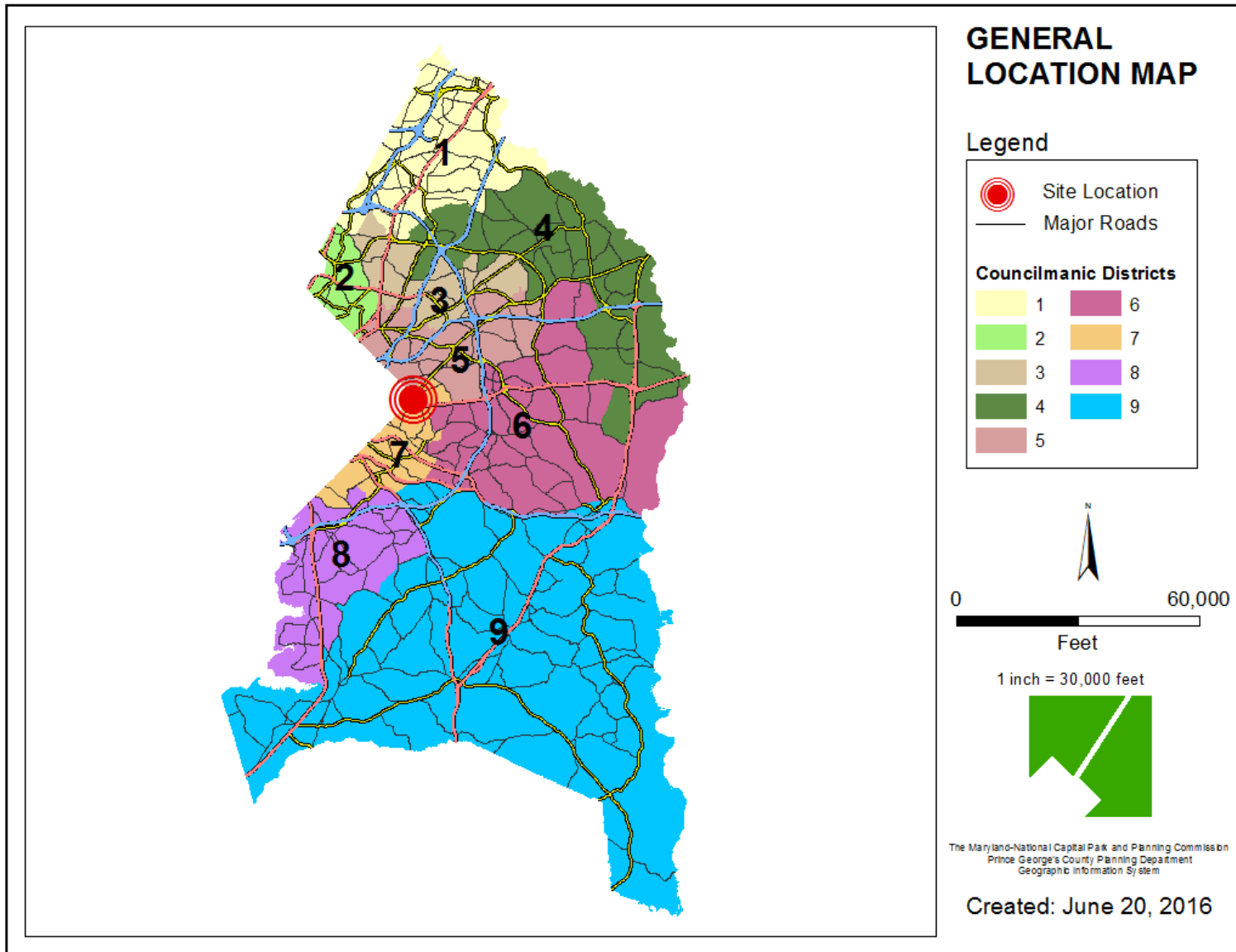


ITEM: 13

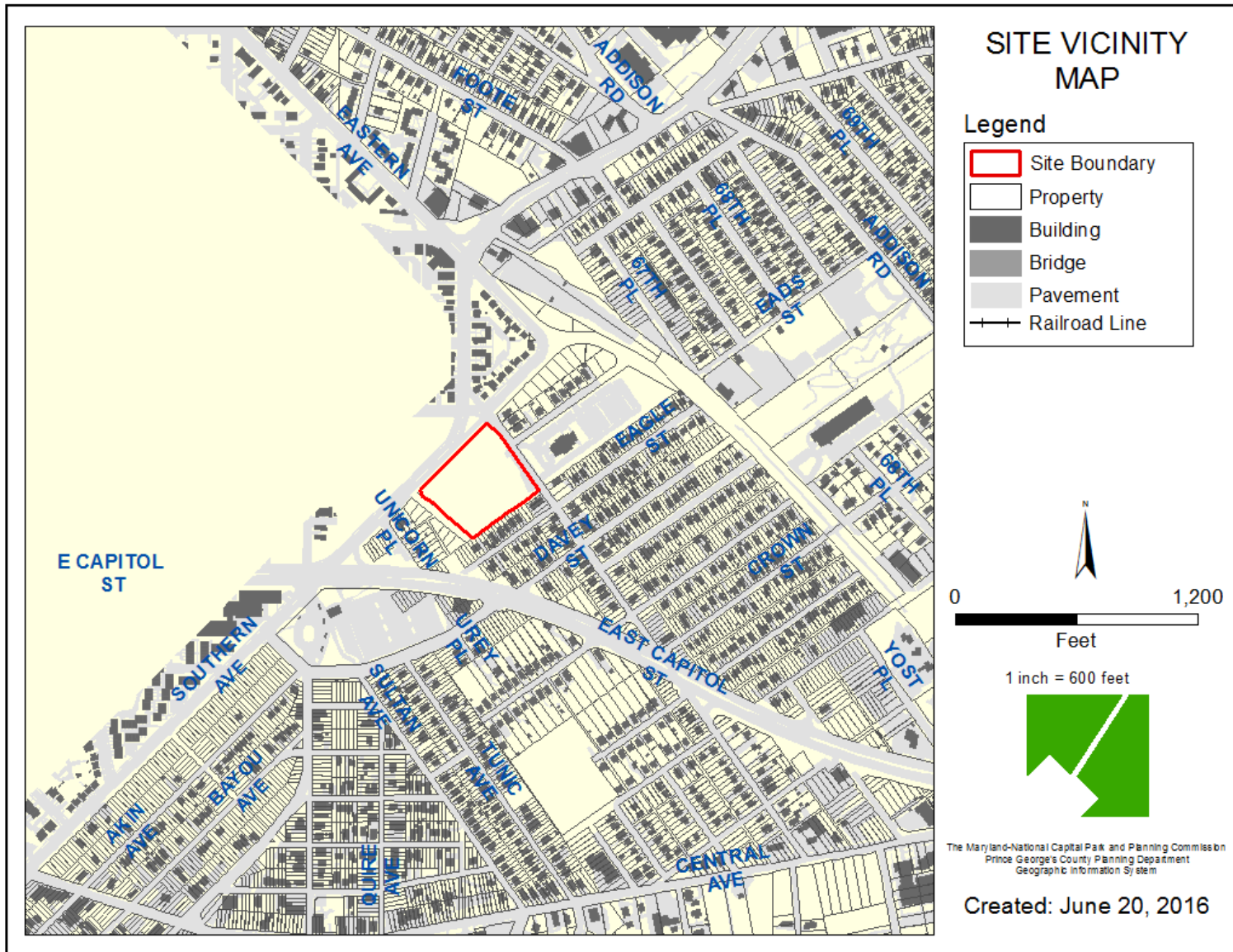
CASE: DSP-15045

210 MARYLAND PARK

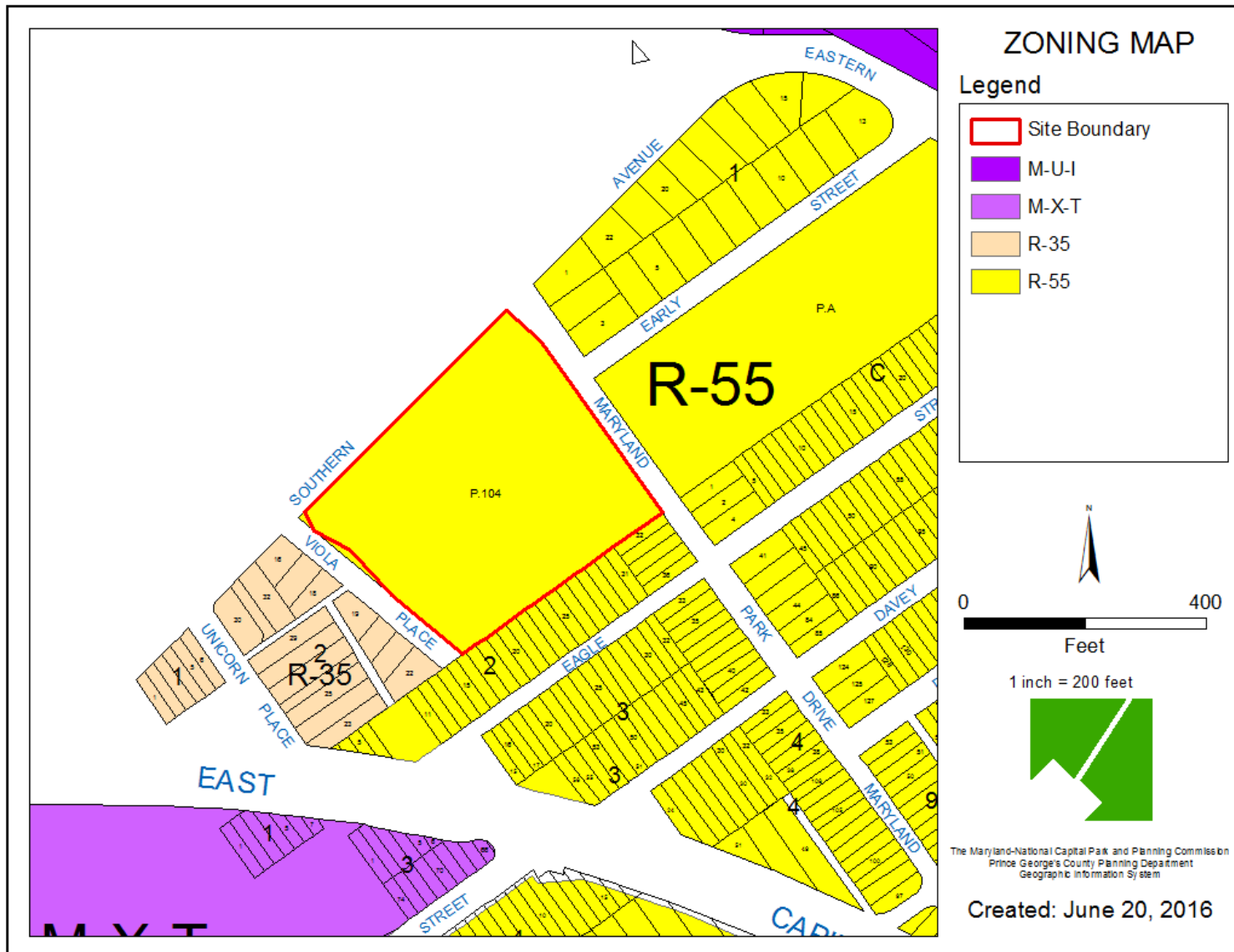
GENERAL LOCATION MAP



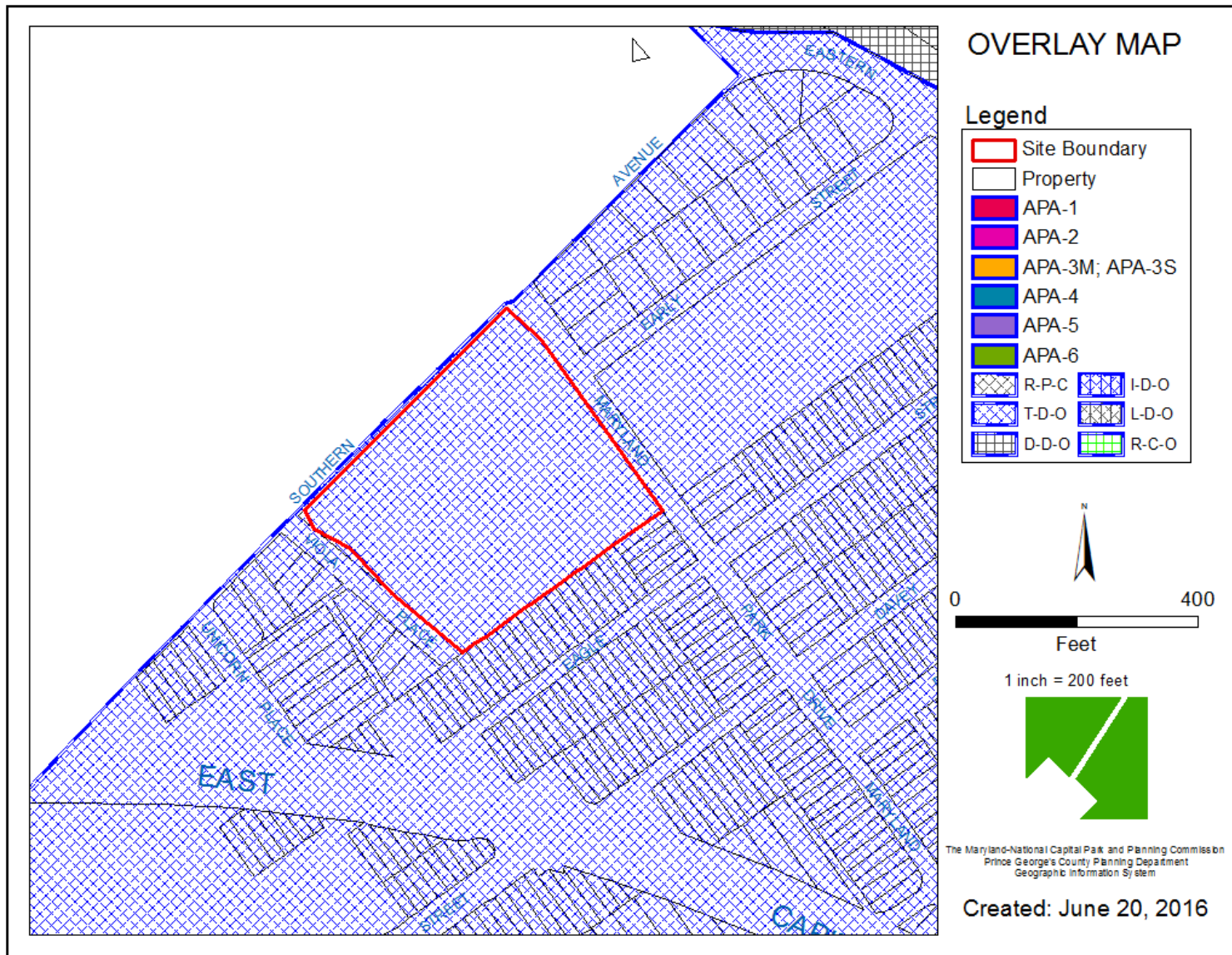
SITE VICINITY



