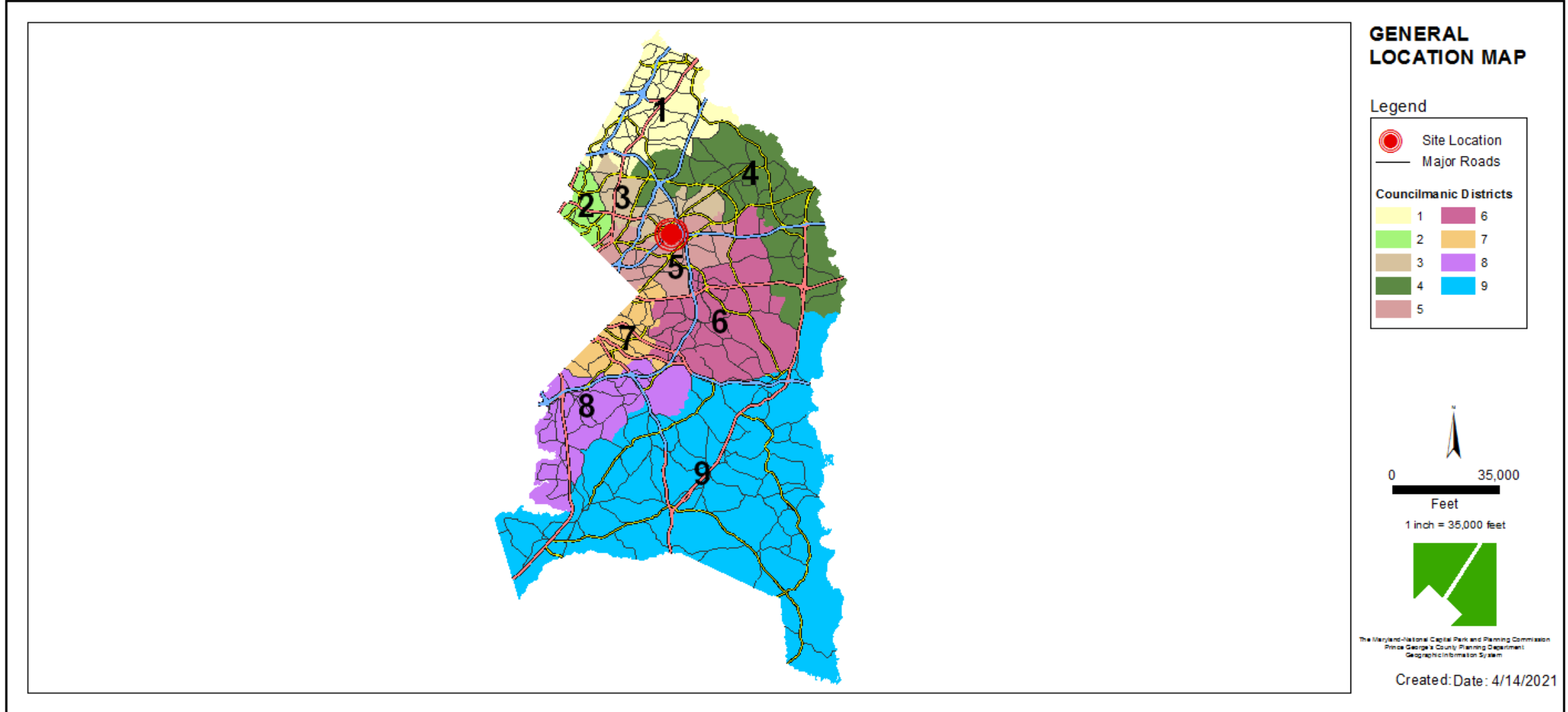


ITEM: 11

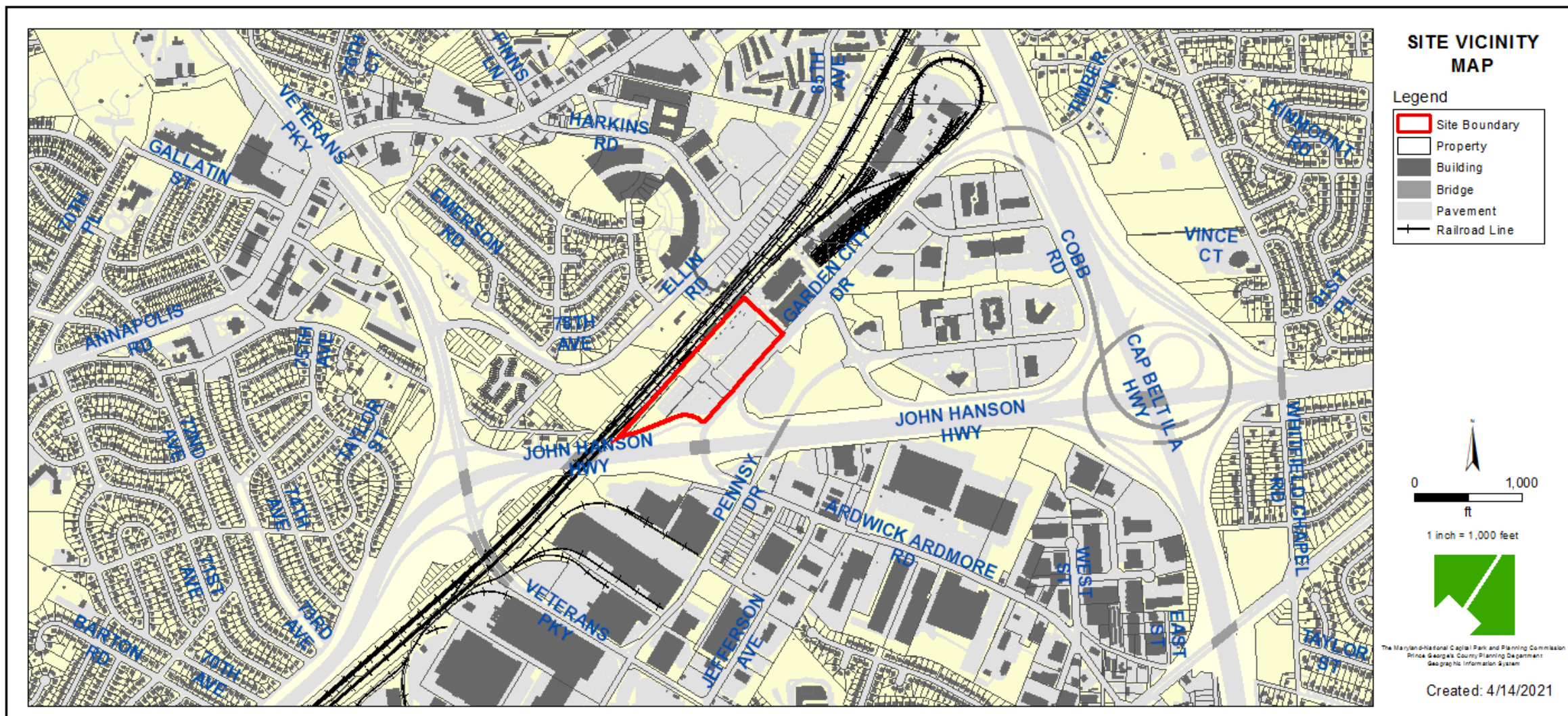
CASE: DSP-16043-02

NEW CARROLLTON TOWN CENTER - PARCEL 5

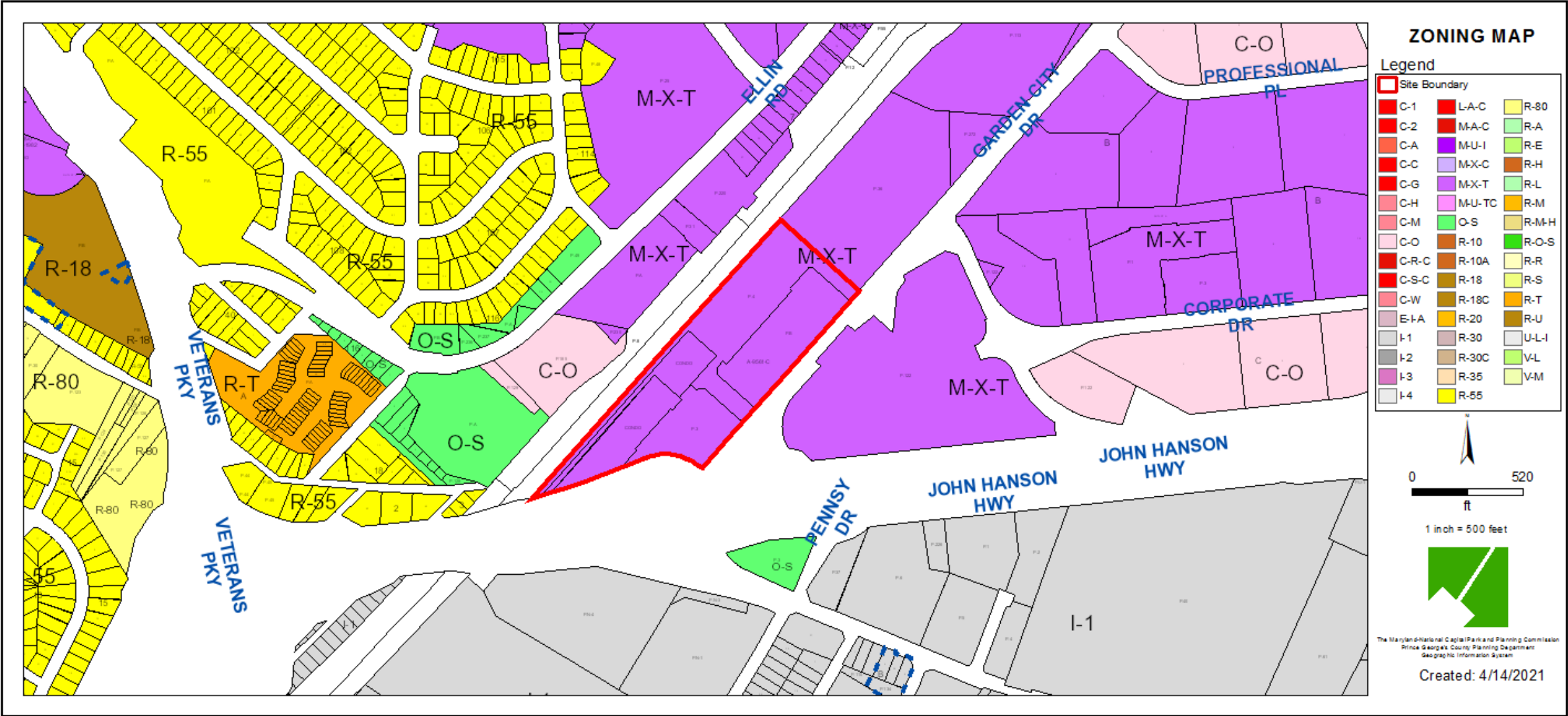
GENERAL LOCATION MAP



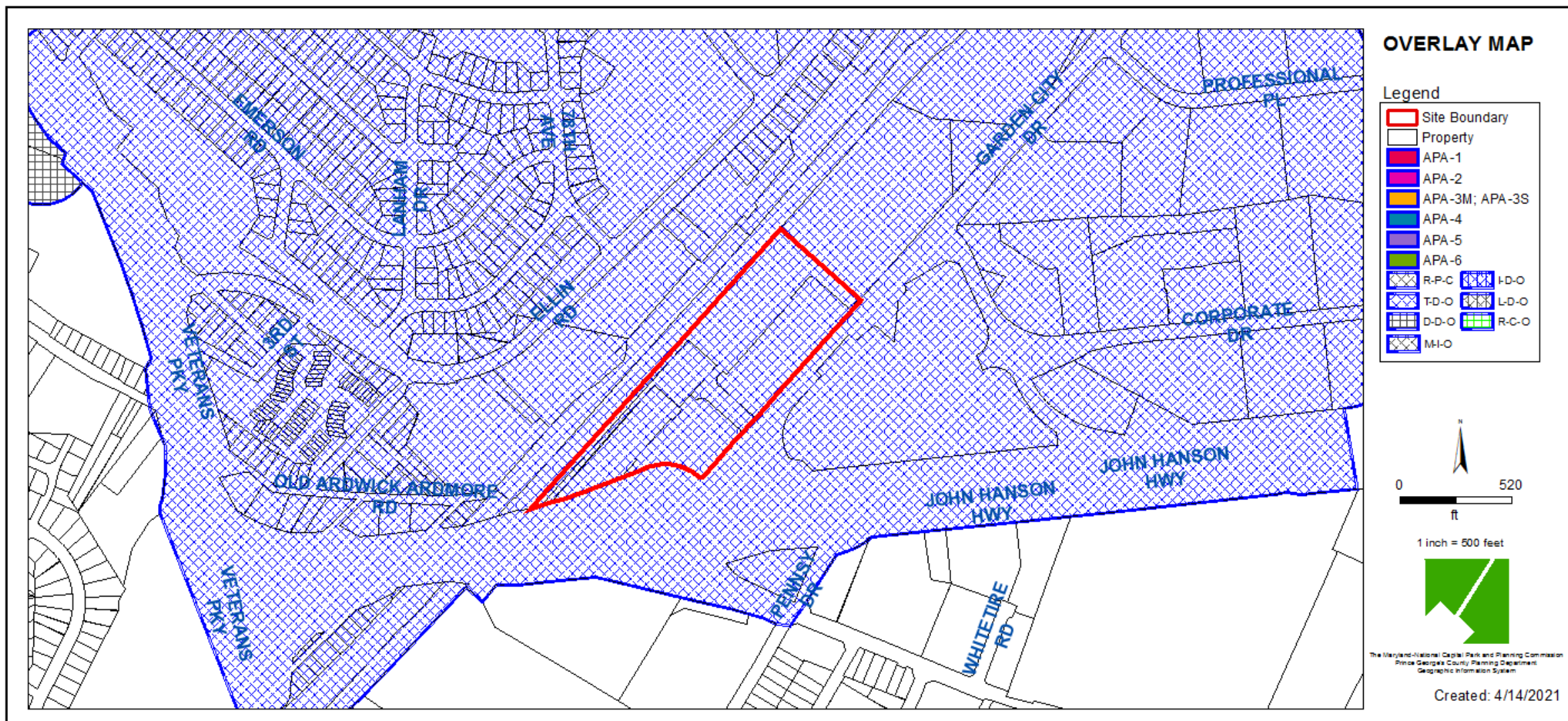
SITE VICINITY



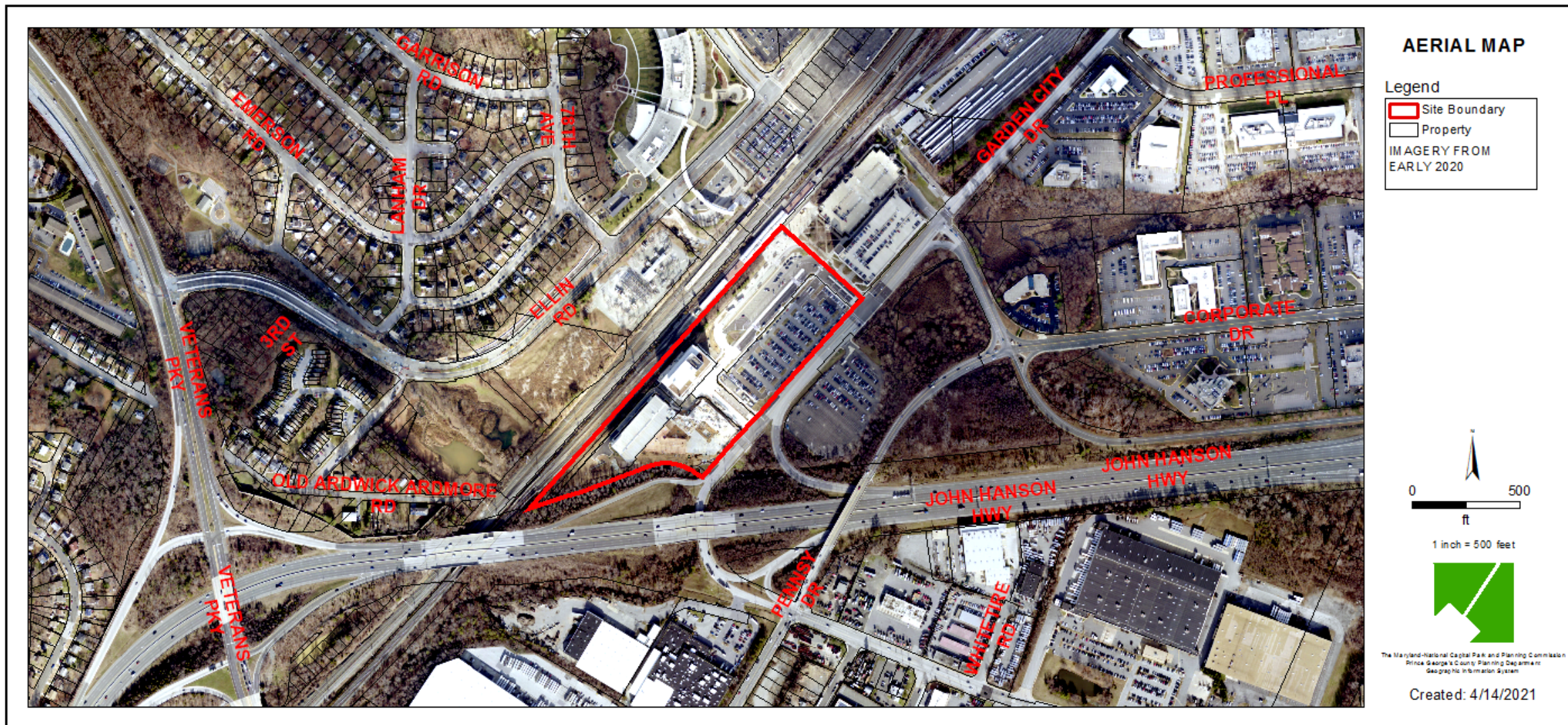
ZONING MAP



