the proposal. No outstanding issues remain.

### **ZONING ORDINANCE PROVISIONS (Appendix 8)**

Section 12-210 of the Zoning Ordinance allows the Planning Commission to approve a Comprehensive Sign Plan for developments within a “P” District as an alternative to the provisions contained in Article 12 of the Zoning Ordinance. This provision requires that a Comprehensive Sign Plan show the location, size, height and extent of all signs within the “P” District, or section of the “P” District, as well as the nature of the information being displayed on the signs. Part 1 states that developments must conform to the character and type as recommended with the Comprehensive Plan. In addition, the proposed signs should be harmonious with the development and should be located and sized 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 design elements. Paragraph 4 of Section 12-210 of the Zoning Ordinance states that all signage shall be in accordance with the general and design standards for all planned developments as set forth in Part 1 of Article 16.

Staff believes that, with the proposed development conditions set forth in Appendix 2, the proposed sign plan is in conformance with the Zoning Ordinance provisions relative to the requirements for information illustrating location, extent of signage and information to be displayed.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The proposed Comprehensive Sign Plan Amendment is consistent with the adopted Comprehensive Plan, and meets applicable provisions of the Zoning Ordinance with the adoption of the proposed development conditions.

## **Recommendation**

Staff recommends approval of CSP 2009-HM-019 subject to the proposed development conditions 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.

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.

The approval of this rezoning 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.

## **APPENDICES**

1. Proposed Development Conditions
2. Comprehensive Sign Plan
3. Statement of Justification
4. Relevant Comprehensive Plan Text
5. Transportation Analysis
6. OCR Analysis
7. Zoning Inspections Review
8. Applicable Zoning Ordinance Provisions
9. Glossary of Terms

**PROPOSED DEVELOPMENT CONDITIONS**

**CSP 2009-HM-019**

**August 31, 2016**

If it is the intent of the Planning Commission to approve CSP 2009-HM-019, located at Tax Maps 17-4 ((1)) 17A; 17-4 ((24)) 3 and 4B, to allow a Comprehensive Sign Plan (CSP) pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. This "Reston Station: Comprehensive Plan" prepared by Signage Consultants - Younts Design Inc. and Exhibits dated August 17, 2016 is approved only for those signs shown on the Comprehensive Signage Plan (CSP). This CSP is granted for and runs with the land indicated in this application and is not transferable to other land.
2. Regardless of the depictions or descriptions of the signs highlighted in the CSP, content of a sign is not regulated by this CSP. All signs shall be consistent with the number, location, size, and height indicated in the CSP. Minor modifications may be permitted without a CSPA when it is determined by the Zoning Administrator that such modifications are consistent throughout the project and in substantial conformance with the CSP. The specific design, color palette, typography, and materials of project identification, residential, and wayfinding signage may vary from that shown in the CSP and may change over time, provided such signs are consistent throughout the project and remain in conformance with the overall limitations set forth in the CSP. Nothing in this CSP shall preclude individual tenant signs from incorporating various colors and typography within the individual tenant identification, provided that such signs remain in conformance with the overall limitations set forth in the CSP.
3. Any existing signs that are inconsistent with the CSP shall be removed prior to the issuance of any sign permits for signs approved pursuant to this CSP.
4. All signs as defined in the Zoning Ordinance shall require a sign permit. A matrix shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes the tenant name, address, sign type, sign height, sign area, and Non-Residential Use Permit number and/or any other pertinent information

deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.

5. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance. Signs that require lighting shall be internally illuminated or down-lit to avoid glare and light trespass.
6. Traffic regulatory signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.
7. Only one RB.1 sign (residential blade sign) is permitted at any one time. This RB.1 sign may be placed on either Building 4 or Building 5 at the locations shown on the CSP. (ie. If an RB.1 sign is installed on Building 4, no RB.1 signs may be installed on Building 5 and vice versa.) If installed at one location, the applicant reserves the right to relocate this RB.1 sign to the other location at a future date.
8. Freestanding signs shall not be located within areas defined in the public access easement and shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways.
9. Two options are presented on the CSP for Freestanding Sign LM. Only one LM (freestanding sign) is permitted at any one time. The applicant reserves the right to replace the LM sign with the alternate option at a future date. If it is determined at a future date that the sign needs to be relocated due to the widening of Sunset Hills Road (State Route 675), then the applicant shall relocate the sign at its sole expense.
10. No more than two temporary leasing banners depicted as Sign LB on the CSP shall be installed per building with the sizes and locations shown on Pages 115 through 119 of the CSP. The banners shall require individual sign permits, which shall be valid for a maximum of 24 months from the date of issuance of each sign permit. The applicant shall remove the temporary banners after the allotted time frames, and shall not install new temporary banners without the approval of an amendment to this CSP.
11. Sandwich board signs may be permitted for retail uses during operating hours. Such signs shall be: limited to a maximum size of nine square feet; limited to one per tenant; and shall not be located in the areas defined in the public access easement.

12. In areas where food trucks may be located, sandwich board signs may be utilized by the food trucks during operating hours. Such signs shall be: limited to a maximum size of nine square feet; limited to one per truck; and shall not be located in the areas that will impede pedestrian or vehicular circulation.

The above-proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

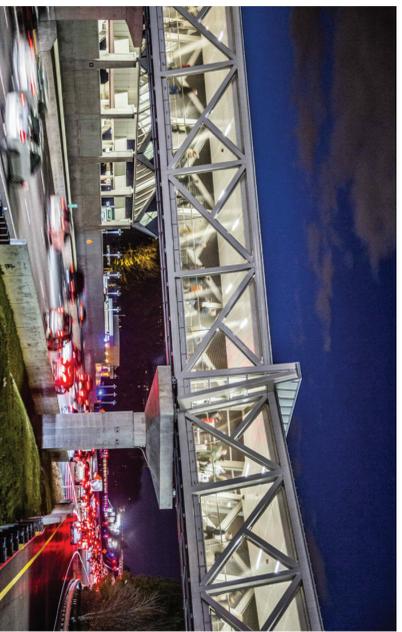
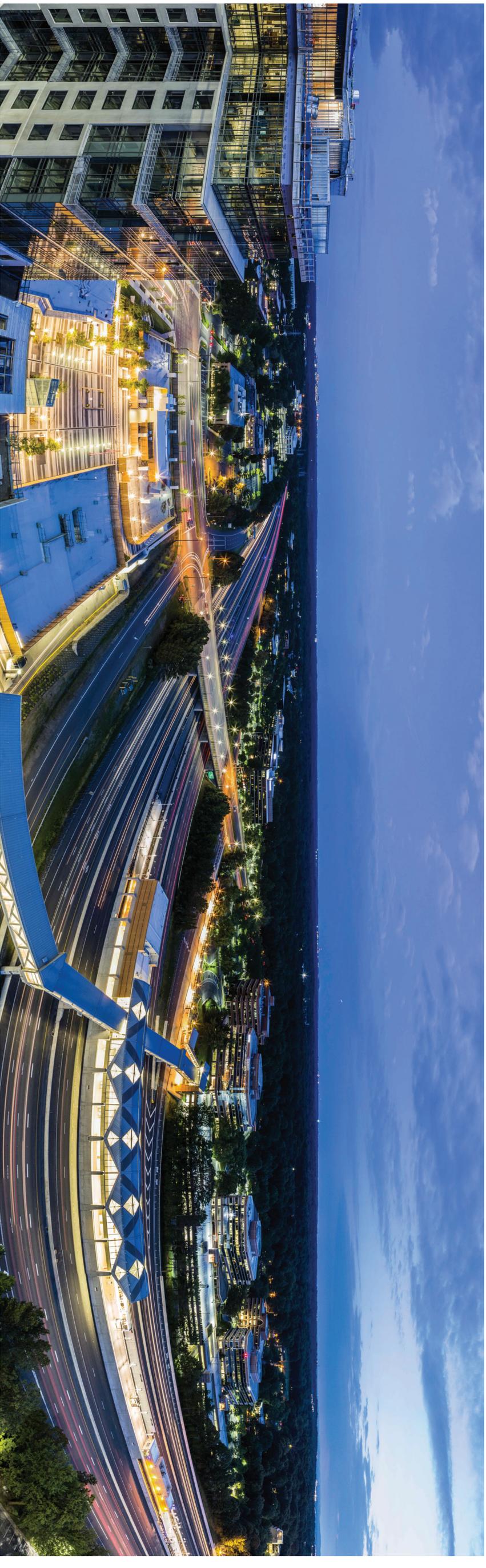
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan. The applicant shall be responsible for obtaining the required Sign Permits through established procedures.



# RESTON STATION

METRO + METROPOLITAN

Comprehensive Sign Plan



COMSTOCK

# Reston Station: Comprehensive Sign Plan



RESTON STATION  
Reston, Virginia

Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

## RESTON STATION

Mixed Use Project

## OWNER / DEVELOPER

Comstock Reston Station Holdings, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703)203-1985

## SUBMITTED TO:

Fairfax County Planning Commission  
Zoning Evaluation Division  
12055 Government Center Parkway  
Suite 807  
Fairfax, Virginia 22035-5505  
703.324.1290

### INTRODUCTION:

The success of the Reston Station project hinges a distinctive identity and the users ability to navigate the project.

This Comprehensive Sign Plan (CSP) has been carefully developed with the County of Fairfax to allow for flexibility in the size, quantity, and location of sign elements within the project. The intent of this document is to create sufficient signage allowances to adequately identify the project as well as the tenants and services within while keeping with the project's scale and character.

### AREA WIDE SIGN CRITERIA:

#### SIGNAGE WITHIN THE GREATER WIEHLE-RESTON EAST TRANSIT STATION AREA:

In recognition of the value of creating a sense of place and efficiently facilitating vehicular, bicycle and pedestrian mobility within the transit station area, the County and the Applicant shall cooperate in the establishment of sign guidelines consistent with the quality, character and design of the signage set forth herein (collectively "Area Wide Sign Criteria") and shall seek to implement such Area Wide Sign Criteria through the establishment of overlay districts, proffered commitments and/or Comprehensive Sign Plans for adjacent land owners and developments.

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## Fairfax County Comprehensive Sign Plan

Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
Fairfax County Tax Map parcels 17-4((01))-17A and 17-4((24))-3

Signage Consultants  
Younis Design Inc.  
3600 Clippier Mill Rd.  
Suite 410  
Baltimore, MD 21211  
(443)453-9310

Fairfax County  
Comprehensive  
Sign Plan

DATE: 08/17/2016

SCALE:  
As Noted  
SECTION:  
1: Index

Tenant Signage  
on Building



**RESTON STATION**  
Reston, Virginia

**Owner:**  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1955

# Fairfax County Comprehensive Sign Plan

Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
Fairfax County Tax Map parcels 17-4((01))17A and 17-4((24))-3

Signage Consultants  
Younis Design Inc.  
3600 Clippert Mill Rd.  
Suite 410  
Baltimore, MD 21271  
(443)453-9310

Fairfax County  
Comprehensive  
Sign Plan

DATE: **08/17/2016**  
SCALE: **1" = 40'**  
SECTION: **1: Index**

**Vicinity Plan**



SUNSET HILLS ROAD

METRO CENTER DRIVE

RESTON STATION BLVD.

WIEHLE AVE.



**RESTON STATION**  
Reston, Virginia

**Owner:**  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
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**Fairfax County Comprehensive Sign Plan**  
Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
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(443)453-9310

Fairfax County  
Comprehensive  
Sign Plan

**DATE:** 08/17/2016  
**SCALE:** 1/32" = 1'-0"  
**SECTION:**  
1: Index

**Project Plan**



**RESTON STATION**  
Reston, Virginia

**Owner:**  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

# Fairfax County Comprehensive Sign Plan

Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
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Suite 410  
Baltimore, MD 21211  
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**Fairfax County**  
Comprehensive  
Sign Plan

DATE: **08/17/2016**

SCALE:  
N/A

SECTION:  
1: Index

## Building Mounted Sign Schedule

Sign Type	Description	Qty	illum.	Aveal Height	Max Size (each)	Maximum Dimensions	Total Sign Area for Proposed Sign Type in Square Footage	Total Allowable sq. ft. (See Ordinance per Sign Ordinance)	Ordinance Section	Sign or Mounted Building	Location	Notes
BM	Building Mounted Project Identity	1	YES	Aveal(6) 2100 sf	15'-0" x 16'-0"	15'-0" x 16'-0"	2100	[1]	Article 12-203 par. 9	Building Mounted Building	Building 2 South	On South Elevation of Building 2 Facing Toll Road
BI	Small Scale Building Identity	1	YES	Height(6) 15'-0"	3'-3" x 42'-7 1/2"	3'-3" x 42'-7 1/2"	329.33	[1]	Article 12-203 par. 9	Building	Building 8 North	On North Elevation of Building 4 Facing Sunset Hills
I4	Building Mounted Entry	1	YES	Aveal(4) 50.06 sf	2'-3" x 22'-3"	2'-3" x 22'-3"	50.06	[1]	Article 12-203 par. 9	Building	Building 3 South	At Entrance to Retail Parking Entrance On South Elevation of B3 Facing Toll Road
BD	Bike Directional	1	NO	Aveal(4) 1.35 sf	2'-0" x 3' 1/2"	2'-0" x 3' 1/2"	1.35		Article 12-103 par. 2D	Building	Building 4 North	Vinyl on Glass Directional
PE.1	Parking Entry Identity - Park & Ride	1	YES	Aveal(4) 33.67 sf	2'-0" x 18'-0"	2'-0" x 18'-0"	33.67		Article 12-103 par. 2D	Building	Building 5 North	Public Directional
PE.2	Parking Entry Identity - Buses	1	YES	Height(4) 2'-0"	2'-0" x 17'-6"	2'-0" x 17'-6"	34.66		Article 12-103 par. 3G	Building	Building 5 North	Public Directional
PE.3	Parking Entry Identity - Park	1	YES	Aveal(4) 11.33 sf	2'-0" x 5'-8"	2'-0" x 5'-8"	11.33		Article 12-103 par. 3G	Building	Interior Parking Structure	Public Directional
PE.4	Parking Entry Identity - Hanging	1	YES	Aveal(4) 15.17 sf	13'-0" x 1'-2"	13'-0" x 1'-2"	15.17		Parking Structure N/A - Located in Interior	Building	Interior Parking Structure	Public Directional
RI	Residential Identity	6	YES	Height(4) Aveal(4) 166 sf	1'-2" 7'-0" x 23'-9"	7'-0" x 23'-9"	996	[3]	Article 12-203 par. 2	Building	Building 4 East & West Building 6 South & East Building 7 North & South	Mounted to Residential Buildings Only
RB	Residential Blade	3	YES	Height(4) Aveal(4) 96 sf	3'-0" x 15'-1 1/2" x 2	3'-0" x 15'-1 1/2" x 2	288	[3]	Article 12-203 par. 2	Building	Building 4 North Building 6 East Building 7 East	V-Shaped Sign Both Faces Calculated
RE	Residential Entry Identity	4	YES	Height(4) Aveal(4) 16 sf	15'-1 1/2" x 2 2'-0" x 8'-0"	2'-0" x 8'-0"	64	[3]	Article 12-202 par. 2	Building	Building 4 North, Building 4 West, Building 6 South, Building 7 North	Mounted to North Elevations of Building 4 above Entrance
BA	Building Address	1	NO	Aveal(4) 12.24 sf	2'-5" 5'-3" x 2'-0" + 5'-3" x 5"	5'-3" x 2'-0" + 5'-3" x 5"	12.24	[1]	Article 12-203 par. 9	Building	Building 1 North	Mounted to Architectural Facade
BA	Building Address	1	NO	Height(4) Aveal(4) 1.33 sf	2'-5" 8" x 2'-0"	8" x 2'-0"	1.33	[1]	Article 12-203 par. 9	Building	Building 2 East	Mounted to Architectural Facade
BA	Building Address	1	NO	Height(4) Aveal(4) 12.24 sf	2'-5" 5'-3" x 2'-0" + 5'-3" x 5"	5'-3" x 2'-0" + 5'-3" x 5"	12.24	[1]	Article 12-203 par. 9	Building	Building 1 West	Mounted to Architectural Facade
BA	Building Address	1	NO	Height(4) Aveal(4) 12.24 sf	2'-5" 5'-3" x 2'-0" + 5'-3" x 5"	5'-3" x 2'-0" + 5'-3" x 5"	12.24	[1]	Article 12-203 par. 9	Building	Building 4 East	Mounted to Architectural Facade
BA	Building Address	1	NO	Height(4) Aveal(4) 12.24 sf	2'-5" 5'-3" x 2'-0" + 5'-3" x 5"	5'-3" x 2'-0" + 5'-3" x 5"	12.24	[1]	Article 12-203 par. 9	Building	Building 5 North	Mounted to Architectural Facade
BA	Building Address	1	NO	Height(4) Aveal(4) 12.24 sf	2'-5" 5'-3" x 2'-0" + 5'-3" x 5"	5'-3" x 2'-0" + 5'-3" x 5"	12.24	[1]	Article 12-203 par. 9	Building	Building 5 North	Mounted to Architectural Facade
BA	Building Address	1	NO	Height(4) Aveal(4) 12.24 sf	2'-5" 5'-3" x 2'-0" + 5'-3" x 5"	5'-3" x 2'-0" + 5'-3" x 5"	12.24	[1]	Article 12-203 par. 9	Building	Building 5 West	Mounted to Architectural Facade
BA	Building Address	1	NO	Height(4) Aveal(4) 12.24 sf	2'-5" 5'-3" x 2'-0" + 5'-3" x 5"	5'-3" x 2'-0" + 5'-3" x 5"	12.24	[1]	Article 12-203 par. 9	Building	Building 5 North	Mounted to Architectural Facade
BA	Building Address	1	NO	Height(4) Aveal(4) 12.24 sf	2'-5" 5'-3" x 2'-0" + 5'-3" x 5"	5'-3" x 2'-0" + 5'-3" x 5"	12.24	[1]	Article 12-203 par. 9	Building	Building 7	Mounted to Architectural Facade
BA	Building Address	1	NO	Height(4) Aveal(4) 12.24 sf	2'-5" 5'-3" x 2'-0" + 5'-3" x 5"	5'-3" x 2'-0" + 5'-3" x 5"	12.24	[1]	Article 12-203 par. 9	Building	Building 6	Mounted to Architectural Facade
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 1 North	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 1 South	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 1 East	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 1 East	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 1 West	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 1 West	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 North	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 South	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 South	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 East	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 West	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 North	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 North	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 South	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 South	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 East	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 West	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 North	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 North	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 South	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 South	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 East	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 West	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 North	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 North	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 South	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 South	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 East	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 West	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 North	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 North	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 South	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 South	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 East	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 West	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 North	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 North	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 South	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 South	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 East	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 West	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 North	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 North	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 South	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 South	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 East	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 West	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0" x 10'-0"	550	[1]	Article 12-203 par. 9	Building	Building 2 North	Tenant Identity
T1	Tier 1 Office Building Tenant Sign	1	YES	Height(4) Aveal(4) 550 sf	2'-5" 55'-0" x 10'-0"	55'-0"						





RESTON STATION  
Reston, Virginia

Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

Sign Type	Description	Qty.	Illum.	Area/Height	Max Size (each)	Maximum Dimensions	Total Sign Area for Proposed Sign Type in Square Footage	Total Allowable sq. ft. (see footnotes) per Sign Ordinance	Ordinance Section	Site or Building Mounted	Location	Notes
I1	Primary Pylon Identity	1	YES	Area(sf) Height(ft)	63.33 sf 20'-0"	20'-0" x 3'-2"	63.33	[2]	Article 12-203 par. 13A	Site	Wiehle Ave./ Reston Station Blvd.	Pylon sign at highest visible area
I3	Low Pylon Identity	1	YES	Area(sf) Height(ft)	12.92 sf 12'-0"	12'-0" x 2'-2"	12.92	[2]	Article 12-203 par. 13A	Site	Metro Center Dr./ Reston Station Blvd.	Pylon sign at each major intersection
PD	Freestanding Pedestrian Directional	3	NO	Area(sf) Height(ft)	15.75 sf 9'-0"	9'-0" x 1'-9"	47.25		N/A Located on Interior Plaza	Site	Reston Station Pedestrian Plaza	Public Directional, On private plaza
MP	Metro Pylon	1	YES	Area(sf) Height(ft)	18.00 sf 12'-0"	12'-0" x 1'-6"	18	[3]	N/A Located on Interior Plaza	Site	Reston Station Pedestrian Plaza	Public Directional
OP	Office Pylon	4	YES	Area(sf) Height(ft)	18.75 sf 7'-6"	7'-6" x 5'-9"	75			Site	Reston Station Pedestrian Plaza	At sidewalk entrances
MB	Electronic Message Board	3	YES	Area(sf) Height(ft)	84.00 sf 7'	7'-0" x 12'-0"	252			Site	At Reston Station Blvd. and vehicular entrance to Plaza	Public Directional, On private plaza
RP	Residential Monument	3	YES	Area(sf) Height(ft)	32.00 sf 8'	4'-0" x 8'-0"	96			Site	On Sidewalk, in front of residential lobby entrance	
LM-Option 1	Low Tenant Monument - Option 2	1	YES	Area(sf) Height(ft)	63.33 sf 20'-0"	20'-0" x 3'-2"	63.33	[2]	Article 12-203 par. 13A	Site	Wiehle Ave./ Reston Station Blvd.	Pylon sign at highest visible area
LM-Option 2	Low Tenant Monument - Option 1	1	YES	Area(sf) Height(ft)	39.39sf 5'-1"	5'-1" x 7'-9"	39.39	[2]	Article 12-203 par. 13A	Site	Metro Center Dr./ Sunset Hills	Pylon sign at each major intersection
T/M	Tenant Wall	1		Area(sf) Height(ft)	294 Height(ft)		294				At Reston Station Blvd. and vehicular entrance to Plaza	To screen transformers
							Total Square Footage: 921.83					
							Option 1: 921.83					
							Option 2: 897.89					

FOOTNOTES

- [ 1 ] Building-mounted signs on buildings housing more than one (1) tenant where each tenant has its own outside entrance(s) shall not exceed one and one-half (1 1/2) square feet of sign area for each linear foot of building frontage occupied by each tenant, except as provided for in Par. 3 of Sect. 106 above. The maximum allowable sign area for any one tenant, however, shall not exceed a total of 200 square feet, except that a tenant, which has building frontage that results in an allowable sign area greater than 200 square feet and occupies an area with more than one perimeter wall containing a main entrance for use by the general public, may place a maximum of 200 square feet of allowable sign area on each such perimeter wall; however, in no instance shall the square footage of signage on any such wall exceed one and one-half (1 1/2) times the length of such wall.
- [ 2 ] One (1) freestanding sign may be erected at each major entrance to an office park. Such sign(s) shall identify the name of the office park. No such sign shall exceed forty (40) square feet in area or twenty (20) feet in height or be located closer than ten (10) feet to any street line.
- [ 3 ] Building-mounted signs identifying the name of the building and the address as required by Chapter 102 of The Code shall be permitted. Such signs shall be flush against the building and shall not exceed twelve (12) square feet in area per building nor be located at a height exceeding thirty (30) feet above grade.

NOTES

- [ 1 ] It is assumed that the project has seven (7) major entrances: Wiehle Ave./Reston Station Blvd.; Metro Center Dr./Reston Station Blvd.; Reston Station Blvd./Metro Access Rd.; Sunset Hills Rd./Metro Center Dr.; Reston Station Blvd./Commercial Garage Entrance; Reston Station Blvd./Reston Metro Plaza; Reston Station Blvd./Reston Metro Plaza
- [ 2 ] The commercial buildings are presumed to have the following frontages and allowable sign area:

Building 1	=	382	feet x 1.5	=	573	sq. ft.
Building 2	=	190	feet x 1.5	=	285	sq. ft.
Building 3	=	207	feet x 1.5	=	310	sq. ft.
Building 4	=	156	feet x 1.5	=	234	sq. ft.
Building 5	=	156	feet x 1.5	=	234	sq. ft.
Building 6	=	351	feet x 1.5	=	526.5	sq. ft.
Building 7	=	156	feet x 1.5	=	234	sq. ft.
Building 8	=	246	feet x 1.5	=	369	sq. ft.
			TOTAL		2523	
- [ 3 ] Total allowed signage less proposed signage by Building:

Building 1	Allowed	Proposed	Difference			
Building 1	873	1506.11	1608.11			
Building 2	285	768.96	721.96			
Building 3	420	409.83	109.83			
Building 4	234	107.11	107.11			
Building 5	234	107.11	107.11			
Building 6	526.5	588.24	61.74			
Building 7	234	108.24	127.24			
Building 8	369	1506	1137			
			TOTAL		3087.3	

- [ 4 ] Approval/recognition from the property owner is included with each sign permit application.
- [ 5 ] Applicant will submit a CSPA in the future to update and/or revise the document with future technologies.

# Fairfax County Comprehensive Sign Plan

Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
Fairfax County Tax Map parcels 17-4((01))-17A and 17-4((24))-3

Signage Consultants  
Younts Design Inc.  
3600 Clippert Mill Rd.  
Suite 410  
Baltimore, MD 21211  
(443)453-9310

Fairfax County  
Comprehensive  
Sign Plan

DATE: 08/17/2016

SCALE:  
N/A

SECTION:  
1: Index

## Freestanding Sign Schedule



RESTON STATION  
Reston, Virginia

Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

Fairfax County Comprehensive Sign Plan  
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Fairfax County  
Comprehensive  
Sign Plan

DATE: 08/17/2016

SCALE: N/A

SECTION:  
1: Index

Parking  
Sign Schedule

Sign Type	Description	Qty	Illum	Area/Height	Max Size (each)	Maximum Dimensions	Total Sign Area for Proposed Sign Type In Square Footage	Total Allowable sq. ft. (see footnotes) per Sign Ordinance	Ordinance Section	Site or Building Mounted	Location	Notes
PE.1	Parking Entry Identity- Park and Ride	1	YES				35.67					
PE.2	Parking Entry Identity- Buses	1	YES				34.66					
PE.3	Parking Entry Identity- Park	1	YES				11.33					
PE.4	Parking Entry Identity - Hanging	1	YES				15.17					
D1	Wall Mounted Directional Plaque	1	NO	Area(sf) 11,86 sf Height(ft) 4'-9"		4'-9" x 2'-6"	11.86		Article 12-103 par. 2D	Building	Interior Parking Structure	Public Directional
D2	Painted Wall Directional - Small	1	NO	Area(sf) 10,11 sf		4'-4" x 2'-4"	10.11		N/A - Located on In-Interior Parking Structure	Building	Interior Parking Structure	Public Directional
D3	Painted Wall Directional - Large	2	NO	Height(ft) 4'-4" Area(sf) 8,33 sf		1'-0" x 8'-4"	16.66		N/A - Located on In-Interior Parking Structure	Building	Interior Parking Structure	Public Directional
D4	Public Parking Directional - Large	2	NO	Height(ft) 1'-0" Area(sf) 10,67 sf		4'-0" x 2'-8"	21.34		N/A - Located on In-Interior Parking Structure	Building	Interior Parking Structure	Public Directional
D5	Public Parking Directional - Small	3	NO	Height(ft) 4'-0" Area(sf) 5,04 sf		2'-9" x 1'-10"	15.12		N/A - Located on In-Interior Parking	Building	Interior Parking Structure	Public Directional
D6	Parking Directional Arrow	6	NO	Height(ft) 2'-9" Area(sf) 4,34 sf		2'-1" x 2'-1"	26.04		N/A - Located on In-Interior Parking	Building	Interior Parking Structure	Public Directional
D7	Parking Entrance Directional	1	NO	Height(ft) 2'-1" Area(sf) 24,5 sf		1'-6" x 16'-4"	24.5		N/A - Located on In-Interior Parking	Building	Interior Parking Structure	Public Directional
WM	Wall Mounted Directional Letters	2	NO	Height(ft) 1'-6" Area(sf) 87 sf		3 1/2" x 2'-0" + 3 1/2" x 2'-0" + 3 1/2" x 1'-0"	1.74		Article 12-103 par. 2D	Building	Reston Station Pedestrian Plaza	Public Directional, On private plaza
WIP	Wall Mounted Directional Plaque	1	NO	Height(ft) 3 1/2" Area(sf) 4,86 sf		10" x 5'-10"	4.86		Article 12-103 par. 2D	Building	Reston Station Pedestrian Plaza	Public Directional, On private plaza
SP	Secondary Parking	2		Height(ft) 10"			52.3					
BB	Headache Bar	5					31.25					
							Total Square Footage					
							312.61					

FOOTNOTES

[ 1 ] Building-mounted signs on buildings housing more than one (1) tenant where each tenant has its own outside entrance(s) shall not exceed one and one-half (1 1/2) square feet of sign area for each linear foot of building frontage occupied by each tenant, except as provided for in Par. 3 of Sect. 106 above. The maximum allowable sign area for any one tenant, however, shall not exceed a total of 200 square feet, except that a tenant, which has building frontage that results in an allowable sign area greater than 200 square feet and occupies an area with more than one perimeter wall containing a main entrance for use by the general public, may place a maximum of 200 square feet of allowable sign area on each such perimeter wall; however, in no instance shall the square footage of signage on any such wall exceed one and one-half (1 1/2) times the length of such wall.

[ 2 ] One (1) freestanding sign may be erected at each major entrance to an office park. Such sign(s) shall identify the name of the office park. No such sign shall exceed forty (40) square feet in area or twenty (20) feet in height or be located closer than ten (10) feet to any street line.

[ 3 ] Building-mounted signs identifying the name of the building and the address as required by Chapter 102 of The Code shall be permitted. Such signs shall be flush against the building and shall not exceed twelve (12) square feet in area per building nor be located at a height exceeding thirty (30) feet above grade.

NOTES

[ 1 ] It is assumed that the project has seven (7) major entrances: Wiehle Ave./Reston Station Blvd.; Metro Center Dr./Reston Station Blvd.; Reston Station Blvd./Metro Access Rd.; Sunset Hills Rd./Metro Center Dr.; Reston Station Blvd./Commercial Garage Entrance; Reston Station Blvd./Reston Metro Plaza; Reston Station Blvd./Reston Metro Plaza

[ 2 ] The commercial buildings are presumed to have the following frontages and allowable sign area:

Building 1 =	382	feet x 1.5 =	573	sq. ft.
Building 2 =	190	feet x 1.5 =	285	sq. ft.
Building 3 =	280	feet x 1.5 =	420	sq. ft.
Building 4 =	258	feet x 1.5 =	387	sq. ft.
Building 5 =	158	feet x 1.5 =	237	sq. ft.
Building 6 =	156	feet x 1.5 =	234	sq. ft.
Building 7 =	349	feet x 1.5 =	524	sq. ft.
Building 8 =	246	feet x 1.5 =	369	sq. ft.
Total:	2217		3325.5	

[ 3 ] Total allowed signage less proposed signage by Building:

Building	Allowed	Proposed	Difference
Building 1	285	766.06	1211.96
Building 2	420	4029.84	3609.84
Building 3	420	4029.84	3609.84
Building 4	384	5995.83	5611.83
Building 5	234	5882.31	5648.31
Building 6	234	5882.31	5648.31
Building 7	349	6292.66	5943.66
Building 8	369	6292.66	5923.66
Total	3217	43897.77	40680.77

[ 4 ] Approval/recognition from the property owner is included with each sign permit application.

[ 5 ] Applicant will submit a CSPA in the future to update and/or revise the document with future technologies.

Section A  
Building 1



**RESTON STATION**  
Reston, Virginia

Owner:  
**Comstock Partners, LC**  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

Sign Type	Description	Qty.	Total Sign Area for Proposed Sign Type in Square Footage	Total Square Footage:	Sheet
T1	Tier 1 Office Building Tenant Sign	6	550 (x5), 600 (x1)	3350	A.03
OE	Office Building Tenant Entry Sign	2	53.33 (x2)	106.66	A.04
BA	Building Address	2	12.24 (x2)	24.48	A.05
TB	Retail Tenant Blade Sign	4	4 (x4)	16	A.06
TE	Retail Tenant Entrance Sign	4	18 (x4)	72	A.07
				<b>Total Square Footage:</b>	
				<b>3,569.14</b>	

**Fairfax County Comprehensive Sign Plan**  
Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
Fairfax County Tax Map parcels 17-4((01))-17A and 17-4((24))-3

Signage Consultants  
Youns Design Inc.  
3600 Clippert Mill Rd.  
Suite 410  
Baltimore, MD 21211  
(443)453-9310

Fairfax County  
Comprehensive  
Sign Plan

DATE: **08/17/2016**

SCALE:

SECTION:  
As Noted

A: Building 1 Signage

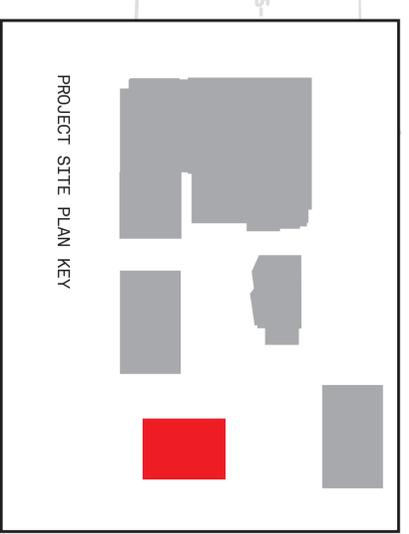
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Signage Matrix  
1 of 2**

SHEET NO. PAGE NO.

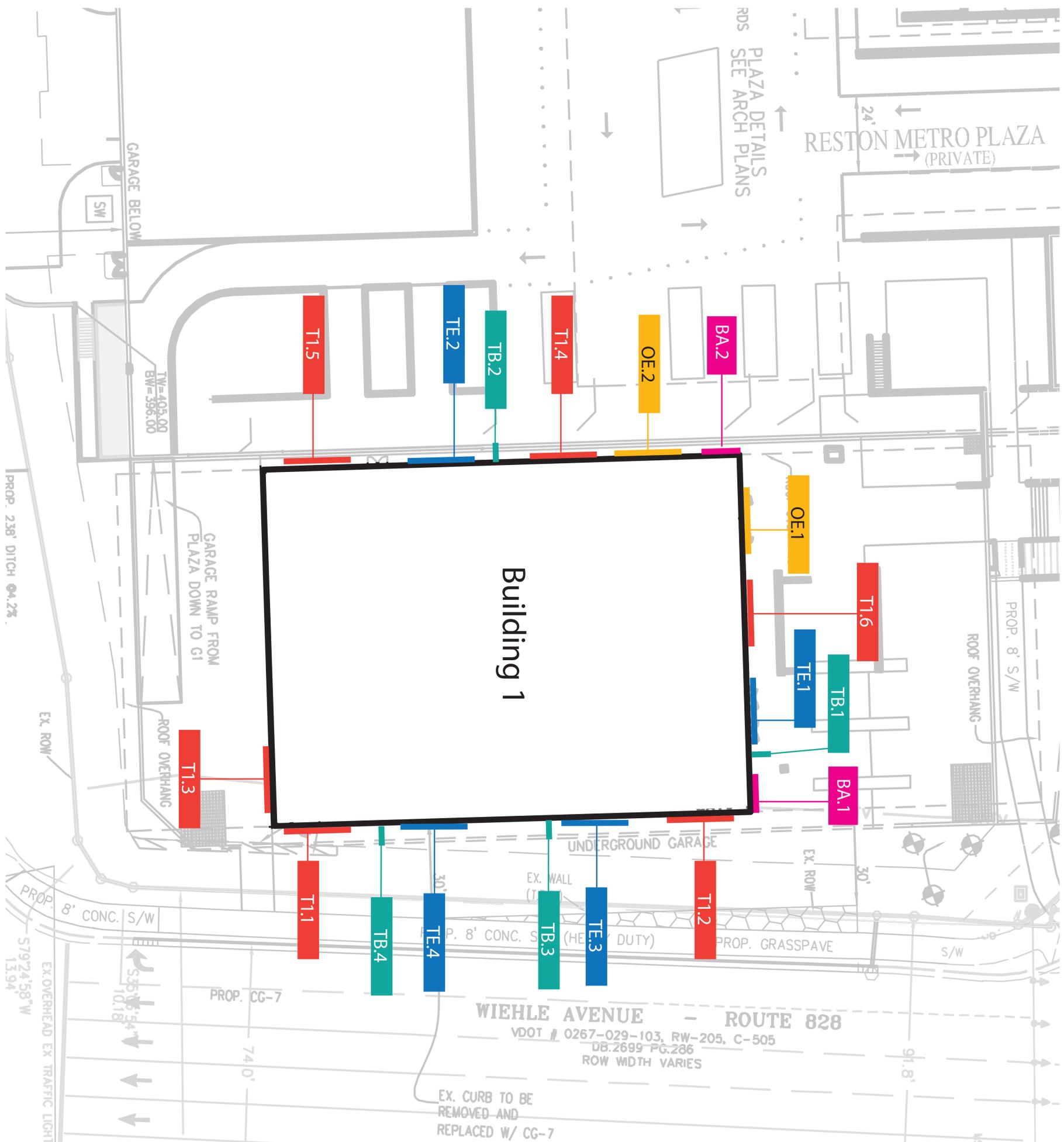


RESTON STATION  
Reston, Virginia

Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985



Sign Type	Description
T1	Tier 1 Office Building Tenant Sign
OE	Office Building Tenant Entry Sign
BA	Building Address
TB	Retail Tenant Blade Sign
TE	Retail Tenant Entrance Sign



**Fairfax County Comprehensive Sign Plan**  
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Fairfax County  
Comprehensive  
Sign Plan

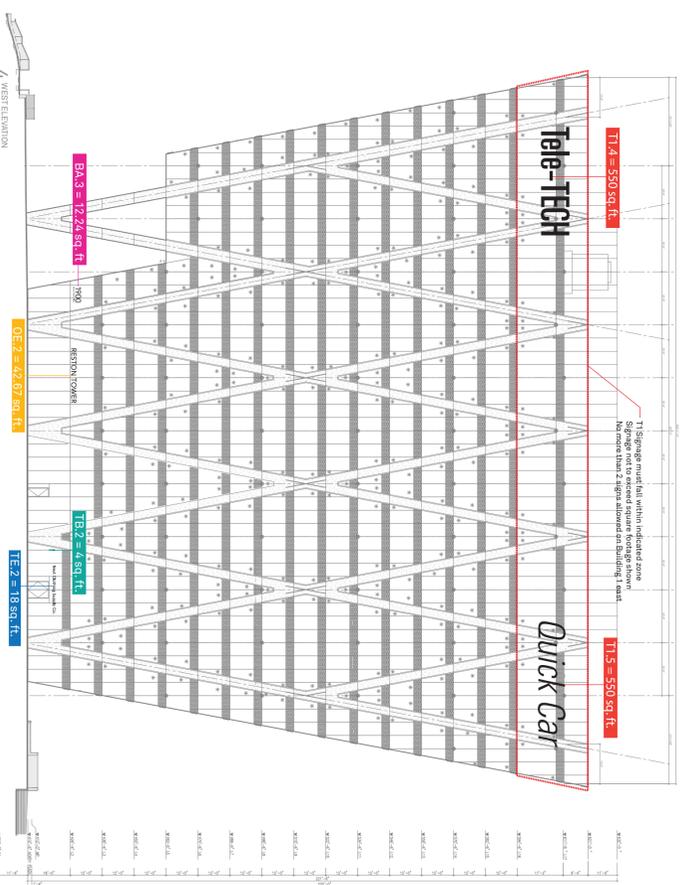
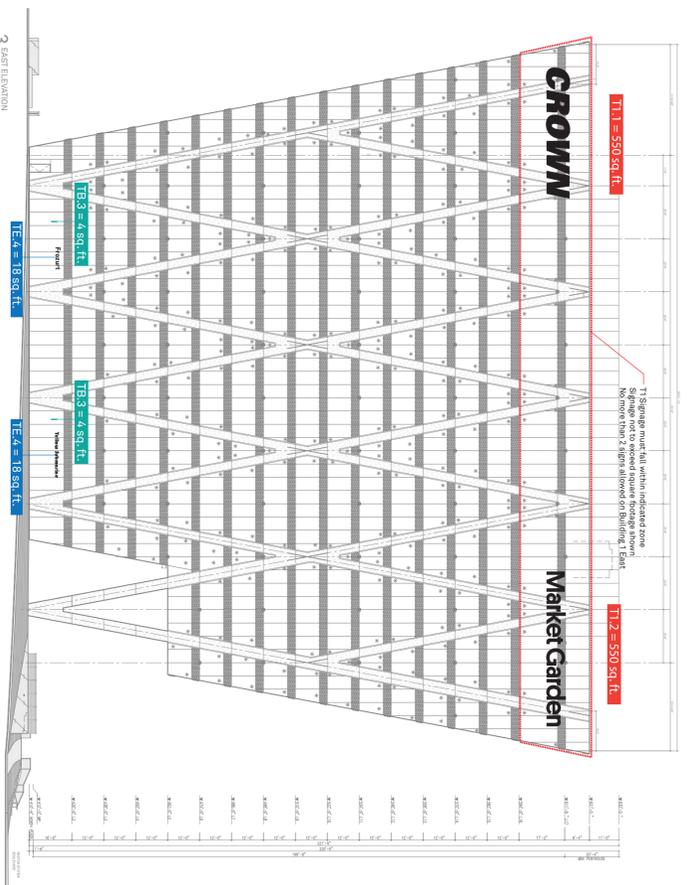
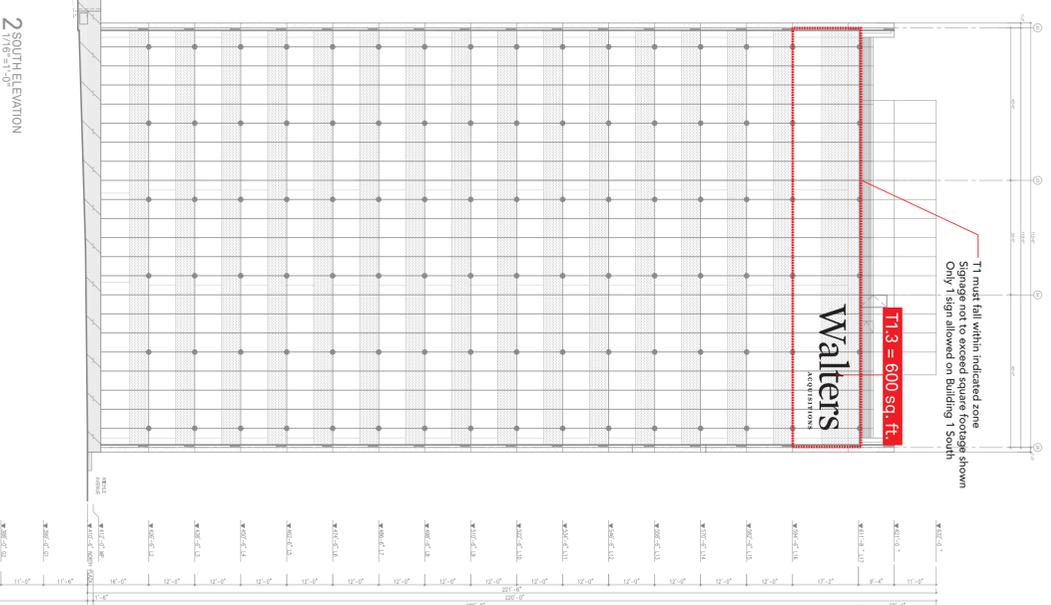
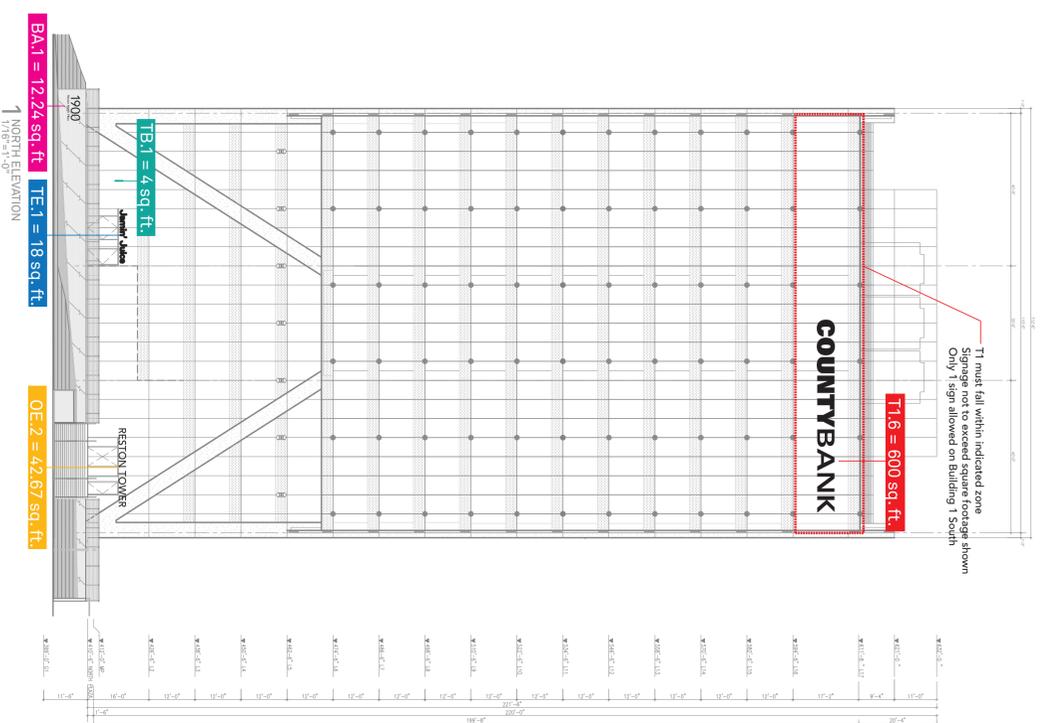
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SCALE:  
SECTION:  
As Noted  
A: Building 1 Signage

Building 01  
Location Plan

SHEET NO. PAGE NO.

Note: Signs to be installed in phases.  
Not all signs will be installed immediately

# Building 1



**PROJECT SITE PLAN KEY**

**Office Building 1 (OB1) - Tenant Signage Placement Zone and Square Footage**

The elevations shown are for OB1 north, south, east, and west elevations. The building is located at the corner of Wiehle Ave and Reston Station Blvd with the south side facing the west bound lanes of Rte. 267, Dulles Toll Road.

**T1.3:** This is an office building tenant sign location on the south side façade of OB1 to be seen from Rte. 267. The max. width of the sign is 50'-0" and max. height is 12'-0" equaling a total square footage of 600.

**OE.1:** This is an office tenant sign location on the north side entrance of OB1 to be seen from Wiehle Ave. The max. width of the sign is 16'-0" and max. height is 2'-8" equaling a total square footage of 42.67'.

**TE.1:** This is a retail tenant sign location on the north side entrance of OB1 to be seen from Wiehle Ave. The max. width of the sign is 18'-0" and max. height is 1'-0" equaling a total square footage of 18'.

**TB.1:** This is a retail tenant blade sign location on the north side entrance of OB1 to be seen from the plaza. The max. width of the sign is 2'-0" and max. height is 2'-0" equaling a total square footage of 4'.

**T1.1:** This is an office building tenant sign location on the east side façade of OB1 to be seen from Wiehle Ave and west bound traffic on Rte. 267. The max. width of the sign is 55'-0" and max. height is 10'-0" equaling a total square footage of 550'.

**T1.2:** This is an office building tenant sign location on the east side façade of OB1 to be seen from Wiehle Ave and west bound traffic on Rte. 267. The max. width of the sign is 55'-0" and max. height is 10'-0" equaling a total square footage of 550'.

Sign specifications including design, lighting method, materials, and mounting details are to be determined.

- T1 - Tier 1 Office Building Tenant Sign  
- Tenant Name/Logo Sign on Building Façade
- T2 - Tier 2 Office Building Tenant Sign  
- Tenant Name/Logo Sign on Building Façade
- OE - Office Building Tenant Entrance Sign  
- Tenant Name/Logo Sign above Entrance on Building Façade
- TE - Retail Tenant Entrance Sign  
- Tenant Name/Logo Sign above Entrance on Building Façade
- TB - Retail Tenant Blade Sign  
- Tenant Name/Logo Sign on Building Façade

Note: Signs to be installed in phases.  
Not all signs will be installed immediately



**RESTON STATION**  
Reston, Virginia

Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
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Fairfax County  
Comprehensive  
Sign Plan

DATE: **08/17/2016**

SCALE:

SECTION:  
As Noted

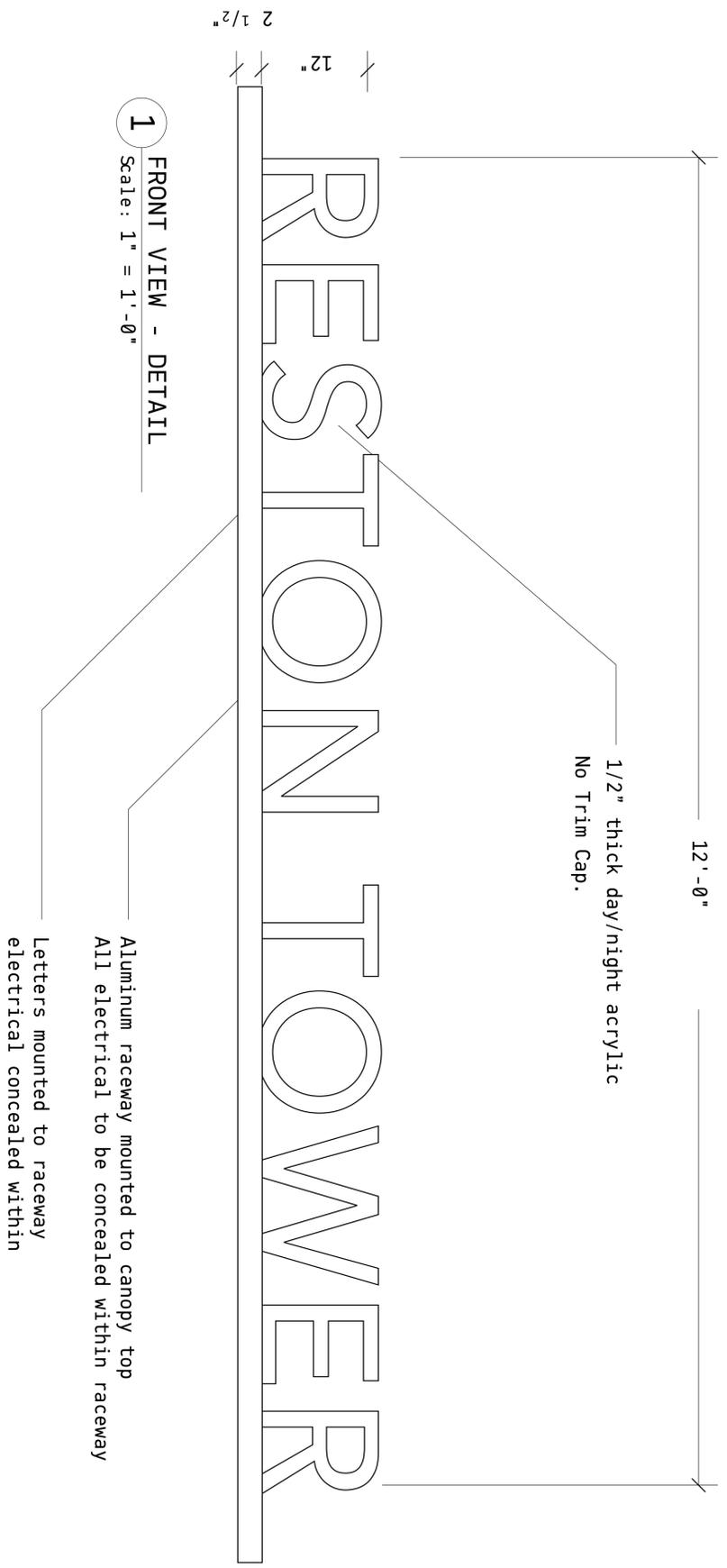
A. Building 1 Signage  
**Building 01**  
North/South  
West/East  
Elevation  
Sheet No.



RESTON STATION  
Reston, Virginia

Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
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- A. Internally illuminated logo and letters
- B. Backplate mounted to architecture



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Fairfax County  
 Comprehensive  
 Sign Plan

DATE: **08/17/2016**

SCALE:

SECTION:  
 As Noted

A.: Building 1 Signage  
**Building 1  
 Office Entry  
 (OE)**

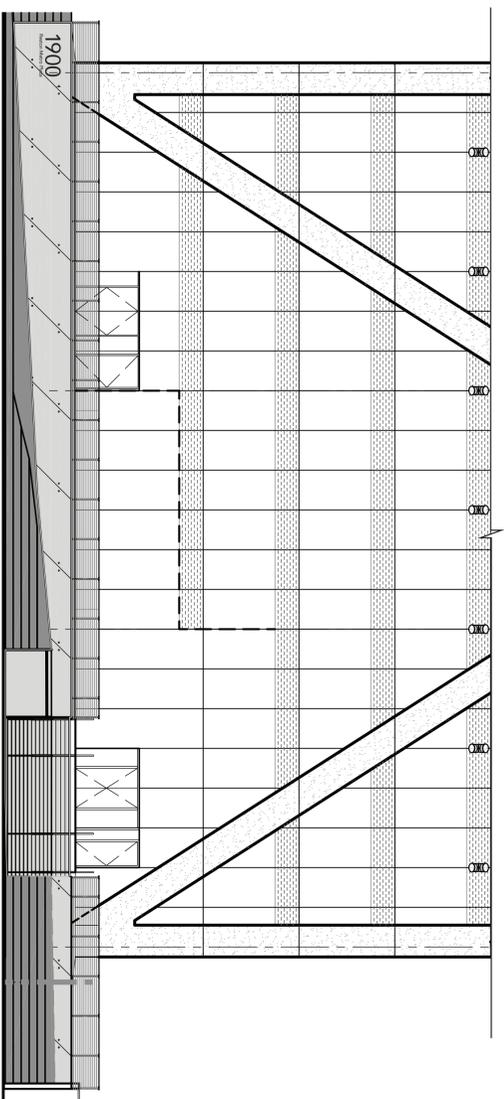


RESTON STATION  
Reston, Virginia

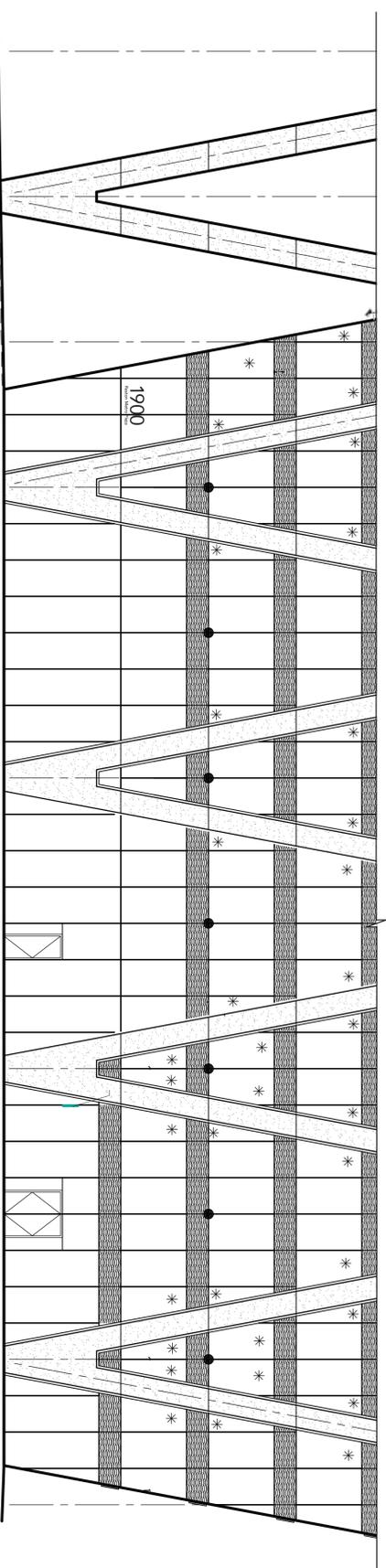
Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985



PROJECT SITE PLAN KEY



1 NORTH ELEVATION  
3/32" = 1'-0"  
BA-1

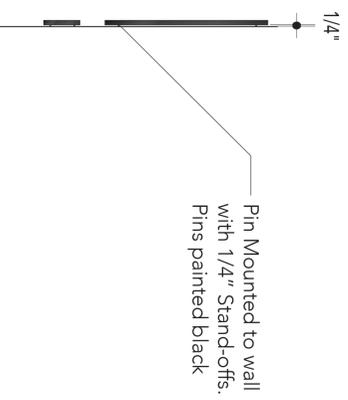


2 WEST ELEVATION  
3/32" = 1'-0"  
BA-2

2'-0"  
5"  
**1900**  
Reston Metro Plaza

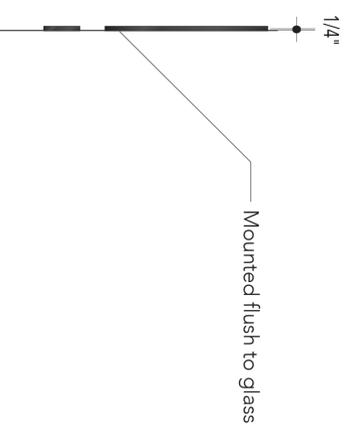
3 Front View Detail  
1" = 1'-0"

1" thick aluminum letters  
Painted (P5) MP05044 Smoked Pearl



4 Side View Detail - North Elevation  
1" = 1'-0"

Pin Mounted to wall  
with 1/4" Stand-offs.  
Pins painted black



5 Side View Detail - West Elevation  
1" = 1'-0"

Mounted flush to glass

### Fairfax County Comprehensive Sign Plan

Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
Fairfax County Tax Map parcels 17-4((01))-17A and 17-4((24))-3

Signage Consultants  
Younis Design Inc.  
3600 Clipper Mill Rd.  
Suite 410  
Baltimore, MD 21211  
(443)453-9310

Fairfax County  
Comprehensive  
Sign Plan

DATE: **08/17/2016**  
SCALE:  
SECTION:  
As Noted

A: Building 1 Signage  
Building 1  
Address  
(BA)

SHEET NO. PAGE NO.

