

GILPIN PROPERTY (PHASE III)

Detailed Site Plan

TCP2-018-13-02

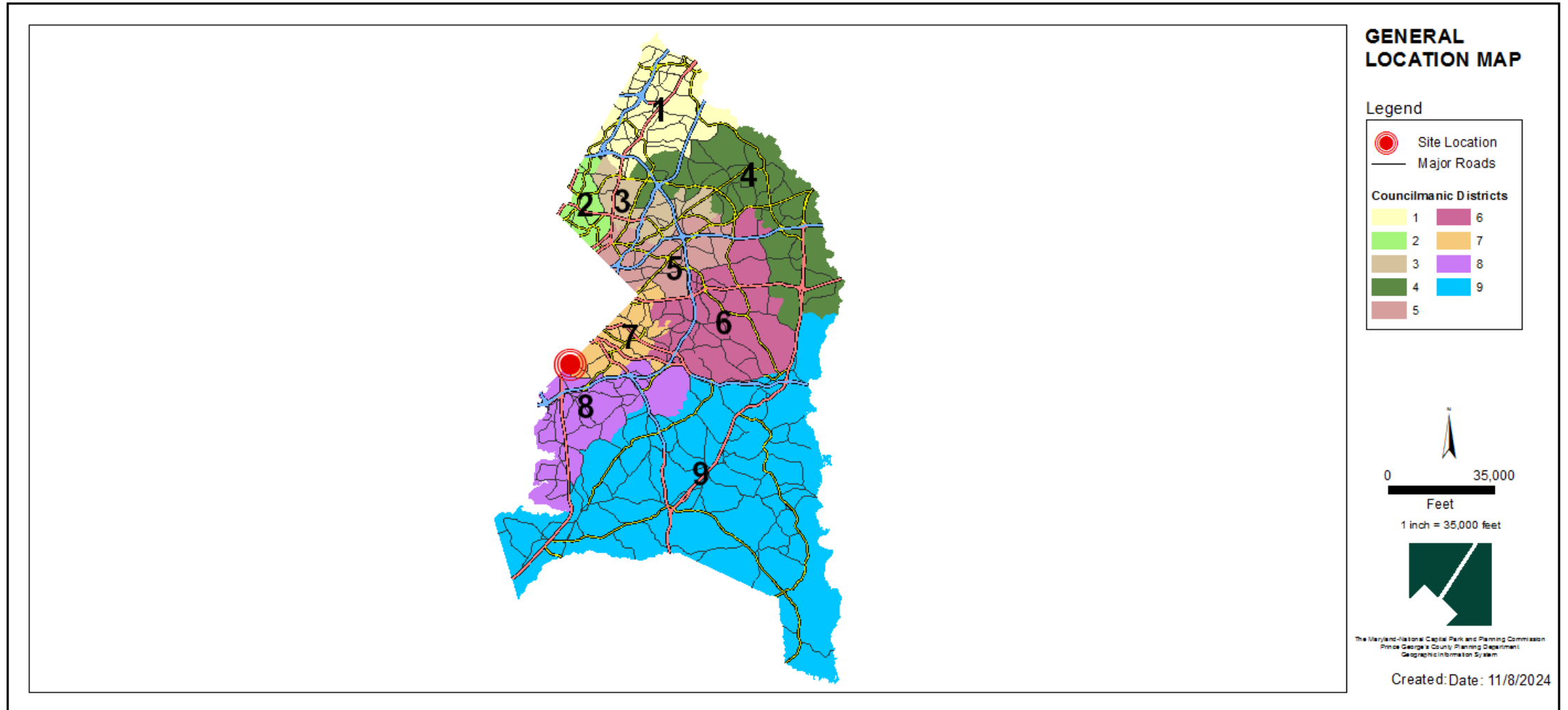
Staff Recommendation: APPROVAL with conditions