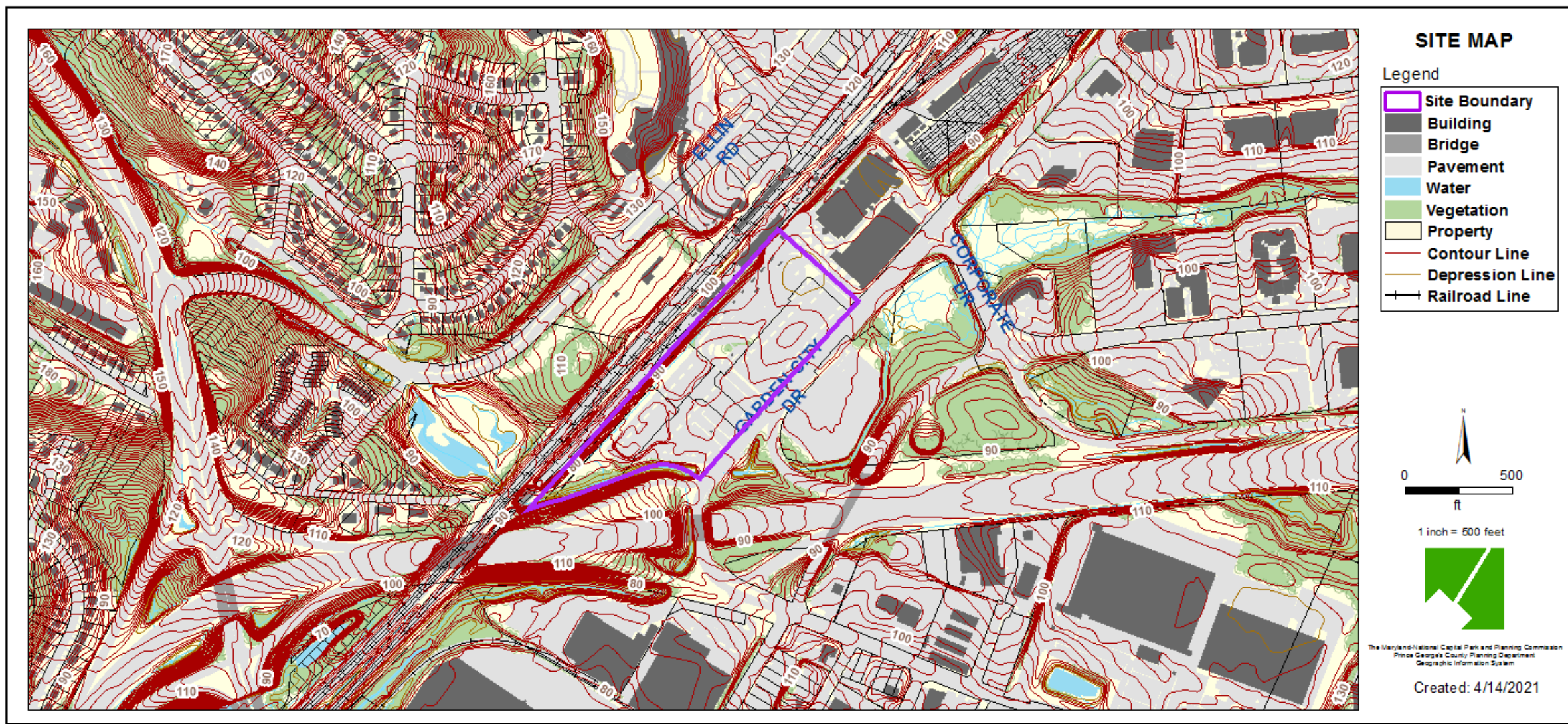
OVERLAY MAP



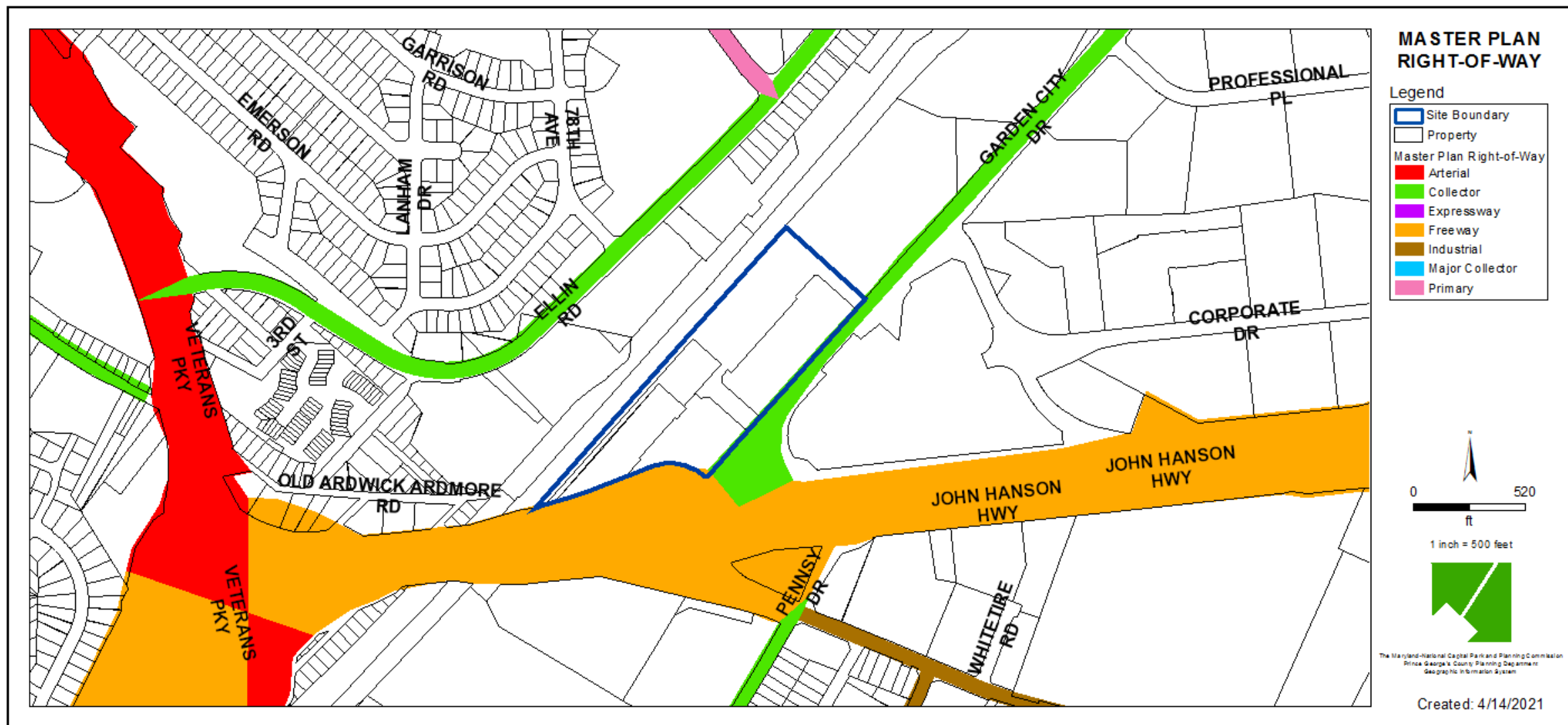
AERIAL MAP



SITE MAP



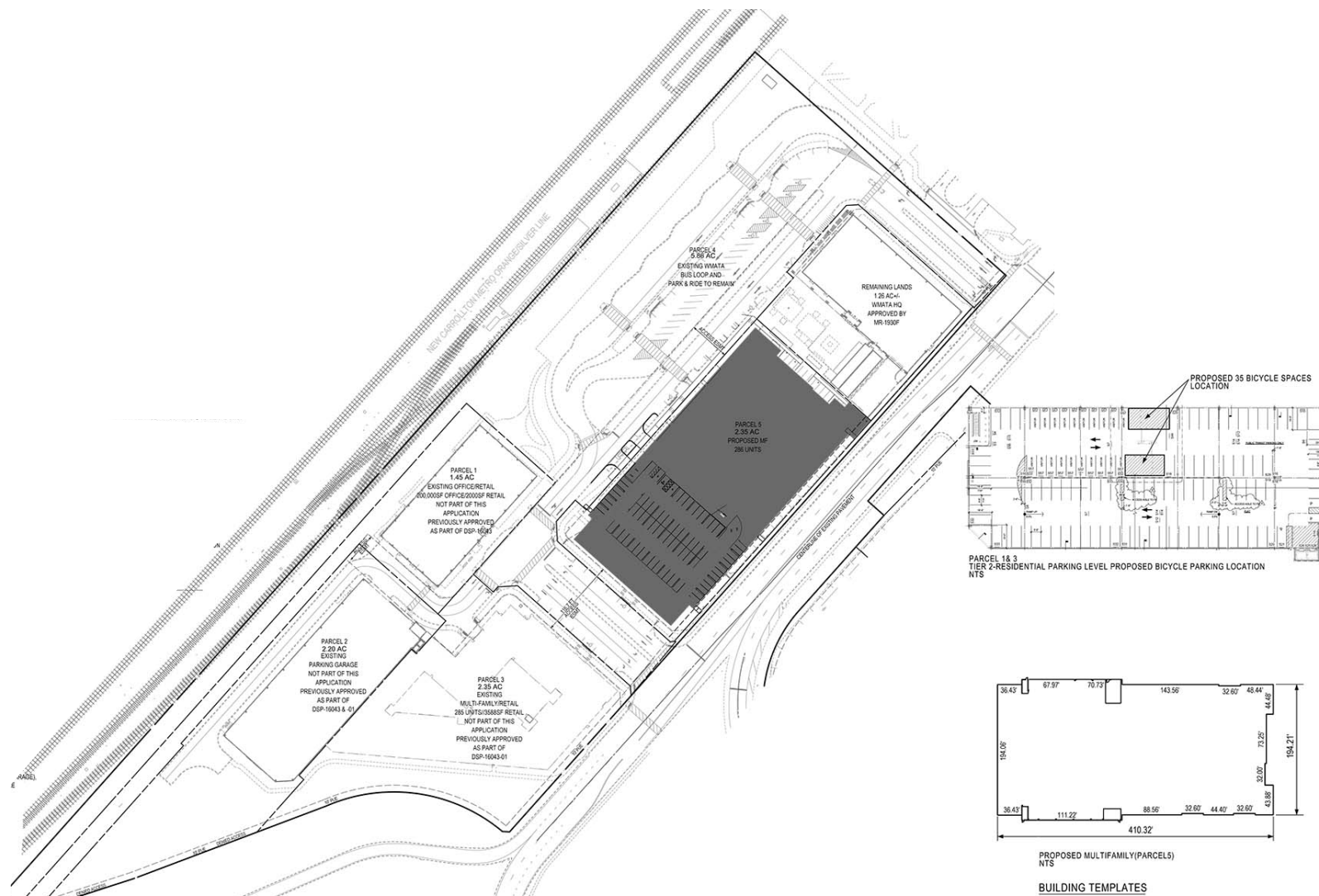
MASTER PLAN RIGHT-OF-WAY MAP



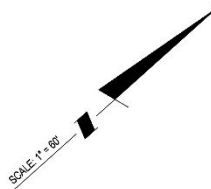
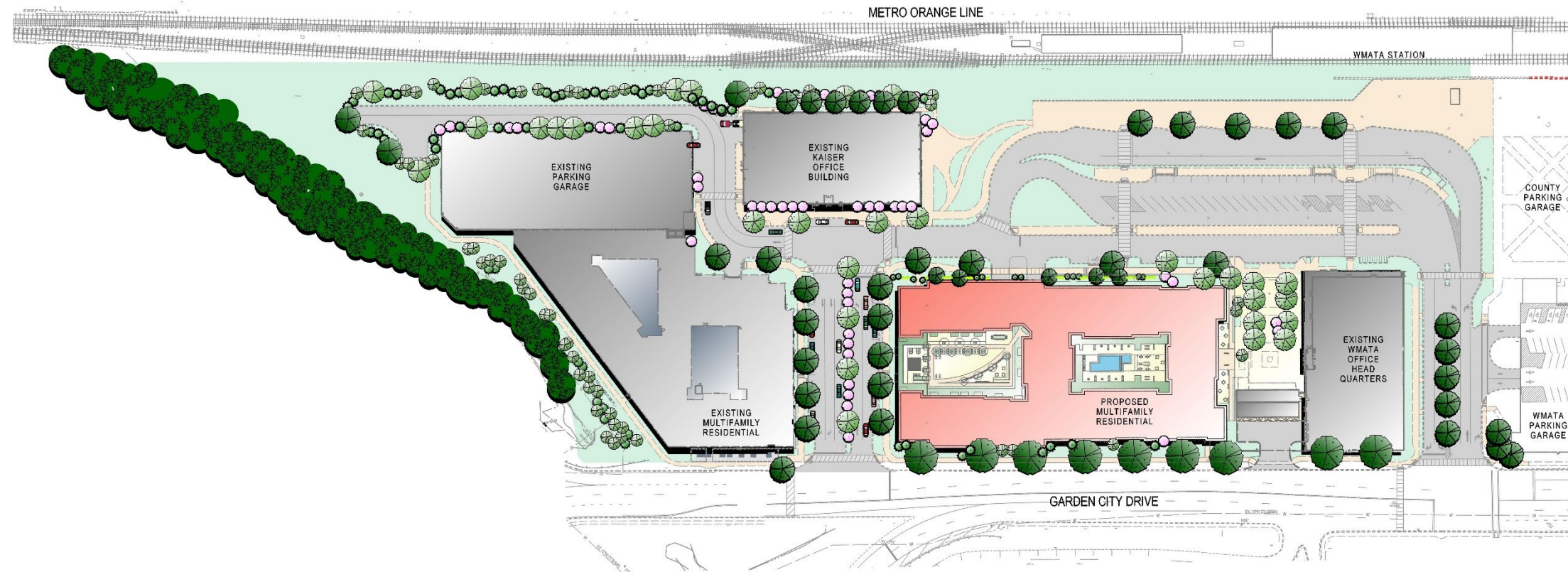
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



