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## STAFF COMMENTS FOR PLANNING COMMISSION

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**MEETING DATE:** May 21, 2008

**SUBJECT:** PI-B080268, PI-B080269, PI-B080870 &  
PI-B080273

**TITLE:** Uncle Julio's (Rio Grande Café)

**REQUEST:** **Icon Sign & Sign Location Approval**  
Building Signage

**ADDRESS:** 231 Rio Boulevard

**ZONE:** MXD (Mixed Use Development)

**APPLICANT:** Danten Permit Service - Marie Wallace

**REPRESENTATIVE:** Uncle Julio's Corporation - Kevin Tallungan

**STAFF LIAISON:** Julia Boone, Planning Intern

**Enclosures:**

Staff Comments

Exhibits

Exhibit 1: Site Location Map

Exhibit 2: Applications

Exhibit 3: Building Elevations/Icon Sign facing Lake and Plaza (South & West)

Exhibit 4: Building Elevations/Sign facing I-270 (East)

Exhibit 5: Icon Sign (South Elevation)

Exhibit 6: Icon Sign (West Elevation)

Exhibit 7: Building Signs (East Elevation)

Exhibit 8: Notified Parties

## **STAFF COMMENTS**

### **I. BACKGROUND:**

An application has been filed requesting approval for two icon building signs and one building sign that does not face a public street nor has a public entrance. The subject property is located at 231 Rio Boulevard, Uncle Julio's Rio Grande Café, in the Washingtonian Center in the MXD (Mixed Use Development) zone (Exhibit #1).

The applicant is proposing to place a 20.98 square foot icon building sign at the corner of the west and north elevations, and a 10.56 square foot icon building sign on the south elevation. The applicant is also proposing to place a 22 square foot building sign on the east elevation, which does not have a public street nor has a public entrance.

The current signage was approved as a consent approval by the Planning Commission as W-1120(B) on April 26, 2000 with one condition, that signage on the east elevation (facing I-270) contain a maximum of 2'9" letters. The proposed signage on the east elevation meets this condition.

### **II. SCOPE OF REVIEW:**

The subject property is located in the MXD zone. Within this zoning district, staff is granted authority to approve building signs; however certain signage must be approved by the Planning Commission. §24-212(j), Icon Signs, of the City's Sign Ordinance states:

*"Signs using icons, including icons in the form of any person, animal, vegetable, fruit, product, or portion of any of the foregoing, may be allowed. Such sign shall require prior approval of the planning commission."*

Further, §24-212(c)(1), Building Signs, states:

*"...signage is limited to only those sides of a building that face a public street or have a public entrance, unless approved by the planning commission."*

The applicant must receive approval for the icon signs because the icon is in the form of a person. The east elevation sign must receive approval because it does not face a public street nor has a public entrance.

### **III. SITE PLAN ANALYSIS AND FINDINGS:**

#### **Site Characteristics.**

The subject property is a 7,752 square foot restaurant located in the Washingtonian Center. The restaurant is surrounded by the lake on the east, a plaza on the south, Rio Boulevard (a private street) on the west, and surface parking and I-270 to the north.

#### **Surrounding Land Use and Zoning.**

The property is located within the Washingtonian Center, which is classified as a mixed use center, where the majority of the uses are retail or restaurant.

#### **Site Plan Analysis.**

As previously stated this application is coming before the Planning Commission because of two icon building signs and the location of another building sign.

**South elevation:** This elevation, which faces the lake, will contain 54 square feet of staff approved signage. The applicant is proposing to place a 10.56 square foot icon building sign above the approved signage. The icon sign will have a ring of blue neon around the edge with a goose-neck light to illuminate the icon face. The icon sign requires approval of the Planning Commission.

**West elevation:** This elevation, which faces the plaza, will contain 54 square feet of staff approved signage. The applicant is proposing to place a 20.98 square foot double-faced icon building sign at the corner of Rio Boulevard (north side elevation) and the plaza (west side elevation). The icon sign will have a ring of blue neon around the edge with two downward facing external lights. The icon sign requires approval of the Planning Commission.

**North elevation:** No change.

**East elevation:** This elevation faces surface parking and I-270. The applicant is proposing to replace previously approved signage with 59.09 square feet of internally illuminated open face channel letter signage. This building elevation faces the private street, Rio Boulevard, and does not have a public entrance, requiring approval of the Planning Commission.

#### **Summary of Findings.**

In accordance with the City's Sign Ordinance, the Planning Commission must approve both the icon signs and the location of the east elevation building sign. Granting approval to the signs will not violate the sign ordinance or any other regulations with the City Code.

**IV. CONCLUSION:**

Staff recommends **TO GRANT PI-B080268, PI-B080269, PI-B080270 & PI-B080273, UNCLE JULIO SIGNAGE, ICON SIGN & SIGN LOCATION APPROVAL, FINDING IT TO BE IN COMPLAINE WITH SECTION 24-212 OF THE CITY CODE.**