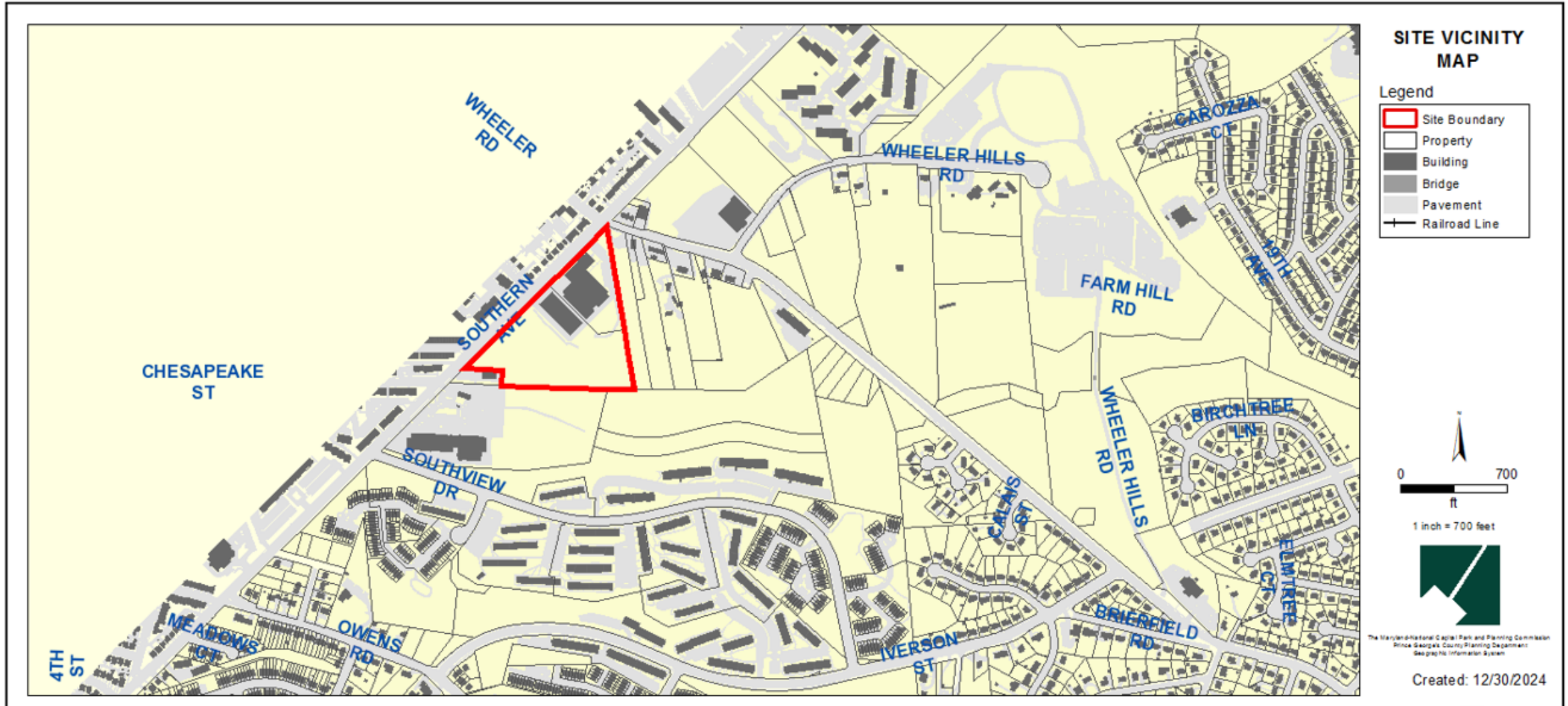
GENERAL LOCATION MAP

Council District: 07

