

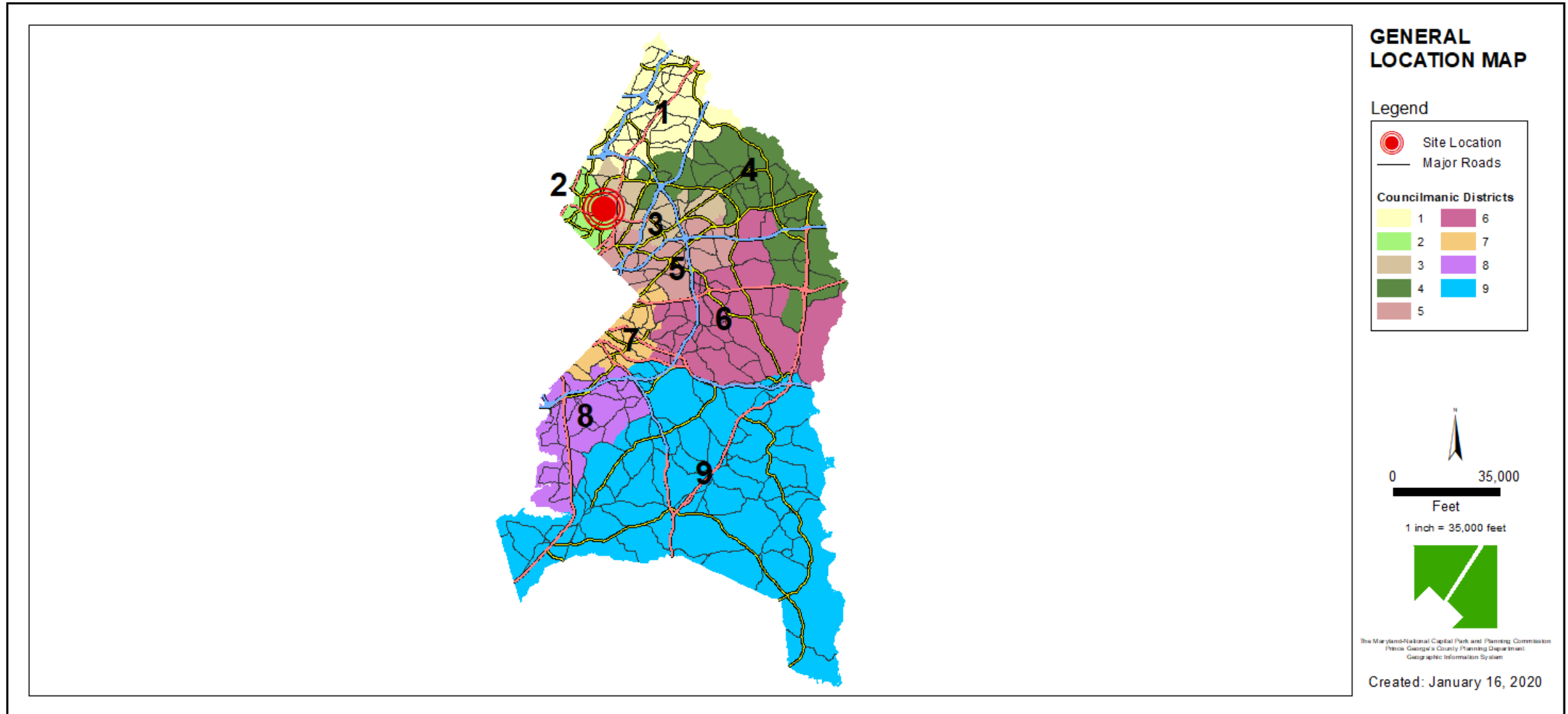
ITEMS: 5 & 6

CASE: DSP-19050 & DDS-660

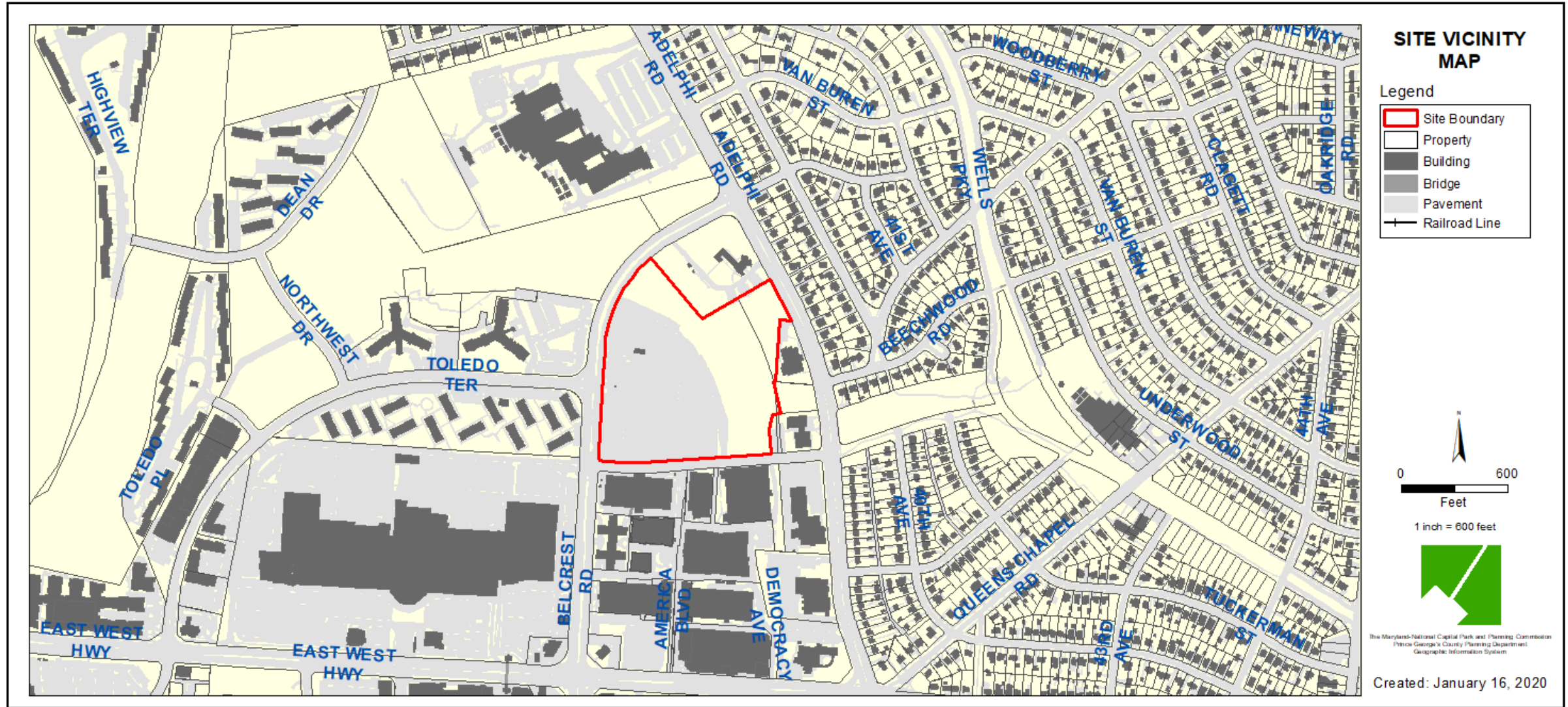
DEWEY PROPERTY

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

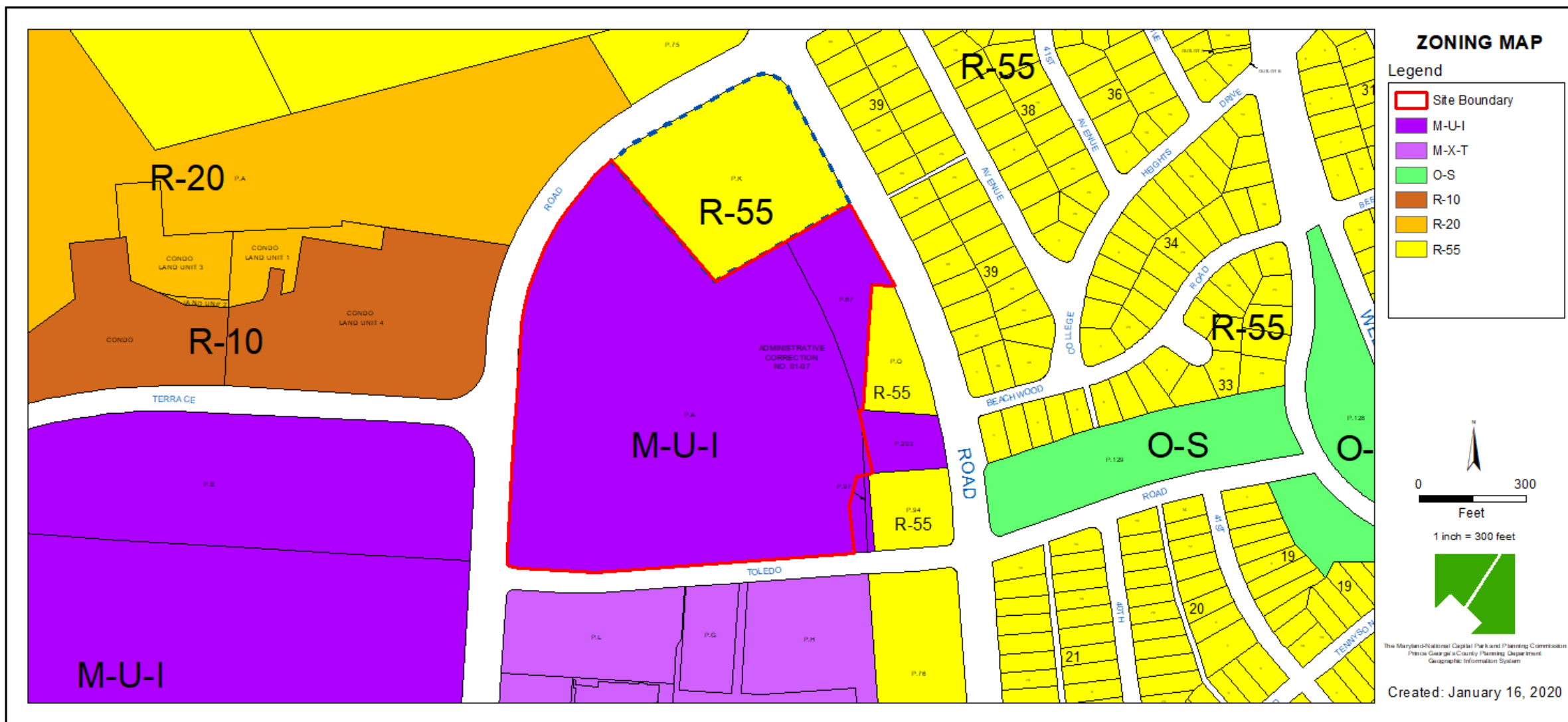
