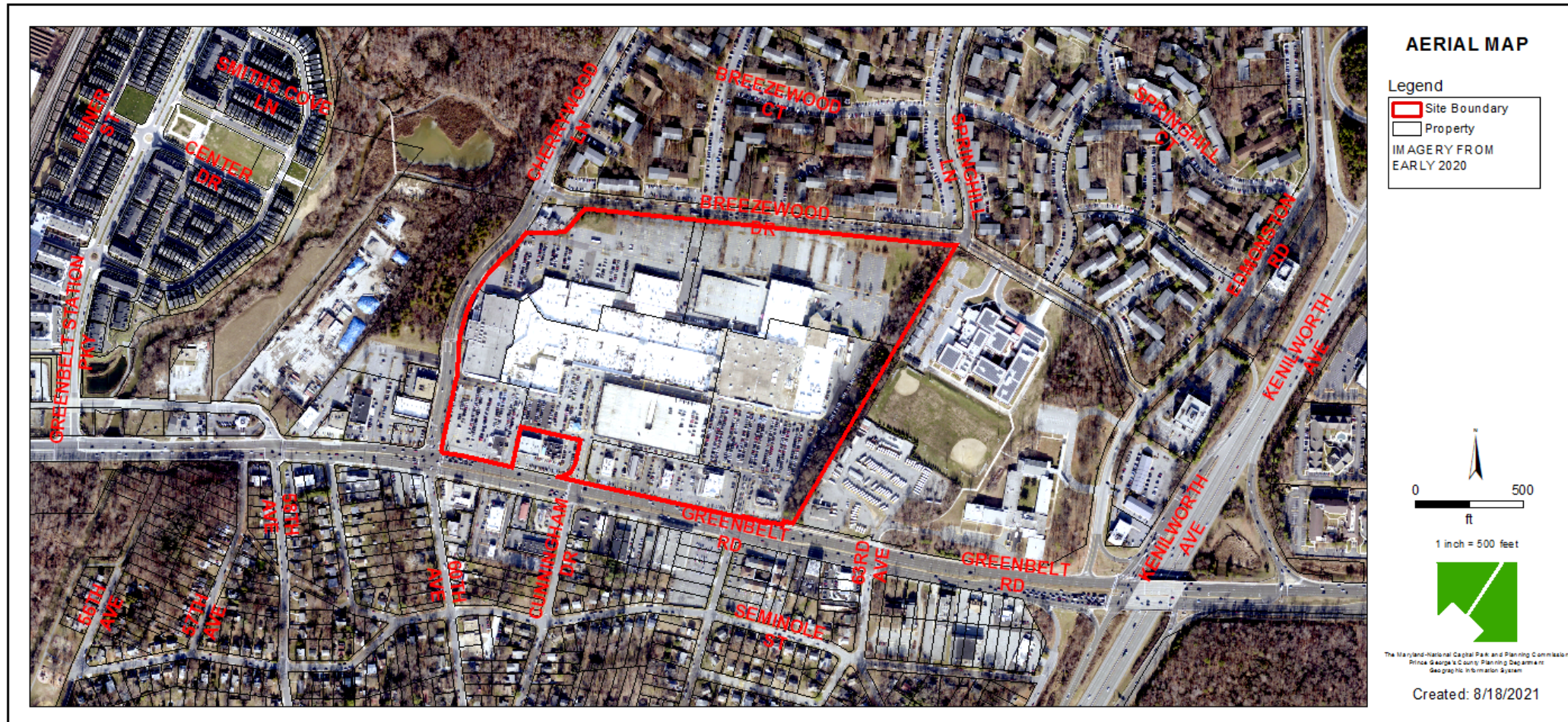


BELTWAY PLAZA - PARCEL 1

Detailed Site Plan

