

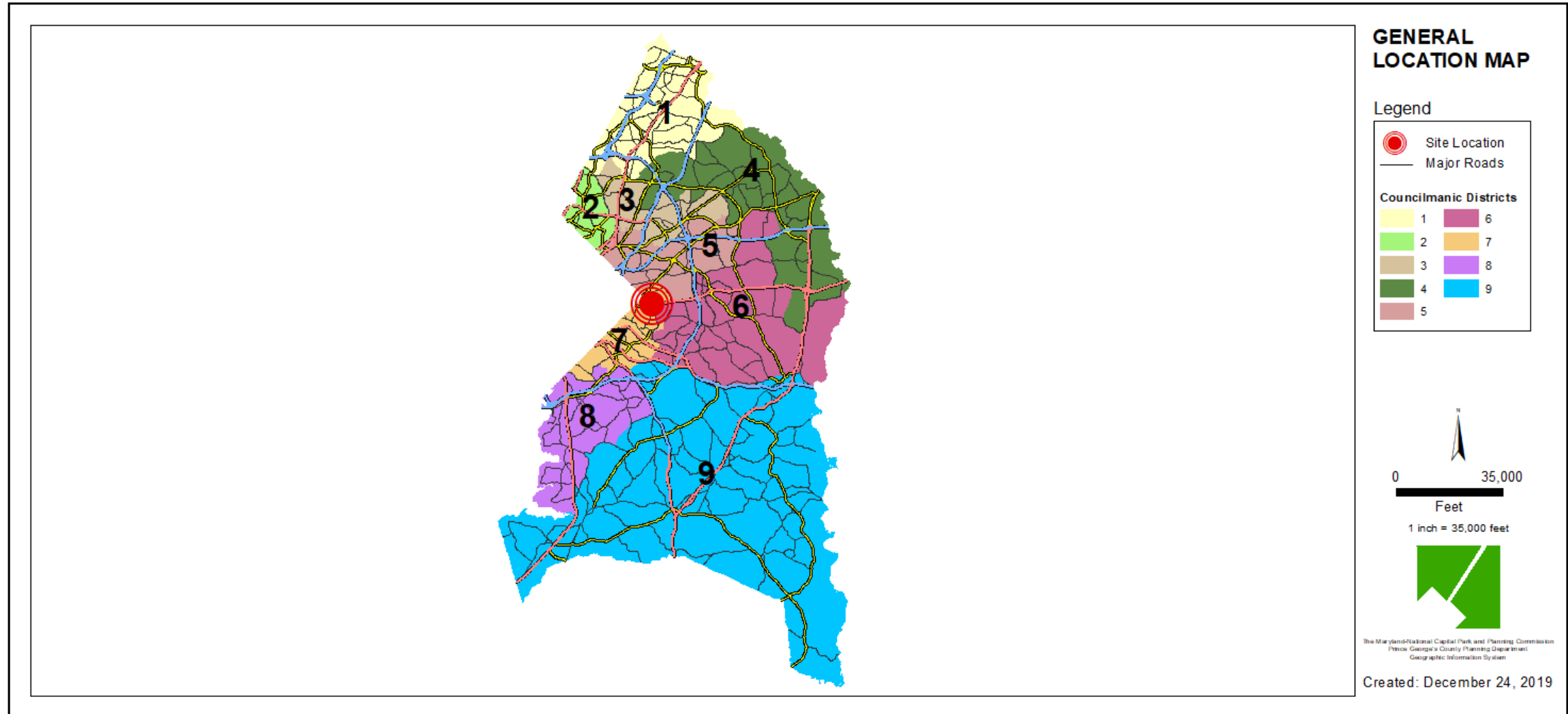
ITEM: 11

CASE: DSP-06001-03

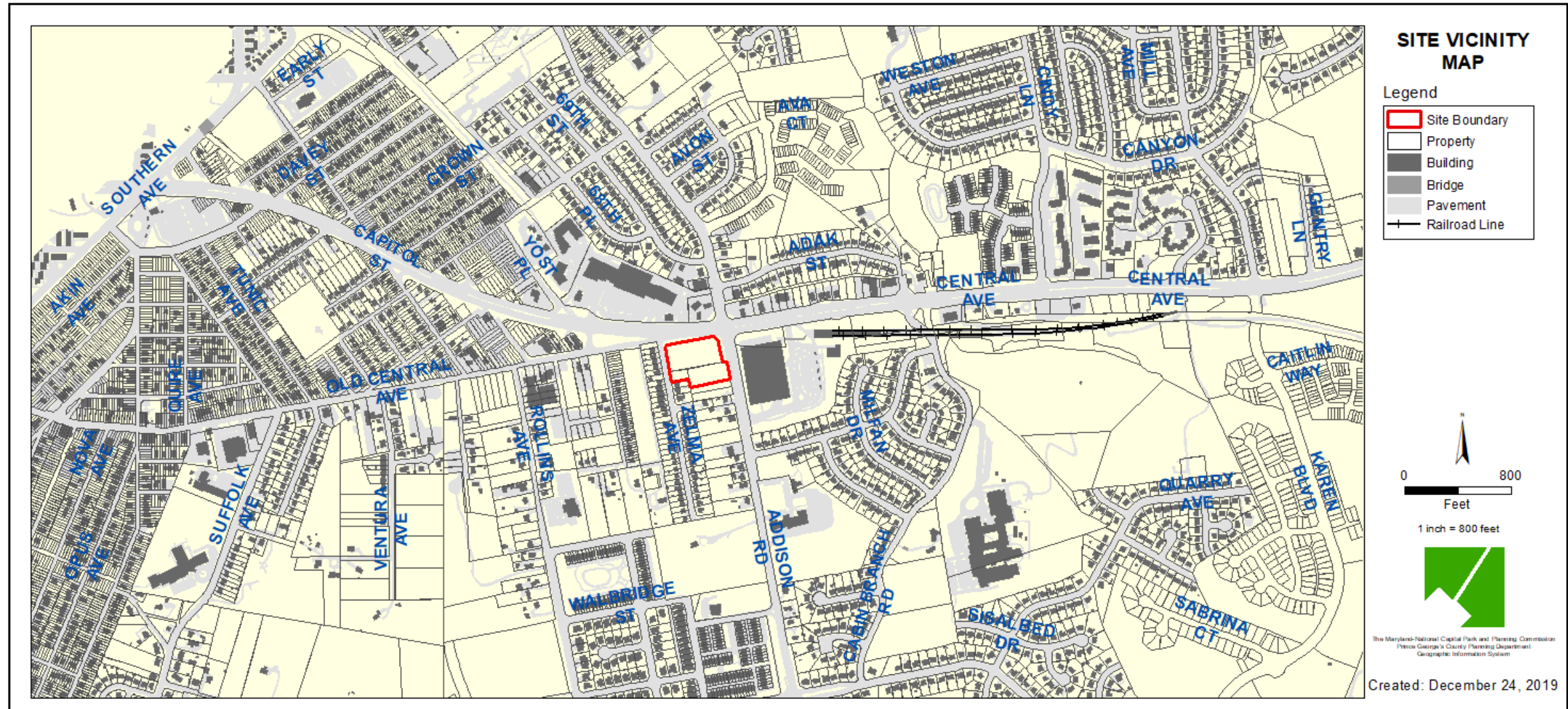