**GENERAL NOTES: FASCIA**

- Internally illuminated letters only; no external lighting
- Individual letters only, no combined letter
- No trim cap preferred. Maximum 1" trim cap
- Raceway to be located below letters, not behind. or raceway to be concealed completely.
- No outlined letters, even when a part of the brand identity
- Any logos not be more than 20% larger than the letter height
- No taglines or secondary information
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

T1 - Office Building Tenant Sign  
- Tenant Name/Logo Sign on Building Façade

T2 - Tier 2 Office Building Tenant Sign  
- Tenant Name/Logo Sign on Building Façade

**Internally Illuminated**  
No Trim Cap Preferred.  
Maximum Trim Cap Size 1"



**Halo Illuminated**  
Creative use of solid Areas  
No Internally illuminated acrylic cabinets



**LED Illuminated**  
Creative use of solid Areas  
No Internally illuminated acrylic cabinets



**GENERAL NOTES: STOREFRONT**

- No trim cap of any kind to be used on any letter
- Individual letters only, no combined letter
- Internally illuminated letters only; no external or halo glow.
- Electrical run through raceway provided by owner.
- No icons or symbols to be used; letters only
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

**Routed Out Acrylic**  
No Trim Cap Allowed



**Channel Letters**  
Acrylic inset into cabinet.  
No trim cap on face of letter



**Non-Illuminated**



TE - Retail Tenant Entrance Sign  
- Tenant Name/Logo Sign above Entrance on Building Façade

**GENERAL NOTES: OFFICE/RESIDENTIAL**

- No trim cap of any kind to be used on any letter
- Individual letters only, no combined letter
- Internally , halo, or non illuminated letters only. No external illumination
- Electrical run through raceway provided by owner.
- No icons or symbols to be used; letters only
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

OE - Office Building Tenant Entrance Sign  
- Tenant Name/Logo Sign above Entrance on Building Façade

**Back Lit**  
No Trim Cap Allowed



**Routed Out Acrylic**  
No Trim Cap Allowed



**Non Illuminated**



**GENERAL NOTES BLADE SIGN**

- Logo Type, or logo mark can be used.
- Illuminated or Nonilluminated
- Branded colors subject to review to ensure visibility
- Size of logo determined roughly by length of the word or mark

**Non Illuminated**  
with use of logo symbol



**Externally Illuminated**  
with use of logo symbol



**Internally Illuminated**



TB - Retail Tenant Blade Sign  
- Tenant Name/Logo Sign on Building Façade



**RESTON STATION**  
Reston, Virginia

Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

**Fairfax County Comprehensive Sign Plan**  
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Fairfax County  
Comprehensive  
Sign Plan

DATE: **08/17/2016**

SCALE:

SECTION:

As Noted

A: Building 1 Signage

**Building 1**  
Tenant Signtype  
Criteria and  
Examples

SHEET NO. PAGE NO.

# Section B Building 2



RESTON STATION  
Reston, Virginia

Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

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Fairfax County  
Comprehensive  
Sign Plan

DATE: 08/17/2016

SCALE:

SECTION:  
As Noted

B: Building 2 Signage

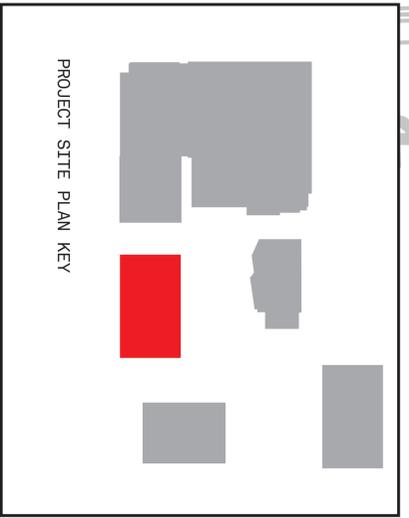
**Building 2 Signage  
Matrix**

Sign Type	Description	Qty.	Total Sign Area for Proposed Sign Type in Square Footage	Total Square Footage:	Sheet
T1	Tier 1 Office Building Tenant Sign	6	600	3600	B.03
T2	Tier 2 Office Building Tenant Sign	2	450	900	B.03
OE	Office Building Tenant Entry Sign	2	53.33	106.66	B.06
GS.1	Garage Screen Identity	1	515	515	B.05
GS	Garage Screen Tenants	1	242.62	242.62	B.05
BM	Building Mounted Project Identity	1	2100	2100	B.04
BA	Building Address	2	1.33 (x1), 12.24 (1)	13.57	B.07
TB	Retail Tenant Blade Sign	6	4	24	B.08
TE	Retail Tenant Entrance Sign	6	18	108	B.08
				<b>Total Square Footage:</b>	
				<b>7,609.85</b>	

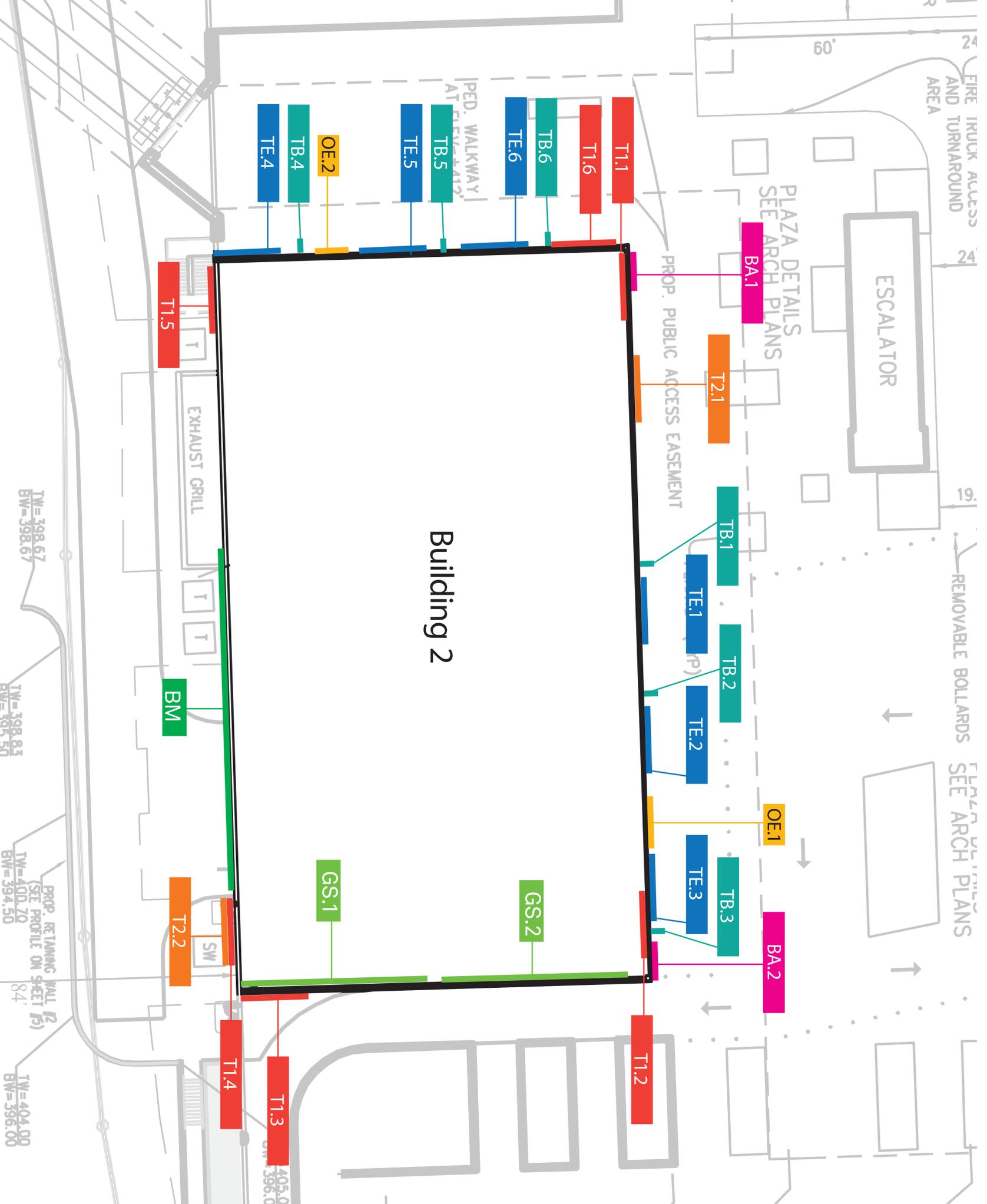


**RESTON STATION**  
Reston, Virginia

**Owner:**  
Constock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985



Sign Type	Description
T1	Tier 1 Office Building Tenant Sign
T2	Tier 2 Office Building Tenant Sign
OE	Office Building Tenant Entry Sign
GS	Garage Screening
BM	Building Mounted Project Identity
BA	Building Address
TB	Retail Tenant Blade Sign
TE	Retail Tenant Entrance Sign



## Building 2

FOUNDATION WILL BE DESIGNED TO NOT HAVE ANY ADVERSE IMPACT ON

Note: Signs to be installed in phases.  
Not all signs will be installed immediately

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Younts Design Inc.  
3600 Clipper Mill Rd.  
Suite 410  
Baltimore, MD 21211  
(443)453-9310

**Fairfax County**  
Comprehensive  
Sign Plan

DATE: **08/17/2016**

SCALE:

SECTION:  
As Noted

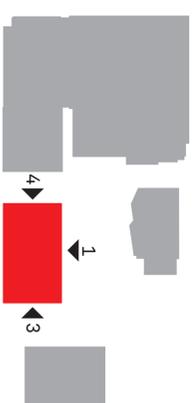
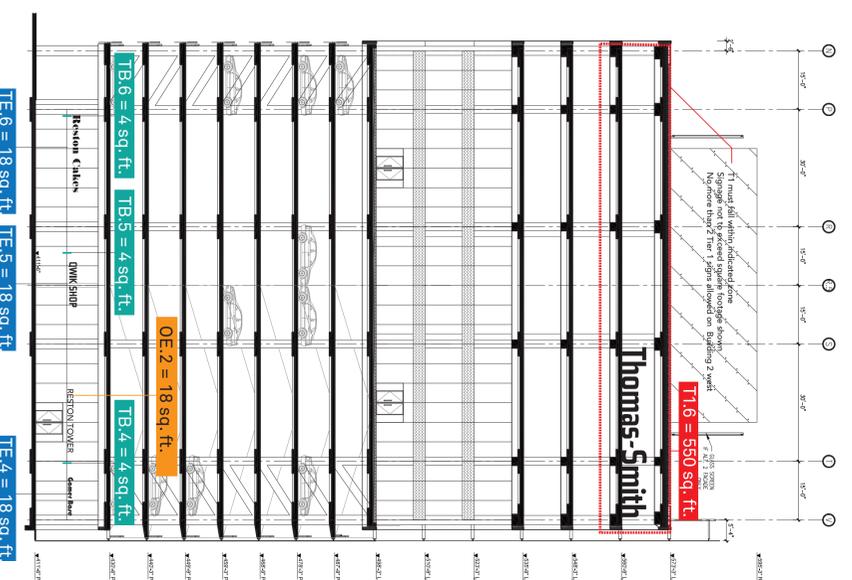
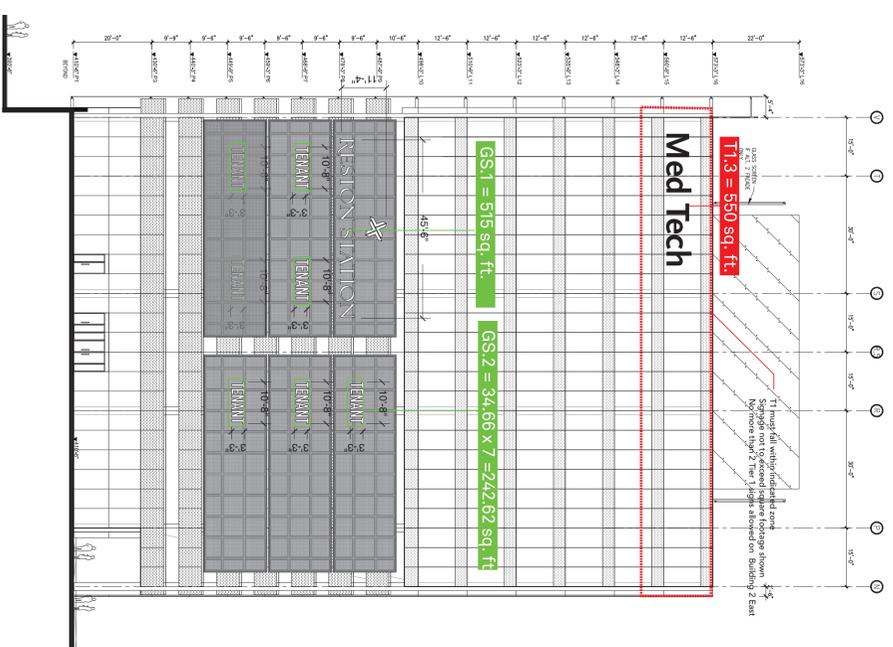
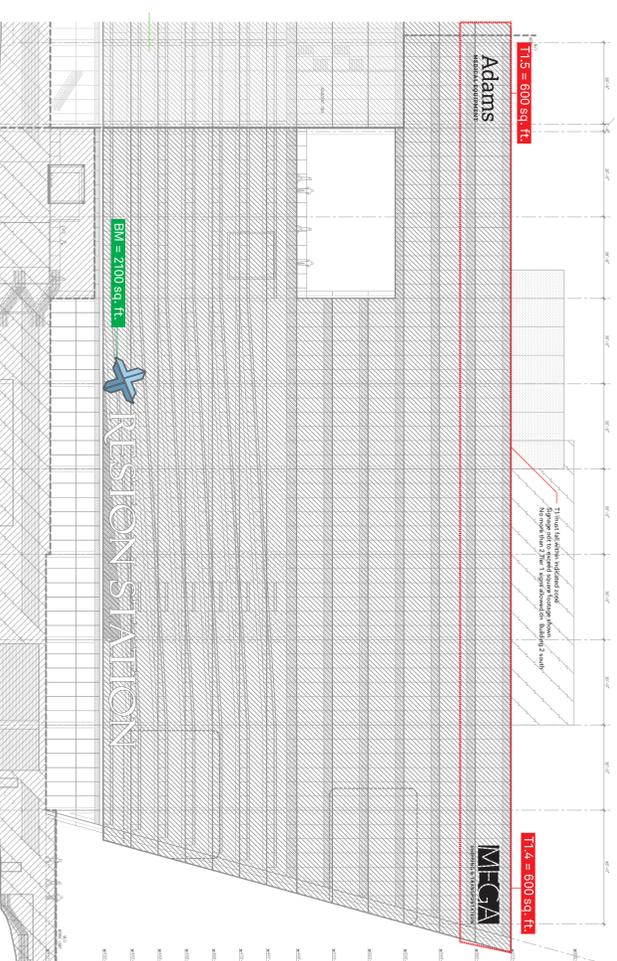
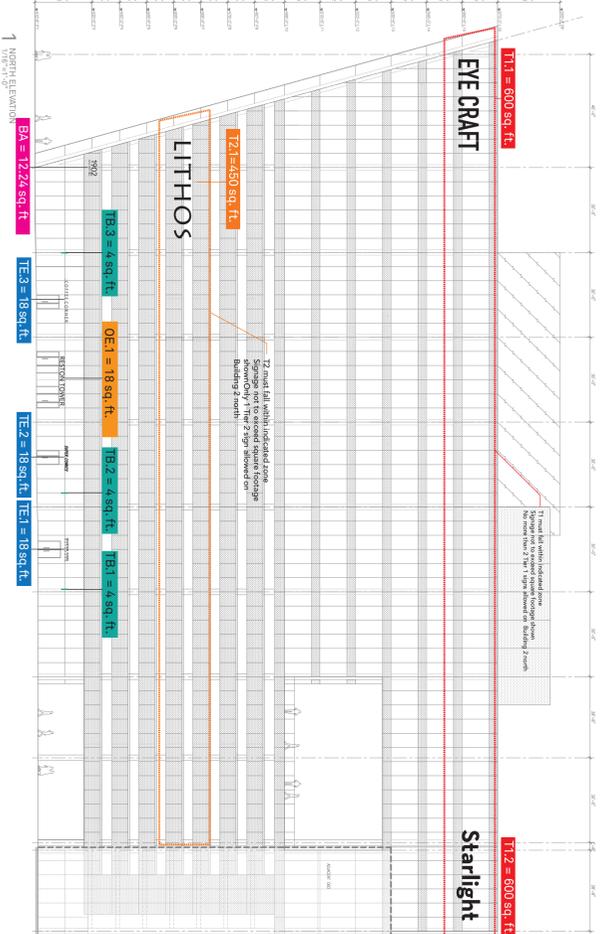
B: Building 2 Signage

**Building 02**  
Location Plan

SHEET NO. PAGE NO.

B. 02 18

# Building 2



## Office Building 2 (OB2) - Tenant Signage Placement Zone and Square Footage

The elevation shown is for OB2 north, east, south, and west elevation. The building is located on the plaza with the north side facing Reston Station Blvd and the south side facing the west bound lanes of Rte. 267, Dulles Toll Road.

**OE.2:** This is an office tenant sign location on the north side entrance of OB2 to be seen from the plaza. The max. width of the sign is 20'-0" and max. height is 2'-8" equaling a total square footage of 53.33'

**TE.3:** This is a retail tenant sign location on the north side entrance of OB2 to be seen from the plaza. The max. width of the sign is 18'-0" and max. height is 1'-0" equaling a total square footage of 18'.

**TE.4:** This is a retail tenant sign location on the north side entrance of OB2 to be seen from the plaza. The max. width of the sign is 18'-0" and max. height is 1'-0" equaling a total square footage of 18'.

**TE.5:** This is a retail tenant sign location on the north side entrance of OB2 to be seen from the plaza. The max. width of the sign is 18'-0" and max. height is 1'-0" equaling a total square footage of 18'.

**TB.3:** This is a retail tenant blade sign location on the north side entrance of OB2 to be seen from the plaza. The max. width of the sign is 2'-0" and max. height is 2'-0" equaling a total square footage of 4'.

**TB.4:** This is a retail tenant blade sign location on the north side entrance of OB2 to be seen from the plaza. The max. width of the sign is 2'-0" and max. height is 2'-0" equaling a total square footage of 4'.

**TB.5:** This is a retail tenant blade sign location on the north side entrance of OB2 to be seen from the plaza. The max. width of the sign is 2'-0" and max. height is 2'-0" equaling a total square footage of 4'.

**T1.4:** This is an office building tenant sign location on the south side facade of OB2 to be seen from Rte. 267. The max. width of the sign is 50'-0" and max. height is 12'-0" equaling a total square footage of 384'.

**T1.5:** This is an office building tenant sign location on the south side facade of OB2 to be seen from Rte. 267. The max. width of the sign is 50'-0" and max. height is 12'-0" equaling a total square footage of 384'.

**T2.1:** This is a secondary office building tenant sign location on the south side facade of OB2 to be seen from Rte. 267. The max. width of the sign is 37'-6" and max. height is 8'-0" equaling a total square footage of 450'.

**TE.6:** This is a retail tenant sign location on the north side entrance of OB2 to be seen from the plaza. The max. width of the sign is 18'-0" and max. height is 1'-0" equaling a total square footage of 18'.

**TB.6:** This is a retail tenant blade sign location on the north side entrance of OB2 to be seen from the plaza. The max. width of the sign is 2'-0" and max. height is 2'-0" equaling a total square footage of 4'.

Sign specifications including design, lighting method, materials, and mounting details are to be determined. Sign graphics shown for placement and example only.

- T1 - Tier 1 Office Building/Tenant Sign
  - Tenant Name/Logo Sign on Building Facade
- T2 - Tier 2 Office Building/Tenant Sign
  - Tenant Name/Logo Sign on Building Facade
- OE - Office Building/Tenant Entrance Sign
  - Tenant Name/Logo Sign above Entrance on Building Facade
- TE - Retail/Tenant Entrance Sign
  - Tenant Name/Logo Sign above Entrance on Building Facade
- TB - Retail/Tenant Blade Sign
  - Tenant Name/Logo Sign on Building Facade



RESTON STATION  
Reston, Virginia

Owner:  
Constock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1955

## Fairfax County Comprehensive Sign Plan

Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
Fairfax County Tax Map parcels 17-4((01))-17A and 17-4((24))-3

Signage Consultants  
Younts Design Inc.  
3600 Clippert Mill Rd.  
Suite 410  
Baltimore, MD 21211  
(443)53-9310

Fairfax County  
Comprehensive  
Sign Plan

DATE: 08/17/2016  
SCALE:  
SECTION:  
AS NOTED  
B: Building 2 Signage

Building 2  
North/South  
West/East  
Elevation  
SHEET NO. PAGE NO.

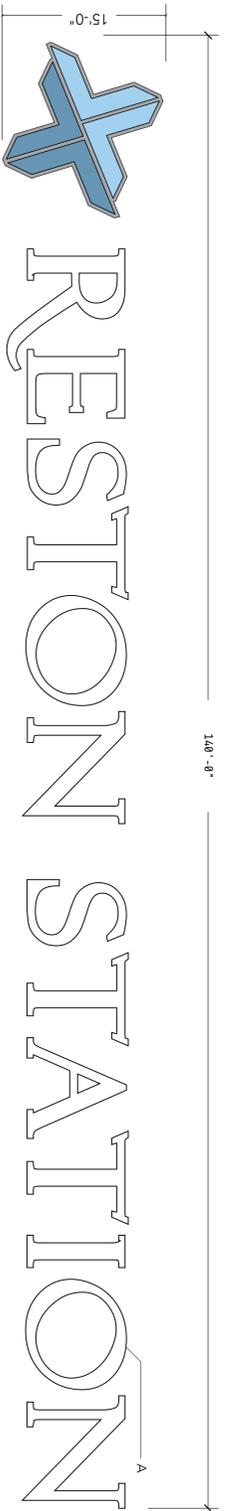
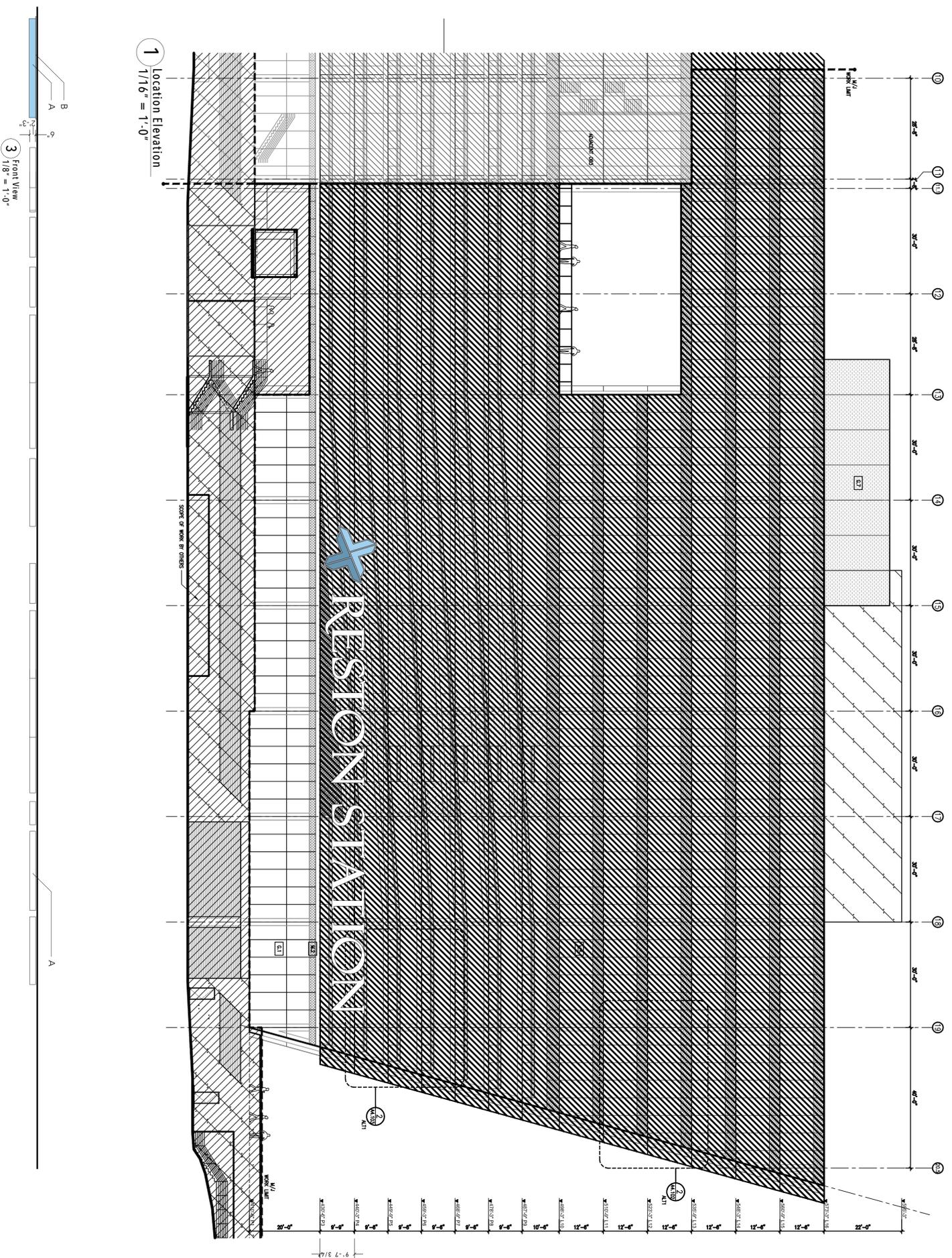
Note: Signs to be installed in phases.  
Not all signs will be installed immediately



**RESTON STATION**  
Reston, Virginia

**Owner:**  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

- A. Internally illuminated logo and letters
- B. Backplate mounted to architecture



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**Fairfax County**  
Comprehensive  
Sign Plan

**DATE:** 08/17/2016

**SCALE:**

**SECTION:**  
As Noted

**B:** Building 2 Signage

**Building 2**  
**Building Mounted**  
**Identity**  
**(BA.4)**

**SHEET NO.** PAGE NO.



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DATE: 08/17/2016

SCALE:

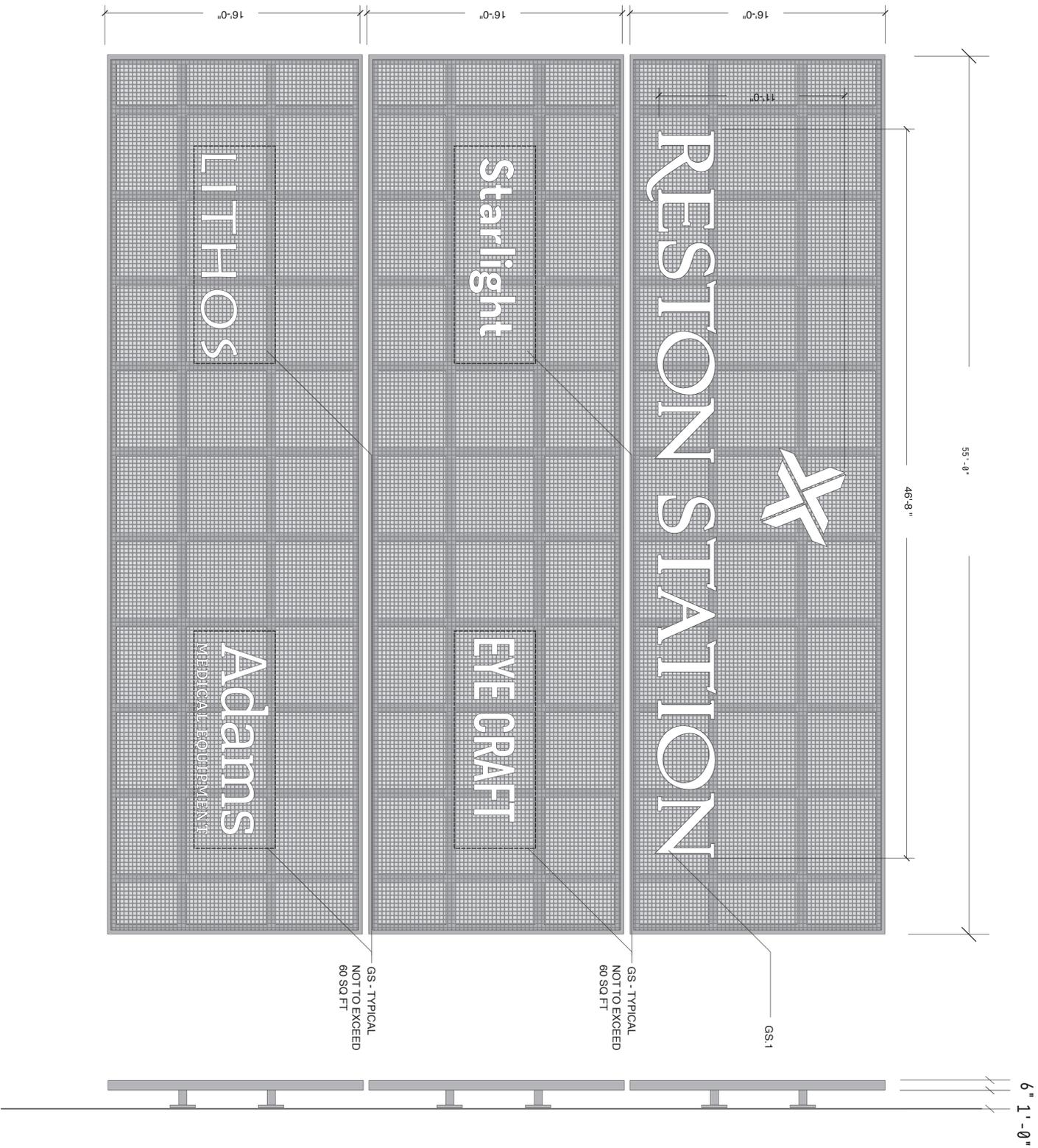
SECTION:  
As Noted

B: Building 2 Signage

Building 2  
Garage Screening  
(GS) & (GS.1)

SHEET NO. PAGE NO.

B.05 21

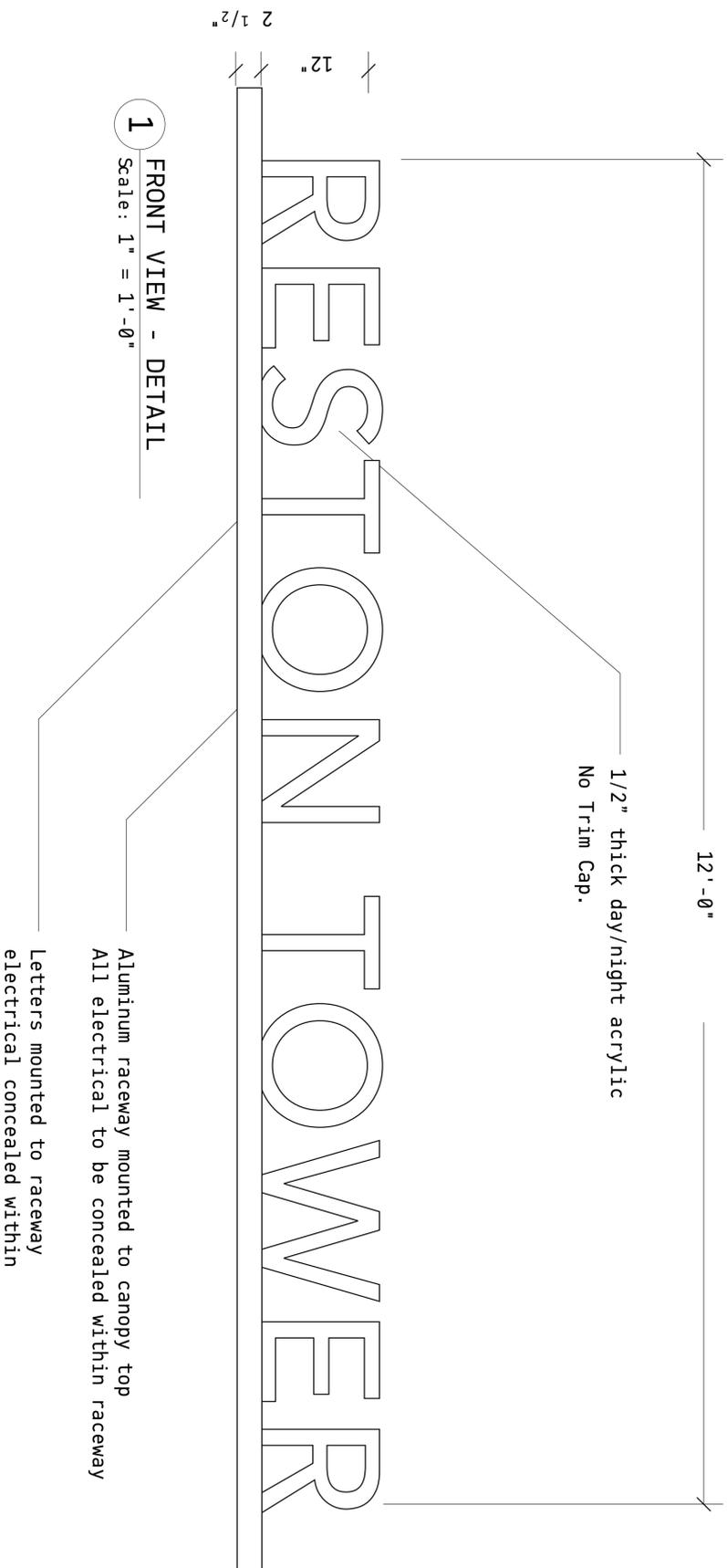




**RESTON STATION**  
Reston, Virginia

**Owner:**  
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- A. Internally illuminated logo and letters
- B. Backplate mounted to architecture



## Fairfax County Comprehensive Sign Plan

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Sign Plan

**DATE:** 08/17/2016

**SCALE:**

**SECTION:**  
As Noted

**B: Building 2 Signage**

**Office Entry  
(OE)**

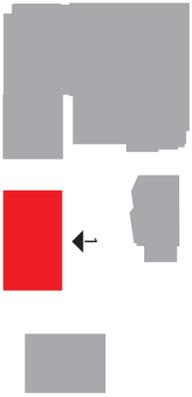
**SHEET NO.** PAGE NO.

**B. 06** 22

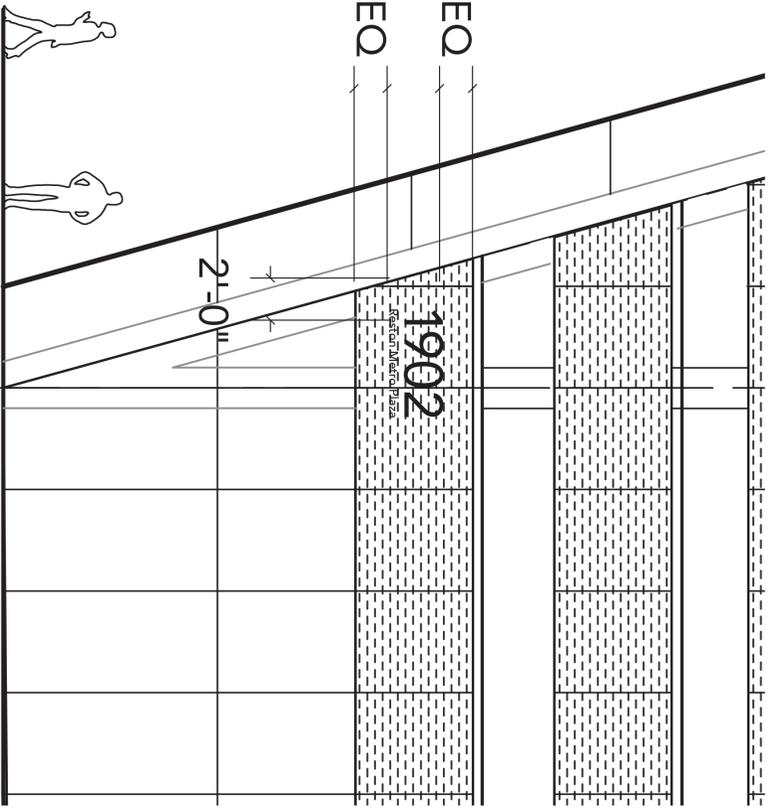


**RESTON STATION**  
Reston, Virginia

**Owner:**  
Constock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985



PROJECT SITE PLAN KEY



**1 NORTH ELEVATION**  
1/8" = 1'-0"  
**BA**

2'-0"  
5'  
**1902**  
Reston Metro Plaza

**2 Front View Detail**  
1" = 1'-0"

1" thick aluminum letters  
Painted (P5) MP05044 Smoked Pearl  
Mounted flush to glass



**3 Side View Detail**  
1" = 1'-0"

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Comprehensive  
Sign Plan

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**SCALE:**

**SECTION:**  
As Noted

**B: Building 2 Signage**

**Building 2**  
Address  
(BA.4)

**SHEET NO.** PAGE NO.

**GENERAL NOTES: FASCIA**

- Internally illuminated letters only; no external lighting
- Individual letters only, no combined letter
- No trim cap preferred. Maximum 1" trim cap
- Raceway to be located below letters, not behind. or raceway to be concealed completely.
- No outlined letters, even when a part of the brand identity
- Any logos not be more than 20% larger than the letter height
- No taglines or secondary information
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

**Internally Illuminated**  
No Trim Cap Preferred.  
Maximum Trim Cap Size 1"



**Halo Illuminated**  
Creative use of solid Areas  
No Internally illuminated acrylic cabinets



**LED Illuminated**  
Creative use of solid Areas  
No Internally illuminated acrylic cabinets



T1 - Office Building Tenant Sign  
- Tenant Name/Logo Sign on Building Façade

T2 - Tier 2 Office Building Tenant Sign  
- Tenant Name/Logo Sign on Building Façade

**GENERAL NOTES: STOREFRONT**

- No trim cap of any kind to be used on any letter
- Individual letters only, no combined letter
- Internally illuminated letters only; no external or halo glow.
- Electrical run through raceway provided by owner.
- No icons or symbols to be used; letters only
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

**Routed Out Acrylic**  
No Trim Cap Allowed



**Channel Letters**  
Acrylic inset into cabinet.  
No trim cap on face of letter



**Non-Illuminated**



TE - Retail Tenant Entrance Sign  
- Tenant Name/Logo Sign above Entrance on Building Façade

**GENERAL NOTES: OFFICE/RESIDENTIAL**

- No trim cap of any kind to be used on any letter
- Individual letters only, no combined letter
- Internally , halo, or non illuminated letters only. No external illumination
- Electrical run through raceway provided by owner.
- No icons or symbols to be used; letters only
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

**Back Lit**  
No Trim Cap Allowed



**Routed Out Acrylic**  
No Trim Cap Allowed



**Non Illuminated**



OE - Office Building Tenant Entrance Sign  
- Tenant Name/Logo Sign above Entrance on Building Façade

**GENERAL NOTES BLADE SIGN**

- Logo Type, or logo mark can be used.
- Illuminated or Nonilluminated
- Branded colors subject to review to ensure visibility
- Size of logo determined roughly by length of the word or mark

**Non Illuminated**  
with use of logo symbol



**Externally Illuminated**  
with use of logo symbol



**Internally Illuminated**



TB - Retail Tenant Blade Sign  
- Tenant Name/Logo Sign on Building Façade



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Reston, Virginia

Owner:  
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Fairfax County  
Comprehensive  
Sign Plan

DATE: 08/17/2016

SCALE:

SECTION:  
As Noted

B: Building 2 Signage

**Building 2  
Tenant Signtype  
Criteria and  
Examples**  
PAGE NO.

Section C  
Building 3



**RESTON STATION**  
Reston, Virginia

**Owner:**  
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1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
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Comprehensive  
Sign Plan

**DATE:** 08/17/2016

**SCALE:**

**SECTION:**  
As Noted

C: Building 3 Signage

**Building 3 Signage**  
Matrix

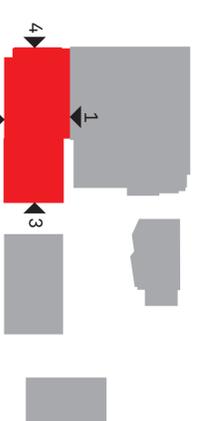
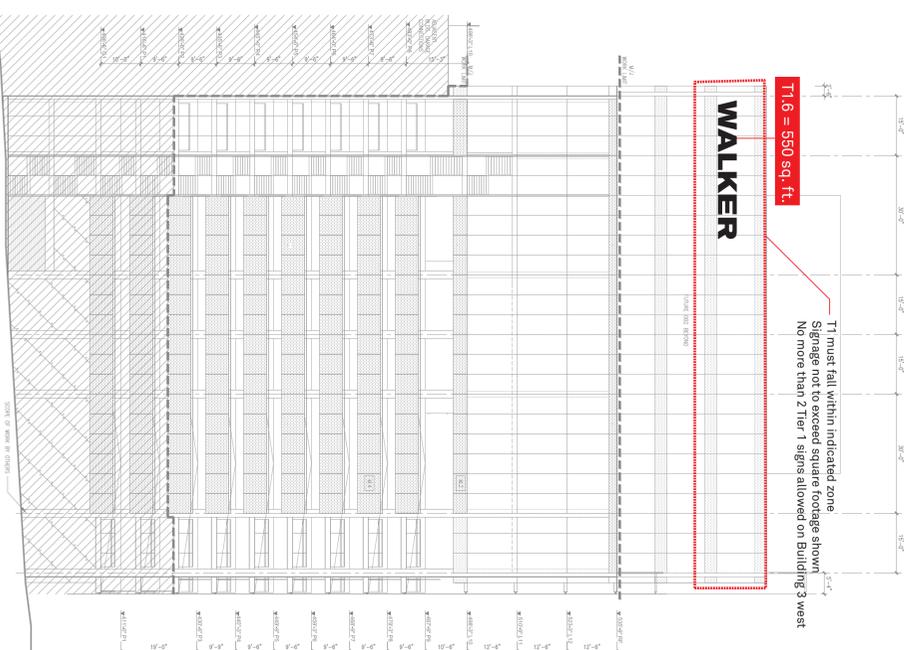
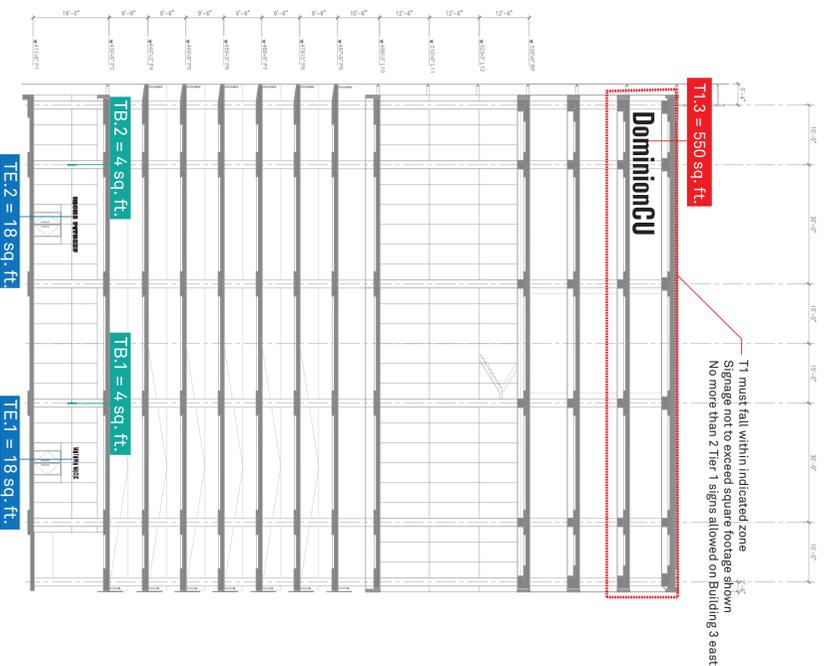
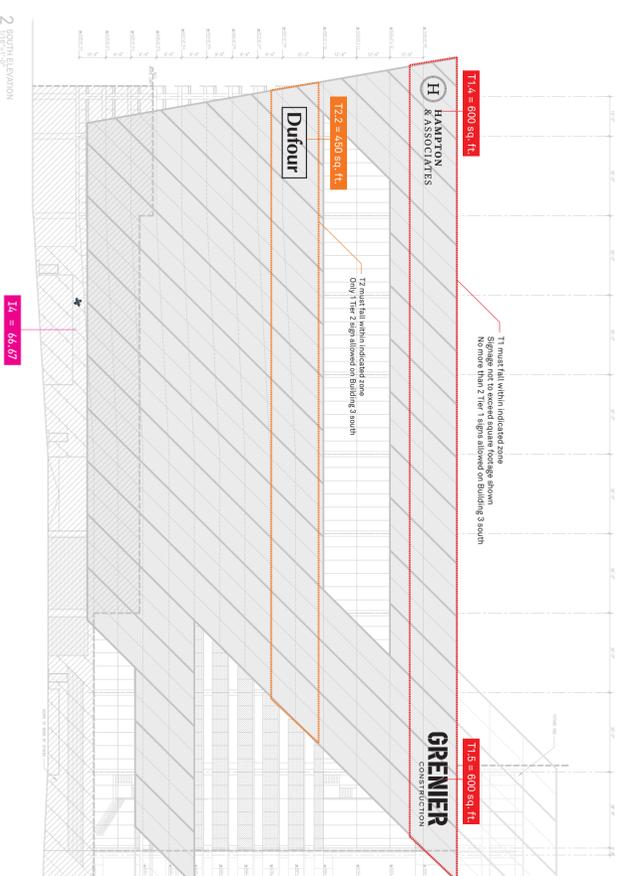
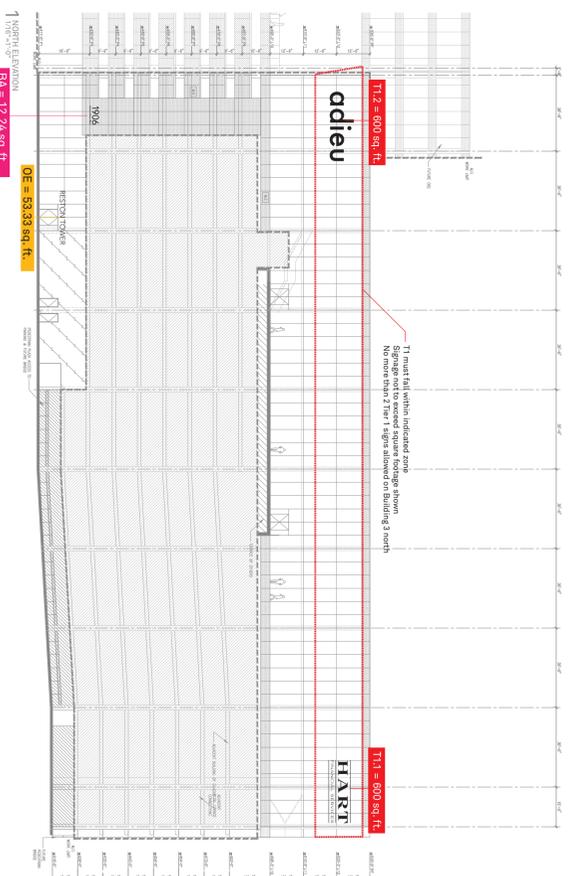
1 of 2 PAGE NO.

C. 01 26

Sign Type	Description	Qty.	Total Sign Area for Proposed Sign Type in Square Footage	Total Square Footage:	Sheet
T1	Tier 1 Office Building Tenant Sign	6	600	3600	C.03
T2	Tier 2 Office Building Tenant Sign	1	450	450	C.03
OE	Office Building Tenant Entry Sign	1	53.33	53.33	C.04
I4	Building Mounted Entry	1	50.06	50.06	C.05
BA	Building Ad-dress	1	12.24	12.24	C.06
TB	Retail Tenant Blade Sign	2	4	8	C.07
TE	Retail Tenant Entrance Sign	2	18	36	C.07
				<b>Total Square Footage:</b>	
				4,209.63	



# Building 3



## Office Building 3 (OB3) - Tenant Signage Placement Zone and Square Footage

The elevation shown is for OB3 north, east, south, and west elevation. The building is located on the plaza with the north side facing Reston Station Blvd and the south side facing the west bound lanes of Rte. 267, Dulles Toll Road.

**OE.3:** This is an office tenant sign location on the north side entrance of OB3 to be seen from the plaza. The max. width of the sign is 20'-0" and max. height is 2'-8" equaling a total square footage of 53.33.

**T1.6:** This is an office building tenant sign location on the south side facade of OB3 to be seen from Rte. 267. The max. width of the sign is 50'-0" and max. height is 12'-0" equaling a total square footage of 600'.

**T1.7:** This is an office building tenant sign location on the south side facade of OB3 to be seen from Rte. 267. The max. width of the sign is 50'-0" and max. height is 12'-0" equaling a total square footage of 600'.

**T2.2:** This is an secondary office building tenant sign location on the south side facade of OB2 to be seen from Rte. 267. The max. width of the sign is 37'-6" and max. height is 8'-0" equaling a total square footage of 450.

**TE.7:** This is a retail tenant sign location on the north side entrance of OB3 to be seen from the plaza. The max. width of the sign is 18'-0" and max. height is 1'-0" equaling a total square footage of 18'.

**TE.8:** This is a retail tenant sign location on the north side entrance of OB3 to be seen from the plaza. The max. width of the sign is 18'-0" and max. height is 1'-0" equaling a total square footage of 18'.

**TB.7:** This is a retail tenant blade sign location on the north side entrance of OB3 to be seen from the plaza. The max. width of the sign is 2'-0" and max. height is 2'-0" equaling a total square footage of 4'.

**TB.8:** This is a retail tenant blade sign location on the north side entrance of OB3 to be seen from the plaza. The max. width of the sign is 2'-0" and max. height is 2'-0" equaling a total square footage of 4'.

Sign specifications including design, lighting method, materials, and mounting details are to be determined.

- T1 - Tier 1 Office Building Tenant Sign
- - Tenant Name/Logo Sign on Building Facade
- T2 - Tier 2 Office Building Tenant Sign
- - Tenant Name/Logo Sign on Building Facade
- OE - Office Building Tenant Entrance Sign
- - Tenant Name/Logo Sign above Entrance on Building Facade
- TE - Retail Tenant Entrance Sign
- - Tenant Name/Logo Sign above Entrance on Building Facade
- TB - Retail Tenant Blade Sign
- - Tenant Name/Logo Sign on Building Facade



RESTON STATION  
Reston, Virginia

Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1955

## Fairfax County Comprehensive Sign Plan

Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
Fairfax County Tax Map parcels 17-4((01))-17A and 17-4((24))-3

Signage Consultants  
Younis Design Inc.  
3600 Clippier Mill Rd.  
Suite 410  
Baltimore, MD 21211  
(443)453-9310

Fairfax County  
Comprehensive  
Sign Plan

DATE: **08/17/2016**

SCALE:  
SECTION:  
AS NOTED

C: Building 3 Signage

Building 03  
North/South  
West/East  
Elevation

SHEET NO. PAGE NO.

C. 03 28

3 EAST ELEVATION  
1/16"=1'-0"

4 WEST ELEVATION  
1/16"=1'-0"

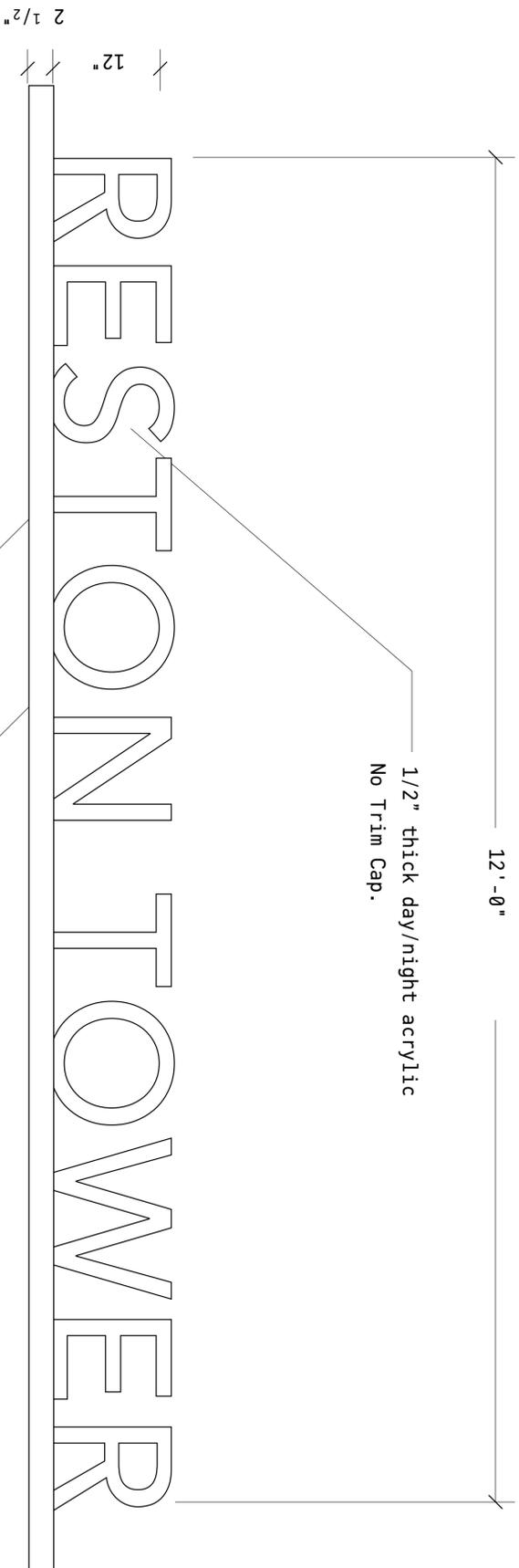
Note: Signs to be installed in phases.  
Not all signs will be installed immediately



**RESTON STATION**  
Reston, Virginia

**Owner:**  
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1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
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- A. Internally illuminated logo and letters
- B. Backplate mounted to architecture



**1 FRONT VIEW - DETAIL**

Scale: 1" = 1'-0"

Aluminum raceway mounted to canopy top  
All electrical to be concealed within raceway

Letters mounted to raceway  
electrical concealed within

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**DATE:** 08/17/2016

**SCALE:**

**SECTION:**  
As Noted

**C: Building 3 Signage**

**Building 3**  
Office Entry  
(OE)

**SHEET NO.** PAGE NO.

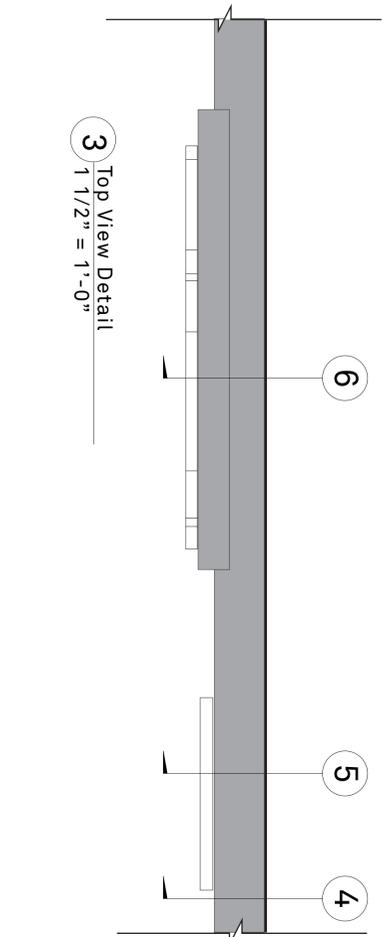
**C. 04** 29



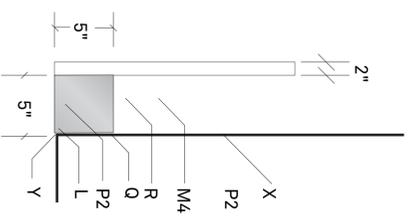
**RESTON STATION**  
Reston, Virginia

Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1955

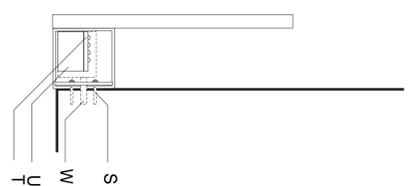
- L. Aluminum raceway Painted (P2) all sides. All fasteners mounted flush and painted to match.
- Q. Mounted to existing architecture. Coordinate with G.C. prior to fabrication. Exposed pins painted black.
- R. 2" Thick Acrylic Letters (M4) to be recessed 5/8" into raceway. Epoxy glue to be used to fasten letters.
- S. Additional supports as necessary
- T. LED lighting to upright letters for edge lit condition
- U. LED power supply concealed in raceway beyond
- W. Concealed power source run into raceway Coordinate with G.C. prior to fabrication
- X. Architecture
- Y. Align flush with opening
- Z. Letters extended 5/8" beyond existing design for mounting
- FF. LED lighting to internally illuminate push-thru acrylic
- GG. Internally illuminated push-thru acrylic (M4) with vinyl applied to first surface. 1/2" push-thru exposed
- HH. Aluminum sign cabinet integrated into race way



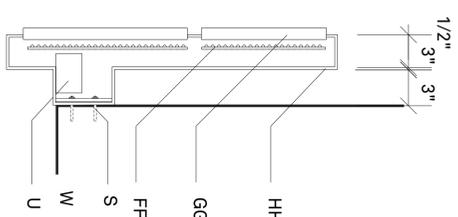
**3** Top View Detail  
1 1/2" = 1'-0"



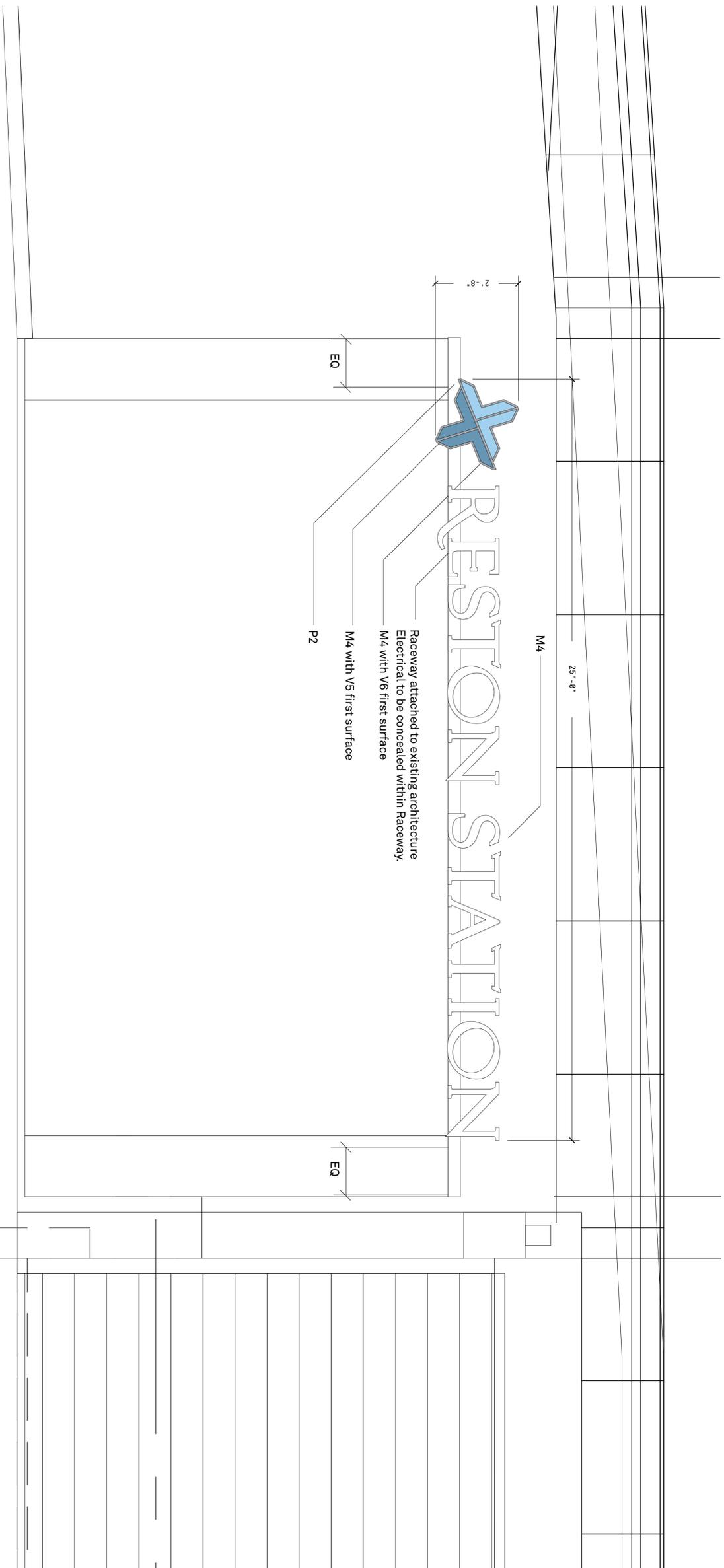
**4** Side View Detail  
1 1/2" = 1'-0"



**5** Section  
1 1/2" = 1'-0"



**6** Section  
1 1/2" = 1'-0"



EQ

M4

25'-0"

2'-8"

EQ

P2

M4 with V5 first surface

M4 with V6 first surface

Raceway attached to existing architecture  
Electrical to be concealed within Raceway.