# 231 Rio Boulevard

## Rio Grande Cafe

ProjectName.mxd • 11-Jan-2008 • zzz



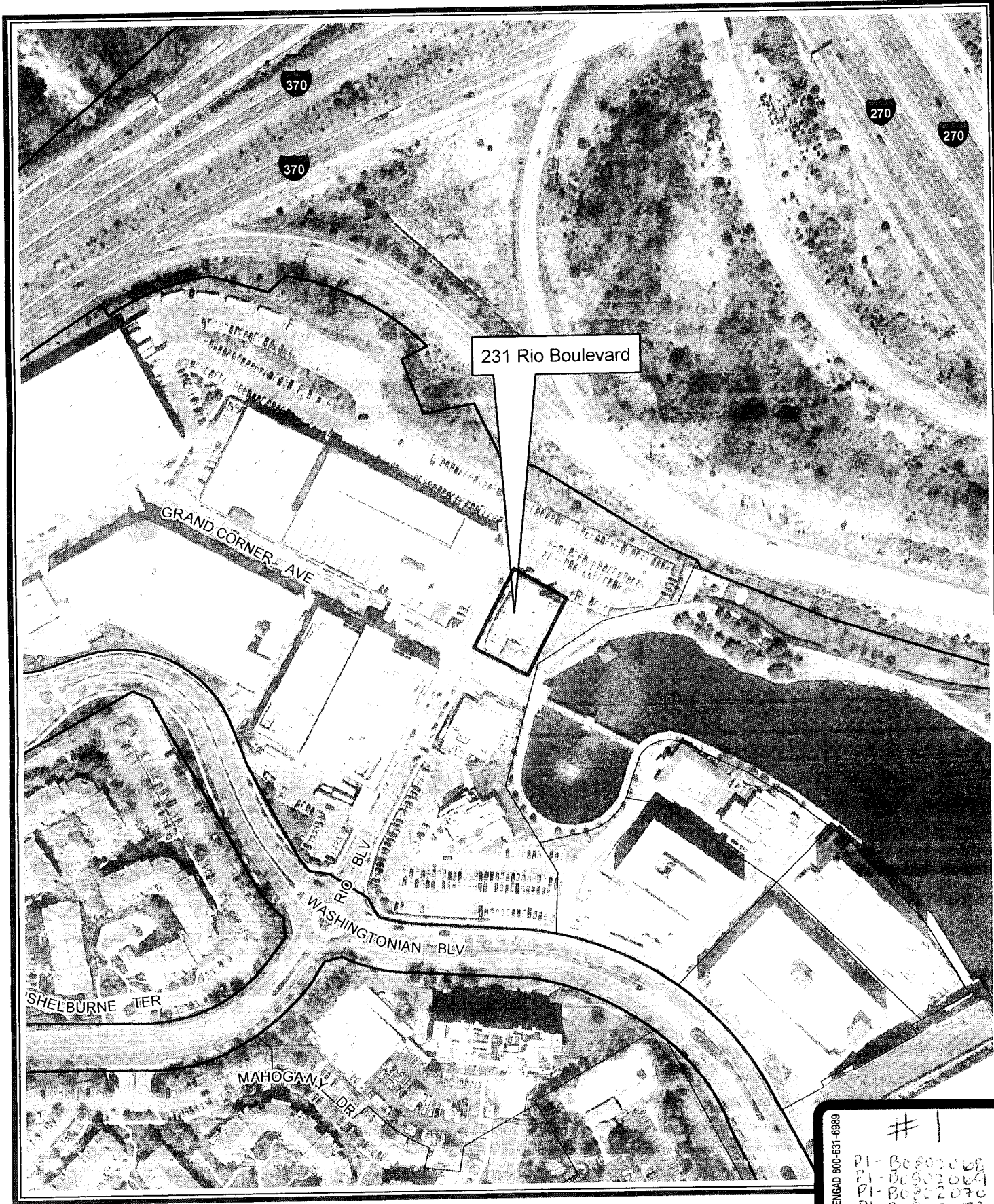
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MD State Plane  
HPGN NAD 83/91

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City of Gaithersburg  
Planning and Code Admin  
31 S Summit Ave  
Gaithersburg, MD 20877  
(301) 258-6330  
www.gaithersburgmd.gov



PENGAD 900-631-6989  
#1  
PI-B0802068  
PI-B0802069  
PI-B0802070  
PI-B0802073

# SIGN PERMIT APPLICATION

Application No. PI-BO80208  
 Date 4/15/08  
 Approvals:  
 Code \_\_\_\_\_ Date \_\_\_\_\_  
 Zoning \_\_\_\_\_ Date \_\_\_\_\_  
 HPAC \_\_\_\_\_ Date \_\_\_\_\_  
 HDC \_\_\_\_\_ Date \_\_\_\_\_  
 PC \_\_\_\_\_ Date \_\_\_\_\_  
 Fees:  
 Total Fee \_\_\_\_\_  
 Application Fee \_\_\_\_\_  
 Amount Due \_\_\_\_\_

In accordance with Chapter 24, Article IX, Section 24-160F, and Section 24-228 of the City Code

All information requested in this application must be answered completely.

### 1. SUBJECT PROPERTY

Street Address 231 Rio Boulevard, Gaithersburg, MD 20877  
Zone \_\_\_\_\_

### 2. APPLICANT

Name Marie L. Wallace t/a Danten Permit Service  
Street Address 142 Greenwood Creek Road Suite No. \_\_\_\_\_  
City Queenstown State MD Zip Code 21658  
Telephones: Work 410-827-7570 Home \_\_\_\_\_  
cell 410-980-6413

### 3. CONTRACTOR

Name Capitol Signs  
City Electrical License No. (if applicable) \_\_\_\_\_  
Street Address 11214 Howards Mill Road Suite No. \_\_\_\_\_  
City Glen Allen State VA Zip Code 23059  
Telephones: Work 804-749-3737 Daytime 804-514-7893

### 4. PROPERTY OWNER

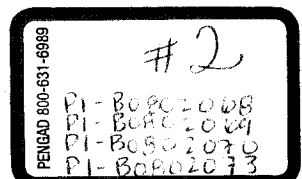
Name Washington Associates, LC c/o The Peterson Company ATTN: Jim Gavan  
Street Address 12500 Fairlakes Circle Suite No. 400  
City Fairfax State VA Zip Code 22033  
Telephones: Work 703-633-2695 Home cell 571-926-4442

### 5. BUSINESS OWNER/OCCUPANT

Business Name Uncle Julio's (Rio Grande Cafe)  
Business Owner's Name Robert Latham  
Business Owner's Address 1101 N. Union Bower Suite No. 160  
City Irving State TX Zip Code 75061  
Telephones: Work 972-554-6886 x 8907 Daytime \_\_\_\_\_

continued on reverse side

5/3/2009



7. PERMIT TYPE

- ELECTRIC Amps 4.5  NON-ELECTRIC
- TEMPORARY
  - A-Frame Sign
  - Banner
  - Construction Sign
  - Real Estate
  - Special Event
- PERMANENT
  - Monument
  - Perm/Re-face

8. PROJECT DETAIL INFORMATION

Square footage 37.09 Width 15' 11-3/8" Height 2'4" Number of faces 1  
 Total square footage of signage presently at site 0 Existing signs to be removed  
 Linear footage of tenant space (entrance) 126  
 Linear footage of entire building facing a public street \_\_\_\_\_  
 Exact sign location East Elevation  
 Exact wording on sign Uncle Julio's  
 Material(s) of sign Aluminum/plexiglas  
 Color(s) of sign Red  
 Setback \_\_\_\_\_ Height above grade 24  
 Free standing?  Yes  No  
 In Olde Towne/Central business District? (see attached)  Yes  No  
 Historic District? (see attached)  Yes  No

SUBMISSION REQUIREMENTS

1. Two copies of sign drawing indicating dimensions, shape, materials, and description of the face with lighting detail.
2. One copy of the site plan showing the location of the sign on the property/building.
3. Application Fee. (See fee schedule.)