GENERAL LOCATION MAP



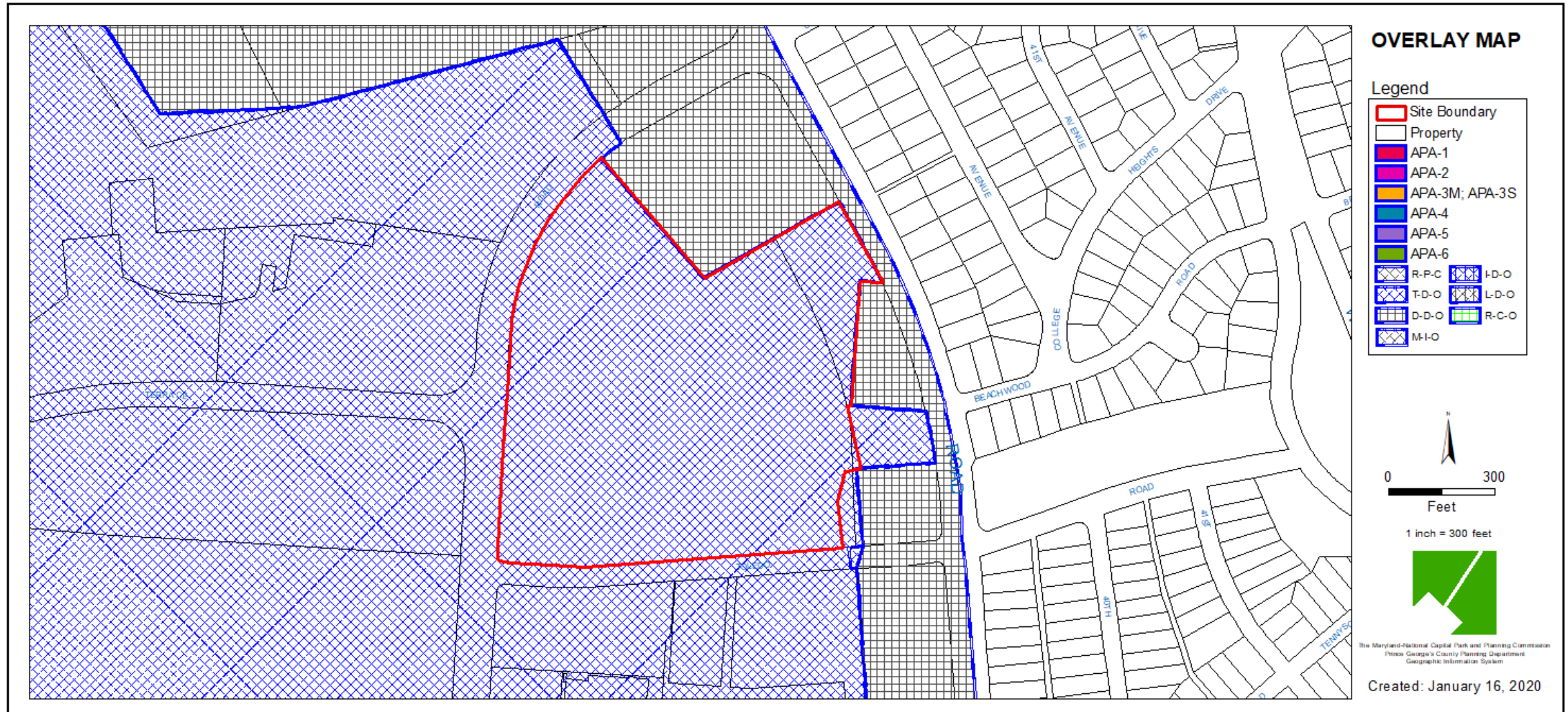
SITE VICINITY



ZONING MAP



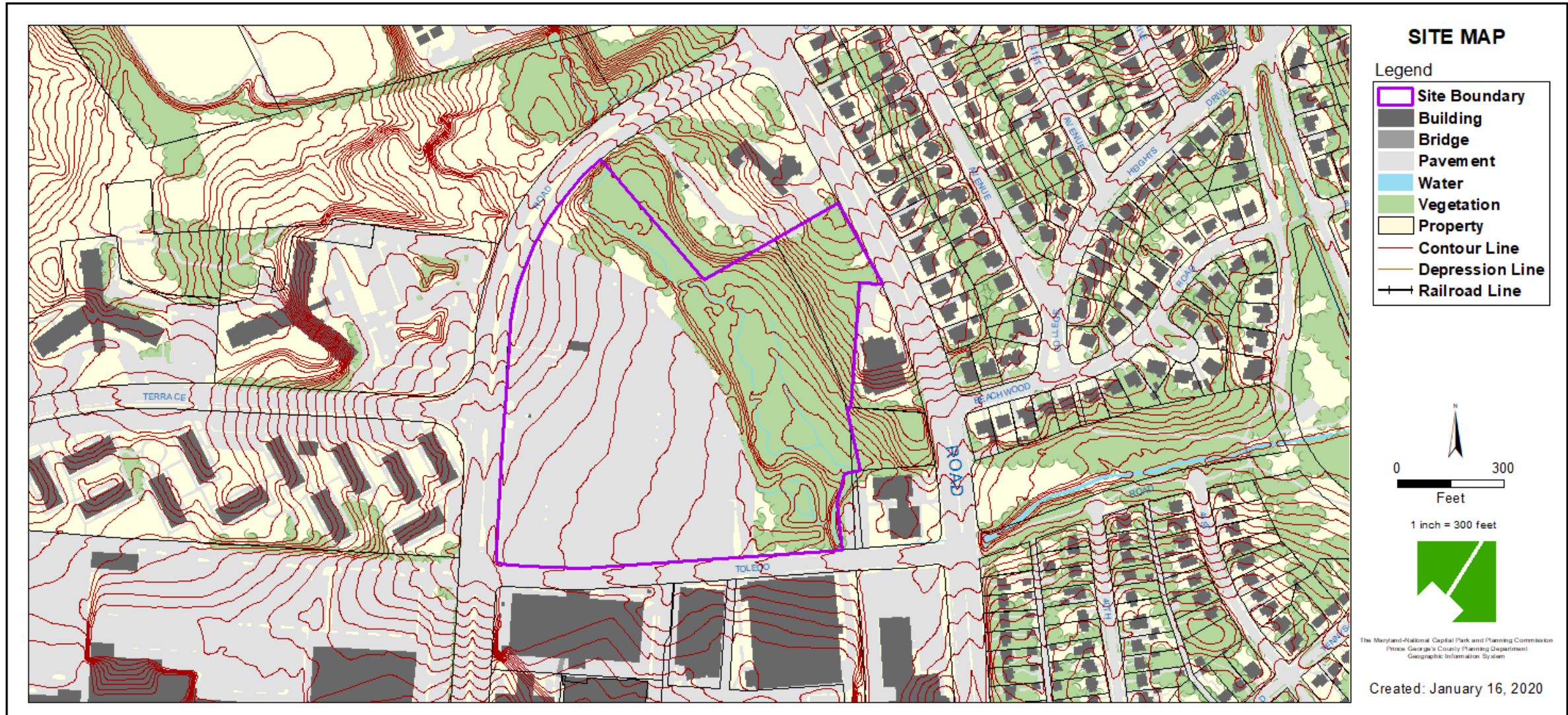
OVERLAY MAP



AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW LOOKING SOUTH