## Fairfax County Comprehensive Sign Plan

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Fairfax County  
Comprehensive  
Sign Plan

DATE: **08/17/2016**

SCALE:

SECTION:  
As Noted

C: Building 3 Signage

Building 3  
Mounted Entry  
Identity  
(14)

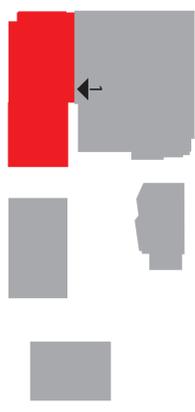
SHEET NO. PAGE NO.

C. 05 30

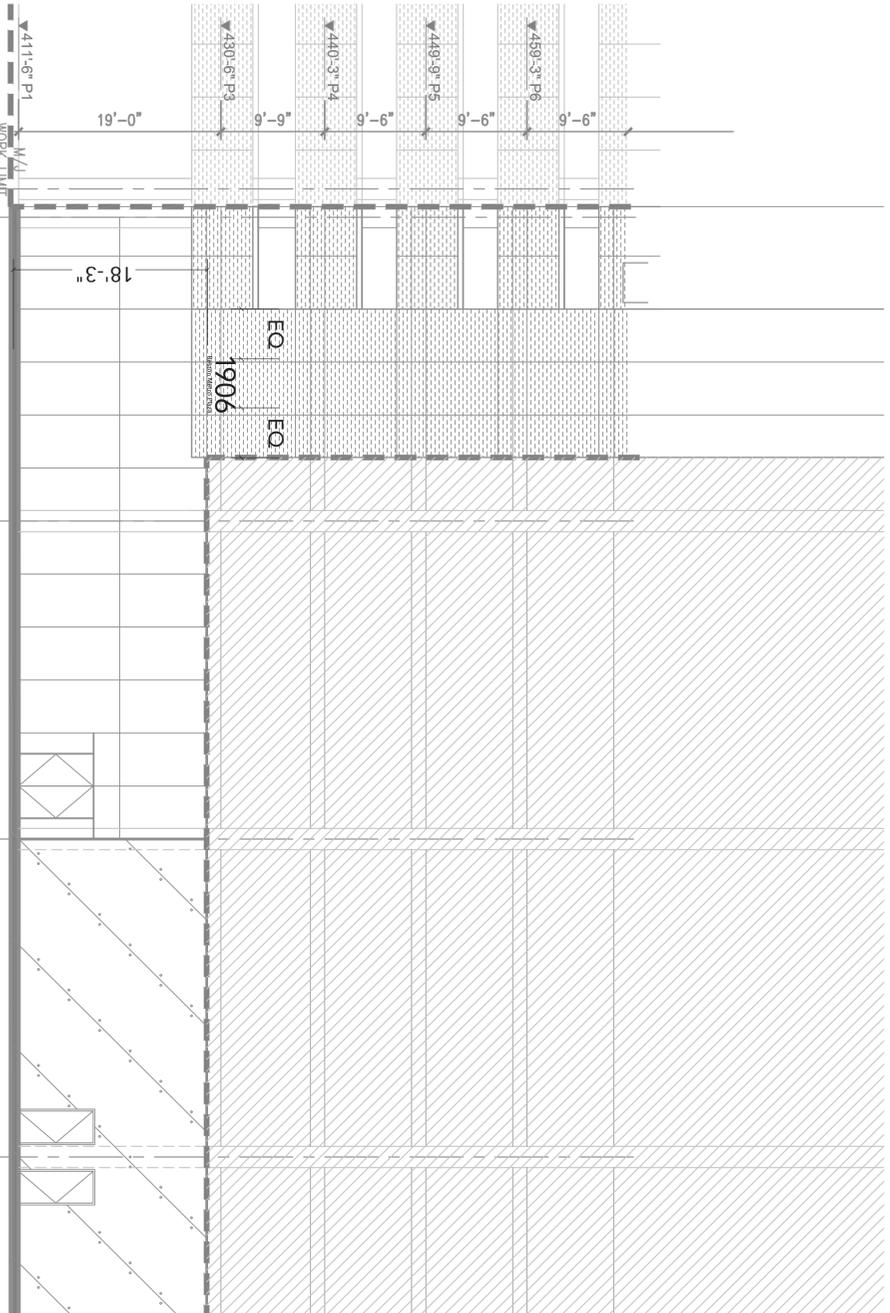


**RESTON STATION**  
Reston, Virginia

**Owner:**  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985



**PROJECT SITE PLAN KEY**



**1 NORTH ELEVATION DETAIL**  
1/8"=1'-0"  
**BA**

1" thick aluminum letters  
Painted (P5) MP05044 Smoked Pearl  
Pin Mounted to Facade with  
1/4" Stand-offs. Pins painted black

2'-0"  
5"  
**1906**  
**Reston Metro Plaza**

**2 Front View Detail**  
1" = 1'-0"



**3 Side View Detail**  
1" = 1'-0"

**Fairfax County Comprehensive Sign Plan**  
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SCALE:  
SECTION:  
As Noted

C: Building 3 Signage  
Building 3  
Address  
(BA.5)

SHEET NO. PAGE NO.

**GENERAL NOTES: FASCIA**

- Internally illuminated letters only; no external lighting
- Individual letters only, no combined letter
- No trim cap preferred. Maximum 1" trim cap
- Raceway to be located below letters, not behind. or raceway to be concealed completely.
- No outlined letters, even when a part of the brand identity
- Any logos not be more than 20% larger than the letter height
- No taglines or secondary information
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

**Internally Illuminated**  
No Trim Cap Preferred.  
Maximum Trim Cap Size 1"



**Halo Illuminated**  
Creative use of solid Areas  
No Internally illuminated acrylic cabinets



**LED Illuminated**  
Creative use of solid Areas  
No Internally illuminated acrylic cabinets



T1 - Office Building Tenant Sign  
- Tenant Name/Logo Sign on Building Façade

T2 - Tier 2 Office Building Tenant Sign  
- Tenant Name/Logo Sign on Building Façade

**GENERAL NOTES: STOREFRONT**

- No trim cap of any kind to be used on any letter
- Individual letters only, no combined letter
- Internally illuminated letters only; no external or halo glow.
- Electrical run through raceway provided by owner.
- No icons or symbols to be used; letters only
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

**Routed Out Acrylic**  
No Trim Cap Allowed



**Channel Letters**  
Acrylic inset into cabinet.  
No trim cap on face of letter



**Non-Illuminated**



TE - Retail Tenant Entrance Sign  
- Tenant Name/Logo Sign above Entrance on Building Façade

**GENERAL NOTES: OFFICE/RESIDENTIAL**

- No trim cap of any kind to be used on any letter
- Individual letters only, no combined letter
- Internally , halo, or non illuminated letters only. No external illumination
- Electrical run through raceway provided by owner.
- No icons or symbols to be used; letters only
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

**Back Lit**  
No Trim Cap Allowed



**Routed Out Acrylic**  
No Trim Cap Allowed



**Non Illuminated**



OE - Office Building Tenant Entrance Sign  
- Tenant Name/Logo Sign above Entrance on Building Façade

**GENERAL NOTES BLADE SIGN**

- Logo Type, or logo mark can be used.
- Illuminated or Nonilluminated
- Branded colors subject to review to ensure visibility
- Size of logo determined roughly by length of the word or mark

**Non Illuminated**  
with use of logo symbol



**Externally Illuminated**  
with use of logo symbol



**Internally Illuminated**



TB - Retail Tenant Blade Sign  
- Tenant Name/Logo Sign on Building Façade



**RESTON STATION**  
Reston, Virginia

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1886 Metro Center DR  
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Reston, VA 20190  
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**Fairfax County Comprehensive Sign Plan**  
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Fairfax County  
Comprehensive  
Sign Plan

DATE: **08/17/2016**

SCALE:

SECTION:  
As Noted

C- Building 3 Signage

**Building 3  
Tenant Signtype  
Criteria and  
Examples**

SHEET NO. PAGE NO.

Section D  
Building 4



**RESTON STATION**  
Reston, Virginia

**Owner:**  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
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**SECTION:**  
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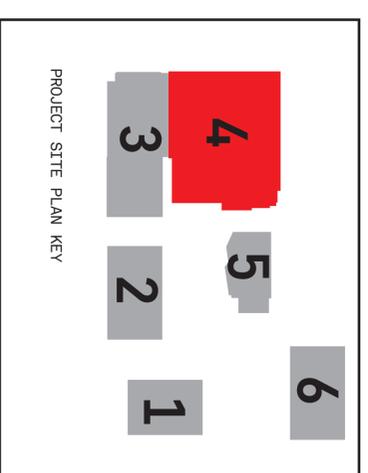
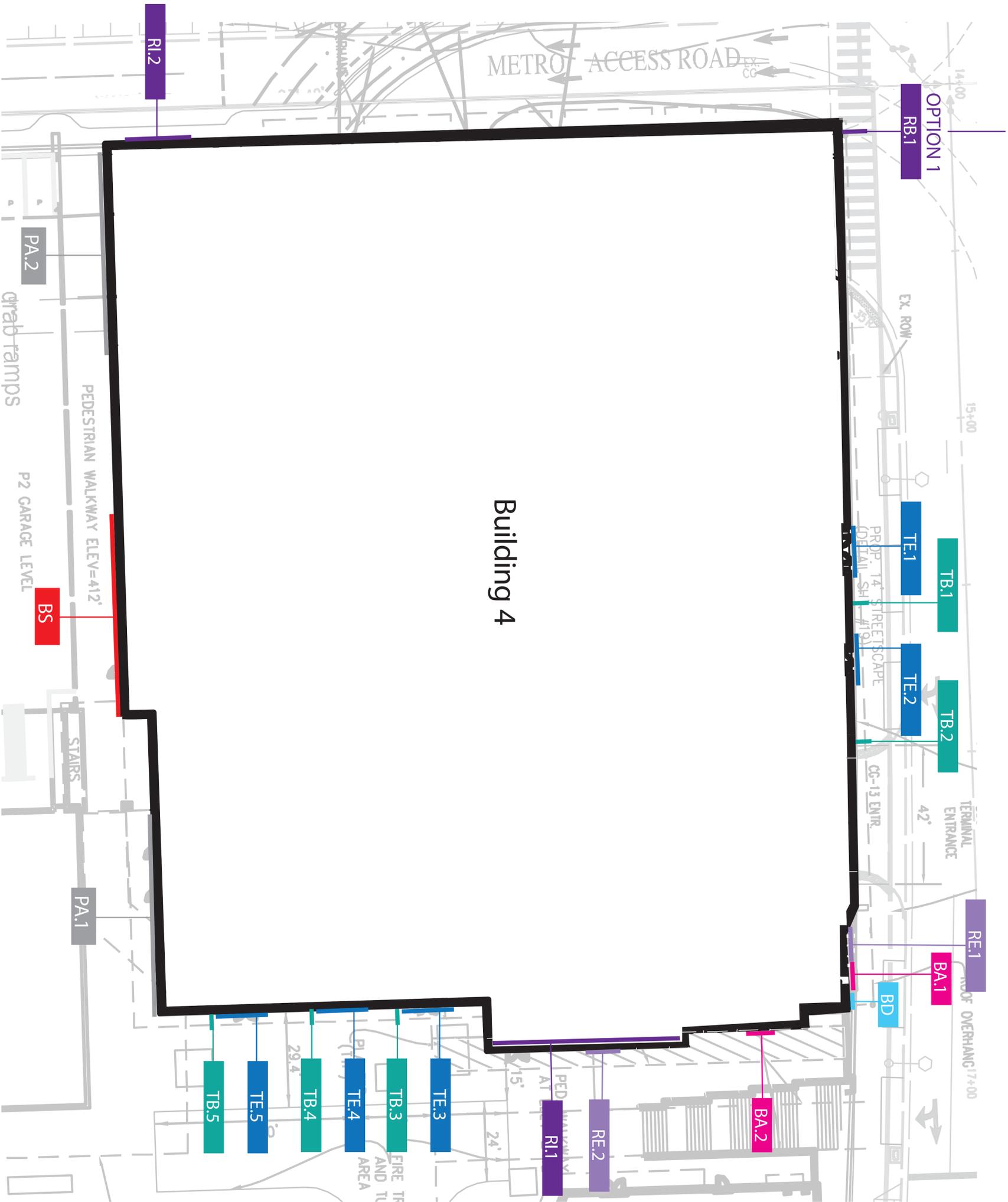
**D: Building 4 Signage**

**Building 4 Signage**  
Matrix

**SHEET NO.** PAGE NO.

Sign Type	Description	Qty.	Total Sign Area for Proposed Sign Type in Square Footage	Total Square Footage:	Sheet
RI	Residential Identity	2	166	332	D.06
RB	Residential Blade	1	96	96	D.03
PA	Public Art	2	1800	3600	D.05
RE	Residential Entry Identity	2	16	32	D.07
BD	Bike Directional	1	1.35	1.35	D.08
BS	Building Screening	1	1500	1500	D.09
BA	Building Address	2	12.24	24.48	D.11
TB	Retail Tenant Blade Sign	5	4	20	D.12
TE	Retail Tenant Entrance Sign	5	18	90	D.12
				<b>Total Square Footage:</b>	
				With RB.1	
				Without RB.1	
				5,695.83	
				5,599.83	

Note: Only (1) RB.1 sign to be installed on Building 4 or Building 5, but not both.



Sign Type	Description
RI	Residential Identity
RB	Residential Blade
PA	Public Art
RE	Residential Entry Identity
BD	Bike Directional
BS	Building Screening
BA	Building Address
TB	Retail Tenant Blade Sign
TE	Retail Tenant Entrance Sign

**Fairfax County Comprehensive Sign Plan**  
 Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
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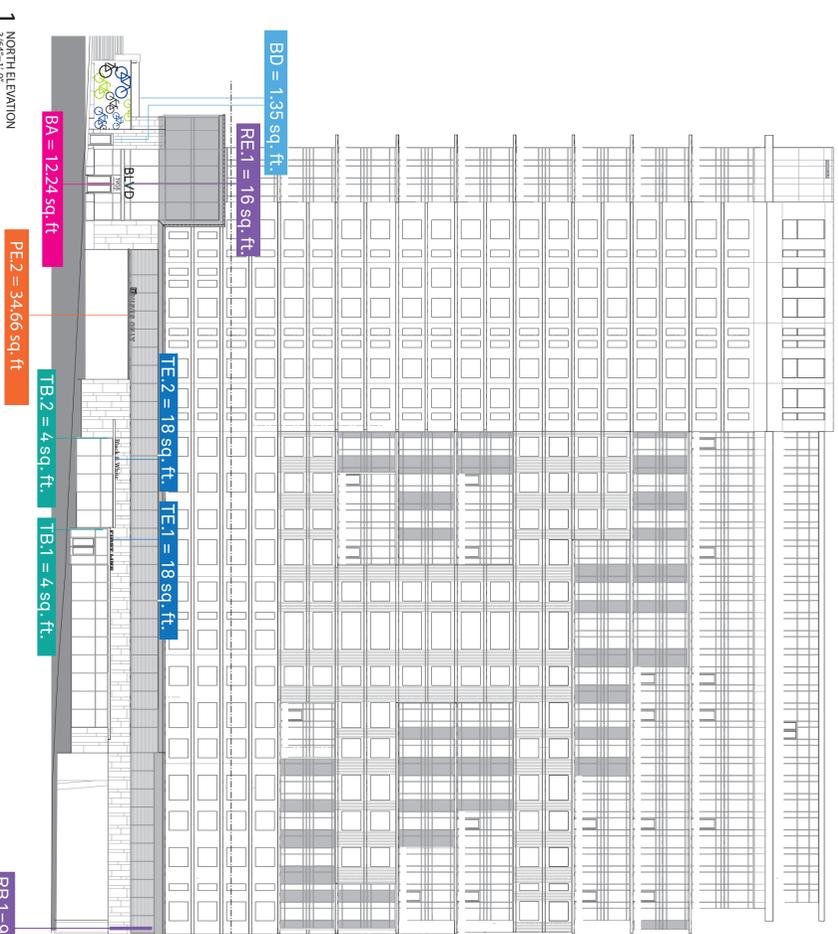
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 3600 Clippert Mill Rd.  
 Suite 410  
 Baltimore, MD 21211  
 (443)453-9310

Fairfax County  
 Comprehensive  
 Sign Plan

DATE: 08/17/2016  
 SCALE:  
 SECTION:  
 As Noted  
 D: Building 4 Signage  
 Building 04  
 Location Plan

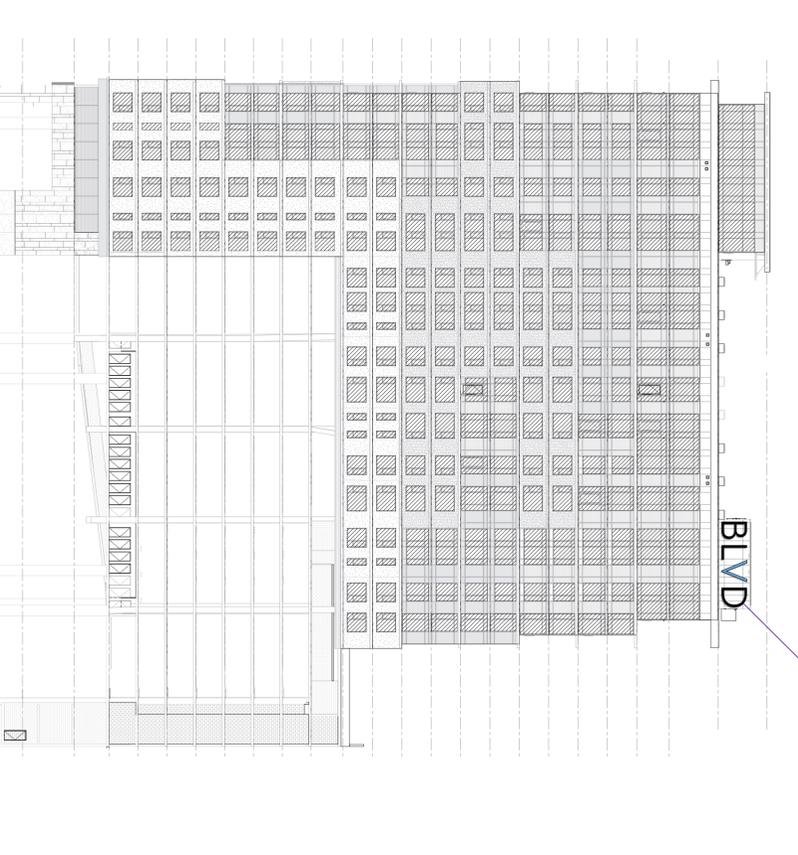
Note: Signs to be installed in phases.  
 Not all signs will be installed immediately

# Building 4

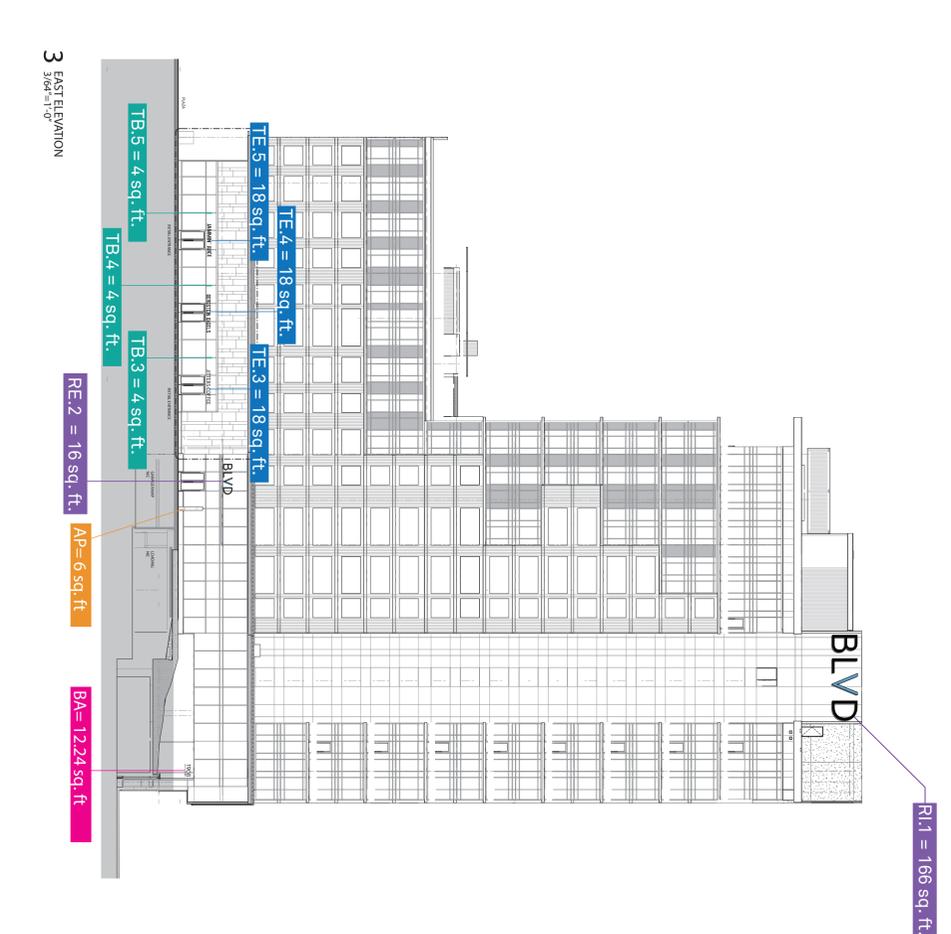


1 NORTH ELEVATION  
3/64"=1'-0"

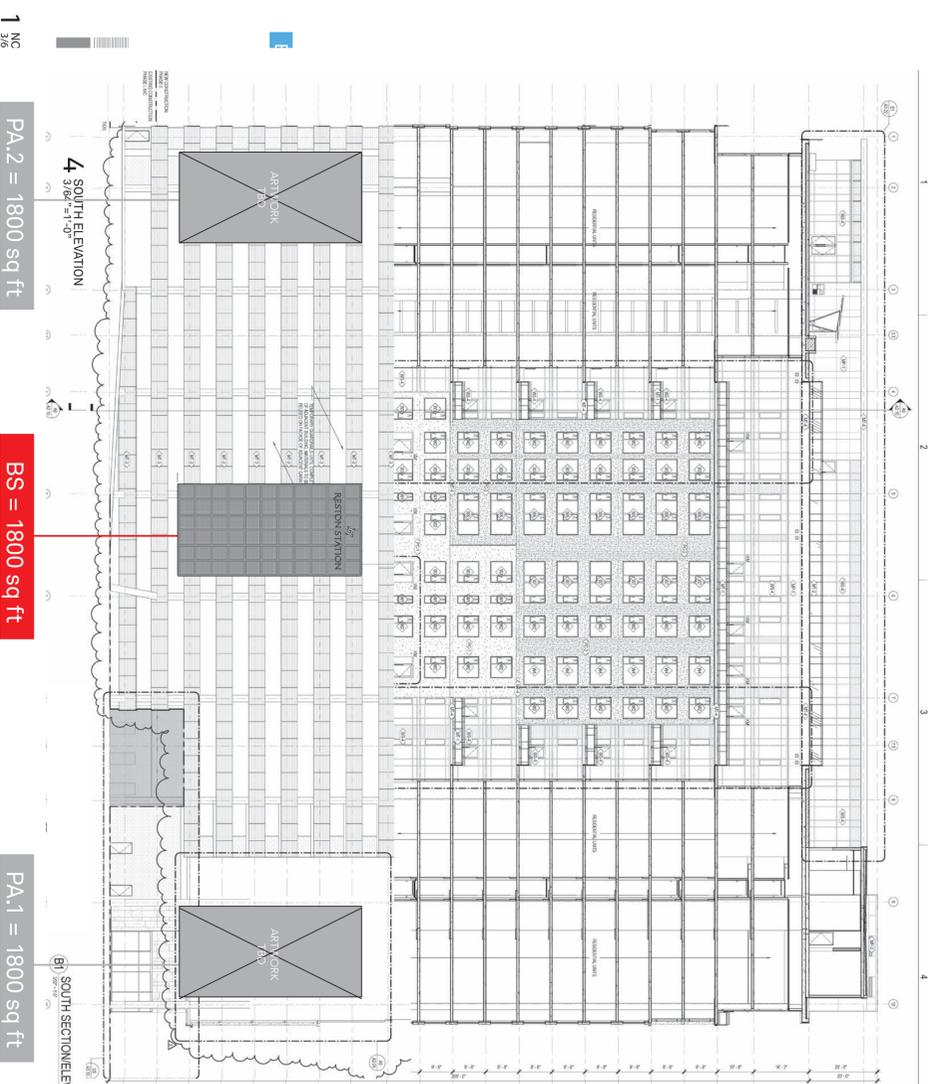
Option 1  
Only (1) RB.1 used



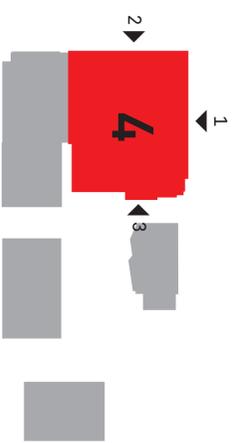
2 WEST ELEVATION  
3/64"=1'-0"



3 EAST ELEVATION  
3/64"=1'-0"



1 SOUTH SECTION ELEVATION  
3/64"=1'-0"



PROJECT SITE PLAN KEY

## Building 4 - Tenant Signage Placement Zone and Square Footage

The elevation shown is for Building 4 north and east elevation. The building is located at Reston Station Blvd with the east side facing plaza.

TE.9: This is a retail tenant sign location on the north side entrance of Building 4 to be seen from Wiehle Avenue. The max. width of the sign is 18'-0" and max. height is 1'-0" equaling a total square footage of 18'.

TB.9: This is a retail tenant blade sign location on the north side entrance of Building 4 to be seen from Wiehle Avenue. The max. width of the sign is 2'-0" and max. height is 2'-0" equaling a total square footage of 4'.

TE.10: This is a retail tenant sign location on the north side entrance of Building 4 to be seen from Wiehle Avenue. The max. width of the sign is 18'-0" and max. height is 1'-0" equaling a total square footage of 18'.

TB.10: This is a retail tenant blade sign location on the north side entrance of Building 4 to be seen from Wiehle Avenue. The max. width of the sign is 2'-0" and max. height is 2'-0" equaling a total square footage of 4'.

RI.1 & RI.2: This is a residential building tenant sign location on the east side facade of Building 4 to be seen from Wiehle Ave and plaza. The max. width of the sign is 16'-0" and max. height is 16'-0" equaling a total square footage of 256'.

TE.11: This is a retail tenant sign location on the east side entrance of Building 4 to be seen from the plaza. The max. width of the sign is 18'-0" and max. height is 1'-0" equaling a total square footage of 18'.

TB.11: This is a retail tenant blade sign location on the east side entrance of Building 4 to be seen from the plaza. The max. width of the sign is 2'-0" and max. height is 2'-0" equaling a total square footage of 4'.

TE.12: This is a retail tenant sign location on the east side entrance of Building 4 to be seen from the plaza. The max. width of the sign is 18'-0" and max. height is 1'-0" equaling a total square footage of 18'.

TB.12: This is a retail tenant blade sign location on the east side entrance of Building 4 to be seen from the plaza. The max. width of the sign is 2'-0" and max. height is 2'-0" equaling a total square footage of 4'.

Sign specifications including design, lighting method, materials, and mounting details are to be determined.

- RI - Residential Building Tenant Sign  
- Tenant Name/Logo Sign on Building Facade
- RE - Residential Entrance Sign  
- Tenant Name/Logo Sign on Building Facade
- TE - Retail Tenant Entrance Sign  
- Tenant Name/Logo Sign above Entrance on Building Facade
- TB - Retail Tenant Blade Sign  
- Tenant Name/Logo Sign on Building Facade

Note: Signs to be installed in phases.

Not all signs will be installed immediately



RESTON STATION  
Reston, Virginia

Owner:  
Constock Partners, LC  
1886 Metro Center DR  
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## Fairfax County Comprehensive Sign Plan

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Fairfax County  
Comprehensive  
Sign Plan

DATE: 08/17/2016

SCALE:  
SECTION:  
AS NOTED

D: Building 4 Signage  
Building 04  
North/South  
West/East  
Elevation  
SHEET NO.

D. 03 36



**RESTON STATION**  
Reston, Virginia

**Owner:**  
Comstock Partners, LC  
1886 Metro Center DR  
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**Fairfax County Comprehensive Sign Plan**  
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**Fairfax County**  
Comprehensive  
Sign Plan

**DATE:** 08/17/2016

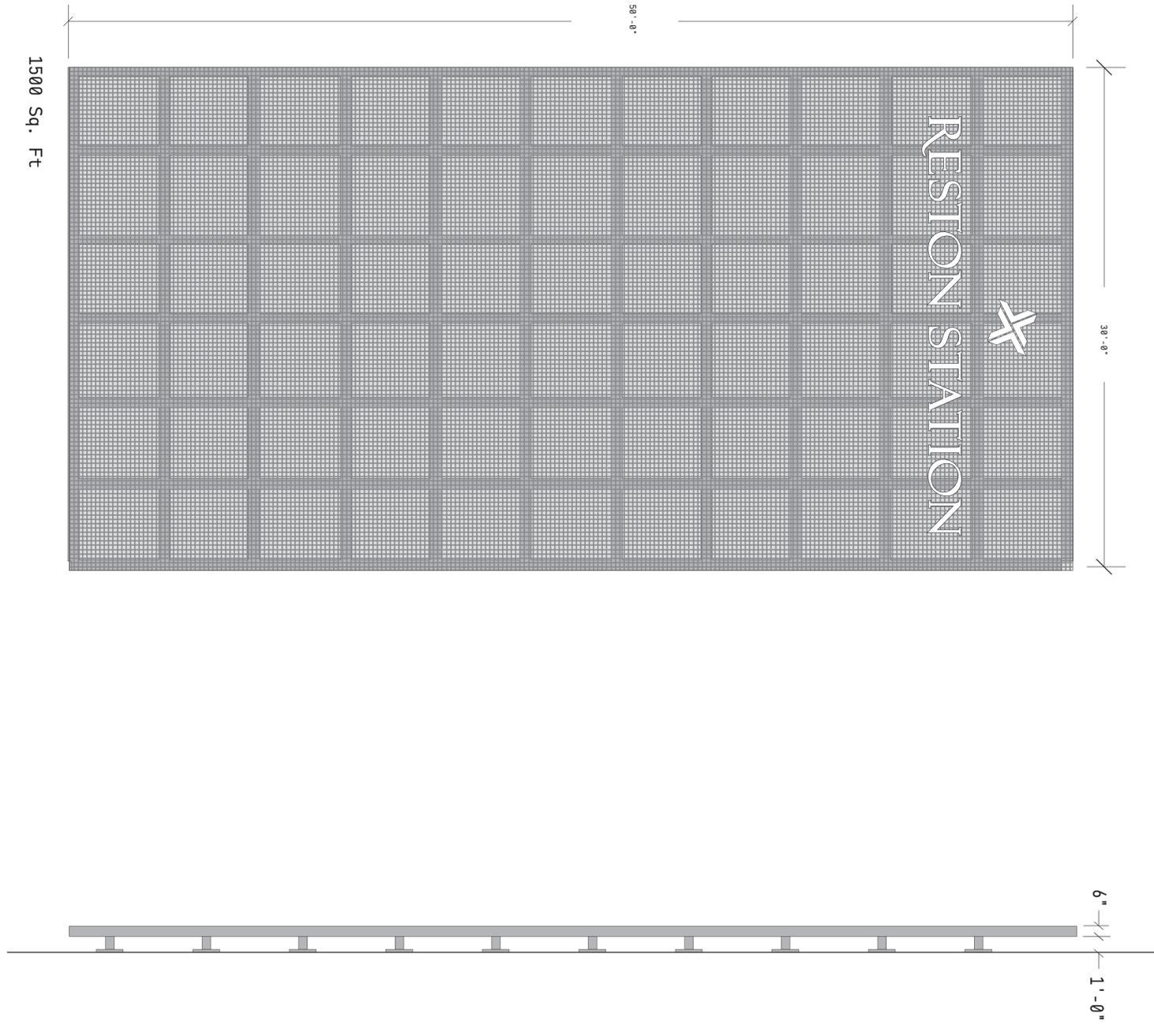
**SCALE:**

**SECTION:**  
As Noted

**D: Building 4 Signage**  
**Building 4**  
**Building Screen**  
**(BS)**

**SHEET NO.** PAGE NO.

**D. 04** 37





**RESTON STATION**  
Reston, Virginia

**Owner:**  
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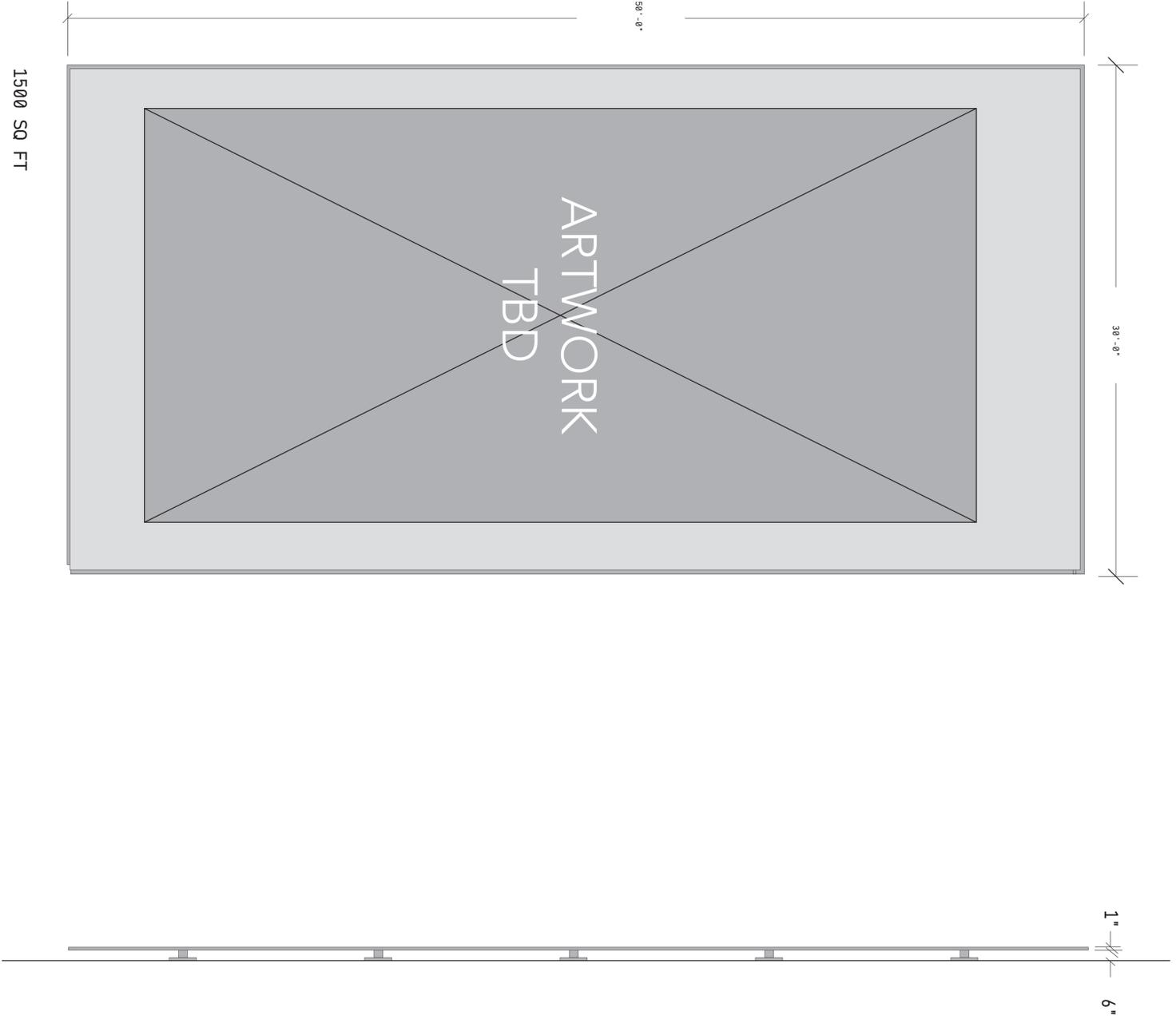
**SCALE:**

**SECTION:**  
As Noted

**D: Building 4 Signage**  
**Building 4**  
**Public Art**  
**(PA)**

**SHEET NO.** PAGE NO.

**D.05** **38**



1500 SQ FT

50'-0"

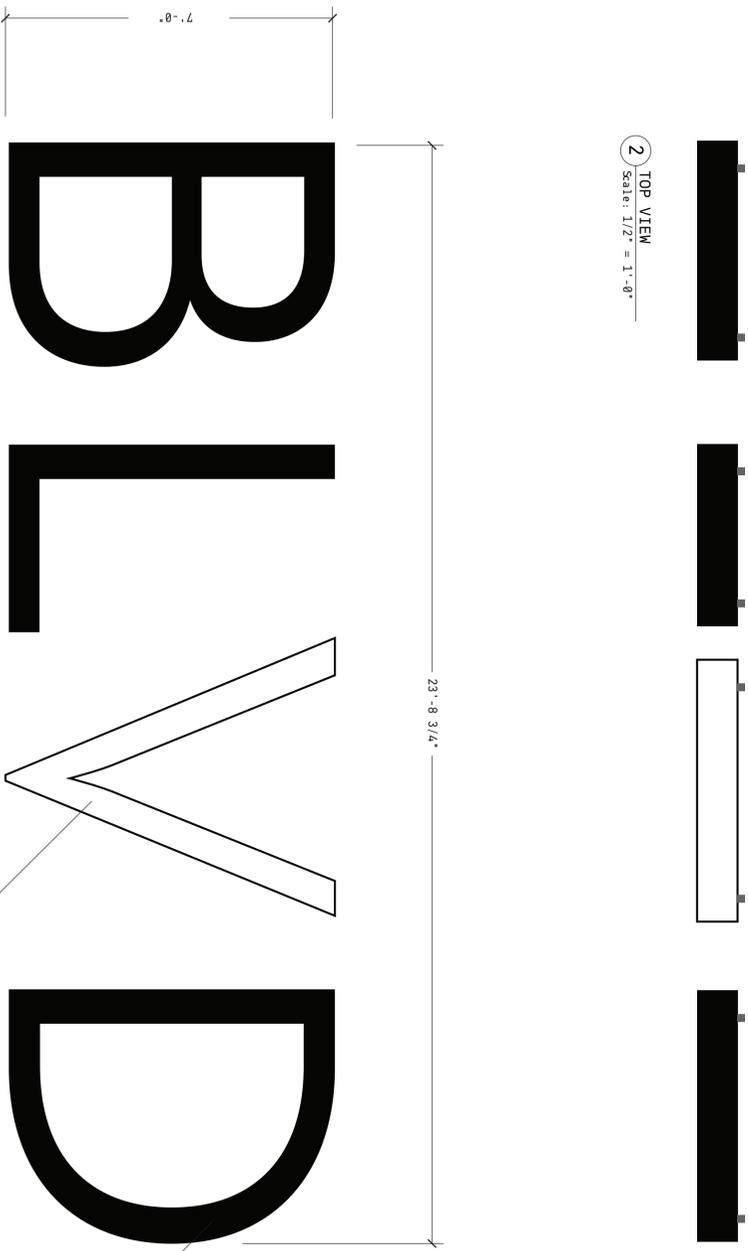
38'-0"

1"  
6"



RESTON STATION  
Reston, Virginia

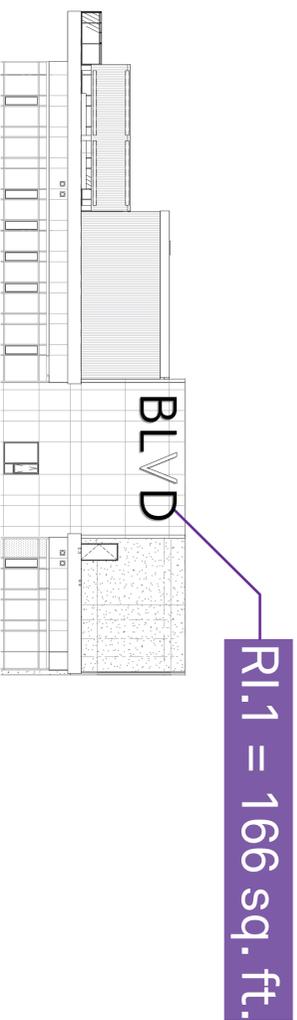
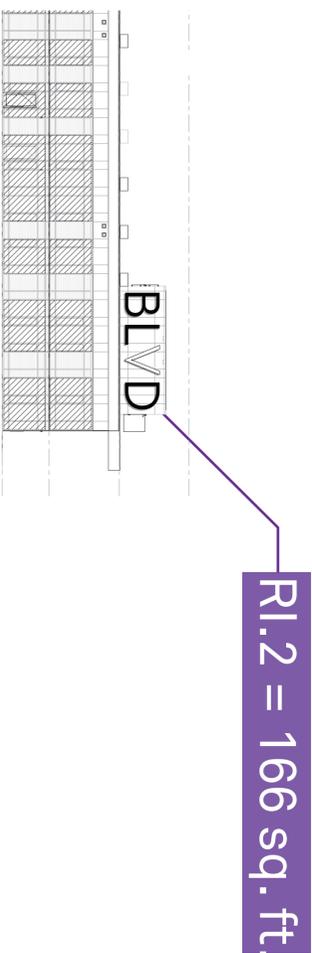
Owner:  
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Internally illuminated  
night/day acrylic face.  
Trim cap and returns  
to match face color

Internally illuminated  
blue acrylic face.  
Trim cap and returns  
to match face color

Conduit to be painted  
to match architecture



2 EAST ELEVATION  
3/64" = 1'-0"

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DATE: 08/17/2016

SCALE:

SECTION:  
As Noted

D: Building 4 Signage

Building 4  
Residential  
Identity  
(RI)

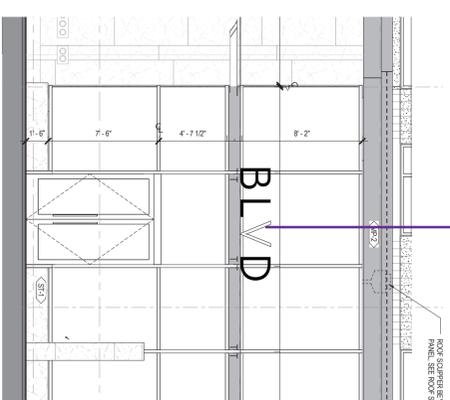
SHEET NO. PAGE NO.



RESTON STATION  
Reston, Virginia

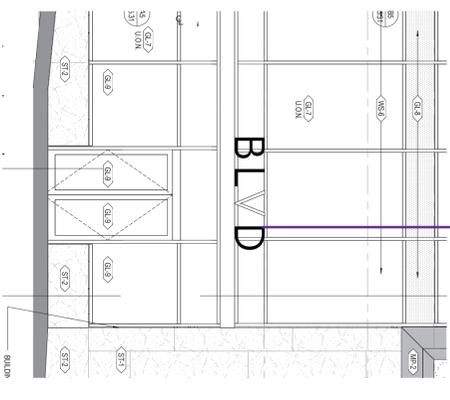
Owner:  
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RE.2 = 12 sq. ft.

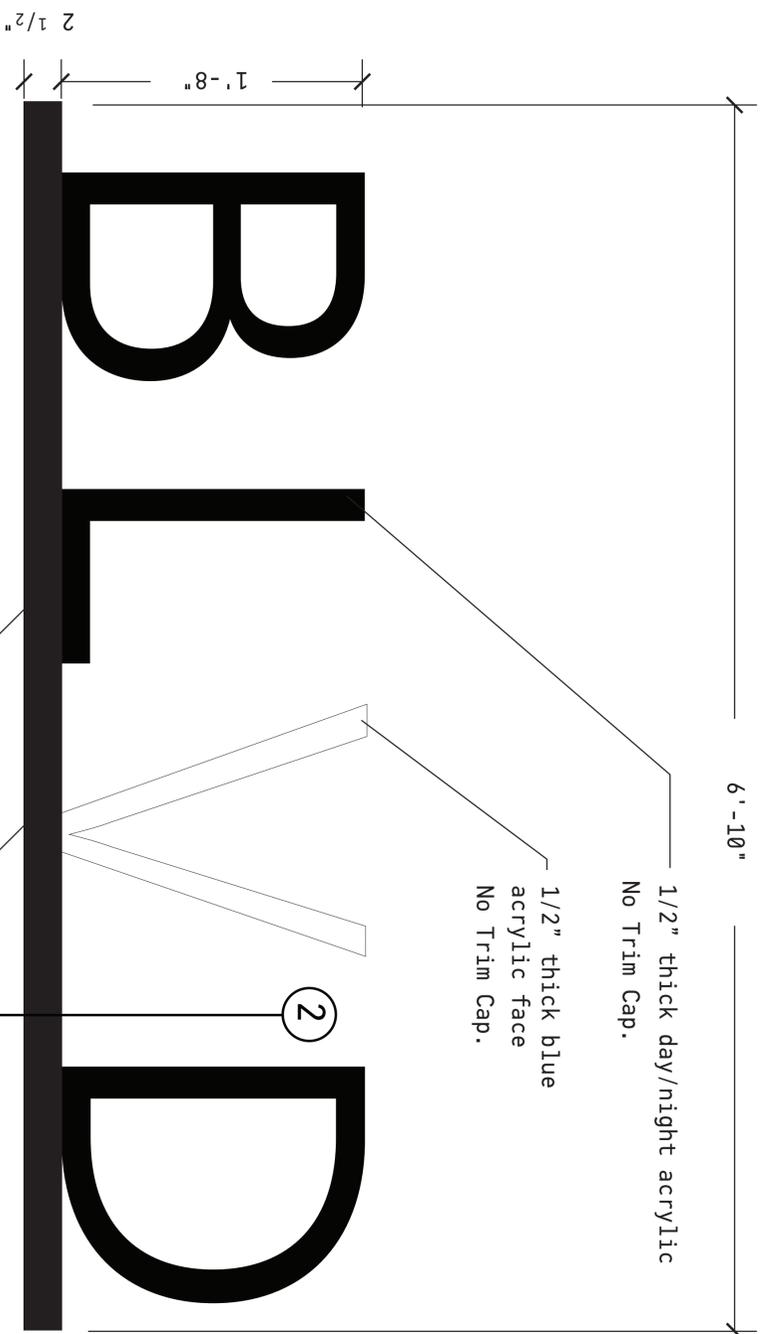


2 FRONT VIEW - DETAIL  
Scale: 3/16" = 1'-0"

RE.1 = 12 sq. ft.



3 FRONT VIEW - DETAIL  
Scale: 3/16" = 1'-0"



1 FRONT VIEW - DETAIL  
Scale: 1" = 1'-0"

1/2" thick day/night acrylic  
No Trim Cap.  
1/2" thick blue  
acrylic face  
No Trim Cap.  
Aluminum raceway mounted to canopy top  
All electrical to be concealed within raceway  
Letters mounted to raceway  
electrical concealed within

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DATE: 08/17/2016

SCALE:

SECTION:  
As Noted

D: Building 4 Signage

Building 4 -  
Residential  
Entry Identity  
(RE)

SHEET NO. PAGE NO.



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Fairfax County Tax Map parcels 17-4((01))-17A and 17-4((24))-3

Signage Consultants  
Younits Design Inc.  
3600 Clipper Mill Rd.  
Suite 410  
Baltimore, MD 21211  
(410) 453-9310

Fairfax County  
Comprehensive  
Sign Plan

DATE: 08/17/2016

SCALE:

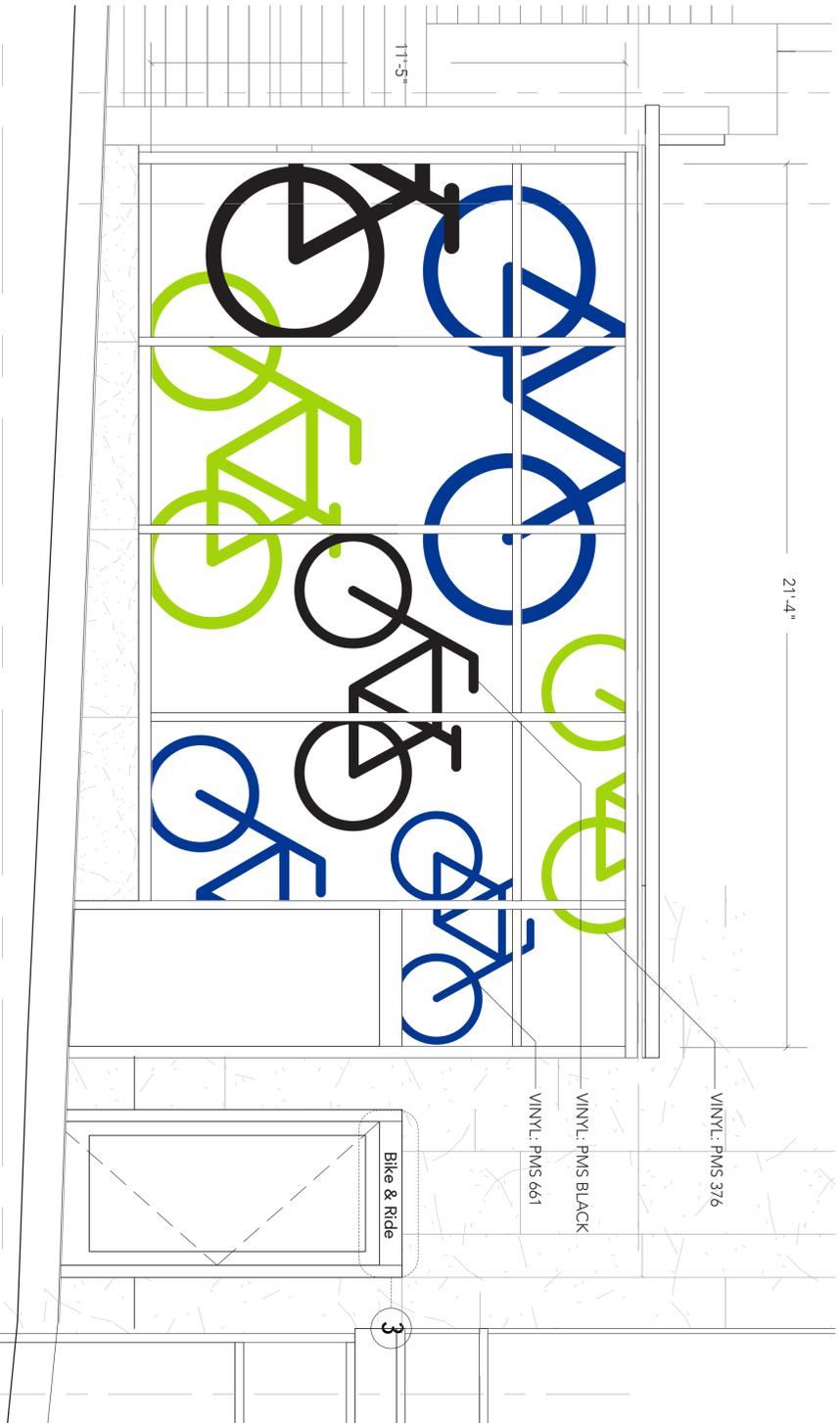
SECTION:  
As Noted

D: Building 4 Signage

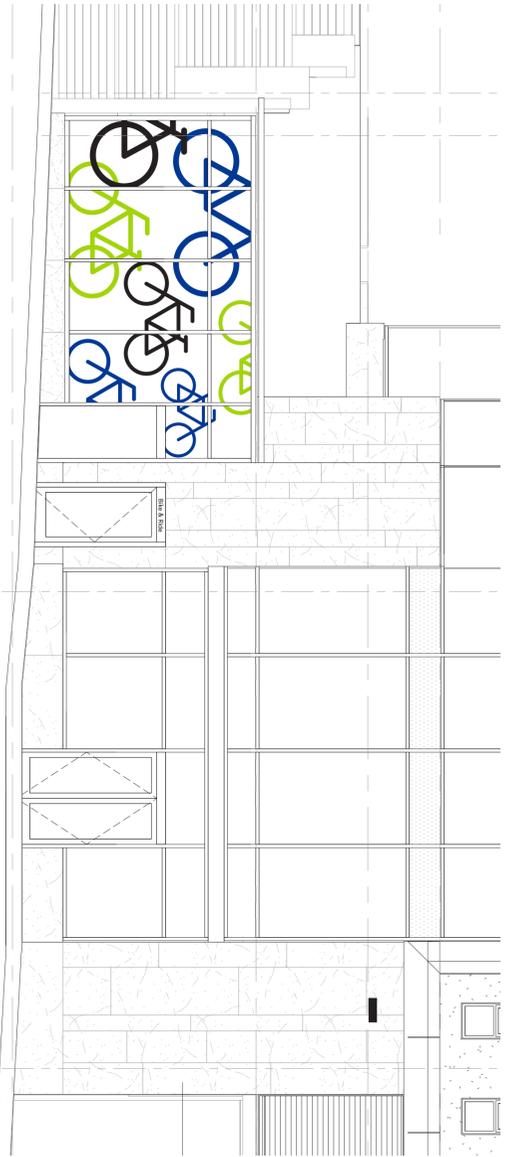
Building 4 Bike  
Directional  
(BD)

SHEET NO. PAGE NO.

