

9113 BALTIMORE AVENUE

Detailed Site Plan

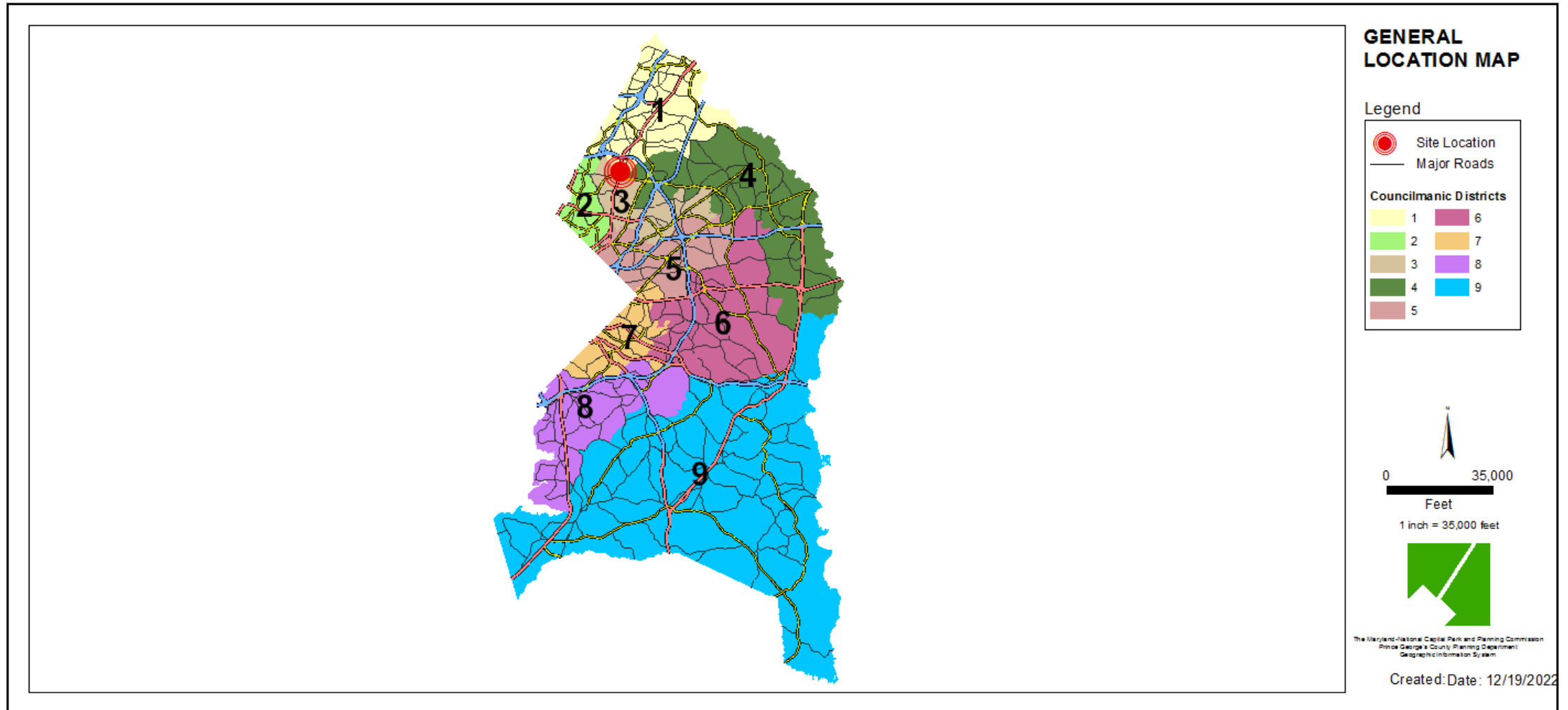
Staff Recommendation: APPROVAL with conditions