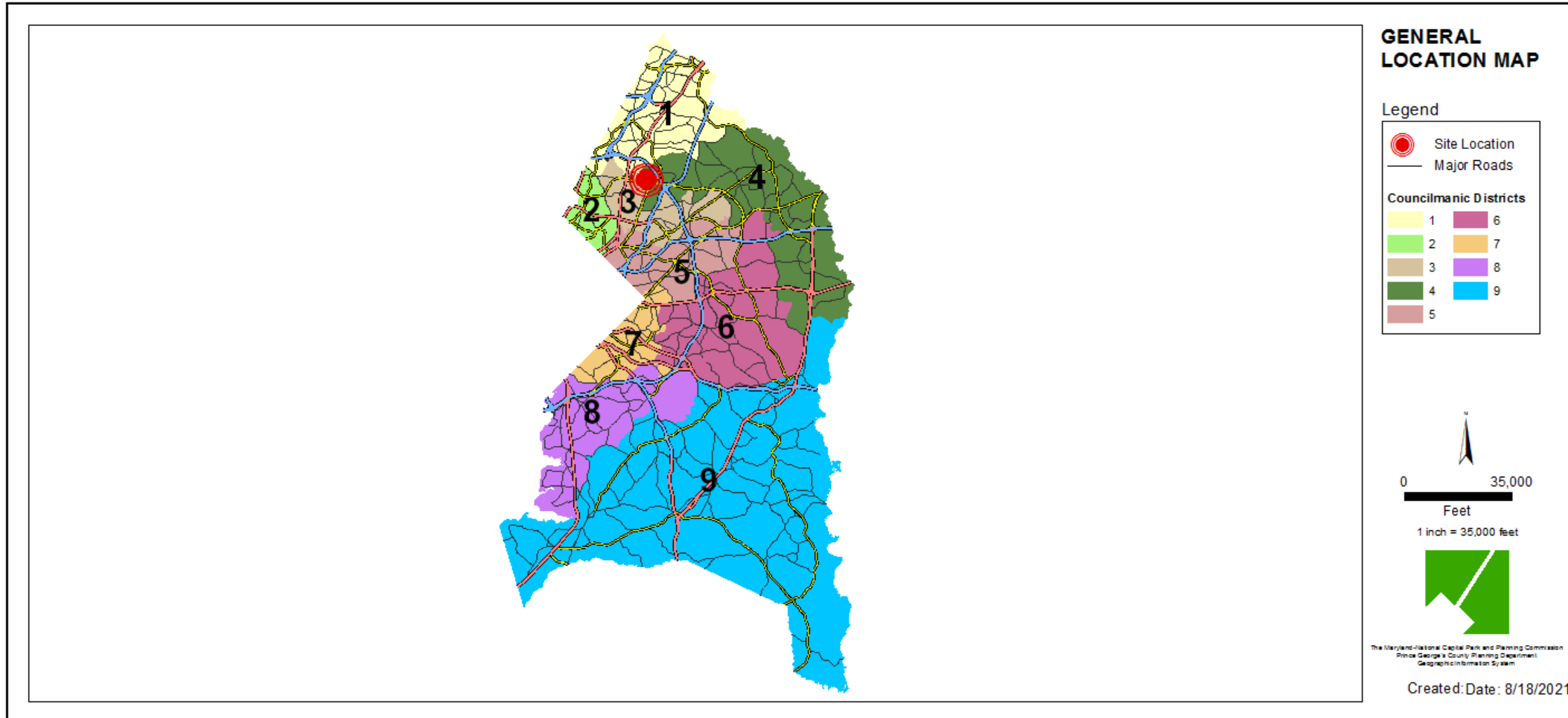
Staff Recommendation: APPROVAL with conditions