THE COMMONS AT ADDISON ROAD METRO

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

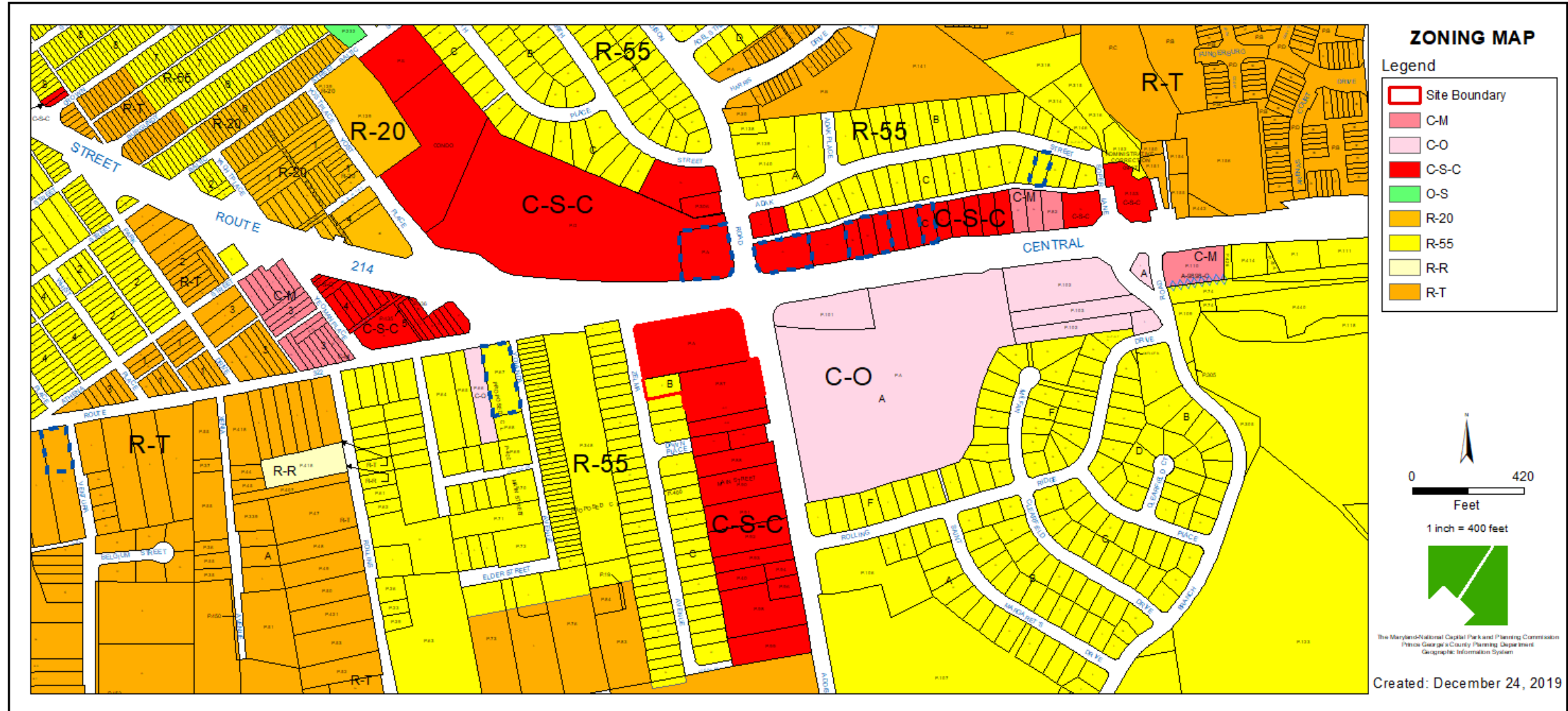
