

ITEM: 6

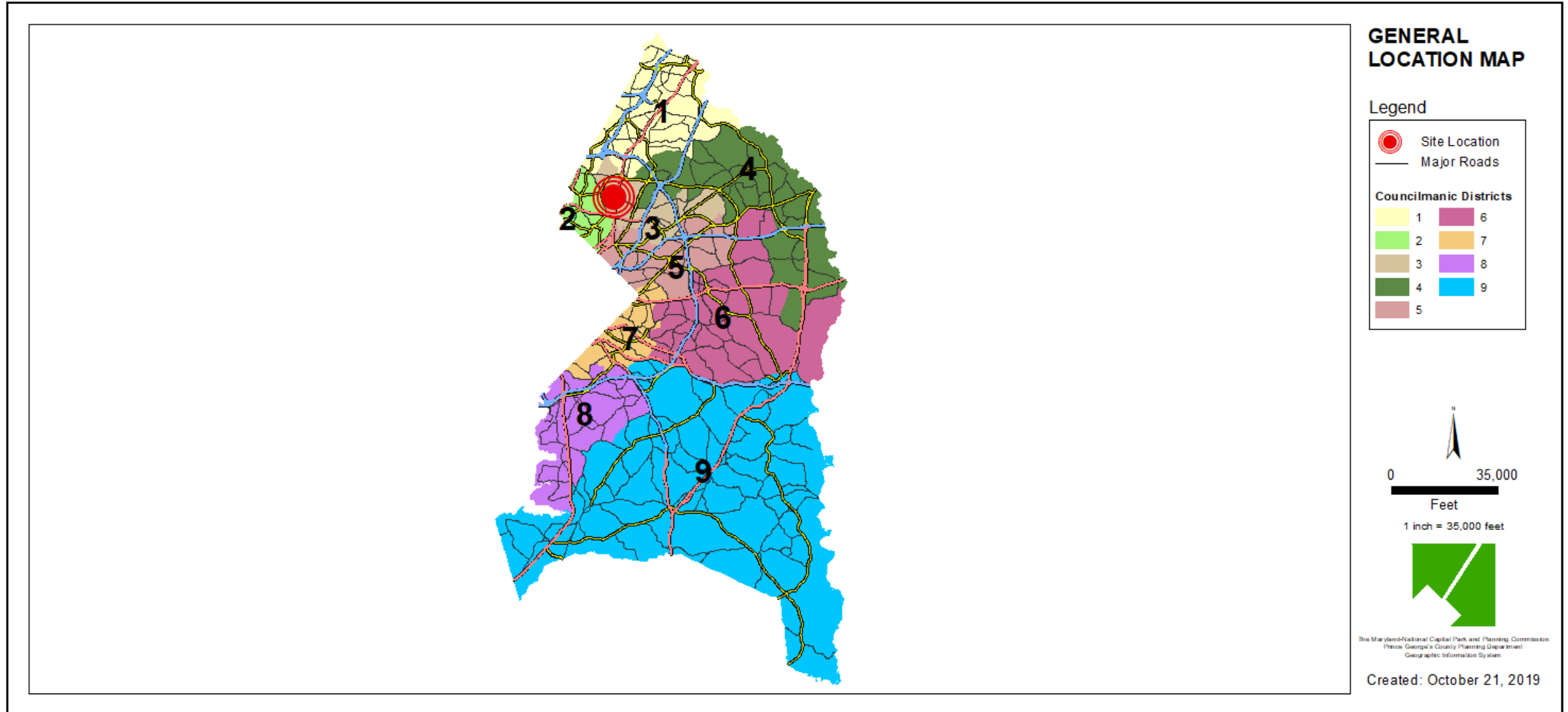
CASE: DSP-19037

KNOX ROAD DEVELOPMENT

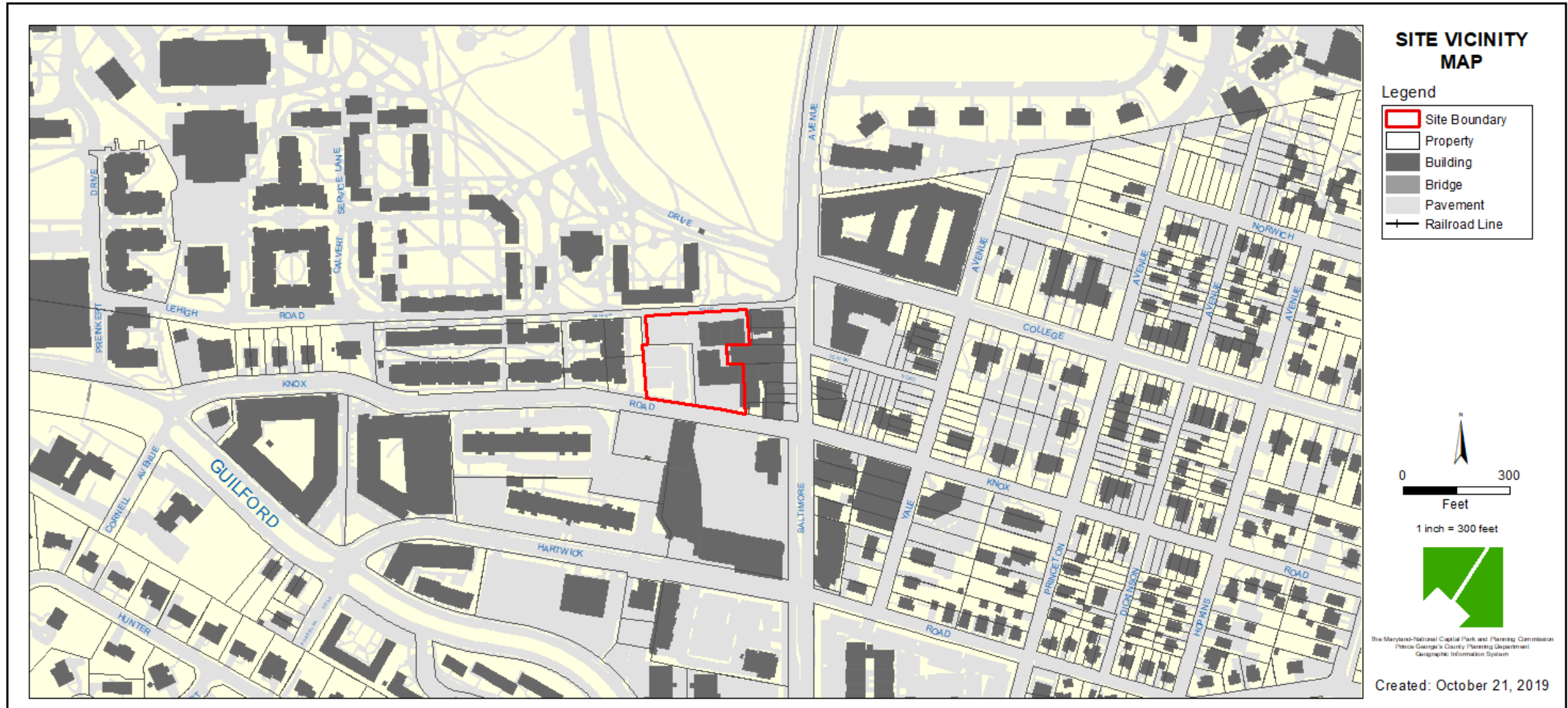
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



