

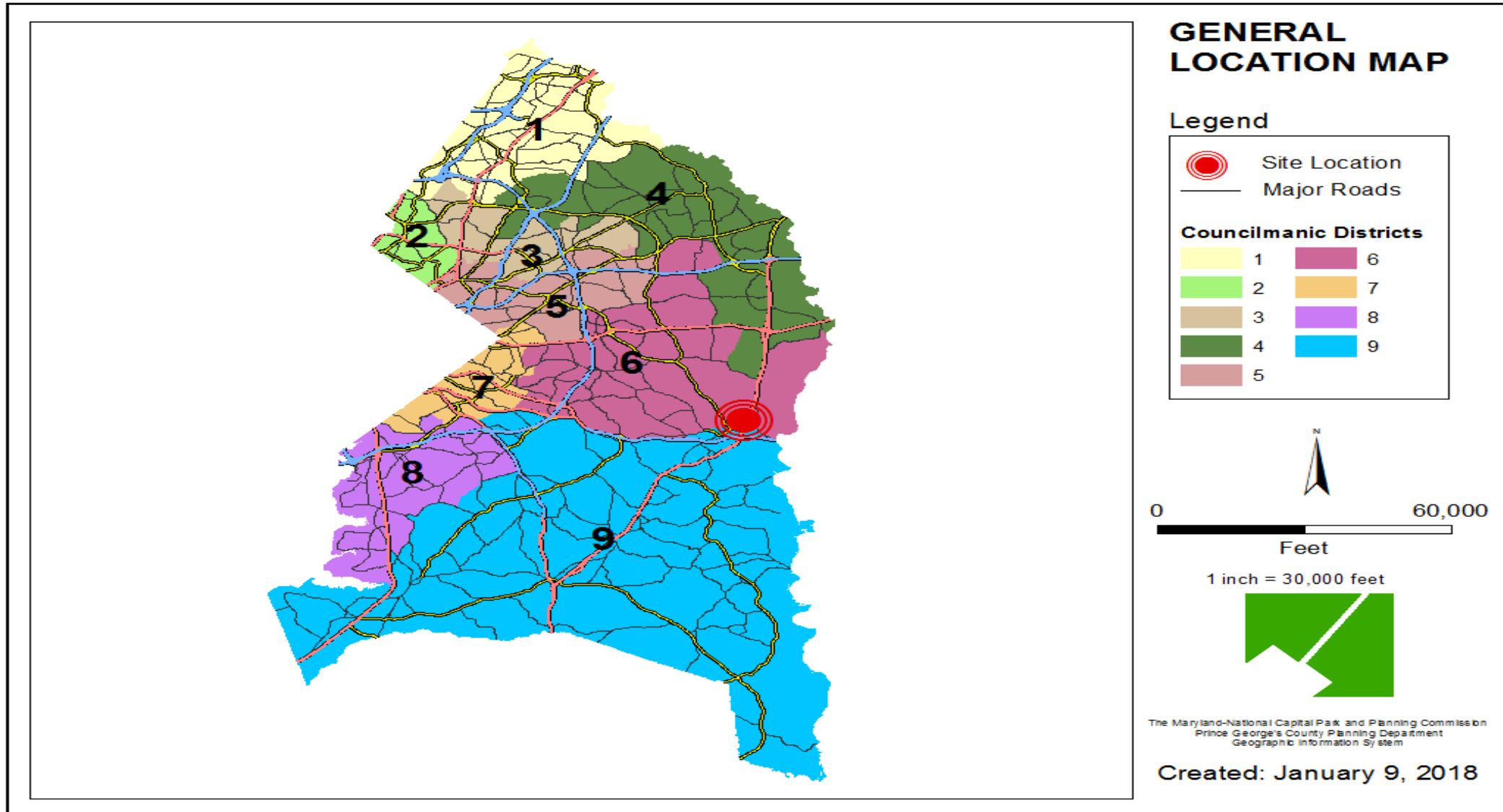
ITEM:

CASE: DSP-18039 & DDS-651

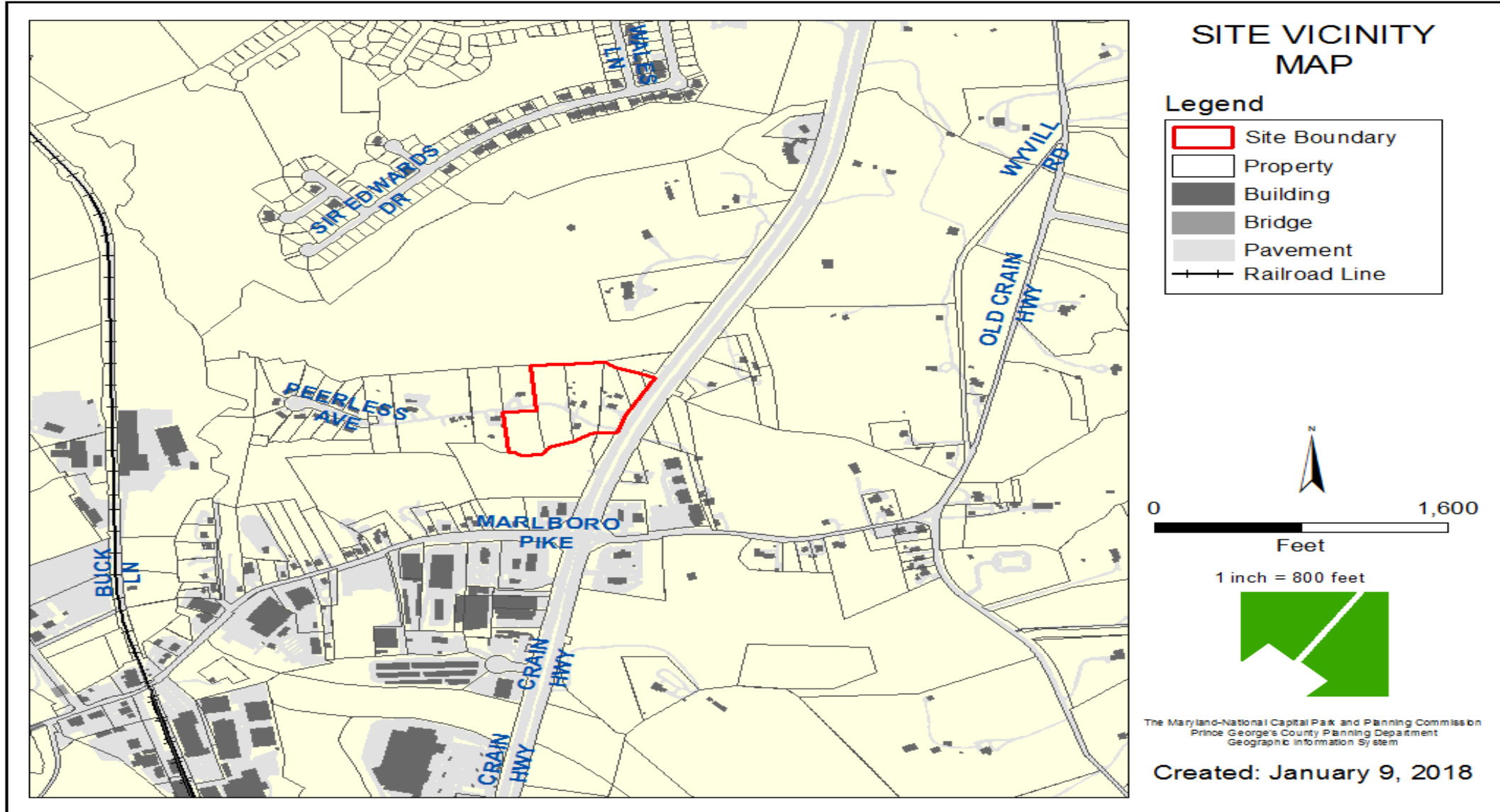
TOWNES AT PEERLESS

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