ADDITIONAL INFORMATION

1. All electrical work must be completed by an electrician currently licensed by the City of Gaithersburg.
2. All electrical signs must have a valid "UL Label" and cut-off switch.
3. All signs in the Historic District or on a designated historic site must also complete a separate application for Historic District Commission (HDC) review.
4. All sign permits for properties within the Olde Towne geographical district are subject to review and approval by the Olde Towne Planner.

I hereby certify that I have read and examined this application and that all statements are true and correct. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate the provisions of any other state or local law regulating construction or the performance of construction.

Applicant's Name (please print) Marie L. Wallace  
 Applicant's Signature Marie L. Wallace Date 4/9/08  
 Daytime Telephone Number 410-980-6413  
 Property Owner's Signature (required) [Signature] Date 2/27/08  
For the Peterson-Companes  
as Agent for Washington  
Associates, LC 5/1/2010

# SIGN PERMIT APPLICATION

In accordance with Chapter 24, Article IX, Section 24-160F, and Section 24-228 of the City Code

All information requested in this application must be answered completely.

Application No.	PF-B080269
Date	4-10-08
Approvals:	
Code	_____ Date _____
Zoning	_____ Date _____
HPAC	_____ Date _____
HDC	_____ Date _____
PC	_____ Date _____
Fees:	
Total Fee	110
Application Fee	_____
Amount Due	_____

### 1. SUBJECT PROPERTY

Street Address 231 Rio Boulevard, Gaithersburg, MD 20877  
Zone \_\_\_\_\_

### 2. APPLICANT

Name Marie L. Wallace t/a Danten Permit Service Suite No. \_\_\_\_\_  
Street Address 142 Greenwood Creek Road State MD Zip Code 21658  
City Queenstown Home \_\_\_\_\_  
Telephones: Work 410-827-7570  
                  cell 410-980-6413

### 3. CONTRACTOR

Name Capitol Signs  
City Electrical License No. (if applicable) \_\_\_\_\_ Suite No. \_\_\_\_\_  
Street Address 11214 Howards Mill Road State VA Zip Code 23069  
City Glen Allen Daytime 804-514-7893  
Telephones: Work 804-749-3737

### 4. PROPERTY OWNER

Name Washington Associates, LC c/o The Peterson Company ATTN: Jim Gavan Suite No. 400  
Street Address 12500 Fairlakes Circle State VA Zip Code 22033  
City Fairfax Home cell 571-926-4442  
Telephones: Work 703-633-2695

### 5. BUSINESS OWNER/OCCUPANT

Business Name Uncle Julio's (Rio Grande Cafe) Suite No. 160  
Business Owner's Name Robert Latham Zip Code 75061  
Business Owner's Address 1101 N. Union Bower State TX  
City Irving Daytime \_\_\_\_\_  
Telephones: Work 972-554-6886 x 8907

7. PERMIT TYPE

- ELECTRIC Amps 2.0  NON-ELECTRIC
- TEMPORARY
  - A-Frame Sign
  - Banner
  - Construction Sign
  - Real Estate
  - Special Event
- PERMANENT
  - Monument
  - Perm/Re-face

8. PROJECT DETAIL INFORMATION

Square footage 22' Width 11' Height 2' Number of faces 1  
 Total square footage of signage presently at site 0 Existing signs to be removed  
 Linear footage of tenant space (entrance) 126  
 Linear footage of entire building facing a public street \_\_\_\_\_  
 Exact sign location East Elevation  
 Exact wording on sign Rio Grande Cafe  
 Material(s) of sign Aluminum/plexiglas  
 Color(s) of sign Blue & yellow  
 Setback \_\_\_\_\_ Height above grade 18'  
 Free standing?  Yes  No  
 In Olde Towne/Central business District? (see attached)  Yes  No  
 Historic District? (see attached)  Yes  No

SUBMISSION REQUIREMENTS

1. Two copies of sign drawing indicating dimensions, shape, materials, and description of the face with lighting detail.
2. One copy of the site plan showing the location of the sign on the property/building.
3. Application Fee. (See fee schedule.)

ADDITIONAL INFORMATION

1. All electrical work must be completed by an electrician currently licensed by the City of Gaithersburg.
2. All electrical signs must have a valid "UL Label" and cut-off switch.
3. All signs in the Historic District or on a designated historic site must also complete a separate application for Historic District Commission (HDC) review.
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Applicant's Name (please print) Marie L. Wallace  
 Applicant's Signature Marie L. Wallace Date 4/9/08  
 Daytime Telephone Number \_\_\_\_\_  
 Property Owner's Signature (required) [Signature] Date 2/27/09  
for the Peterson-Companies  
as Agent for Washington  
Associates, LC 5/1/2008

# SIGN PERMIT APPLICATION

In accordance with Chapter 24, Article IX, Section 24-160F, and Section 24-228 of the City Code

All information requested in this application must be answered completely.

Application No.	PE-15080270
Date	4/16/08
Approvals:	
Code	_____ Date _____
Zoning	_____ Date _____
HPAC	_____ Date _____
HDC	_____ Date _____
PC	_____ Date _____
Fees:	
Total Fee	110 due
Application Fee	_____
Amount Due	_____

### 1. SUBJECT PROPERTY

Street Address 231 Rio Boulevard, Gaithersburg, MD 20877  
Zone \_\_\_\_\_

### 2. APPLICANT

Name Marie L. Wallace t/a Danten Permit Service Suite No. \_\_\_\_\_  
Street Address 142 Greenwood Creek Road State MD Zip Code 21658  
City Queenstown Home \_\_\_\_\_  
Telephones: Work 410-827-7570  
cell 410-980-6413

### 3. CONTRACTOR

Name Capitol Signs  
City Electrical License No. (if applicable) \_\_\_\_\_ Suite No. \_\_\_\_\_  
Street Address 11214 Howards Mill Road State VA Zip Code 23059  
City Glen Allen Daytime 804-514-7893  
Telephones: Work 804-749-3737