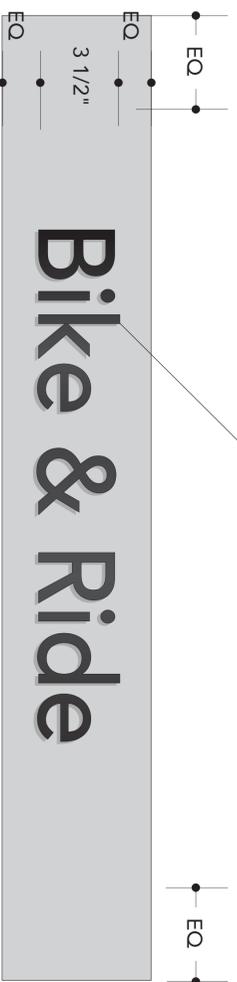
D. 08 41



2 Location Elevation - Detail  
1/2" = 1'-0"



1 Location Elevation  
1/4" = 1'-0"



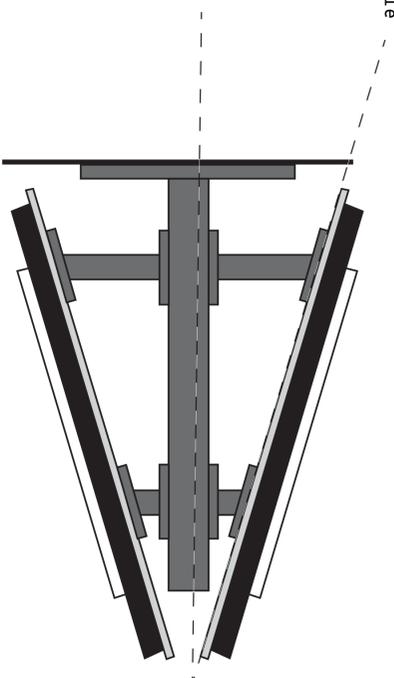
3 Front View Detail  
3" = 1'-0"

1/4" thick aluminum letters  
Painted (P5) MP05044 Smoked Pearl  
Flush mounted to mullion  
with high bond adhesive

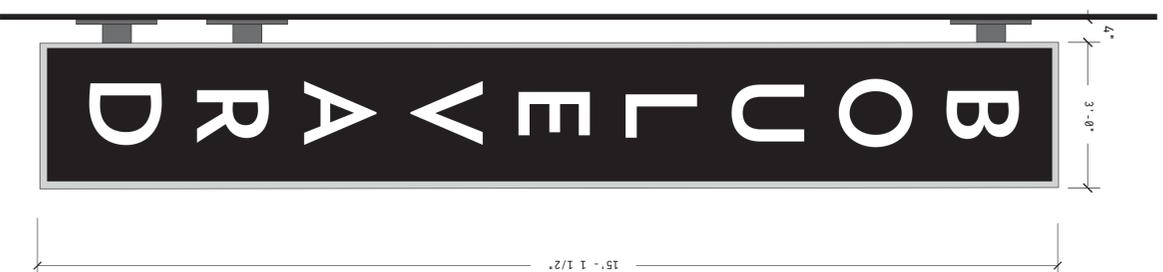


4 Side View Detail  
3" = 1'-0"

33 Degree Angle



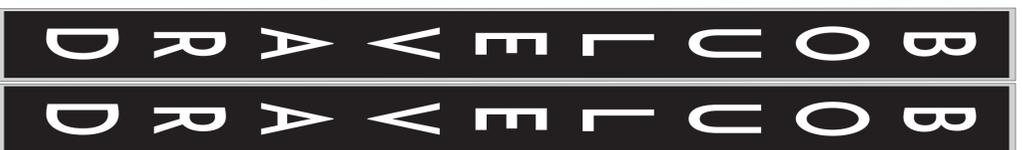
4 TOP VIEW  
Scale: 3" = 1'-0"



2 FRONT VIEW  
Scale: 3/4" = 1'-0"



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

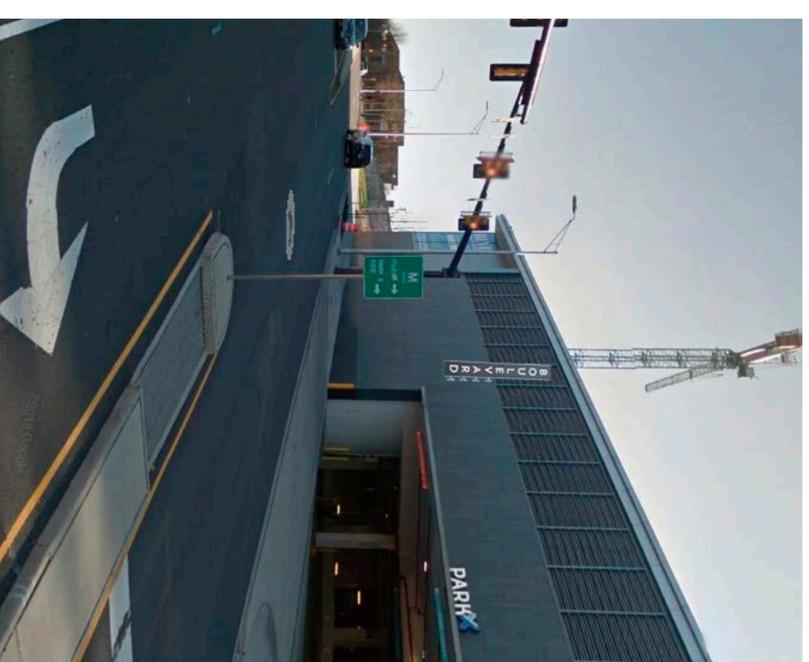


5 3/4 VIEW  
Scale: 3/4" = 1'-0"

Only (1) RB.1 sign to be used on Building 5 and Building 4



Option 1: Building 4



Option 2: Building 5



RESTON STATION  
Reston, Virginia

Owner:  
Constock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

**Fairfax County Comprehensive Sign Plan**  
Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
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Baltimore, MD 21211  
(443)53-9310

Fairfax County  
Comprehensive  
Sign Plan

DATE: 08/17/2016

SCALE:

SECTION:  
As Noted

D: Building 4 Signage

Building 4 -  
Residential  
Blade  
(RB)

SHEET NO. PAGE NO.

D. 09 42



**RESTON STATION**  
Reston, Virginia

**Owner:**  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

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**Fairfax County**  
Comprehensive  
Sign Plan

**DATE:** 08/17/2016

**SCALE:**

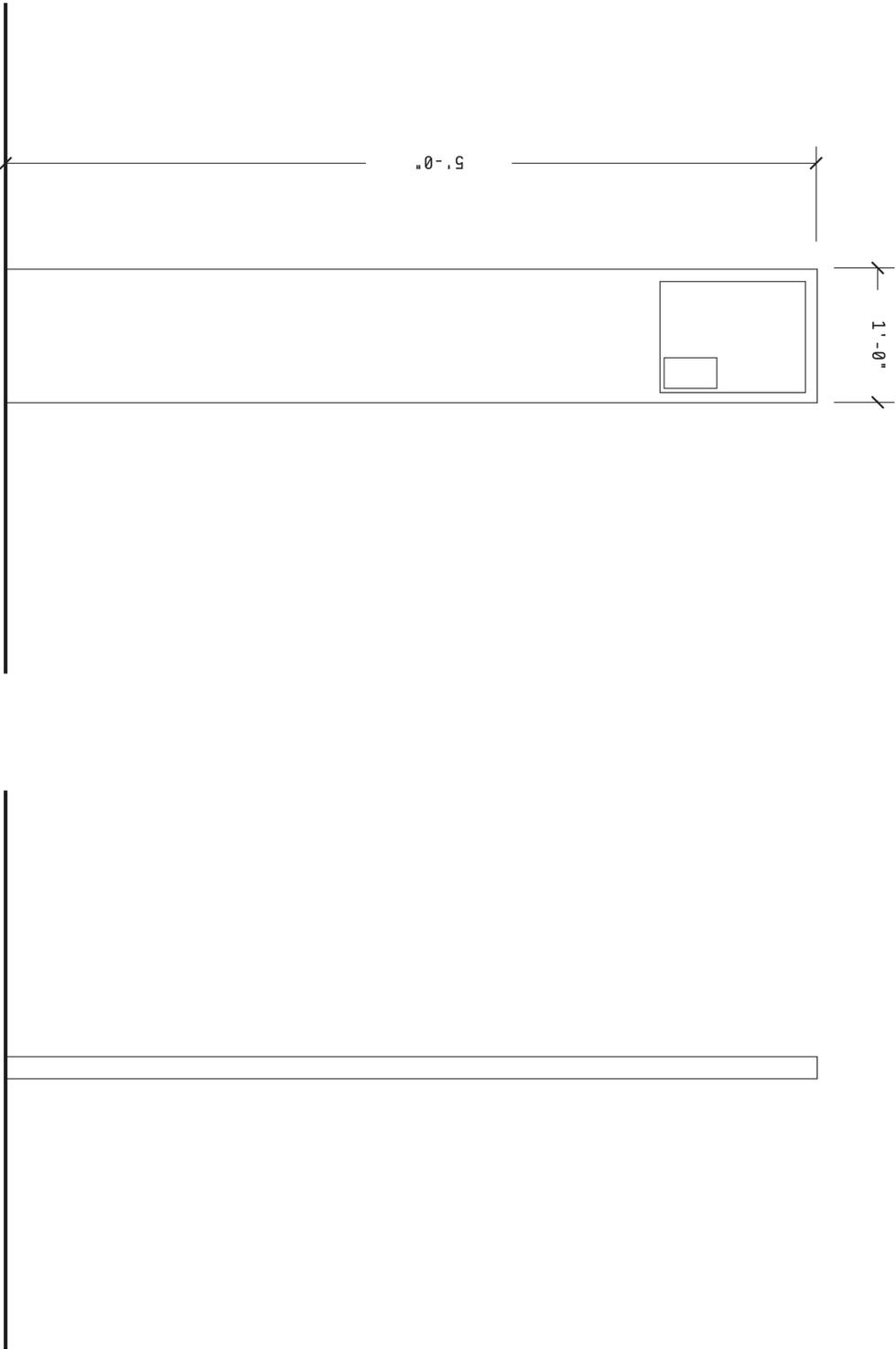
**SECTION:**  
As Noted

**D: Building 4 Signage**

**Building 4  
Access Pedestal  
(AP)**

**SHEET NO. PAGE NO.**

**D.10 43**

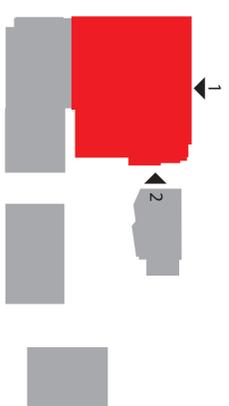


Off the shelf access pedestal

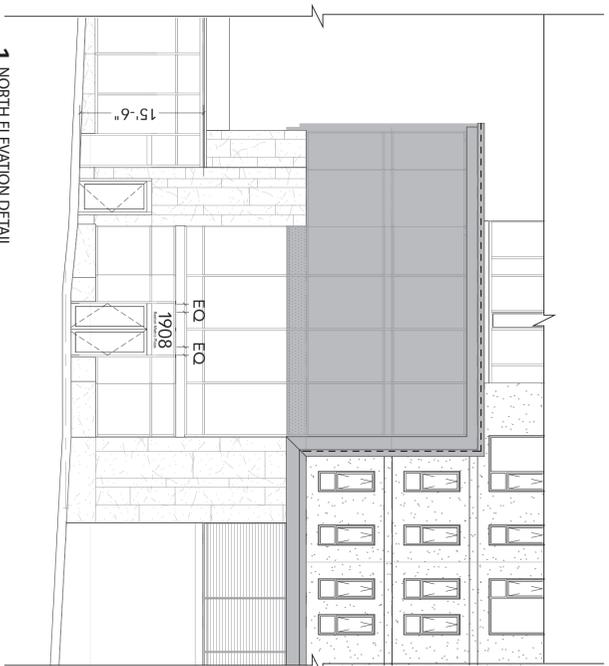


**RESTON STATION**  
Reston, Virginia

**Owner:**  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985



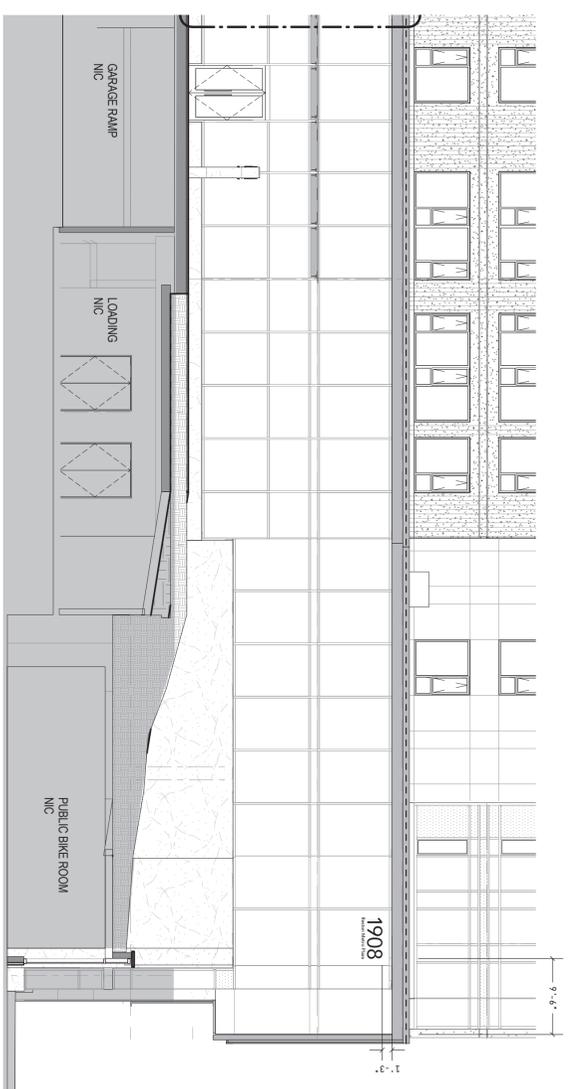
PROJECT SITE PLAN KEY



1" thick aluminum letters  
Painted (P5) MP05044 Smoked Pearl

**1908**  
Reston Metro Plaza

3 Front View Detail  
1" = 1'-0"



1/4" Pin Mounted to Facade with  
1/4" Stand-offs. Pins painted black

4 Side View Detail  
1" = 1'-0"

5 Side View Detail  
1" = 1'-0"

**Signage Consultants**  
Younts Design Inc.  
3600 Clipper Mill Rd.  
Suite 410  
Baltimore, MD 21211  
(443)53-9310

Fairfax County  
Comprehensive  
Sign Plan

DATE: **08/17/2016**

SCALE:

SECTION:  
As Noted

D: Building 4 Signage

Building 4  
Address  
(BA. 6, BA. 7)

SHEET NO. PAGE NO.

D. 11 44

**GENERAL NOTES: FASCIA**

- Internally illuminated letters only; no external lighting
- Individual letters only; no combined letter
- No trim cap preferred. Maximum 1" trim cap
- Raceway to be located below letters, not behind. or raceway to be concealed completely.
- No outlined letters, even when a part of the brand identity
- Any logos not be more than 20% larger than the letter height
- No taglines or secondary information
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

**T1 - Office Building Tenant Sign**  
- Tenant Name/Logo Sign on Building Façade

**T2 - Tier 2 Office Building Tenant Sign**  
- Tenant Name/Logo Sign on Building Façade

**Internally Illuminated**  
No Trim Cap Preferred.  
Maximum Trim Cap Size 1"



**Halo Illuminated**  
Creative use of solid Areas  
No Internally illuminated acrylic cabinets



**LED Illuminated**  
Creative use of solid Areas  
No Internally illuminated acrylic cabinets



**GENERAL NOTES: OFFICE/RESIDENTIAL**

- No trim cap of any kind to be used on any letter
- Individual letters only; no combined letter
- Internally , halo, or non illuminated letters only. No external illumination
- Electrical run through raceway provided by owner.
- No Icons or symbols to be used; letters only
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

**OE - Office Building Tenant Entrance Sign**  
- Tenant Name/Logo Sign above Entrance on Building Façade

**Back Lit**



**Routed Out Acrylic**  
No Trim Cap Allowed



**Non Illuminated**



**GENERAL NOTES: STOREFRONT**

- No trim cap of any kind to be used on any letter
- Individual letters only; no combined letter
- Internally illuminated letters only; no external or halo glow.
- Electrical run through raceway provided by owner.
- No Icons or symbols to be used; letters only
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

**Routed Out Acrylic**  
No Trim Cap Allowed



**Channel Letters**

Acrylic inset into cabinet.  
No trim cap on face of letter



**Non-Illuminated**



**TE - Retail Tenant Entrance Sign**  
- Tenant Name/Logo Sign above Entrance on Building Façade

**GENERAL NOTES BLADE SIGN**

- Logo Type, or logo mark can be used.
- Illuminated or Nonilluminated
- Branded colors subject to review to ensure visibility
- Size of logo determined roughly by length of the word or mark

**Non Illuminated**  
with use of logo symbol



**Externally Illuminated**  
with use of logo symbol



**Internally Illuminated**



**TB - Retail Tenant Blade Sign**  
- Tenant Name/Logo Sign on Building Façade



**RESTON STATION**  
Reston, Virginia

**Owner:**  
Constock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

**Fairfax County Comprehensive Sign Plan**  
Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
Fairfax County Tax Map parcels 17-4((01))-17A and 17-4((24))-3

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3600 Clippert Mill Rd.  
Suite 410  
Baltimore, MD 21211  
(443)53-9310

**Fairfax County**  
Comprehensive  
Sign Plan

**DATE:** 08/17/2016

**SCALE:**

**SECTION:**  
As Noted

**D: Building 4 Signage**

**Building 4**  
Tenant Signtype  
Criteria and  
Examples

**SHEET NO.** PAGE NO.

Section E  
Building 5



RESTON STATION  
Reston, Virginia

Owner:  
Constock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

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Fairfax County  
Comprehensive  
Sign Plan

DATE: 08/17/2016

SCALE:

SECTION:  
As Noted

E: Building 5 Signage  
Building 5 Signage  
Matrix

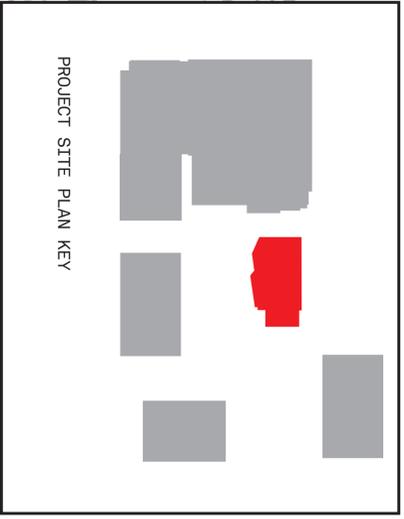
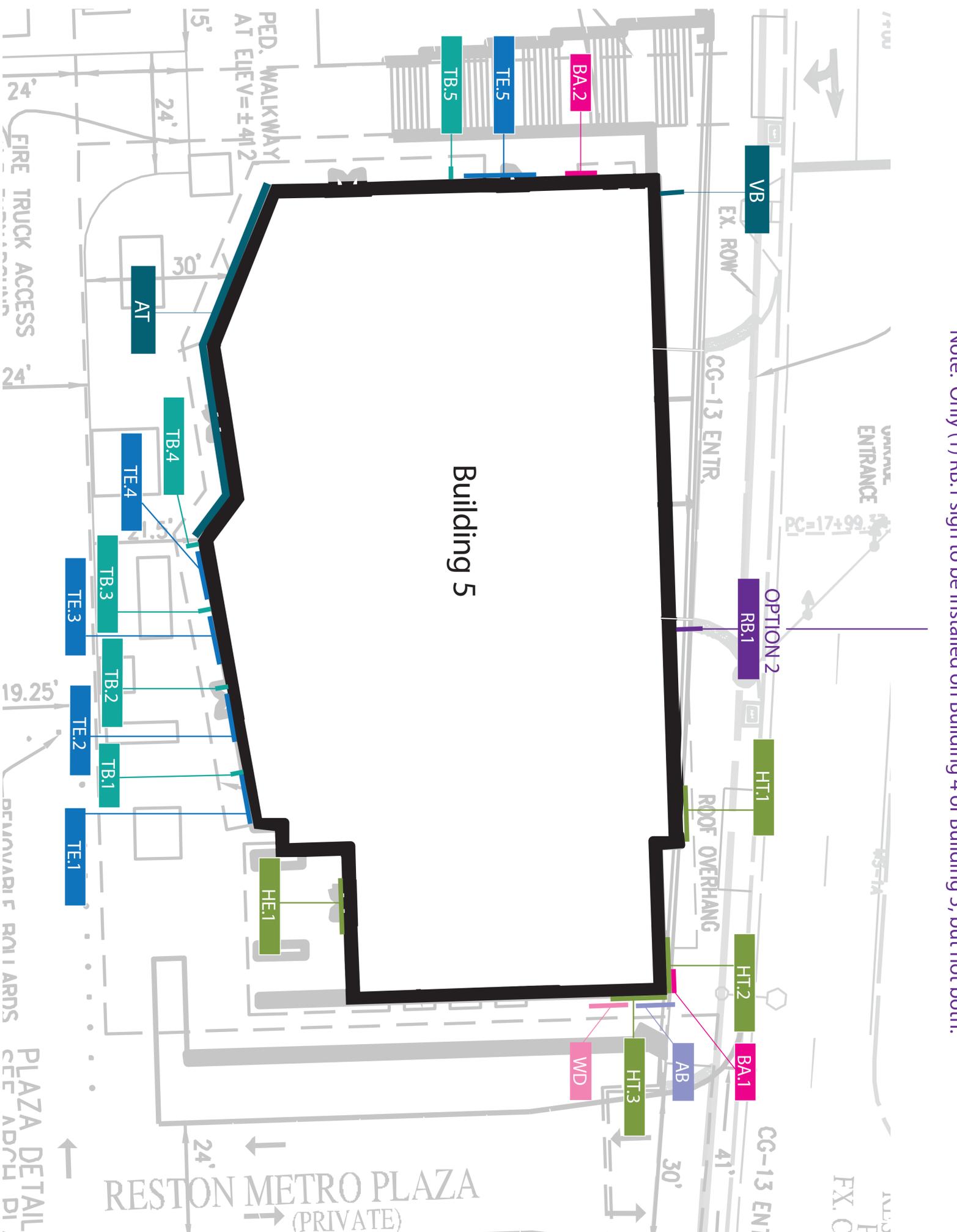
1 of 1

SHEET NO. PAGE NO.

E. 01 47

Sign Type	Description	Qty.	Total Sign Area for Proposed Sign Type in Square Footage	Total Square Footage:	Sheet
AB	Anchor Tenant Building Identity	1	94	94	E.04
AT	Anchor Tenant Entrance Identity	1	53.63	53.63	E.05
HE	Hotel Entry	1	48	48	E.03
HT	Hotel Tenant Identity Sign	3	20sf/70sf		E.03
VB	Vertical Blade	1	54	54	E.06
WD	Window Display	1	689	689	E.04
BA	Building Address	2	12.24	24.48	E.07
TB	Retail Tenant Blade Sign	5	4	20	E.03
TE	Retail Tenant Entrance Sign	5	18	90	E.03
RB	Residential Blade	1	96	96	D.03
			With RB.1 1169.11		
			Without RB.1 1,073.11		

Note: Only (1) RB.1 sign to be installed on Building 4 or Building 5, but not both.



Sign Type	Description
AB	Anchor Tenant Building Identity
AT	Anchor Tenant Entrance Identity
HE	Hotel Entry
HT	Hotel Tenant Identity Sign
VB	Vertical Blade
WD	Window Display
BA	Building Address
TB	Retail Tenant Blade Sign
TE	Retail Tenant Entrance Sign



RESTON STATION  
Reston, Virginia

Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
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(443)453-9310

Fairfax County  
Comprehensive  
Sign Plan

DATE: 08/17/2016  
SCALE:  
SECTION:  
As Noted

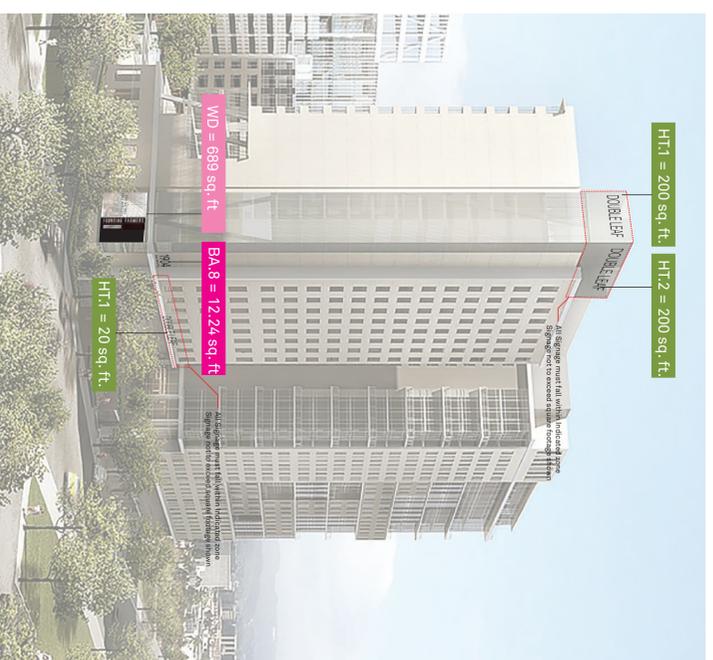
E: Building 5 Signage  
Building 5  
Location Plan

SHEET NO. PAGE NO.

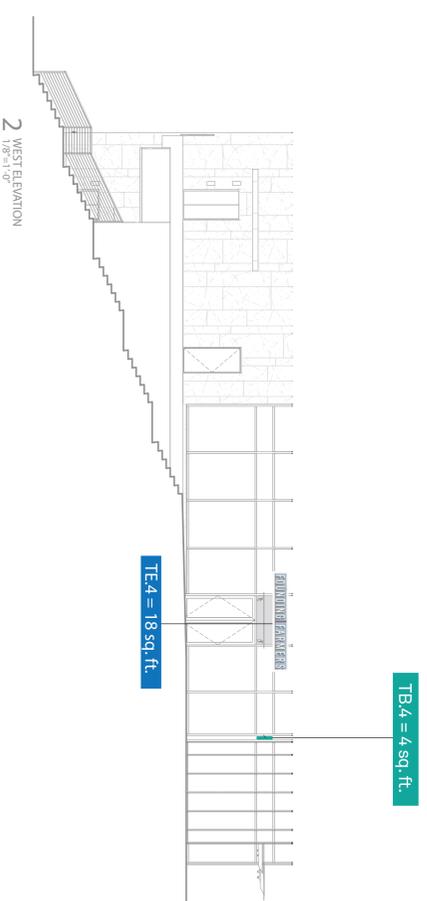
E. 02 48

Note: Signs to be installed in phases.  
Not all signs will be installed immediately

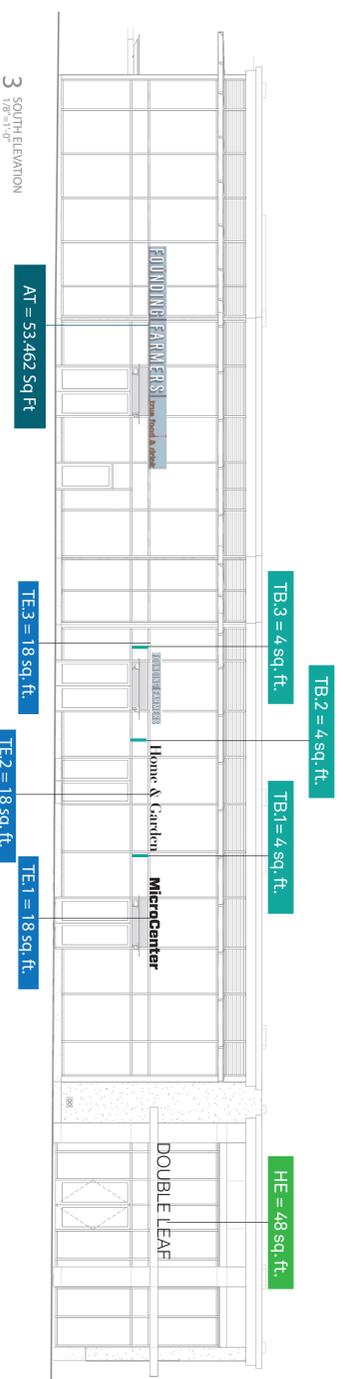
# Building 5



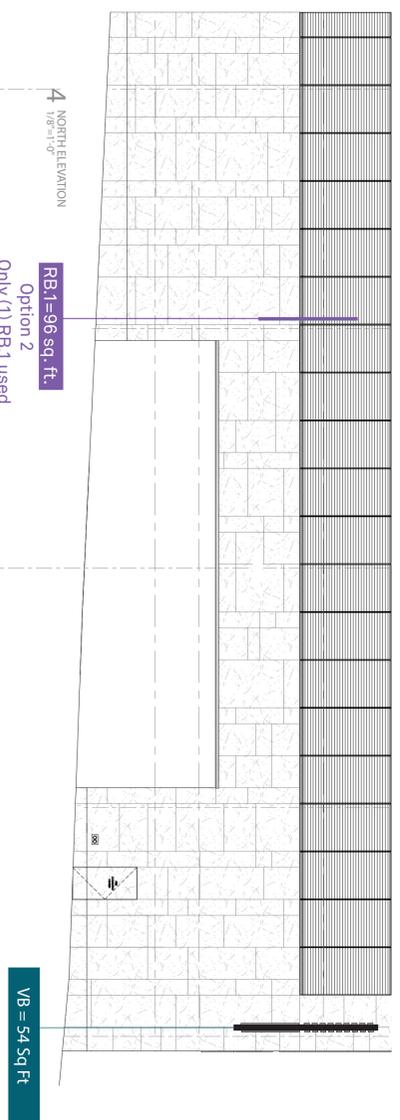
1 NORTH EAST CORNER - RENDERING  
APPENDIX A, SHEET 1-1



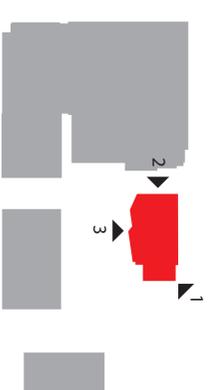
2 WEST ELEVATION  
1/8" = 1'-0"



3 SOUTH ELEVATION  
1/8" = 1'-0"



4 NORTH ELEVATION  
1/8" = 1'-0"



PROJECT SITE PLAN KEY

## Building 5 - Tenant Signage Placement Zone and Square Footage

The rendering shown depicts Building 5 North and east elevations. The building is located at Reston Station Blvd with the north side facing Reston Station Blvd.

**HT.1:** This is a Hotel tenant sign location on the north Facade of Building 5 to be seen from Reston Station Blvd. The max. width of the sign is 10'-0" and max. height is 2'-0" equaling a total square footage of 20'.

**HT.2:** This is a Hotel tenant sign location on the north Facade of Building 5 to be seen from Reston Station Blvd. The max. width of the sign is 10'-0" and max. height is 2'-0" equaling a total square footage of 20'.

**HT.3:** This is a Hotel tenant sign location on the east Facade of Building 5 to be seen from Wiehle Ave. The max. width of the sign is 10'-0" and max. height is 2'-0" equaling a total square footage of 20'.

**TE.13, TE.14, TE.15:** This is a retail tenant sign location on the south side entrance of Building 5 to be seen from the plaza. The max. width of the sign is 18'-0" and max. height is 1'-0" equaling a total square footage of 18'.

**TB.13, TB.14, TB.15:** This is a retail tenant blade sign location on the south side entrance of Building 5 to be seen from the plaza. The max. width of the sign is 2'-0" and max. height is 2'-0" equaling a total square footage of 4'.

**TE.16:** This is a retail tenant sign location on the west side entrance of Building 5 to be seen from the plaza and the steps from Wiehle Avenue. The max. width of the sign is 18'-0" and max. height is 2'-0" equaling a total square footage of 18'.

**TB.16:** This is a retail tenant blade sign location on the west side entrance of Building 5 to be seen from the plaza the steps from Wiehle Avenue. The max. width of the sign is 2'-0" and max. height is 2'-0" equaling a total square footage of 4'.

Sign specifications including design, lighting method, materials, and mounting details are to be determined.

- **HT - Hotel Tenant Identity Sign**  
- Tenant Name/Logo Sign on Building Facade  
- And free standing Low Monument
- **TE - Retail Tenant Entrance Sign**  
- Tenant Name/Logo Sign above Entrance on Building Facade
- **TB - Retail Tenant Blade Sign**  
- Tenant Name/Logo Sign on Building Facade
- **HE - Hotel Identity Entrance Sign**  
- Hotel Name/Logo Sign above Entrance on Building Facade



RESTON STATION  
Reston, Virginia

Owner:  
Constock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1955

## Fairfax County Comprehensive Sign Plan

Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
Fairfax County Tax Map parcels 17-4((01))-17A and 17-4((24))-3

Signage Consultants  
Younis Design Inc.  
3600 Clippert Mill Rd.  
Suite 410  
Baltimore, MD 21211  
(443)453-9310

Fairfax County  
Comprehensive  
Sign Plan

DATE: **08/17/2016**

SCALE:

SECTION:  
As Noted

E: Building 5 Signage

Building 5  
North/South  
West/East  
Elevation  
SHEET NO.

PAGE NO.

E. 03

49

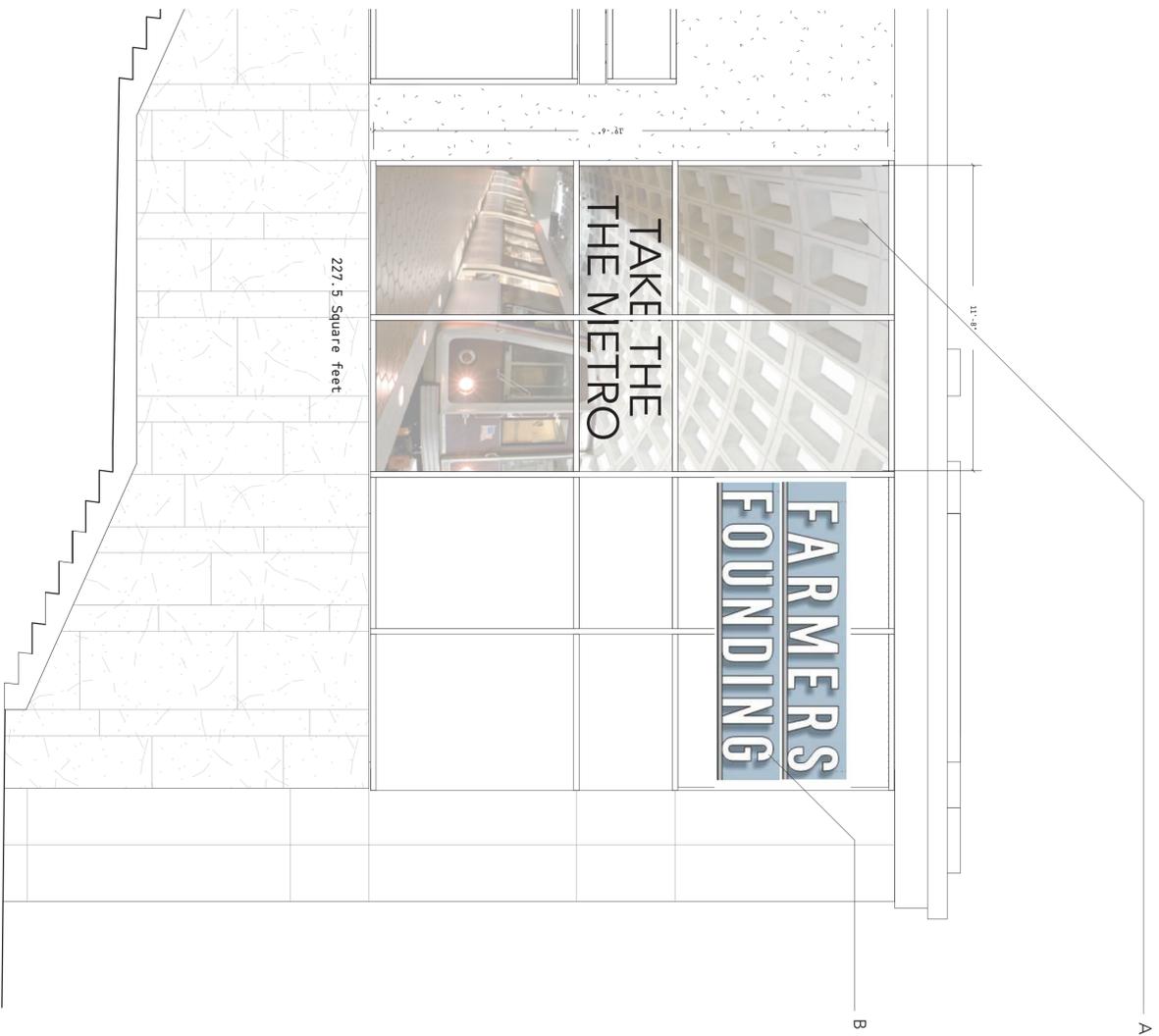
Note: Signs to be installed in phases.  
Not all signs will be installed immediately



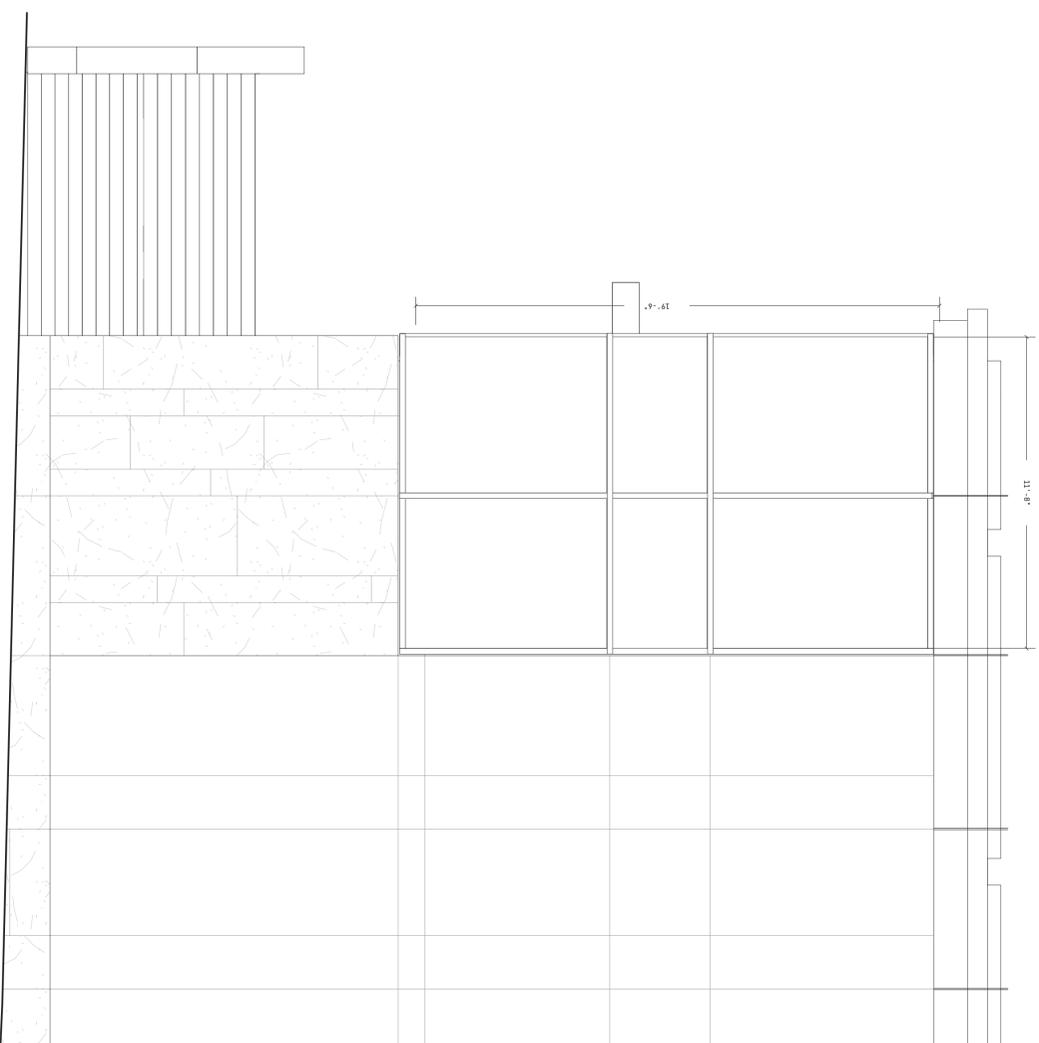
**RESTON STATION**  
Reston, Virginia

**Owner:**  
Constock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

A. Vinyl applied to inner surface of window  
B. Internally illuminated channel letters - no trim cap  
Raceway mounted to architecture, electrical concealed within



1 Bldg #5 Elevation - East - Detail  
3/8" = 1'-0"



2 Bldg #5 Elevation - North - Detail  
3/8" = 1'-0"

**Fairfax County Comprehensive Sign Plan**  
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(443)453-9310

**Fairfax County**  
Comprehensive  
Sign Plan

**DATE:** 08/17/2016

**SCALE:**

**SECTION:**  
As Noted

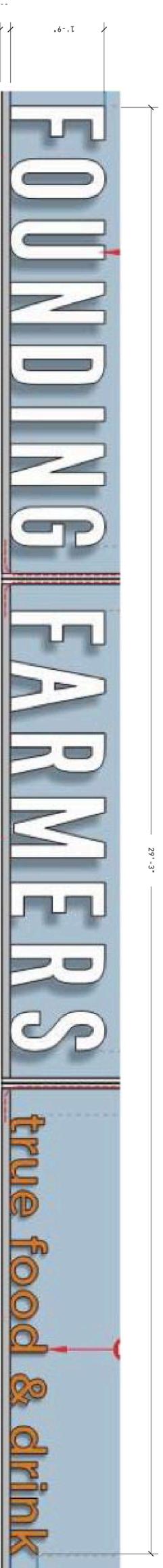
**E:** Building 5 Signage  
**Building 5**  
**MD - Window**  
**Displays**  
**AB - Anchor**  
**Tenant ID**

**SHEET NO.** PAGE NO.



RESTON STATION  
Reston, Virginia

Owner:  
Constock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985



1 Front View Detail  
1" = 1'-0"  
53.625 Sq Ft

Internally illuminated letters  
Electrical concealed within raceway

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Fairfax County  
Comprehensive  
Sign Plan

DATE: 08/17/2016

SCALE:

SECTION:  
As Noted

E: Building 5 Signage

Building 5  
AT -Anchor  
Tenant Entrance  
Identity

SHEET NO. PAGE NO.

### Fairfax County Comprehensive Sign Plan

Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
Fairfax County Tax Map parcels 17-4((01))-17A and 17-4((24))-3



RESTON STATION  
Reston, Virginia

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4th Floor  
Reston, VA 20190  
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### Fairfax County Comprehensive Sign Plan

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Fairfax County  
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Sign Plan

DATE: 08/17/2016

SCALE:

SECTION:  
As Noted

E: Building 5 Signage

Building 5  
VB - Tenant  
Vehicular Blade

SHEET NO. PAGE NO.

E. 06 52



1 Front View Detail  
1" = 1'-0"  
54 Sq FT

Internally illuminated Blade  
All electrical concealed

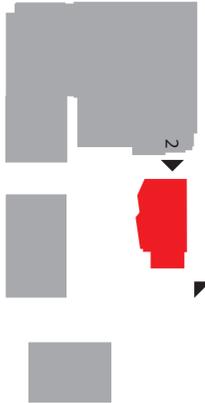


2 Side View Detail  
1" = 1'-0"



**RESTON STATION**  
Reston, Virginia

**Owner:**  
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4th Floor  
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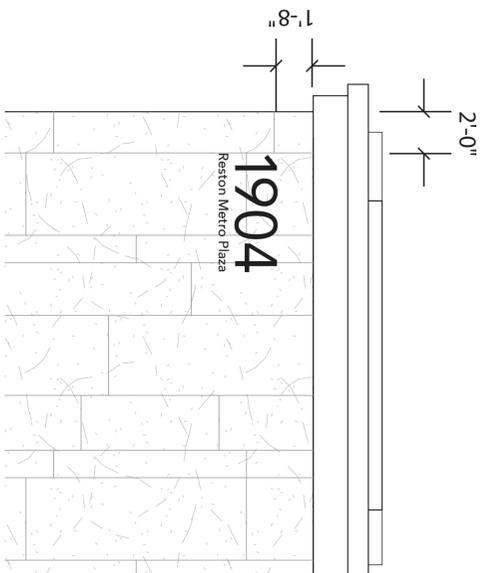
**PROJECT SITE PLAN KEY**

1" thick aluminum letters  
Painted (P5) MP05044 Smoked Pearl  
Pin Mounted to Facade with  
1/4" Stand-offs. Pins painted black

2'-0"  
5"  
**1904**  
Reston Metro Plaza

**3** Front View Detail  
1" = 1'-0"

BA



**2** WEST ELEVATION  
3/32" = 1'-0"  
BA-9



**4** Side View Detail  
1" = 1'-0"

**Fairfax County Comprehensive Sign Plan**  
Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
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**Fairfax County**  
Comprehensive  
Sign Plan

**DATE:** 08/17/2016

**SCALE:**

**SECTION:**  
As Noted

**E:** Building 5 Signage

**Building 5**  
VB - Tenant  
Vehicular Blade

**SHEET NO.** PAGE NO.

## GENERAL NOTES: FASCIA

- Internally illuminated letters only; no external lighting
- Individual letters only, no combined letter
- No trim cap preferred. Maximum 1" trim cap
- Raceway to be located below letters, not behind. or raceway to be concealed completely.
- No outlined letters, even when a part of the brand identity
- Any logos not be more than 20% larger than the letter height
- No taglines or secondary information
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

**Internally Illuminated**  
No Trim Cap Preferred.  
Maximum Trim Cap Size 1"



**Halo Illuminated**  
Creative use of solid Areas  
No Internally illuminated acrylic cabinets



**LED Illuminated**  
Creative use of solid Areas  
No Internally illuminated acrylic cabinets



T1 - Office Building Tenant Sign  
- Tenant Name/Logo Sign on Building Facade

T2 - Tier 2 Office Building Tenant Sign  
- Tenant Name/Logo Sign on Building Facade

## GENERAL NOTES: STOREFRONT

- No trim cap of any kind to be used on any letter
- Individual letters only, no combined letter
- Internally illuminated letters only; no external or halo glow.
- Electrical run through raceway provided by owner.
- No icons or symbols to be used; letters only
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

**Routed Out Acrylic**  
No Trim Cap Allowed



**Channel Letters**  
Acrylic inset into cabinet.  
No trim cap on face of letter



**Non-Illuminated**



## GENERAL NOTES: OFFICE/RESIDENTIAL

- No trim cap of any kind to be used on any letter
- Individual letters only, no combined letter
- Internally , halo, or non illuminated letters only. No external illumination
- Electrical run through raceway provided by owner.
- No icons or symbols to be used; letters only
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

**Back Lit**  
No Trim Cap Allowed



**Routed Out Acrylic**  
No Trim Cap Allowed



**Non Illuminated**



OE - Office Building Tenant Entrance Sign  
- Tenant Name/Logo Sign above Entrance on Building Facade

## GENERAL NOTES BLADE SIGN

- Logo Type, or logo mark can be used.
- Illuminated or Nonilluminated
- Branded colors subject to review to ensure visibility
- Size of logo determined roughly by length of the word or mark

**Non Illuminated**  
with use of logo symbol



**Externally Illuminated**  
with use of logo symbol



**Internally Illuminated**



TB - Retail Tenant Blade Sign  
- Tenant Name/Logo Sign on Building Facade



RESTON STATION  
Reston, Virginia

Owner:  
Constock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1955

Fairfax County Comprehensive Sign Plan  
Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
Fairfax County Tax Map parcels 17-4((01))-17A and 17-4((24))-3

Signage Consultants  
Younts Design Inc.  
3600 Clippert Mill Rd.  
Suite 410  
Baltimore, MD 21211  
(443)453-9310

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DATE: 08/17/2016

SCALE:

SECTION:  
As Noted

E: Building 5 Signage

Building 5  
Tenant Signtype  
Criteria and  
Examples  
SHEET NO. PAGE NO.

E. 08 54

Section F  
Building 6



**RESTON STATION**  
Reston, Virginia

**Owner:**  
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1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
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DATE: **08/17/2016**

SCALE:

SECTION:  
As Noted

F: Building 6 Signage

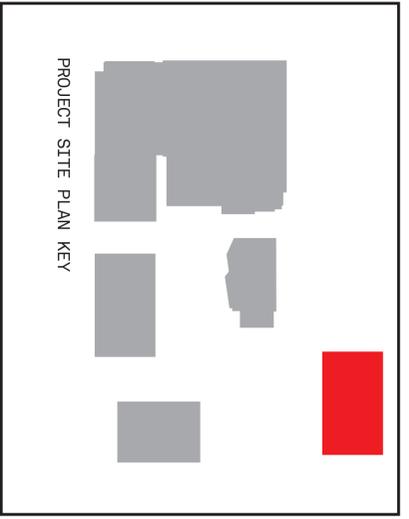
**Building 6 Signage  
Matrix**

Sign Type	Description	Qty.	Total Sign Area for Proposed Sign Type in Square Footage	Total Square Footage:	Sheet
RB	Residential Blade	1	96	96	E.06
RE	Residential Entry Identity	1	16	16	E.05
RI	Residential Identity	2	166	332	E.04
BA	Building Ad-dress	1	12.24	12.24	E.07
TB	Retail Tenant Blade Sign	6	4	24	E.08
TE	Retail Tenant Entrance Sign	6	18	108	E.08
				<b>Total Square Footage:</b>	
				<b>588.24</b>	

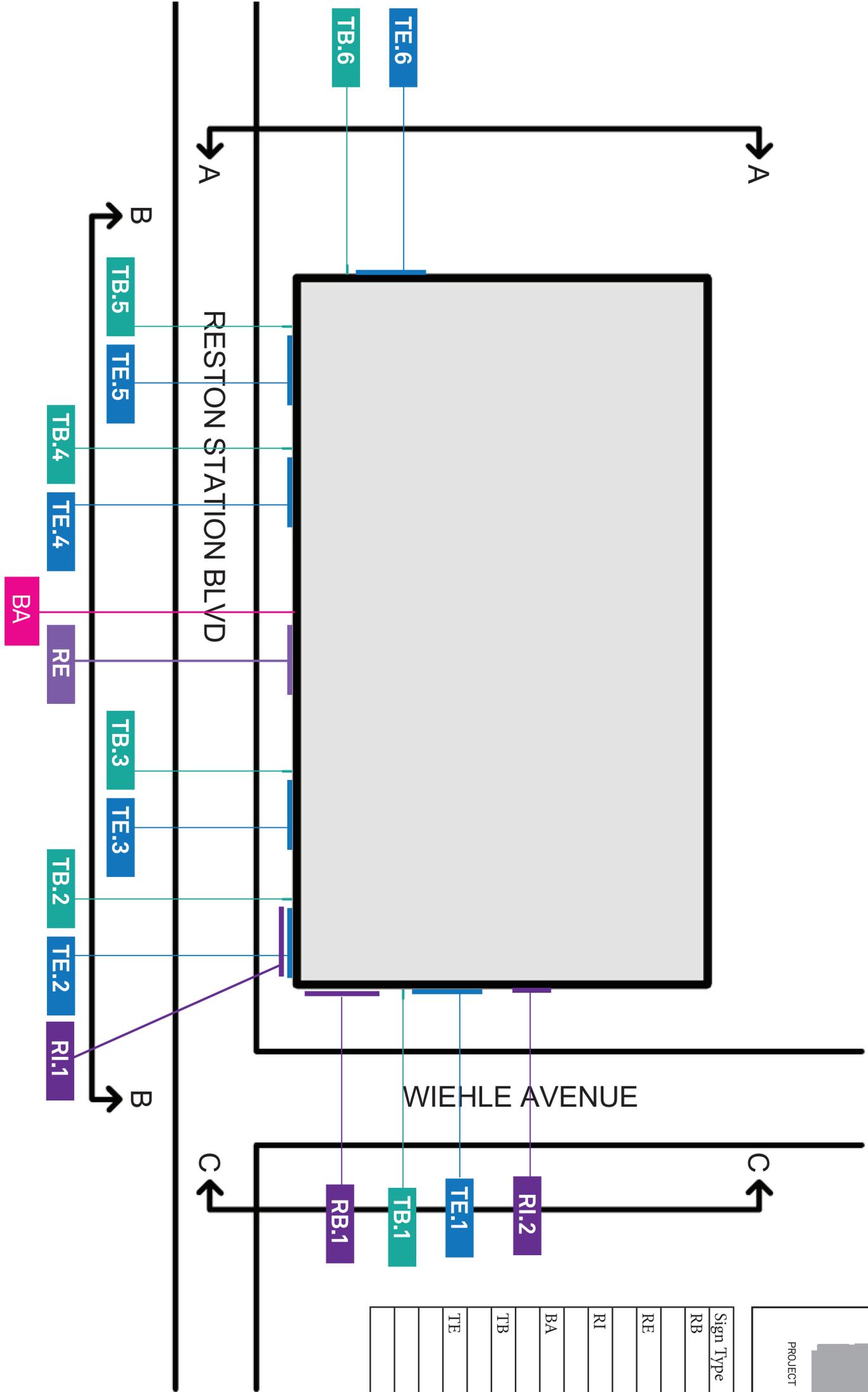


**RESTON STATION**  
Reston, Virginia

**Owner:**  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985



Sign Type	Description
RB	Residential Blade
RE	Residential Entry Identity
RI	Residential Identity
BA	Building Address
TB	Retail Tenant Blade Sign
TE	Retail Tenant Entrance Sign



**Fairfax County Comprehensive Sign Plan**  
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Baltimore, MD 21211  
(443)453-9310

**Fairfax County**  
Comprehensive  
Sign Plan

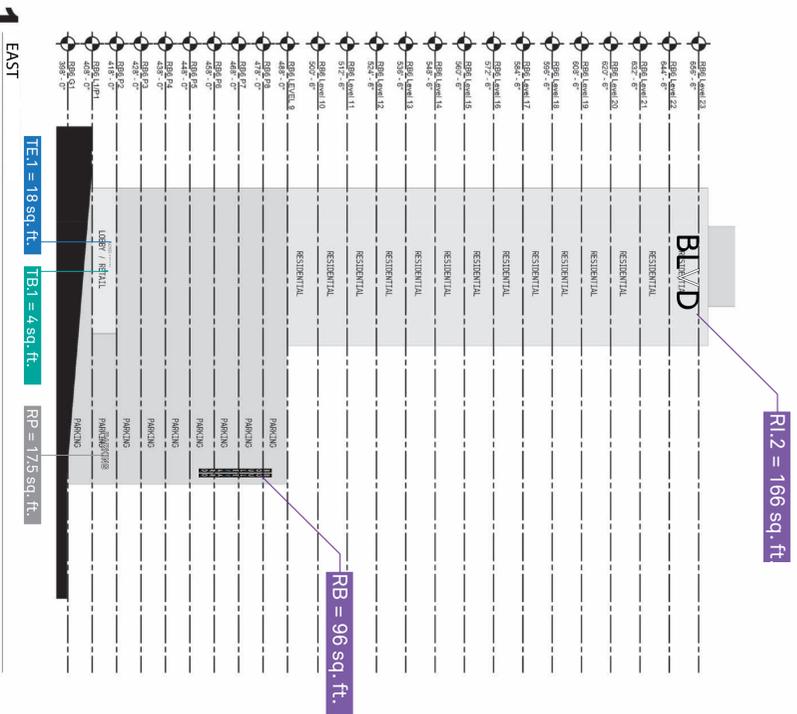
**DATE:** 08/17/2016  
**SCALE:**  
**SECTION:**  
As Noted  
**F:** Building 6 Signage

**Building 6**  
Location Plan

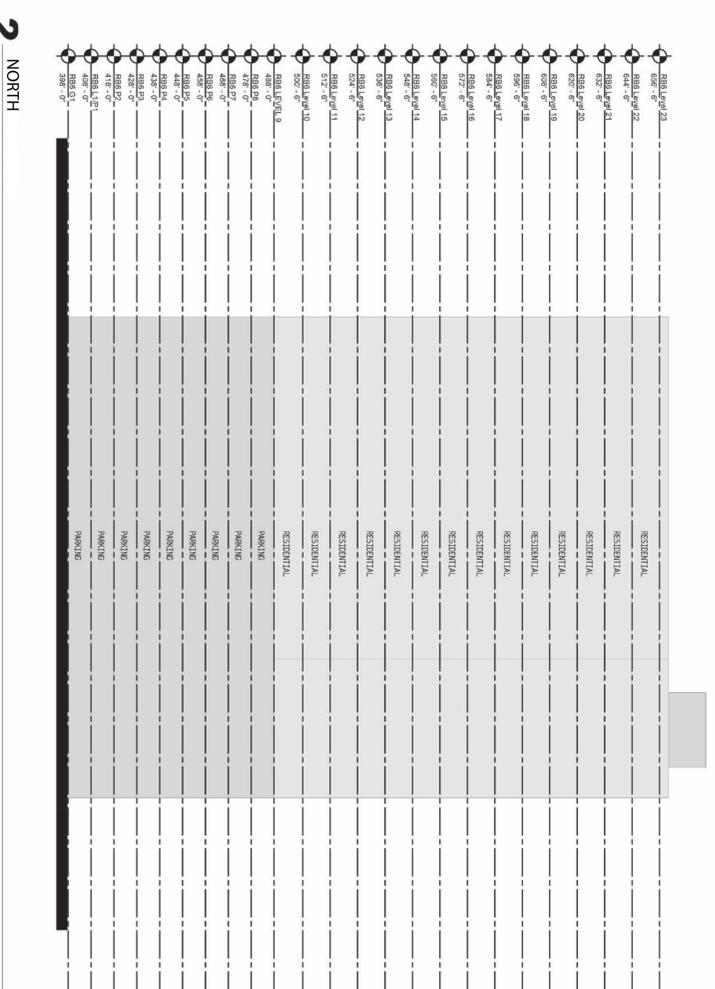
**SHEET NO.** PAGE NO.