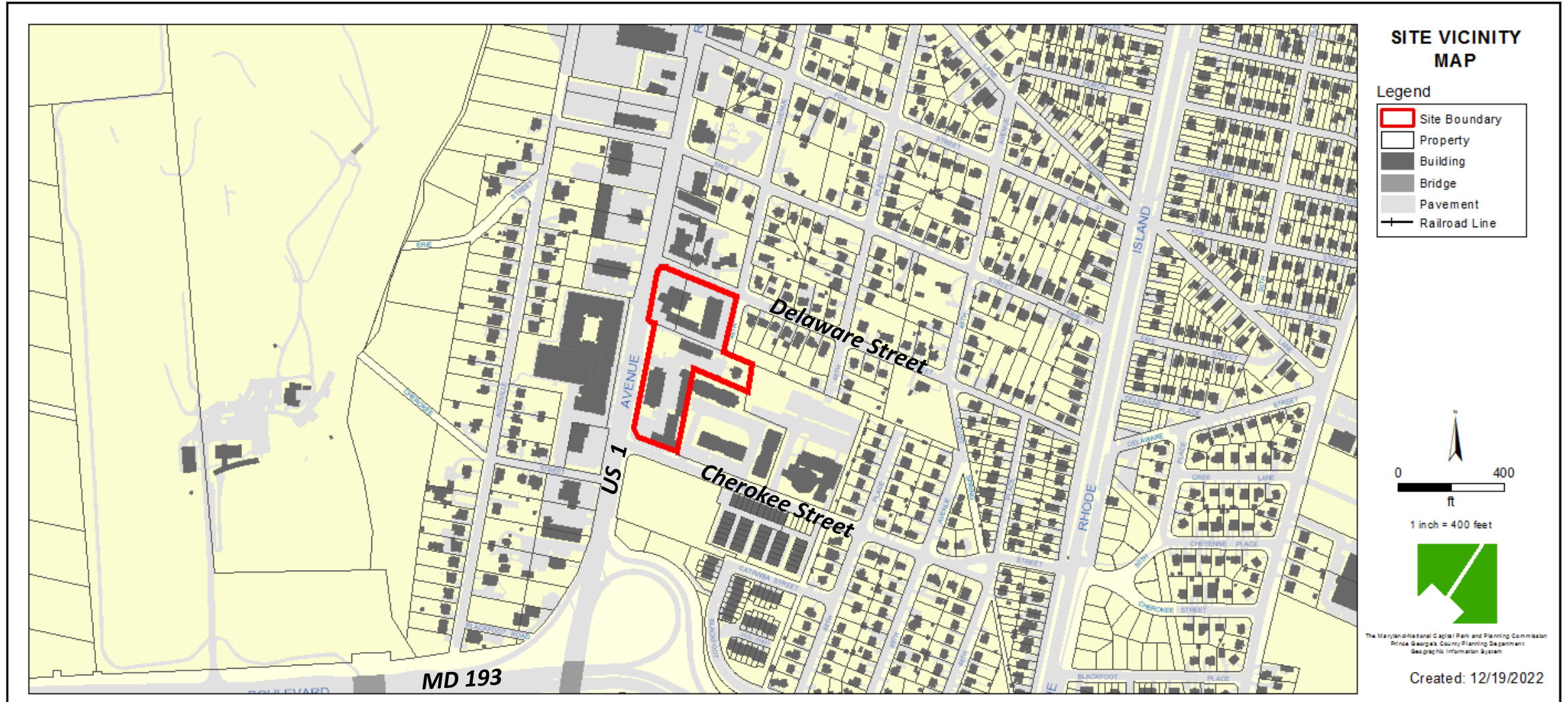
GENERAL LOCATION MAP

Council District: 03

Planning Area: 66



SITE VICINITY MAP



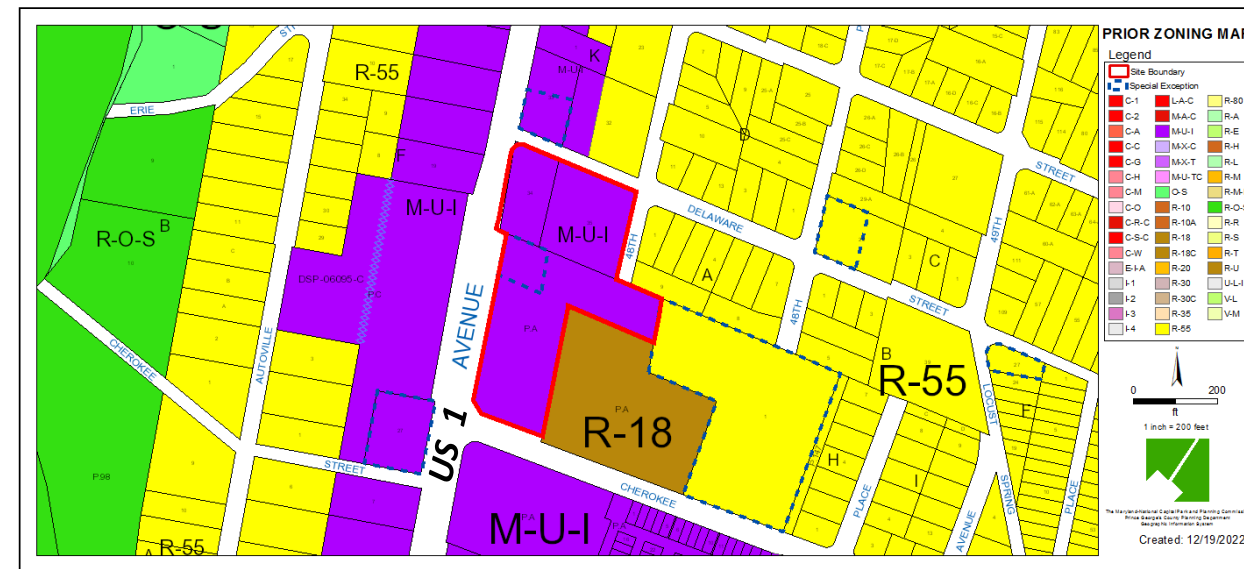
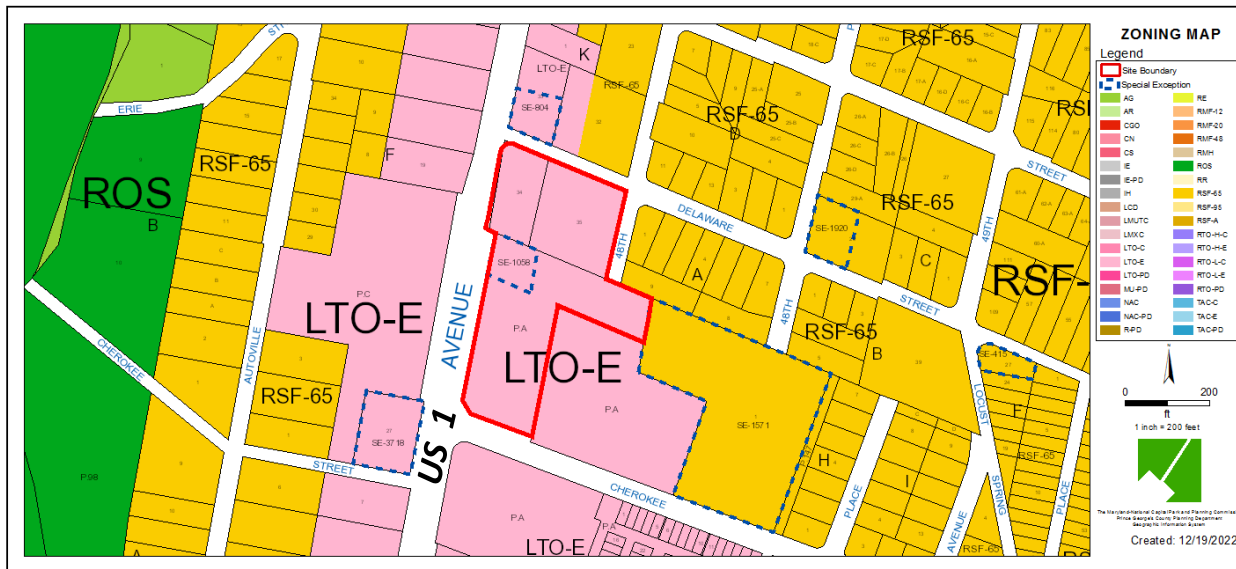
ZONING MAP (CURRENT & PRIOR)