### 4. PROPERTY OWNER

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City Fairfax Home cell 571-926-4442  
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Business Owner's Name Robert Latham State TX Zip Code 75061  
Business Owner's Address 1101 N. Union Bower  
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Telephones: Work 972-554-6886 x 8907

7. PERMIT TYPE

- ELECTRIC Amps 2.0  NON-ELECTRIC
- TEMPORARY
  - A-Frame Sign
  - Banner
  - Construction Sign
  - Real Estate
  - Special Event
- PERMANENT
  - Monument
  - Perm/Re-face

8. PROJECT DETAIL INFORMATION

Square footage 10.56 Width 3'3" Height 3'3" Number of faces 1  
 Total square footage of signage presently at site 0 Existing signs to be removed  
 Linear footage of tenant space (entrance) 126  
 Linear footage of entire building facing a public street \_\_\_\_\_  
 Exact sign location South Elevation  
 Exact wording on sign Logo (face)  
 Material(s) of sign Aluminum/plexiglas)  
 Color(s) of sign Black/white  
 Setback \_\_\_\_\_ Height above grade 21  
 Free standing?  Yes  No  
 In Olde Towne/Central business District? (see attached)  Yes  No  
 Historic District? (see attached)  Yes  No

SUBMISSION REQUIREMENTS

- Two copies of sign drawing indicating dimensions, shape, materials, and description of the face with lighting detail.
- One copy of the site plan showing the location of the sign on the property/building.
- Application Fee. (See fee schedule.)

ADDITIONAL INFORMATION

- All electrical work must be completed by an electrician currently licensed by the City of Gaithersburg.
- All electrical signs must have a valid "UL Label" and cut-off switch.
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- All sign permits for properties within the Olde Towne geographical district are subject to review and approval by the Olde Towne Planner.

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Applicant's Name (please print) Marie L. Wallace  
 Applicant's Signature Marie L. Wallace Date 4/9/08  
 Daytime Telephone Number 410-980-6413  
 Property Owner's Signature (required) [Signature] Date 2/27/08  
For the Petrosak-Comprines  
as Agent for Washington  
Associates, LC

# SIGN PERMIT APPLICATION

In accordance with Chapter 24, Article IX, Section 24-160F, and Section 24-228 of the City Code

All information requested in this application must be answered completely.

Application No.	PI-0080273
Date	4-10-08
Approvals:	
Code	_____ Date _____
Zoning	_____ Date _____
HPAC	_____ Date _____
HDC	_____ Date _____
PC	_____ Date _____
Fees:	
Total Fee	110 due
Application Fee	_____
Amount Due	_____

### 1. SUBJECT PROPERTY

Street Address 231 Rio Boulevard, Gaithersburg, MD 20877  
Zone \_\_\_\_\_

### 2. APPLICANT

Name Marie L. Wallace t/a Danten Permit Service  
Street Address 142 Greenwood Creek Road Suite No. \_\_\_\_\_  
City Queenstown State MD Zip Code 21658  
Telephones: Work 410-827-7570 Home \_\_\_\_\_  
cell 410-980-6413

### 3. CONTRACTOR

Name Capitol Signs  
City Electrical License No. (if applicable) \_\_\_\_\_  
Street Address 11214 Howards Mill Road Suite No. \_\_\_\_\_  
City Glen Allen State VA Zip Code 23059  
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Business Owner's Name Robert Latham  
Business Owner's Address 1101 N. Union Bower Suite No. 160  
City Irving State TX Zip Code 75061  
Telephones: Work 972-554-6886 x 8907 Daytime \_\_\_\_\_

7. PERMIT TYPE

- ELECTRIC Amps 2.0  NON-ELECTRIC
- TEMPORARY
  - A-Frame Sign
  - Banner
  - Construction Sign
  - Real Estate
  - Special Event
- PERMANENT
  - Monument
  - Perm/Re-face

8. PROJECT DETAIL INFORMATION

Square footage 20.98 Width 4' 7-1/4" Height 4' 7-1/4" Number of faces 1  
 Total square footage of signage presently at site 0 Existing signs to be removed  
 Linear footage of tenant space (entrance) 126  
 Linear footage of entire building facing a public street \_\_\_\_\_  
 Exact sign location West Elevation  
 Exact wording on sign Logo (face)  
 Material(s) of sign Aluminum/plexiglas)  
 Color(s) of sign Black/white  
 Setback \_\_\_\_\_ Height above grade 21  
 Free standing?  Yes  No  
 In Olde Towne/Central business District? (see attached)  Yes  No  
 Historic District? (see attached)  Yes  No

SUBMISSION REQUIREMENTS

1. Two copies of sign drawing indicating dimensions, shape, materials, and description of the face with lighting detail.
2. One copy of the site plan showing the location of the sign on the property/building.
3. Application Fee. (See fee schedule.)

ADDITIONAL INFORMATION

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2. All electrical signs must have a valid "UL Label" and cut-off switch.
3. All signs in the Historic District or on a designated historic site must also complete a separate application for Historic District Commission (HDC) review.
4. All sign permits for properties within the Olde Towne geographical district are subject to review and approval by the Olde Towne Planner.

I hereby certify that I have read and examined this application and that all statements are true and correct. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate the provisions of any other state or local law regulating construction or the performance of construction.

Applicant's Name (please print) Marie L. Wallace  
 Applicant's Signature Marie L. Wallace Date 4/9/08  
 Daytime Telephone Number 410-980-6413  
 Property Owner's Signature (required) [Signature] Date 2/27/09  
for the Peterson-Companies  
as Agent for Washington  
Associates, LC

I HAVE CAREFULLY REVIEWED AND HEREBY ACCEPT THE DRAWING(S) AS SHOWN. I REALIZE THAT ANY CHANGES TO THESE DESIGNS MADE BEFORE OR AFTER PRODUCTION MAY ALTER THE CONTRACT PRICE. ALL CHANGES MUST BE IN WRITING AND APPROVED BY BOTH PARTIES PRIOR TO PRODUCTION.

SIGNATURE & DATE

THE CUSTOM ARTWORK DEPICTED HEREIN IS FOR REPRESENTATIONAL PURPOSES ONLY AND MAY NOT EXACTLY MATCH THE COLORS OF THE MATERIALS PROPOSED FOR USAGE.



ELECTRIC SIGNS PRODUCED AT IMAGE WORKS CONFORM TO UL 48 STANDARDS AND DISPLAY THE UNDERWRITERS LABORATORIES LABEL.