OVERALL SITE PLAN



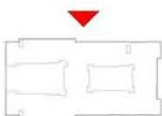
ILLUSTRATIVE SITE PLAN



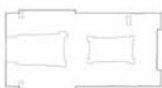
ELEVATION OF MULTI-FAMILY BUILDING, NORTHWEST AND NORTHEAST



1 NORTHWEST (NORTH) ELEVATION-DSP
A021-DSP 1/16" = 1'-0"



2 NORTHEAST (EAST) ELEVATION-DSP
A021-DSP 1/16" = 1'-0"



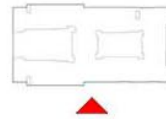
MATERIALS / COLOR KEY NOTES			
1	OFF PANEL COLOR 1	15	METAL CANOPY BLACK COLOR
2	FACE BRICK COLOR 1	16	OFF PANEL WALL PANEL
3	FACE BRICK COLOR 2	17	OFF PANEL COLOR 4 WITH BRICKED IMAGE
4	WALL DOOR BARK COLOR	18	WALL DOOR BARK COLOR TO MATCH ADJACENT SURFACE
5	WALL WINDOW BARK COLOR	19	OFF PANEL TO MATCH WALL
6	OFF PANEL COLOR 2	20	GRASSY DOOR COLOR TO MATCH ADJACENT SURFACE
7	OFF PANEL COLOR 3	21	OFF PANEL COLOR 3 WITH BRICKED IMAGE
8	ALUMINUM STOREFRONT BLACK COLOR	22	OFF PANEL COLOR 4
9	ALUMINUM STOREFRONT BARK COLOR	23	OFF PANEL COLOR 5 WITH BRICKED IMAGE
10	BALCONY BOARD PARKING BOARD	24	OFF PANEL COLOR 6 WITH BRICKED IMAGE