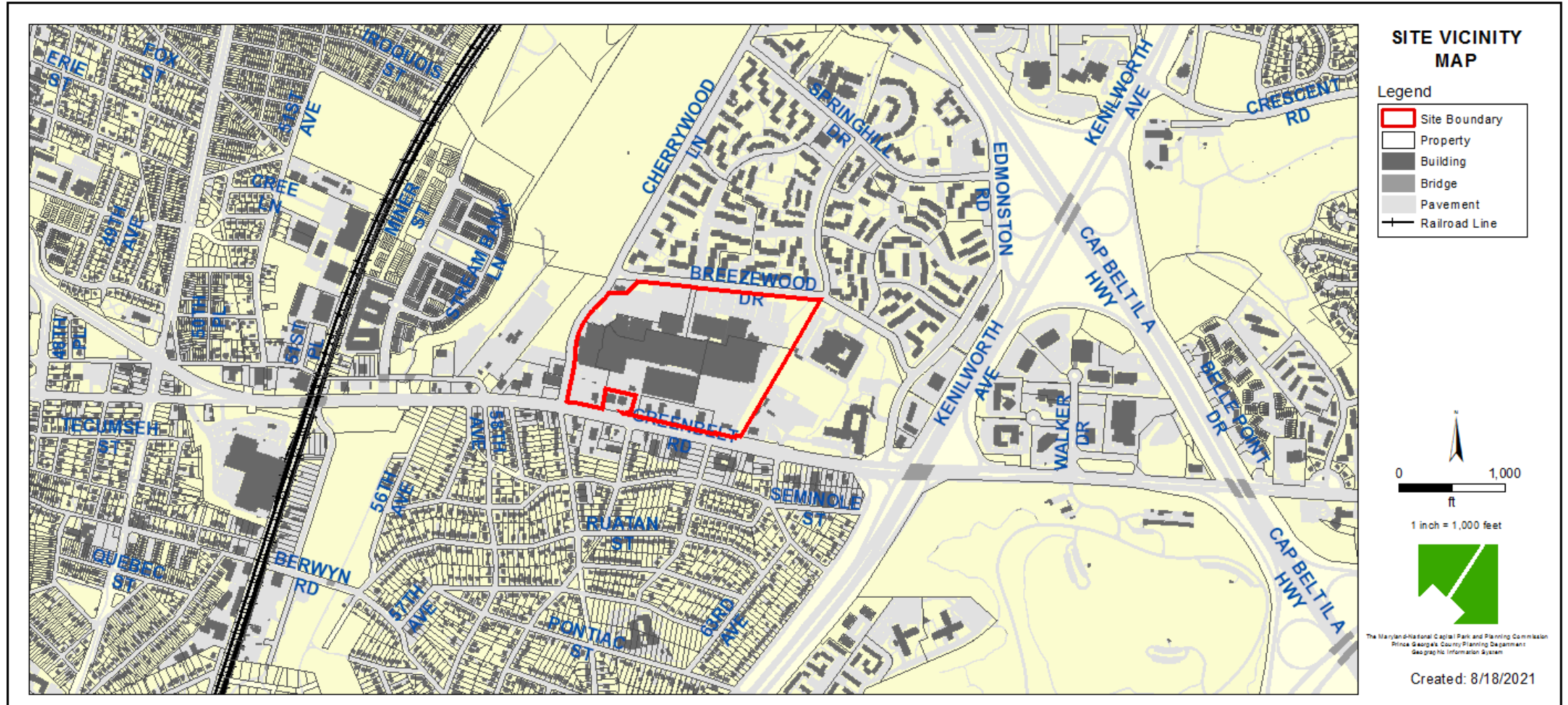
GENERAL LOCATION MAP

Council District: 04