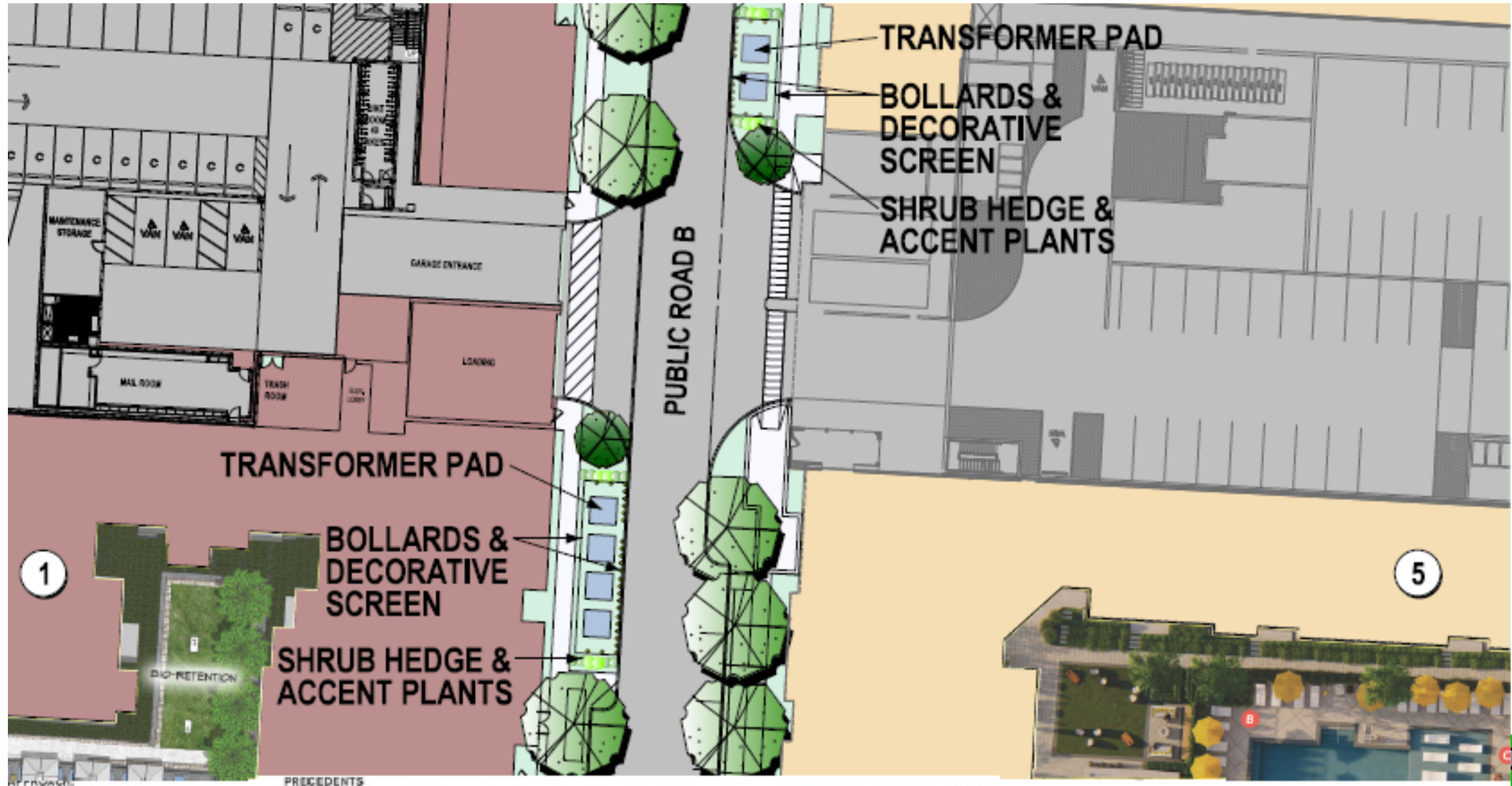
SITE PLAN



ILLUSTRATIVE SITE PLAN INCLUDING DSP-19050 & DSP-19050-01



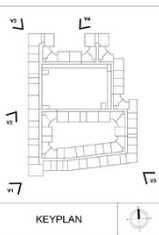
PROPOSED ABOVE-GROUND TRANSFORMERS



RENDERING



V1 - CORNER OF TOLEDO RD. & NEW STREET