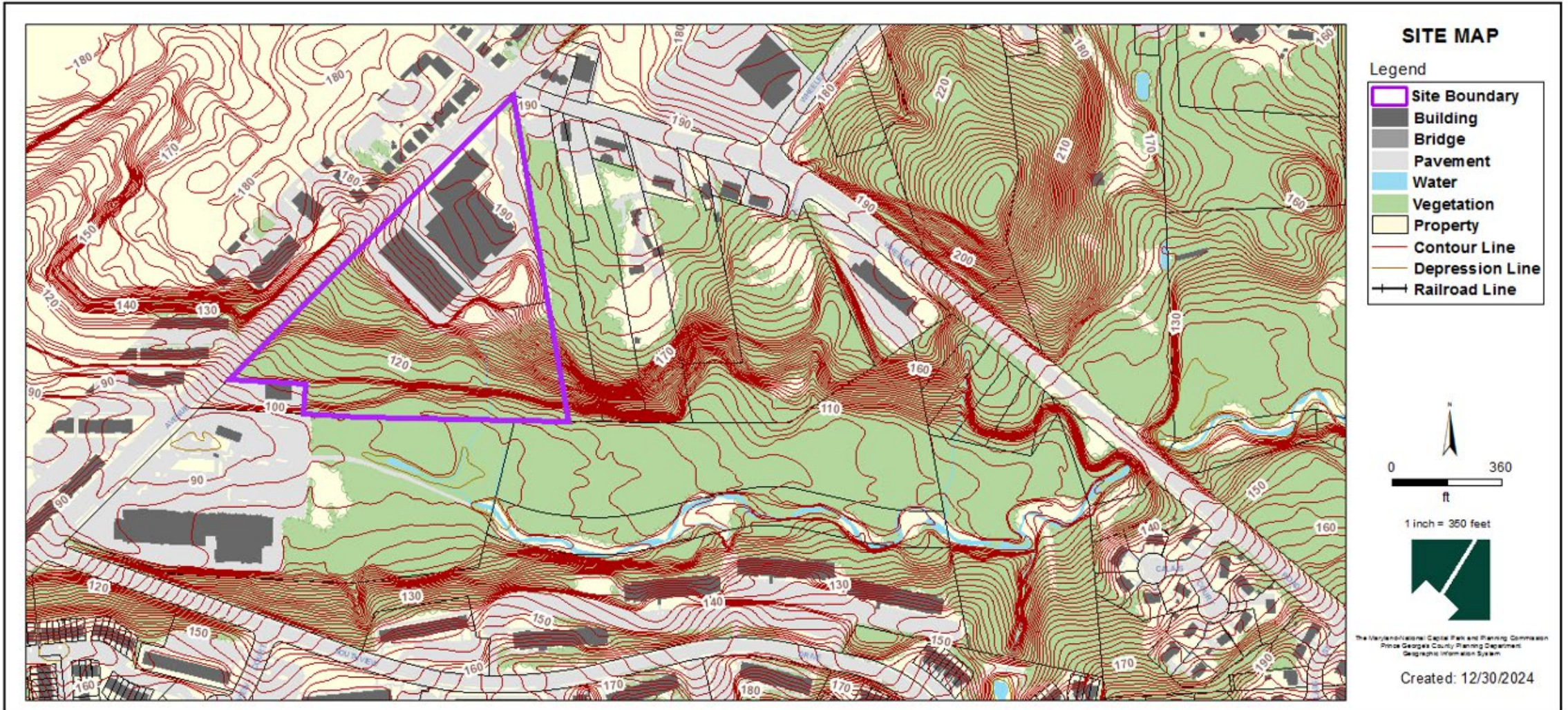
Planning Area: 76A



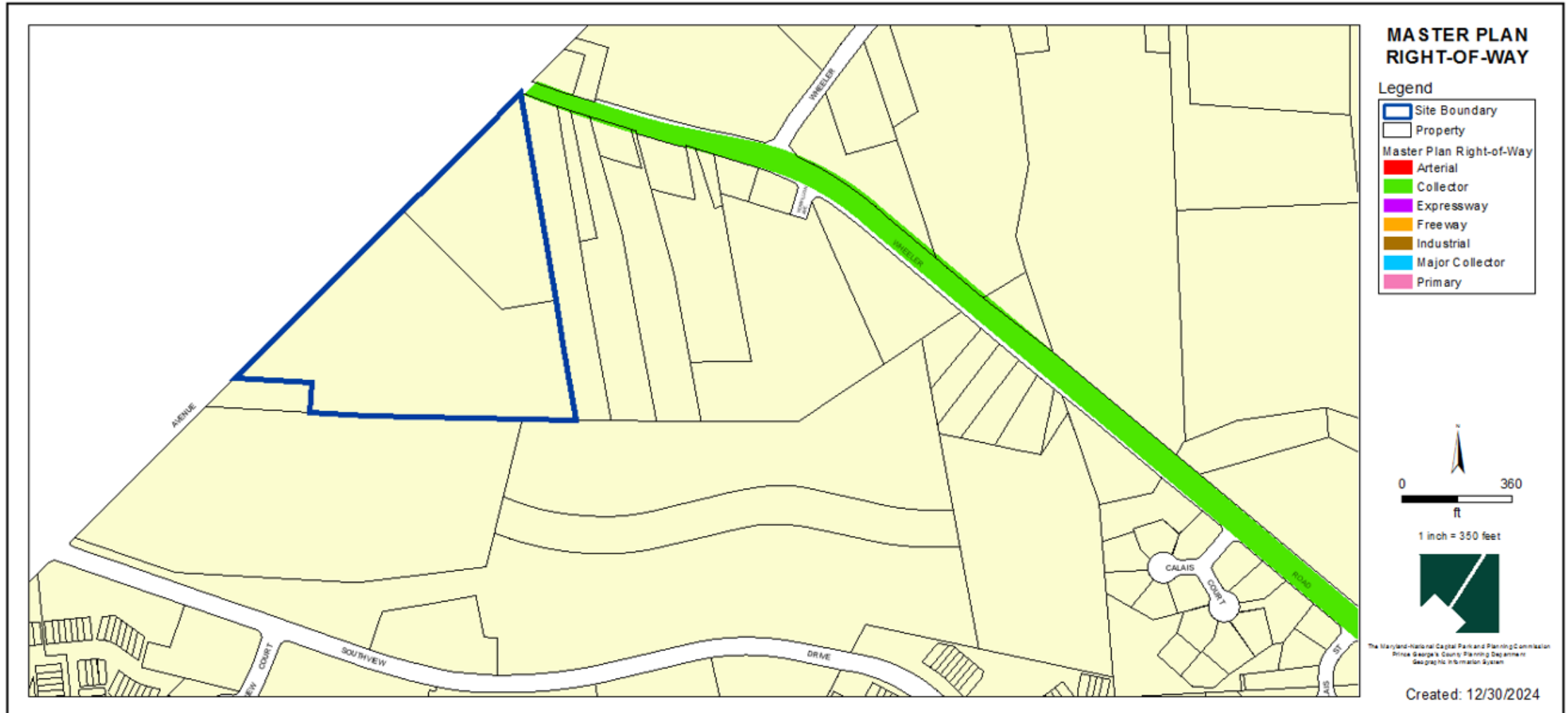