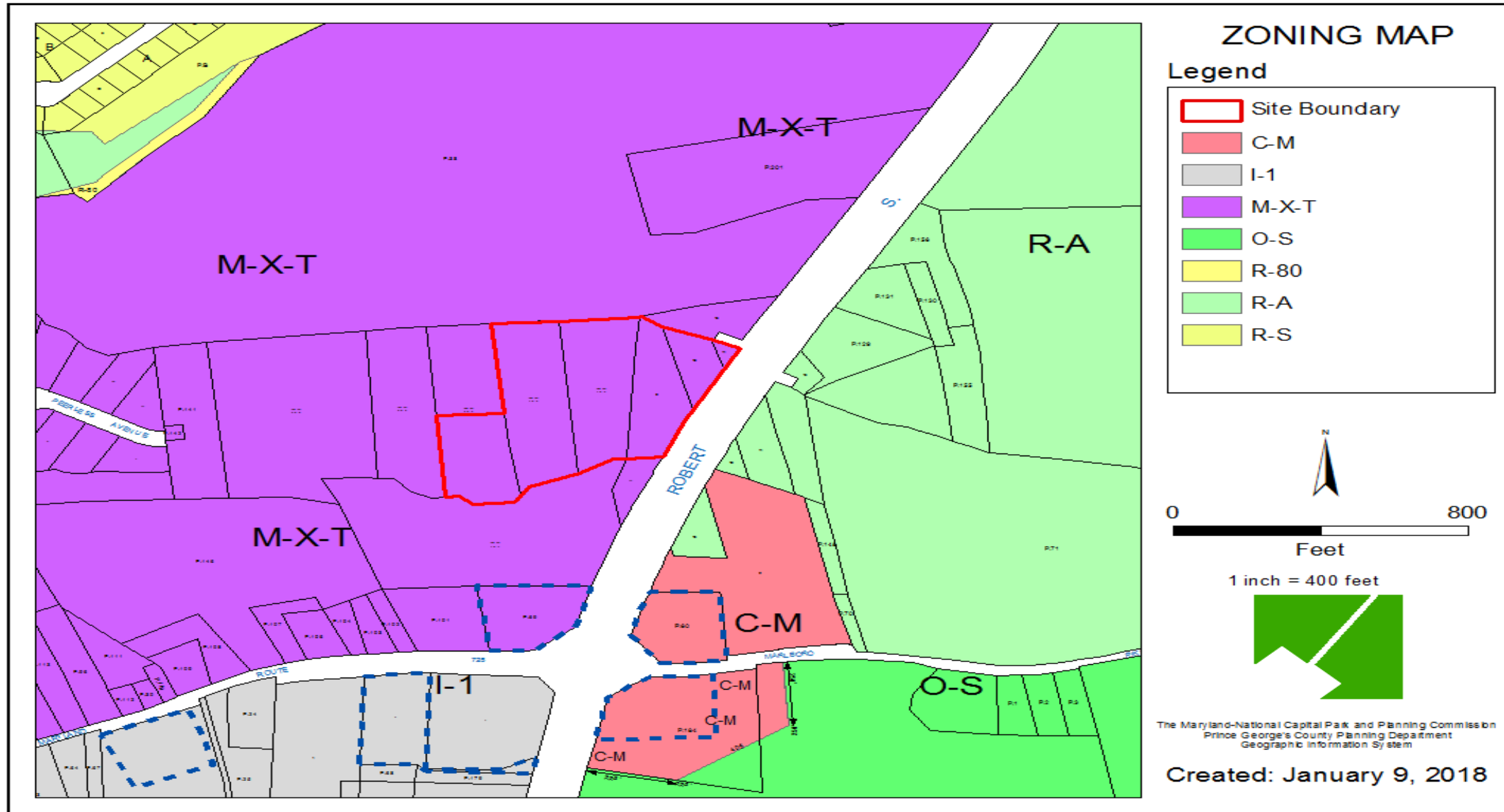
GENERAL LOCATION MAP



SITE VICINITY



ZONING MAP