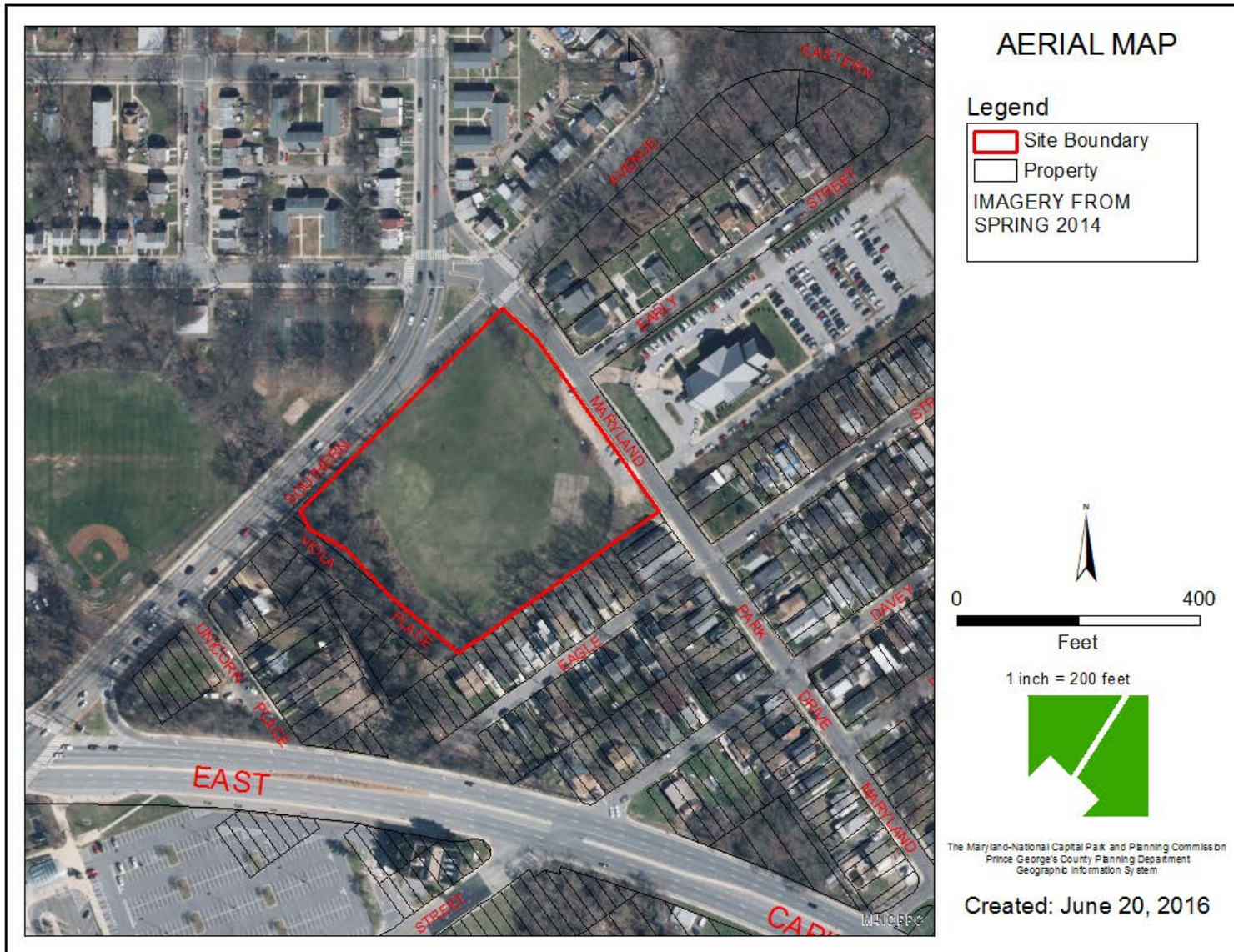
ZONING MAP



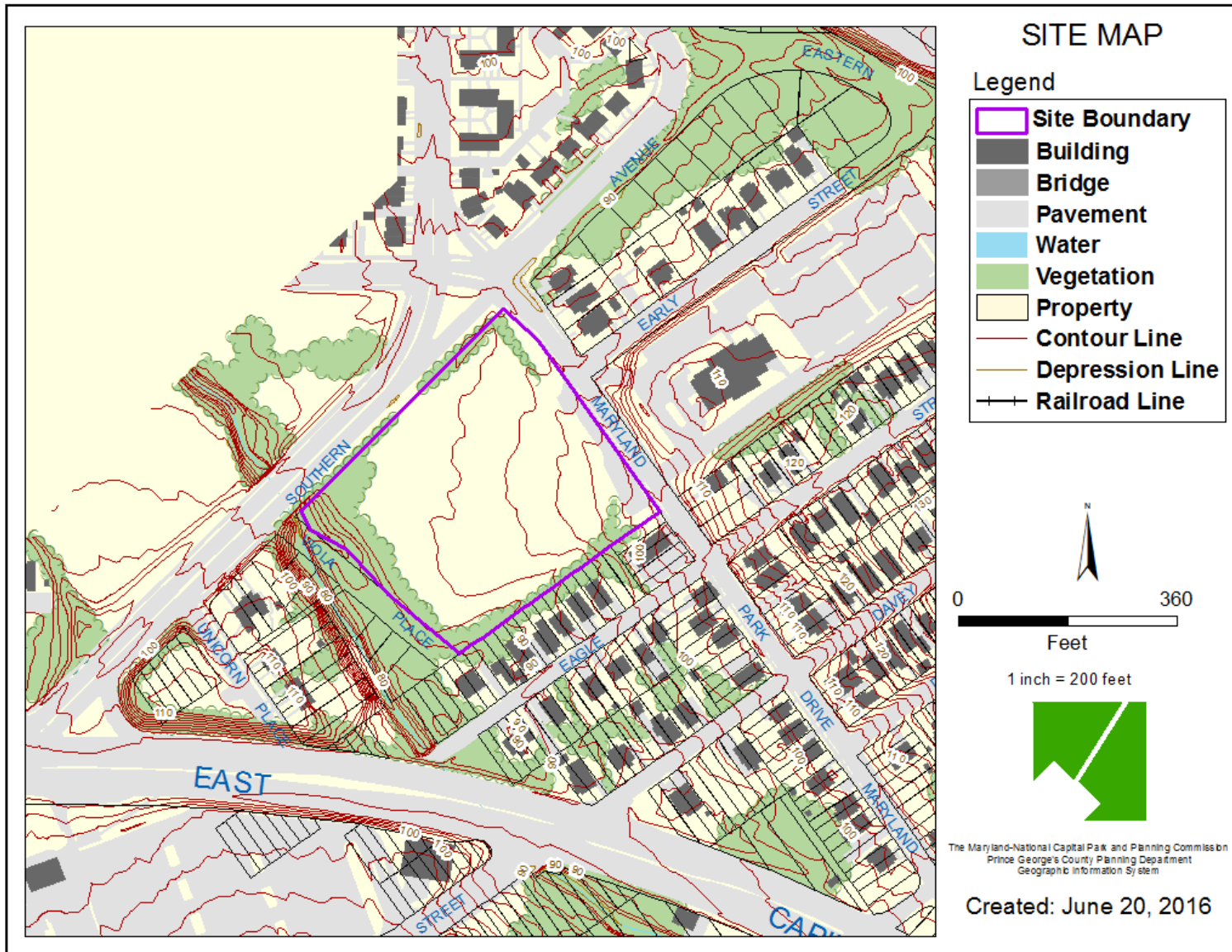
OVERLAY MAP



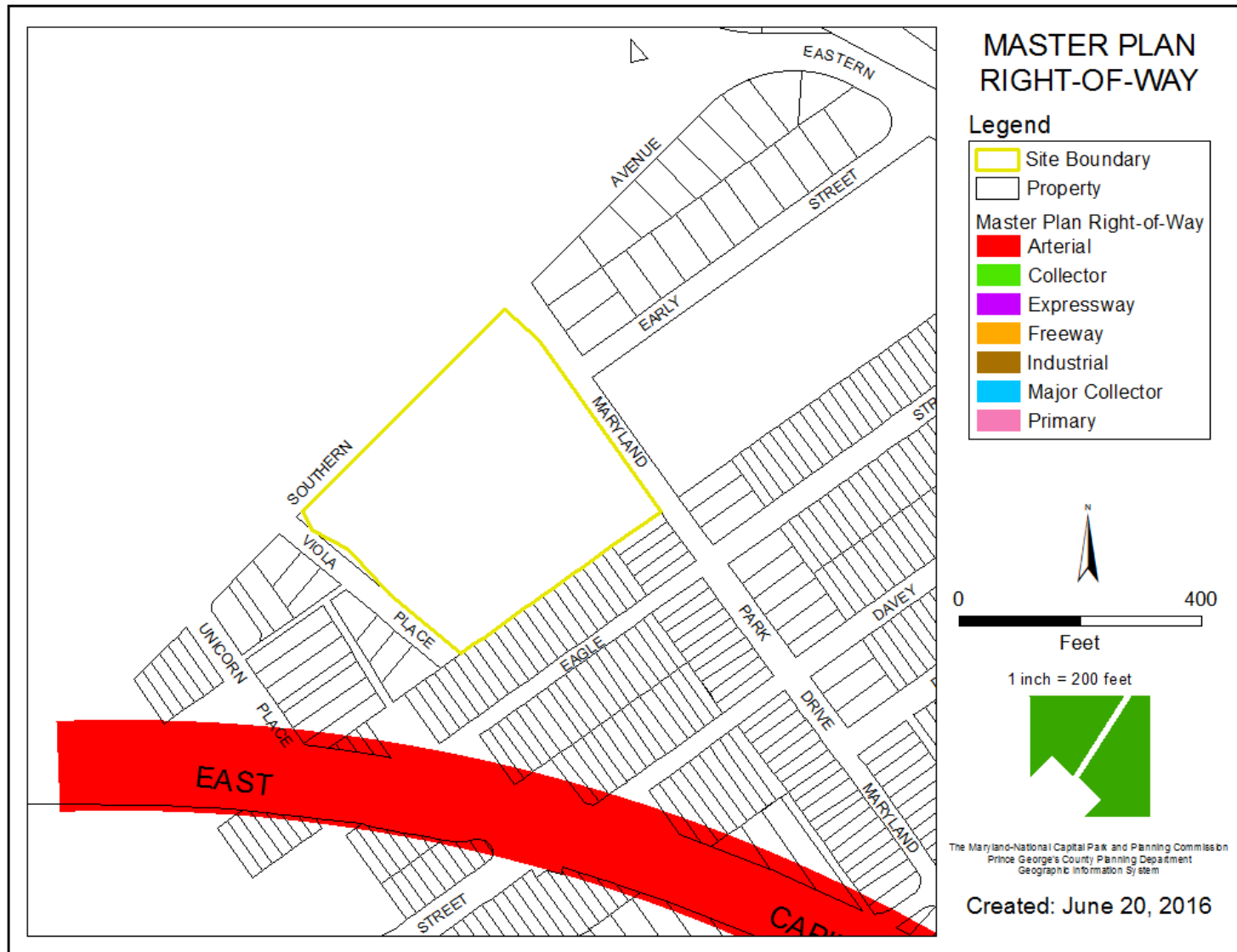
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



NEIGHBORHOOD BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY



BIRD'S-EYE LOOKING NORTH



SITE PLAN RENDERING



EAST ELEVATION - MARYLAND PARK DRIVE



EAST ELEVATION - MULTIFAMILY BUILDING



NORTH ELEVATION - SOUTHERN AVENUE



NORTH ELEVATION - MULTIFAMILY BUILDING AND TOWNHOUSES



SOUTH ELEVATION - MULTIFAMILY BUILDING AND TOWNHOUSES



SOUTH ELEVATION - MIXED-USE BUILDING



WEST ELEVATION - MIXED-USE AND MULTIFAMILY BUILDING



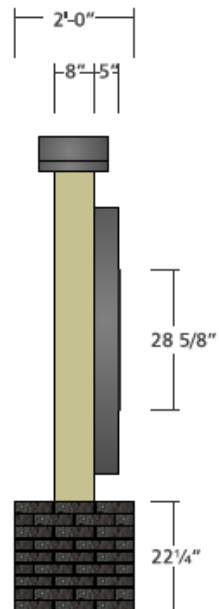
WEST ELEVATION - TOWNHOUSES



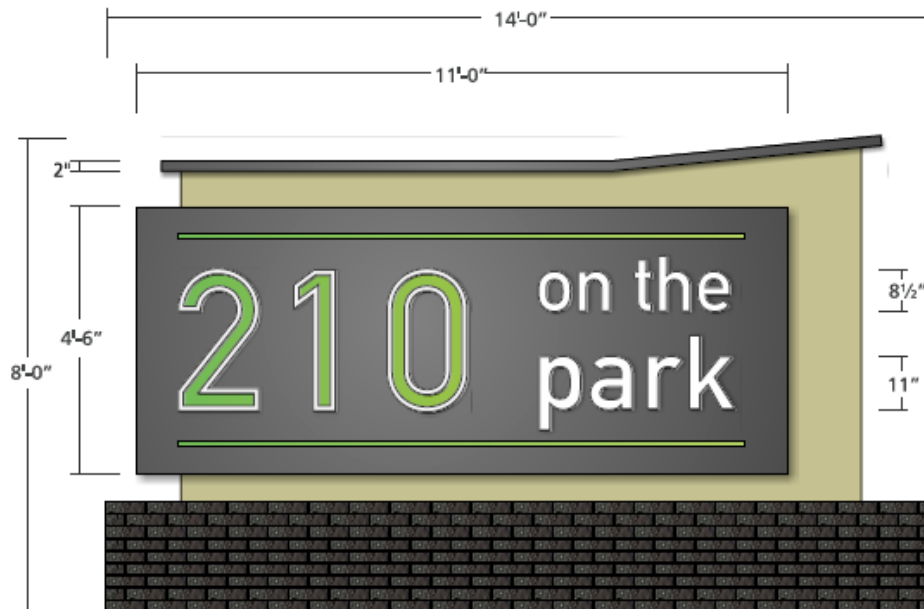
3

FREESTANDING SIGNAGE

SIDE VIEW
SCALE: 1/2"=1' 0"



FACE VIEW
SCALE: 1/2"=1' 0"



RESIDENTIAL MONUMENT SIGN

Quantity: (1x)

SPECIFICATIONS

CABINET

- Fabricated aluminum cabinet
- Painted to match light brick & charcoal metallic
- 5" deep pan face painted charcoal metallic
- 1" wide painted green stripes

