

# ETON COURT CONDOMINIUM

October 15, 2020

US Commission of Fine Arts  
401 F Street NW  
Washington DC 20001

**RE: Eton Court Canopy**

Dear Sirs:

We would like to replace the canopy material at Eton Court Condominium. The canopy frame will remain unchanged, only the covering will change.

I have enclosed the spec sheet from the vendor including the dimensions of the canopy and lettering, material and color sheet from the manufacturer, photos, dimensions, and maps.

I have also enclosed the Eton Court sign plan for all retail tenant signs. The sign plan has been approved by the condominium board, which has approval rights on all exterior portions of the project. The sign plan includes the residential awning as part of the plan. In addition to approving our canopy, we are seeking OGB approval for the sign plan.

Please let me know if you need any additional information or if this is sufficient for the next OGB meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Mallios', with a stylized, sweeping initial 'P'.

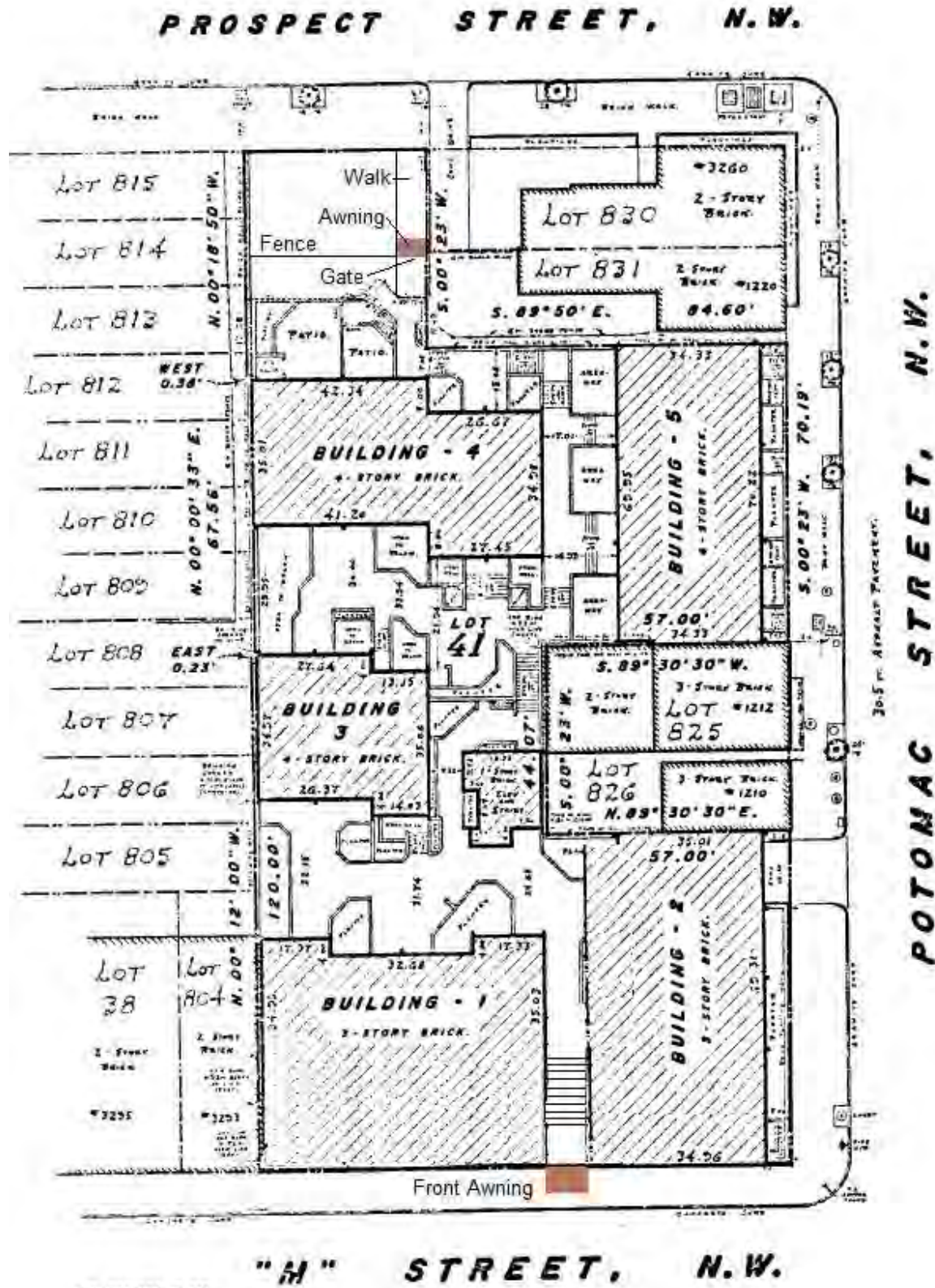
Peter Mallios  
President

# ETON COURT LOCATION MAP



ETON COURT

Site Plan Showing Awnings



FRONT CANOPY PICTURES



REAR CANOPY PICTURES



**Capital Canopies, Inc.**

9300 D'Arcy Road, Suite F  
 Upper Marlboro, MD 20774  
 (301) 772-7322 Phone  
 (301) 341-9184 Fax

**PROPOSAL**

Page No. 1 of 1 Page  
 JOB NAME: Eton Court Condos  
 LOCATION: 3200 Prospect Street, NW Washington, DC  
 PHONE NO: 301-908-3745 DATE: 9/21/2020

**TO: Chatel Real Estate**  
**1929 18<sup>th</sup> Street, NW**  
**Washington, DC 20009**  
**Attn: Bobby**

We hereby submit specifications and estimates for: the fabrication and installation of two (2) new covers for the existing shed style canopies ~ one for the front entrance that is approximately 6'-4" wide with 3'-0" projection x 6'-6" and one (1) for the rear entrance that is approximately 5'-2" wide with 2'-6" projection x 2'-7" tall. The new covers will be fabricated using 15 oz. vinyl laminated polyester "Coastline Plus" fabric, pattern #CP2705 Cork Brown as selected. **ETON** will appear on the front and both side balances of the front entrance canopy and on the front valance only of the rear entrance canopy. The name will appear in white, using Arial Bold style letters, 10 inches tall on the front canopy and 4 inches tall on the rear canopy. It is understood that we will need to bring the canopies in to apply the new covers. The canopies will be off site for approximately one week during this process.