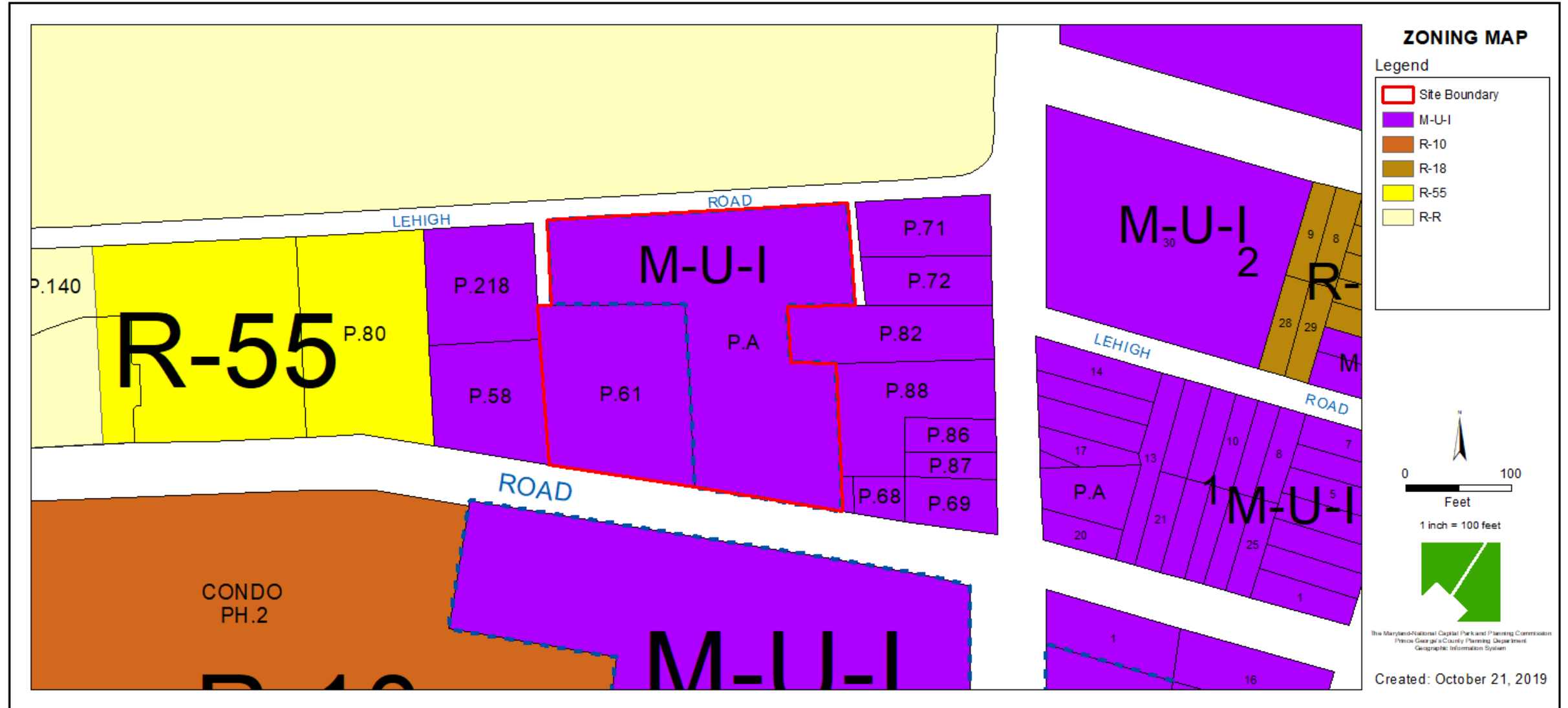
GENERAL LOCATION MAP



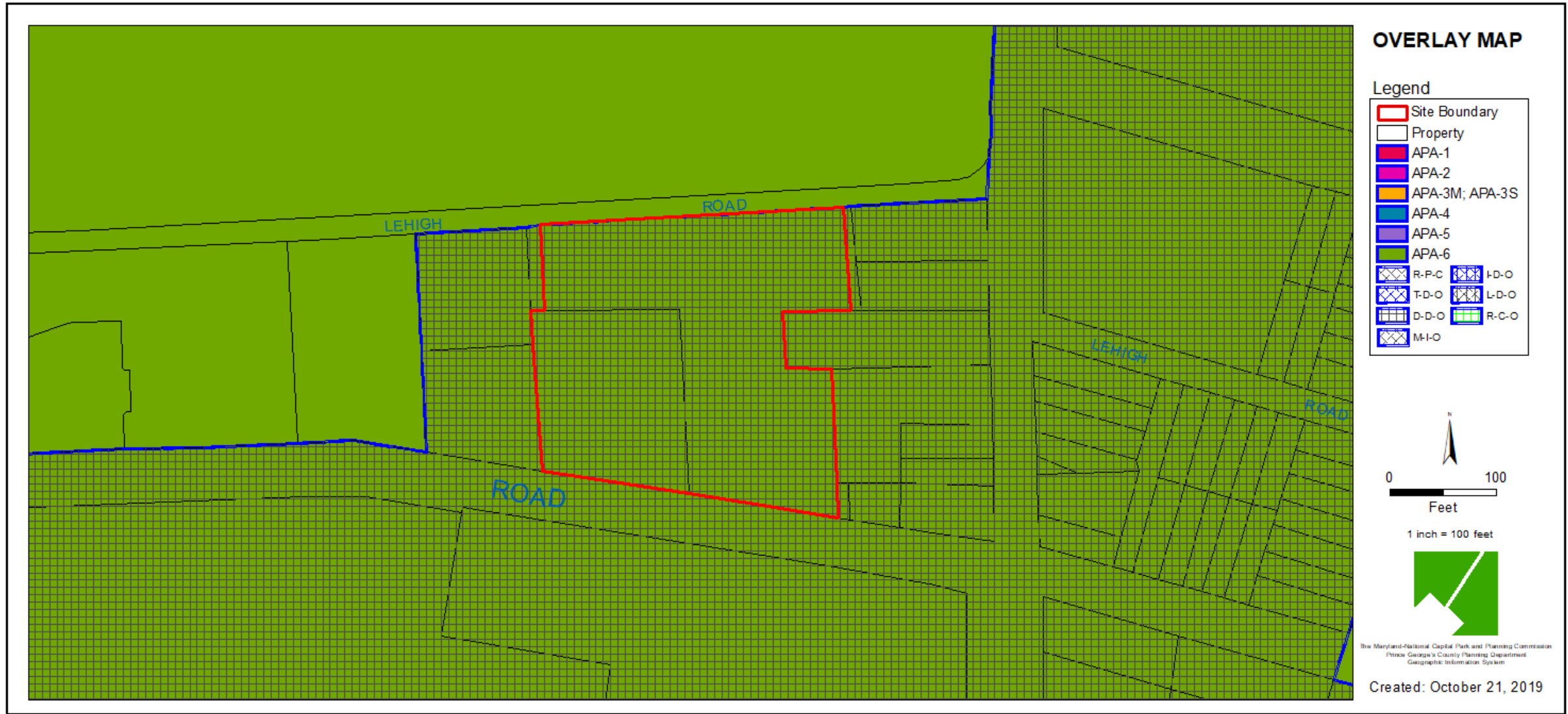
SITE VICINITY