AERIAL MAP



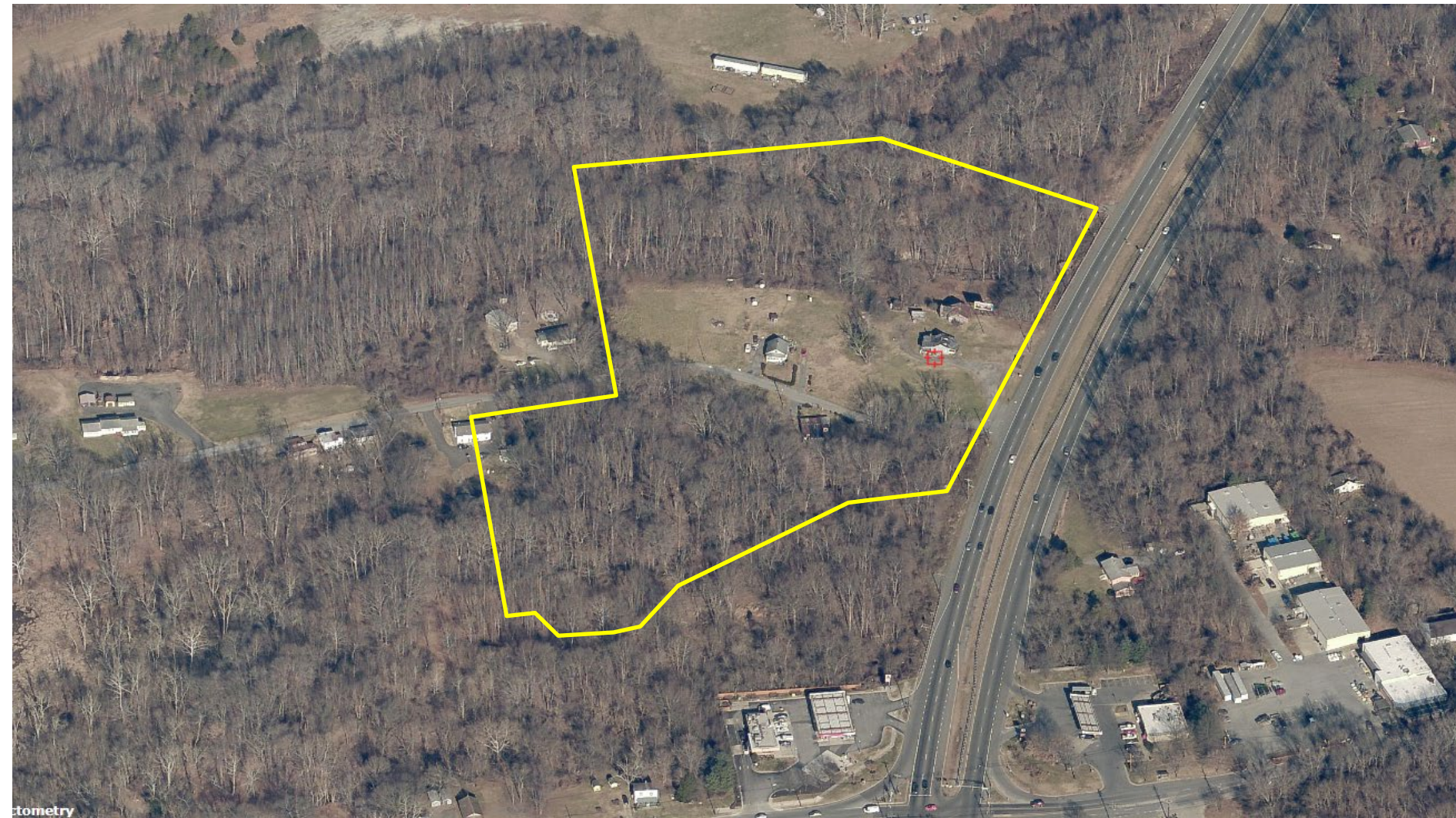
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