Planning Area: 67

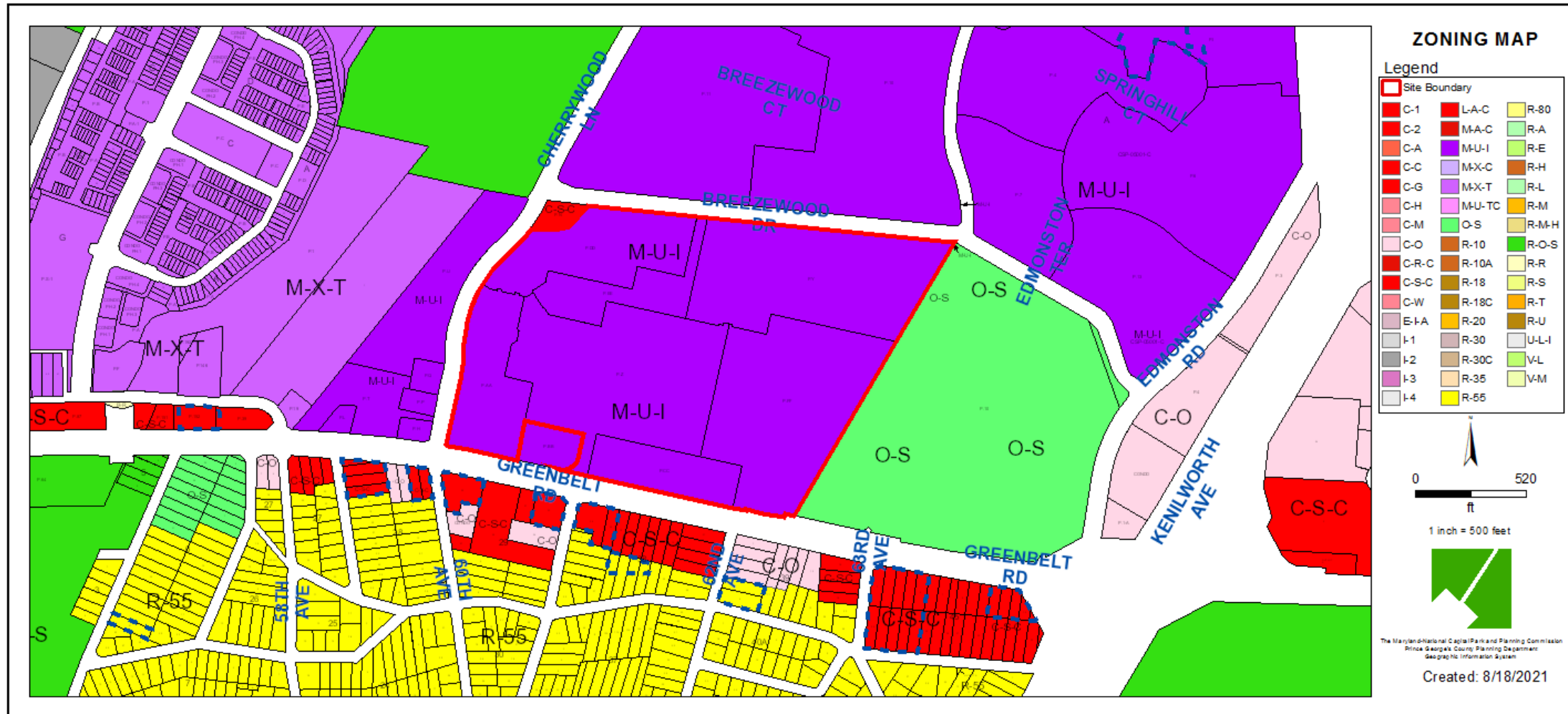


SITE VICINITY MAP