It is understood that permits are by others. It is understood that shop drawing certification with stamp and seal by a Professional Engineer is not included in the contract amount and will be provided at an additional cost if requested. We guarantee that all work performed, and all materials and equipment furnished are guaranteed against defects in material and workmanship for a period of one (1) year from the substantial completion date. Fabrics carry a separate warranty from the manufacturer.

Delivery time will be quoted upon receipt of initial deposit; current delivery is 6 to 8 weeks for fabrication and installation following receipt of signed contract and deposit.

**WE PROPOSE** hereby to furnish material and labor – in accordance with these specifications for the sum of: Two thousand two hundred two dollars & 68/100 (\$2,202.68 including tax) payable as follows: one half deposit with contract, balance upon completion.

Authorized

Signature: *Holly M. Warner*  
**Holly M. Warner**

**NOTE:** This proposal may be withdrawn  
 by us if not accepted within 30 days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

**ACCEPTANCE OF PROPOSAL** – The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. There is a 20% fee for cancellation in addition to any fees that have been paid for certified shop drawings, permits, plan assembly, etc. Payment will be made as outlined above. If customer fails to pay balance upon installation, an interest charge of 1.5% per month may be applied to unpaid balance. All installations remain the property of Capital Canopies, Inc. until complete final payment has been received. If that payment is not received, customer grants permission to enter the property for removal of the canopies. In the event a lawyer or collection agency is used, customer agrees to pay all collection costs, including court costs, fines and reasonable attorney fees. We understand and authorize Capital Canopies, Inc. to use photographic images of the subject canopies, banners, balcony panels and awnings installed on the subject properties. We release our right to the photographs and allow use of the images for informational and commercial uses.