ELEVATION OF MULTI-FAMILY BUILDING, SOUTHWEST AND SOUTHEAST



1 SOUTHEAST (SOUTH) ELEVATION-DSP
A400 DSP 1/16" = 1'-0"



2 SOUTHWEST (WEST) ELEVATION-DSP
A400 DSP 1/16" = 1'-0"

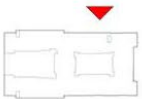


MATERIALS / COLOR KEY NOTES			
1	OFF PANEL COLOR 1	10	METAL CANOPY BLACK COLOR
2	FACE BRICK COLOR 1	11	OFF PANEL WALL PANEL
3	FACE BRICK COLOR 2	12	OFF PANEL COLOR & WITH BRICKED IMAGE
4	WALL DOOR BARK COLOR	13	WINE GRAY COLOR TO MATCH ADJACENT SURFACE
5	WALL WINDOW BARK COLOR	14	OFF PANEL TERRAZZO IMAGE
6	OFF PANEL COLOR 2	15	GRANITE DOOR COLOR TO MATCH ADJACENT SURFACE
7	OFF PANEL COLOR 3	16	OFF PANEL COLOR 3 WITH BRICKED IMAGE
8	ALUMINUM STOREFRONT BLACK COLOR	17	OFF PANEL LIGHT COLOR 4
9	BALCONY BOARD PARKER BARK	18	OFF PANEL COLOR WITH BRICKED IMAGE

BUILDING SIGNAGE



1 NORTHWEST (NORTH)-SIGNAGE
A410-DSP 1/4" = 1'-0"



1 SIGN A (LIVE/WORK NAME)
A410-DSP 1/4" = 1'-0"

SIGN A DESCRIPTION

1. METAL HANGING SIGN
2. THE SIGN WILL BE MOUNTED TO THE EXTERIOR WALL
3. THE HANGING SIGN WILL BE CUSTOMIZABLE PER LIVE/WORK TENANT REQUIREMENTS
4. THE SIGN IS NOT ANTENDED TO BE LIT



1 SIGN B (BUILDING NAME)
A410-DSP 1/4" = 1'-0"

SIGN B DESCRIPTION

1. METAL FRAME WITH METAL LETTERS. THE SIGN MAY BE CONSTRUCTED OF A SOLID SINGLE PANEL, OR FRAME AND INDIVIDUALLY LIT OUT LETTERS
2. THE LETTERS WILL BE INTERNALLY LIT (NOT A BACK LIT BOX SIGN)
3. THE SIGN WILL BE MOUNTED TO THE EXTERIOR WALL



4 SIGN C (BUILDING ADDRESS)
A410-DSP 1/4" = 1'-0"

SIGN C DESCRIPTION

1. METAL NUMBERS WILL BE INDIVIDUALLY MOUNTED OR PIN MOUNTED
2. THE SIGN WILL BE EXTERNALLY LIT FROM BELOW OR THE LETTERS WILL BE INTERNALLY LIT
3. THE SIGN WILL BE MOUNTED TO THE ENTRANCE CANOPY



11 SIGN D (LIVE/WORK)
A410-DSP 1/4" = 1'-0"

SIGN D DESCRIPTION

1. METAL FRAME WITH METAL LETTERS. THE SIGN MAY BE CONSTRUCTED OF A SOLID SINGLE PANEL, OR FRAME AND INDIVIDUALLY LIT OUT LETTERS
2. THE SIGN WILL BE EXTERNALLY LIT FROM BELOW OR THE LETTERS WILL BE INTERNALLY LIT
3. THE SIGN WILL BE MOUNTED TO THE EXTERIOR WALL

BUILDING SIGNAGE



1 SOUTHEAST (SOUTH)-SIGNAGE
A411-DSP 18" x 1'-0"



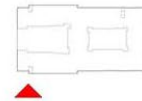
3 NORTHEAST (EAST)-SIGNAGE
A411-DSP 18" x 1'-0"



4 SIGN F - BLADE (BUILDING NAME)
A411-DSP 14' x 1'-0"

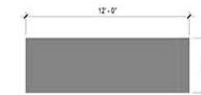
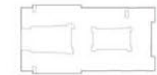


2 SIGN F - BLADE
A411-DSP 14' x 1'-0"



SIGN F DESCRIPTION

1. METAL FRAME WITH METAL LETTERS. THE SIGN MAY BE CONSTRUCTED OF A SOLID SINGLE PANEL OR FRAME AND INDIVIDUALLY CUT OUT LETTERS.
2. THE SIGN WILL BE LIT FROM BELOW OR THE LETTERS WILL BE INTERNALLY LIT.
3. THE SIGN WILL BE MOUNTED TO THE EXTERIOR WALL OR PARAPET WALL.