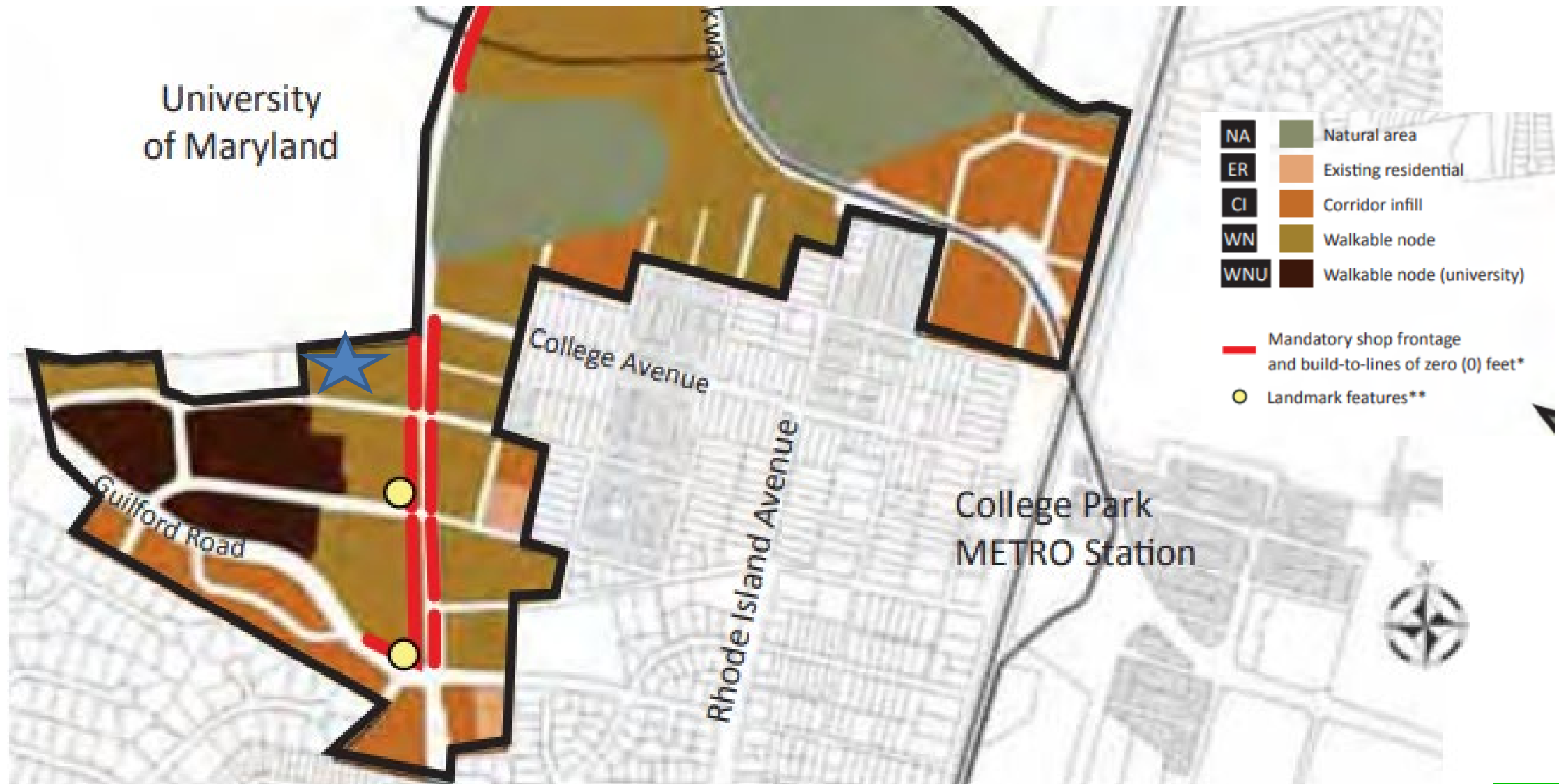
ZONING MAP



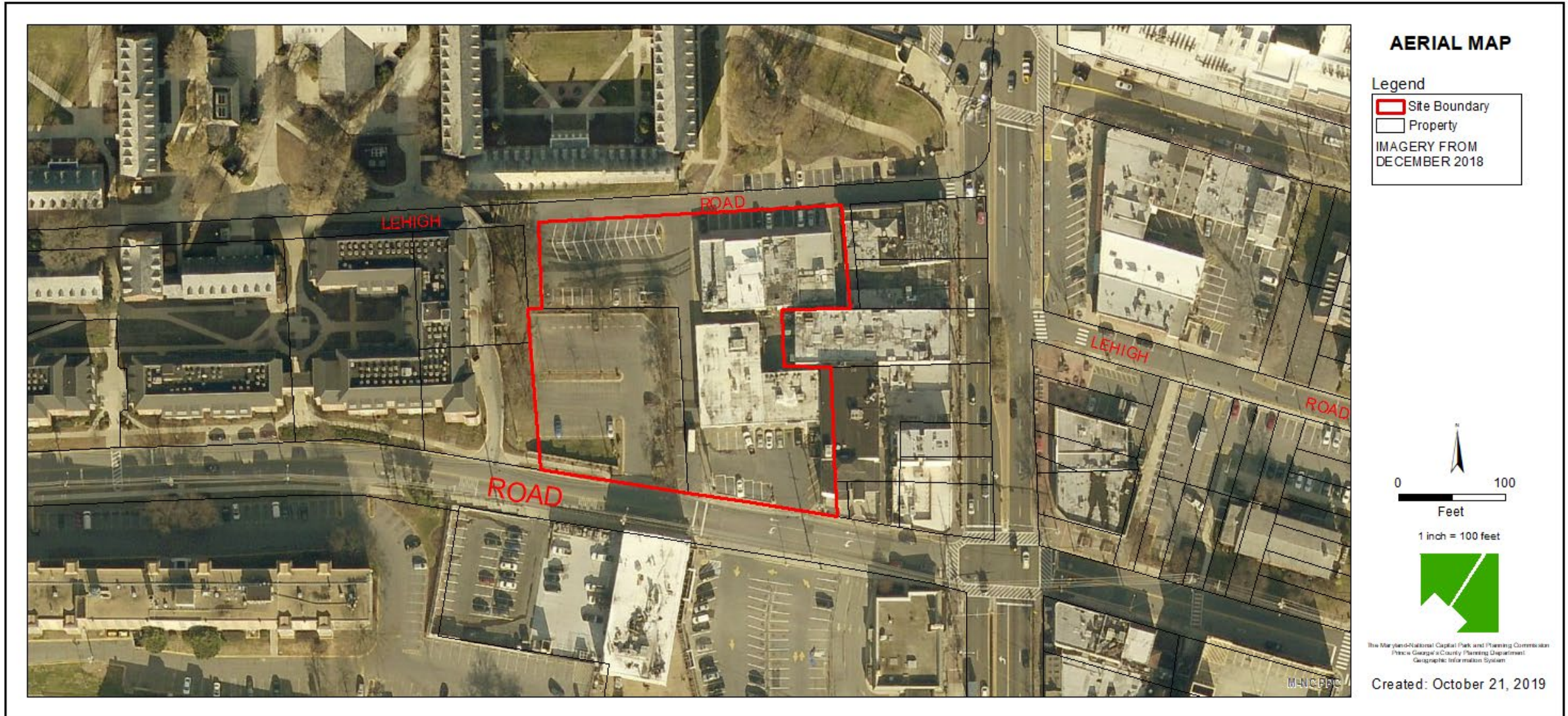
OVERLAY MAP



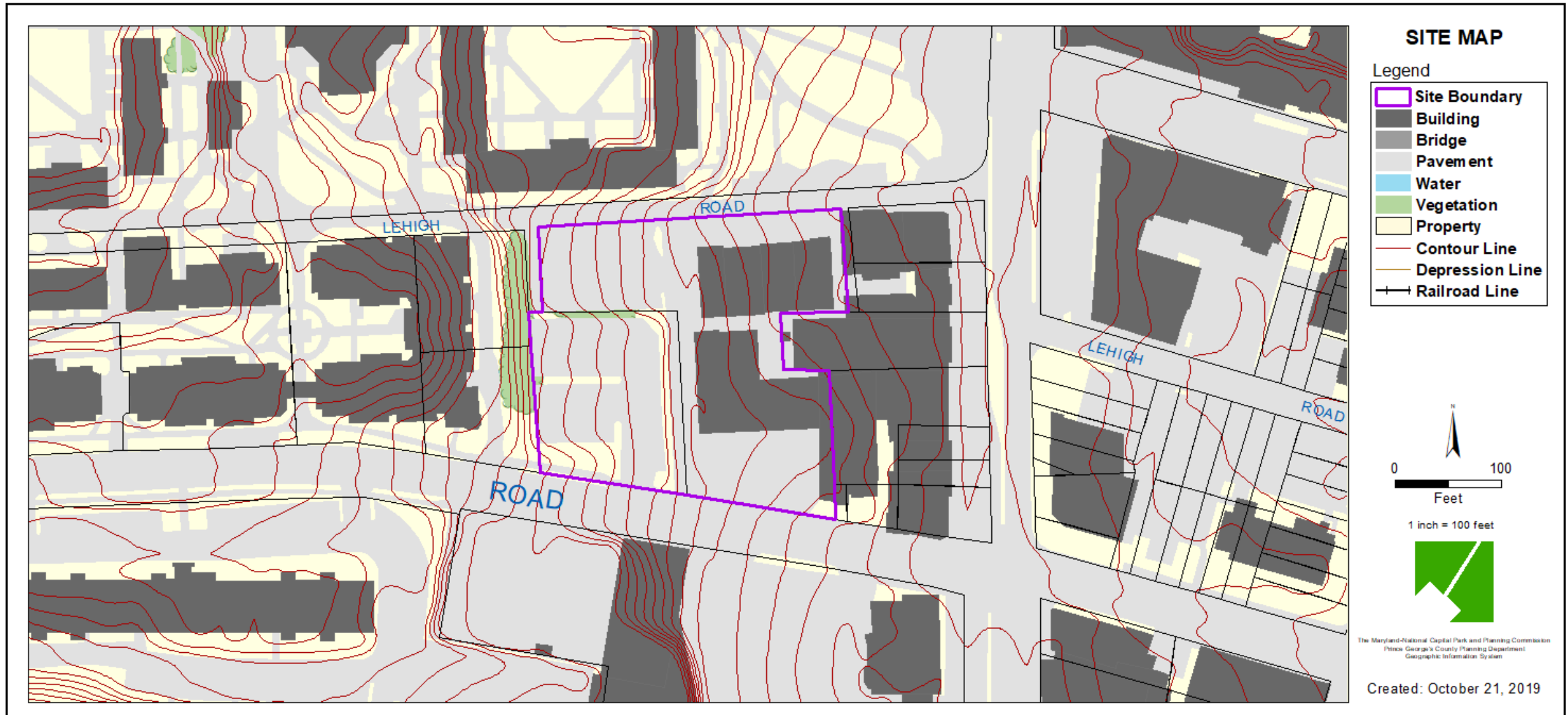