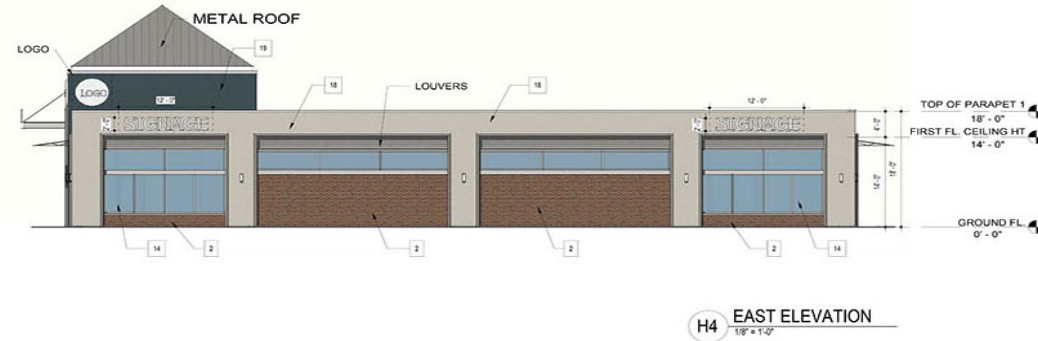




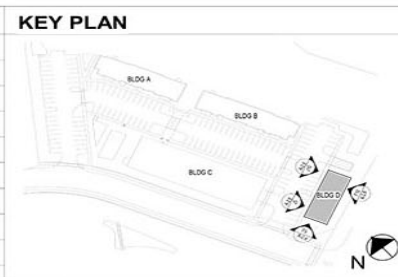
SITE PLAN RENDERING



ELEVATIONS



KEY ELEVATION		
1 ROOFING ASPHALT SHINGLES	10 PVC COLUMN WRAP	19 EIPS COLOR 2 BLUE
2 BRICK	11 BRICK SOLDIER COURSE	20 LIGHT FIXTURE
3 SLIDING GLASS DOOR	12 METAL PAINTED DOORS	21 ALUMINIUM GUTTER AND DOWNSPOUT
4 FIBER CEMENT LAP SIDING COLOR 1 BROWN	13 ALUMINIUM RAILINGS	22 EXPOSED CONCRETE
5 FIBER CEMENT LAPSIDING COLOR 2 GREY	14 STOREFRONT	23 VINYL SIDING
6 FIBER CEMENT LAPSIDING COLOR 3 BLUE	15 HARDIE TRIM	
7 VINYL SINGLE HUNG WINDOW	16 ENTRY DOOR	
8 PV SOLAR PANELS	17 BRICK ROWLOCK	
9 LOUVERS	18 EIPS COLOR 1 GREY	



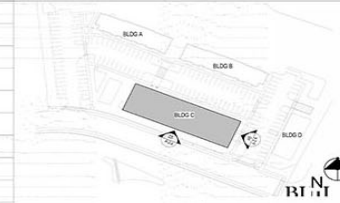
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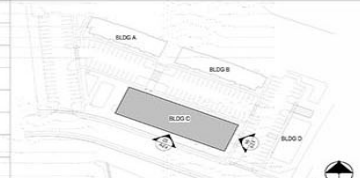
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KEY PLAN



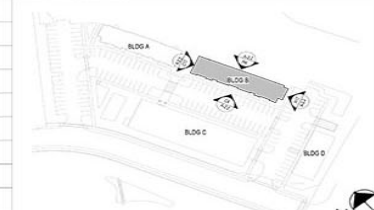
ELEVATIONS



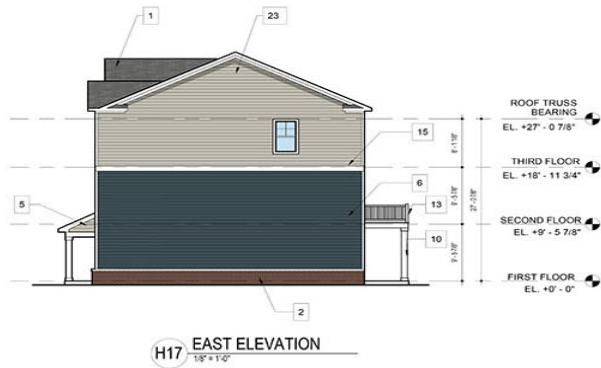
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KEY PLAN



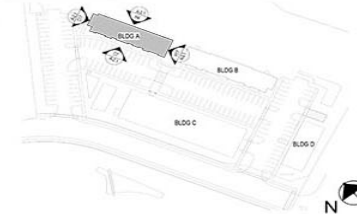
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KEY PLAN



SIGNAGE



J10 RETAIL #2 SIGNAGE FRONT
1/4" = 1'-0"



J5 RETAIL 1 ENTRY SIGNAGE
1/4" = 1'-0"