Note: Signs to be installed in phases.  
Not all signs will be installed immediately

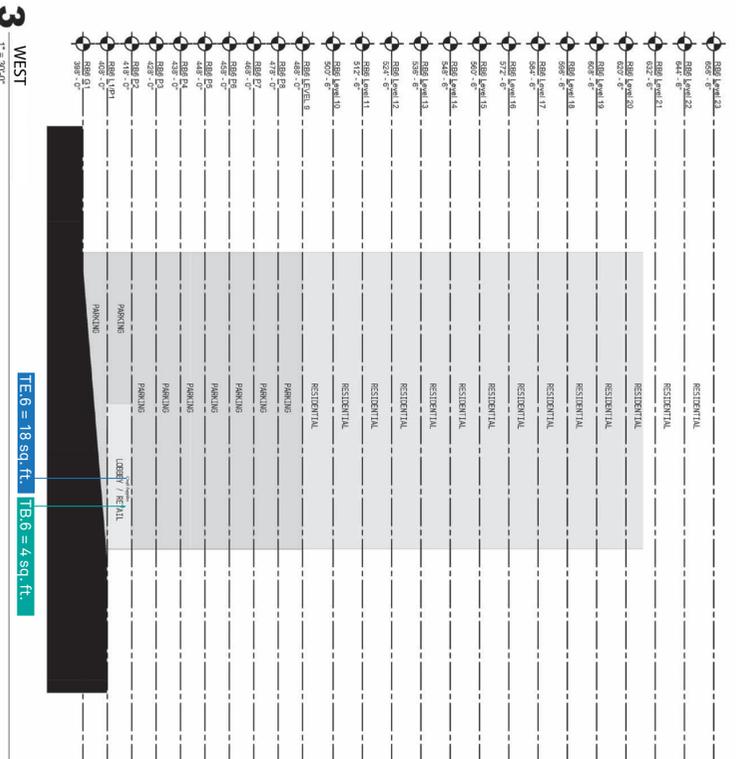
# Building 6



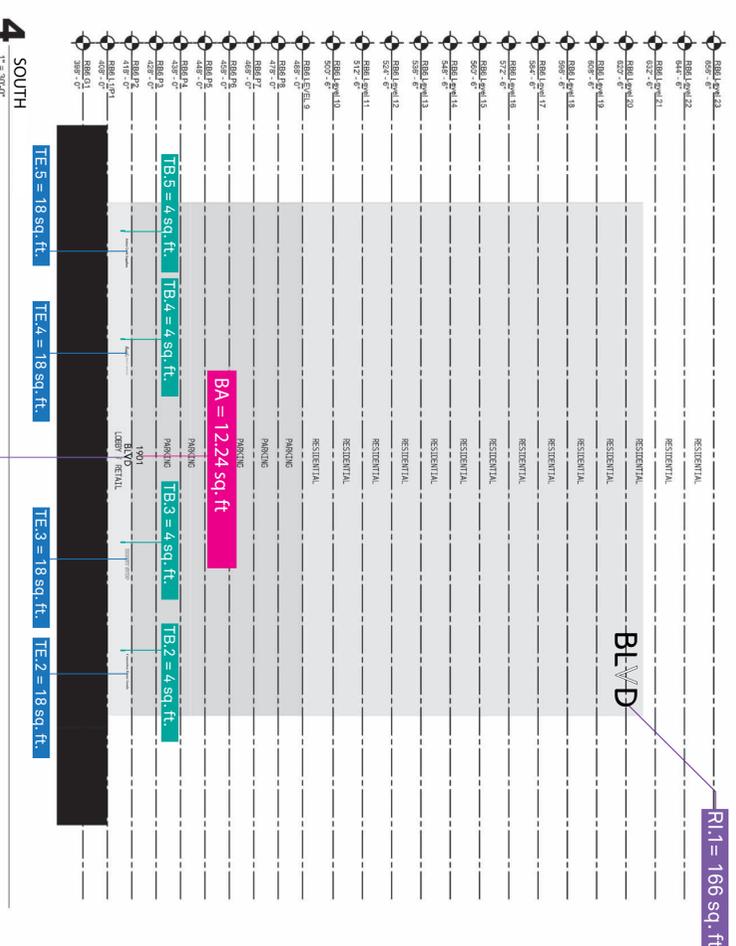
**1 EAST**  
1" = 30'-0"



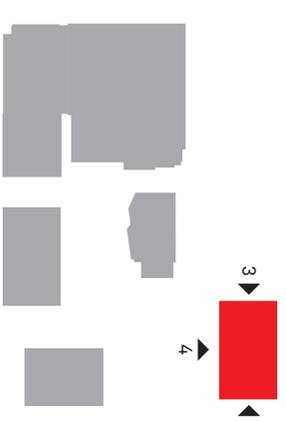
**2 NORTH**  
1/32" = 1'-0"



**3 WEST**  
1" = 30'-0"



**4 SOUTH**  
1" = 30'-0"



## Building 6 - Tenant Signage Placement Zone and Square Footage

The rendering shown depicts Building 6 North, South, East and West elevations. The building is located at teh corner Reston Station Blvd and Wiehle Ave with the south side facing Reston Station Blvd.

**TE.17, TE.18, TE.19, TE.20, TE.21, TE.22:** This is a retail tenant sign location on the south side entrance of Building 5 to be seen from the plaza. The max. width of the sign is 18'-0" and max. height is 1'-0" equaling a total square footage of 18'.

**TB.17, TB.18, TB.19, TB.20, TB.21, TB.22:** This is a retail tenant blade sign location on the south side entrance of Building 5 to be seen from the plaza. The max. width of the sign is 2'-0" and max. height is 2'-0" equaling a total square footage of 4'.

**RI.1 & RI.2:** This is a residential building tenant sign location on the east side facade of Building 6 to be seen from Wiehle Ave and plaza. The max. width of the sign is 16'-0" and max. height is 16'-0" equaling a total square footage of 256'.

**RE:** This is a residential building tenant entrance sign location on the east side facade of Building 6 to be seen from Wiehle Ave and plaza. The max. width of the sign is 16'-0" and max. height is 16'-0" equaling a total square footage of 256'.

Sign specifications including design, lighting method, materials, and mounting details are to be determined.

- RI - Residential Building Tenant Sign  
- Tenant Name/Logo Sign on Building Facade
- RE - Residential Entrance Sign  
- Tenant Name/Logo Sign on Building Facade
- TE - Retail Tenant Entrance Sign  
- Tenant Name/Logo Sign above Entrance on Building Facade
- TB - Retail Tenant Blade Sign  
- Tenant Name/Logo Sign on Building Facade

## Fairfax County Comprehensive Sign Plan

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DATE: **08/17/2016**

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AS NOTED

F: Building 6 Signage  
**Building 6  
Elevations**

SHEET NO. PAGE NO.

F. 03 58



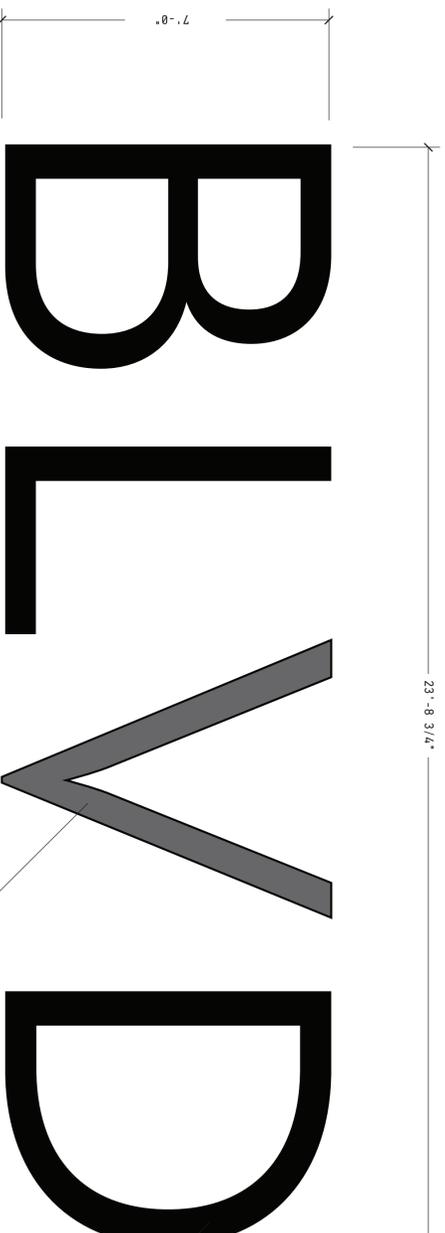
**RESTON STATION**  
Reston, Virginia

**Owner:**  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1955

Note: Signs to be installed in phases.  
Not all signs will be installed immediately



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



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

Internally illuminated  
night/day acrylic face.  
Trim cap and returns  
to match face color

Internally illuminated  
blue acrylic face.  
Trim cap and returns  
to match face color

Conduit to be painted  
to match architecture

As Noted

F: Building 6 Signage  
Building 6  
Residential  
Identity  
(RI)



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SCALE:

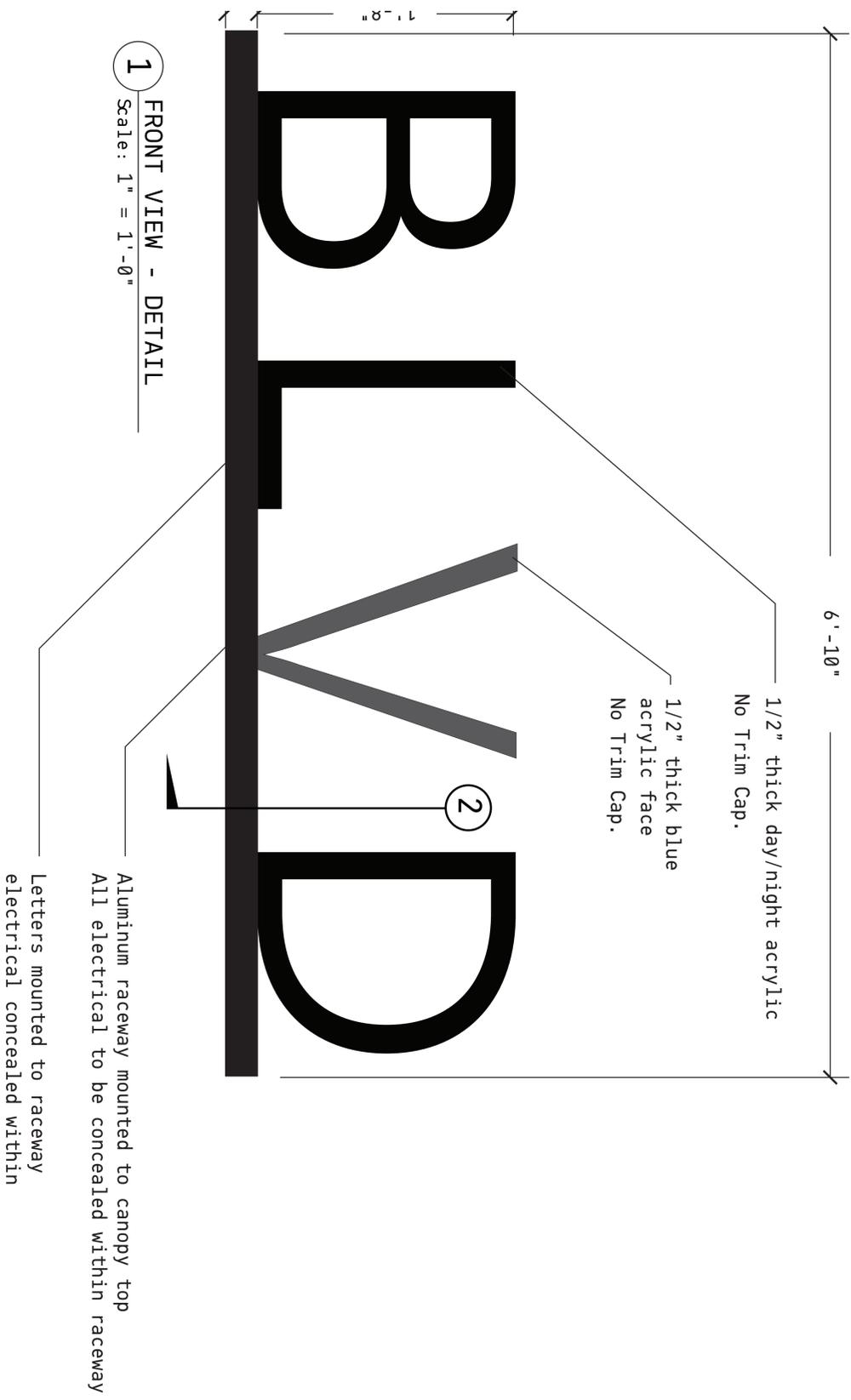
SECTION:  
As Noted

F: Building 6 Signage

Building 6 -  
Residential  
Entry Identity  
(RE)

SHEET NO. PAGE NO.

F.05 60

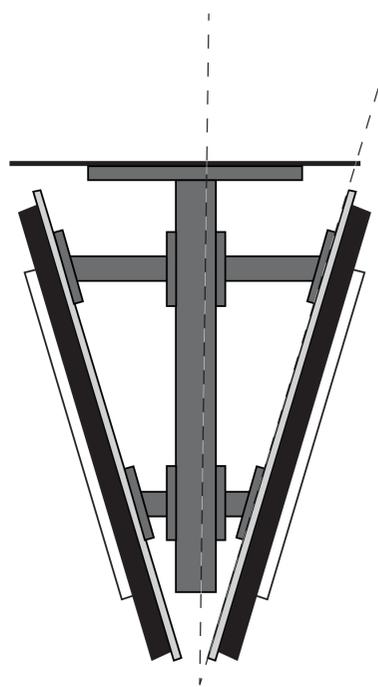




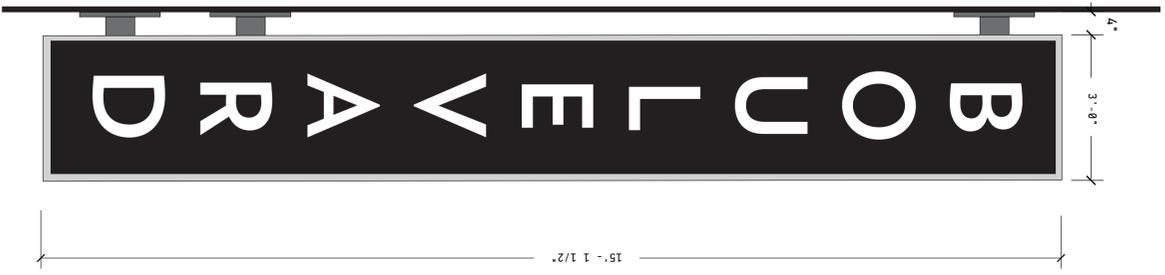
**RESTON STATION**  
Reston, Virginia

**Owner:**  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

33 Degree Angle



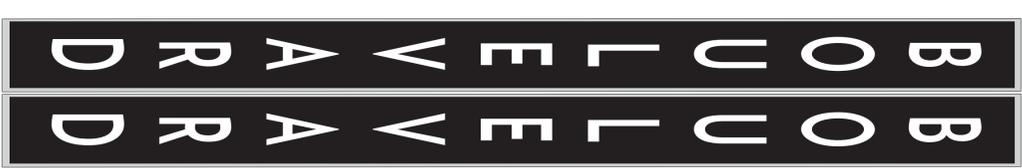
**4** TOP VIEW  
Scale: 3" = 1'-0"



**2** FRONT VIEW  
Scale: 3/4" = 1'-0"



**3** BACK VIEW  
Scale: 3/4" = 1'-0"



**5** 3/4 VIEW  
Scale: 3/4" = 1'-0"

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**DATE:** 08/17/2016

**SCALE:**

**SECTION:**  
As Noted

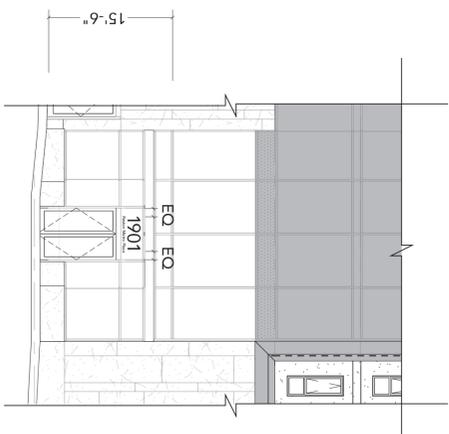
**F:** Building 6 Signage  
**Building 6 -**  
**Residential**  
**Identity Blade**  
**(RI)**

**SHEET NO.** PAGE NO.

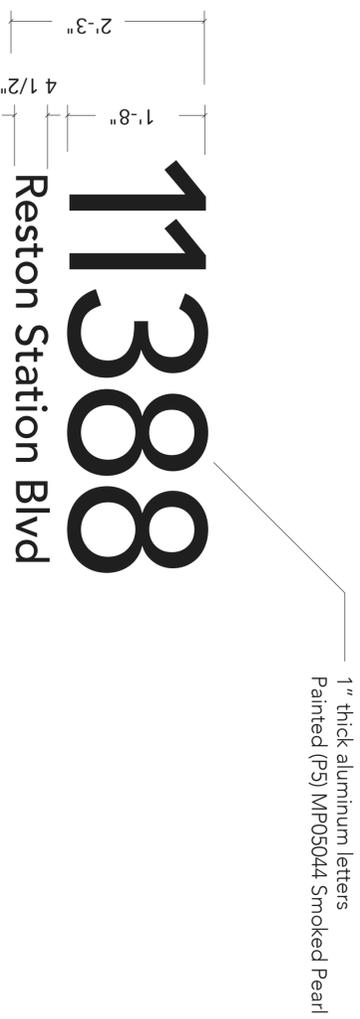


**RESTON STATION**  
Reston, Virginia

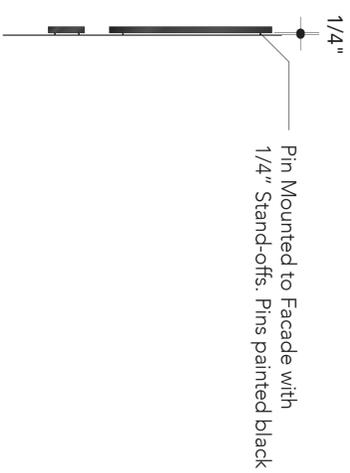
**Owner:**  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985



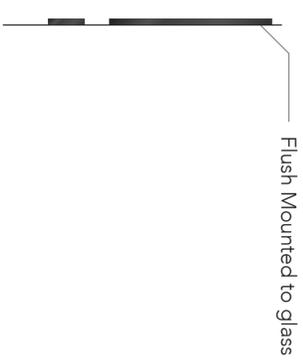
**1** NORTH ELEVATION DETAIL  
3/32"=1'-0"  
BA



**3** Front View Detail  
1" = 1'-0"



**4** Side View Detail  
1" = 1'-0"



**5** Side View Detail  
1" = 1'-0"

## Fairfax County Comprehensive Sign Plan

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Sign Plan

DATE: **08/17/2016**

SCALE:

SECTION:  
As Noted

F: Building 6 Signage

**Building 6**  
Address  
(BA.10)

SHEET NO. PAGE NO.

F. 07 62

## GENERAL NOTES: FASCIA

- Internally illuminated letters only, no external lighting
- Individual letters only, no combined letter
- No trim cap preferred. Maximum 1" trim cap
- Raceway to be located below letters, not behind. or raceway to be concealed completely.
- No outlined letters, even when a part of the brand identity
- Any logos not be more than 20% larger than the letter height
- No taglines or secondary information
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

**Internally Illuminated**  
No Trim Cap Preferred.  
Maximum Trim Cap Size 1"



**Halo Illuminated**  
Creative use of solid Areas  
No Internally illuminated acrylic cabinets



**LED Illuminated**  
Creative use of solid Areas  
No Internally illuminated acrylic cabinets



- T1 - Office Building Tenant Sign  
- Tenant Name/Logo Sign on Building Façade

- T2 - Tier 2 Office Building Tenant Sign  
- Tenant Name/Logo Sign on Building Façade

## GENERAL NOTES: STOREFRONT

- No trim cap of any kind to be used on any letter
- Individual letters only, no combined letter
- Internally illuminated letters only; no external or halo glow.
- Electrical run through raceway provided by owner.
- No icons or symbols to be used; letters only
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

**Routed Out Acrylic**  
No Trim CapAllowed



**Channel Letters**

Acrylic inset into cabinet.  
No trim cap on face of letter



**Non-Illuminated**



■ TE - Retail Tenant Entrance Sign

- Tenant Name/Logo Sign above Entrance on Building Façade

## GENERAL NOTES: OFFICE/RESIDENTIAL

- No trim cap of any kind to be used on any letter
- Individual letters only, no combined letter
- Internally, halo, or non illuminated letters only. No external illumination
- Electrical run through raceway provided by owner.
- No icons or symbols to be used; letters only
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

**Back Lit**  
No Trim CapAllowed



**Routed Out Acrylic**  
No Trim CapAllowed



**Non Illuminated**



- OE - Office Building Tenant Entrance Sign  
- Tenant Name/Logo Sign above Entrance on Building Façade

## GENERAL NOTES BLADE SIGN

- Logo Type, or logo mark can be used.
- Illuminated or Nonilluminated
- Branded colors subject to review to ensure visibility
- Size of logo determined roughly by length of the word or mark

**Non Illuminated**  
with use of logo symbol



**Externally Illuminated**  
with use of logo symbol



**Internally Illuminated**



■ TB - Retail Tenant Blade Sign

- Tenant Name/Logo Sign on Building Façade



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DATE: 08/17/2016

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SECTION:  
As Noted

F: Building 6 Signage

Building 6  
Tenant Signtype  
Criteria and  
Examples

SHEET NO. PAGE NO.

Section G  
Building 7



**RESTON STATION**  
Reston, Virginia

**Owner:**  
Comstock Partners, LC  
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4th Floor  
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**DATE:** 08/17/2016

**SCALE:**

**SECTION:**  
As Noted

G: Building 7 Signage

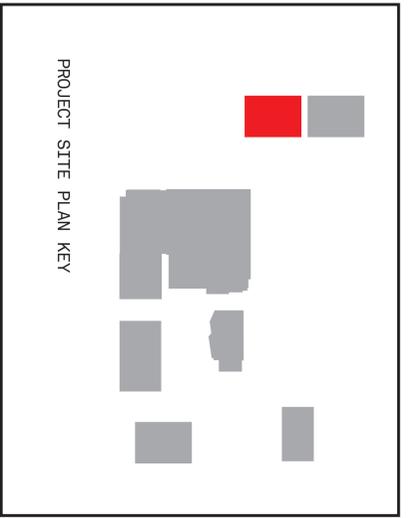
**Building 7 Signage  
Matrix**

Sign Type	Description	Qty.	Total Sign Area for Proposed Sign Type in Square Footage	Total Square Footage:	Sheet
RB	Residential Blade	1	96	96	G.06
RI	Residential Identity	2	166	332	G.04
BA	Building Address	1	12.24	12.24	G.07
TB	Retail Tenant Blade Sign	3	4	12	G.08
TE	Retail Tenant Entrance Sign	3	18	54	G.08
				<b>Total Square Footage:</b>	
				506.24	



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Sign Type	Description
RB	Residential Blade
RI	Residential Identity
BA	Building Address
TB	Retail Tenant Blade Sign
TE	Retail Tenant Entrance Sign

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(443)953-9310

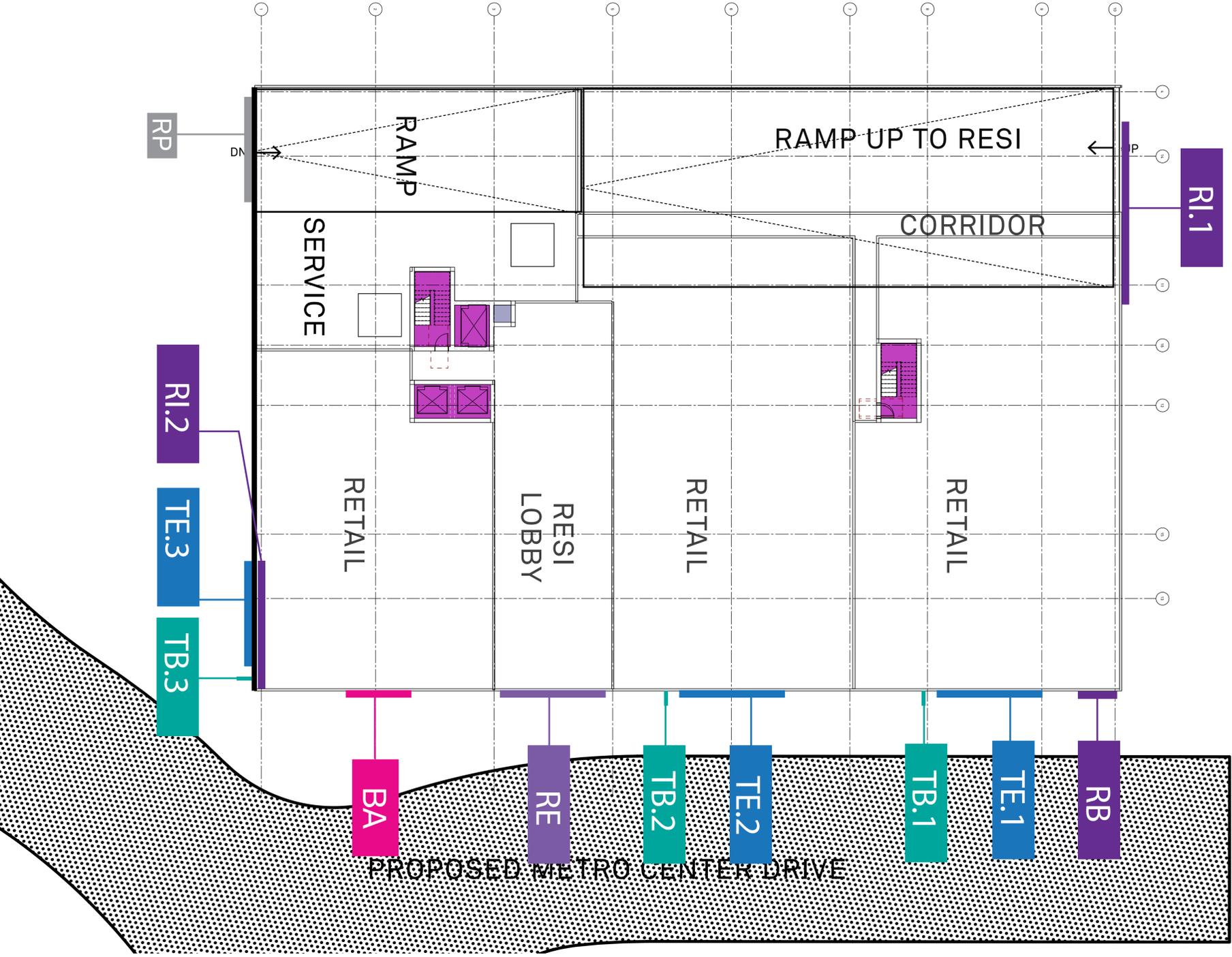
**Fairfax County**  
Comprehensive  
Sign Plan

**DATE:** 08/17/2016  
**SCALE:**  
**SECTION:** As Noted  
**G:** Building 7 Signage

**Building 7**  
Location Plan

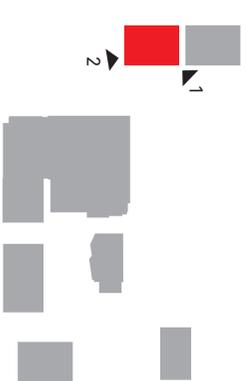
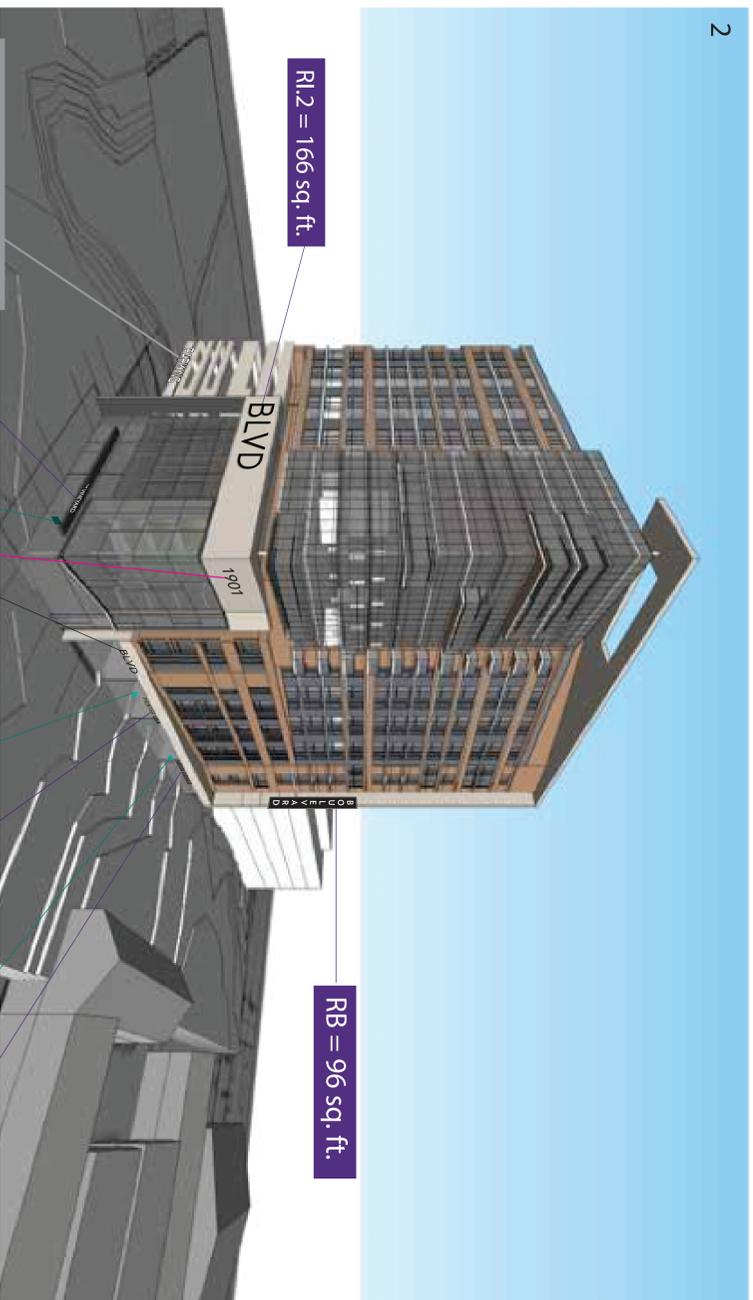
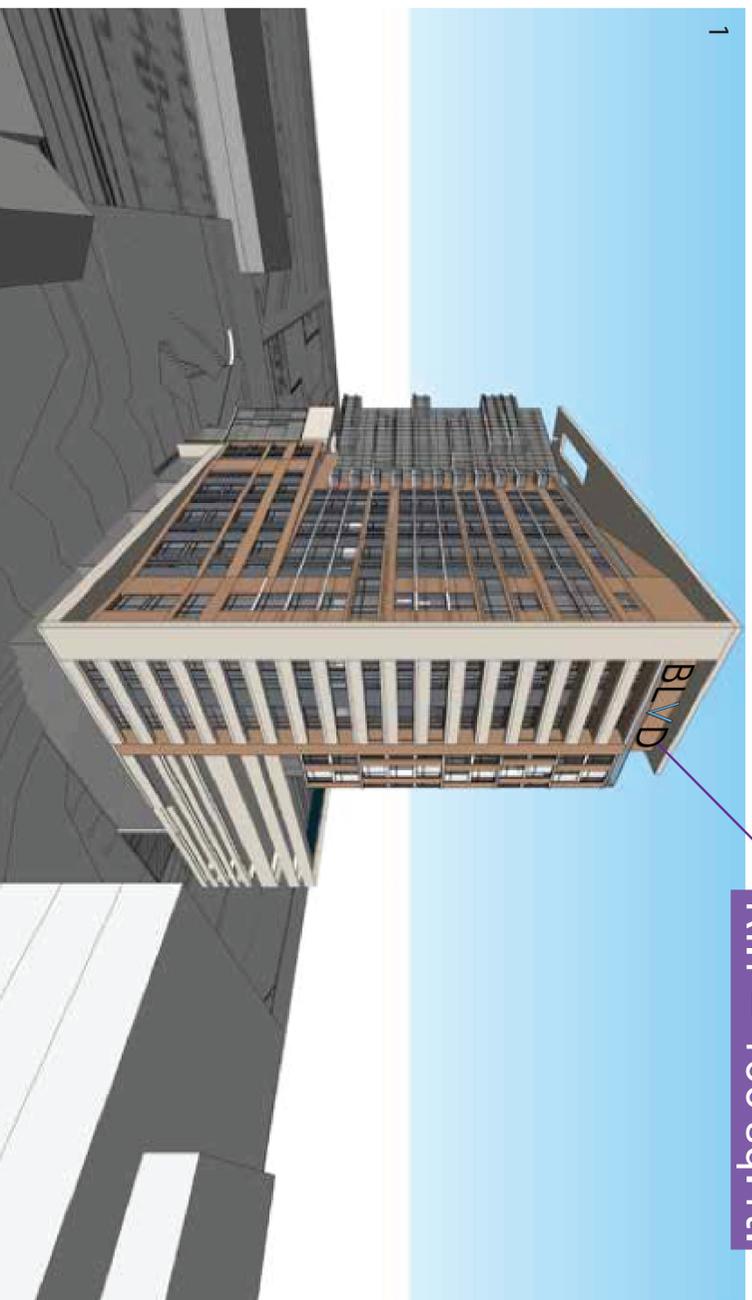
**SHEET NO.** PAGE NO.

**G. 02** 66



Note: Signs to be installed in phases.  
Not all signs will be installed immediately

# Building 7



## Building 7 - Tenant Signage Placement Zone and Square Footage

The elevation shown is for Building 4 north and east elevation. The building is located at Reston Station Blvd with the east side facing plaza.

**TE.17:** This is a retail tenant sign location on the south side entrance of Building 7 to be seen from the proposed Metro Center Drive. The max. width of the sign is 18'-0" and max. height is 1'-0" equaling a total square footage of 18'.

**TB.17:** his is a retail tenant blade sign location on the south side entrance of Building 7 to be seen from the proposed Metro Center Drive. The max. width of the sign is 2'-0" and max. height is 2'-0" equaling a total square footage of 4'.

**TE.18:** This is a retail tenant sign location on the south side entrance of Building 7 to be seen from the proposed Metro Center Drive. The max. width of the sign is 18'-0" and max. height is 1'-0" equaling a total square footage of 18'.

**TB.18:** his is a retail tenant blade sign location on the south side entrance of Building 7 to be seen from the proposed Metro Center Drive. The max. width of the sign is 2'-0" and max. height is 2'-0" equaling a total square footage of 4'.

**TE.19:** This is a retail tenant sign location on the south side entrance of Building 7 to be seen from the proposed Metro Center Drive. The max. width of the sign is 18'-0" and max. height is 1'-0" equaling a total square footage of 18'.

**TB.19:** his is a retail tenant blade sign location on the south side entrance of Building 7 to be seen from the proposed Metro Center Drive. The max. width of the sign is 2'-0" and max. height is 2'-0" equaling a total square footage of 4'.

Sign specifications including design, lighting method, materials, and mounting details are to be determined.

- **RI - Residential Building Tenant Sign**  
- Tenant Name/Logo Sign on Building Facade
- **RE - Residential Entrance Sign**  
- Tenant Name/Logo Sign on Building Facade
- **TE - Retail Tenant Entrance Sign**  
- Tenant Name/Logo Sign above Entrance on Building Facade
- **TB - Retail Tenant Blade Sign**  
- Tenant Name/Logo Sign on Building Facade



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## Fairfax County Comprehensive Sign Plan

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DATE: **08/17/2016**

SCALE:

SECTION:  
As Noted

G: Building 7 Signage

Building 7  
Elevation

SHEET NO. PAGE NO.

G. 03 67

Note: Signs to be installed in phases.  
Not all signs will be installed immediately



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**DATE:** 08/17/2016

**SCALE:**

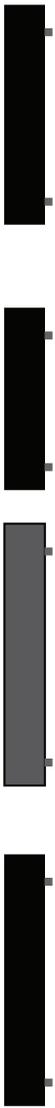
**SECTION:**  
As Noted

**G: Building 7 Signage**

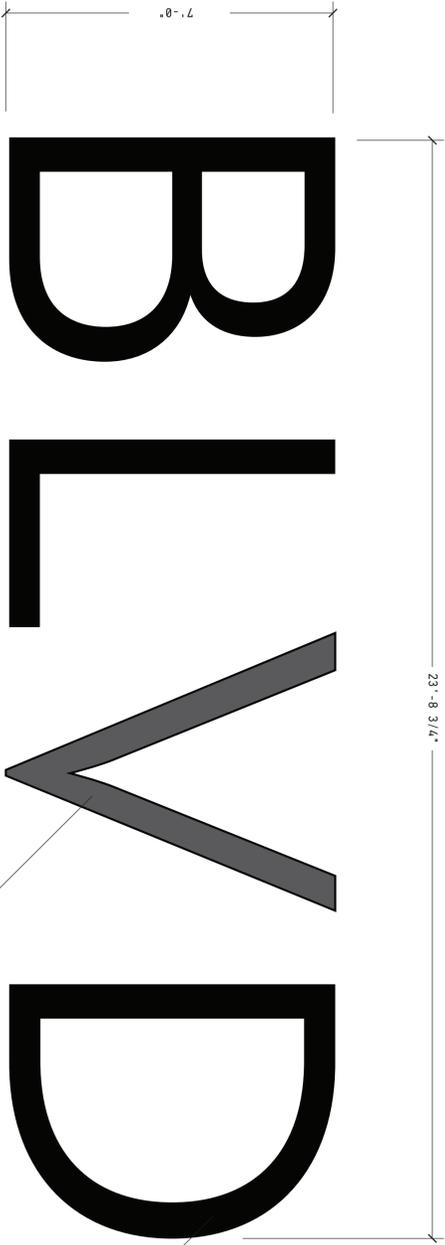
**Building 7**  
Residential  
Identity  
(RI)

**SHEET NO.** PAGE NO.

**G. 04** 68



**2 TOP VIEW**  
Scale: 1/2" = 1'-0"



**1 FRONT VIEW**  
Scale: 1/2" = 1'-0"

Internally illuminated  
night/day acrylic face.  
Trim cap and returns  
to match face color

Internally illuminated  
blue acrylic face.  
Trim cap and returns  
to match face color

Conduit to be painted  
to match architecture



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DATE: 08/17/2016

SCALE:

SECTION:  
As Noted

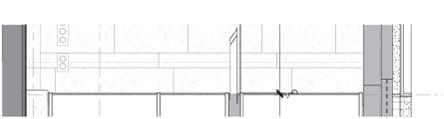
G: Building 7 Signage

Building 7 -  
Residential  
Entry Identity  
(RE)

SHEET NO. PAGE NO.

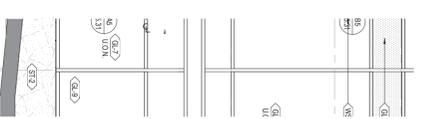
G.05 69

RE



2 FRO  
Scale

RE



3 FRI  
Scale

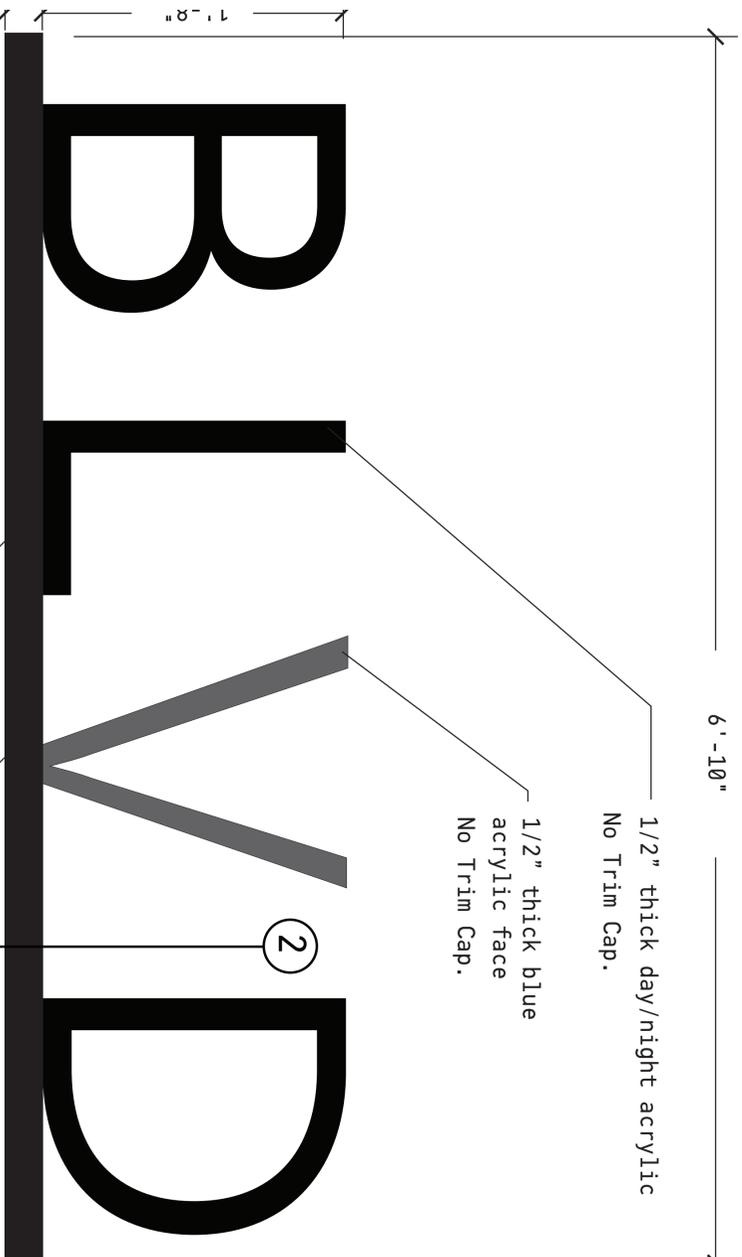
6'-10"

1/2" thick day/night acrylic  
No Trim Cap.

1/2" thick blue  
acrylic face  
No Trim Cap.

2

1 FRONT VIEW - DETAIL  
Scale: 1" = 1'-0"



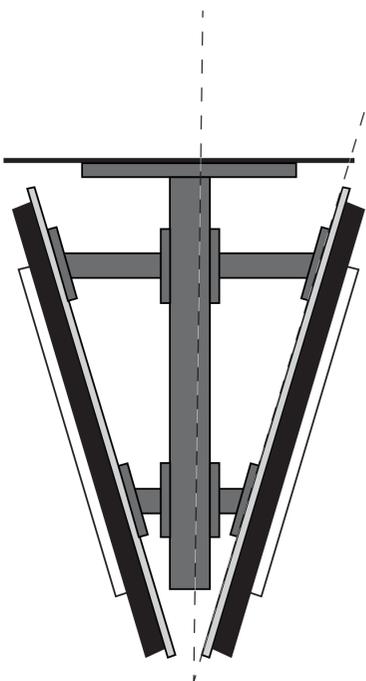
Aluminum raceway mounted to canopy top  
All electrical to be concealed within raceway  
Letters mounted to raceway  
electrical concealed within



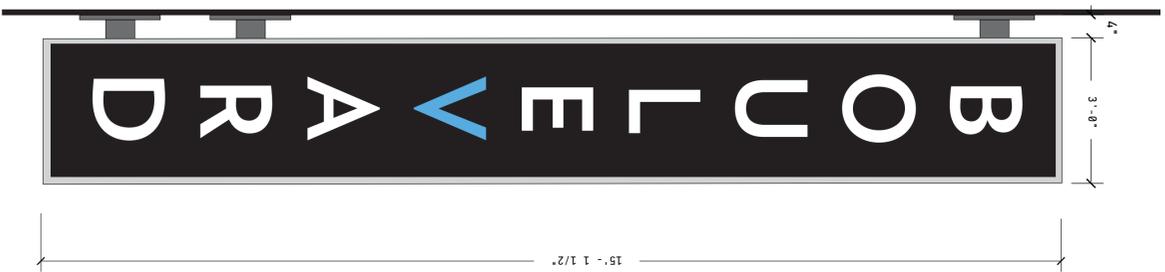
RESTON STATION  
Reston, Virginia

Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

33 Degree Angle



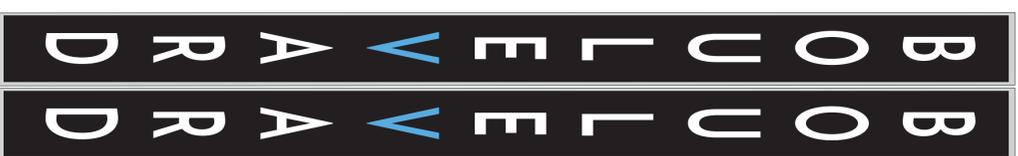
4 TOP VIEW  
Scale: 3" = 1'-0"



2 FRONT VIEW  
Scale: 3/4" = 1'-0"



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



5 3/4 VIEW  
Scale: 3/4" = 1'-0"

### Fairfax County Comprehensive Sign Plan

Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
Fairfax County Tax Map parcels 17-4((01))-17A and 17-4((24))-3

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3600 Clippert Mill Rd.  
Suite 410  
Baltimore, MD 21211  
(443)453-9310

Fairfax County  
Comprehensive  
Sign Plan

DATE: 08/17/2016

SCALE:

SECTION:  
As Noted

G: Building 7 Signage

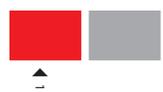
Building 7 -  
Residential  
Identity Blade  
(RB)

SHEET NO. PAGE NO.

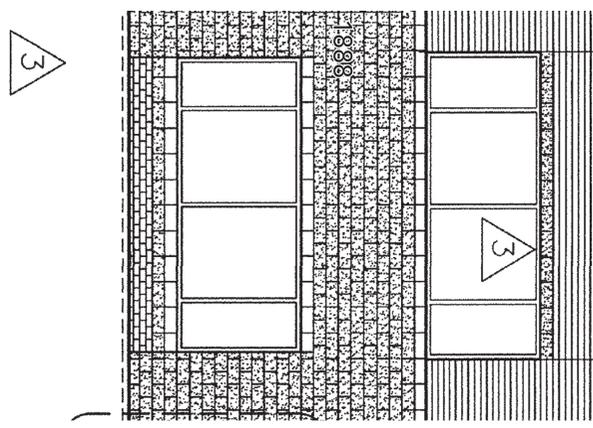


**RESTON STATION**  
Reston, Virginia

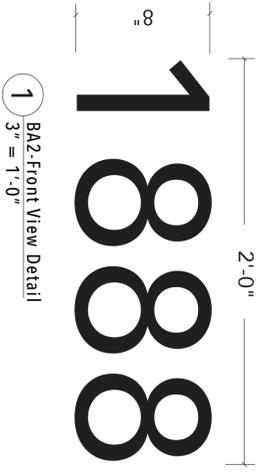
**Owner:**  
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1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985



PROJECT SITE PLAN KEY



**BA**  
6' x 2'-4"  
1.33 Square Feet



**1** BA2-Front View Detail  
3" = 1'-0"



**2** BA2-Side View Detail  
3" = 1'-0"

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Sign Plan

**DATE:** 08/17/2016

**SCALE:**

**SECTION:**  
As Noted

G: Building 7 Signage  
**Building 8**  
Address  
(BA.2)

SHEET NO. PAGE NO.

## GENERAL NOTES: FASCIA

- Internally illuminated letters only; no external lighting
- Individual letters only, no combined letter
- No trim cap preferred. Maximum 1" trim cap
- Raceway to be located below letters, not behind; or raceway to be concealed completely.
- No outlined letters, even when a part of the brand identity
- Any logos not be more than 20% larger than the letter height
- No taglines or secondary information
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

 T1 - Office Building Tenant Sign  
- Tenant Name/Logo Sign on Building Façade

 T2 - Tier 2 Office Building Tenant Sign  
- Tenant Name/Logo Sign on Building Façade

**Internally Illuminated**  
No Trim Cap Preferred.  
Maximum Trim Cap Size 1"



**Halo Illuminated**  
Creative use of solid Areas  
No Internally illuminated acrylic cabinets



**LED Illuminated**  
Creative use of solid Areas  
No Internally illuminated acrylic cabinets



## GENERAL NOTES: OFFICE/RESIDENTIAL

- No trim cap of any kind to be used on any letter
- Individual letters only, no combined letter
- Internally, halo, or non illuminated letters only. No external illumination
- Electrical run through raceway provided by owner.
- No icons or symbols to be used; letters only
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

 OE - Office Building Tenant Entrance Sign  
- Tenant Name/Logo Sign above Entrance on Building Façade

**Back Lit**  
No Trim Cap Allowed



**Routed Out Acrylic**  
No Trim Cap Allowed



**Non Illuminated**



## GENERAL NOTES: STOREFRONT

- No trim cap of any kind to be used on any letter
- Individual letters only, no combined letter
- Internally illuminated letters only; no external or halo glow.
- Electrical run through raceway provided by owner.
- No icons or symbols to be used; letters only
- Branded colors subject to review to ensure visibility
- Height of letter determined roughly by length of the word

**Routed Out Acrylic**  
No Trim Cap Allowed



**Channel Letters**

Acrylic inset into cabinet.  
No trim cap on face of letter



**Non-Illuminated**



 TE - Retail Tenant Entrance Sign  
- Tenant Name/Logo Sign above Entrance on Building Façade

## GENERAL NOTES BLADE SIGN

- Logo Type, or logo mark can be used.
- Illuminated or Nonilluminated
- Branded colors subject to review to ensure visibility
- Size of logo determined roughly by length of the word or mark

**Non Illuminated**  
with use of logo symbol



**Externally Illuminated**  
with use of logo symbol



**Internally Illuminated**



 TB - Retail Tenant Blade Sign  
- Tenant Name/Logo Sign on Building Façade



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Reston, Virginia

Owner:  
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4th Floor  
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(703) 203-1955

Fairfax County Comprehensive Sign Plan  
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Comprehensive  
Sign Plan

DATE: 08/17/2016

SCALE:

SECTION:  
As Noted

G. B: Building 7 Signage

Building 7  
Tenant Signtype  
Criteria and  
Examples

SHEET NO. PAGE NO.

G. 08 72

Section H  
Building 8



**RESTON STATION**  
Reston, Virginia

**Owner:**  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
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**DATE:** 08/17/2016

**SCALE:**

**SECTION:**  
As Noted

H: Building 8 Signage

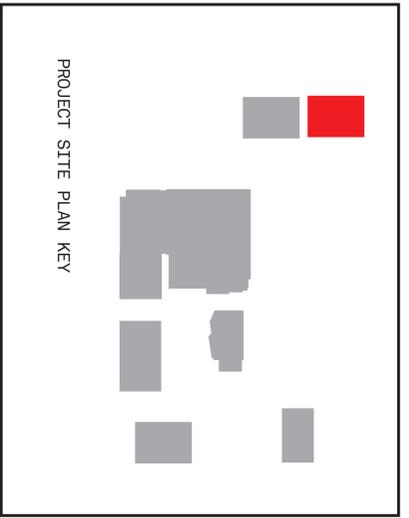
**Building 8 Signage  
Matrix**

Sign Type	Description	Qty.	Total Sign Area for Proposed Sign Type in Square Footage	Total Square Footage:	Sheet
T1	Tier 1 Office Building Tenant Sign	2	85	170	H.4
T2	Tier 2 Office Building Tenant Sign	2	60	120	H.3
BI	Small Scale Building Identity	1	329.33	329.33	H.4
BA	Building Address	1	1.33	1.33	H.5
				<b>Total Square Footage:</b>	
				620.66	

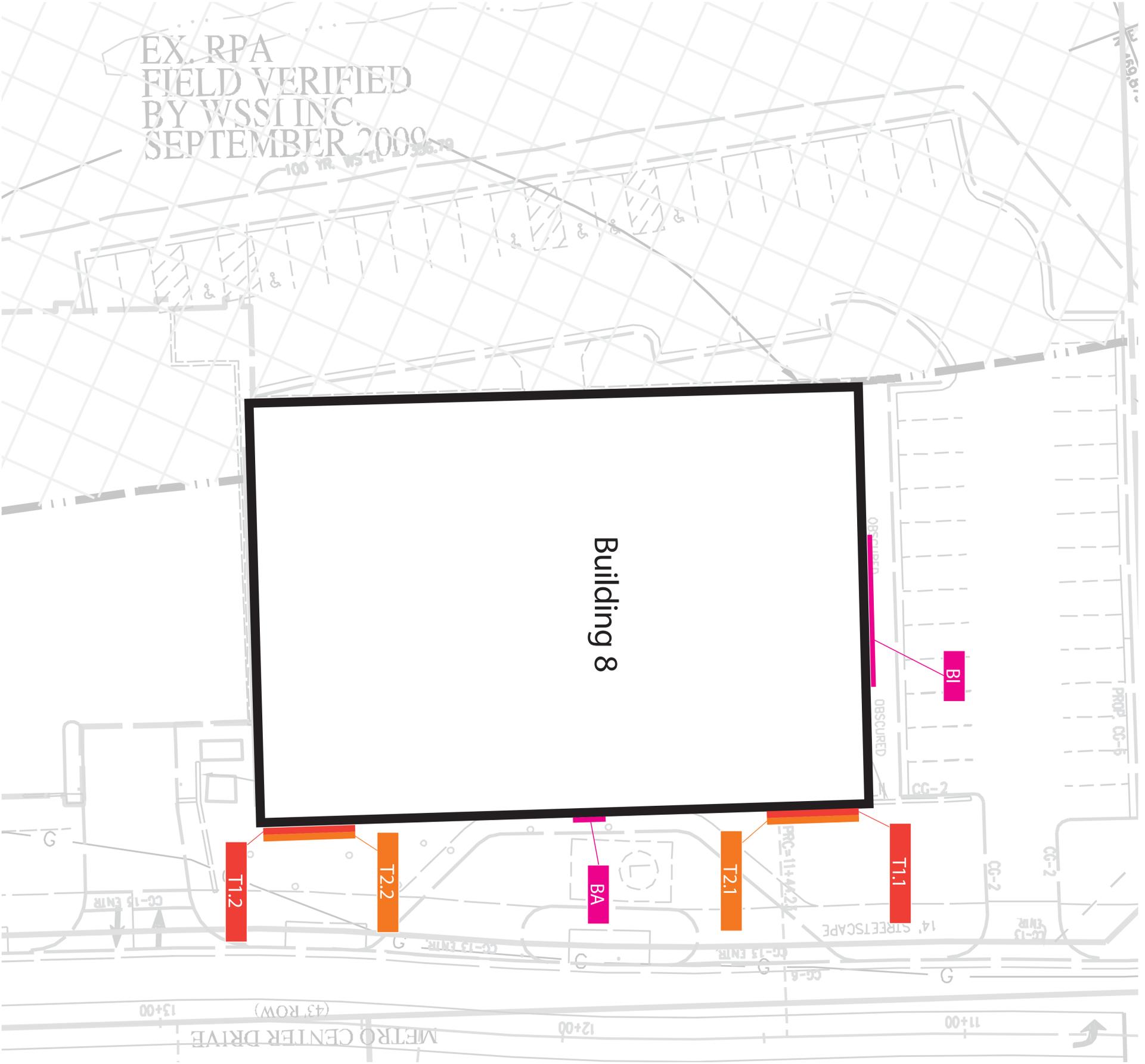


**RESTON STATION**  
Reston, Virginia

**Owner:**  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985



Sign Type	Description
T1	Tier 1 Office Building Tenant Sign
T2	Tier 2 Office Building Tenant Sign
BI	Small Scale Building Identity
BA	Building Address



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Sign Plan

DATE: **08/17/2016**

SCALE:  
SECTION:  
As Noted

H: Building 8 Signage

**Building 8**  
Location Plan

SHEET NO. PAGE NO.