DEVELOPMENT CHARACTER AREA



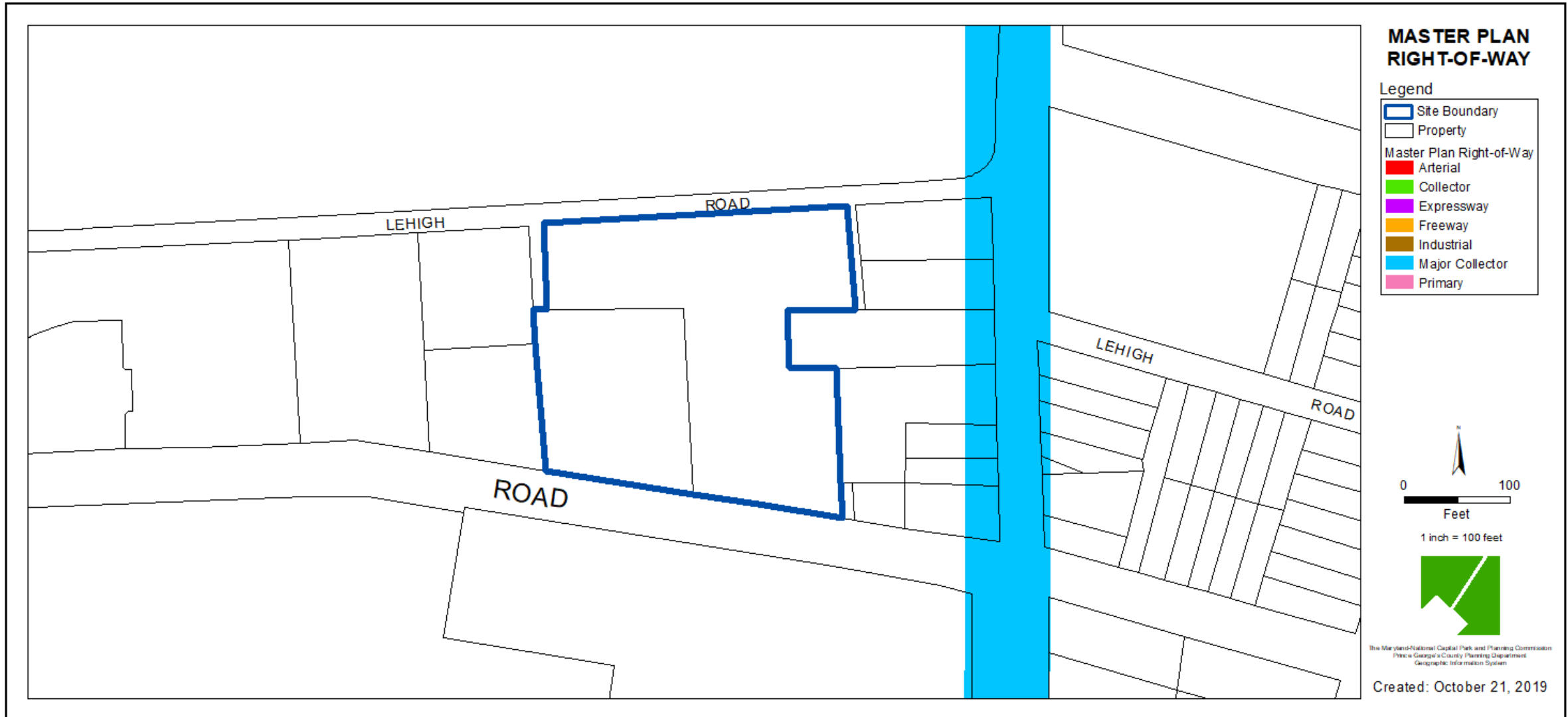
AERIAL MAP



SITE MAP



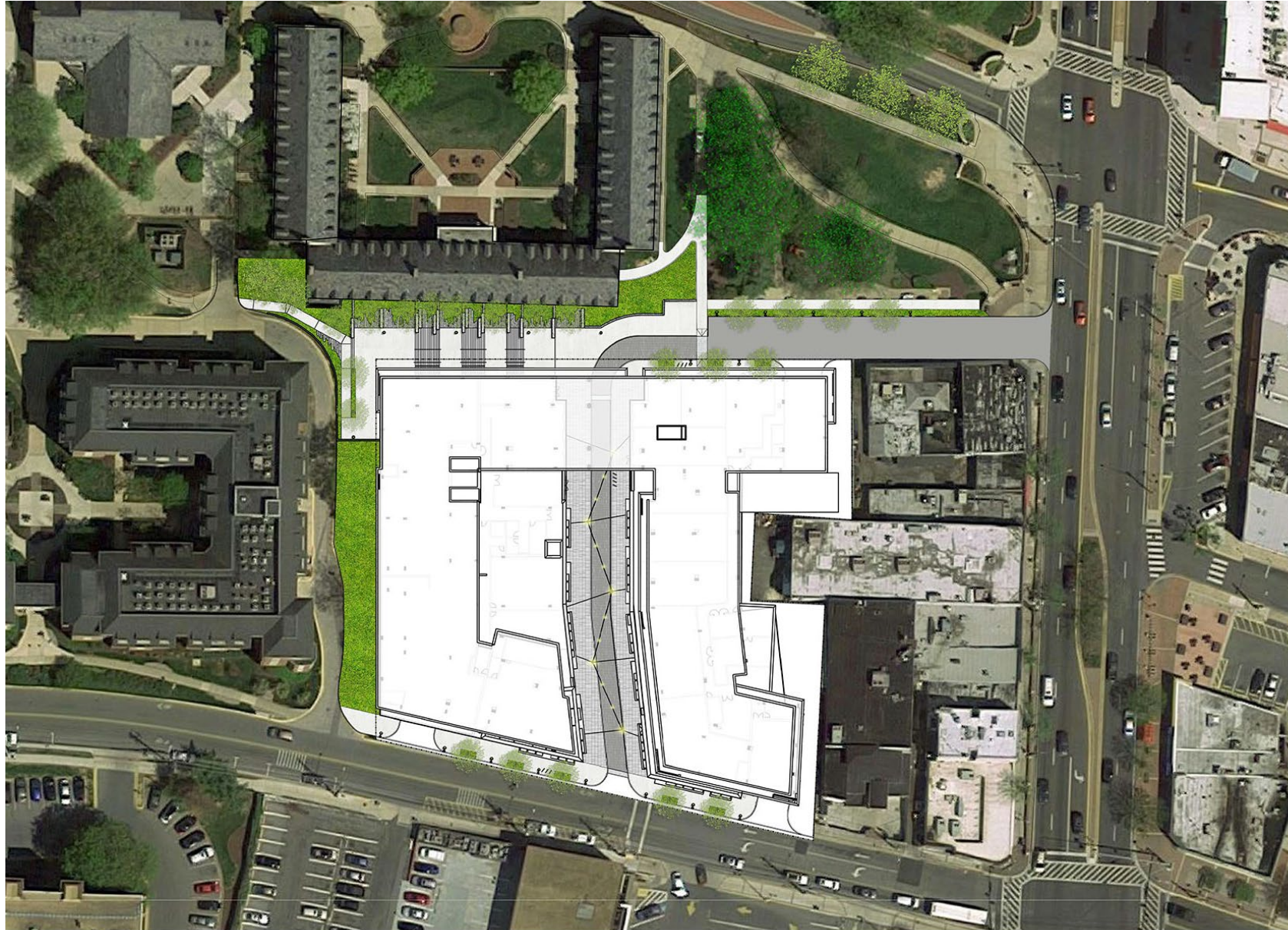