GENERAL LOCATION MAP



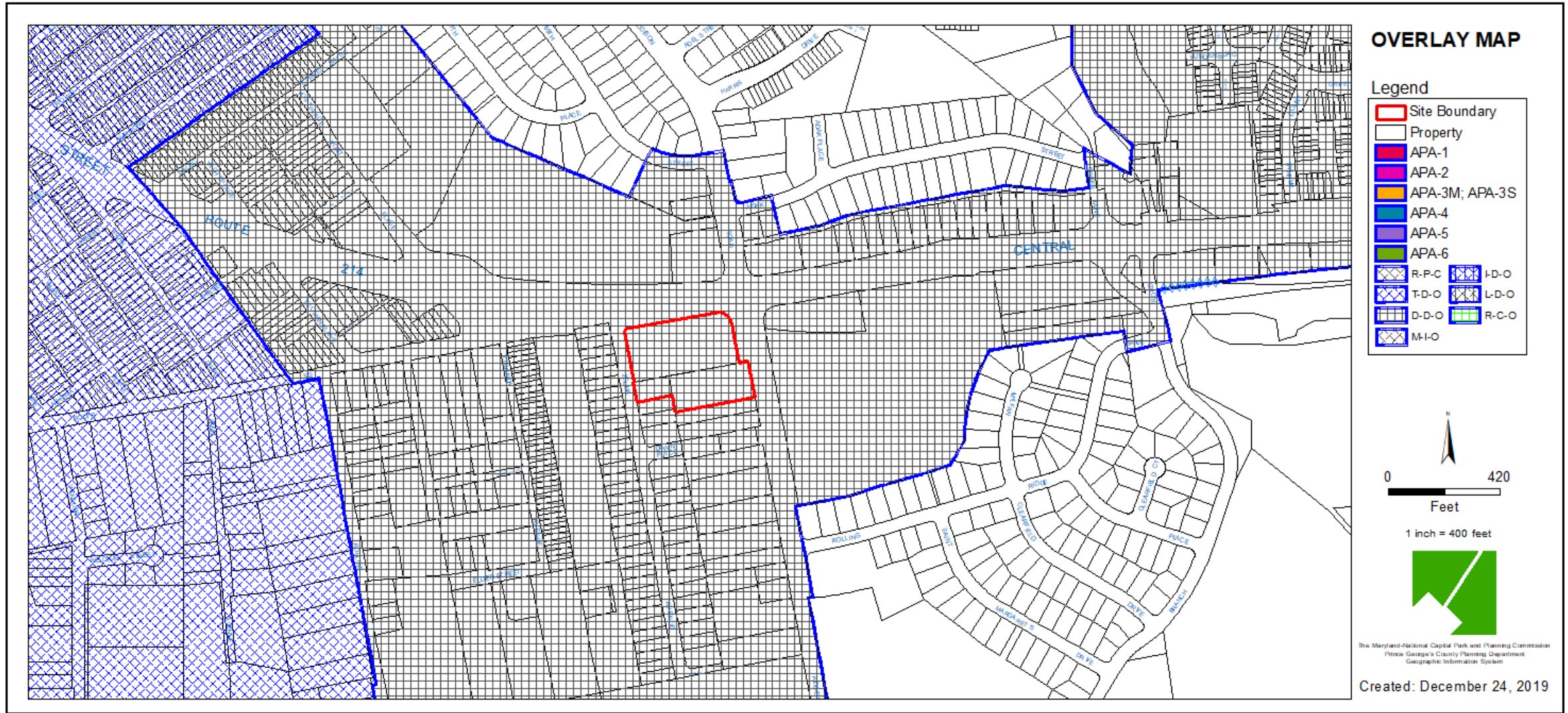
SITE VICINITY



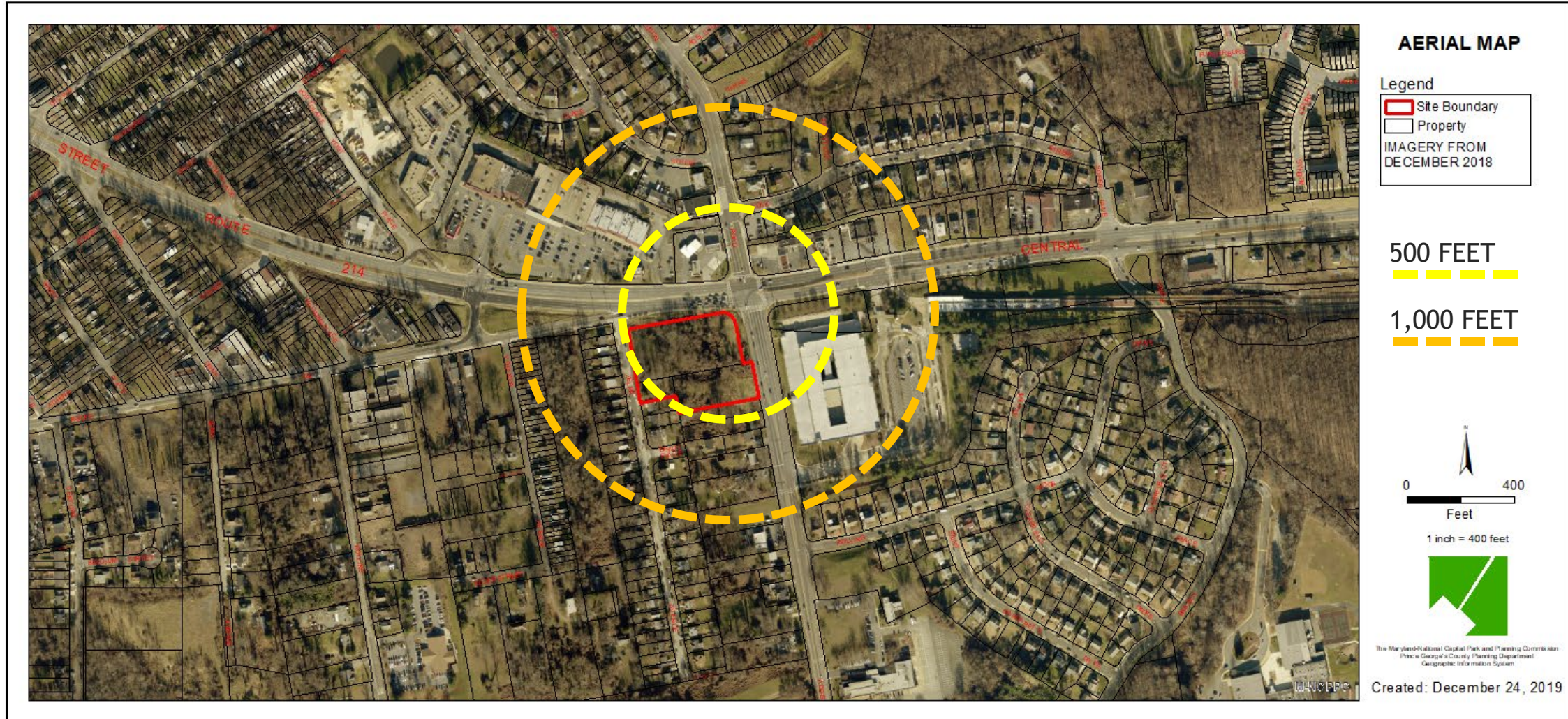