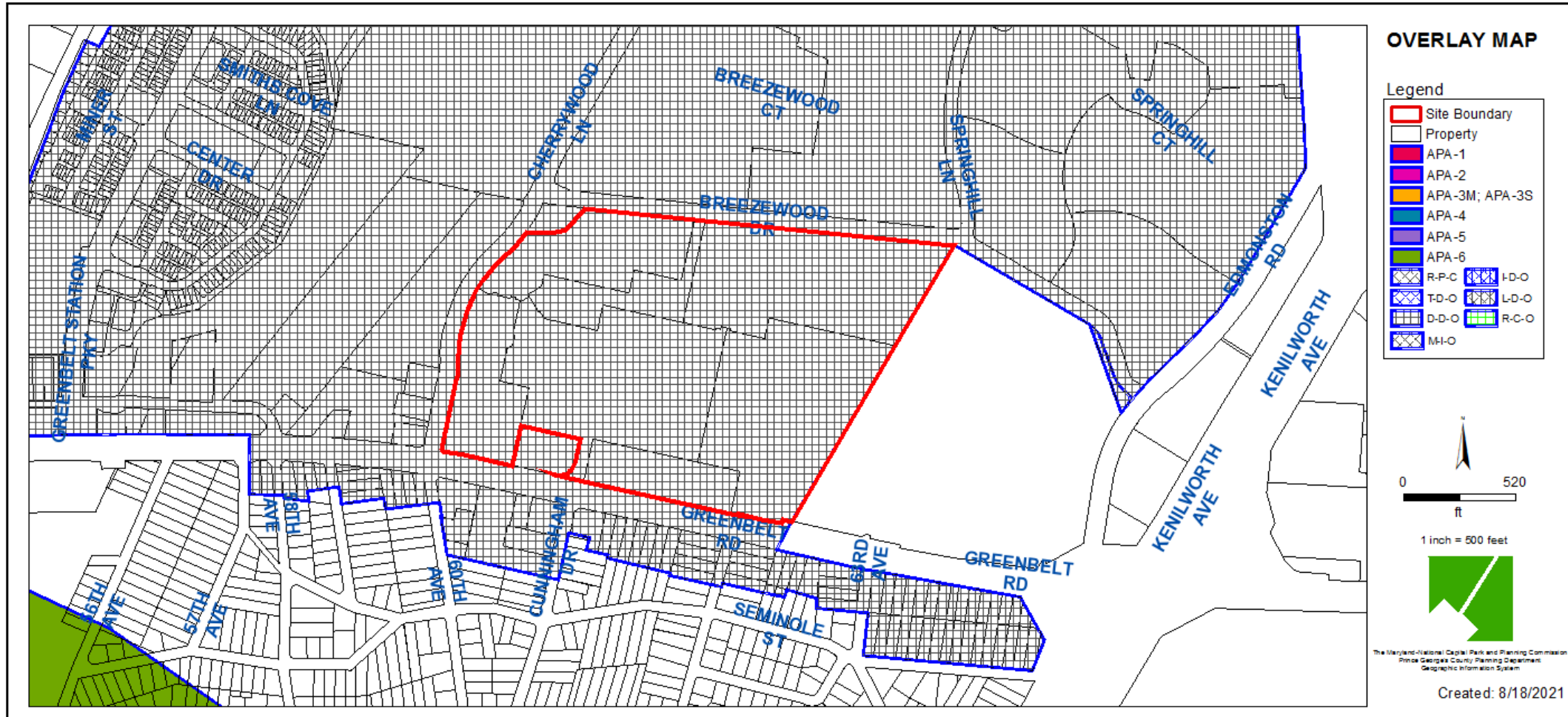


ZONING MAP

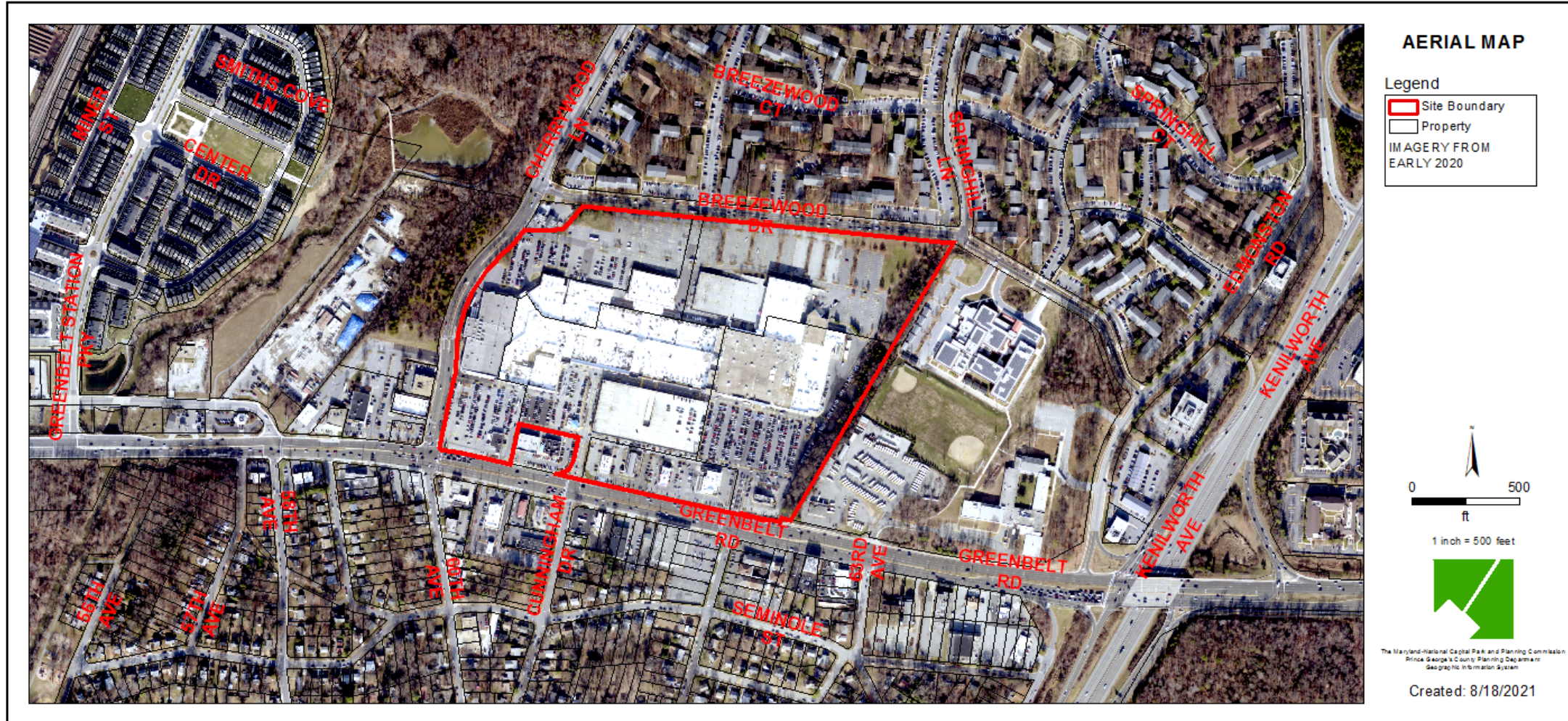