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



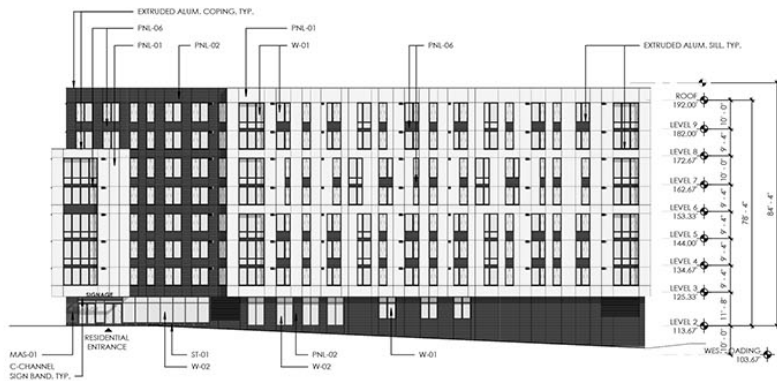
SITE AND LANDSCAPE RENDERING



RENDERING - VIEW FROM US 1



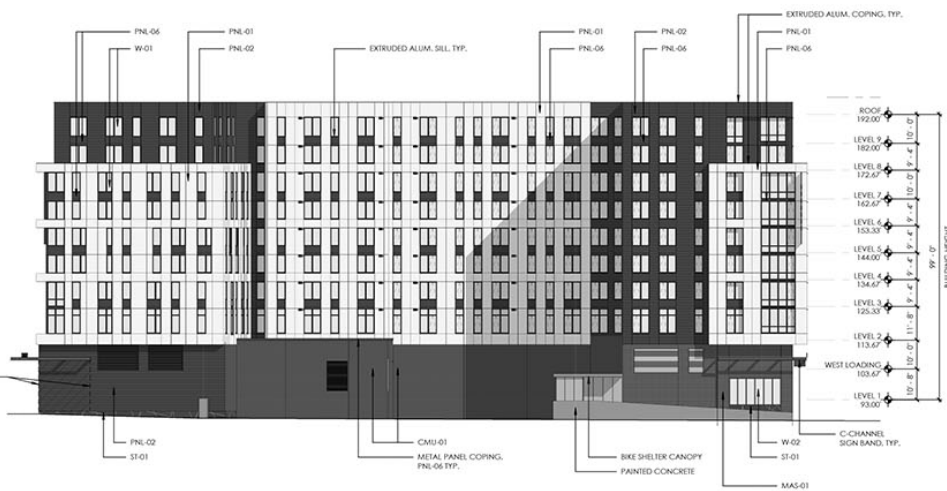
BUILDING ELEVATIONS



4 WEST ELEVATION
SCALE: 1" = 20'-0"



② SOUTH ELEVATION
SCALE: 1" = 20'-0"