GRAPHICS

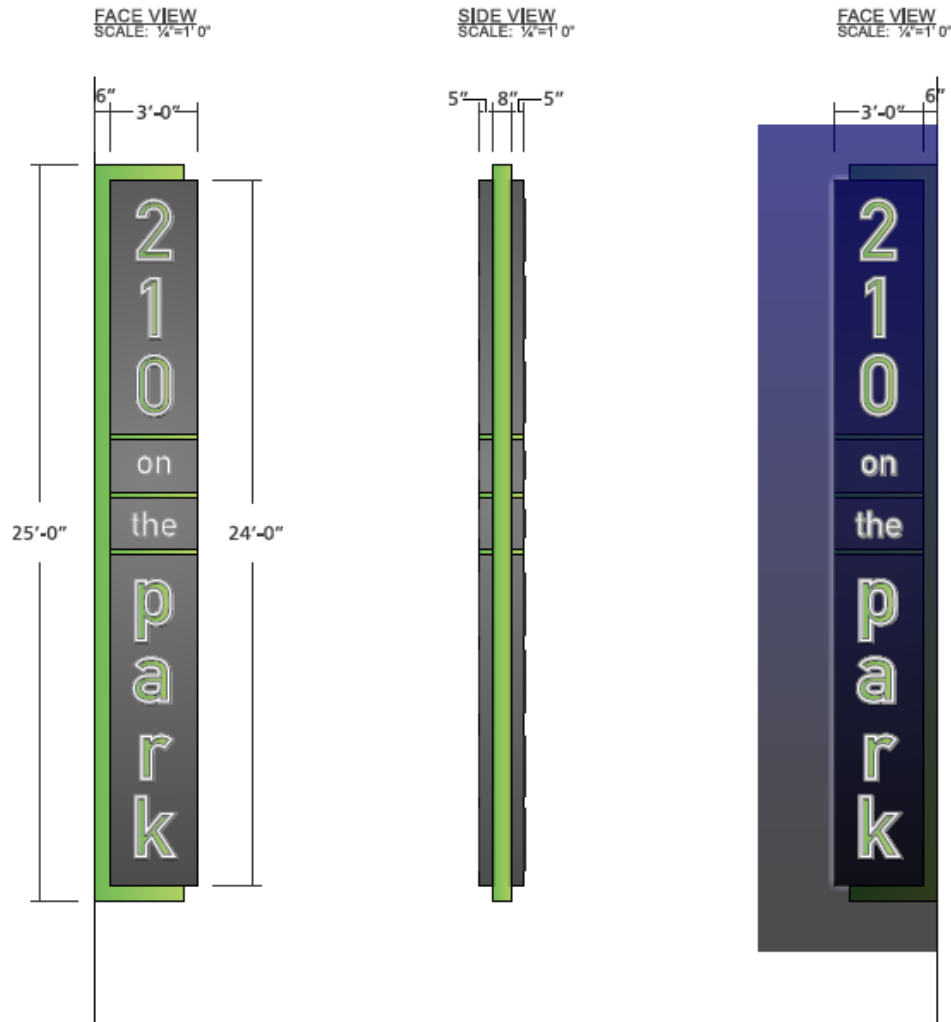
- "210" - 1/2" thick translucent white acrylic push-thru graphics
- Centers recessed and with applied translucent green vinyl
- "ON THE PARK"
- 3/8" thick translucent white acrylic push-thru graphics
- Font: DIN Mittelschrift Std

BASE

- Aluminum base
- Clad with black brick veneer - exact finish TBD
- Power to be provided (by others) to signage location

SIGN AREA: 112 SQ FT

BUILDING-MOUNTED RESIDENTIAL SIGNAGE

**D/F RESIDENTIAL BLADE SIGN**

Quantity: (1x)

B**SPECIFICATIONS****CABINET**

- Fabricated aluminum cabinet
- Center fin painted green
- 5" deep pan faces painted charcoal metallic
- 2" wide painted green stripes
- White LEDs for illumination
- Side illumination in center

GRAPHICS

- 1/2" thick translucent white acrylic graphics
- Centers recessed and with applied translucent green vinyl
- Font: DIN Mittelschrift Std

INSTALLATION

- Mounted to yellow fiber cement panels on facade
- Power to be provided (by others) to signage location

SIGN AREA: 62.5 SQ FT

BUILDING-MOUNTED RESIDENTIAL SIGNAGE

C FACE VIEW
SCALE: 1/2"=1'-0"



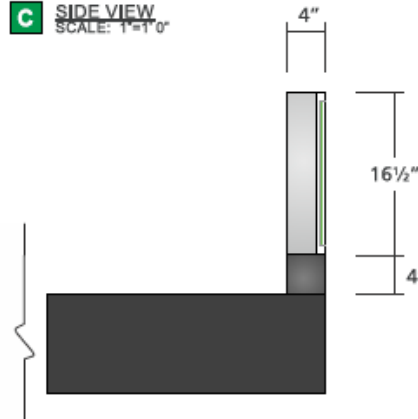
C1 FACE VIEW
SCALE: 1/2"=1'-0"



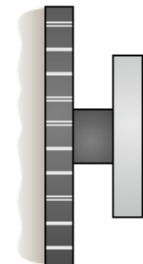
SAMPLE LETTERS



C SIDE VIEW
SCALE: 1"=1'-0"



C1 SIDE VIEW
SCALE: 1"=1'-0"



RESIDENTIAL CANOPY SIGN

Quantity: (2x)

SPECIFICATIONS

ILLUMINATED LETTERS

- 4" deep fabricated aluminum letters
- Returns painted metallic silver
- Translucent white acrylic faces
- Centers recessed and with applied translucent green vinyl
- Font: DIN Mittelschrift Std

INSTALLATION

- Letters mounted on top of 4"x4" raceway
- Raceway painted charcoal metallic
- Raceway installed on top of metal canopy
- Power to be provided (by others) to signage location

Note: letter "p" sits between left & right raceway sections, front of letter is flush with front of raceway

SIGN AREA: 23.92 SQ FT (EACH)

RESIDENTIAL WALL SIGN

Quantity: (1x)