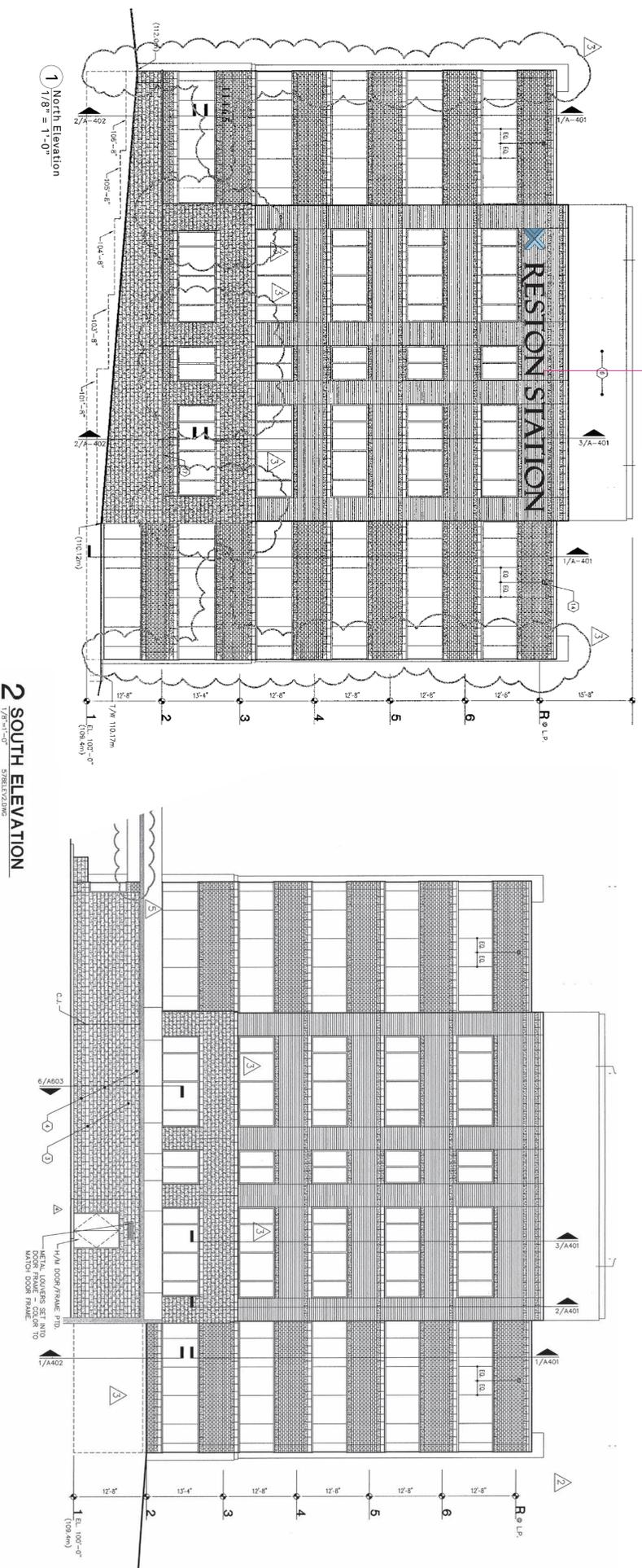
H. 02 75

Note: Signs to be installed in phases.  
Not all signs will be installed immediately

EX. RPA  
FIELD VERIFIED  
BY WSSI INC.  
SEPTEMBER 2009

# Building 8

BI = 329.33 sq. ft.



## PROJECT SITE PLAN KEY

### Office Building 8 (1886) - Tenant Signage Placement Zone and Square Footage

The elevation shown is for 1886 east elevation. The building is located at the corner of Sunset Hills and Metro Center.

**T1.8:** This is an office building tenant sign location on the east facade of 1886 facing Metro Center Drive. The max. width of the sign is 20'-0" and max. height is 3'-0" equaling a total square footage of 85'.

**T1.9:** This is an office building tenant sign location on the east facade of 1886 facing Metro Center Drive. The max. width of the sign is 20'-0" and max. height is 3'-0" equaling a total square footage of 85'.

**T2.3:** This is an office building tenant sign location on the east facade of 1886 facing Metro Center Drive. The max. width of the sign is 18'-0" and max. height is 2'-6" equaling a total square footage of 60'.

**T2.4:** This is an office building tenant sign location on the east facade of 1886 facing Metro Center Drive. The max. width of the sign is 18'-0" and max. height is 2'-6" equaling a total square footage of 60'.

Sign specifications including design, lighting method, materials, and mounting details are to be determined.

- T1 - Tier 1 Office Building Tenant Sign  
- Tenant Name/Logo Sign on Building Facade
- T2 - Tier 2 Office Building Tenant Sign  
- Tenant Name/Logo Sign on Building Facade

## Fairfax County Comprehensive Sign Plan

Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
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Fairfax County  
Comprehensive  
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DATE: 08/17/2016

SCALE:

SECTION:  
As Noted

H: Building 8 Signage

Building 8  
North/South  
West/East  
Elevation

SHEET NO. PAGE NO.

H. 03 76

Note: Signs to be installed in phases.

Not all signs will be installed immediately



RESTON STATION  
Reston, Virginia

Owner:  
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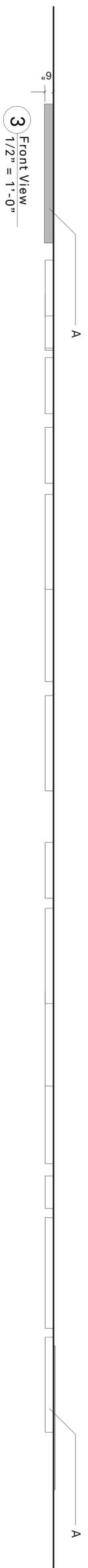
**RESTON STATION**  
Reston, Virginia

**Owner:**  
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4th Floor  
Reston, VA 20190  
(703) 203-1985



**PROJECT SITE PLAN KEY**

A. Internally illuminated logo and letters



**3** Front View  
1/2" = 1'-0"



**2** Front View  
1/2" = 1'-0"

**329.33 SQ. FT.**

**Fairfax County Comprehensive Sign Plan**  
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Sign Plan

**DATE:** 08/17/2016

**SCALE:**

**H:** Building 8 Signage

**Building 8**  
Small Scale  
Building  
Identity

**SECTION:**  
As Noted

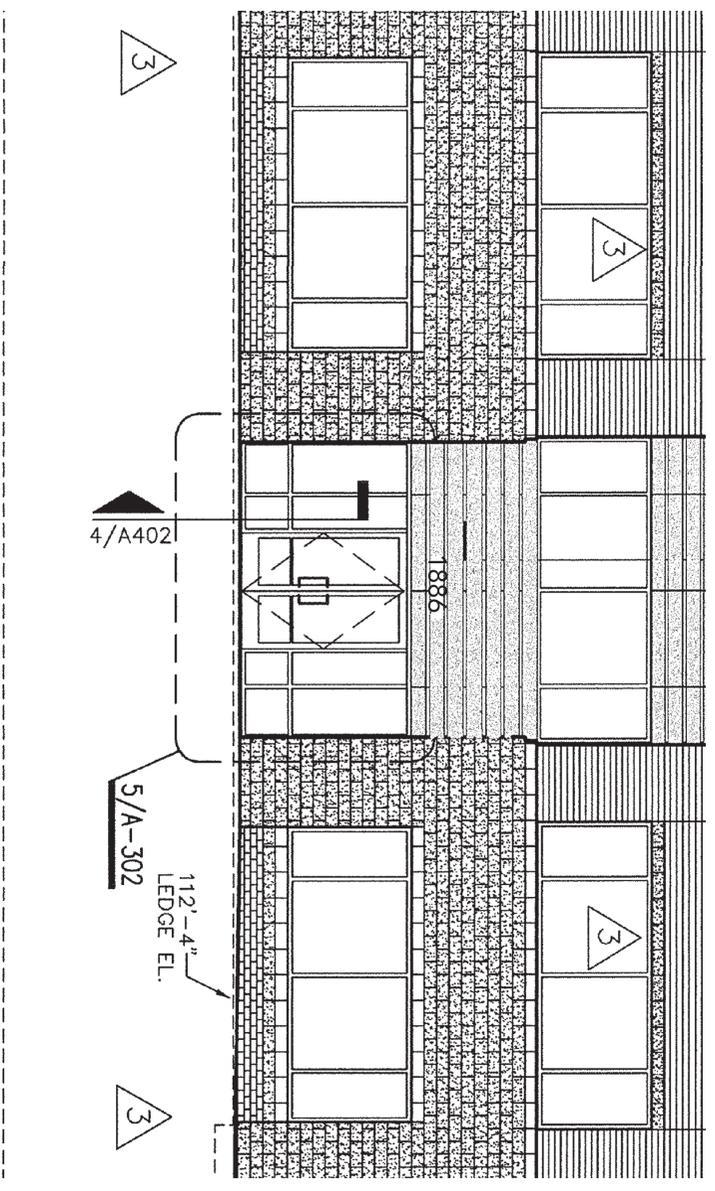
**PAGE NO.**  
77

**H. 04**

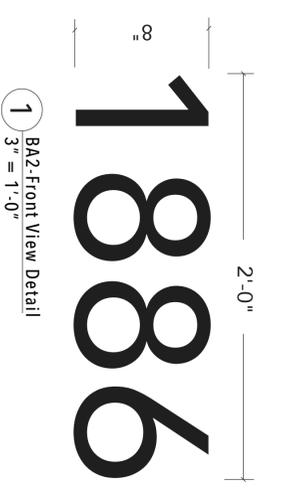


**RESTON STATION**  
Reston, Virginia

**Owner:**  
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BA



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Fairfax County  
Comprehensive  
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DATE: **08/17/2016**

SCALE:  
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H: Building 8 Signage  
**Building 8**  
Address  
(BA)

SHEET NO. PAGE NO.

H. 05 78

# Section J Freestanding





**RESTON STATION**  
Reston, Virginia

Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1955

Sign Type	Description
I1	Primary Pylon Identity
I2	Primary Pylon Identity
I3	Low Pylon Identity
LM	Low Tenant Monument
MB	Electronic Message Board
MP	Metro Pylon
OP	Office Pylon
PD	Freestanding Pedestrian Directional
RP	Residential Monument



**Fairfax County Comprehensive Sign Plan**  
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Fairfax County  
Comprehensive  
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DATE: 08/17/2016

SCALE:  
AS NOTED

J.: Freestanding Signage  
Location Plan,  
Freestanding  
Signage

SHEET NO. PAGE NO.

Note: Signs to be installed in phases.  
Not all signs will be installed immediately

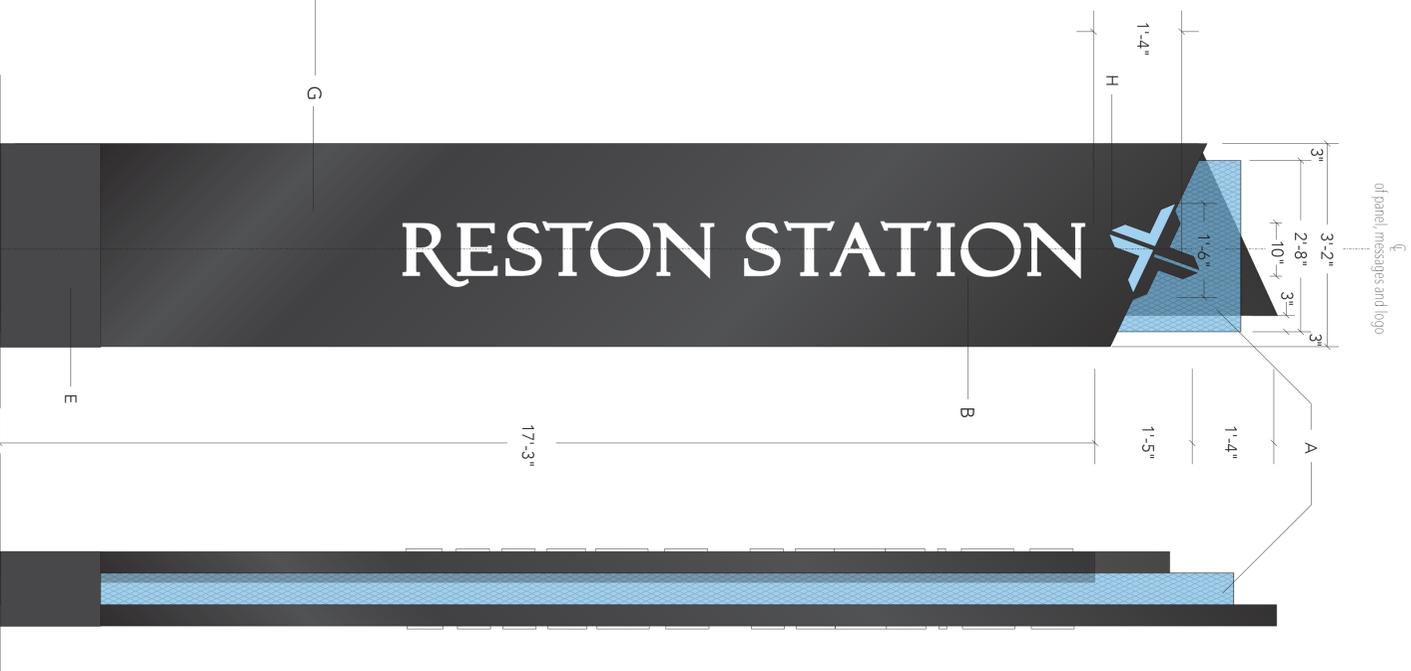


5 Top View  
3/4" = 1'-0"



1 Front View  
3/4" = 1'-0"

2 Side View  
3/4" = 1'-0"



3 Back View  
3/4" = 1'-0"

4 Side View  
3/4" = 1'-0"

- A. Internally illuminated acrylic box - M4  
Expanded metal overlay first surface - M3  
Translucent blue vinyl second surface - V5.  
Soft glow to be secondary to push thru illumination  
Structure to be concealed within outer cabinets
- B. Internally illuminated push-thru acrylic letters
- C. Aluminum sign cabinet. All sides painted P1.  
All fasteners flush and painted to match  
Structure to be concealed within
- D. Open
- E. Painted concrete foundation
- F. 3/8" wide border - all sides to conceal  
expanded metal edge
- G. Reflective vinyl - White
- H. Internally illuminated push-thru acrylic  
logo. Flush to sign face.



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Reston, Virginia

**Owner:**  
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Comprehensive  
Sign Plan

**DATE:** 08/17/2016  
**SCALE:**  
**SECTION:** AS NOTED  
**J. Freestanding Signage**

**Primary**  
**Pylon**  
**(11)**

**SHEET NO.** PAGE NO.



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Reston, Virginia

**Owner:**  
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SECTION  
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**J. Freestanding Signage**

**Primary  
Pylon  
Rendering  
(TI)**

**SHEET NO.** PAGE NO.

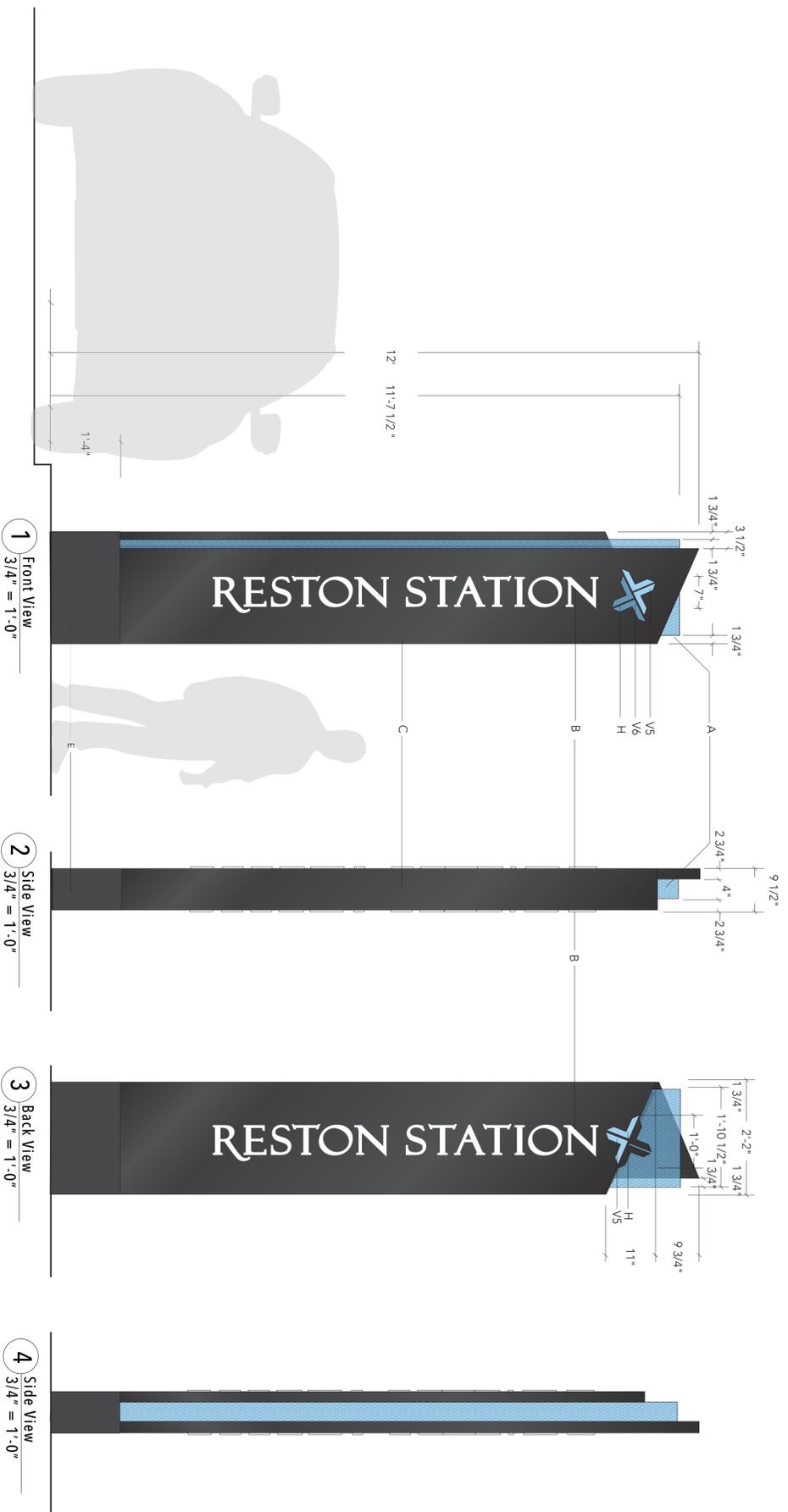


**RESTON STATION**  
Reston, Virginia

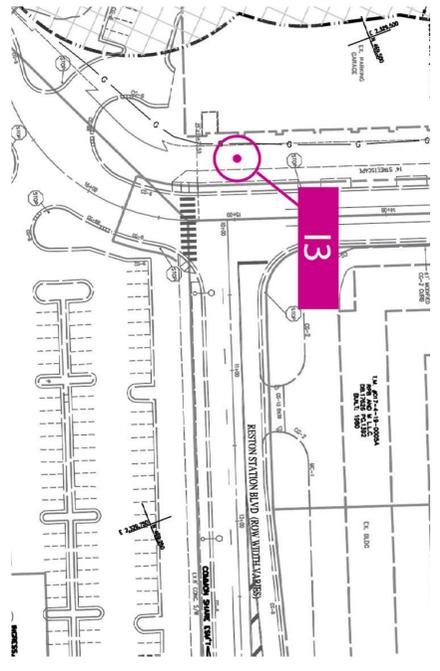
**Owner:**  
Comstock Partners, LC  
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4th Floor  
Reston, VA 20190  
(703) 203-1985



**5** Top View  
3/4" = 1'-0"



- A. Internally illuminated acrylic box - M4  
Expanded metal overlay/first surface - M3  
Translucent blue vinyl second surface - VS  
Soft glow to be secondary to push thru illumination  
Structure to be concealed within outer cabinets
- B. 7" High internally illuminated push-thru acrylic letters
- C. Aluminum sign cabinet. All sides painted P1.  
All fasteners flush and painted to match  
Structure to be concealed within
- D. Open
- E. Painted concrete foundation
- F. 1/4" wide border - all sides to conceal  
expanded metal edge
- G. Reflective vinyl - White
- H. Internally illuminated push-thru acrylic  
logo. Flush to sign face.



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SECTION: **As Noted**  
J.: Freestanding Signage

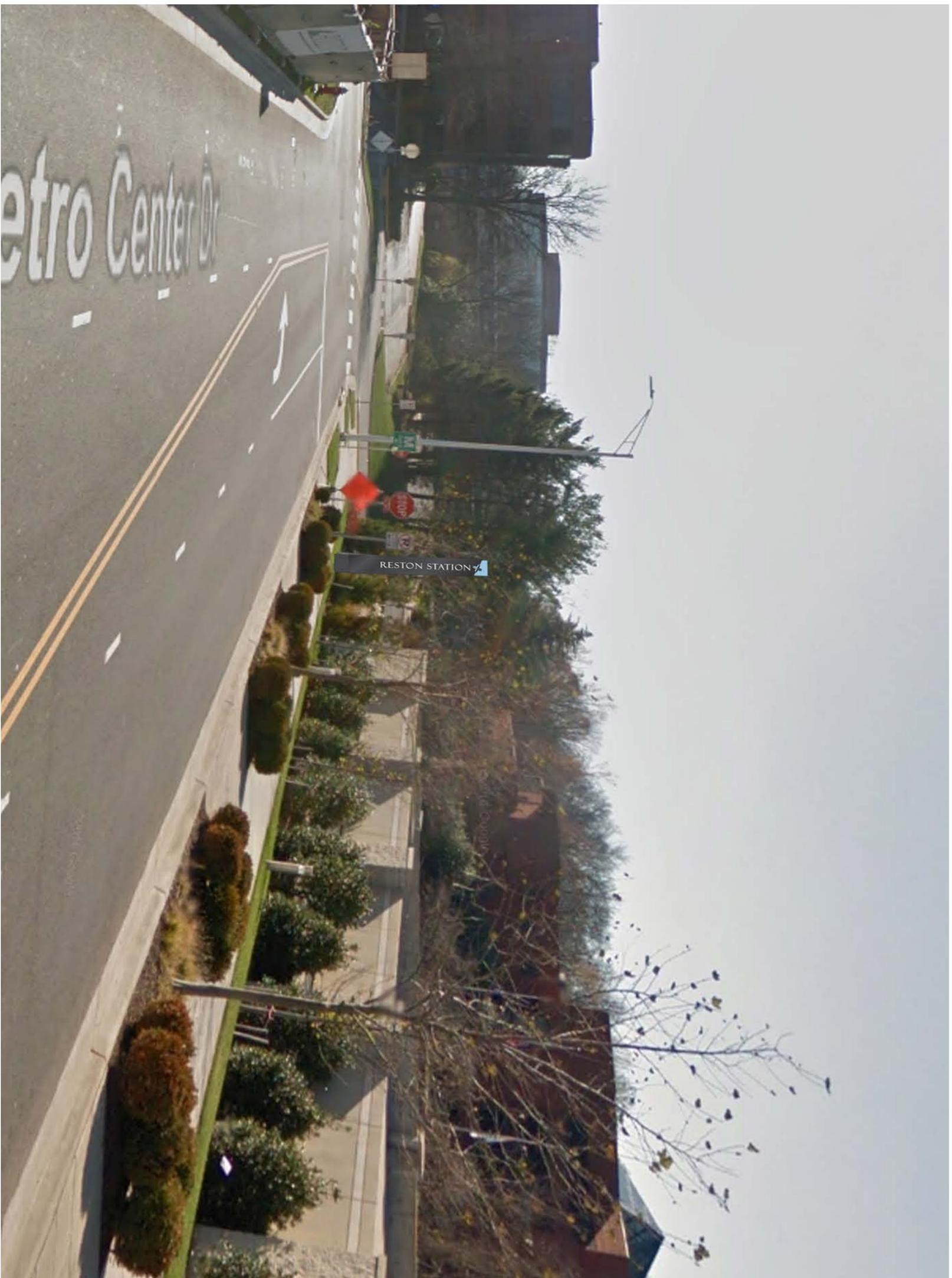
**Secondary**  
Pylon  
(13)

SHEET NO. PAGE NO.



**RESTON STATION**  
Reston, Virginia

**Owner:**  
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**SCALE:**  
**SECTION:**  
As Noted

**J.: Freestanding Signage**

**Secondary**  
**Pylon**  
**(13)**

**SHEET NO. PAGE NO.**





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**DATE:** 08/17/2016

**SCALE:**  
As Noted

**J.: Freestanding Signage**

**Freestanding  
Pedestrian  
Directional  
Rendering**

**SHEET NO. PAGE NO.**



CS2D



**RESTON STATION**  
Reston, Virginia

**Owner:**  
Constock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985



**MP 1** Front View  
1" = 1'-0"



Existing Sign

**Fairfax County Comprehensive Sign Plan**  
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**SCALE:**  
SECTION:  
As Noted

J.: Freestanding Signage

**Metro Pylon  
(MP)**

SHEET NO. PAGE NO.



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DATE: 08/17/2016

SCALE:

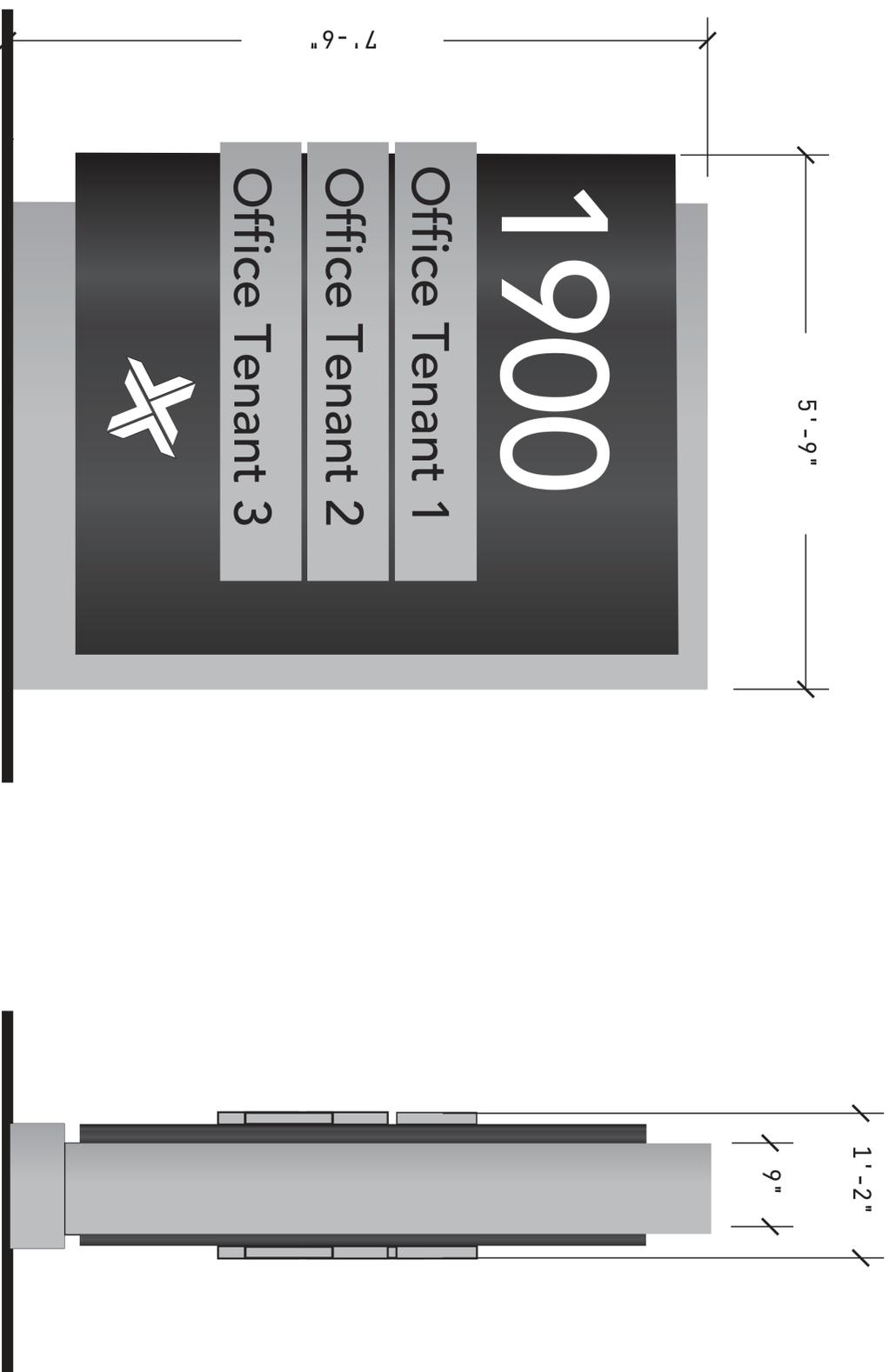
SECTION:  
As Noted

J.: Freestanding Signage

Office Pylon  
(OP)

SHEET NO. PAGE NO.

J. 10 89



43.13 Sq. Ft

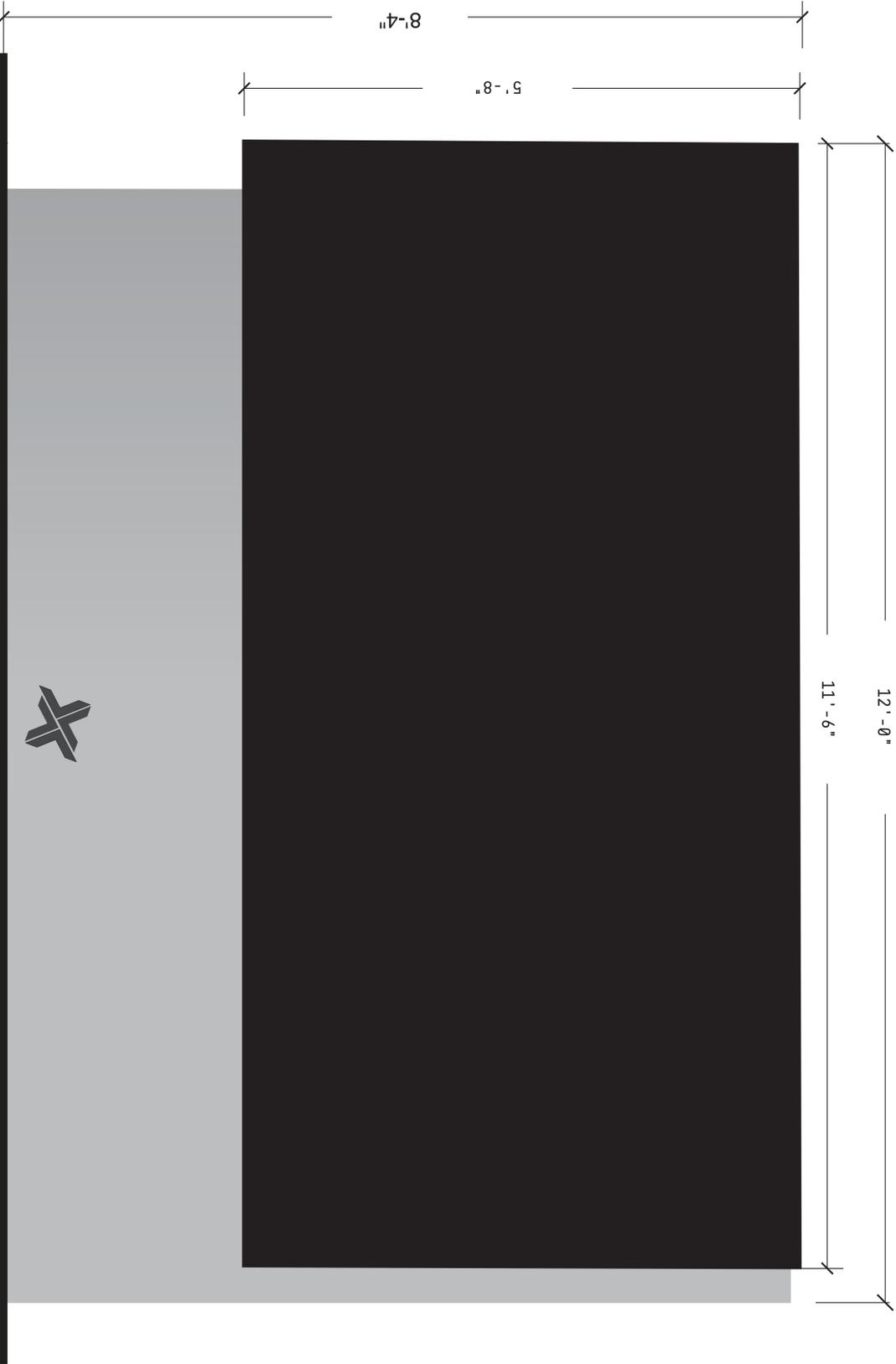
Aluminum sign cabinet. All sides painted.  
Internally illuminated address and logo  
Dimensional letters on removable cabinet face



RESTON STATION  
Reston, Virginia

Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

Aluminum sign cabinet. All sides painted.  
Programmable changing message board within  
secondary painted sign cabinet  
Freestanding sign - Mounted in softscape or pavers



### Fairfax County Comprehensive Sign Plan

Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
Fairfax County Tax Map parcels 17-4((01))-17A and 17-4((24))-3

Signage Consultants  
Younis Design Inc.  
3600 Clippier Mill Rd.  
Suite 410  
Baltimore, MD 21211  
(443)453-9310

Fairfax County  
Comprehensive  
Sign Plan

DATE: 08/17/2016

SCALE:

SECTION:  
As Noted

J.: Freestanding Signage

Electronic  
Media Board  
(MB)

SHEET NO. PAGE NO.

J. 11 90



RESTON STATION  
Reston, Virginia

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### Fairfax County Comprehensive Sign Plan

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Fairfax County  
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DATE: 08/17/2016

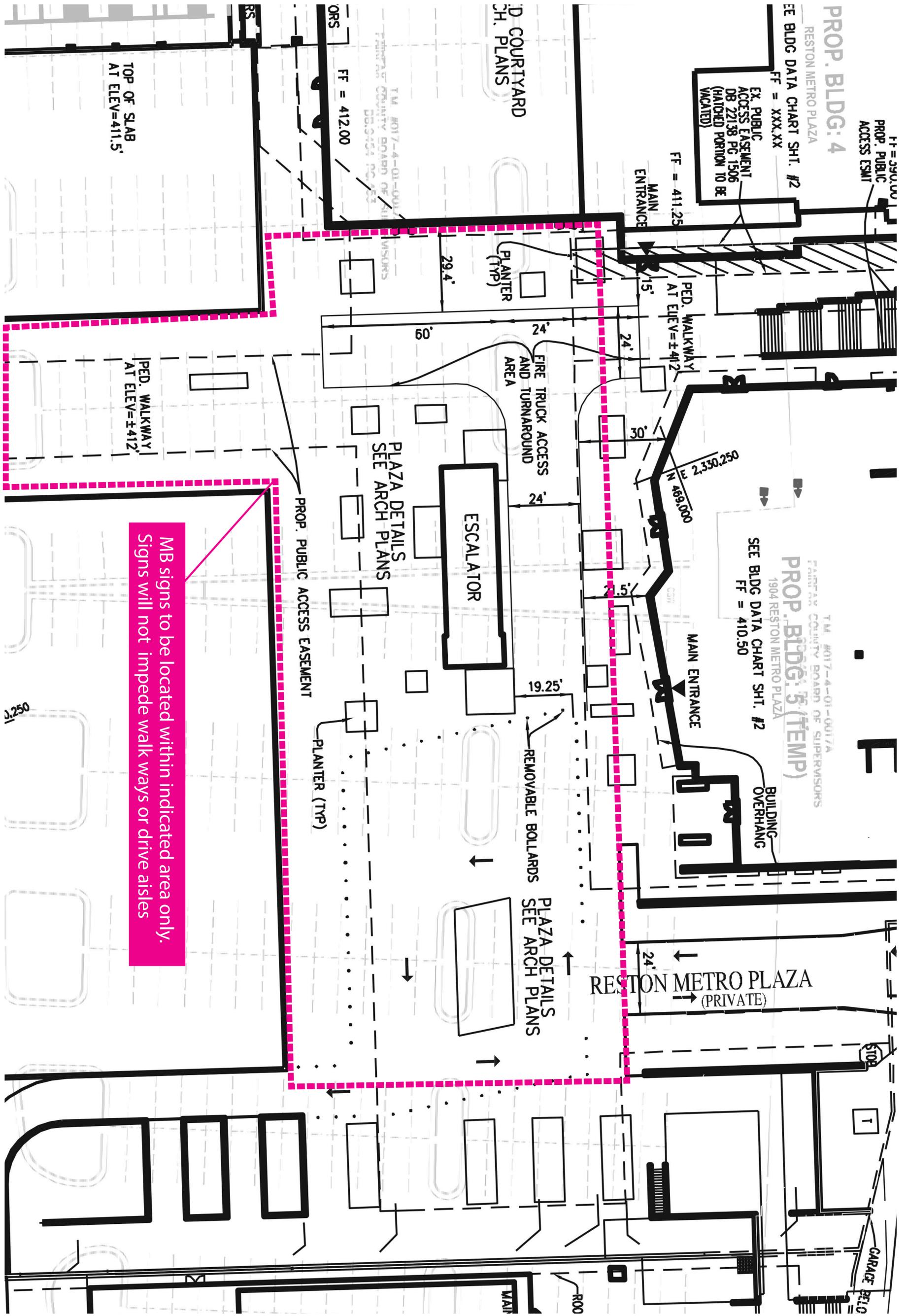
SCALE:

SECTION:  
AS NOTED

J.: Freestanding Signage

Electronic  
Media Board  
Location Details  
(MB)

SHEET NO. PAGE NO.



MB signs to be located within indicated area only.  
Signs will not impede walk ways or drive aisles



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**Fairfax County**  
Comprehensive  
Sign Plan

**DATE:** 08/17/2016

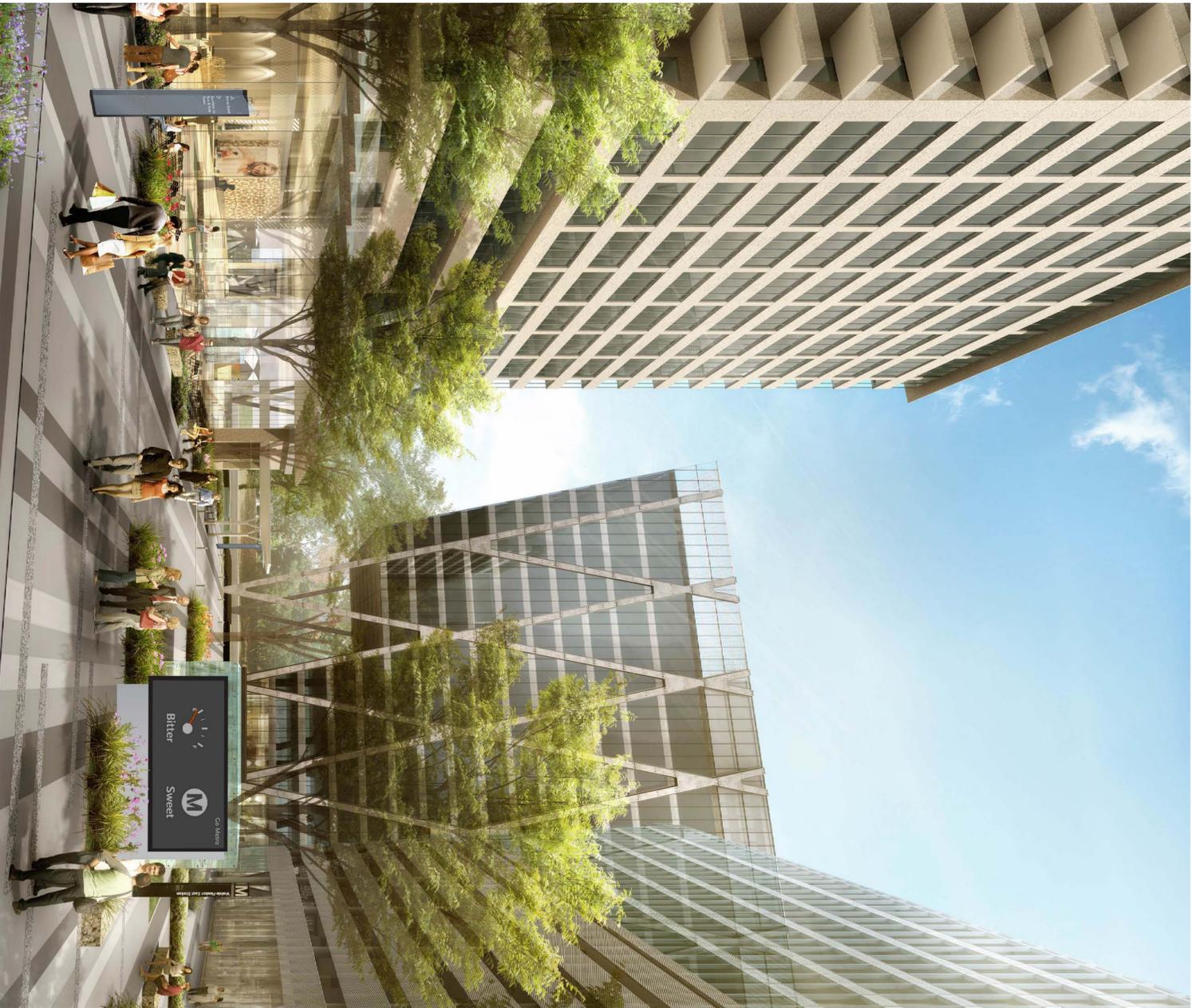
**SCALE:**  
As Noted

**SECTION:**  
J.-Freestanding Signage

**Electronic**  
Media Board  
Renderings  
(MB)



Option 1



Option 2



**RESTON STATION**  
Reston, Virginia

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Comprehensive  
Sign Plan

DATE: **08/17/2016**

SCALE:

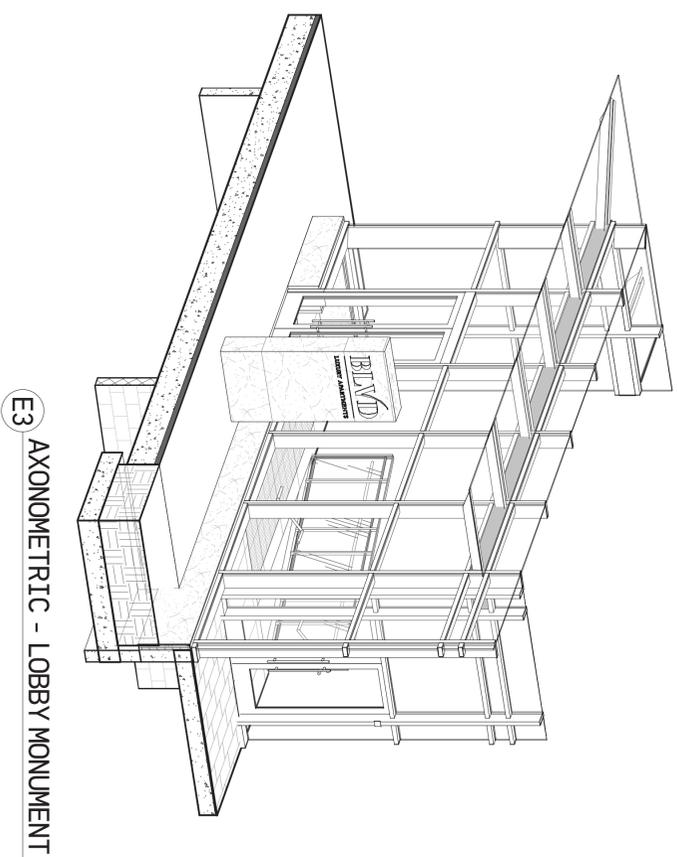
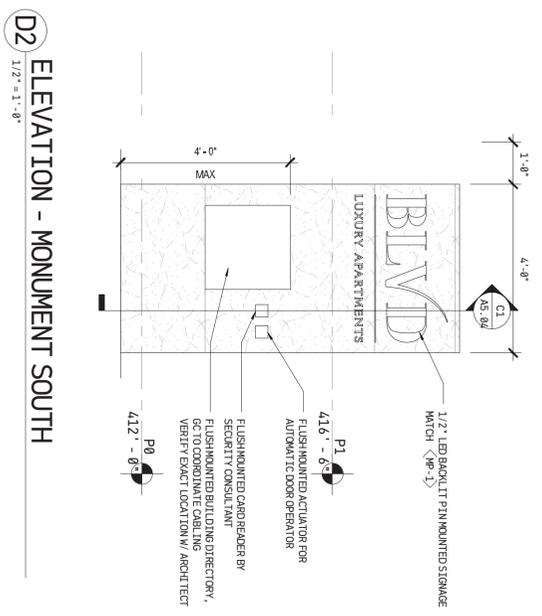
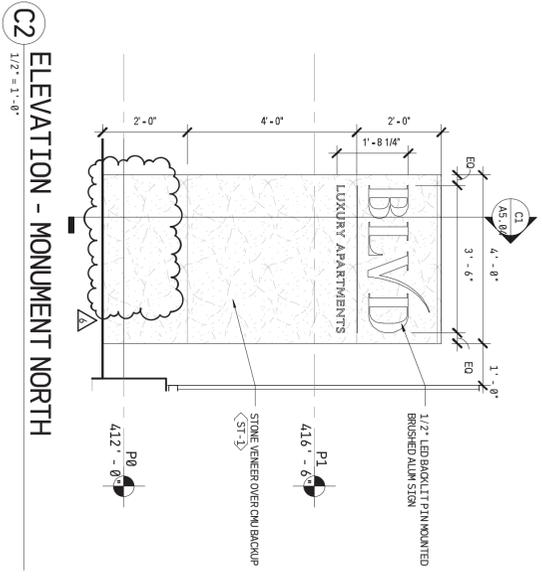
SECTION:  
As Noted

J.: Freestanding Signage

**Residential  
Entry  
Monument  
(RP)**

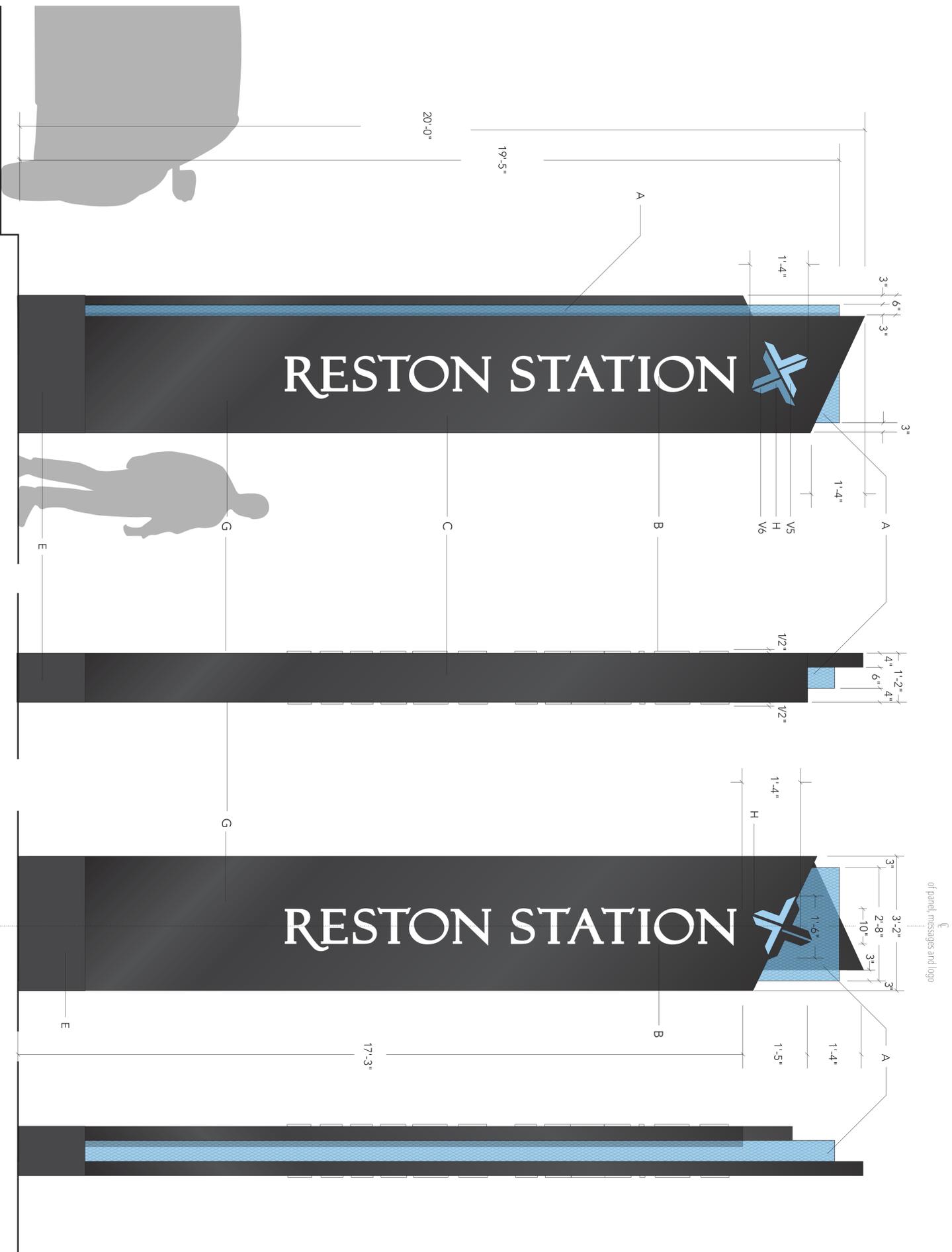
SHEET NO. PAGE NO.

J. 14 93





5 Top View  
3/4" = 1'-0"



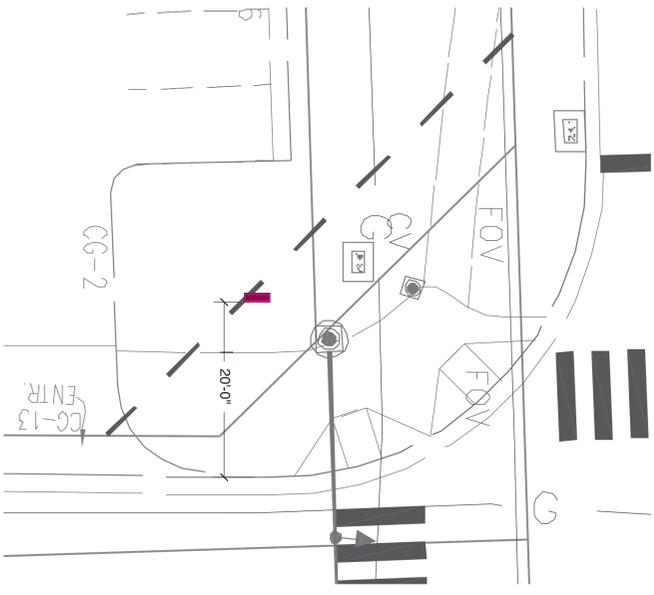
1 Front View  
3/4" = 1'-0"

2 Side View  
3/4" = 1'-0"

3 Back View  
3/4" = 1'-0"

4 Side View  
3/4" = 1'-0"

- A. Internally illuminated acrylic box - M4  
Expanded metal overlay first surface - M3  
Translucent blue vinyl second surface - V5.  
Soft glow to be secondary to push thru illumination  
Structure to be concealed within outer cabinets
- B. Internally illuminated push-thru acrylic letters
- C. Aluminum sign cabinet. All sides painted P1.  
All fasteners flush and painted to match  
Structure to be concealed within
- D. Open
- E. Painted concrete foundation
- F. 3/8" wide border - all sides to conceal  
expanded metal edge
- G. Reflective vinyl - White
- H. Internally illuminated push-thru acrylic  
logo. Flush to sign face.



Location Plan



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**Fairfax County**  
Comprehensive  
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**DATE:** 08/17/2016  
**SCALE:**  
**SECTION:**  
As Noted

J.: Freestanding Signage

**Corner Monument**  
**Option 1**  
**(LM)**

SHEET NO. PAGE NO.



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Sign Plan

**DATE:** 08/17/2016

**SCALE:**  
AS NOTED

**J.: Freestanding Signage**

**Corner Monument  
Option 1  
(LM)**

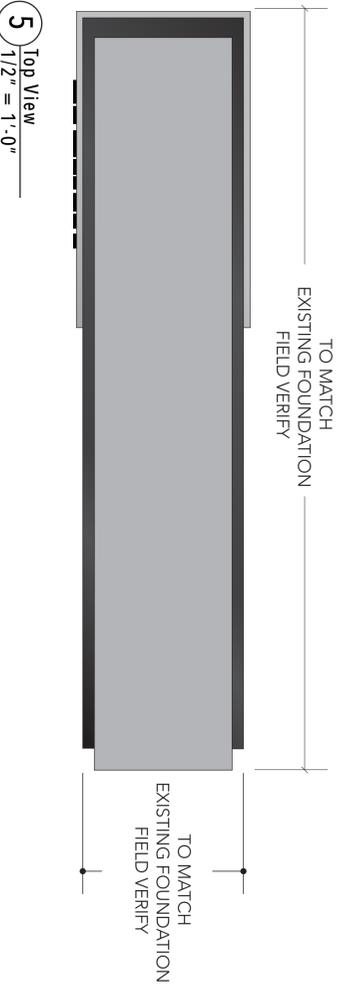
**SHEET NO. PAGE NO.**





**RESTON STATION**  
Reston, Virginia

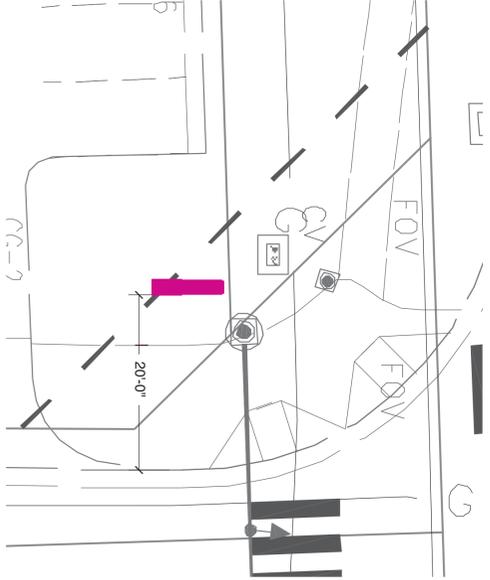
**Owner:**  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1955



- B. Internally illuminated push-thru acrylic letters
- C. Aluminum sign cabinet. All sides painted P1. All fasteners flush and painted to match Structure to be concealed within
- D. Open
- E. Paint existing foundation
- F. 1/4" thick painted dimensional letters
- G. 1/2" thick painted dimensional letters
- H. Internally illuminated push-thru acrylic logo.