**Signature & Date:**

# Front Canopy Specs

Attachment Points - X

6'-6"  
1'-0"  
3'-0"  
6'-4"

### FRONT ENTRANCE

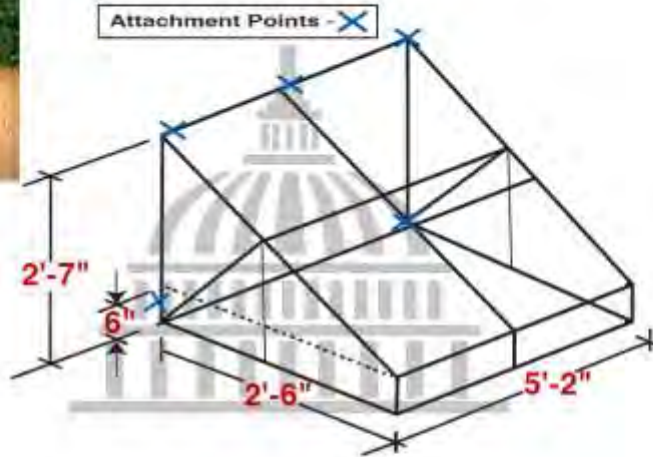
<b>Capital Canopies, Inc.</b>	
JOB: Eton Court Condos	
FRAME: 1" X 1"	FRAME COLOR: MILL
FABRIC: CP2705 Cork Brown	LETTERING: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DRAWN BY: AW	DATE: 9/21/20
APPD BY:	

ETON = 10 inches tall on front & both side valances, Arial Bold Style, in White

**857205**  
CP2705 CORK BROWN

© Copyright 2013 Capital Canopies, Inc. All Rights Reserved.

# Rear Canopy Specs



## REAR ENTRANCE

### Capital Canopies, Inc.

JOB: Eton Court Condos	
FRAME: 1" X 1"	FRAME COLOR: MILL
FABRIC: CP2705 Cork Brown	LETTERING: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DRAWN BY: AW	DATE: 9/21/20
APPD BY:	

ETON = 4 inches tall on front valance  
 Arial Bold Style, in White



857205  
 CP2705-CORK BROWN

© Copyright 2013 Capital Canopies, Inc. All Rights Reserved.



# Webblon® Coast Line PLUS®

62" wide / 15 oz. per square yard (weight varies slightly from color to color)

Coastline Plus awning fabric is a high performance PVC composite. It features a strong polyester base fabric, with manageable weight for excellent dimensional stability. The top surface is treated with the Rain Kleen® finish for color retention and prolonged fabric life. Coastline Plus is UV, water and mildew resistant. It is also heat-sealable for a strong, waterproof and airtight seal, and it accepts a variety of graphics including pressure sensitive graphics. Made in the USA and backed by a 5-year limited warranty.

Coastline Plus is available in solids, complement solids, linen-backed solids and select stripe patterns. It is extra strong, with manageable weight for superior resistance to sag and stretch.

Flame resistance meets or exceeds the standards of California State Fire Marshal, NFPA-701 TM2, and ASTM E-84 Class A flame spread.