Current Property Zone: LTO-E

Prior Property Zone: M-U-I

CURRENT ZONING MAP

PRIOR ZONING MAP



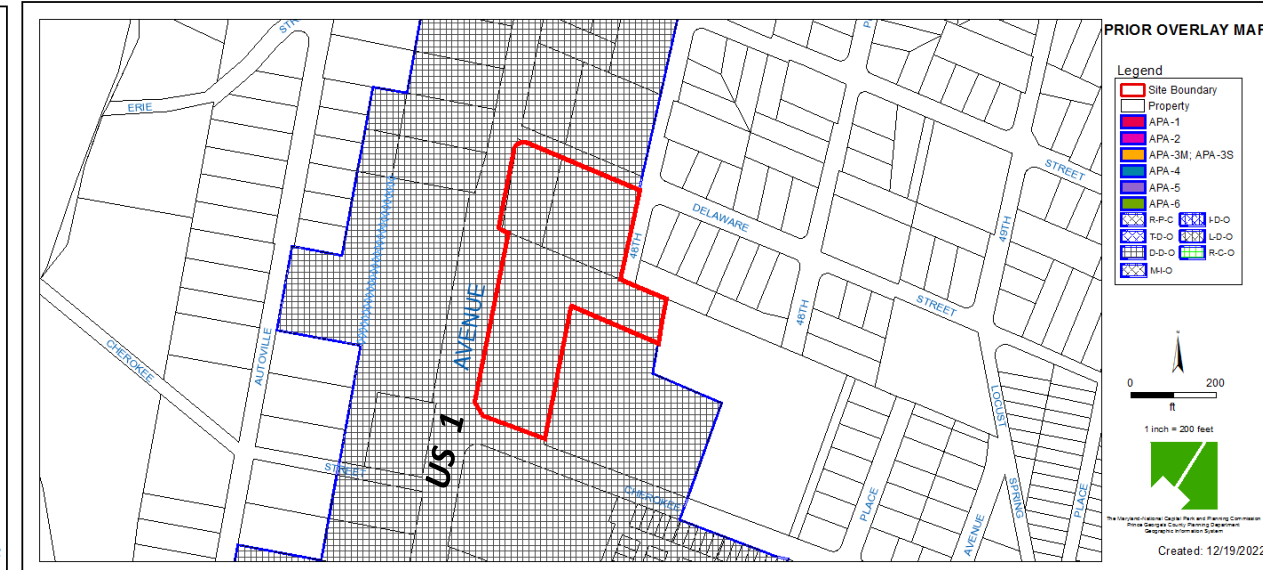
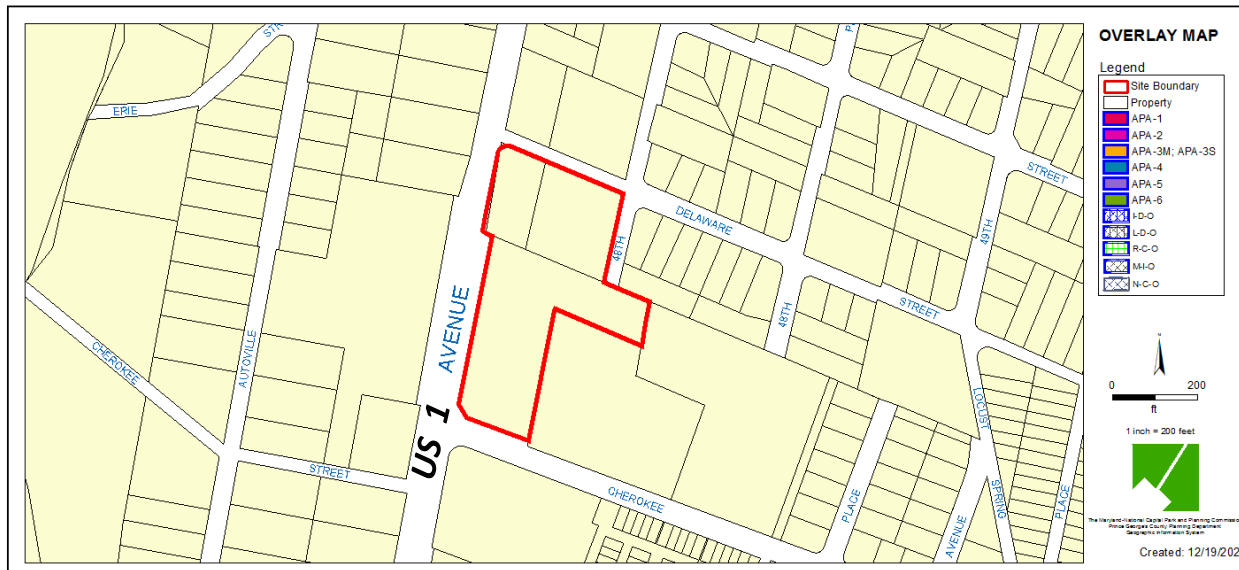
OVERLAY MAP