ALL ONSITE PRIMARY ELECTRICAL CONNECTIONS BY OTHERS.

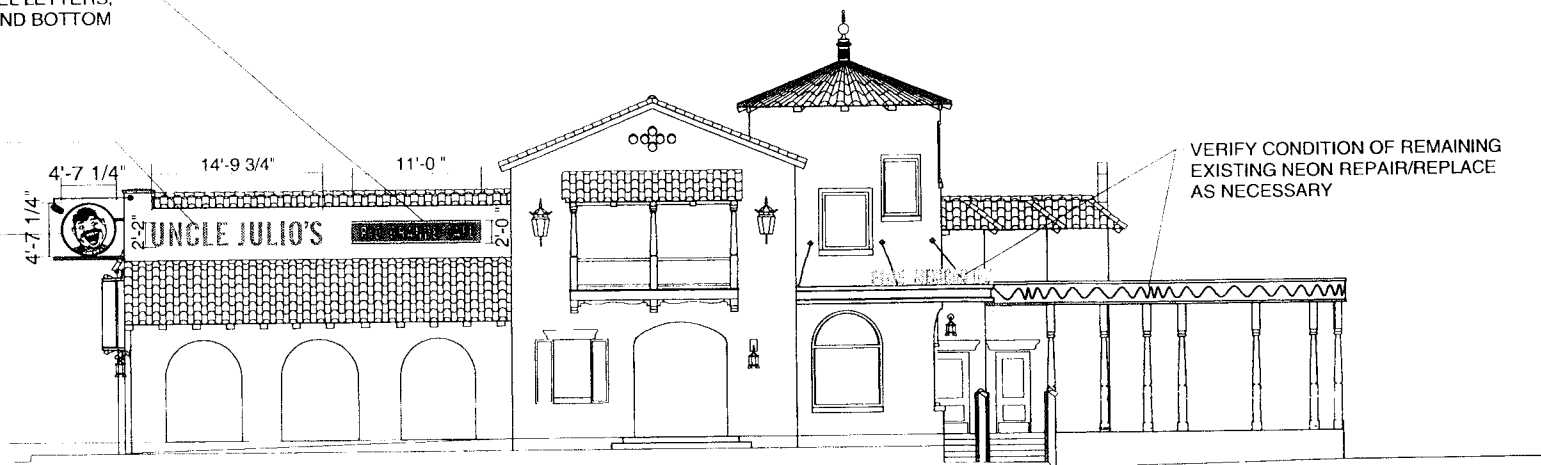
DATE	REVISION DESCRIPTION	DESIGNER
1.23.08	REVISE ARTWORK, SPEC, DIMENSIONS, QTY	WAM
2.18.08	REMOVE EXPOSED NEON FROM ARCHES	WAM
4.24.08	REVISE SIGN STAR FLOOD LIGHT MOUNTING LOCATION	WAM

SIGN CABINET WITH OPEN FACE CHANNEL LETTERS, 15MM EXPOSED NEO BLUE NEON, TOP AND BOTTOM

OPEN FACED CHANNEL LETTERS W/ 15mm CLEAR RED NEON

EXTERNALLY ILLUMINATED SIGN WITH VINYL GRAPHICS, EXPOSED 15mm NEO BLUE NEON

VERIFY CONDITION OF REMAINING EXISTING NEON REPAIR/REPLACE AS NECESSARY



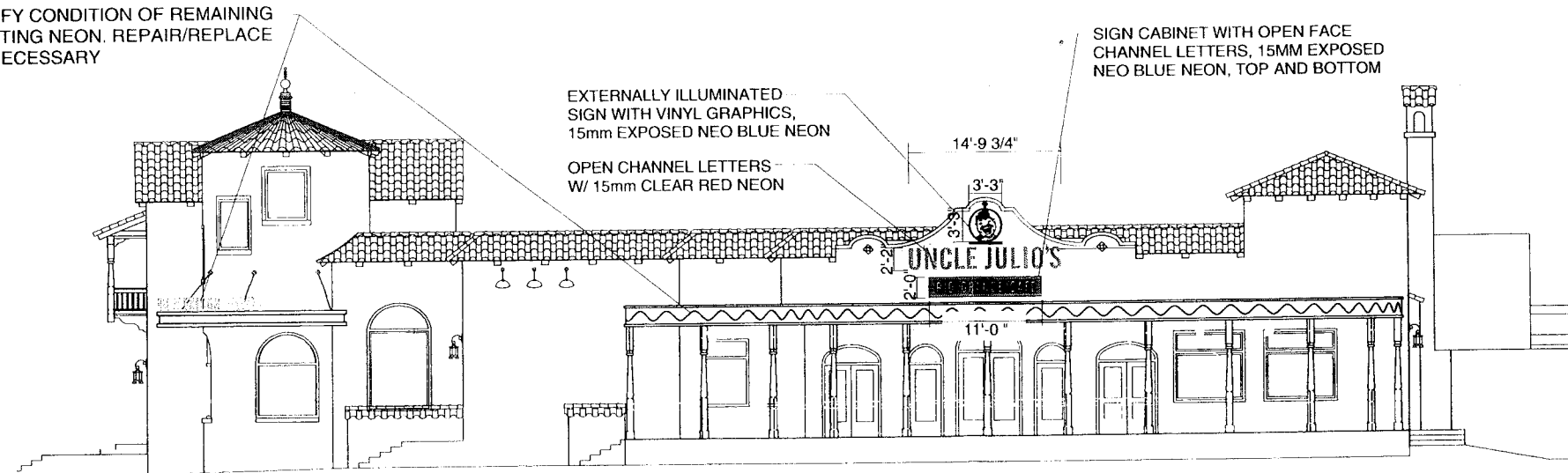
WEST ELEVATION SHOWING PROPOSED SIGNAGE

VERIFY CONDITION OF REMAINING EXISTING NEON. REPAIR/REPLACE AS NECESSARY

EXTERNALLY ILLUMINATED SIGN WITH VINYL GRAPHICS, 15mm EXPOSED NEO BLUE NEON

OPEN CHANNEL LETTERS W/ 15mm CLEAR RED NEON

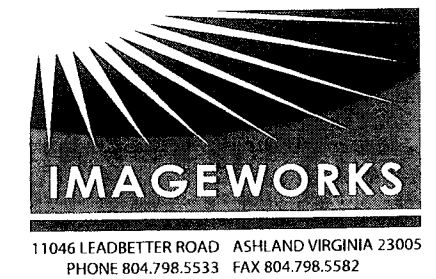
SIGN CABINET WITH OPEN FACE CHANNEL LETTERS, 15MM EXPOSED NEO BLUE NEON, TOP AND BOTTOM



SOUTH ELEVATION SHOWING PROPOSED SIGNAGE

- NOTES:
1. ALL NEW SIGNAGE TO HAVE NEW LAMPS INSTALLED
  2. CAP ALL EXISTING UNUSED ELECTRICAL CONNECTIONS.
  3. PATCH AND PAINT ALL AREAS AFFECTED BY NEW SIGNAGE WORK.
  4. ALL REMOVED SIGNAGE TO BE DISPOSED OF BY CONTRACTOR.