SITE VICINITY MAP



SITE MAP



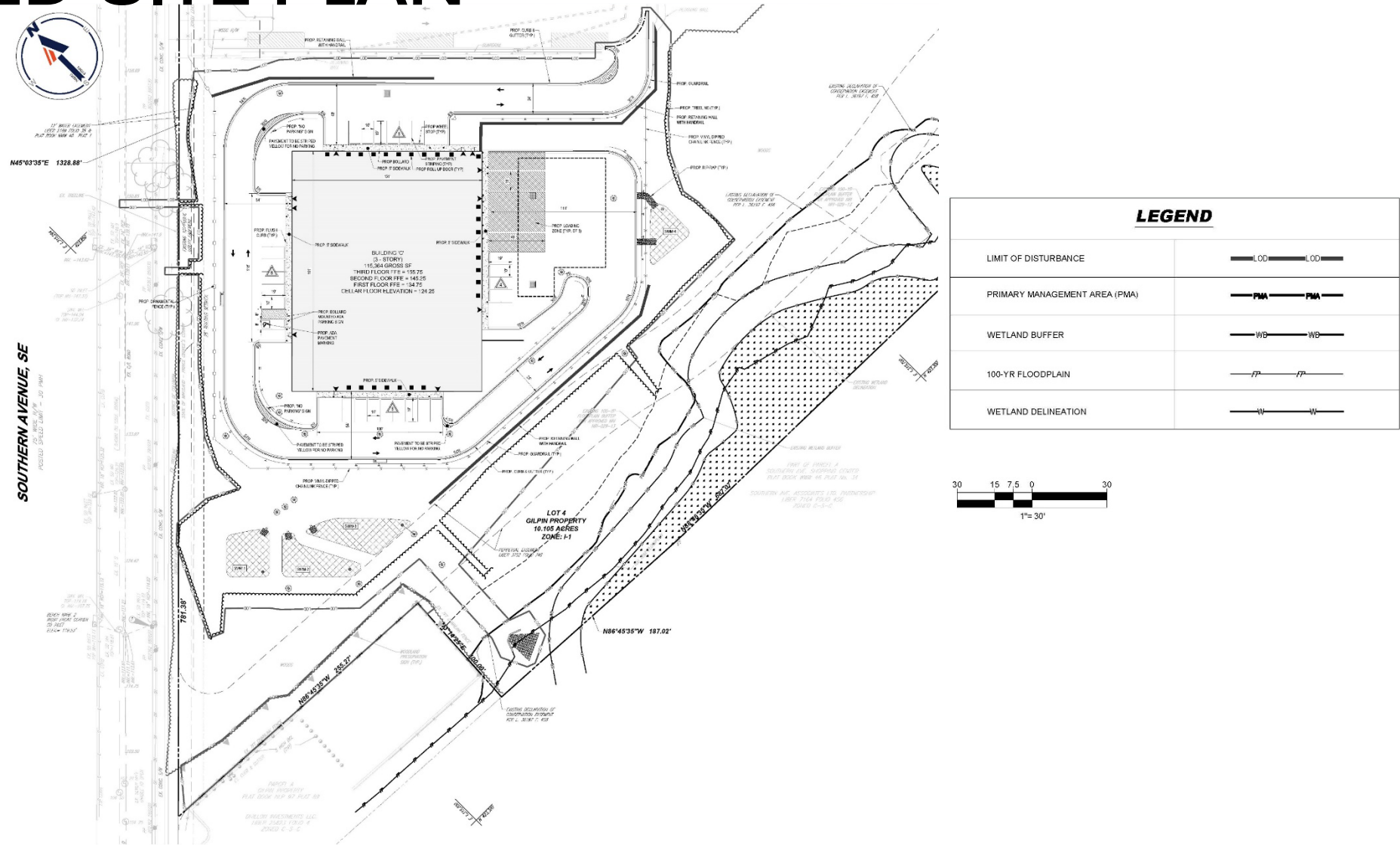
MASTER PLAN RIGHT-OF-WAY MAP