ZONING MAP



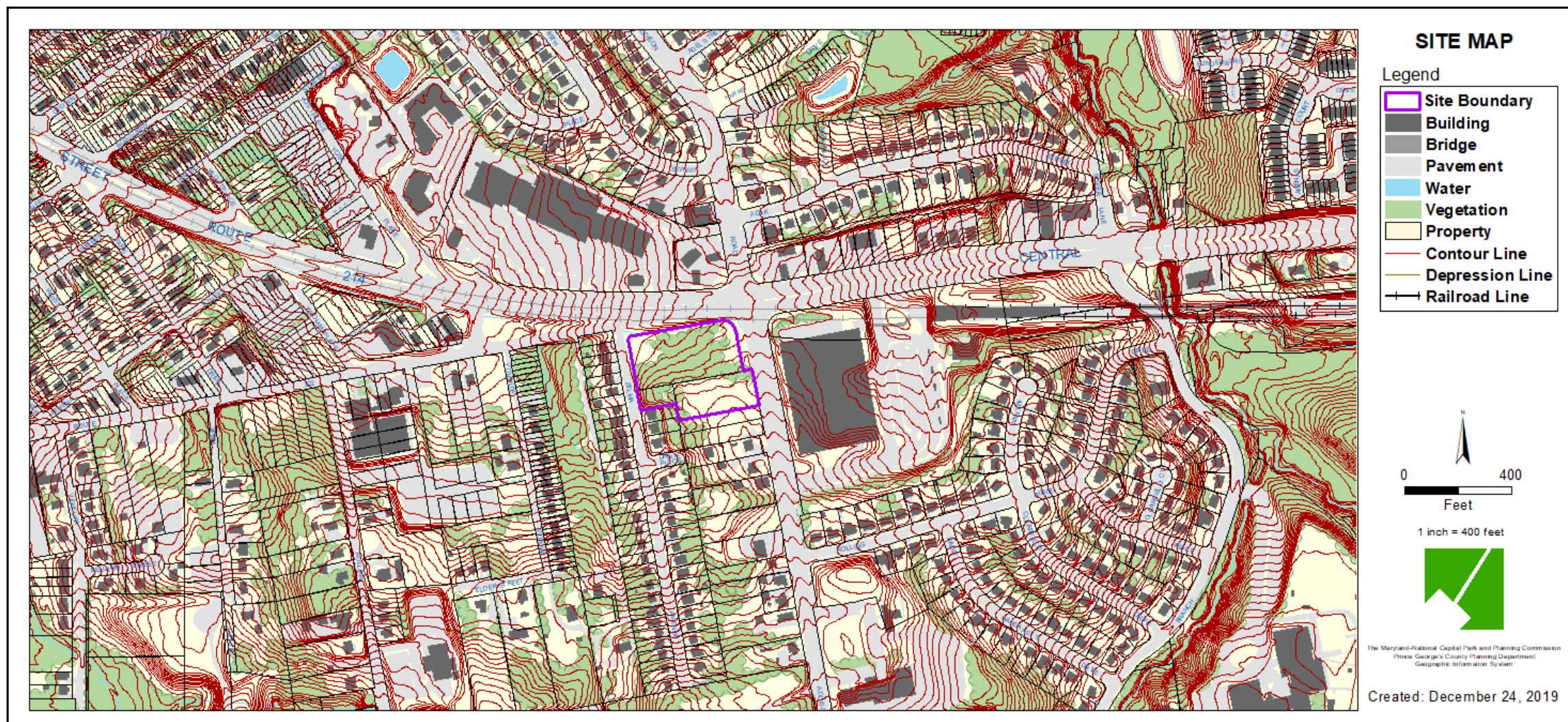
OVERLAY MAP



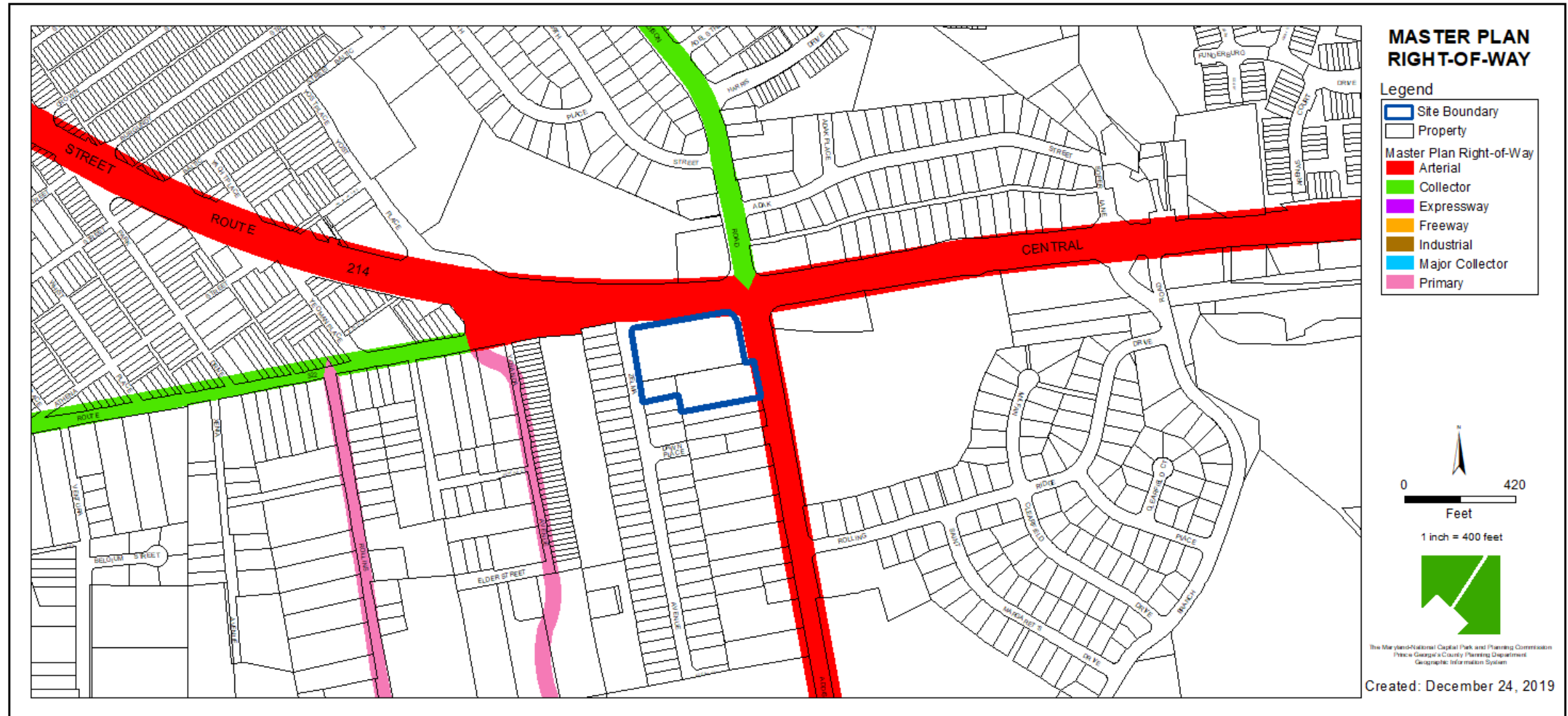