SPECIFICATIONS

ILLUMINATED LETTERS

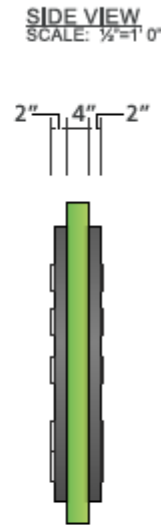
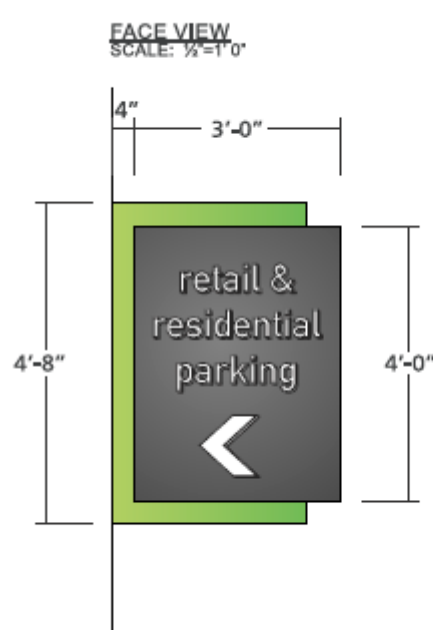
- 4" deep fabricated aluminum letters
- Returns painted metallic silver
- Translucent white acrylic faces
- Centers recessed and with applied translucent green vinyl
- Font: DIN Mittelschrift Std

INSTALLATION

- Letters mounted to 5 1/2"x4" raceway
- Raceway painted to match brick facade
- Power to be provided (by others) to signage location

SIGN AREA: 22.28 SQ FT

BUILDING-MOUNTED RESIDENTIAL SIGNAGE



D/F PARKING DIRECTIONAL SIGN



Quantity: (1x)

SPECIFICATIONS

CABINET

- Fabricated aluminum cabinet
- Center fin painted green
- 2" deep pan faces painted charcoal metallic

GRAPHICS

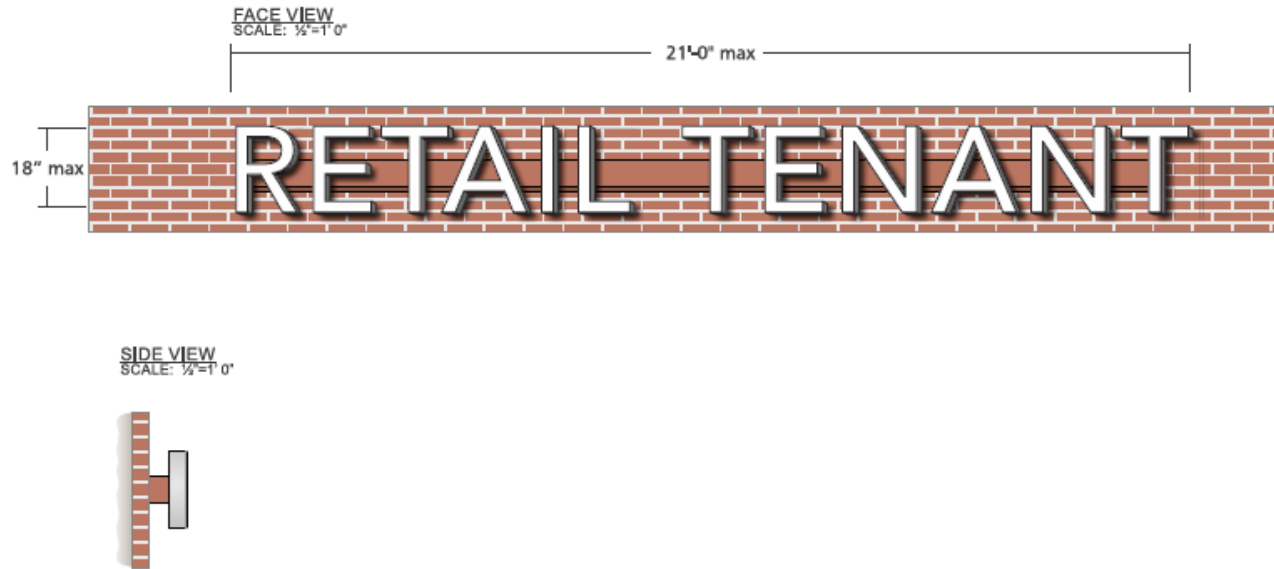
- $\frac{1}{2}"$ thick translucent white acrylic circle and arrow
- Center of circle is recessed and with applied translucent blue vinyl
- Font: DIN Mittelschrift Std

INSTALLATION

- Mounted to yellow fiber cement panels on facade
- Power to be provided (by others) to signage location

SIGN AREA: 15.56 SQ. FT

BUILDING-MOUNTED RETAIL SIGNAGE



RETAIL SIGNAGE – FACE-LIT CHANNEL LETTERS

Quantity: (1x)

E

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 5 1/2"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.

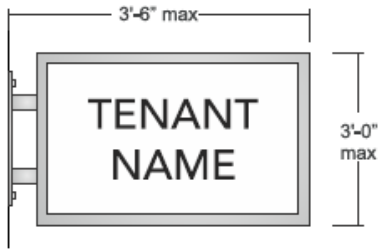
EXAMPLES OF FACE-LIT CHANNEL LETTERS



BUILDING-MOUNTED RETAIL SIGNAGE

G

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



SIDE VIEW
SCALE: 1"=1' 0"



FABRICATION VIEW
SCALE: 1"=1' 0"