NORTH ELEVATIONS



SOUTH ELEVATIONS



EAST ELEVATIONS



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



1 EAST ELEVATION 1
1/8" = 1'-0"

WEST ELEVATIONS



COURTYARD ELEVATIONS



4 COURTYARD 2 TYP. ELEVATION 2
1/8" = 1'-0"



3 COURTYARD 2 TYP. ELEVATION 1
1/8" = 1'-0"



RENDERINGS



V2 - LEASING LOBBY ENTRANCE & PARKING ENTRY



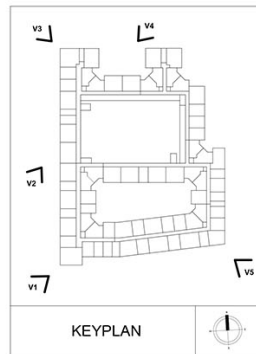
V4 - VIEW OF NORTH COURTYARD



V3 - NW CORNER VIEW ON NEW STREET



V5 - SE CORNER VIEW @ TOLEDO R



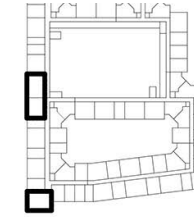
SIGN
PLAN

METAL LETTER WALL SIGN

METAL LETTER CANOPY SIGN



METAL LETTER CANOPY SIGN

METAL LETTER CANOPY SIGN
(SIGNAGE BY RETAIL TENANT)