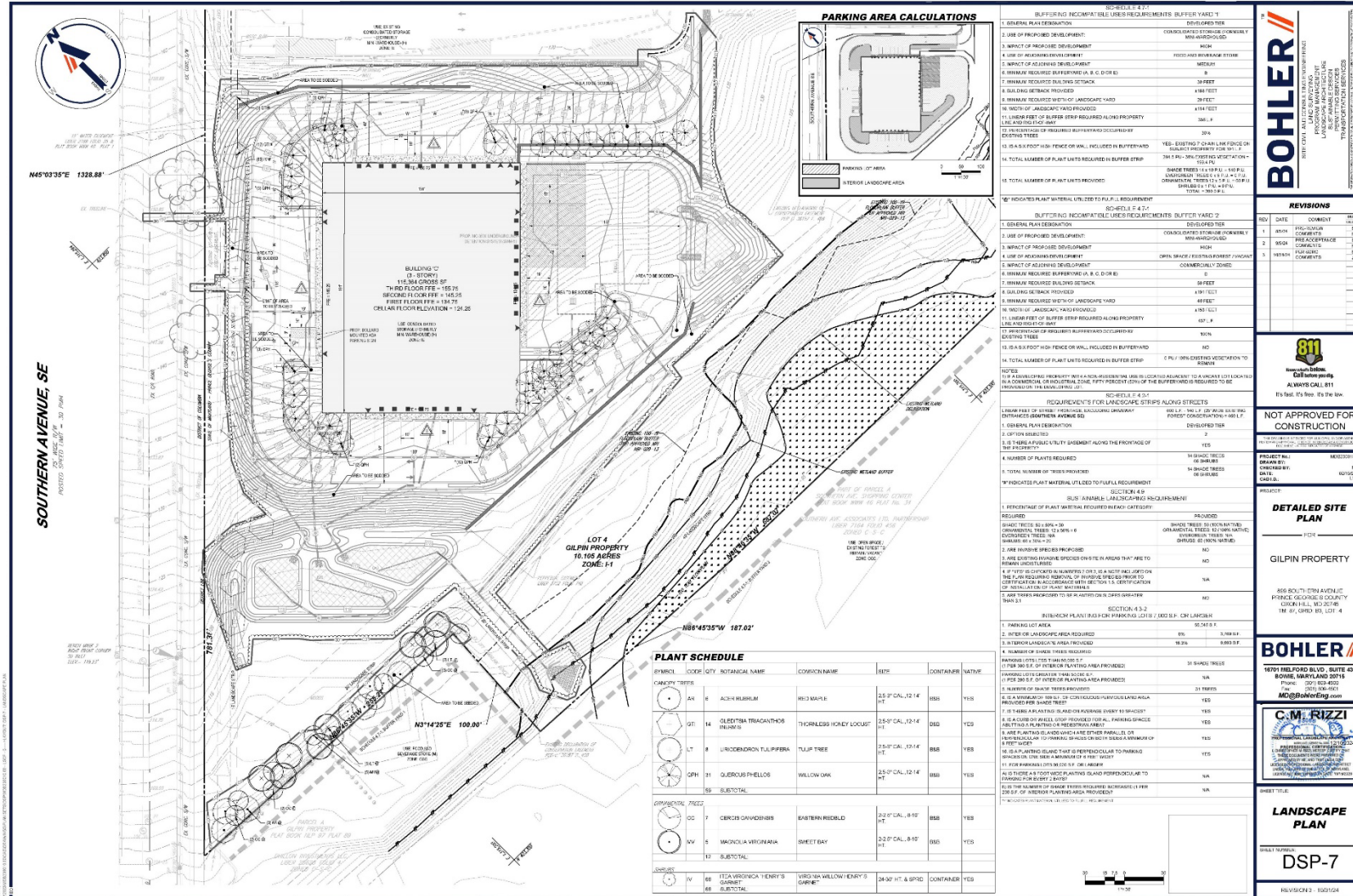
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