**857290**  
CP2790 SAIL WHITE



**857213**  
CP2713 SUNSET ORANGE  
PREMIUM



**857212**  
CP2712 DEEPSSEA BLUE



**857230**  
CP2730 SUNRISE SAFFRON  
PREMIUM



**857233**  
CP2733 SHELL PINK  
PREMIUM



**857247**  
CP2747 NAVY BLUE  
PREMIUM



**857226**  
CP2726 DEEP RED  
PREMIUM



**857239**  
CP2739 IVORY COAST



**857897**  
CP2797 ALMOND  
PREMIUM



**857223**  
CP2723 PANAMA PURPLE  
PREMIUM



**857217**  
CP2717 GULL GRAY  
PREMIUM



**857207**  
CP2707 PORTLIGHT RED  
PREMIUM



**857238**  
CP2738 EBBTIDE TAN



**857892**  
CP2792 BEIGE



**857241**  
CP2741 BAY BLUE



**857219**  
CP2719 DRIFTWOOD GRAY



**857215**  
CP2715 BURGUNDY  
PREMIUM



**857200**  
CP2700 SAND



**857206**  
CP2706 BEACON YELLOW



**857246**  
CP2746 OCEAN BLUE



**857218**  
CP2718 CHARCOAL GRAY



**857234**  
CP2734 JADE  
PREMIUM



**857244**  
CP2744 AQUAMARINE  
PREMIUM



**857242**  
CP2742 TROPIC GREEN  
PREMIUM



**857204**  
CP2704 ISLAND TURQUOISE



**857202**  
CP2702 SEA PALM  
PREMIUM



**857243**  
CP2743 TEAL  
PREMIUM



**857201**  
CP2701 HARBOR GREEN



**857211**  
CP2711 GLADE GREEN



**857891**  
CP2791 DARK TAUPE  
PREMIUM



**857896**  
CP2796 TERRA COTTA  
PREMIUM



**857209**  
CP2709 RUST  
PREMIUM



**857205**  
CP2705 CORK BROWN  
PREMIUM



**857225**  
CP2725 BARQUE BROWN  
PREMIUM



**857245**  
CP2745 PIRATE BLACK

### Coastline Plus® Duplex Patterns

TOP

UNDERSIDE

TOP

UNDERSIDE



**857251**  
CP2751 GLADE GREEN

WHITE



**857250**  
CP2750 CORK BROWN

SAND



**857252**  
CP2752 RUST

MORY

Colors are representative only. Small variations in shade should be anticipated and are within commercial tolerances.



**857205**  
CP2705 CORK BROWN  
PREMIUM

## Eton Court Condominium

### Sign Criteria for Retail Tenants

All signs for street level and lower level retail tenants facing M Street fall within the jurisdiction of the old Georgetown Act, and therefore are required to be approved by the Department of Consumer and Regulatory Affairs (DCRA), they require a permit, and review and approval by the Old Georgetown Board (OGB) and Commission of Fine Arts (CFA). Applications are filed at DCRA at the DC HPO counter no. 10. DCRA shall issue the sign permit.

The first step in the sign process is to submit the completed sign plans and specifications to the OGB for approval. OGB will make a recommendation to CFA and DCRA whether or not to issue the permit based on the proposed design.

The purpose of this Sign Plan is to provide guidelines under which signs at Eton Court shall meet the guidelines in order to be approved by OGB.

Two types of signs are allowed, either a flat panel wall sign or individual letters on a solid background. Either type of sign shall be mounted on the façade above the door in the area above the brick soldiers above the door and below the brick courses above.

The Buffalo Exchange sign shown below is an example of a flat wall mounted sign. Typically rectangular signs work best but other shapes will be considered by OGB. This type of sign may be illuminated by a single light shining on the sign from above. Gooseneck fixtures or lipstick lights work best, with no exposed cables or wiring.

The Violet Boutique sign shown below is an example of an individual letter sign. This type of sign may be illuminated by a light shining from the rear of the letters onto the solid background. Illuminated letters are not allowed.

OGB will no longer approve new banners at Eton Court. However, new or existing tenants where banners exist may apply to replace their current banner with a replacement banner. New banners that replace current banners must be of a different size and style so that each new banner is different than any existing banner at Eton Court. The Violet Boutique banner shown below is an example of a new and unique banner. Any new banner shall be approved at the discretion of the OGB. In the event a tenant replaces an existing banner, the total allowed sign size shall be calculated using the combined size of any wall mounted sign plus the size of any banner.