Property Zone: Mixed Use Infill



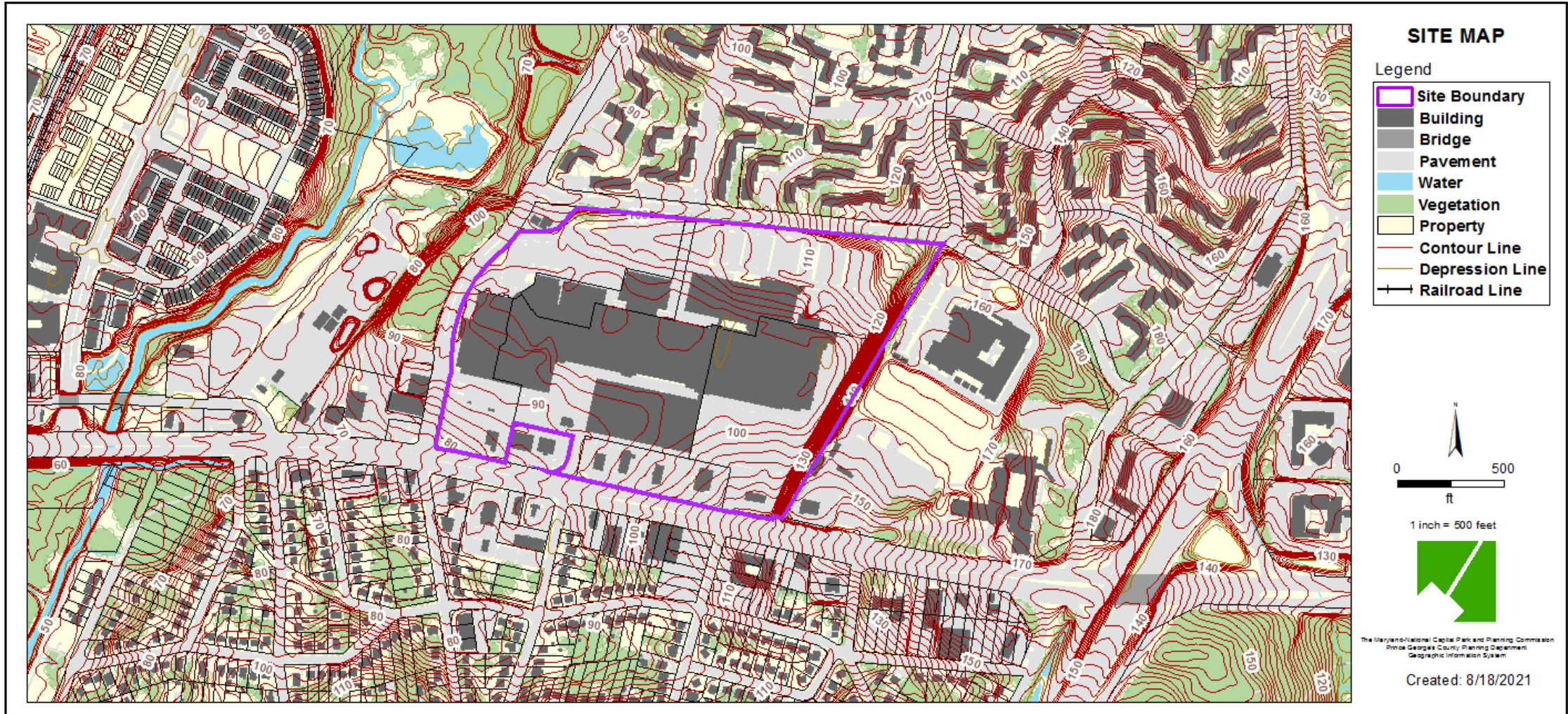