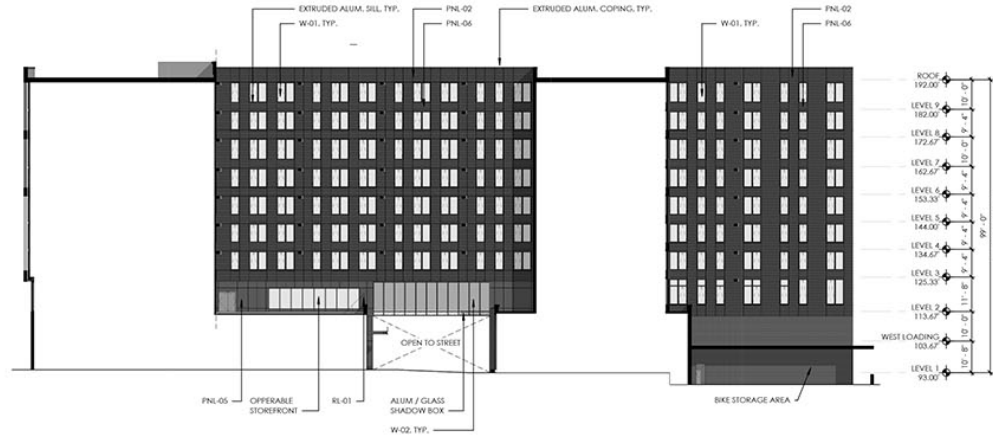


③ EAST ELEVATION



① NORTH ELEVATION

COURTYARD ELEVATIONS



- MAS-01 : FACE BRICK (DARK GRAY)
- CMU-01 : ARCHITECTURAL CONCRETE MASONRY (DARK GRAY)
- ST-01 : STONE BASE (2" THICK / 12" H, TYP. DARK GRAY)
- RL-01 : ALUMINUM/GLASS RAILING SYSTEM
- W-01 : WINDOW SYSTEM
- W-02 : CURTAIN WALL SYSTEM
- ▲ RESIDENTIAL/RETAIL ENTRANCE
- △ PARKING/LOADING ENTRANCE



③ SOUTH COURTYARD
SCALE: 1" = 20'-0"

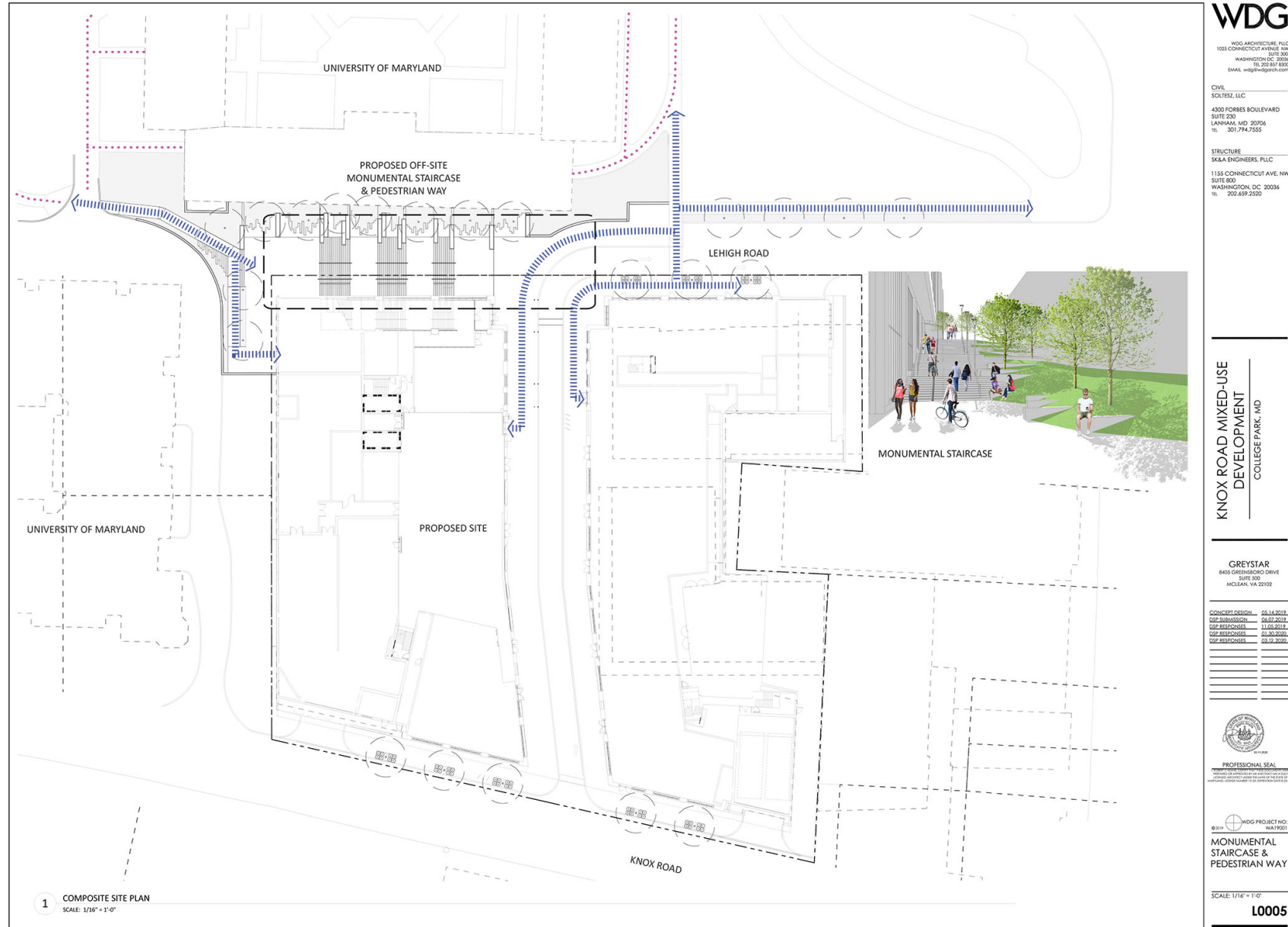


② EAST COURTYARD
SCALE: 1" = 20'-0"



① WEST COURTYARD
SCALE: 1" = 20'-0"