Current Property Overlay: N/A

Prior Property Overlay: D-D-O

CURRENT OVERLAY MAP

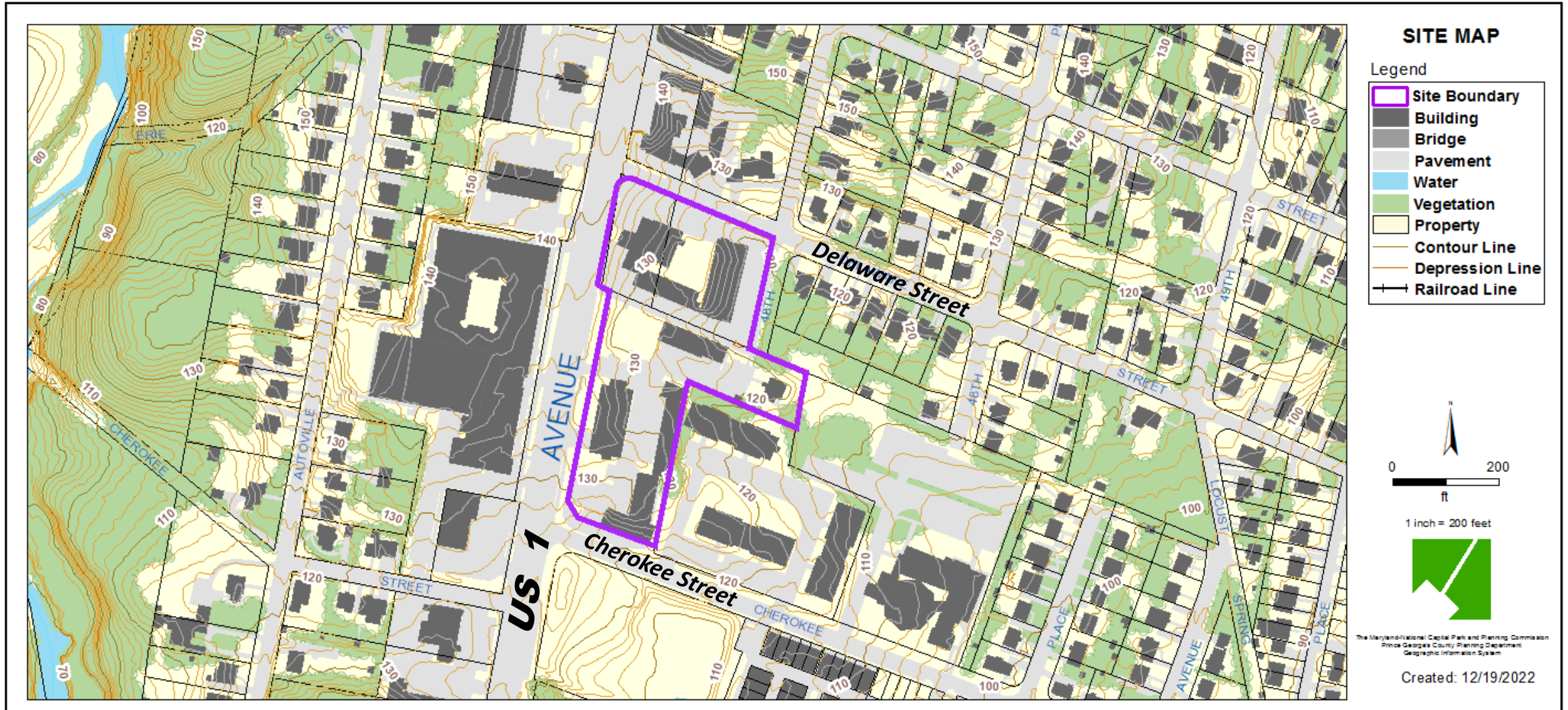
PRIOR OVERLAY MAP



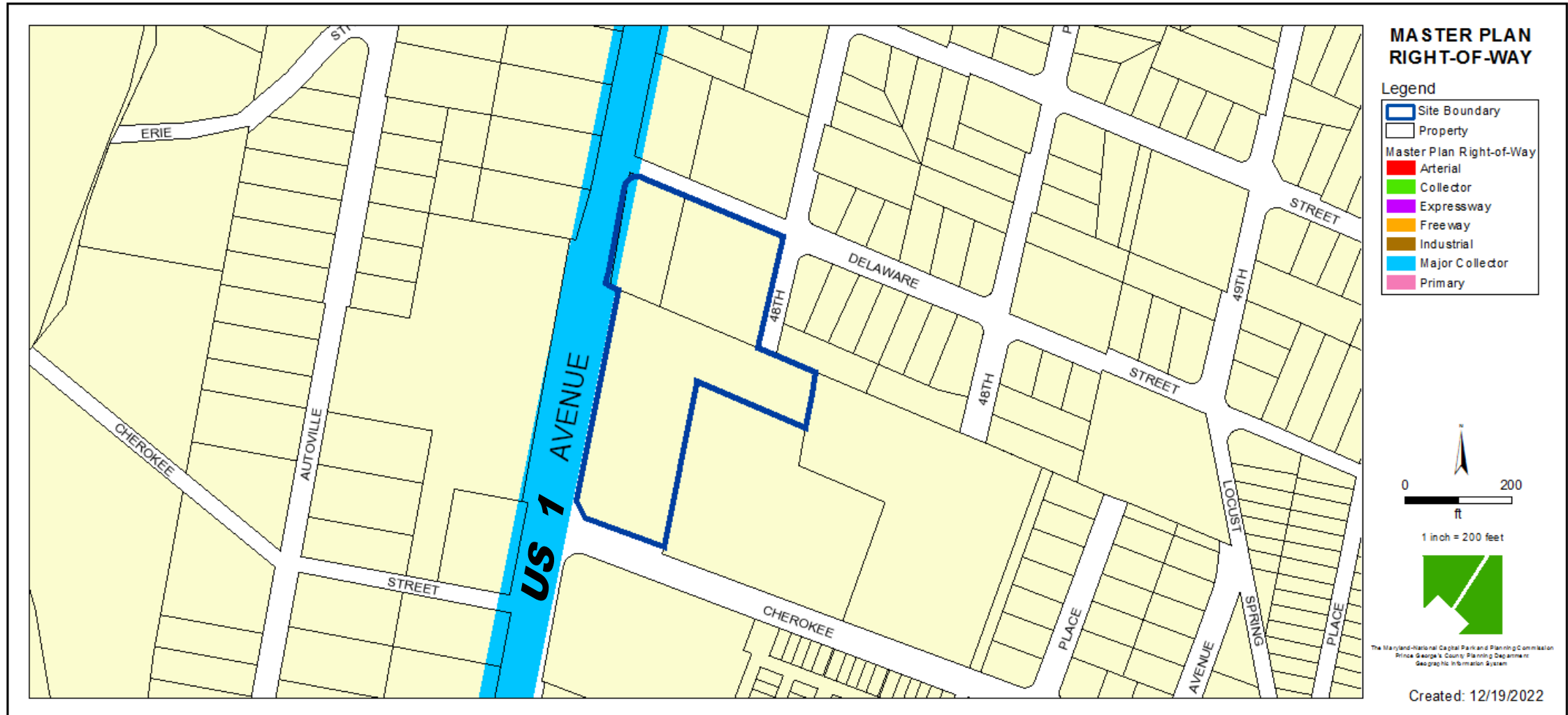
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