Awnings shall not be permitted at Eton Court, except for the front and rear residential entrances. Signage on the awning shall identify Eton or Eton Court.

Future signs should follow one of the above approved sign designs to create a band of complementary but unique wall-mounted signs above the entrances for each tenant.

Signs adhered to the inside the storefront glazing window or glass door, such as window decals and window paint, are generally allowed in retail stores in the District of Columbia. However, in accordance with the Old Georgetown Act, these types of signs must also be approved so they should be included with the sign submission drawings with the permit application for signs. If window signs are desired after the sign is approved, they must be applied for separately. Generally, the board approves the name of the business and hours of operation on glass doors. Window decals should be kept to a minimum and not cover more than 20% of the window area.

The maximum size of signs cannot exceed 25 square feet per business facing M Street. The corner store, 3277 M Street, may also have a maximum of 25 square feet facing Potomac Street. The size is calculated by the actual sign dimensions, not the letters on the sign. The text and logos on Tenant signs cannot exceed 12" in height.

The signs must be located within the area above the tenant door, may only be above the tenant door and not wider than the door on either side which is limited by the raised bricks which are a maximum width of 48 inches, and on the area of flat brick above the two rows of soldier course bricks and below the raised brick course, which is a maximum height of 68 inches. This 48 by 68 inch area the sign must be located in is shown in red on the following Façade Sign Location Plan.

Tenant signs may have a maximum of two colors, including black and white, and including letters and background. The colors shall be approved by OGB.

Flat Sign and Individual Letter Sign Examples



Sign Band shown on Storefront Plan

# ETON COURT FAÇADE SIGN LOCATION PLAN

## ETON COURT TENANT SIGNS



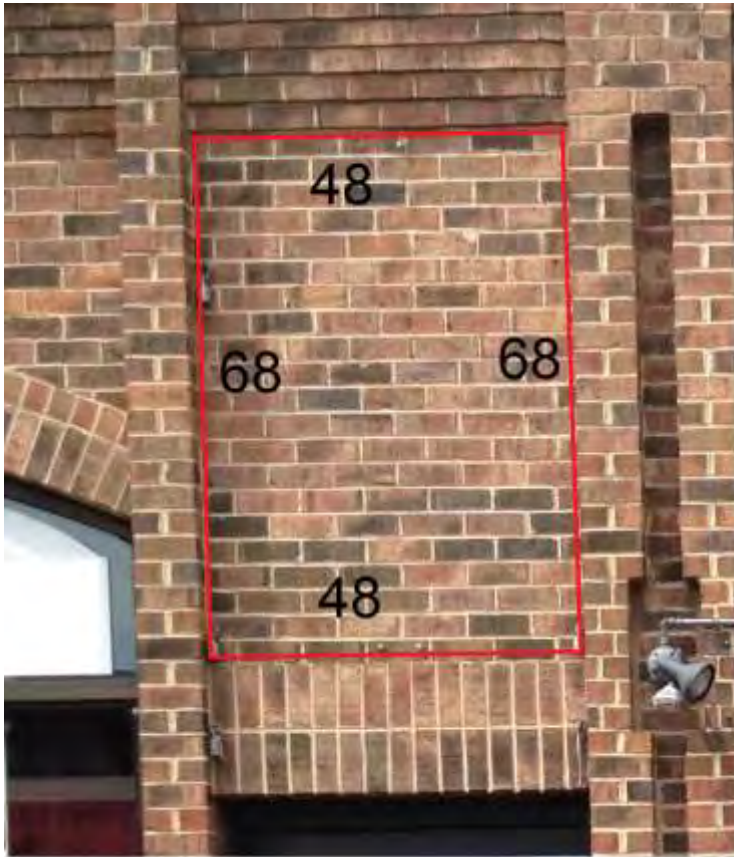
Tenant Sign Area Outlined in Red



Red: Tenant Sign Area

Brown: Residential Awning

# Sign Area



Sign Area

48" Wide

68" Tall

# Eton Storefronts – Original Conditions