**SIDE A TYPICAL**



**Fairfax County Comprehensive Sign Plan**  
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Comprehensive  
Sign Plan

**DATE: 08/17/2016**

**SCALE:**  
AS NOTED

**J.: Freestanding Signage**

**Corner Monument**  
**Option 2**  
**(LM)**

**SHEET NO. PAGE NO.**



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Sign Plan

**DATE: 08/17/2016**

**SCALE:**  
AS NOTED

**J.: Freestanding Signage**

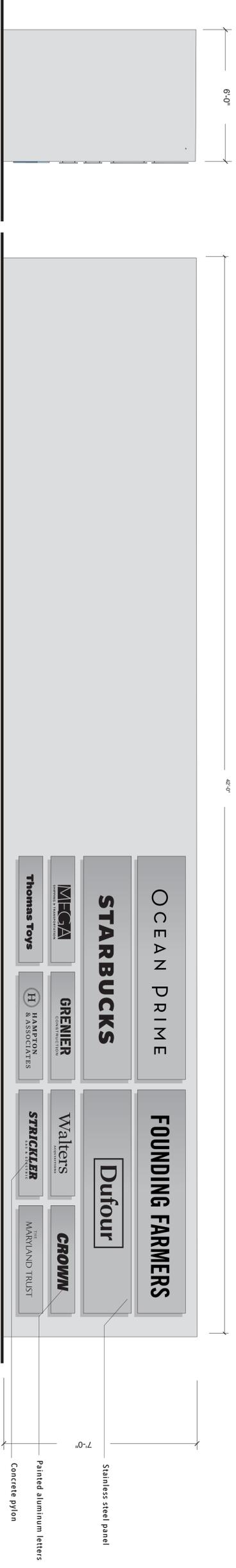
**Corner Monument  
Option 2  
(LM)**

**SHEET NO. PAGE NO.**



**RESTON STATION**  
Reston, Virginia

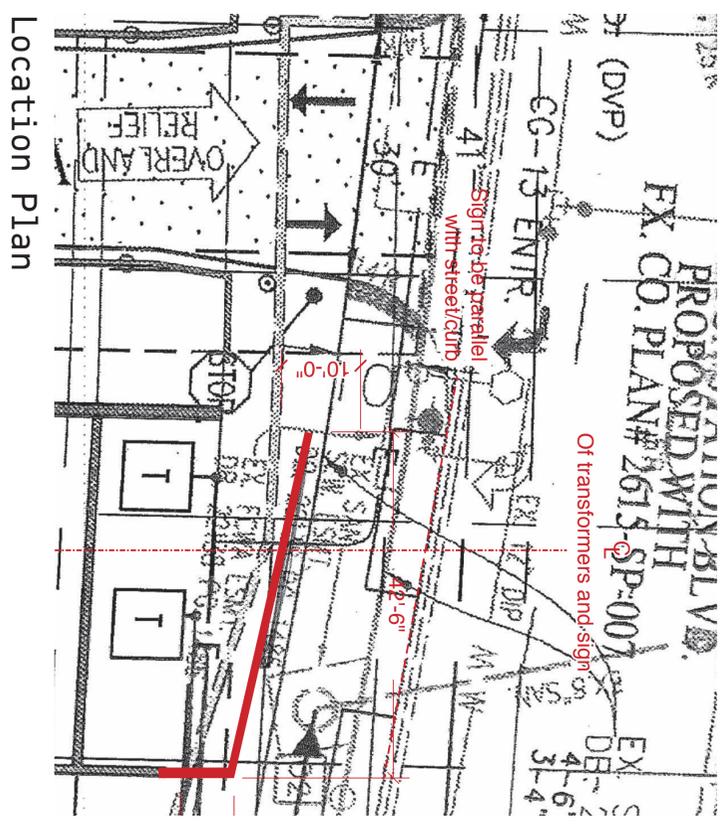
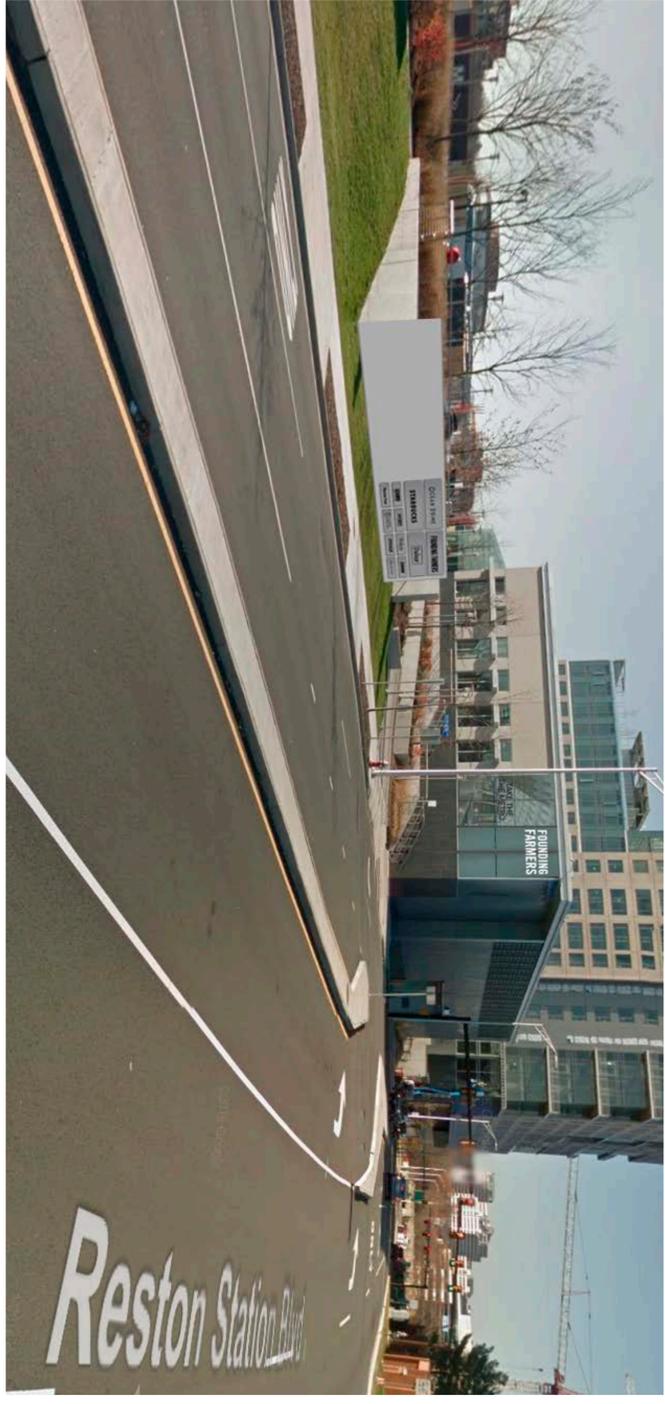
**Owner:**  
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(703) 203-1985



2 Side View  
1/2" = 1'-0"

1 Front View  
1/2" = 1'-0"

All Logos placeholder. Final tenants TBD



Location Plan

**Fairfax County Comprehensive Sign Plan**  
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Fairfax County  
Comprehensive  
Sign Plan

DATE: 08/17/2016

SCALE:

SECTION:  
As Noted

J.: Freestanding Signage

Tenant Monument  
(TM)

SHEET NO. PAGE NO.

## Section K

### Parking Signage



**RESTON STATION**  
Reston, Virginia

Owner:  
**Comstock Partners, LC**  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
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**Fairfax County Comprehensive Sign Plan**  
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DATE: **08/17/2016**

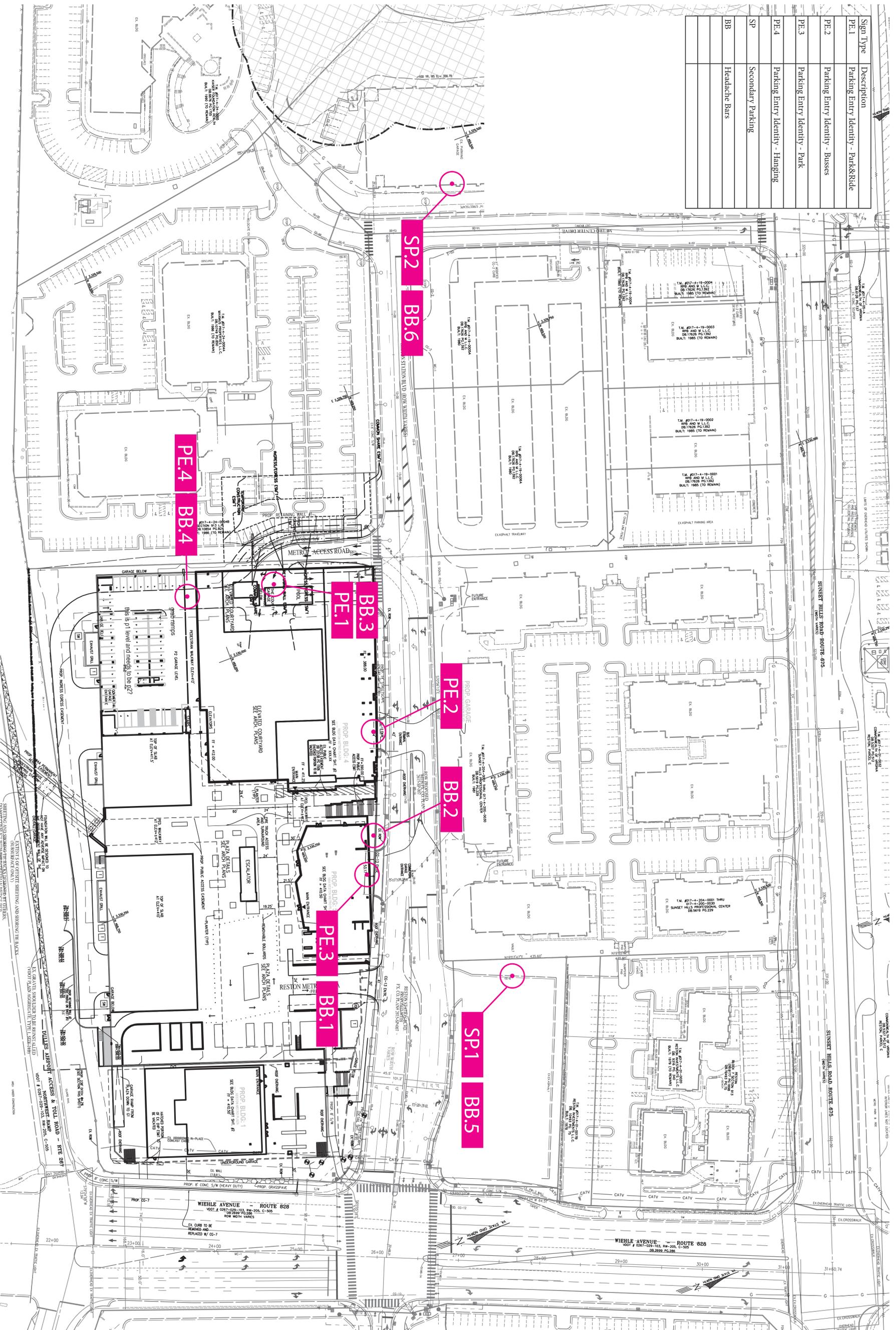
SECTION:  
As Noted

K: Parking Signage

**Parking Signage  
Matrix**

Sign Type	Description	Qty.	Total Sign Area for Proposed Sign Type in Square Footage	Total Square Footage:	Sheet
PE.1	Parking Entry Identity - Park&Ride	1	35.67	35.67	K.05
PE.2	Parking Entry Identity - Busses	1	34.66	34.66	K.06
PE.3	Parking Entry Identity - Park	1	11.33	11.33	K.07
PE.4	Parking Entry Identity - Hanging	1	15.17	15.17	K.08
D1	Wall Mounted Directional Plaque	1	11.86	11.86	K.09
D2	Painted Wall Directional - Small	1	10.11	10.11	K.9
D3	Painted Wall Directional - Large	2	8.33	16.66	K.9
D4	Painted Parking Directional - Large	2	10.67	21.34	K.9
D5	Public Parking Directional - Small	3	5.04	15.12	K.9
D6	Parking Directional Arrow	6	4.34	26.04	K.9
D7	Parking Entrance Directional	1	24.5	24.5	K.9
WM	Wall Mounted Directional Letters	2	.87	1.74	K.10
WP	Wall mounted Directional Plaque	1	4.86	4.86	K.11
SP	Secondary Parking	3	17.5	52.3	K.12
BB	Headache Bars	5	6.25	31.25	K.13
				<b>Total Square Footage:</b>	
				<b>312.61</b>	

Sign Type	Description
PE.1	Parking Entry Identiv - Park&Ride
PE.2	Parking Entry Identiv - Busses
PE.3	Parking Entry Identiv - Park
PE.4	Parking Entry Identiv - Hanging
SP	Secondary Parking
BB	Headache Bars



Note: Signs to be installed in phases.  
 Not all signs will be installed immediately



**RESTON STATION**  
 Reston, Virginia

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 4th Floor  
 Reston, VA 20190  
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**Fairfax County Comprehensive Sign Plan**  
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Fairfax County  
 Comprehensive  
 Sign Plan

DATE: 08/17/2016  
 SCALE:  
 SECTION:  
 As Noted

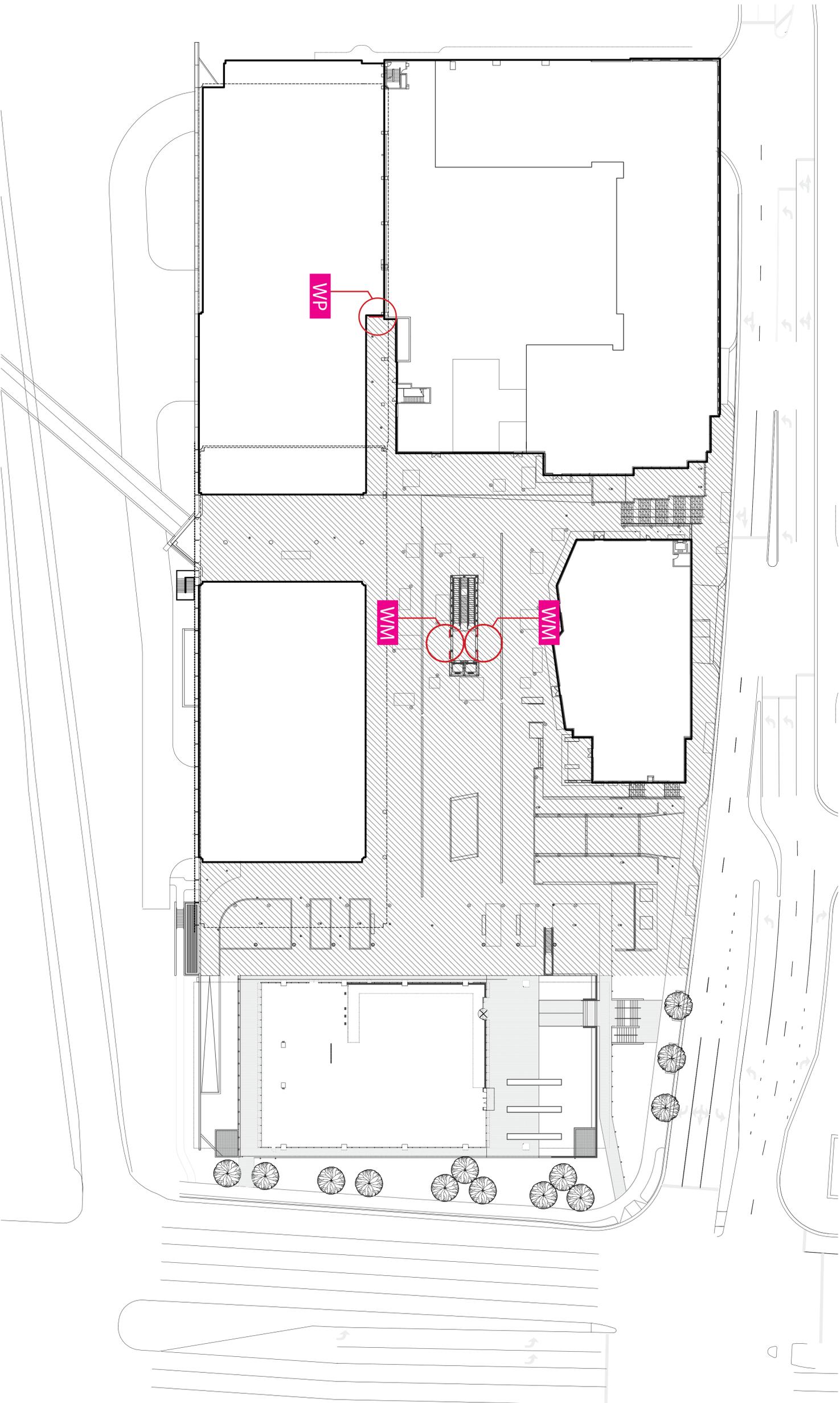
K: Parking Signage  
 Location Plan,  
 Site

Sign Type	Description
WM	Wall Mounted Directional Letters
WP	Wall mounted Directional Plaque



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## Fairfax County Comprehensive Sign Plan

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Fairfax County  
Comprehensive  
Sign Plan

**DATE:** 08/17/2016

**SCALE:**

**SECTION:**  
As Noted

**K: Parking Signage**

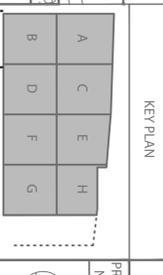
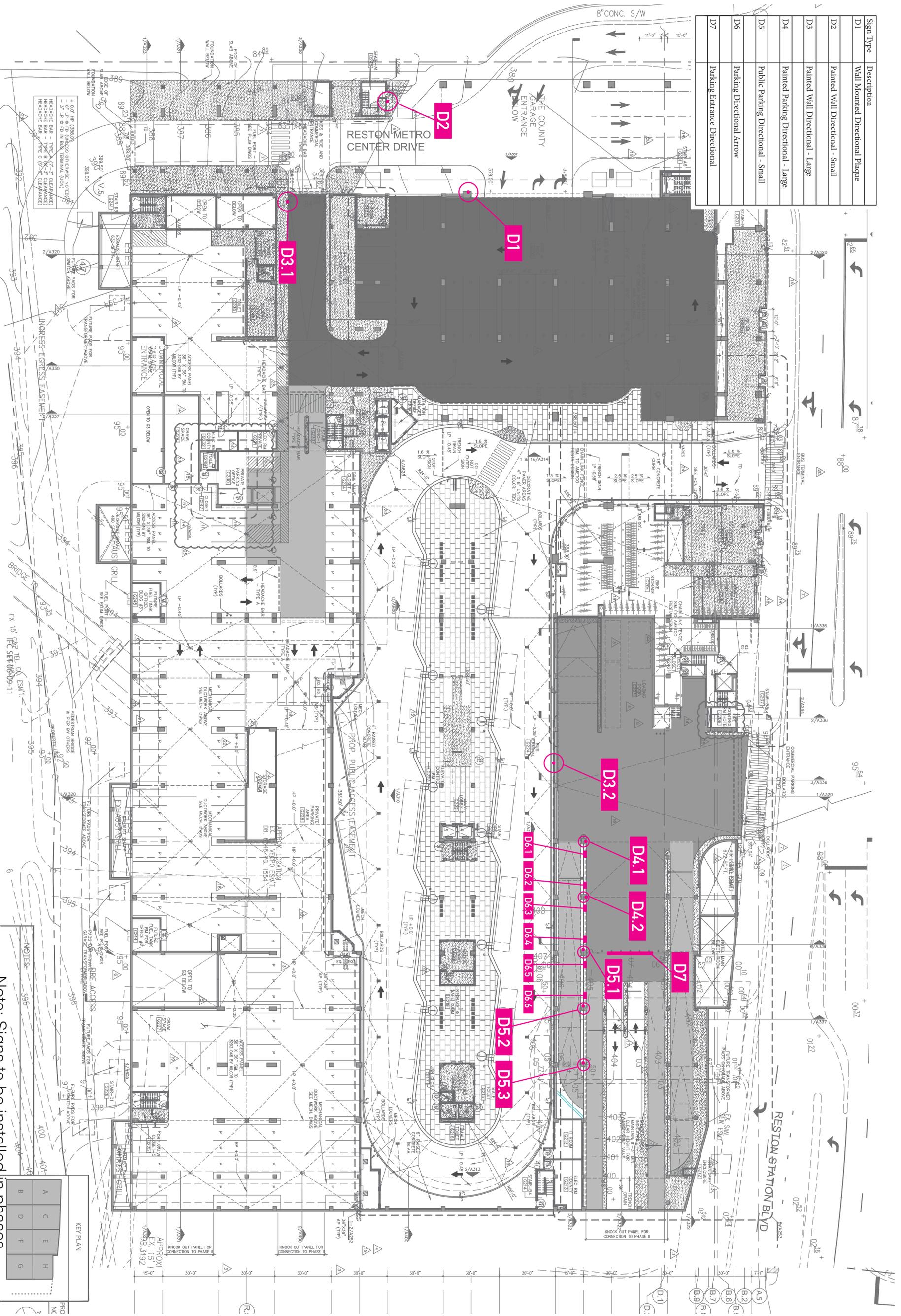
**Location Plan,  
Plaza**

**SHEET NO. PAGE NO.**

**K. 03 102**

**Note:** Signs to be installed in phases.  
Not all signs will be installed immediately

Sign Type	Description
D1	Wall Mounted Directional Plaque
D2	Painted Wall Directional - Small
D3	Painted Wall Directional - Large
D4	Painted Parking Directional - Large
D5	Public Parking Directional - Small
D6	Parking Directional Arrow
D7	Parking Entrance Directional



Note: Signs to be installed in phases.  
Not all signs will be installed immediately



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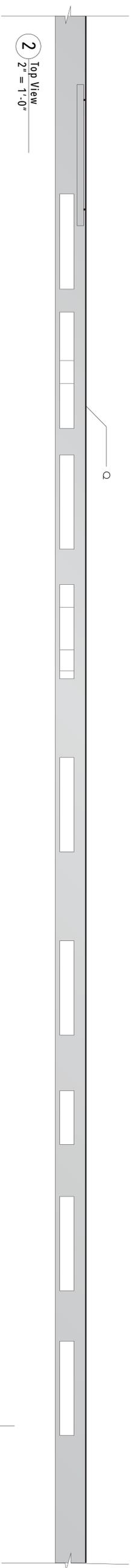
**Fairfax County**  
Comprehensive  
Sign Plan

**DATE:** 08/17/2016  
**SCALE:** EX 15' = 1"  
VAB/B 3192

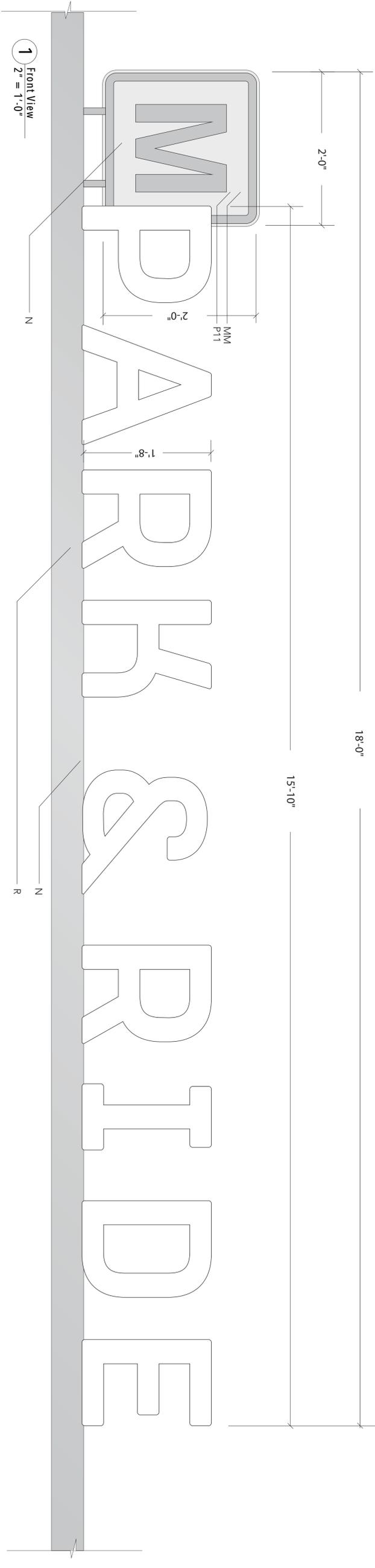
**K: Parking Signage**

**SECTION:**  
As Noted

**Location Plan,  
Parking Garage**

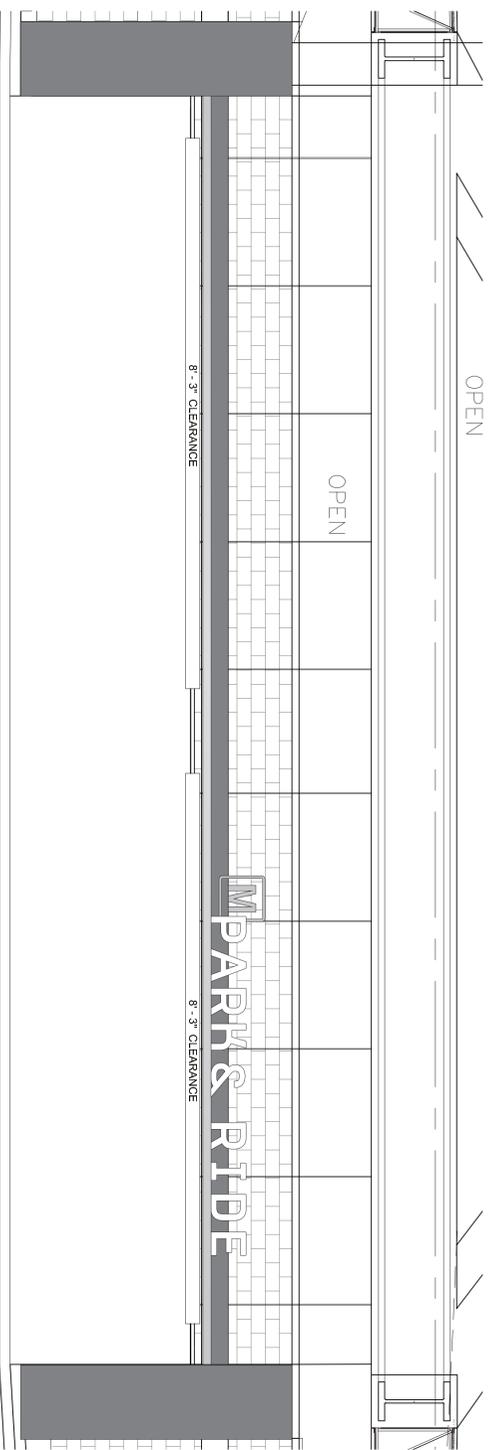


2 Top View  
2" = 1'-0"

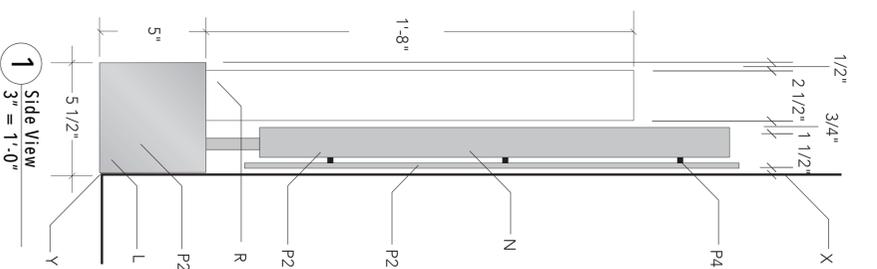


1 Front View  
2" = 1'-0"

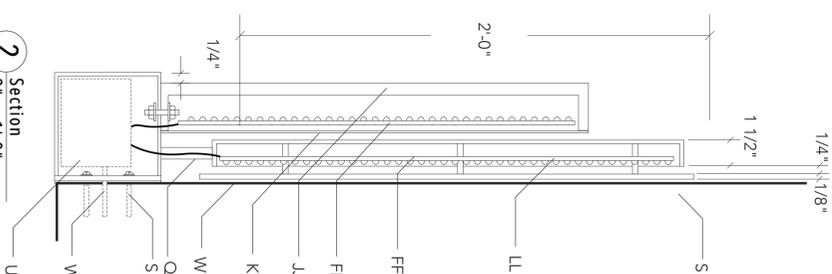
35.67 sq. ft. signage within parking garage  
Not calculated into building total



5 Location Elevation  
1/8" = 1'-0"



1 Side View  
3" = 1'-0"



2 Section  
3" = 1'-0"

- L. Aluminum raceway. Painted (P2) all sides. All fasteners mounted flush and painted to match.
- N. 1 1/2" thick painted reverse channel pictogram at select locations
- Q. Mounted to raceway. Coordinate with G.C. prior to fabrication. Exposed pins painted black
- R. 2 1/2" Thick internally illuminated acrylic letters (M4) Mounted to Raceway
- S. Additional supports as necessary
- U. LED power supply concealed in raceway
- W. Concealed power source run into raceway Coordinate with G.C. prior to fabrication
- X. Architecture
- Y. Align flush with opening
- FF. LED lighting to internally illuminate letters
- JJ. Routed out acrylic letters, face and returns to be internally illuminated
- KK. Aluminum cover plate
- LL. Halo illuminated pictogram mounted to architecture with mechanical fasteners
- MM. 1/8" thick backplate attached to letter

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Fairfax County  
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DATE: 08/17/2016

SCALE:

SECTION:  
As Noted

K: Parking Signage

Public  
Parking  
Entry  
Identity  
(PPEI)

PAGE NO.



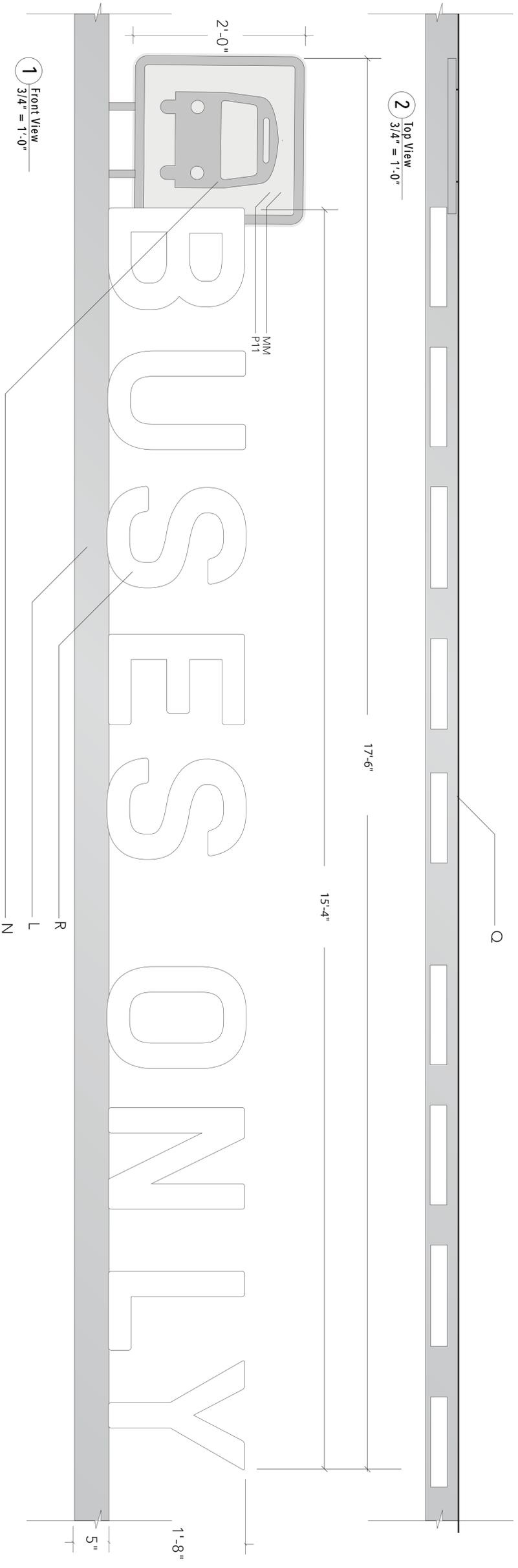
RESTON STATION  
Reston, Virginia

Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

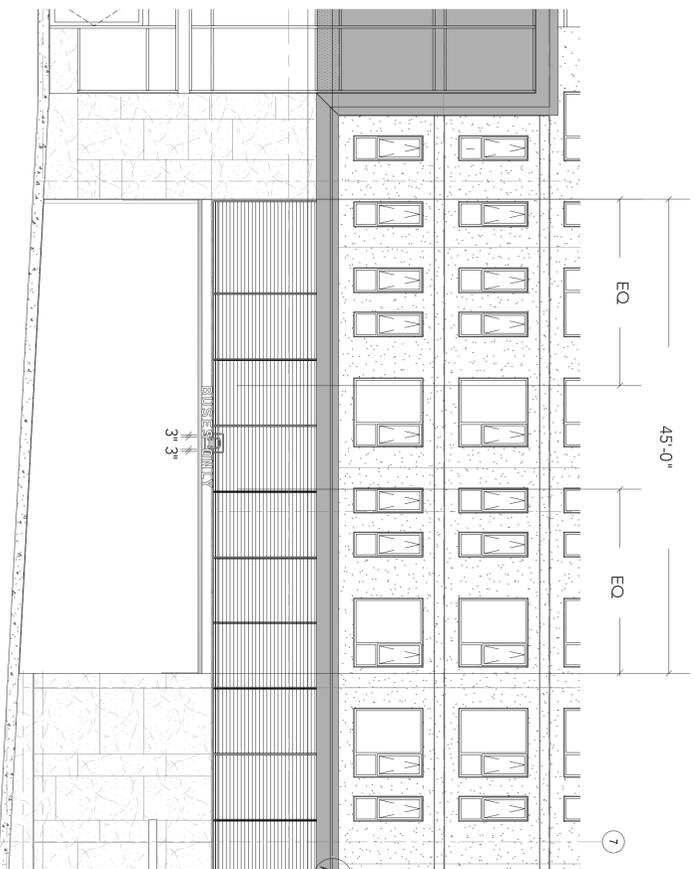


RESTON STATION  
Reston, Virginia

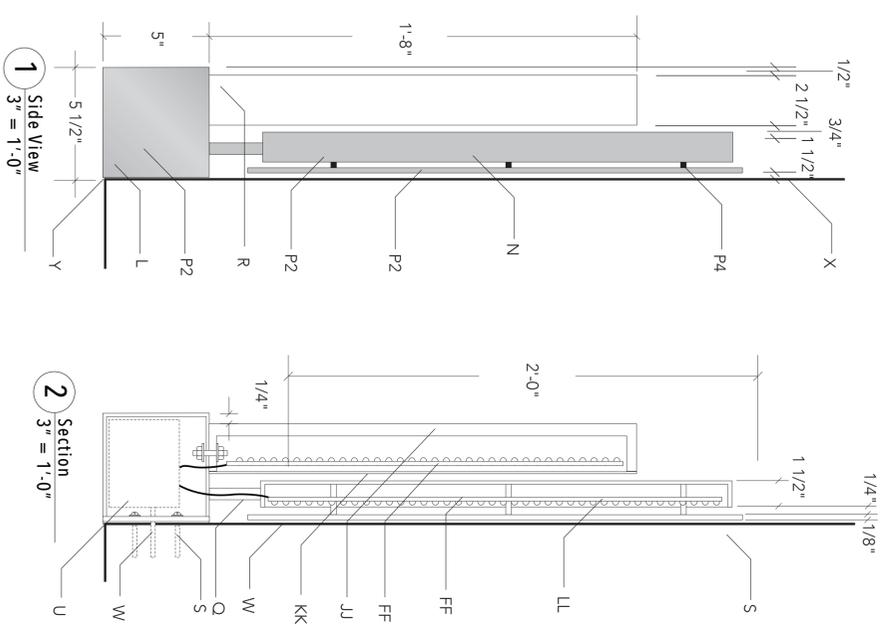
Owner:  
Constock Partners, LC  
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34.66 sq. ft. added to Building 4 Calculations



3 Location Elevation  
1/16" = 1'-0"



1 Side View  
3" = 1'-0"

2 Section  
3" = 1'-0"

- L. Aluminum raceway. Painted (P2) all sides. All fasteners mounted flush and painted to match.
- N. 7/8" thick painted reverse channel pictogram at select locations
- Q. Mounted to existing architecture. Coordinate with G.C. prior to fabrication. Exposed pins painted black
- R. 3" thick internally illuminated acrylic letters (M4) Mounted to Raceway
- S. Additional supports as necessary
- U. LED power supply concealed in raceway
- W. Concealed power source run into raceway Coordinate with G.C. prior to fabrication
- X. Architecture
- Y. Align flush with opening
- FF. LED lighting to internally illuminate letters
- JJ. Routed out acrylic letters. face and returns to be internally illuminated
- KK. Aluminum cover plate
- MM. 1/8" thick backplate attached to letter

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DATE: 08/17/2016

SCALE:  
SECTION:  
AS NOTED

K: Parking Signage

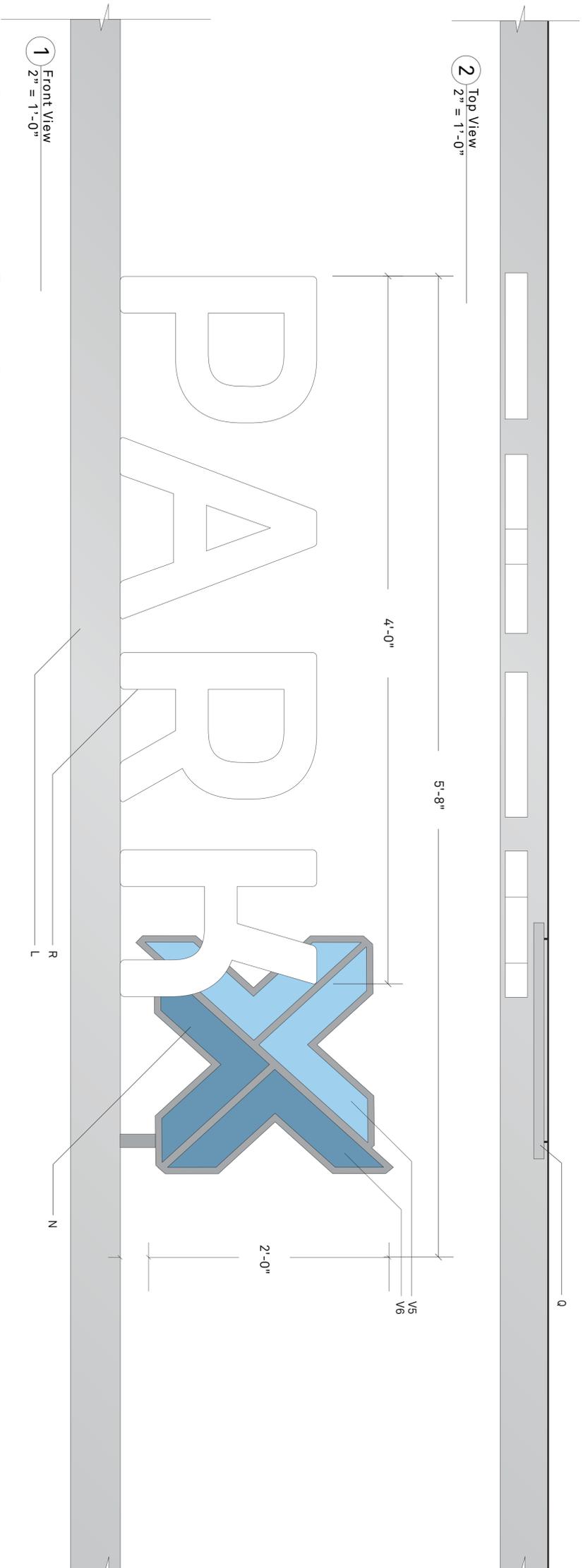
Building 4  
Bus Parking  
Entry Identity  
Public  
(PEN) PAGE NO.



**RESTON STATION**  
Reston, Virginia

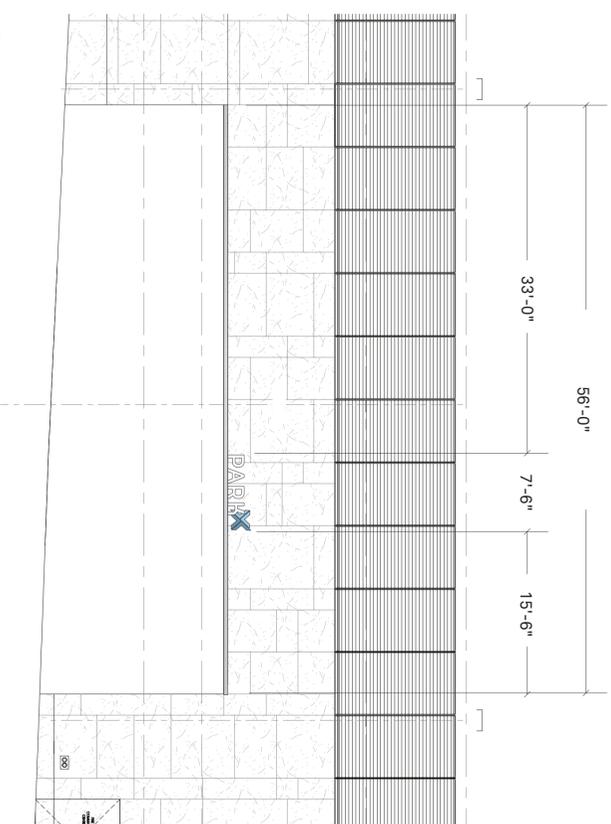
Owner:  
**Comstock Partners, LC**  
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**2** Top View  
2" = 1'-0"

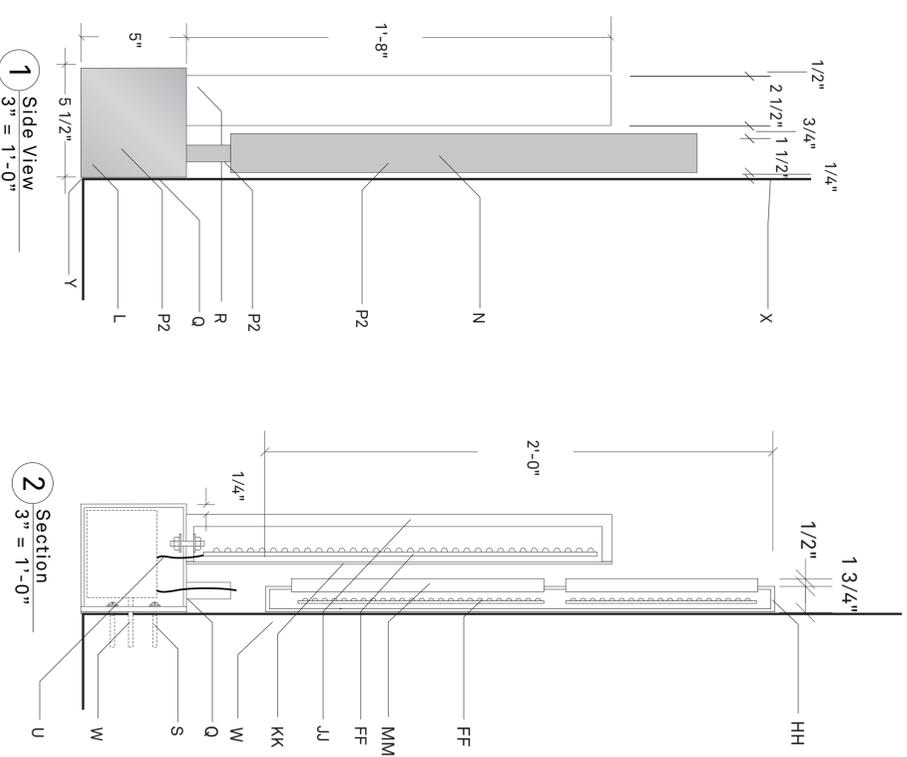


**1** Front View  
2" = 1'-0"

11.33 sq. ft. added to Building 5 Calculations



**1** Location Elevation  
1/8" = 1'-0"



**1** Side View  
3" = 1'-0"

**2** Section  
3" = 1'-0"

- L. Aluminum raceway. Painted (P2) all sides. All fasteners mounted flush and painted to match.
- N. 1 1/2" thick painted reverse channel pictogram at select loc.
- Q. Mounted to raceway.
- R. 2 1/2" Thick internally illuminated acrylic letters (M4) Mounted to Raceway
- S. Additional supports as necessary
- U. LED power supply concealed in raceway
- W. Concealed power source run into raceway Coordinate with G.C. prior to fabrication
- X. Architecture
- Y. Align flush with opening
- FF. LED lighting to internally illuminate letters
- HH. Aluminum sign cabinet mount to wall
- JJ. Routed out acrylic letters, face and returns to be internally illuminated
- KK. Aluminum cover plate
- MM. Internally illuminated push-thru acrylic (M4) with vinyl applied to first surface. 1/2" push-thru exposed

Signage Consultants  
Younts Design Inc.  
3600 Clippert Mill Rd.  
Suite 410  
Baltimore, MD 21211  
(443)453-9310

Fairfax County  
Comprehensive  
Sign Plan

DATE: **08/17/2016**

SCALE:

SECTION:  
As Noted

K: Parking Signage

Retail  
Parking  
Entry  
Identity  
(P:ET:3)

PAGE NO.

K. 07

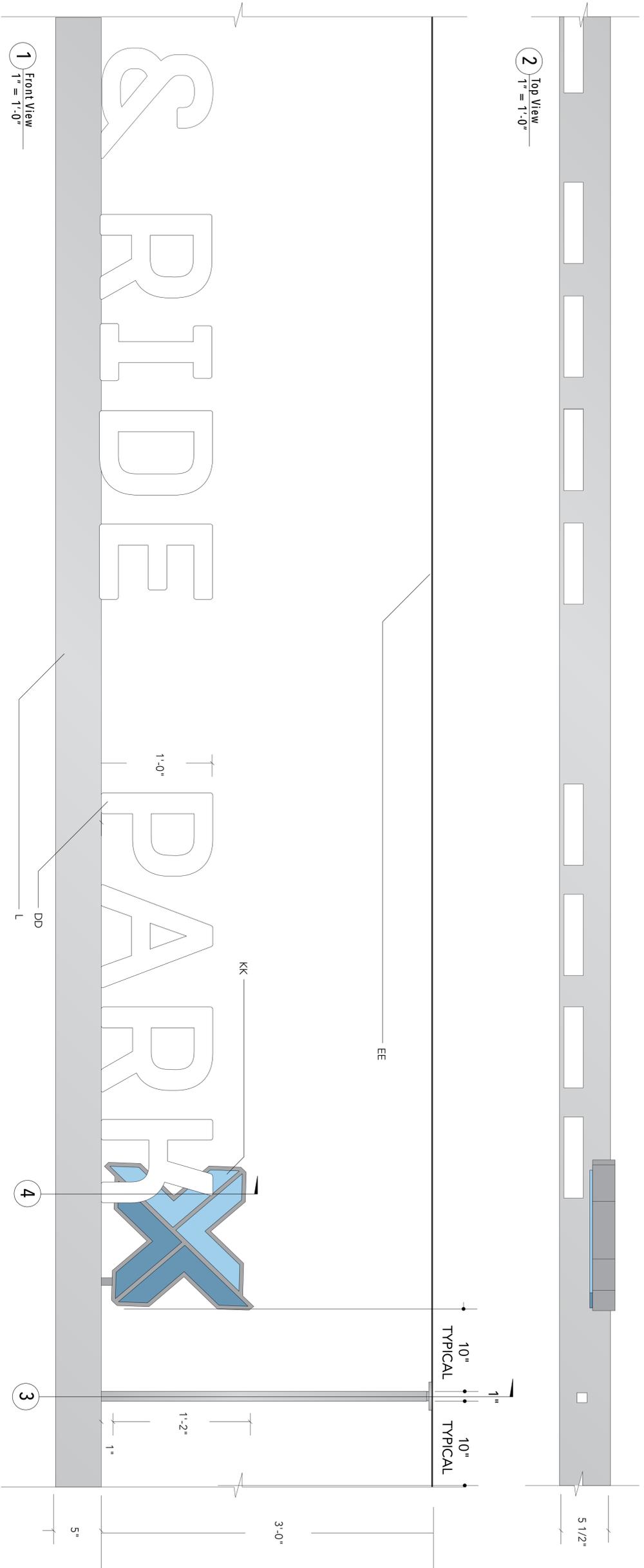
106



**RESTON STATION**  
Reston, Virginia

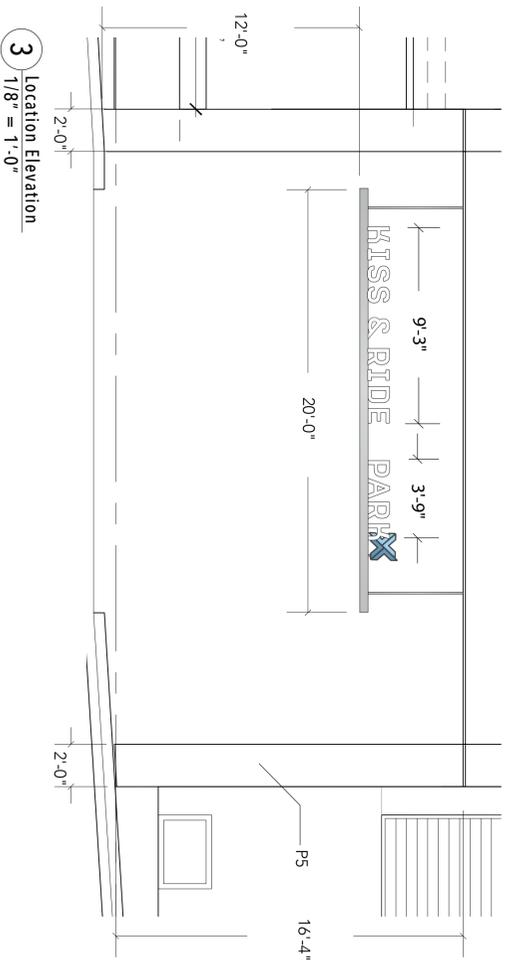
**Owner:**  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

2 Top View  
1" = 1'-0"

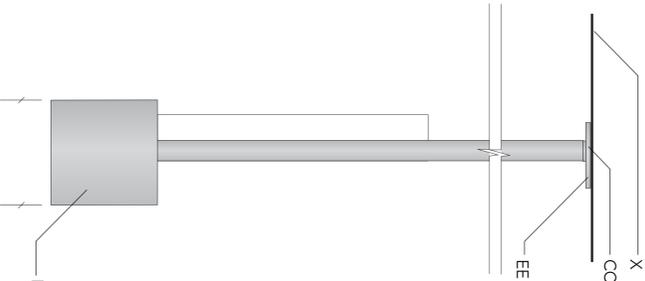


1 Front View  
1" = 1'-0"

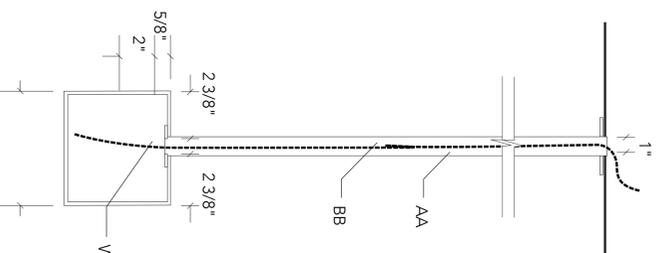
15.17 sq. ft.  
Signage within Parking Garage. Not calculated into total building square footage



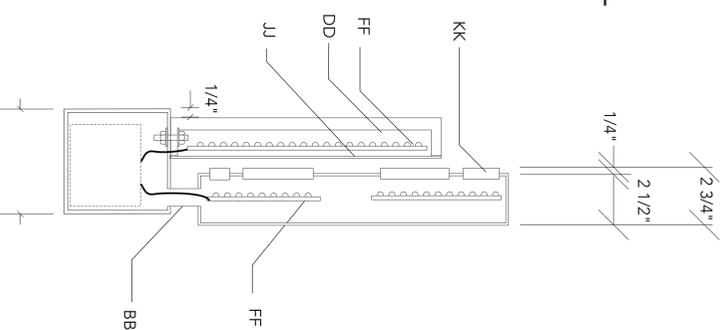
3 Location Elevation  
1/8" = 1'-0"



1 Side View  
1 1/2" = 1'-0"



3 Section  
1 1/2" = 1'-0"



4 Section  
1 1/2" = 1'-0"

- L. Aluminum raceway. Painted (P2) all sides. All fasteners mounted flush and painted to match.
- T. LED lighting to illuminated letters
- U. LED power supply concealed in raceway
- W. Concealed power source run into raceway Coordinate with G.C. prior to fabrication
- X. Architecture
- AA. 1" DIA. aluminum support tube attached to ceiling.
- BB. Electrical to be concealed and run through support tube
- CC. Mounted to existing architecture. Coordinate with G.C. prior to fabrication
- DD. 2" Thick internally illuminated acrylic letters (M4 Routed out, illuminated all sides except back Mounted to Raceway
- EE. Mounting plate attached to ceiling with hinged connection. Electrical to run within.
- JJ. Backer plate
- FF. LED Lighting to internally illuminate letters
- HH. 2 1/2" Sign cabinet mounted to raceway
- KK. Internally illuminated push-thru plex logo - 1/4" exposed

## Fairfax County Comprehensive Sign Plan

Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
Fairfax County Tax Map parcels 17-4((01))-17A and 17-4((24))-3

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Younts Design Inc.  
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Suite 410  
Baltimore, MD 21211  
(443)453-9310

**Fairfax County**  
Comprehensive  
Sign Plan

**DATE:** 08/17/2016

**SCALE:**  
SECTION:  
As Noted

**K: Parking Signage**

**Mixed Use  
Parking  
Entry  
Identity  
(P&E)**

PAGE NO.

K. 08 107



RESTON STATION  
Reston, Virginia

Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

# Fairfax County Comprehensive Sign Plan

Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
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Fairfax County  
Comprehensive  
Sign Plan

DATE: 08/17/2016

SCALE:

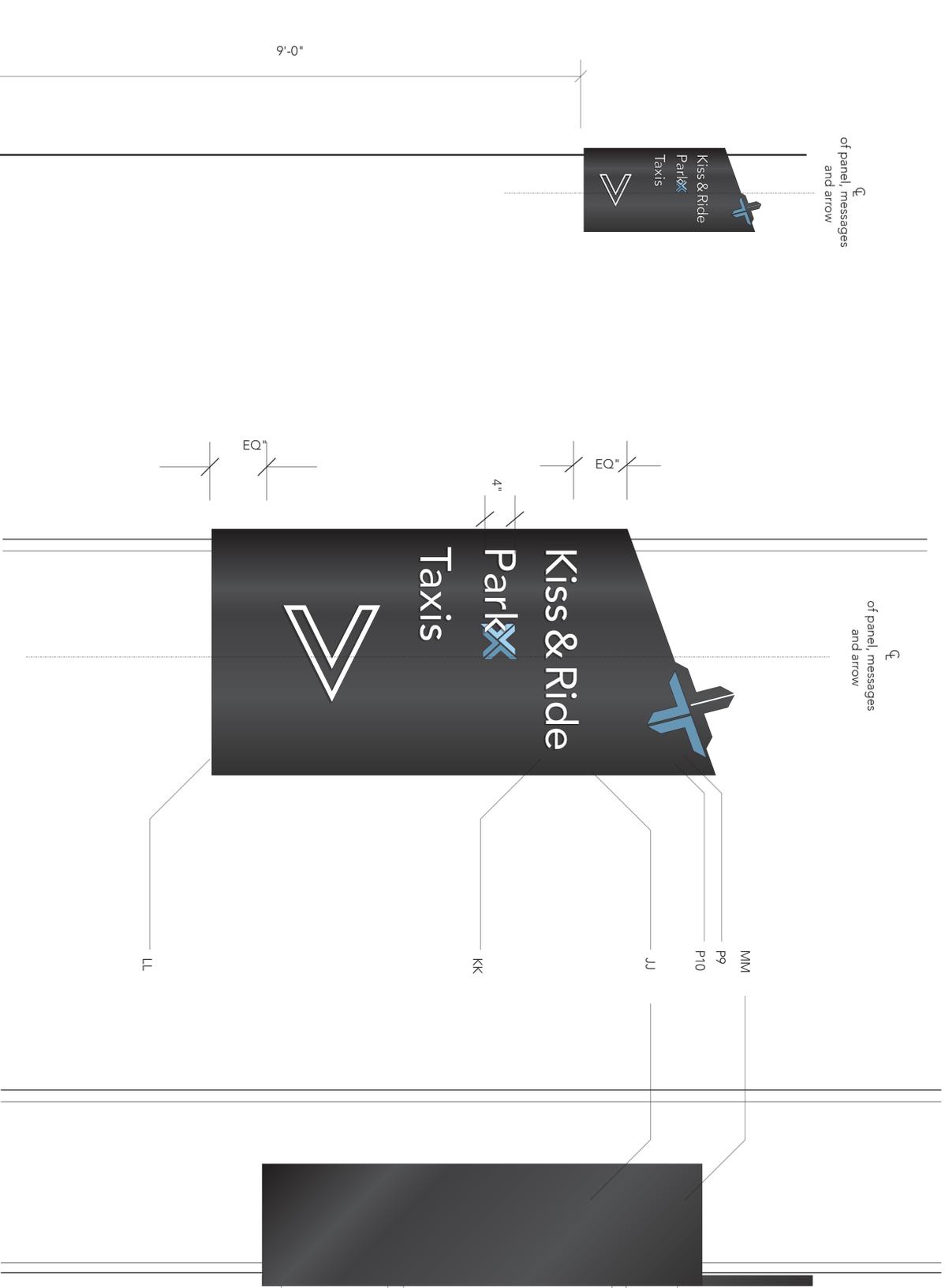
SECTION:  
As Noted

K: Parking Signage

Vehicular  
Directional  
Wall

Plaque  
SUBMITTAL NO. (DI)

K. 09 108

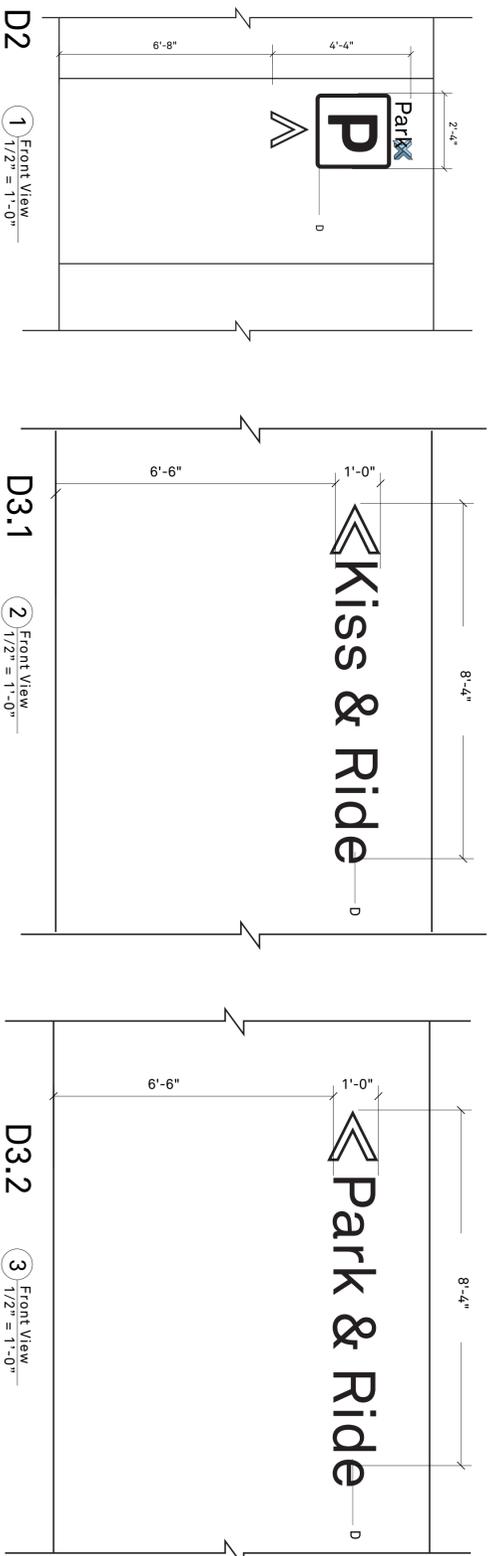


- JJ. 1/4" thick aluminum panel. Painted P1
- KK. 1/8" thick dimensional letters and symbols. Painted P2
- LL. Mounted to wall with mechanical fasteners. All fasteners concealed
- MM. Sign panel to wrap corner
- NN. 1/8" thick painted dimensional logo.