D/F ILLUMINATED BLADE SIGN

G

SPECIFICATIONS

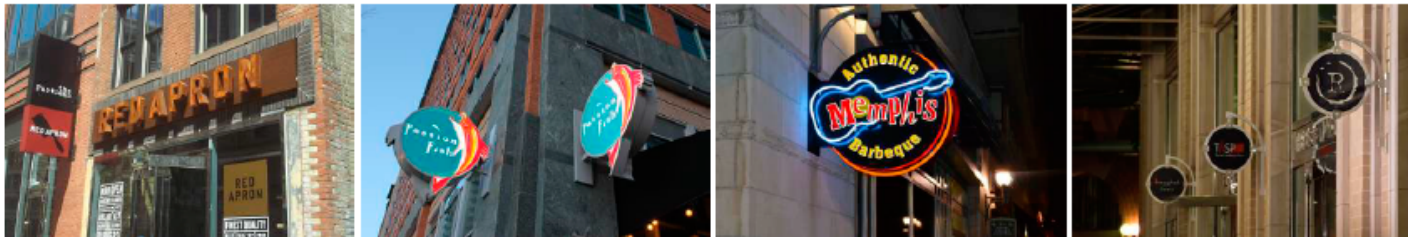
- 8" deep fabricated aluminum cabinet painted - color TBD
- 3/16" thick translucent white acrylic faces
- Translucent vinyl logo/graphics applied to faces
- Internally illuminated with white LED lights
- 1 1/2" angle aluminum retainer molding
- 1 1/2x1 1/2" tubing welded to mounting plate
- Installed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

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

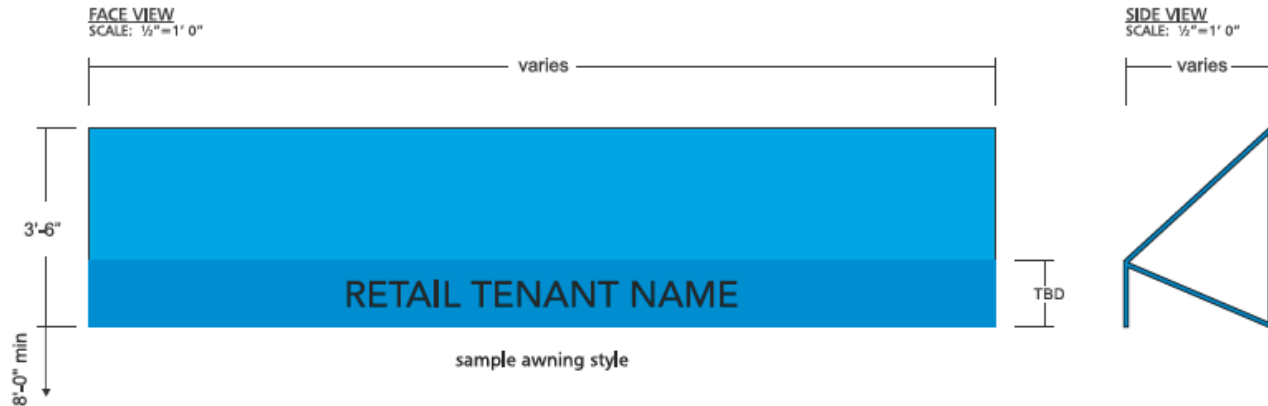
EACH RETAIL TENANT IS ALLOWED
(1X) SET OF CHANNEL LETTERS,
(1X) BLADE SIGN PER ELEVATION
AND GRAPHICS ON AWNING VALANCES.
TOTAL SIGNAGE AREA NOT TO EXCEED
200% OF RETAIL SPACE'S LINEAR FOOTAGE.

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

EXAMPLES OF BLADE SIGNS



BUILDING-MOUNTED RETAIL SIGNAGE



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)
 - 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
20% OF RETAIL SPACE'S LINEAR FOOTAGE.

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

EXAMPLES OF AWNINGS



MIXED-USE AND MULTIFAMILY BUILDINGS MATERIAL BOARD



'A' BUILDING

'B' BUILDING



BRICK - COLOR #2



BRICK - COLOR #3



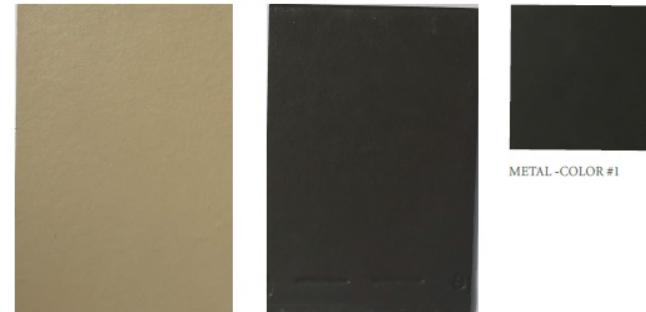
FIBER CEMENT SIDING - COLOR #3

FIBER CEMENT SIDING/PANEL -
COLOR #4

METAL -COLOR #1



BRICK - COLOR #1



FIBER CEMENT PANEL - COLOR #1

FIBER CEMENT SIDING/PANEL -
COLOR #2

METAL -COLOR #1

'A' BUILDING

'B' BUILDING

December 9, 2016

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MATERIAL BOARD

 A. WASH AND ASSOCIATES
TORTI GALLAS AND PARTNERS

210 ON THE PARK



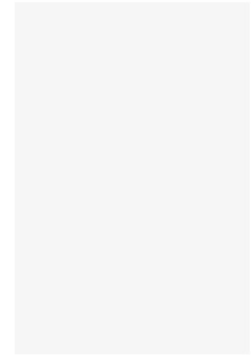
TOWNHOUSE MATERIAL BOARD



FIBER CEMENT PANEL / TRIM-COLOR #1



FIBER CEMENT PANEL / TRIM-COLOR #2



FIBER CEMENT PANEL / TRIM-COLOR #3



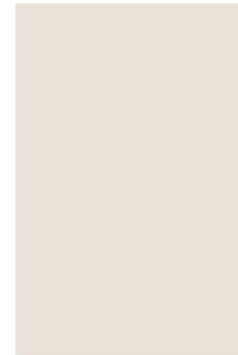
FIBER CEMENT SIDING - COLOR #1



FIBER CEMENT SIDING - COLOR #2



FIBER CEMENT SIDING - COLOR #3



FIBER CEMENT SIDING - COLOR #4



FIBER CEMENT SIDING - COLOR #5

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December 9, 2016

MATERIAL BOARD - TOWNHOUSES

A. WASH AND ASSOCIATES
TORTI GALLAS AND PARTNERS

210 ON THE PARK