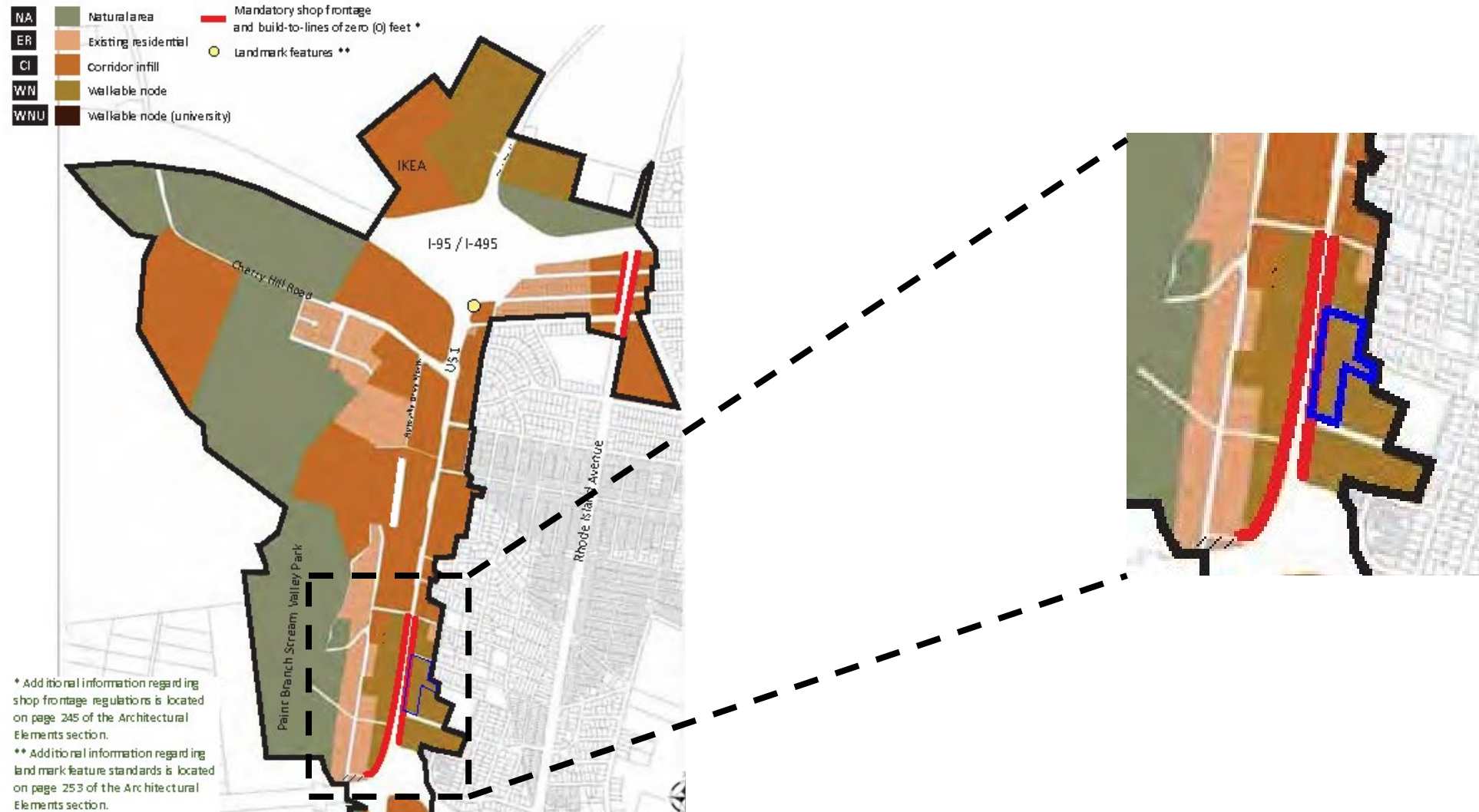


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

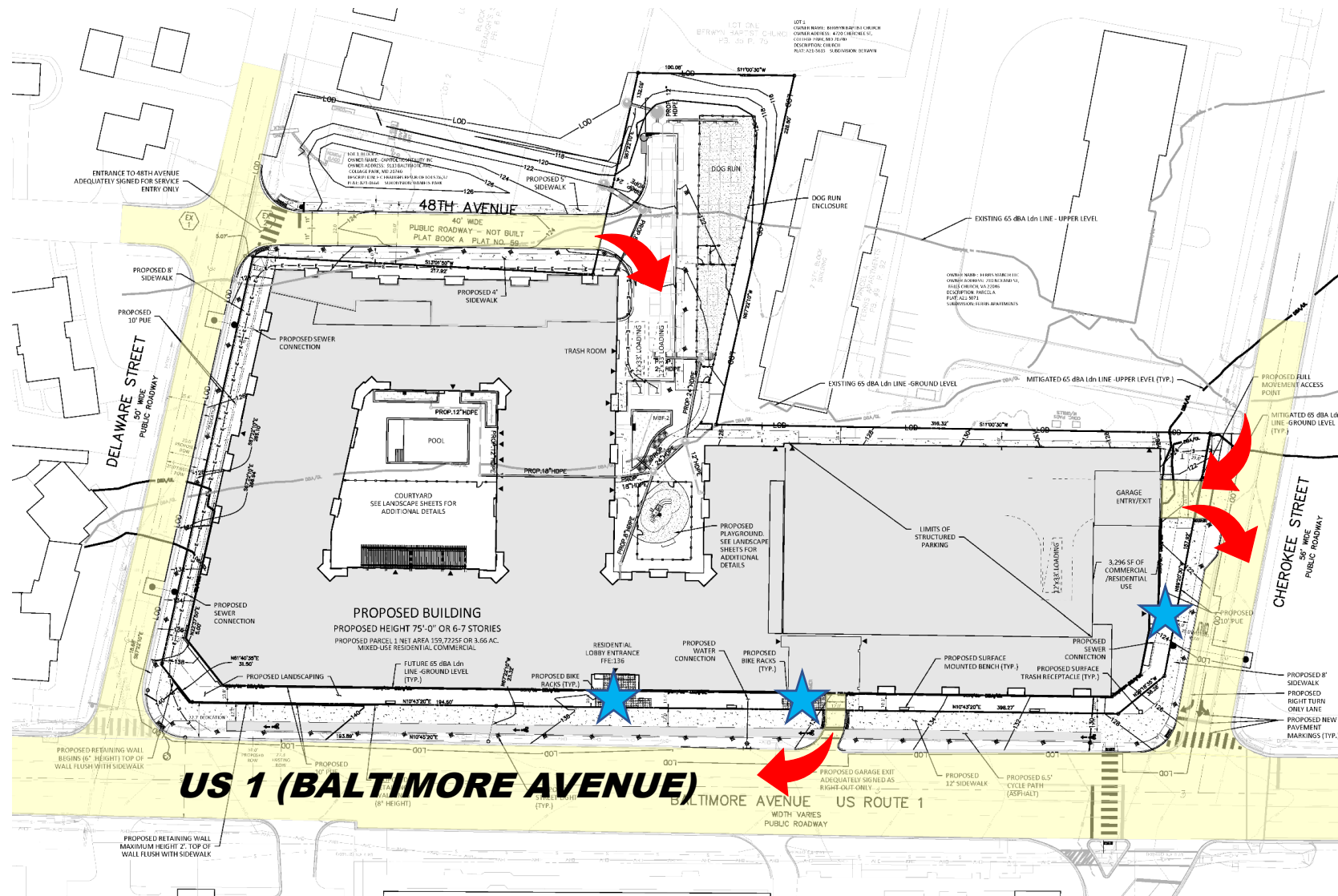


CENTRAL US 1 CORRIDOR SECTOR PLAN