DETAILED SITE PLAN

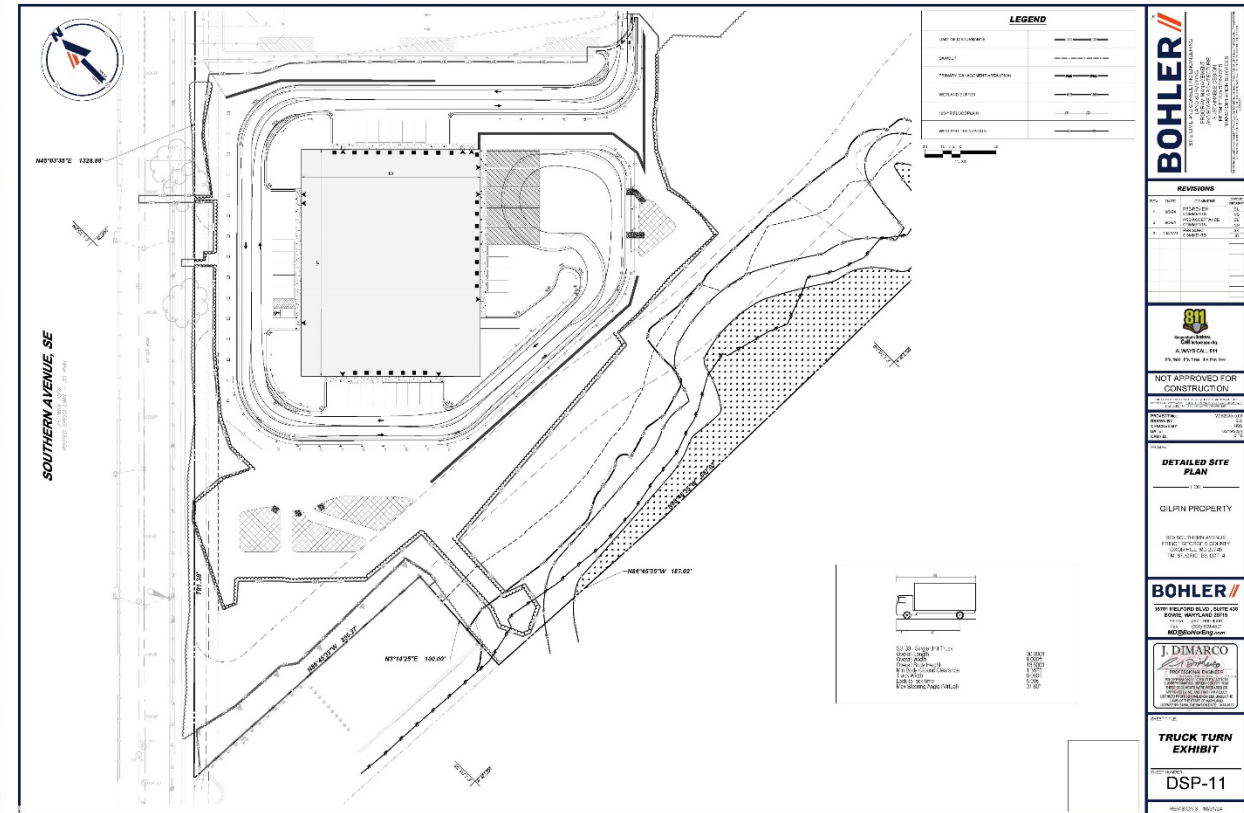


LANDSCAPE PLAN

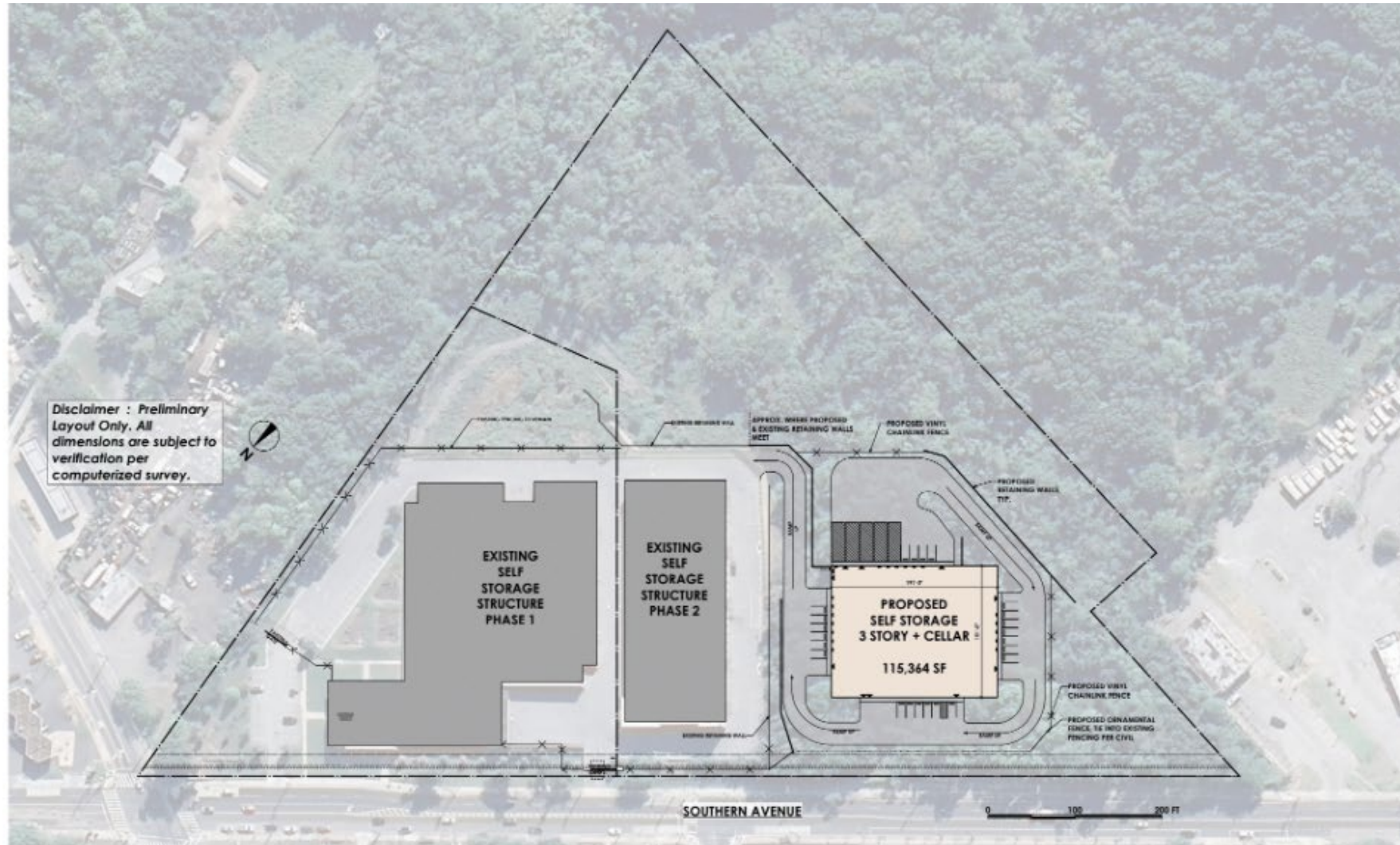


TYPE II TREE CONSERVATION PLAN





PROPOSED SITE PLAN EXHIBIT

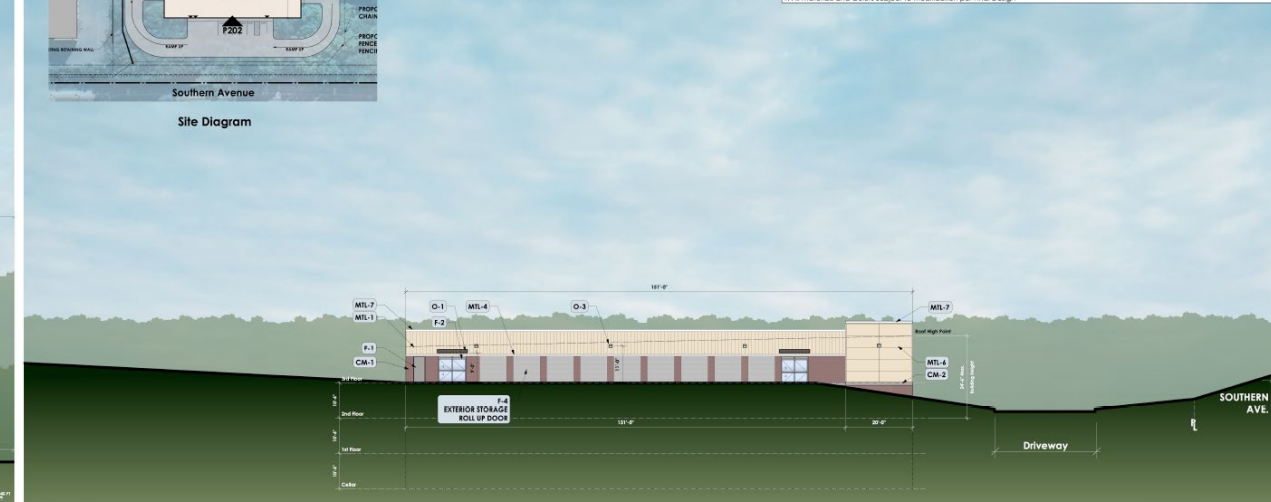


PROPOSED ELEVATIONS – FACING SOUTHERN AVENUE & NORTHERN VIEW

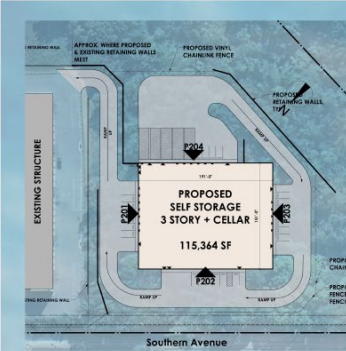


EXTERIOR MATERIAL SCHEDULE					
MATERIAL	NO.	ITEM	MANUFACTURER	FINISH	COLOR
MASONRY	CM-1	Architectural CMU-Field	Oldcastle/Chelton	Quick-Sink	Flammarok Red
	CM-2	Architectural CMU-Accent	Oldcastle/Chelton	Split Face	State Gray
METALS	MTL-1	Metal Siding - Vertical Field	MBCI	Pre-Finished	Almond
	MTL-2	Metal Siding - Horizontal	MBCI	Pre-Finished	Almond
	MTL-3	Not Used			
	MTL-4	Metal Accent	MBCI	Pre-Finished	Polar White
	MTL-5	Break Metal	MBCI	Pre-Finished	State Gray
	MTL-6	IMP Panel	MBCI	Pre-Finished	Almond
	MTL-7	8" Coping	MBCI	Pre-Finished	Polar White
	MTL-8	8" Coping	MBCI	Pre-Finished	Rustic Red
FENESTRATION	F-1	Hollow Metal Door		Paint	Match Adj. Surface
	F-2	Automatic Sliding Door		Pre-Finished	Anodized Aluminum
	F-3	Storefront System		Pre-Finished	Anodized Aluminum
	F-4	Storage Unit Roll-Up Door	Janus	Pre-Finished	Shrouette Gray
OTHER	O-1	Decorative Canopy	-	Pre-Finished	-
	O-2	Wall Sign 'A'	-	-	-
	O-3	Wall Sign 'B'	-	-	-

NOTES
1. All Materials and Colors Subject to Modification per Final Design.