BPIS: STAIRCASE AND WALKWAY



INTERSECTION OF STERLING PLACE AND KNOX ROAD LOOKING EAST



5 - VIEW FROM CORNER OF KNOX ROAD AND STERLING PLACE LOOKING EAST

SE CORNER OF BUILDING LOOKING WEST ON KNOX ROAD



4 - VIEW FROM KNOX ROAD LOOKING WEST

LOOKING NW FROM INTERSECTION OF KNOX RD AND US 1



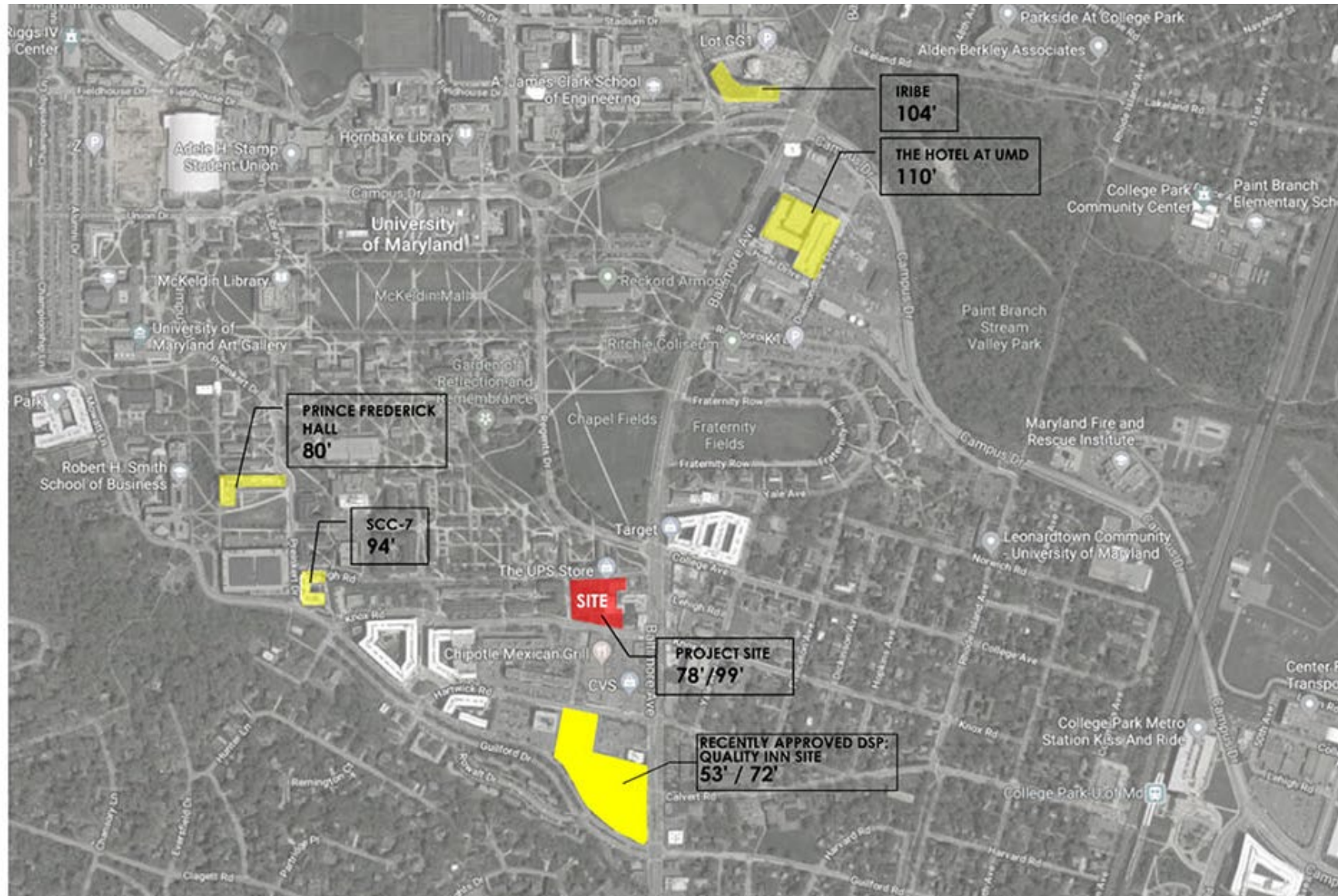
3 - VIEW FROM THE CORNER OF US ROUTE 1 (BALTIMORE AVE) AND KNOX ROAD LOOKING NORTHWEST

LOOKING SW FROM US 1 AND LEHIGH ROAD



1 - VIEW FROM KNOX ROAD LOOKING WEST

BUILDING HEIGHTS OF ADJACENT PROJECTS



SITE PLAN INDICATING BUILDING HEIGHTS OF ADJACENT NEW CONSTRUCTION

ADJACENT RETAIL ELEVATION COMPARISON

Building Section: N-S of Present Site Corner

NORTH-SOUTH (CURRENT)

Building Section: N-S of Present Site Corner
Future Development for The Station Plan

NORTH-SOUTH (FUTURE)

*For page 234 of sector plan
Building Configuration

2 BUILDING SECTION - NORTH/SOUTH
Location

Building Section: E-W of Present Site Corner

EAST-WEST (CURRENT)

Building Section: E-W of Present Site Corner
Future Development for The Station Plan

EAST-WEST (FUTURE)

*For page 234 of sector plan
Building Configuration

1 BUILDING SECTION - EAST/WEST
Location

WDG
WOOD ARCHITECTURE, PLLC
1005 CONNECTICUT AVENUE NW
SUITE 300
WASHINGTON, DC 20004
TEL: 202.467.4000
EMAIL: wdg@wdgarch.com

CIVIL
SOLTESZ, LLC
4300 FORBES BOULEVARD
SUITE 200
LANHAM, MD 20706
TEL: 301.774.7555

STRUCTURE
SK&A ENGINEERS, PLLC
1155 CONNECTICUT AVE. NW
SUITE 800
WASHINGTON, DC 20036
TEL: 202.459.2520

KNOX ROAD MIXED-USE DEVELOPMENT
COLLEGE PARK, MD

GREYSTAR
8405 GREENSBORO DRIVE
SUITE 300
MCLEAN, VA 22102

DSP RESPONSES 1.30.2020

ARCHITECT
STATE OF MARYLAND

PROFESSIONAL SEAL
WOOD ARCHITECTURE, PLLC
PROJECT NO. WDG-19037
DATE: 04/30/2020
DRAWN: J. WOOD
CHECKED: J. WOOD
SCALE: A-3.04

THIS BLOCK IS FOR OFFICIAL USE ONLY
It shall contain the plan, grade, section, or elevation for the proposed development as designed by the design team.

M-NCPPC APPROVAL
PROJECT NAME: KNOX ROAD DEVELOPMENT
NUMBER: DSP-19037
For Director of Approval use Site Plan Cover Sheet or Approval Sheet
Previous numbers must be included in the Project Number

New Approval Block

ADJACENT RETAIL ELEVATION COMPARISON



SIGN LOCATION PLAN