Map 26: Development Character | North of MD 193



DETAILED SITE PLAN

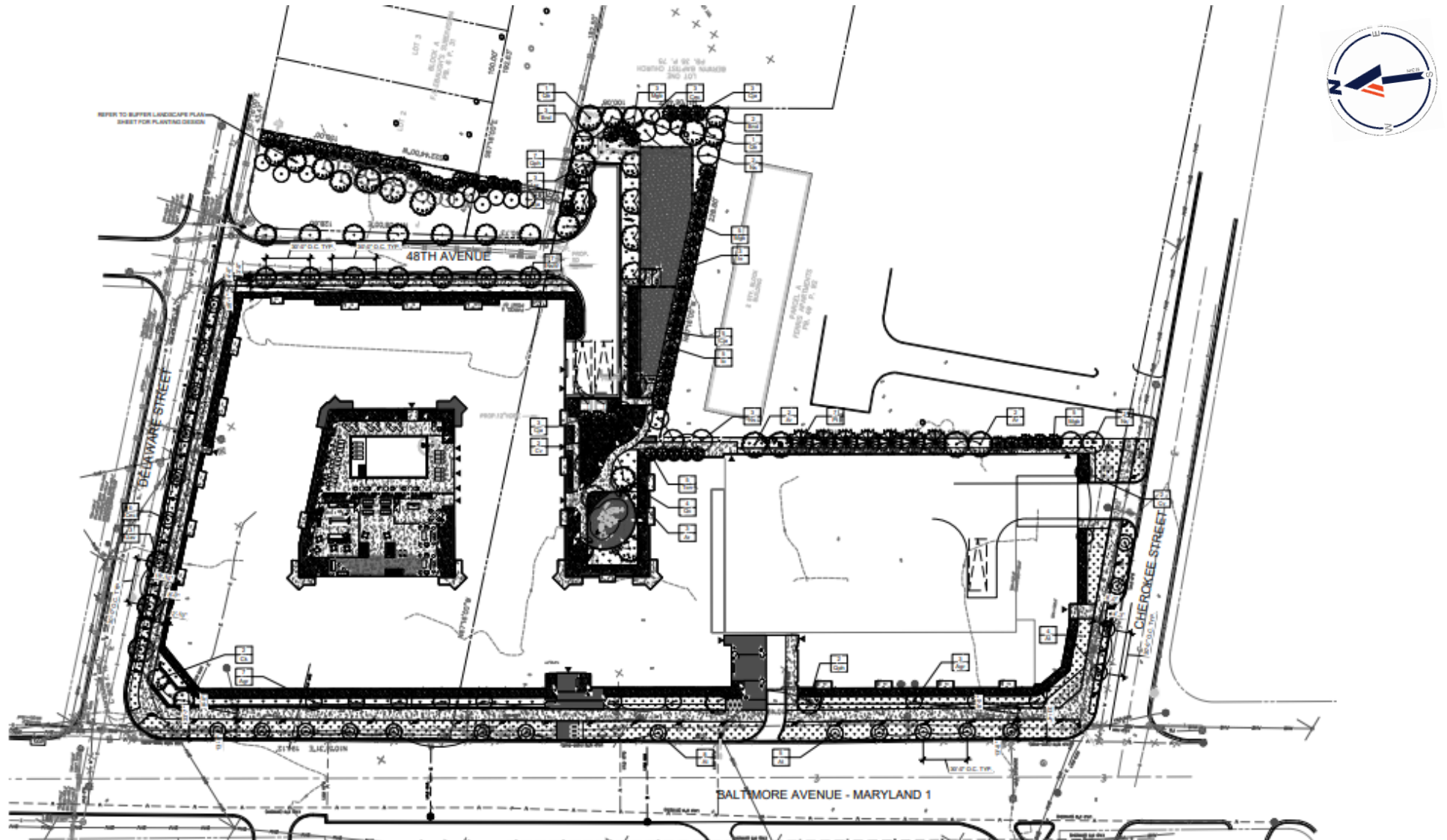


 PEDESTRIAN ACCESS
POINTS

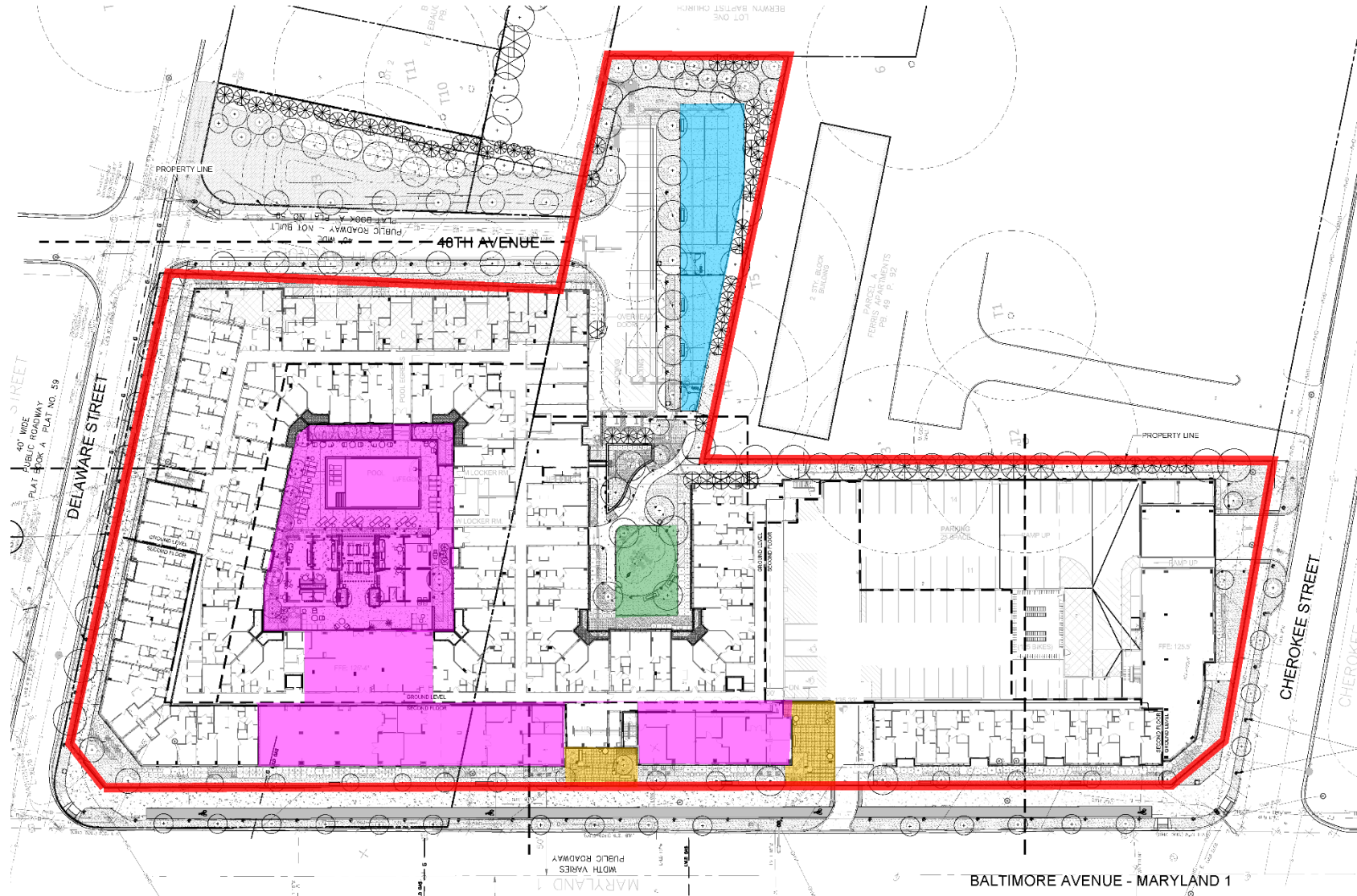


VEHICULAR MOVEMENT

LANDSCAPE PLAN



AMENITY PLAN



PERSPECTIVE VIEW (US 1 & DELAWARE STREET)



NOTE:

PERSPECTIVE VIEW (US 1 & CHEROKEE STRE



PERSPECTIVE VIEW (CHEROKEE STREET)