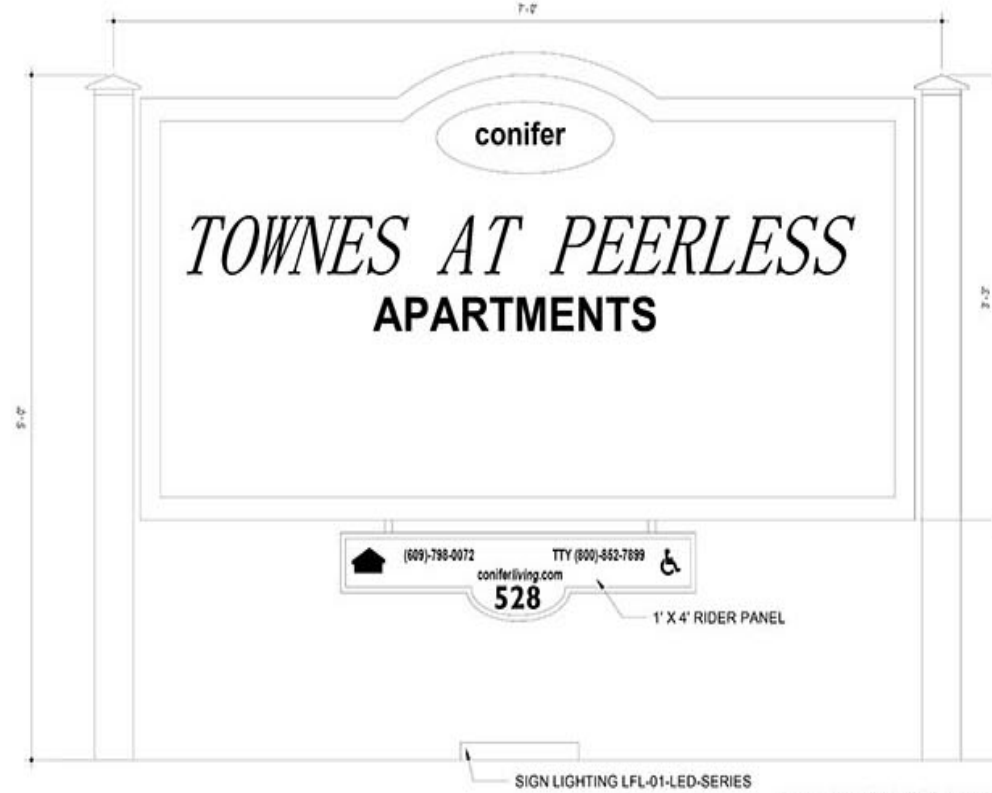
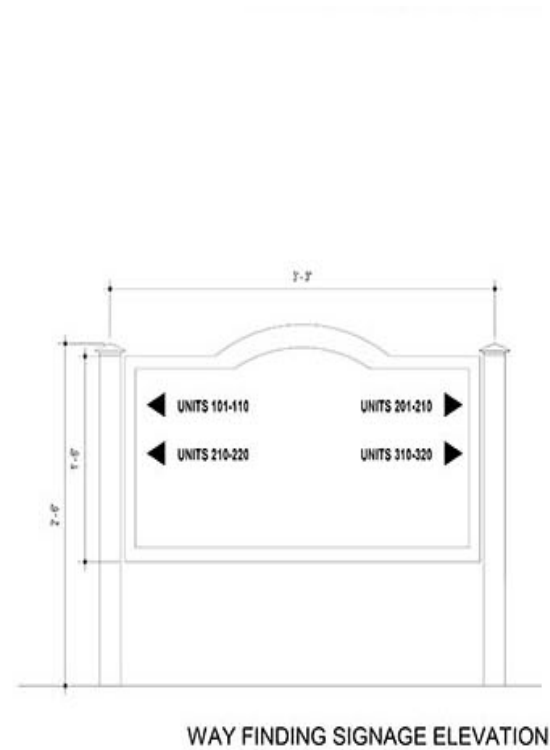


F10 RETAIL #2 SIGNAGE BACK
1/4" = 1'-0"



F5 RETAIL SIGNAGE ENTRY 2
1/4" = 1'-0"

SIGNAGE



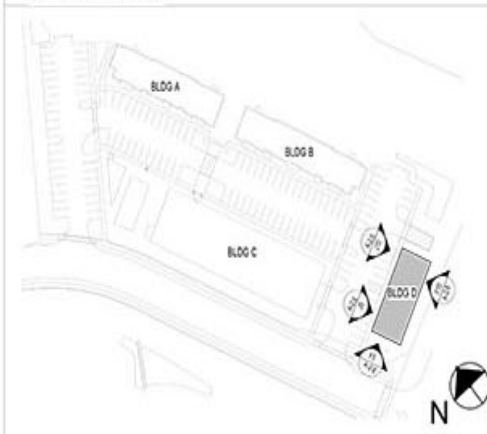
SIGNAGE NOTES

1. SIGN TO BE SINGLE SIDED
1. (2) FLANKING POSTS, 4" X 4" WITH TOP CAPS
2. CENTER SIGN TO HAVE: CONIFER LOGO, PROPERTY NAME IN RELIEF, "APARTMENTS" IN CONTRASTING COLOR
3. HANGER PANEL TO HAVE: ACCESSIBILITY LOGO, LEASING PHONE NUMBERS, PROPERTY ADDRESS, CONIFER WEBSITE
4. COLOR TBD BY CONIFER MANAGEMENT
5. TEXT TBD BY CONIFER MANAGEMENT

LIGHTING NOTES

1. HOUSING COLOR AS SELECTED BY CONIFER MANAGEMENT
2. 12 VOLT
3. OPTIONAL HOOD FOR PRECISE LIGHTING
4. ALIGN BEAM TO COMPLETELY ILLUMINATE SIGN

KEY PLAN



CONIFER SIGNAGE

K3 CONIFER SIGNAGE
1 1/2" = 1'-0"