5. ALL SIGNAGE TO BE ON TIMERS. VERIFY CONDITION OF EXISTING TIMERS FOR RE-USE.
6. VERIFY CONDITION OF EXISTING SIGNAGE. REPAIR OR REPLACE AS NEEDED.



UNCLE JULIO'S CLIENT  
 GAITHERSBURG, MD LOCATION  
 JIMMIE JONES SALE REPRESENTATIVE  
 WAM DESIGNER  
 12.31.07 DATE PREPARED  
 1/16" = 1'-0" SCALE  
 UNCLE-JO-GAITHERSBURG-01 PROJECT ID  
 ELE 1 R3

#3  
 PI-8080205  
 PI-8080209  
 PI-8080270  
 PI-8080273

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I HAVE CAREFULLY REVIEWED AND HEREBY ACCEPT THE DRAWING(S) AS SHOWN. I REALIZE THAT ANY CHANGES TO THESE DESIGNS MADE BEFORE OR AFTER PRODUCTION MAY ALTER THE CONTRACT PRICE. ALL CHANGES MUST BE IN WRITING AND APPROVED BY BOTH PARTIES PRIOR TO PRODUCTION.

SIGNATURE & DATE

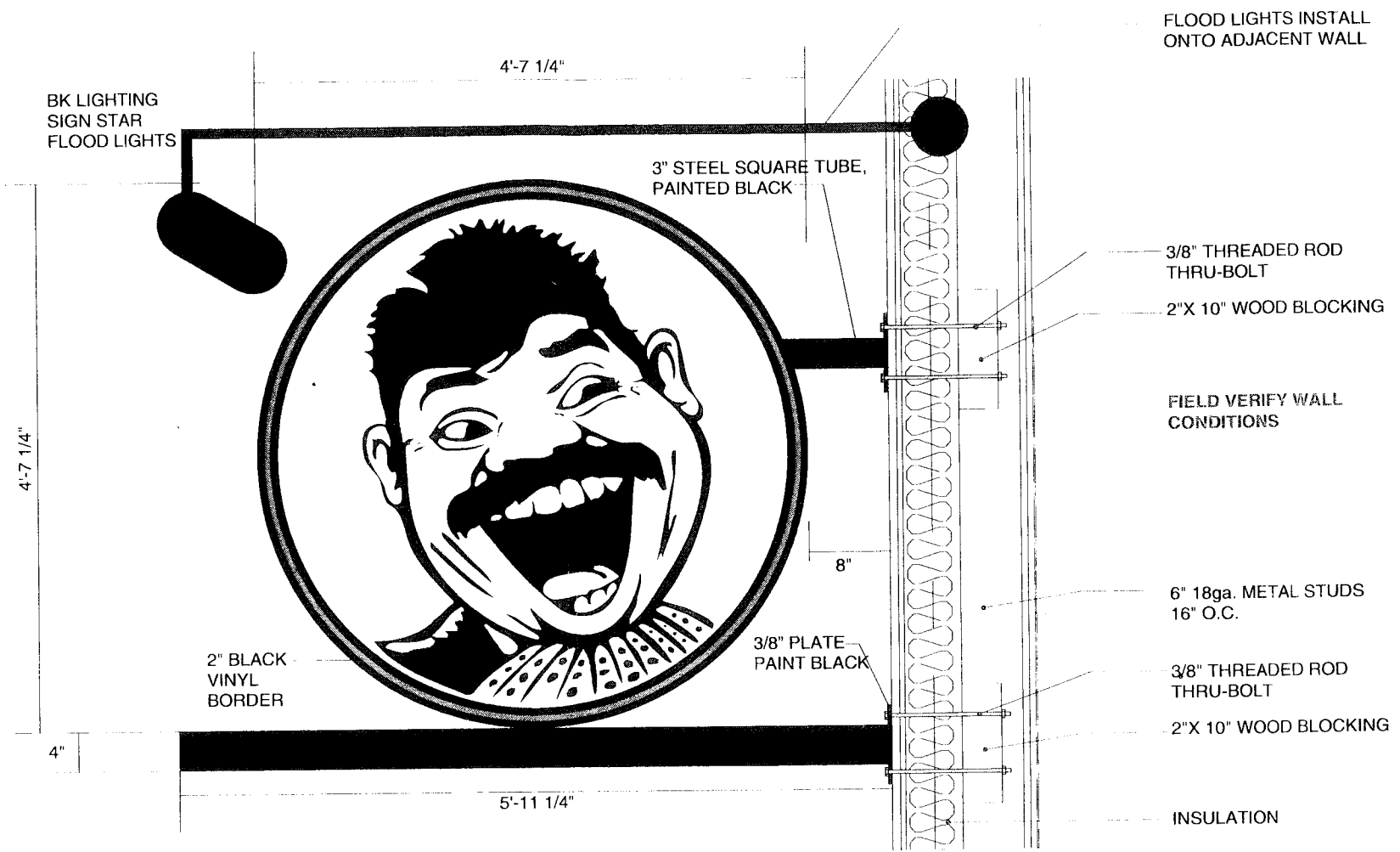
THE CUSTOM ARTWORK DEPICTED HEREIN IS FOR REPRESENTATIONAL PURPOSES ONLY AND MAY NOT EXACTLY MATCH THE COLORS OF THE MATERIALS PROPOSED FOR USAGE.