AERIAL MAP



SITE MAP



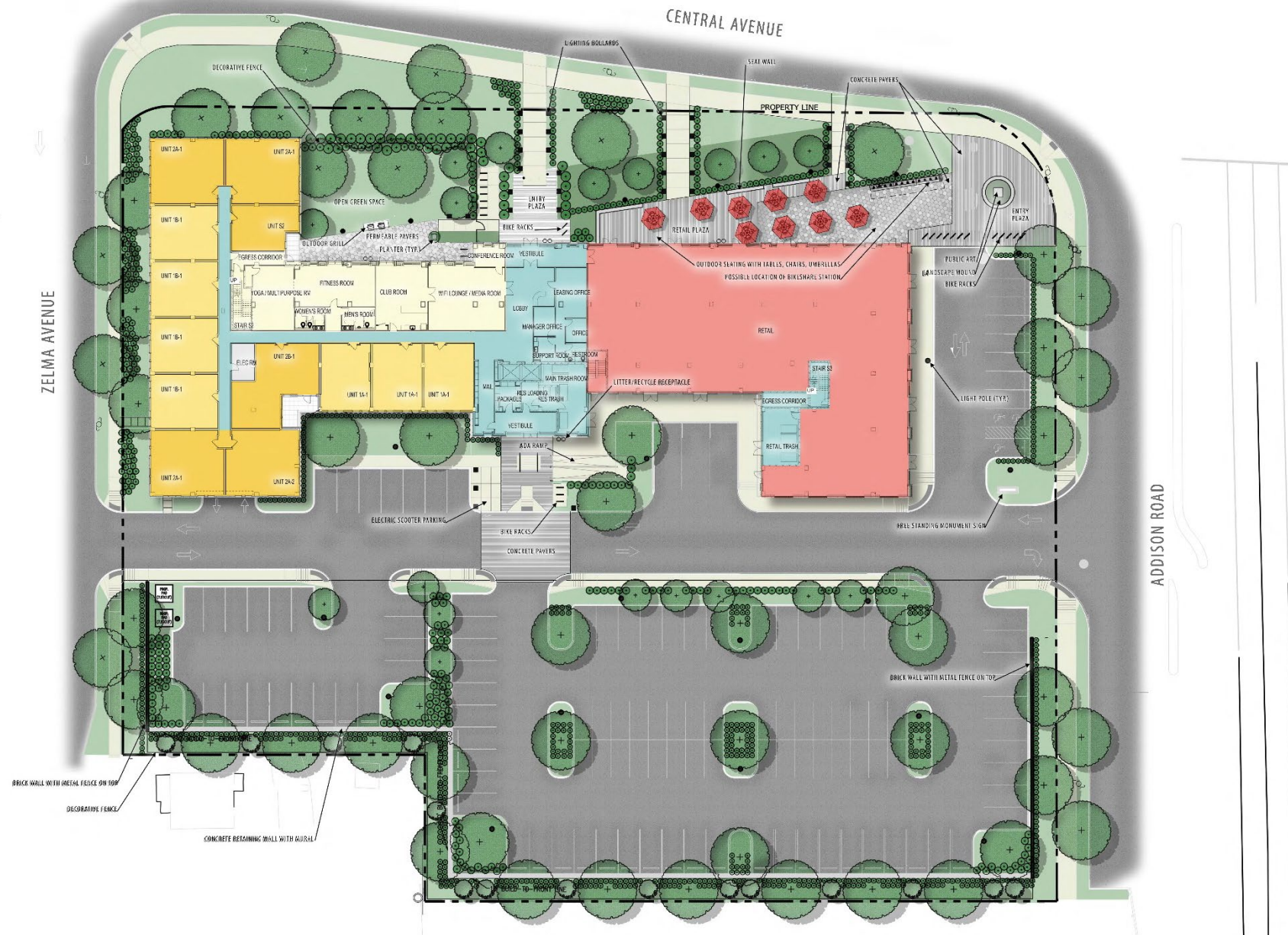
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW



SITE AND LANDSCAPE PLAN



ARCHITECTURAL ELEVATIONS



NORTH ELEVATION - CENTRAL AVENUE

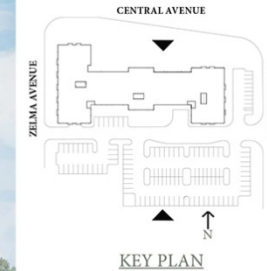


SOUTH ELEVATION

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BANNEKER VENTURES, LLC



MATERIALS

- ① BRICK, COLOR #1
- ② BRICK, COLOR #2
- ③ BRICK, COLOR #3
- ④ FIBER CEMENT PANEL, COLOR #1
- ⑤ FIBER CEMENT PANEL, COLOR #2
- ⑥ FIBER CEMENT SIDING
- ⑦ WINDOWS, DOORS, STORE-FRONT, RAILINGS, AND BALCONIES

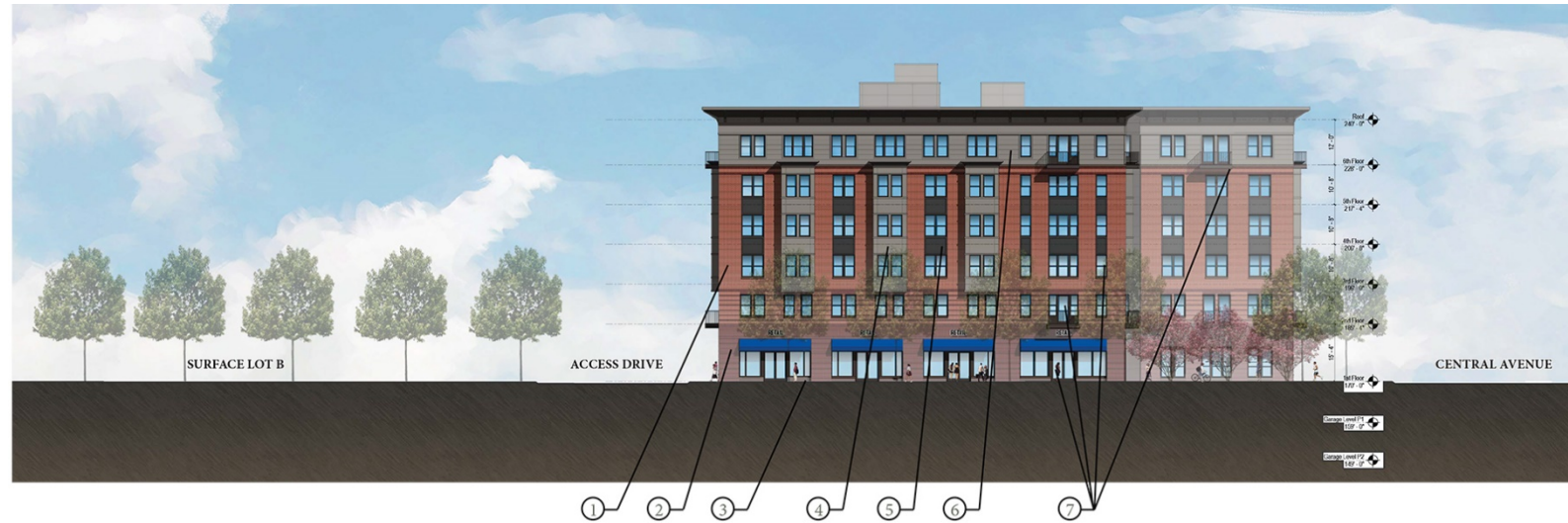
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M-NCPPC APPROVAL	
PROJECT NAME: COMMONS AT ADDISON ROAD	
PROJECT NUMBER: DSP-06001-02	
For Conditions of Approval use the Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.	



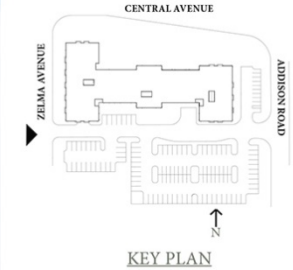
THE COMMONS AT ADDISON ROAD



ARCHITECTURAL ELEVATIONS



EAST ELEVATION - ADDISON ROAD



WEST ELEVATION - ZELMA AVENUE

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BANNEKER VENTURES, LLC

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- ② BRICK, COLOR #2
- ③ BRICK, COLOR #3
- ④ FIBER CEMENT PANEL, COLOR #1
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- ⑦ WINDOWS, DOORS, STORE-FRONT, RAILINGS, AND BALCONIES

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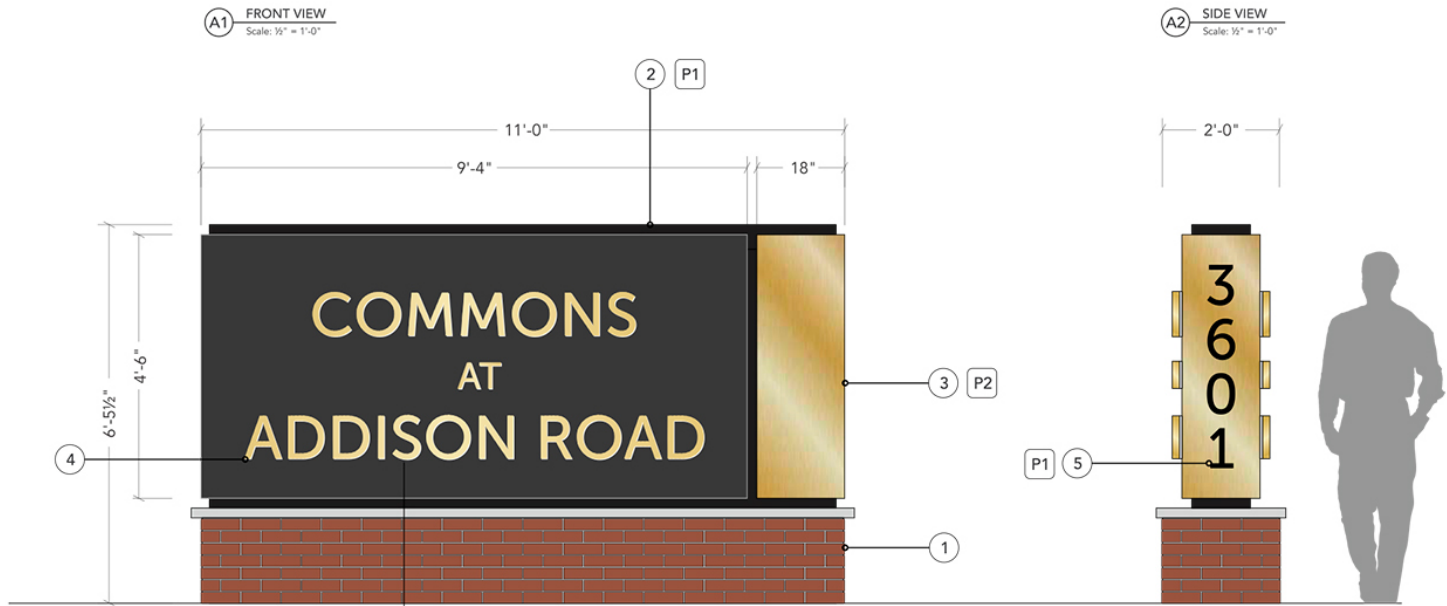
THE COMMONS AT ADDISON ROAD