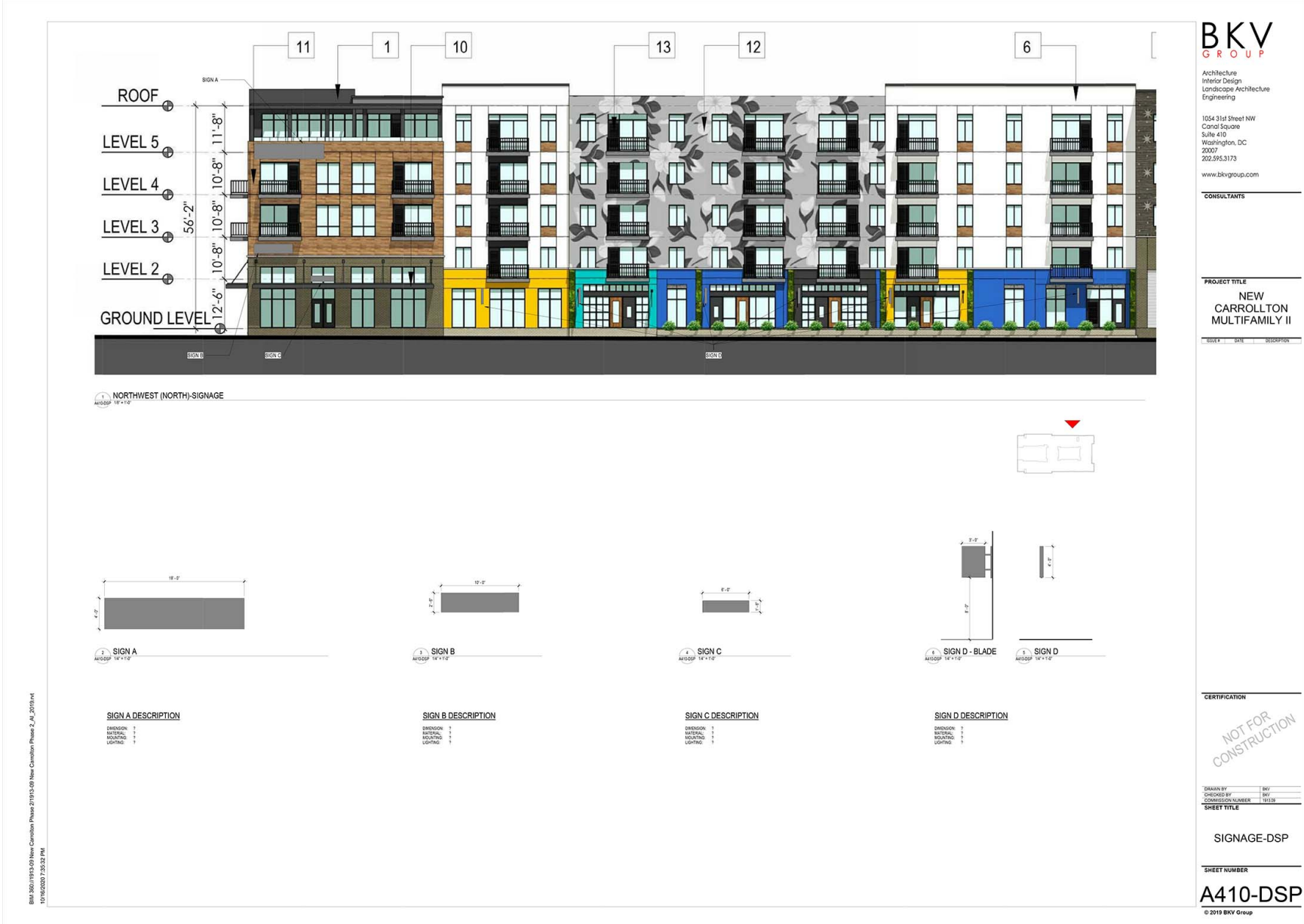


5 SIGN E (BUILDING NAME)
A411-DSP 14' x 1'-0"

SIGN E DESCRIPTION

1. METAL FRAME WITH METAL LETTERS. THE SIGN MAY BE CONSTRUCTED OF A SOLID SINGLE PANEL OR FRAME AND INDIVIDUALLY CUT OUT LETTERS.
2. THE LETTERS WILL BE INTERNALLY LIT (NOT A BACKLIT BOX SIGN).
3. THE SIGN WILL BE MOUNTED TO THE EXTERIOR WALL.

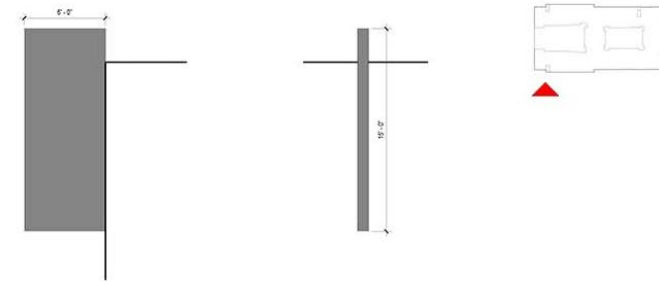
BUILDING SIGNAGE



BUILDING SIGNAGE



1 SOUTHEAST (SOUTH)-SIGNAGE
A111.DSP 1/8" = 1'-0"



4 SIGN F - BLADE
A111.DSP 1/8" = 1'-0"

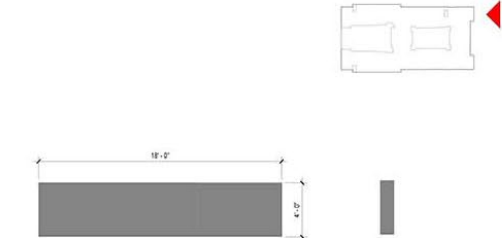
2 SIGN F
A111.DSP 1/8" = 1'-0"

SIGN F DESCRIPTION

DIMENSION: ?
MATERIAL: ?
MOUNTING: ?
LIGHTING: ?



3 NORTHEAST (EAST)-SIGNAGE
A111.DSP 1/8" = 1'-0"

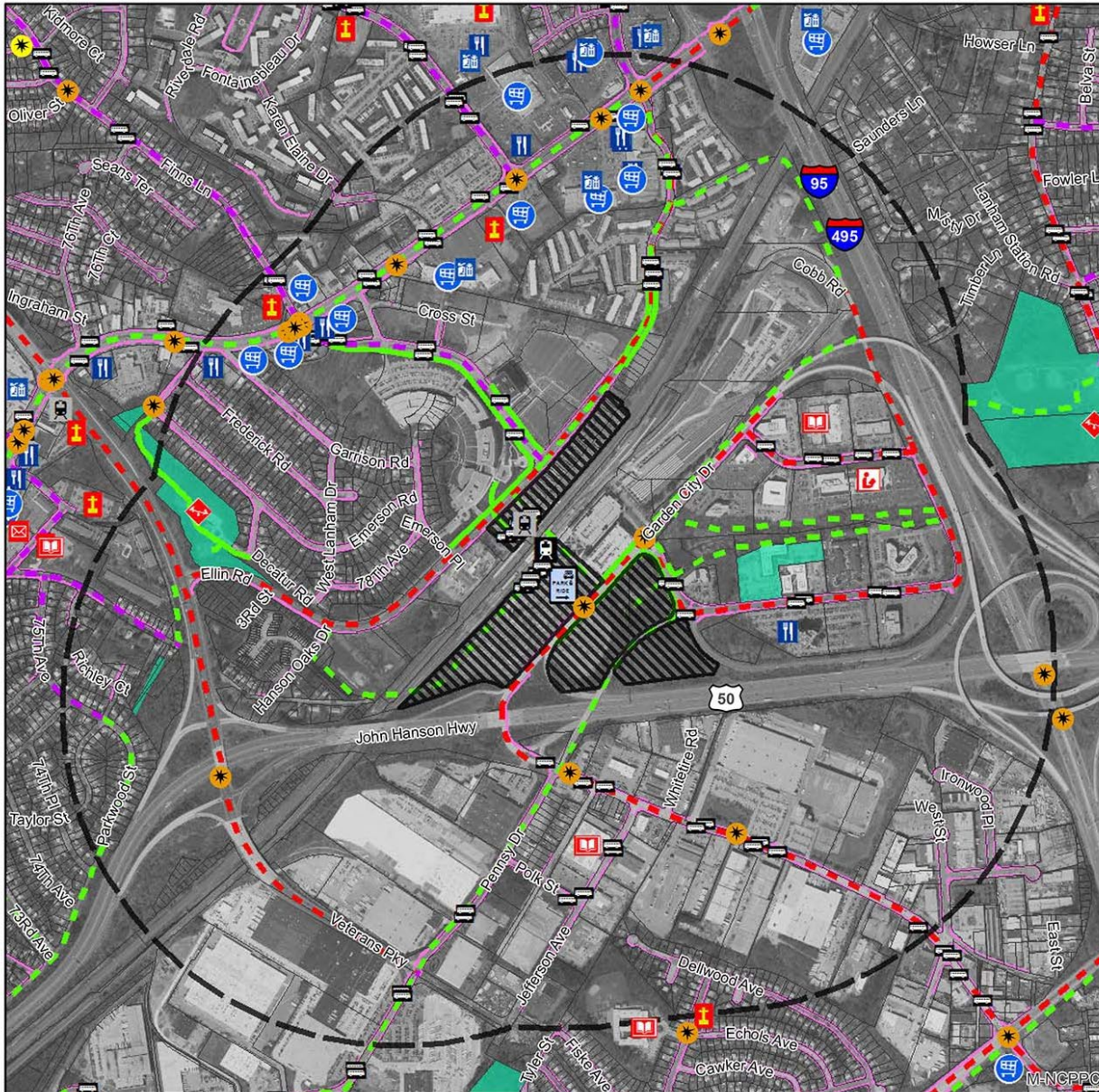


5 SIGN E
A111.DSP 1/8" = 1'-0"

SIGN E DESCRIPTION

DIMENSION: ?
MATERIAL: ?
MOUNTING: ?
LIGHTING: ?