ELECTRIC SIGNS PRODUCED AT IMAGE WORKS CONFORM TO UL 48 STANDARDS AND DISPLAY THE UNDERWRITERS LABORATORIES LABEL.

ALL ONSITE PRIMARY ELECTRICAL CONNECTIONS BY OTHERS.

DATE	REVISION DESCRIPTION	DESIGNER
1.23.08	REVISE NEON SPEC, NEON PLACEMENT	WAM
2.8.08	ADD WALL SECTION, MOUNTING DETAIL	WAM
4.24.08	REVISE MTG. REVISE TO EXTERNALLY ILLUM. ADD SIGN STAR FLOOD LIGHTS	WAM
4.24.08	REVISE SIGN STAR FLOOD LIGHT MOUNTING LOCATION	WAM



FLOOD LIGHTS INSTALL ONTO ADJACENT WALL

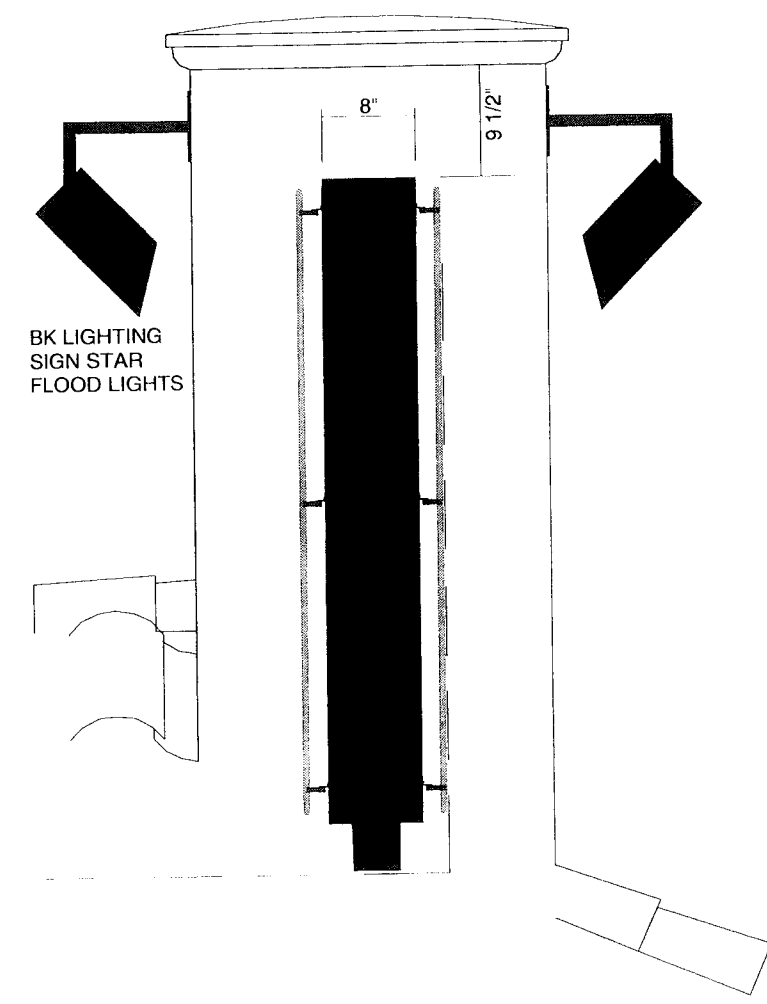
3/8" THREADED ROD THRU-BOLT  
2"X 10" WOOD BLOCKING

FIELD VERIFY WALL CONDITIONS

6" 18ga. METAL STUDS 16" O.C.

3/8" THREADED ROD THRU-BOLT  
2"X 10" WOOD BLOCKING

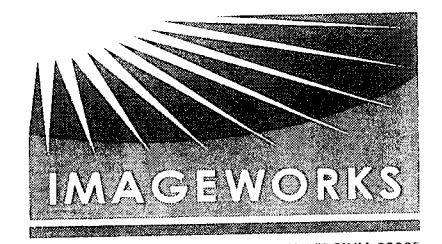
INSULATION



END VIEW

**D/F EXTERNALLY ILLUMINATED BLADE SIGN WITH EXPOSED NEON AND FLOOD LIGHTS**

FABRICATED ALUMINUM SIGN WITH .125" ALUMINUM FACE, GRAPHICS ON FACE ARE FIRST SURFACE VINYL 3M #7725-12 BLACK  
-15mm EXPOSED NEO BLUE NEON MOUNT TO FACE  
-EXTERNALLY ILLUMINATED WITH (2) BK LIGHTING SIGN STAR FLOOD LIGHTS  
**(1) REQUIRED**