PERSPECTIVE ILLUSTRATION



SIGNAGE



SAMPLE LOOK

MONUMENT SIGN
QTY: (1X) DOUBLE-FACED

- SPECIFICATIONS**
- 1. Fabricated aluminum sign base to be clad with faux brick.
 - 2. Fabricated aluminum sign cabinet to be painted P1.
 - 3. Decorative element with P2 finish.
 - 4. 2" deep fabricated stainless steel edge lit channel letters to be internally illuminated with White LED.
 - 5. Cut out P1 vinyl numbers.

- COLORS & FINISHES**
- P1. Black
 - P2. Brushed Gold laminate

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	401 Hampton Park Boulevard Capitol Heights, MD, 20743 phone 240.765.1400 fax 240.765.1401 www.artdisplayco.com	CLIENT Torti Gallas + Partners PROJECT Exterior Sign Package - Concepts ADDRESS Capitol Heights, MD DRAWING FILE 5314-02dc_vs Commons at Addison Road (Exterior Sign Package)	DESIGNER Diana Cheshmedjiev REPRESENTATIVE Rommel Puschendorf	REVISONS 1 07/24/18 dc 2 08/10/18 vs	APPROVED BY: CLIENT _____ SALES & PM _____ PRODUCTION _____ MEASUREMENTS PER: _____ FIELD CHECK _____	NOTES: Designs and sketches are sole property of Art Display Company and may not be used or reproduced without permission. Sketch colors are limited by printing technology and may not reflect the exact colors of the finished product. Signs shown on photos may not represent actual size and proportion to building. Ⓜ ALL Electrical components are to be UL approved All electrical components are intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes, including proper grounding and bonding of the entire sign. ALL REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION BY OTHERS	3

SIGNAGE



EXAMPLES OF FACE-LIT CHANNEL LETTERS



- RETAIL SIGNAGE –
FACE-LIT CHANNEL LETTERS**
- E
- Quantity: (1x)
- SPECIFICATIONS
- FACE-LIT LETTERS
- 4" deep fabricated aluminum letters
 - Returns painted - color TBD and approved by landlord
 - Translucent white acrylic faces
 - Optional: applied translucent vinyl film - color TBD
 - White LED modules
- INSTALLATION
- Letters mounted to 5½"x4" raceway
 - Raceway painted to match brick fascia
 - Power to be provided (by others) to signage location

SIGN TYPE E: MAXIMUM ALLOWED
SIGN AREA: 31.5 SQ FT

EACH RETAIL TENANT IS ALLOWED
(1X) SET OF CHANNEL LETTERS,
(1X) BLADE SIGN PER ELEVATION
AND GRAPHICS ON AWNING VALANCES.
TOTAL SIGNAGE AREA NOT TO EXCEED
200% OF RETAIL SPACE'S LINEAR FOOTAGE.

WINDOW SIGNAGE ALLOWED: 20% OF
WINDOW AREA; NOT COUNTED TOWARD
TOTAL SIGNAGE AREA.

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or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME:

PROJECT NUMBER:

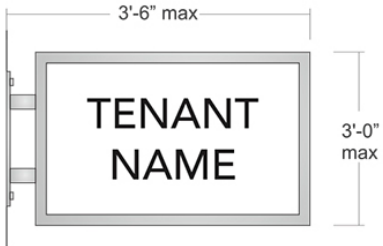
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Amendment numbers must be included in the Project Number



SIGNAGE

G

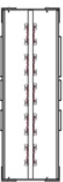
FACE VIEW
SCALE: 3/4"=1' 0"



SIDE VIEW
SCALE: 1"=1' 0"



FABRICATION VIEW
SCALE: 1"=1' 0"



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M-NCPPC APPROVAL	
PROJECT NAME: COMMONS AT ADDISON ROAD	
PROJECT NUMBER: DSP-06001-02	
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D/F ILLUMINATED BLADE SIGN

G

SPECIFICATIONS

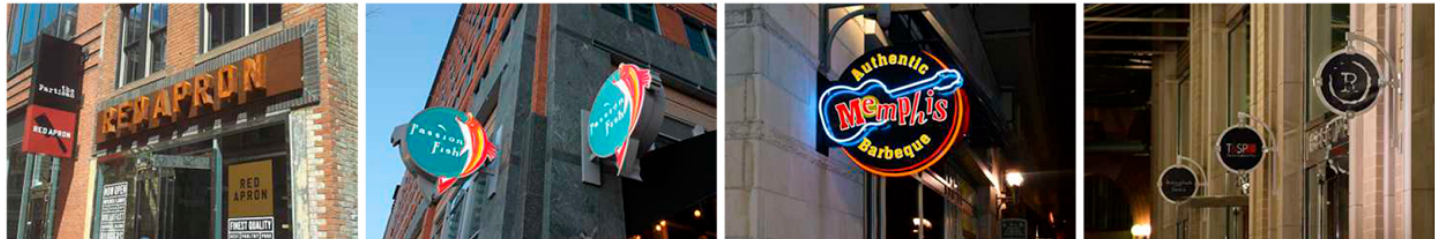
- 8" deep fabricated aluminum cabinet painted - color TBD
- 3/16" thick translucent white acrylic faces
- Translucent vinyl logo/graphics applied to faces
- Internally illuminated with white LED lights
- 1 1/2" angle aluminum retainer molding
- 1 1/2x1 1/2" tubing welded to mounting plate
- Installed to brick facade, min 8'-0" clearance