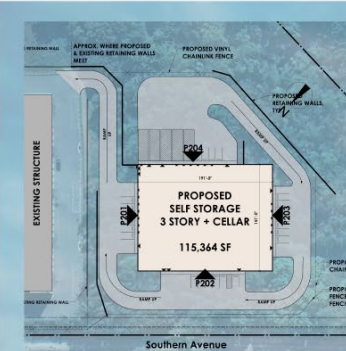


PROPOSED ELEVATIONS – WESTERN & SOUTHERN VIEW



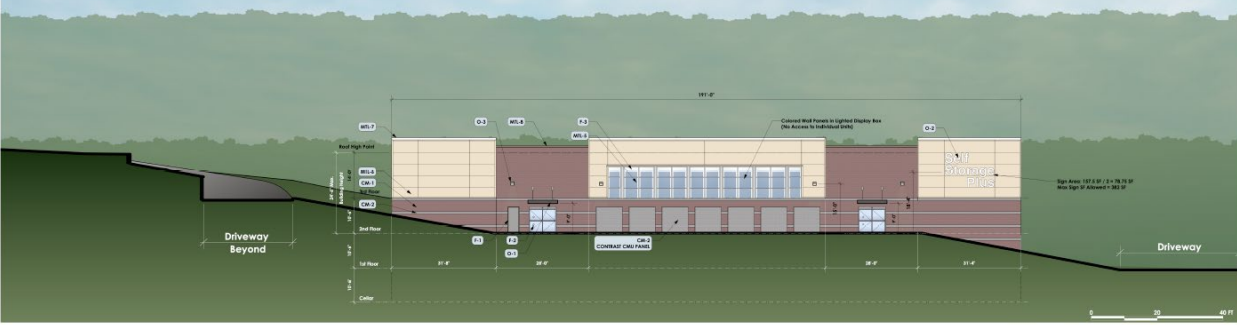
Site Diagram

EXTERIOR MATERIAL SCHEDULE					
MATERIAL	NO.	ITEM	MANUFACTURER	FINISH	COLOR
MASONRY	CM-1	Architectural CMU-Field	Oldcastle/Echelon	Quik-Brik	Rapportok Red
	CM-2	Architectural CMU-Accent	Oldcastle/Echelon	Split Face	Slate Gray
METALS	MTL-1	Metal Siding - Vertical Field	MBCI	Pre-Finished	Almond
	MTL-2	Metal Siding - Horizontal	MBCI	Pre-Finished	Almond
	MTL-3	Not Used			
	MTL-4	Metal Accent	MBCI	Pre-Finished	Polar White
	MTL-5	Break Metal	MBCI	Pre-Finished	Slate Gray
	MTL-6	IMP Panel	MBCI	Pre-Finished	Almond
	MTL-7	8" Coping	MBCI	Pre-Finished	Polar White
	MTL-8	8" Coping	MBCI	Pre-Finished	Rustic Red
FENESTRATION	F-1	Hollow Metal Door		Paint	Match Adj. Surface
	F-2	Automatic Sliding Door		Pre-Finished	Anodized Aluminum
	F-3	Transom System		Pre-Finished	Anodized Aluminum
	F-4	Storage Unit Roll Up Door	Janus	Pre-Finished	Silhouette Gray
OTHER	O-1	Decorative Canopy	-	Pre-Finished	-
	O-2	Wall Sign A	-	-	-
	O-3	Wall Pack	-	-	-
NOTES 1. All Materials and Colors Subject to Modification per Final Design.					



Site Diagram

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NOTES 1. All Materials and Colors Subject to Modification per Final Design.					



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P-202
SHEET 4 OF 11
10/31/24

Western Elevation
Southern Ave Self Storage Phase III
Post 10/31/24 REVIEW REVIEW 02

ARCLAND



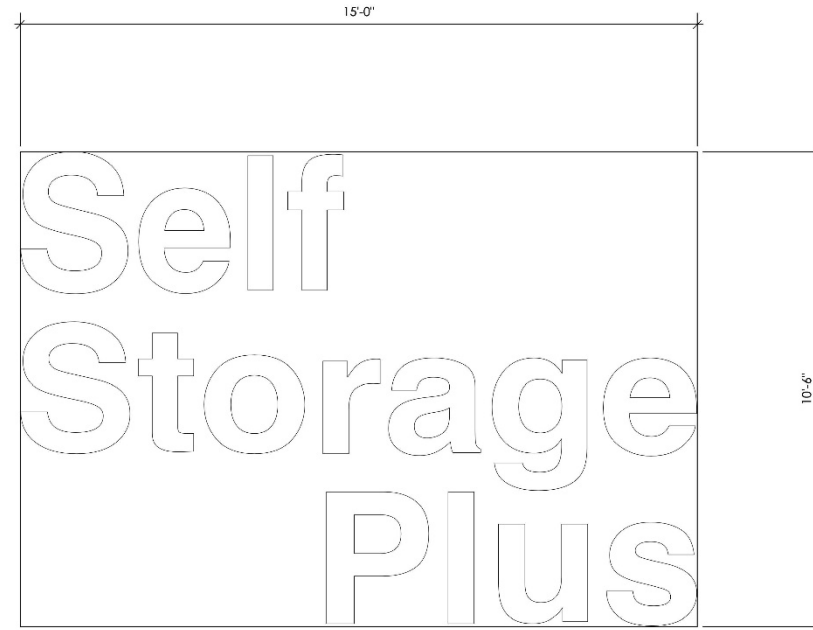
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P-203
SHEET 5 OF 11
10/31/24

Southern Elevation
Southern Ave Self Storage Phase III

ARCLAND

SIGNAGE DETAILS



Wall Sign A

PROPOSED SIGNAGE SCHEDULE - I-1 ZONE								
SIGN	DRAWING REF	TYPE	SIGN LENGTH	SIGN WIDTH	SIGN AREA*	SIGN CALCULATED AREA*	PROJECTION**	ILLUMINATION***
A	P-202	Building - Attached	15'0"	10'6"	157.50 SF	78.75 SF	42" MAX	Internally Illuminated Channel Letters
TOTAL PROPOSED WALL SIGN AREA						78.75 SF		
Max Area Allowed=						398.00 SF		
Signage Complies								
* Sign Area Measured as per §27-591 (A) Sign Measurement								
**27-613 (C) (D) Projecting Signs (1) (A), The signs shall project not more than forty-two (42) inches from the vertical plane of the wall or canopy to which they are attached								
*** Sign Illumination per §27-592								

STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-13008-02
- TCP2-018-13-02

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 03/12/2024
- Acceptance Mailing: 09/04/2024