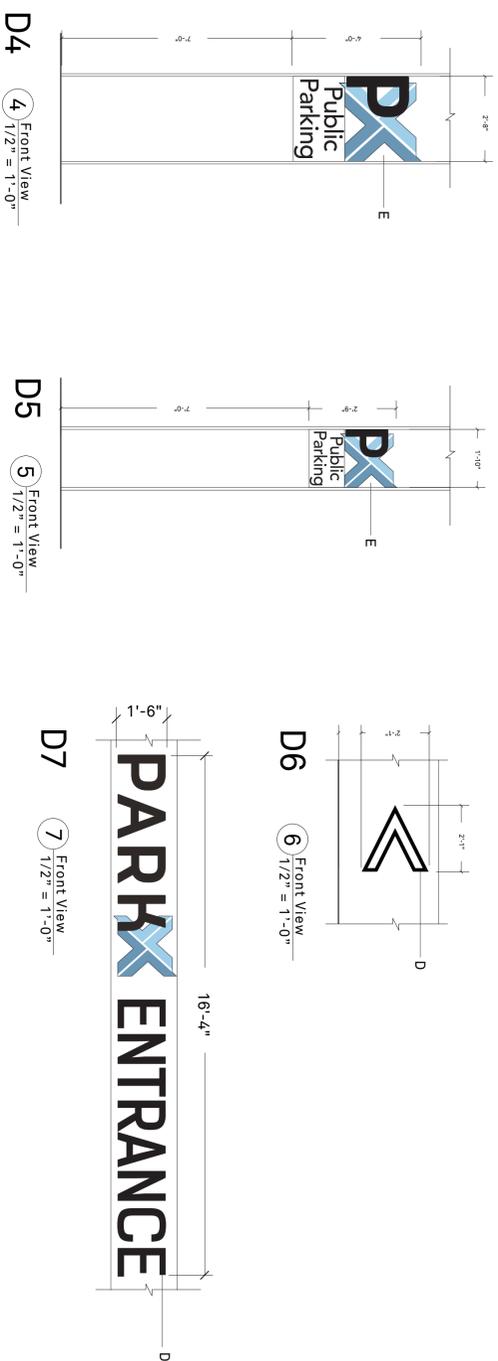
**RESTON STATION**  
Reston, Virginia

**Owner:**  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
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D. Paint on existing concrete wall.

E. Aluminum panel with painted graphics



**Fairfax County Comprehensive Sign Plan**  
Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
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Comprehensive  
Sign Plan

**DATE:** 08/17/2016

**SCALE:**

**SECTION:**  
As Noted

**K: Parking Signage**

**Wall**  
**Directionals**  
**(D.2-D.7)**

**SHEET NO.** PAGE NO.

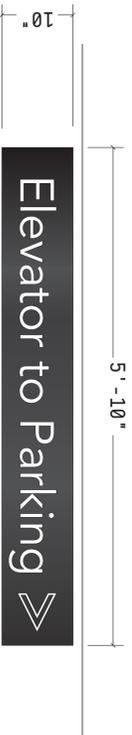


RESTON STATION  
Reston, Virginia

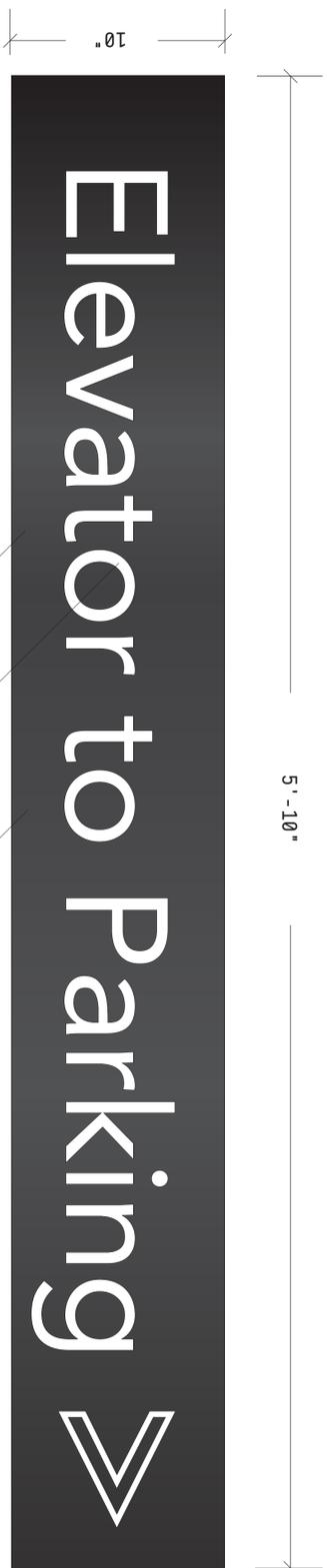
Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985



PROJECT SITE PLAN KEY



1 Elevation View



2 Front View

1/4" thick aluminum panel. Painted P1

1/8" thick dimensional letters and arrow Painted P3

Mounted to wall with mechanical fasteners.  
All fasteners painted to match

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Fairfax County  
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SCALE:

SECTION:  
As Noted

K: Parking Signage

Wall Mounted  
Directional  
Plaque  
(MP)

SHEET NO. PAGE NO.

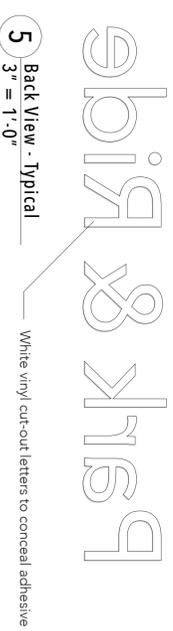
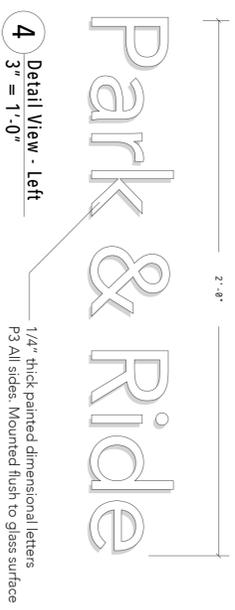
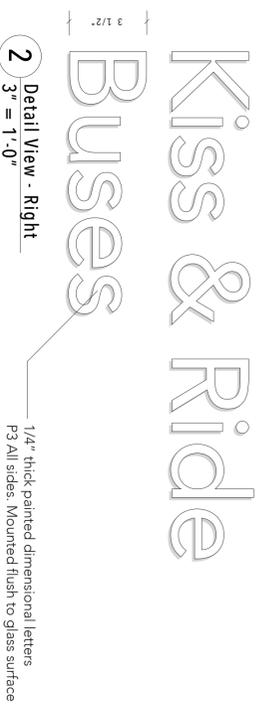
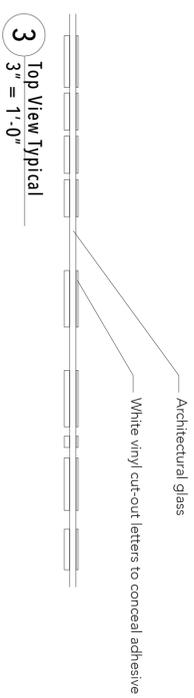
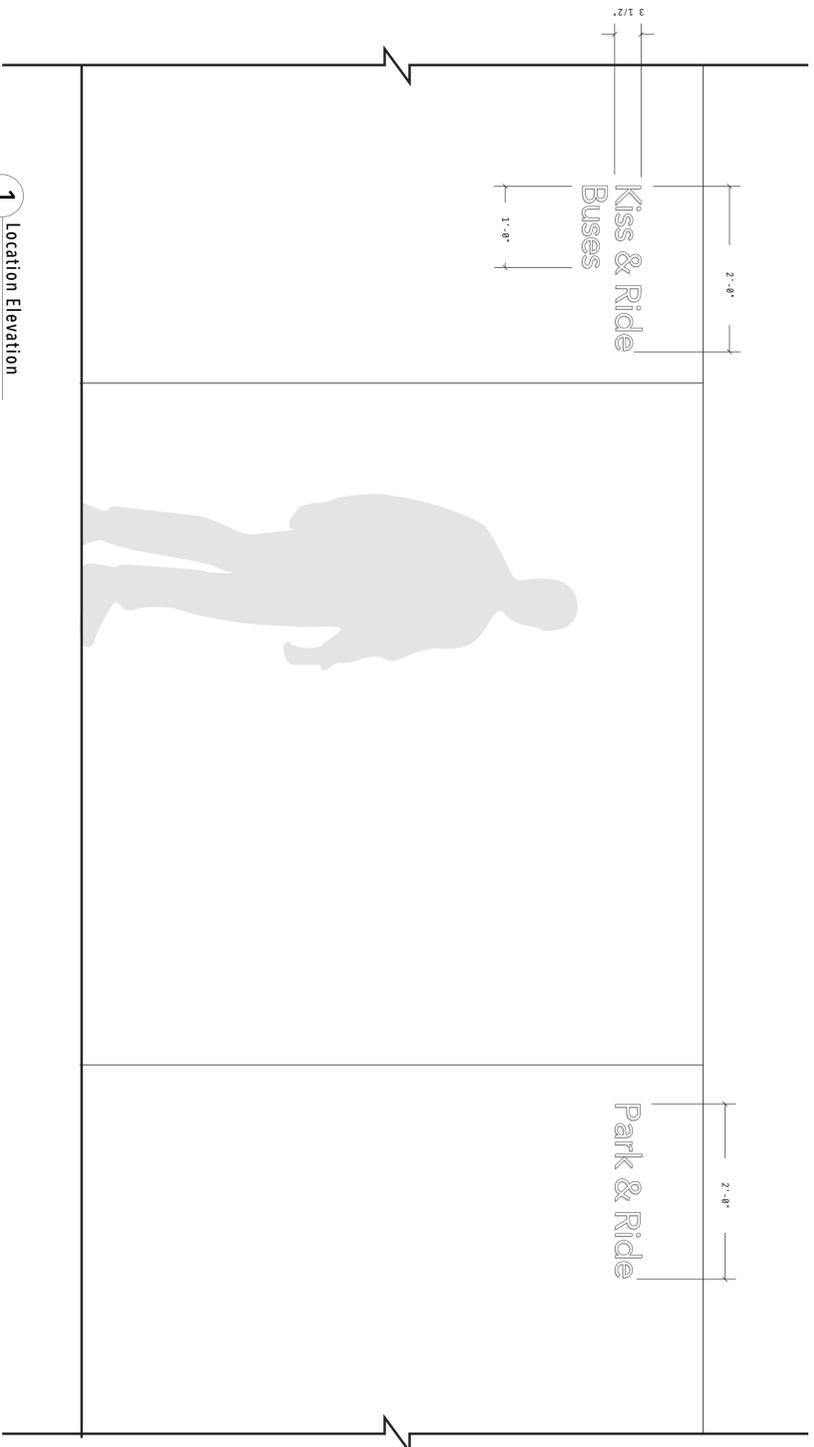


**RESTON STATION**  
Reston, Virginia

**Owner:**  
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1886 Metro Center DR  
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PROJECT SITE PLAN KEY



## Fairfax County Comprehensive Sign Plan

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Fairfax County Tax Map parcels 17-4((01))-17A and 17-4((24))-3

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Sign Plan

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SCALE:

SECTION:  
As Noted

K: Parking Signage

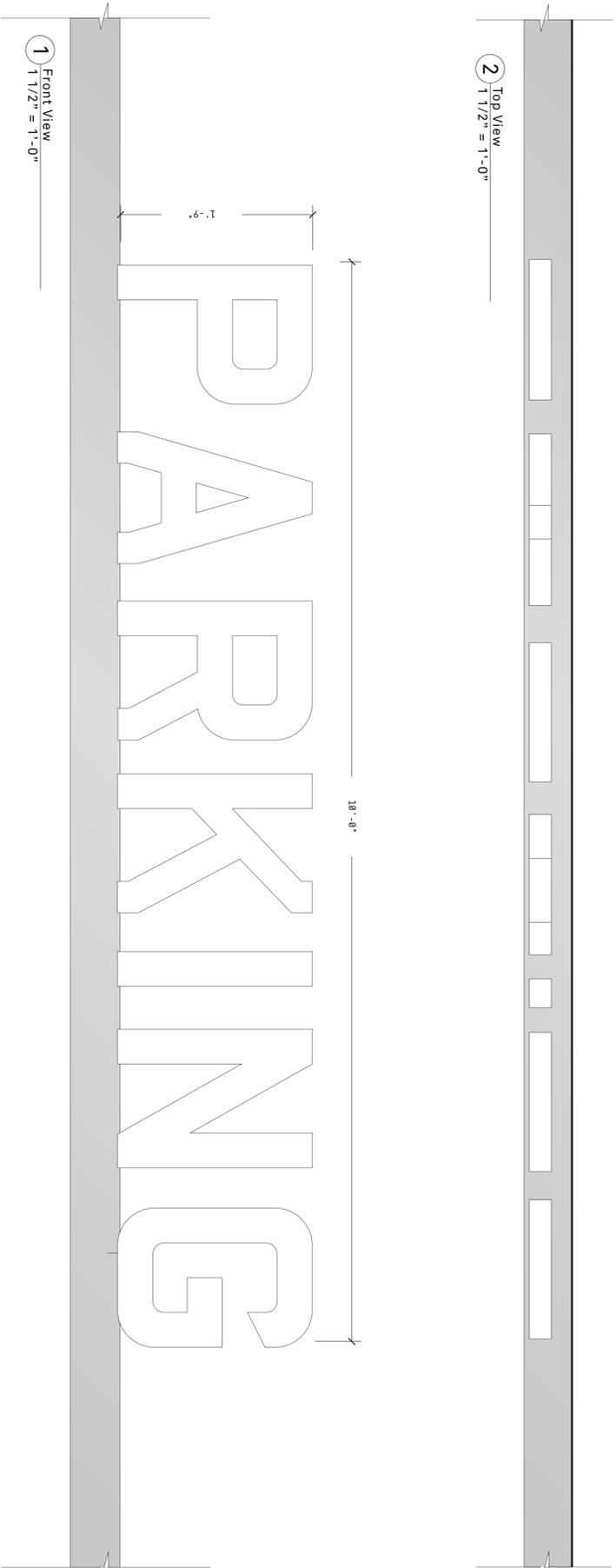
SHEET NO. PAGE NO.

K. 12 111



RESTON STATION  
Reston, Virginia

Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
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17.5 sq ft.

**Fairfax County Comprehensive Sign Plan**  
 Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
 Fairfax County Tax Map parcels 17-4((01))-17A and 17-4((24))-3

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 Younits Design Inc.  
 3600 Clippert Mill Rd.  
 Suite 410  
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Fairfax County  
 Comprehensive  
 Sign Plan

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SECTION:  
As Noted

K: Parking Signage

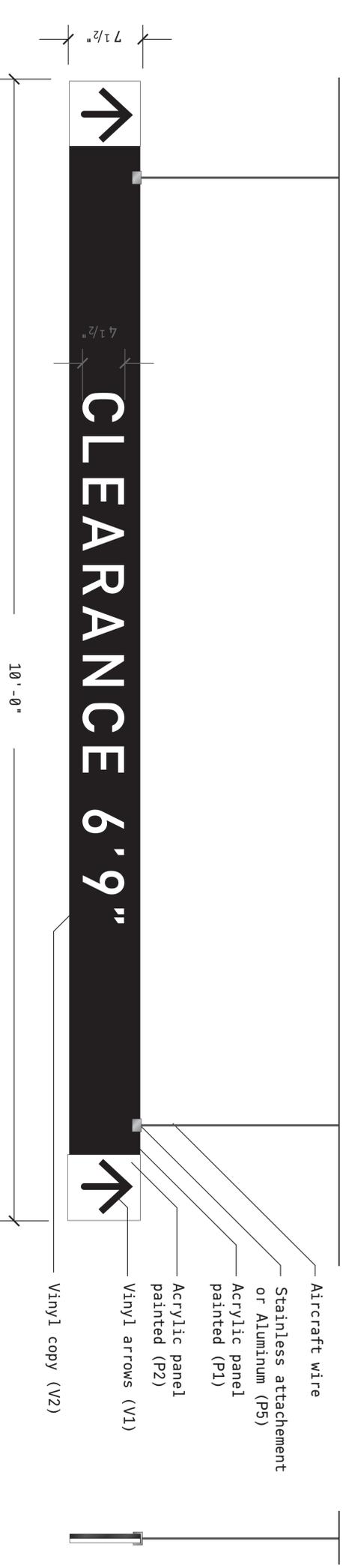
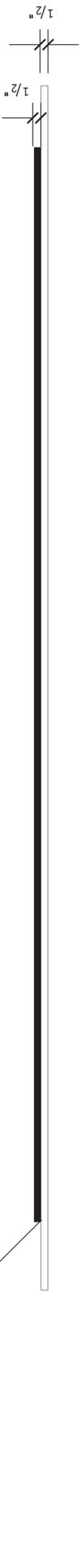
Building 6 -  
 Secondary  
 Parking  
 (SP)

SHEET NO. PAGE NO.



RESTON STATION  
Reston, Virginia

Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
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## Fairfax County Comprehensive Sign Plan

Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
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Fairfax County  
Comprehensive  
Sign Plan

DATE: 08/17/2016

SCALE:

SECTION:  
As Noted

K: Parking Signage

Building 6 -  
Residential  
Parking  
(BB)

SHEET NO. PAGE NO.

# Section K Temporary Signage



**RESTON STATION**  
Reston, Virginia

**Owner:**  
Constock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

Sign Type	Description	Qty.	Total Sign Area for Proposed Sign Type in Square Footage	Total Square Footage:	Sheet
CB	Construction banner	454	80	36,320	L.03
LB	Leasing Banner	Up to 16	Up to 2 Temporary Leasing Banners per Building with a maximum aggregate square foot total of 800sf per building. Building 3 is granted a one-time exception for an aggregate total of 1360sf.	6,960	L.04-L.05
PS	Pop-Up Signage	7	2.5	17.5	L.06
				<b>Total Square Footage:</b>	
				43,297.5	

**Fairfax County Comprehensive Sign Plan**  
Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
Fairfax County Tax Map parcels 17-4((01))-17A and 17-4((24))-3

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Fairfax County  
Comprehensive  
Sign Plan

DATE: **08/17/2016**

SCALE:

SECTION:  
As Noted

L: Temporary Signage

**Temporary  
Signage  
Matrix**

SHEET NO. PAGE NO.

L. 01 115

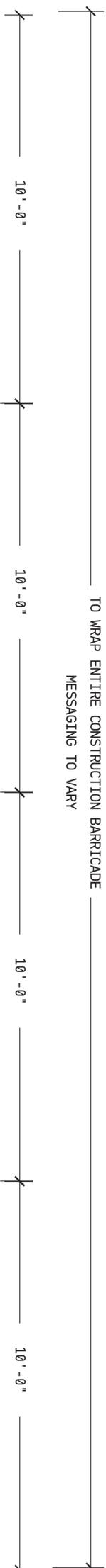




**RESTON STATION**  
Reston, Virginia

**Owner:**  
Constock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985

TO WRAP ENTIRE CONSTRUCTION BARRICADE  
MESSAGING TO VARY



(1) 8' high x 10' wide section of sign = (1) sign location  
Each sign location to be 80 sq ft.

Total Building Widths

- CB. 1: 732' Wide
- CB. 2: 592' Wide
- CB. 3: 772' Wide
- CB. 4: 502' Wide
- CB. 5: 702' Wide
- CB. 6: 728' Wide
- CB. 7: 506' Wide

**4,534' total width**

**4,534' / 10' Section = (454) possible sections**  
**(454) x 80 Sq Ft = 36,320 sq. ft.**

Printed vinyl banner

Note: Temporary signs are limited to two year duration only and are to be taken down immediately after construction ends.

**Signage Consultants**  
Yonata Design Inc.  
3600 Clippert Mill Rd.  
Suite 410  
Baltimore, MD 21211  
(443)453-9310

**Fairfax County**  
Comprehensive  
Sign Plan

**DATE:** 08/17/2016

**SCALE:**

**SECTION:**  
As Noted

**L: Temporary Signage**

**Construction**  
**Banner**  
**(CB)**

**SHEET NO.**      **PAGE NO.**



RESTON STATION  
Reston, Virginia

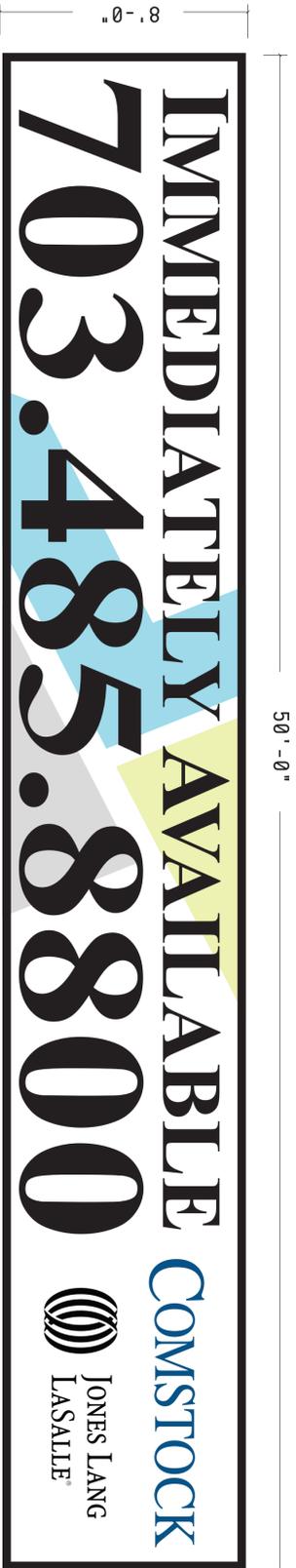
Owner:  
Comstock Partners, LC  
1886 Metro Center DR  
4th Floor  
Reston, VA 20190  
(703) 203-1985



TEMPORARY SITE PLAN KEY

A. Printed vinyl banner attached to building

Note: Temporary signs are limited to two year duration only



Typical Leasing Banner: Size and design to vary per location - see following sheet

Note: No more than 2 leasing banners per building and no more than an aggregate square foot total of 800 sq ft.

Note: Temporary signs are limited to two year duration only

Leasing Banner Square Footage Totals by Building

- Building 1: 800 Sq Ft
- Building 2: 800 Sq Ft
- Building 3: 1360 Sq Ft\*
- Building 4: 800 Sq Ft
- Building 5: 800 Sq Ft
- Building 6: 800 Sq Ft
- Building 7: 800 Sq Ft
- Building 8: 800 Sq Ft

\* Building 3 allowed a one-time exception to exceed 800 Sq Ft

Fairfax County Comprehensive Sign Plan

Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
Fairfax County Tax Map parcels 17-4((01))-17A and 17-4((24))-3

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Fairfax County  
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Sign Plan

DATE: 08/17/2016

SCALE:

SECTION:  
As Noted

L: Temporary Signage

Leasing Banner  
(LB)

SHEET NO. PAGE NO.

L. 04 118



**RESTON STATION**  
Reston, Virginia

Owner:  
**Constock Partners, LC**  
1886 Metro Center DR  
4th Floor  
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**Fairfax County Comprehensive Sign Plan**  
Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
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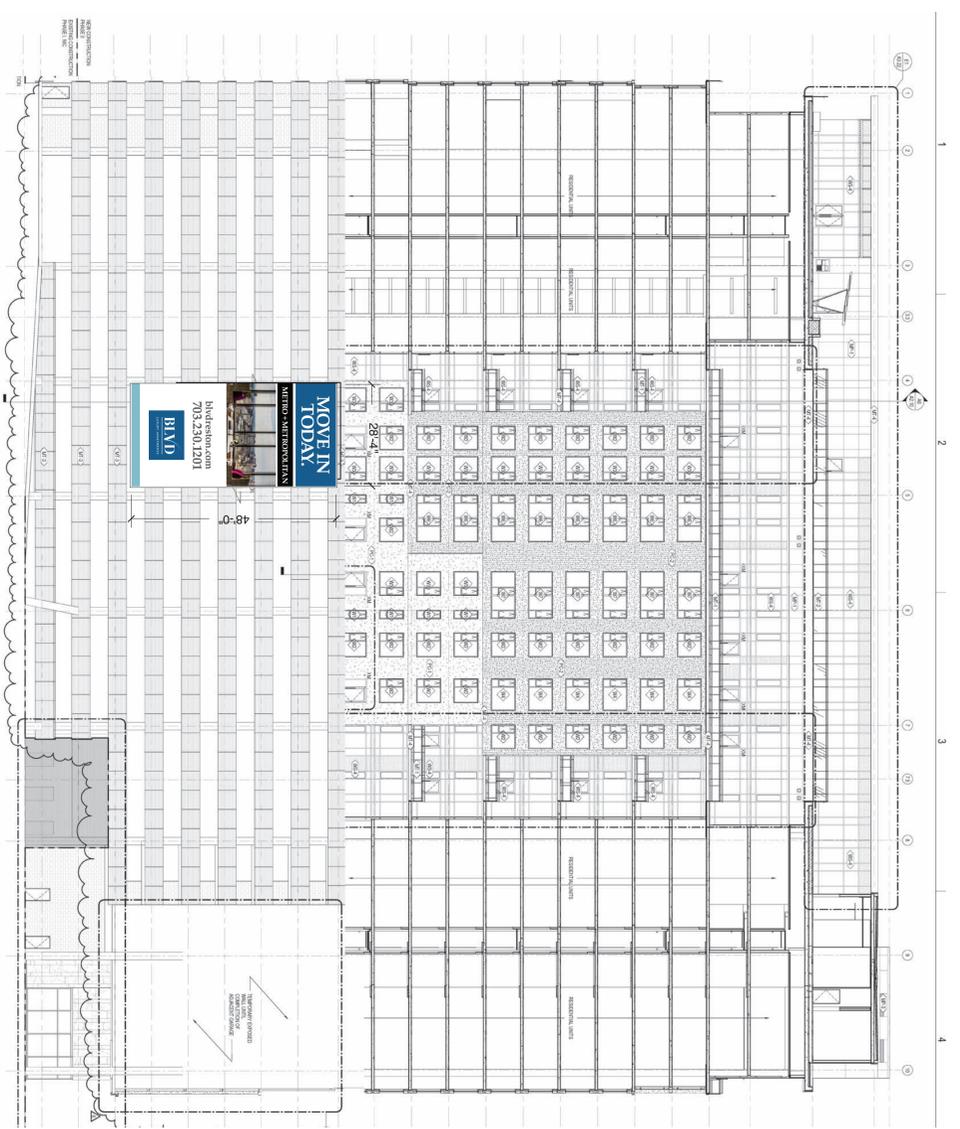
DATE: **08/17/2016**

SCALE:  
SECTION:  
As Noted

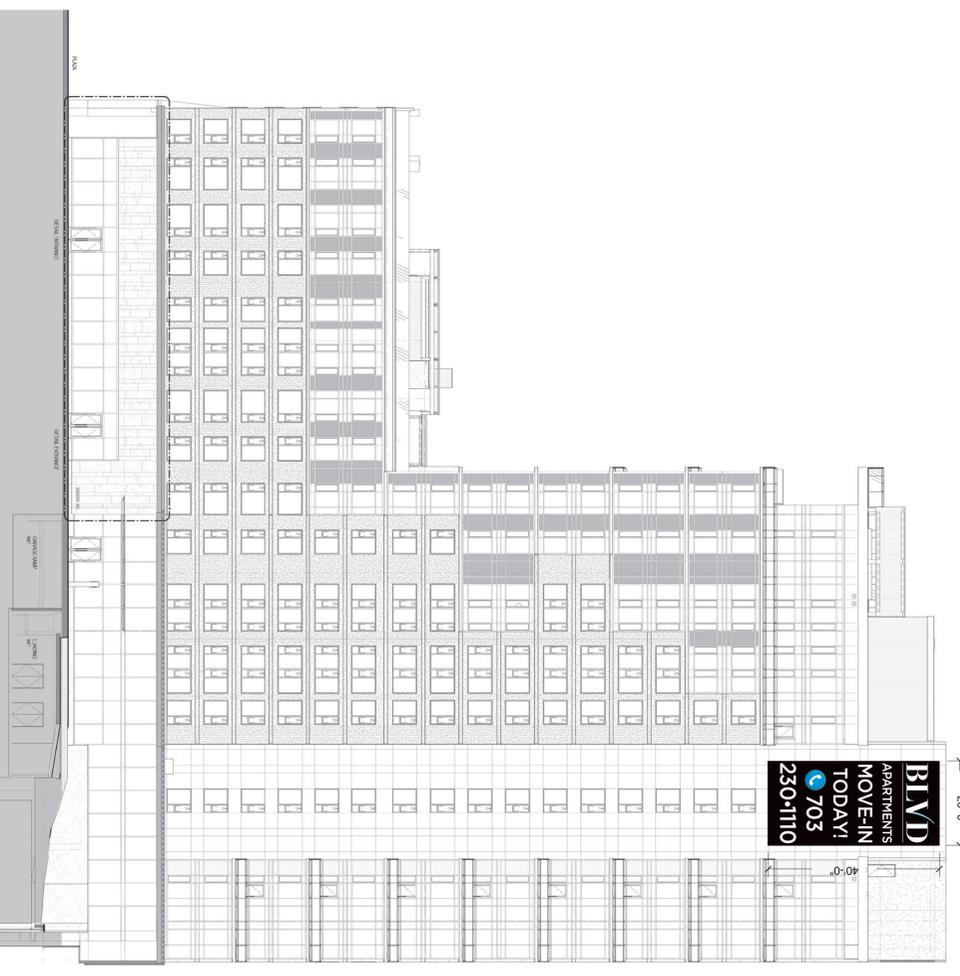
L: Temporary Signage  
**Leasing Banner Elevations (LB)**

SHEET NO. PAGE NO.

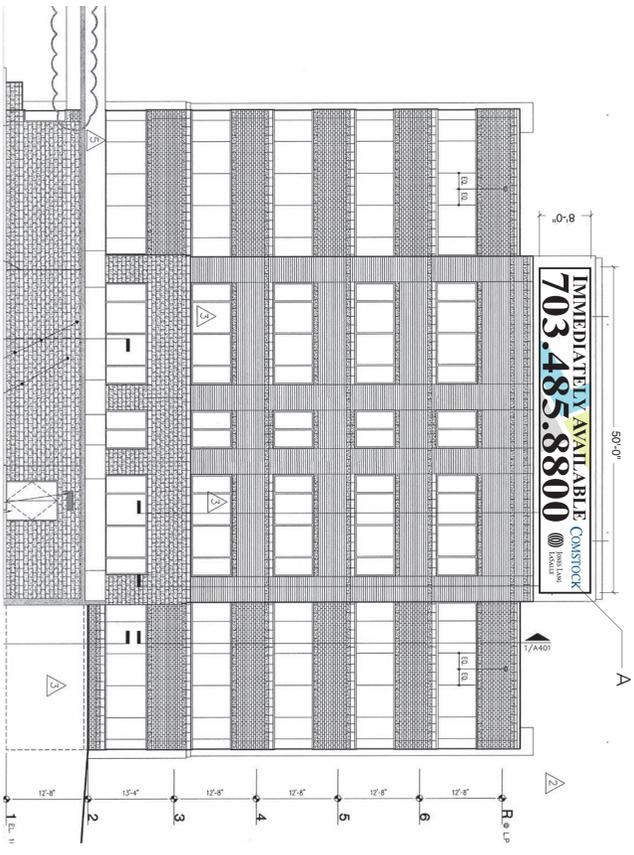
L. 05 119



Building 3 - North



Building 4 - East



Building 8 - East

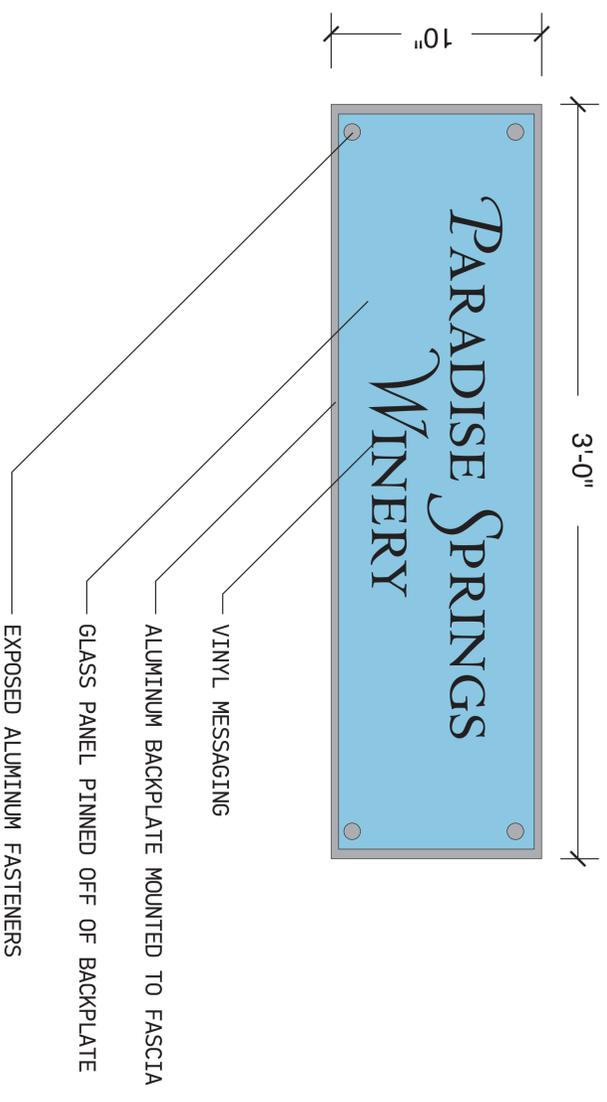


RESTON STATION  
Reston, Virginia

Owner:  
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1886 Metro Center DR  
4th Floor  
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PS TYPICAL CONDITIONS



Note: Temporary signs are limited to two year duration only.

### Fairfax County Comprehensive Sign Plan

Metro station Facilities located at NW corner of Wiehle Avenue and Dulles Toll Road  
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SCALE:

SECTION:  
As Noted

L: Temporary Signage

Pop-Up Signage  
(PS)

SHEET NO. PAGE NO.

L. 06 120

# ReedSmith

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Department of Planning & Zoning

AUG 25 2014

Zoning Evaluation Division

Reed Smith LLP  
3110 Fairview Park Drive  
Suite 1400  
Falls Church, VA 22042-4503  
+1 703 641 4200  
Fax +1 703 641 4340  
reedsmith.com

## STATEMENT OF JUSTIFICATION

### Reston Station

#### Comprehensive Sign Plan

Comstock Reston Station Holdings, LC (the "Applicant") for itself and on behalf of 11465 SH I, LC (owner of tax parcel 17-4-((24))-3), The Board of Supervisors of Fairfax County, Virginia (owner of tax parcel 17-4-((01))-17A) and Section 913 Limited Partnership (owner of tax parcel 17-4-((24))-4B) (collectively, the "Title Owners"), proposes a Comprehensive Sign Plan to allow for a coordinated and comprehensive plan of signage for the mixed use Reston Station project.

#### Background/Zoning

The "Reston Station" project is located in the Hunter Mill District and consists of approximately 12.47 acres zoned PDC, subject to the Proffers approved by the Board of Supervisors as part of Application RZ-2009-HM-019 on May 25, 2010 (the "Proffers"). The project is being developed as a mixed use project consisting of (i) residential, office, hotel and support retail, at a floor area ratio of 2.5 in accordance with the Conceptual/Final Development Plan, and (ii) an approximately 2,300 space public parking garage. The bulk of the mixed use component of the project will be constructed on top of the public parking garage centered around a major public urban plaza, and will connect directly via a pedestrian bridge to the metro station platform for what is currently the terminus of the soon-to-open Silver Line extension of metro. Existing development consists of the public parking garage on tax parcel 17-4-(01))-17A, and existing office buildings (with existing signage) on tax parcels 17-4-((24))-4B and 17-4-((24))-3. Tax Parcel 17-4-((24))-4B, the Section 913 Limited Partnership parcel, is included for the sole purpose of permitting a sign on such parcel within the ingress-egress easement that serves the public parking garage. The balance of the signage on the Section 913 Limited Partnership parcel is to remain governed by the conventional provisions of Article 12 of the Zoning Ordinance. The Proffers contemplate that the Applicant may submit a Comprehensive Sign Plan.

**The Comprehensive Plan**

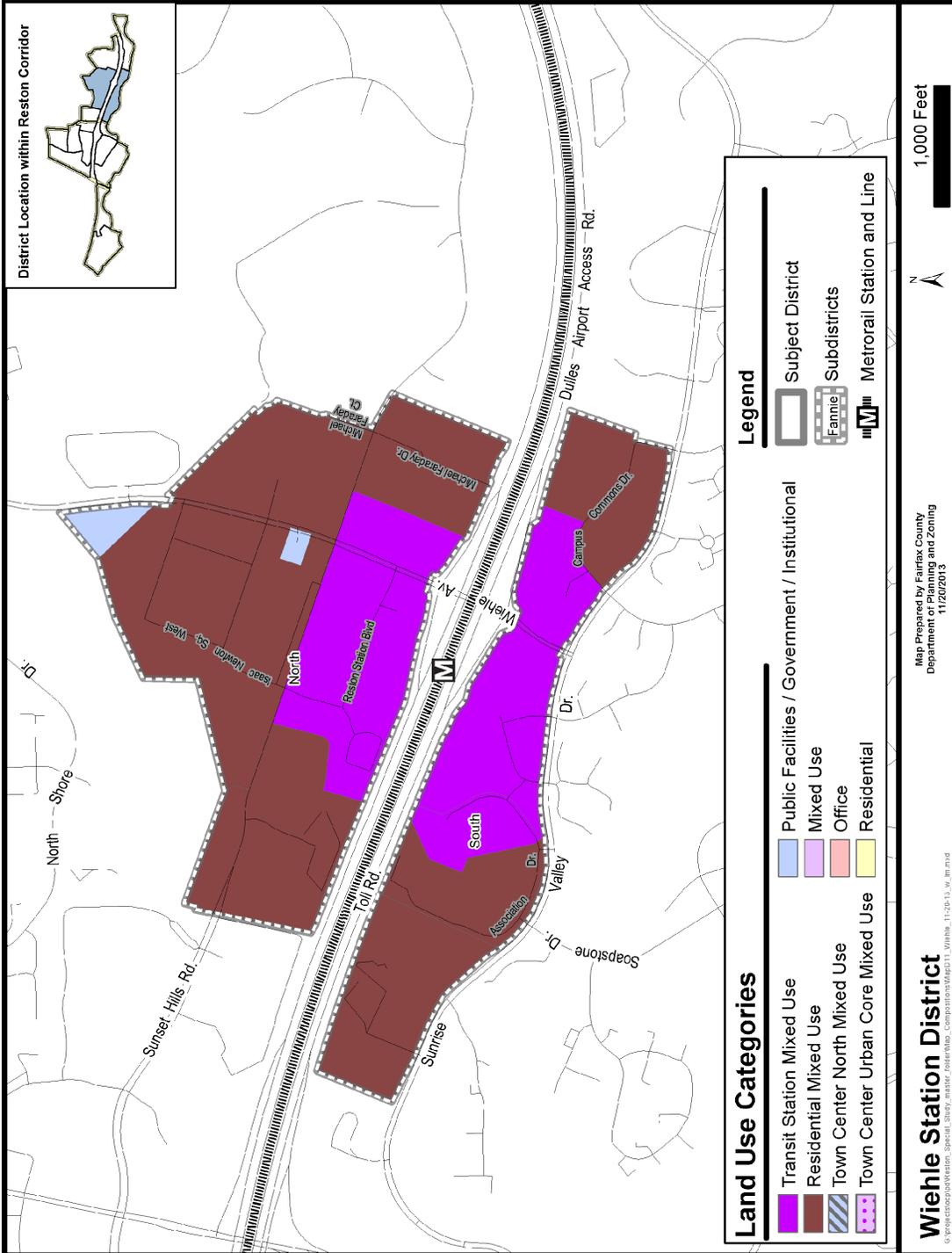
The application property is located in the Wiehle-Reston East Transit Station Area under the new Reston Transit Station Areas Comprehensive Plan Amendment adopted by the Board of Supervisors on February 11, 2014. The new plan envisions the Transit Station Areas as high quality urban environments that are easily navigable by foot, bike and car.

**Proposal**

The purpose of the Comprehensive Sign Plan is to provide a signage program that (i) is in scale and harmonious with the existing and planned development at Reston Station, (ii) is so located and sized as to ensure convenience and appropriate wayfinding to the visitors, users and occupants of the Reston Station project while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the high quality architectural and urban design elements of Reston Station, (iii) provides greater flexibility in creating a unique, distinctive and state-of-the-art transit oriented development than is permitted under the conventional provisions of Article 12 of the Zoning Ordinance to take advantage of the projects location immediately adjacent to a rail station and the Dulles Airport Access/Toll Road, and (iv) enables individual users and tenants to have signage that expresses their individual and/or corporate identity while maintaining an overall unified program of signage.

The proposed signage plan will act as a placemaking tool and begin to establish the unique character of the Wiehle-Reston East Transit Station Area, while at the same time enhancing Reston's local and regional identity as Fairfax County's premiere planned community. Further, the signage will foster the urban design principles in the Comprehensive Plan by establishing Reston Station as a focal point for high-end development and maximizing the benefits of transit in Reston by improving connectivity with the surrounding community.

By: Ben F. Tompkins Agent  
Name: Benjamin F. Tompkins  
Its: Attorney/Agent  
Date: August 25, 2014



WIEHLE STATION TRANSIT ORIENTED DEVELOPMENT DISTRICT

FIGURE 51

The Transit Station Mixed Use area is planned for intensity within a 2.0 to 3.0 FAR range. The planned zoning target for office development in this area of the subdistrict is 2.4 million square feet of existing, approved and new development. The planned zoning target for residential development is approximately 1,900 residential units. Development proposals should typically provide a mix of 50 percent non-residential use and 50 percent residential use. The approved mix of uses in the Reston Station development and the approved residential use adjacent to Reston Station present a reasonable opportunity to realize the desired Transit Station Mixed Use category mix of 50 percent non-residential uses and 50 percent residential uses. Individual developments may have flexibility to build more office use if other developments are built or rezoned with a use mix that contains proportionally less office. Ground level retail and support service uses are encouraged to add to the vibrancy and enhance the pedestrian environment. Support retail uses should be located in office, hotel or residential buildings and be complementary to other uses with the objective of allowing residents and employees to minimize daily automobile use.

The Residential Mixed Use area is planned for intensity up to 1.5 FAR, with the exception of the Isaac Newton Square area, see guidance below. The area is planned for predominantly residential uses (approximately 4,600 units) with a mix of other uses including office, hotel and supporting retail. Development proposals should typically be 75 percent residential use. The opportunity exists to achieve the Residential Mixed Use goal of 75 percent residential uses for the larger area if Isaac Newton Square redevelops in accordance with Plan guidance.

Isaac Newton Square is the area bounded by Wiehle Avenue, Sunset Hills Road and Hidden Creek golf course. It is planned for up to 2.0 FAR with a residential and hotel component on the order of 90 percent of new development (approximately 3,200 units of the 4,600 units in the Residential Mixed Use area). In light of the older, very low-density buildings, surface parking lots and undeveloped areas in this business park, a shift to a residential focus for this area can be achieved. Residential buildings should front on tree-lined streets and be designed with inviting street level facades. This area represents an opportunity to create a new residential neighborhood organized around a local-serving park. This area should also be considered as a potential location for an athletic field to meet the need for the TSA. In addition, development along the W&OD trail should be oriented and designed in order to create connections to the park property. This regional asset should be assimilated as much as possible into the development pattern in order to create a more urban fabric for the park property. This would include plazas, greens and other public gathering spaces abutting the park property. Careful attention to design is necessary to maintain safe passage for through trail users and should be coordinated with the Northern Virginia Regional Park Authority.



Isaac Newton Square entrance on Wiehle Avenue.

Individual development may have flexibility to build more than the stated percentages if other developments are built or rezoned with a use mix that maintains these proportions for the area designated as Residential Mixed Use. Ground level retail and support service uses are encouraged to add to the vibrancy and enhance the pedestrian environment. Support retail uses

should be located in office, hotel or residential buildings and be complementary to other uses with the objective of allowing residents and employees to minimize daily automobile use.

### *South Subdistrict*

The South TOD subdistrict includes approximately 116 acres and is bounded by the DAAR on the north, Upper Lake Drive on the east, Sunrise Valley on the south and the Reston Heights mixed-use development on the west. Wiehle Avenue is the primary north-south street in the subdistrict, as shown on Figure 51.

Existing development in the area is predominantly suburban office parks housing typical office uses with limited retail and support service uses located on the ground floor of several office buildings. The Association Drive office park is notable in that it consists of ten low-density office buildings built in the 1970s and early 1980s that are owned by various professional associations and represent a prime redevelopment opportunity.

### Base Plan

The subdistrict is planned for office use at .35 FAR or residential use at up to 30 dwelling units per acre.

### Redevelopment Option

The vision for this subdistrict is for significant redevelopment at higher intensities in a mix of mid-rise and high-rise buildings with more diverse land uses than currently exist and a wider array of support services.

Redevelopment proposals that include land to the east of Wiehle Avenue should provide improved pedestrian and bicycle crossings of this street that will increase pedestrian and bicyclists' safety, visibility and convenience. Crossings might include overpasses, underpasses or at-grade crossings. Each of these types of crossings can provide both benefits and drawbacks to creating a more hospitable pedestrian environment and depend upon the particular circumstances of each proposal.

Local-serving amenities including civic plazas, other urban parks, trails, and public art should be provided throughout the subdistrict to serve local leisure and recreation needs. The exact number of urban parks, their sizes and distribution will be determined by the amount and type of new development, in accordance with the Urban Parks Framework in the Policy Plan.

Existing manmade and natural features in the vicinity of Sunrise Valley Drive provide a particular opportunity to create small, semi-urban scale parks linked by trails and pedestrian facilities planned for the TSA. Opportunities to cluster amenities in nodes along existing natural and stormwater features should be used to form a connected park amenity.

The Transit Station Mixed Use area is planned for intensity within a 1.5 to 2.5 FAR. The planned zoning target for office development in this area of the subdistrict is 1.6 million square feet of existing, approved and new development. The planned zoning target for residential development is approximately 1,500 residential units. Development proposals should typically provide a mix of 50 percent non-residential use and 50 percent residential use. However, the existing amount of office development in Commerce Executive Park and a lack of vacant land in this subdistrict presents a challenge to realizing the desired goal of the Transit Station Mixed Use designation of 50 percent non-residential uses and 50 percent residential uses. Individual



## County of Fairfax, Virginia

## MEMORANDUM

DATE: August 9, 2016

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, Department of Planning & Zoning

**FROM:** Michael A. Davis, Acting Chief   
Site Analysis Section, Department of Transportation

**FILE:** CSP 2009-HM-019

**SUBJECT:** Comstock Reston Station Holdings, LC  
1860 Wiehle Avenue, 11465 Sunset Hills Road, & 11417 Sunset Hills Road  
Tax Map: #17-4 ((1)) 17A; #17-4 ((24)) 3 & 4B

This department has reviewed the subject application including the Comprehensive Sign Plan dated August 24, 2014, revised through September 15, 2016, and offers the following comments:

- The signs proposed on the corner of Sunset Hills Road and Metro Center Drive need to be addressed as the proposed locations would preclude future multimodal improvements in the future, which will include on-road bicycle lanes and a wider sidewalk.
- Staff raised a concern regarding sign D.8 which was to be located on a signal mast arm. Any signage proposed on VDOT signal equipment would need to meet VDOT's design standards.
- Staff recommends that any proposed signage be located outside the existing ROW or the ROW to be dedicated to VDOT, especially along Reston Station Boulevard. Staff further recommends that any proposed signage be located out of the vehicle line of sight at roadway intersections.

cc: William O'Donnell, DPZ-ZED

MAD/EAI



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 11, 2016

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division,  
Department of Planning & Zoning

**FROM:** *Barbara Berlin*  
Barbara A. Byron, Director  
Office of Community Revitalization

**SUBJECT:** Comstock Comprehensive Sign Plan  
CSP 2009-HM-019

The Office of Community Revitalization (OCR) has reviewed the plan set for the above referenced case, with a 'received' date stamped August 9, 2015. The application is for a comprehensive sign plan for the Comstock development at the Wiehle-Reston East Metro Station. The application is generally in conformance with urban design guidance in the Comprehensive Plan and good planning practice for design in a TOD area; however the following recommendations are offered for consideration:

1. Large, freestanding monument signs intended as identification for passing vehicular traffic are not appropriate for walkable urban areas. If such signs are not eliminated, they should be located so as to not impact the sidewalk or other pedestrian areas. Signage for individual buildings could more appropriately be incorporated into the building architecture on the façade or on planter or seating walls.

The CSP shows a total of 10 freestanding signs that appear to be oriented to vehicular traffic, although three of the office monuments and one of the residential monuments are located along the interior plaza/motor court.

- a. *Signs RP.1, OP.1, OP.2, OP.3:* If these four monument signs, located along the interior plaza/motor court, are retained, they should be located so they do not impede pedestrian traffic; it is unclear from the drawings provided how these signs will impact pedestrians.



**Office of Community Revitalization**  
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703-324-9300, TTY 711  
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- b. *Signs RP.2, RP.3, OP.4, I3, LM*: If these five monument signs, located along Reston Station Boulevard and Metro Center Drive, are retained, they should be located so they do not impede pedestrian traffic. From the drawings provided, it appears that Signs I3 and LM are appropriately located, but it is unclear how the residential and office monuments will be located.
  - c. *Sign II*: This pylon, located at the corner of Wiehle Avenue and Reston Station Boulevard, if retained, should be relocated further towards the building and incorporated into the building landscaping. As shown on Sheet J.04, the sign appears to block pedestrian views at the intersection of two sidewalks, and has no positive relationship with the landscaping surrounding it.
2. The request for 32 leasing banners is excessive. The proposed leasing banner, shown on Sheet L.04, is in scale with the building, however, the elevation only shows one side of the building, misrepresenting the actual request of leasing banners on all four sides of each building. Staff does not object to the proposed size, nor to the request to allow a leasing banner to be placed on any one side of each building. To avoid excessive sign clutter, however, each building should be limited to one leasing banner (which may be placed on any side at the applicant's discretion).
3. The "Reston Station" identity sign facing the Toll Road on Building 2 may be confusing for viewers as this development is located at the Wiehle-Reston East Metro Station, not the Reston Town Center Metro Station at Reston Parkway. Removing this large scale signage, using just the logo or adding language such as "at Wiehle Metro" would alleviate this concern.

cc: William O'Donnell, Staff Coordinator, ZED-DPZ  
Tracy Strunk, Deputy Director, OCR  
OCR Files



## County of Fairfax, Virginia

## MEMORANDUM

**DATE:** July 19, 2016 (revised August 11, 2016)

**TO:** William O'Donnell, Staff Coordinantor,  
Zoning Evaluation Division

**FROM:** Bruce Miller, Zoning/Property Maintenance Inspector  
Zoning Inspections Branch

**SUBJECT:** Reston Station Comprehensive Sign Plan (CSP) Comments

**REFERENCE:** 1860 Wiehle Avenue, 11417 and 11465 Sunset Hills Road,  
Tax Map Ref.: 17-4 ((1)) 17A, 17-4 ((24)) 3 and 4B  
Legal Descriptions: Reston Pt Pcl 14, Reston Block 3 Sec 913,  
Reston Blk 4 Sec 913 Pcl B  
Zoning Districts: PDC & PRM  
ZIB# 2016-0216

BT

A review of the proposed Comprehensive Sign Plan has yielded the following comments:

Sheet i.00 Section L: Temporary Signs the index is mislabeled. The Parking Sign Matrix referenced on Sheet L.01 is actually on Page 112 labeled Sheet K.01. Sheet L.01 is the location plan for the construction and the leasing signs. The leasing and construction banners are found on Sheet L.02, not L.03. There is no sheet L.13 or L.14.

*The index and sheets for Section L have been corrected such that the sheet numbers subjects correspond.*

Sheet i.04, i.05 and i.06, in Note 1, the information has been cutoff and is incomplete. Note 4 indicates that there is "No permit required," but doesn't specify when this applies. In addition, what is the intent of Note 5, which states "Once a building has used all of its permitted signage area any additional signage area is expressed as a non(-)cumulative negative integer."?

*Corrections have been made to the footnotes but it is unclear why footnote #4 "No permit required," applies to any of the signs listed in the sign schedules on sheet i.03 through sheet i.06. All signs listed in the proposed CSP should be required to obtain the approval of Sign Permits.*

Multiple sheets (see Sheet A.02) the following sentence is incoherent: "Note: Signs not installed immediately, and will be installed in phases."

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Reston Station Comprehensive Sign Plan Comments  
July 19, 2016 (revised August 11, 2016)

*The sentence has been rewritten as follows: "Note: Signs to be installed in phases. Not all signs will be installed immediately."*

Sheet G.06, the interior angle is indicated as 30 degrees but is actually 33 degrees.

*The interior angle of the sign faces has been corrected to indicate 33 degrees.*

Sheets K.01 (Page 112) and Sheets L.01 and L.02 are mislabeled.

*The corrections to the index and the sheets have been made.*

**SIGNS**

- M. Any other use located in structures that have the exterior appearance of a single family detached dwelling may be permitted one (1) sign, either building-mounted or freestanding. Such sign shall not exceed six (6) square feet in area.
  - (1) If building-mounted, such sign shall not exceed a height of ten (10) feet above grade.
  - (2) If freestanding, such sign shall not exceed a height of four (4) feet or be located closer than ten (10) feet to any lot line.
  
- N. Any other use located in structures that do not have the exterior appearance of a single family detached dwelling and uses which are predominantly outdoor uses such as golf courses, marinas and cemeteries may be permitted one (1) building-mounted sign and one (1) freestanding sign. No such sign shall exceed a sign area of twelve (12) square feet and the combined total sign area for a given use shall not exceed twenty (20) square feet.
  - (1) If building-mounted, such sign shall not exceed a height of twenty (20) feet above grade.
  - (2) A freestanding sign shall not exceed a height of ten (10) feet or be located closer than ten (10) feet to any lot line.

**12-209 Accessory Service Uses**

Accessory service uses as permitted by the provisions of Part 2 of Article 10 shall be permitted one (1) building-mounted sign not to exceed fifteen (15) square feet in area for all such uses in a given building. Such signs shall be calculated as part of the sign area permitted for the building by the provisions of this Article.

**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

### GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		