PERSPECTIVE VIEW (DELAWARE STREET & 48TH AVENUE



EXTERIOR ELEVATION – ALONG US 1



EXTERIOR ELEVATIONS



ALONG CHEROKEE
STREET

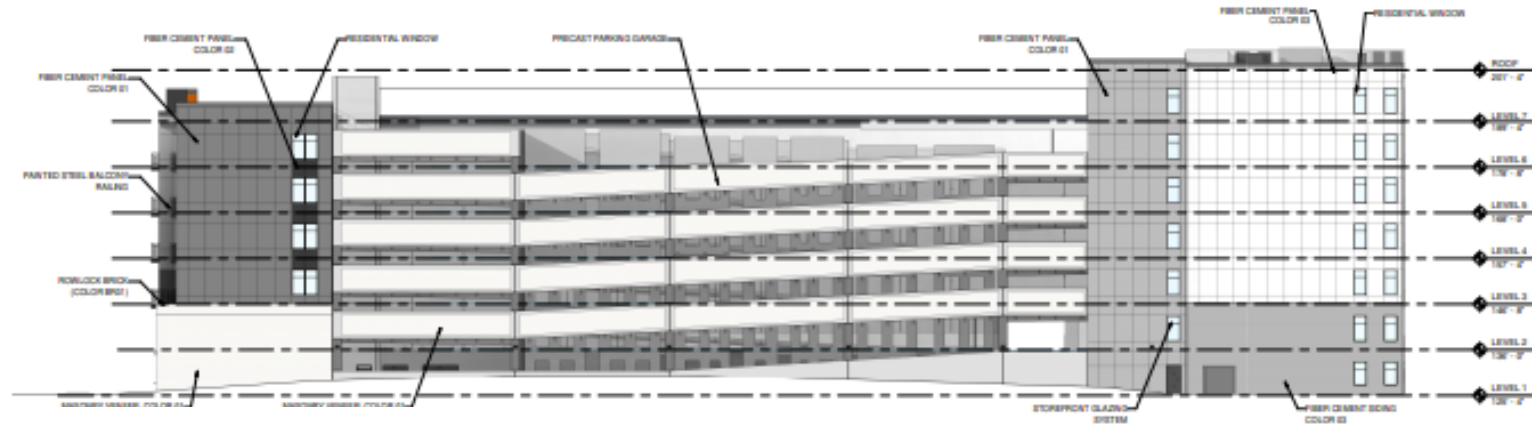


CORNER OF US 1 & DELAWARE
STREET



ALONG
DELAWARE
STREET

EXTERIOR ELEVATION



REAR ELEVATION – PARKING
GARAGE



ALONG 48TH AVENUE

EXTERIOR ELEVATIONS – INTERIOR

CC



F1 SOUTH COURTYARD - WEST ELEVATION



F7 NORTH COURTYARD - WEST ELEVATION



EXTERIOR ELEVATIONS – INTERIOR

COURT



SIGNAGE

A - BUILDING MARQUEE 112.625 SQ FEET

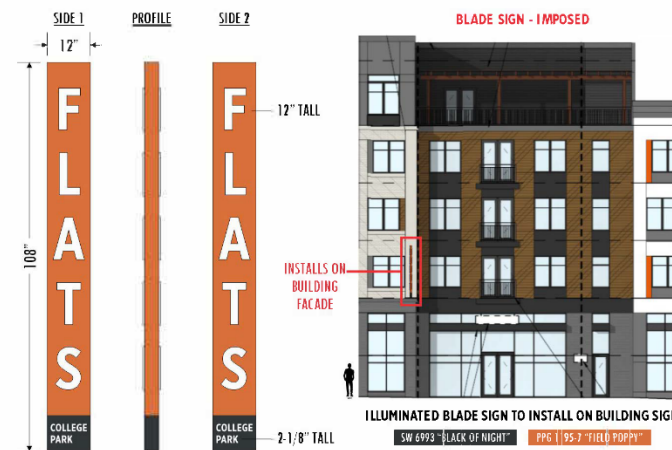


DIMENSIONAL ILLUMINATED BOTTOM-MOUNTED MARQUEE LETTERING

Signage Summary	
Signage Type	Total Proposed Area (SF)
A - Building Marquee	113 SF
B - Blade Sign	9 SF
C - Canopy Lettering Location 1	11 SF
C - Canopy Lettering Location 2	7 SF
D - Address Number	1 SF
E - Garage Lettering	7 SF
Total Proposed Area	147 SF

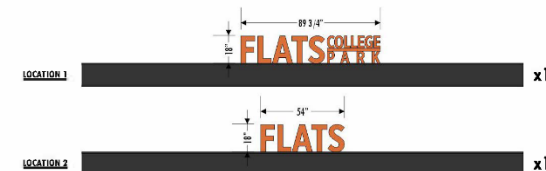


B - BLADE SIGN 9 SQ FEET



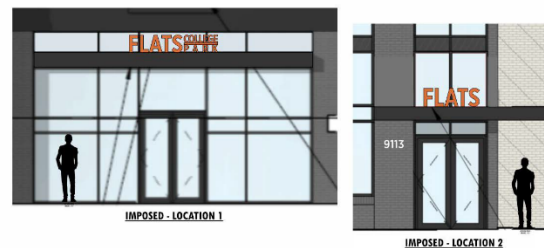
C - CANOPY LETTERING

LOCATION 1 - 11.22 SQ FEET
LOCATION 2 - 6.75 SQ FEET



18" TALL "FLATS" AND 18" TALL "COLLEGE PARK" BOTTOM-MOUNTED LETTERING WITH 2" BAR TO INSTALL ONTO EXISTING CANOPY LOCATIONS

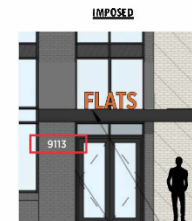
PPG 1195-7 "FIELD POPPY"



D - ADDRESS NUMBERS 1.06 SQ FEET



DIMENSIONAL 8" TALL WHITE ADDRESS NUMBERS TO INSTALL FLUSH ON EXISTING BRICK FACADE



E - GARAGE LETTERING 6.73 SQ FEET



14" TALL DIMENSIONAL LETTERING TO INSTALL ONTO EXISTING BUILDING FACADE



STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-22015

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 05/24/22
- Acceptance Mailing: 10/11/2022