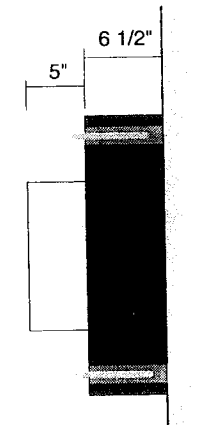
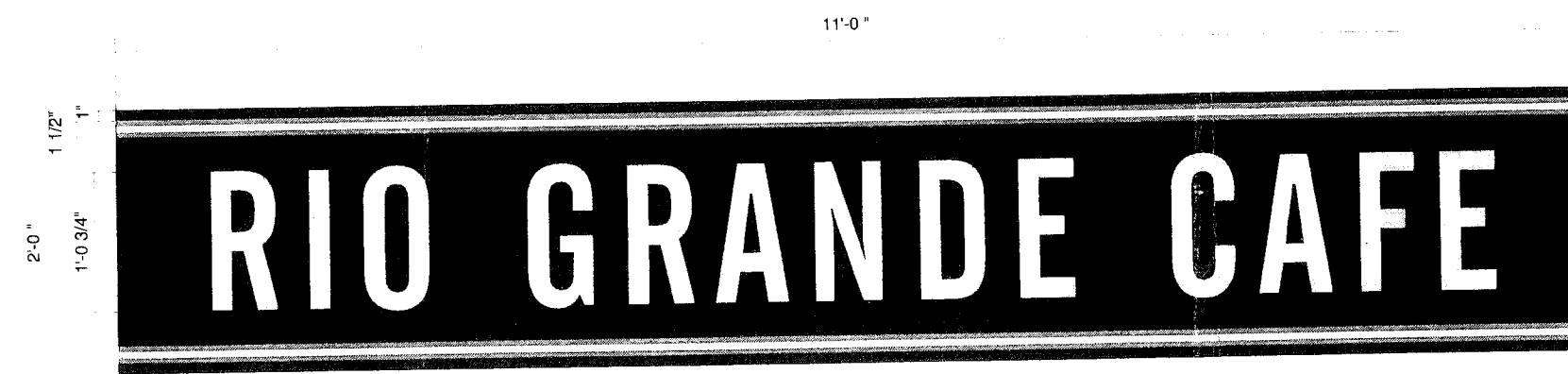
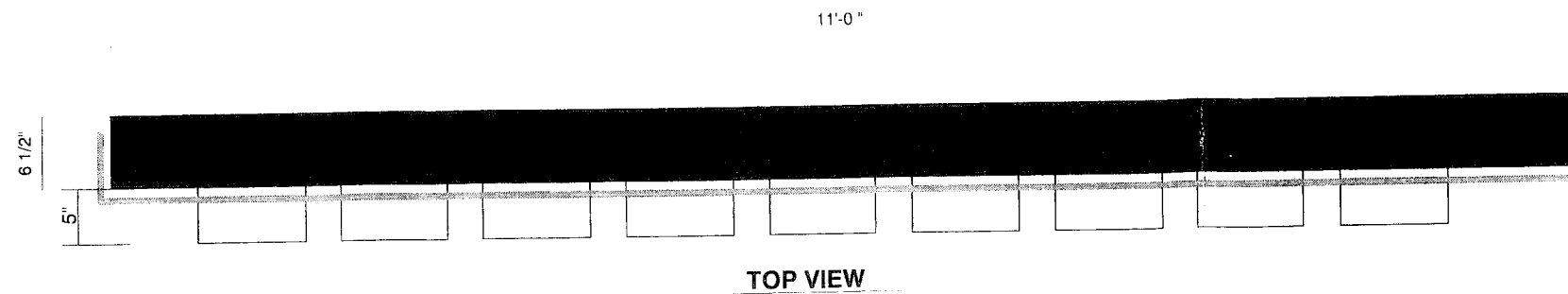
11046 LEADBETTER ROAD ASHLAND VIRGINIA 23005  
PHONE 804.798.5533 FAX 804.798.5582

UNCLE JULIO'S CLIENT  
GAITHERSBURG, MD LOCATION  
JIMMIE JONES SALE REPRESENTATIVE  
GKB DESIGNER  
1.11.08 DATE PREPARED  
3/4" = 1'-0" SCALE  
UNCLE-JO-GAITHERSBURG-01 PROJECT ID  
B R4

#6  
PI-8080268  
PI-8080269  
PI-8080270  
PI-8080273

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**INTERNALLY ILLUMINATED WALL SIGN WITH EXPOSED NEON** 22 SQ. FT.

FABRICATED ALUMINUM CABINET PAINTED PMS 266C WITH .125" ROUTED ALUMINUM FACE,  
 -OPEN FACE CHANNEL LETTERS PAINTED PMS 116C YELLOW, WITH 15mm YELLOW  
 SINGLE STROKE NEON, 200 HOUSINGS.  
 INSIDE OF LETTER AND TUBE SUPPORTS PAINTED PMS 116C YELLOW

-15mm EXPOSED NEO BLUE NEON TOP AND BOTTOM, TO WRAP ONTO FILLER WITH 1 1/2" FIRST SURFACE VINYL  
 BACKGROUND 3M 3630-337 PROCESS BLUE, GLASS HOUSINGS  
 (3) REQUIRED

I HAVE CAREFULLY REVIEWED AND HEREBY ACCEPT THE DRAWING(S) AS SHOWN. I REALIZE THAT ANY CHANGES TO THESE DESIGNS MADE BEFORE OR AFTER PRODUCTION MAY ALTER THE CONTRACT PRICE. ALL CHANGES MUST BE IN WRITING AND APPROVED BY BOTH PARTIES PRIOR TO PRODUCTION.

SIGNATURE & DATE

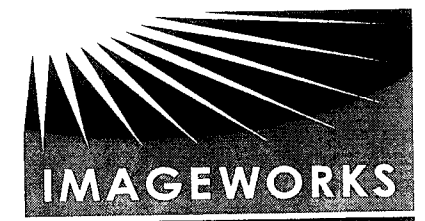
THE CUSTOM ARTWORK DEPICTED HEREIN IS FOR REPRESENTATIONAL PURPOSES ONLY AND MAY NOT EXACTLY MATCH THE COLORS OF THE MATERIALS PROPOSED FOR USAGE.



ELECTRIC SIGNS PRODUCED AT IMAGE WORKS CONFORM TO UL 48 STANDARDS AND DISPLAY THE UNDERWRITERS LABORATORIES LABEL.

ALL ONSITE PRIMARY ELECTRICAL CONNECTIONS BY OTHERS.

DATE	REVISION DESCRIPTION	DESIGNER
1.23.08	REVISE ARTWORK, SPEC. DIMENSIONS	WAM
3.19.08	REVISE SIGN TO HAVE OPEN FACE CHANNEL LETTERS, REDUCE SIGN DEPTH	WAM



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 1.11.08 DATE PREPARED  
 3/4" = 1'-0" SCALE  
 UNCLE-JO-GAITHERSBURG-01 PROJECT ID  
 WS 1 R2 DRAWING IDENTIFICATION

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ROBERT LATHAM  
UNCLE JULIO'S  
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IRVING TX 75061

MAIRE WALLACE  
DANTEN PERMIT SERVICE  
142 GREENWOOD CREKK ROAD  
QUEENSTOWN MD 21658

CAPITOL SIGNS  
11214 HOWARD MILLS ROAD  
GLEN ALLEN VA 23059

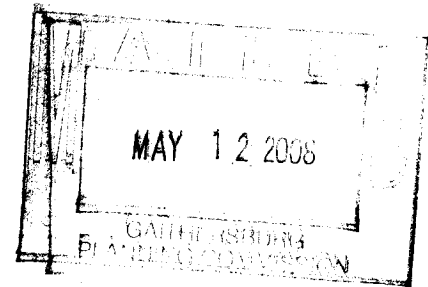
MID-ATLANTIC PETROLEUM PROP LLC  
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*PI-B080268-270, 273 - Uncle Julio's*

*PC Tent. Agenda for 21-May-08 PC Mtg.*