KEYPLAN

- SIGNAGE GENERAL NOTES:**
- PER PRINCE GEORGE'S PLAZA TRANSIT DISTRICT DEVELOPMENT PLAN
 - WALL SIGNAGE REQUIREMENTS
 - SIGNAGE PROVIDED IS RECTANGULAR AND ORIENTED HORIZONTALLY AND VERTICALLY
 - VERTICAL SIGNAGE IS 3'-0" IN WIDTH X 30'-0" IN HEIGHT
 - NO SIGNAGE SHALL BE INSTALLED BELOW 10'-0" ABOVE A SIDEWALK
 - NO DIGITAL OR ELECTRONIC SIGNAGE TO BE PROVIDED

2 BUILDING SIGNAGE VIEWS
1/8" = 1'-0"LOBBY/ LEASING ENTRANCE & PARKING
ENTRY ON NEW STREET

CORNER OF TOLEDO RD. & NEW STREET

1 BUILDING SIGNAGE ELEVATIONS
1/8" = 1'-0"

BUILD-TO LINE EXHIBIT



1 STREET FRONTAGE / FACADE WITHIN BUILD-TO-LINE

DSP COMMENT :
Explain why the building cannot be placed within the range of BTL.

ARCH. RESPONSE:
The building façade along the Downtown Core A street & B street fronting on the build-to line are within the min and max allowances per the Downtown Core Frontage/Build-To Zone Standards: Existing Public Streets, except for the retail area along the Downtown Core A street. The retail location along the Downtown Core A portion of the site was pulled away from the Build-To line to help emphasize the public space / retail, this portion of the building is located visually with the intersection of Toledo Road and America Blvd, stepping this façade back creates a focal point, and ties into the retail elements along America Blvd, as well, the stepped back public space along Toledo Road encourages a livelier streetscape. Additionally, along Toledo Road stoops have been provided for unit entry points to enhance the pedestrian atmosphere along the street, these projections occur from the building facade against the max BTL to a public utility easement running along Toledo road 4 from the max BTL.

DOWNTOWN CORE FRONTAGE/BUILD-TO ZONE STANDARDS COMPLIANCE

MIN. % OF STREET FRONT/FACADE WITHIN 10' BUILD-TO LINE			
STREET FRONT	TOTAL LENGTH OF BLDG.	TOTAL DIMENSION WITHIN BUILD-TO LINE	% OF BLDG. WITHIN BUILD-TO LINE
TOLEDO ROAD =	317.5'	26.5' + 208.3' = 234.8'	73.9%
NEW STREET =	421.9'	47.4' + 30.0' + 144.5' + 119.4' = 341.3'	80.8%

LEGEND



BUILD-TO LINE EXHIBIT



DSP COMMENT :

Explain why the building cannot be placed within the range of BTL

ARCH. RESPONSE:

The building facade along the Downtown Core A street & B street fronting on the build-to line are within the min and max allowances per the Downtown Core Frontage/Build-To Zone Standards: Existing Public Streets, except for the retail area along the Downtown Core A street. The retail location along the Downtown Core A portion of the site was pulled away from the Build-To line to help emphasize the public space / retail, this portion of the building is located visually with the intersection of Toledo Road and America Blvd, stepping this facade back creates a focal point, and ties into the retail elements along America Blvd, as well, the stepped back public space along Toledo Road encourages a livelier streetscape. Additionally, along Toledo Road stoops have been provided for unit entry points to enhance the pedestrian atmosphere along the street, these projections occur from the building facade against the max BTL to a public utility easement running along Toledo road 4' from the max BTL.

LEGEND



DOWNTOWN CORE FRONTAGE/BUILD-TO ZONE STANDARDS COMPLIANCE

MIN. % OF STREET FRONT/FACADE WITHIN 10' BUILD-TO LINE

STREET FRONT	TOTAL LENGTH OF BLDG.	TOTAL DIMENSION WITHIN BUILD-TO LINE	% OF BLDG. WITHIN BUILD-TO LINE
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NEW STREET	421.9'	47.4' + 30.0' + 144.5' + 119.4' = 341.3'	80.8%

BPIS PLAN