PUBLIC FACILITY PLAN



Subject Property

- Subject Site
- 0.5-mile Buffer

Existing & Planned Trails

- Park Trail and Shared Use Path
- Park Trail and Shared Use Path, Planned
- Bicycle Lane
- Bicycle Lane, Planned
- Shared Lane
- Shared Lane, Planned
- Walking and Equestrian Trail
- Walking and Equestrian Trail, Planned
- Water Trail
- Water Trail, Planned

Automobile Crashes Involving a Bicycle or Pedestrian, 2009-2011; 2013-2014

- Crash involving a bicycle
- Crash involving a pedestrian

Education, Recreation & Public Facilities

- Community Center
- Library
- Post Office
- Religious Institution
- School

Transit

- Bus Stop
- Park and Ride
- Rail Transit Station

Landscape

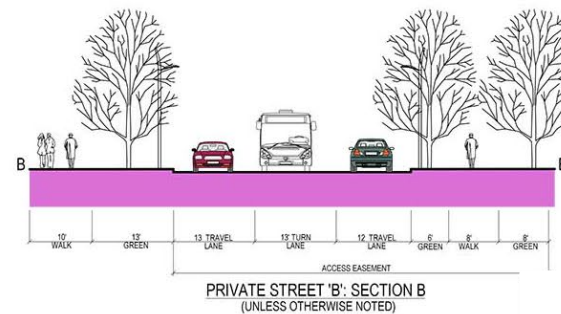
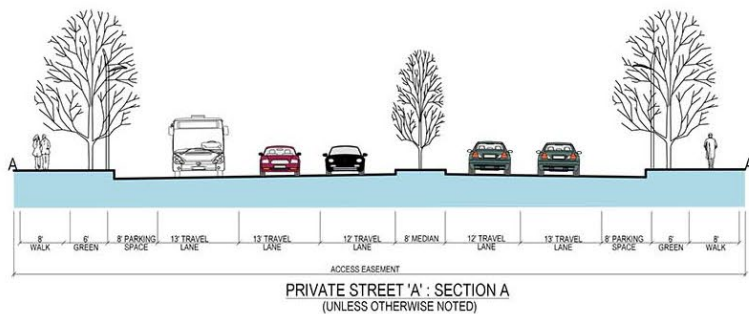
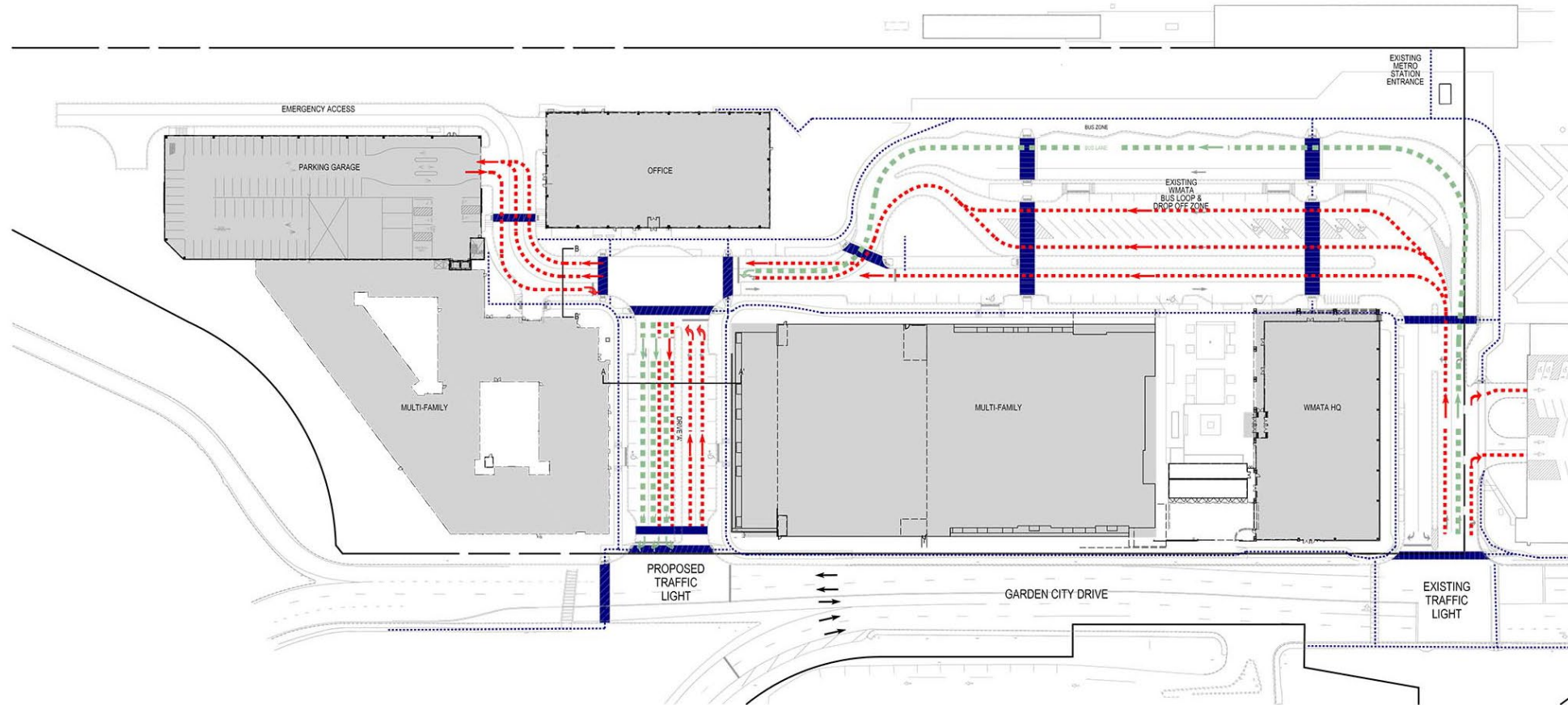
- Park
- Sidewalk

Commerce

- Grocery Store
- Shopping Center
- Restaurant



CIRCULATION PLAN



- PEDESTRIAN/BICYCLE
- CAR TRAVELWAYS
- BUS TRAVELWAYS

STAFF'S RECOMMENDED LOCATION FOR ADDITIONAL PEDESTRIAN CROSSING