SIGN TYPE G: MAXIMUM ALLOWED
SIGN AREA: 10.5 SQ FT

EACH RETAIL TENANT IS ALLOWED
(1X) SET OF CHANNEL LETTERS,
(1X) BLADE SIGN PER ELEVATION
AND GRAPHICS ON AWNING VALANCES.
TOTAL SIGNAGE AREA NOT TO EXCEED
200% OF RETAIL SPACE'S LINEAR FOOTAGE.

WINDOW SIGNAGE ALLOWED: 20% OF
WINDOW AREA; NOT COUNTED TOWARD
TOTAL SIGNAGE AREA.

EXAMPLES OF BLADE SIGNS



401 Hampton Park Boulevard
Capitol Heights, MD, 20743
phone 240.765.1400
fax 240.765.1401
www.artdisplayco.com

CLIENT Torti Gallas + Partners
PROJECT Exterior Sign Package - Concepts
ADDRESS Capitol Heights, MD
DRAWING FILE 5314-02dc_vs Commons at Addison Road (Exterior Sign Package)

DESIGNER Diana Cheshmedjiev
REPRESENTATIVE Rommel Puschendorf

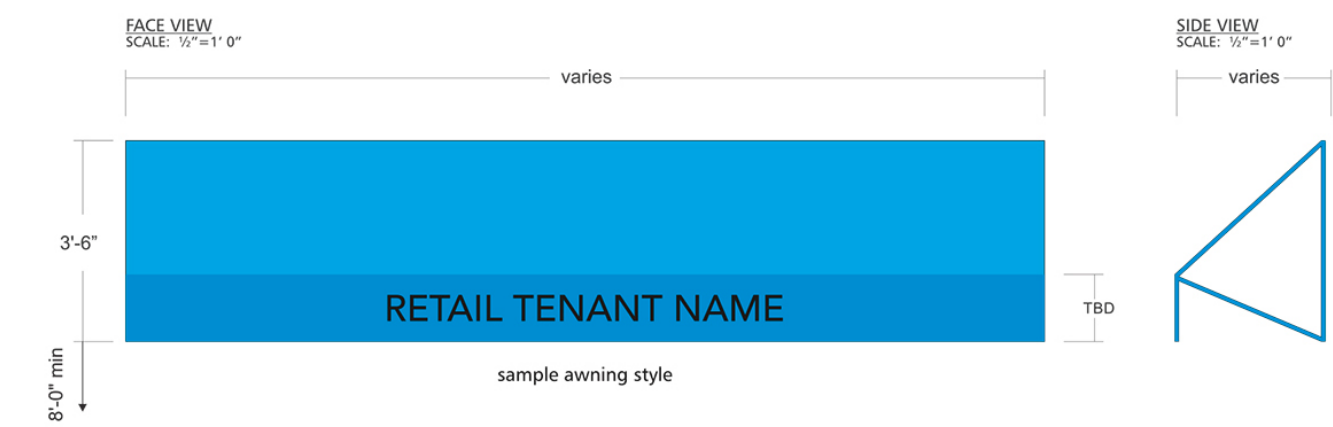
REVISIONS	
1 07/24/18 dc	
2 08/10/18 vs	

APPROVED BY:
CLIENT _____
SALES & PM _____
PRODUCTION _____
MEASUREMENTS PER:
FIELD CHECK _____

NOTES:
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Ⓜ ALL Electrical components are to be UL approved
All electrical components are intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes, including proper grounding and bonding of the entire sign. ALL REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION BY OTHERS



SIGNAGE



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M-NCPPC APPROVAL	
PROJECT NAME: COMMONS AT ADDISON ROAD	
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For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.	

EXAMPLES OF AWNINGS



AWNINGS



SPECIFICATIONS

- 1"x1" welded aluminum extrusion frame
- Fabric covering - Sunbrella, Sattler or equivalent - color to be approved by landlord
- Frame painted to match fabric color or building fascia
- Style of awning and frame can vary - to be approved
- Sides can be closed (with fabric) or open end (frame)
- Graphics allowed on awning valance only
 - Screen printed - color TBD
- Maximum letter height: 18"
- Installed to brick facade or mullions
- Minimum 8'-0" clearance to finished grade

SIGN TYPE H: MAXIMUM ALLOWED GRAPHICS AREA: 6 SQ FT

EACH RETAIL TENANT IS ALLOWED (1X) SET OF CHANNEL LETTERS, (1X) BLADE SIGN PER ELEVATION AND GRAPHICS ON AWNING VALANCES. TOTAL SIGNAGE AREA NOT TO EXCEED 200% OF RETAIL SPACE'S LINEAR FOOTAGE.

WINDOW SIGNAGE ALLOWED: 20% OF WINDOW AREA; NOT COUNTED TOWARD TOTAL SIGNAGE AREA.



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CLIENT	Torti Gallas + Partners	DESIGNER	Diana Cheshmedjiev
PROJECT	Exterior Sign Package - Concepts	REPRESENTATIVE	Rommel Puschendorf
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1	07/24/18 dc
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SITE DETAILS



Front Plaza: Plankstone Pavers by Hanover



Front Plaza: Multisided Prest Brick by Hanover



Rear Entrance fom Parking: Prest Brick by Hanover



Corner Plaza: Concrete bands incorporated into pavers



South Property Line: Decorative Metal Fence



Side Property Lines abutting Parking:
Decorative Metal Fence on Brick Wall



Decorative wood screen

SITE DETAILS



South Retaining Wall at Parking: Mural examples



Public Art Examples