OVERLAY MAP



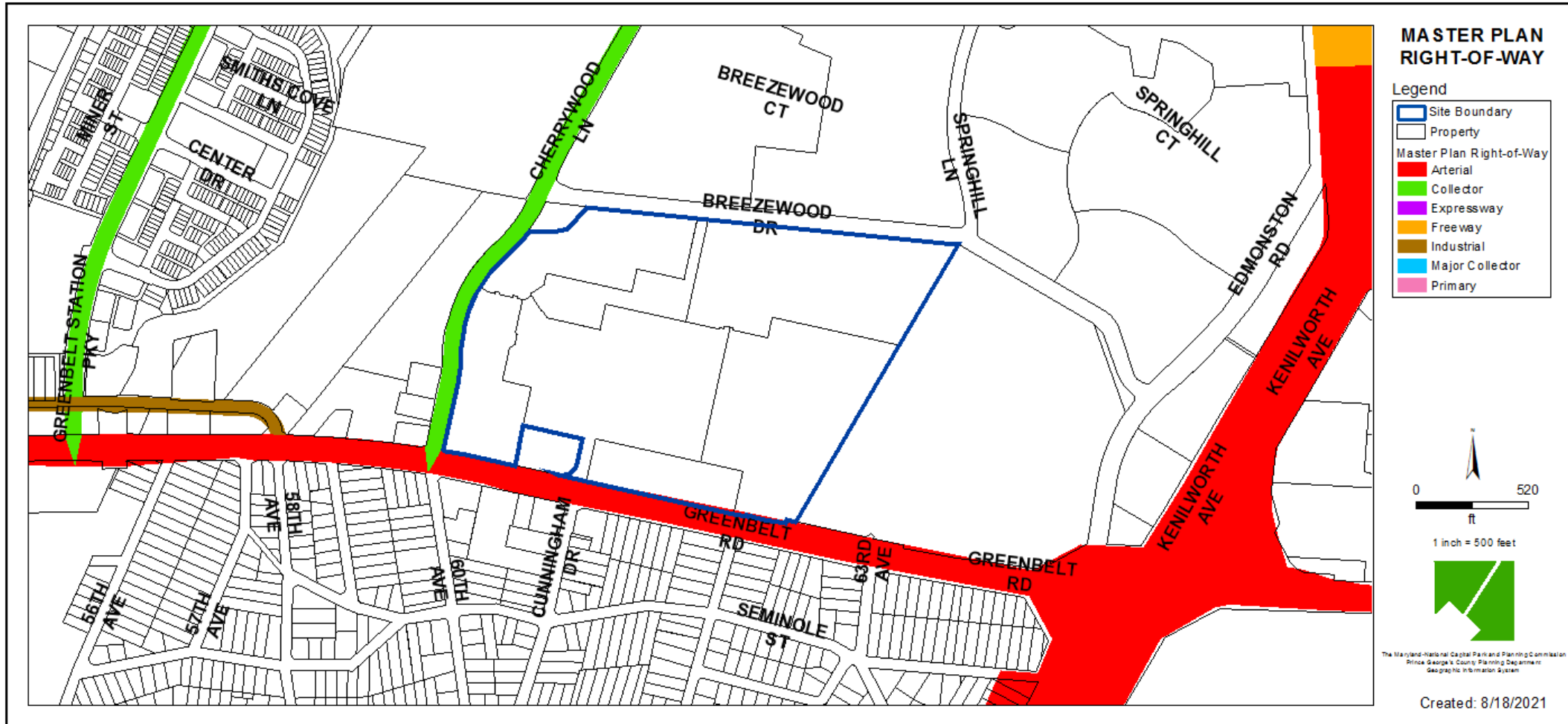
AERIAL MAP



SITE MAP



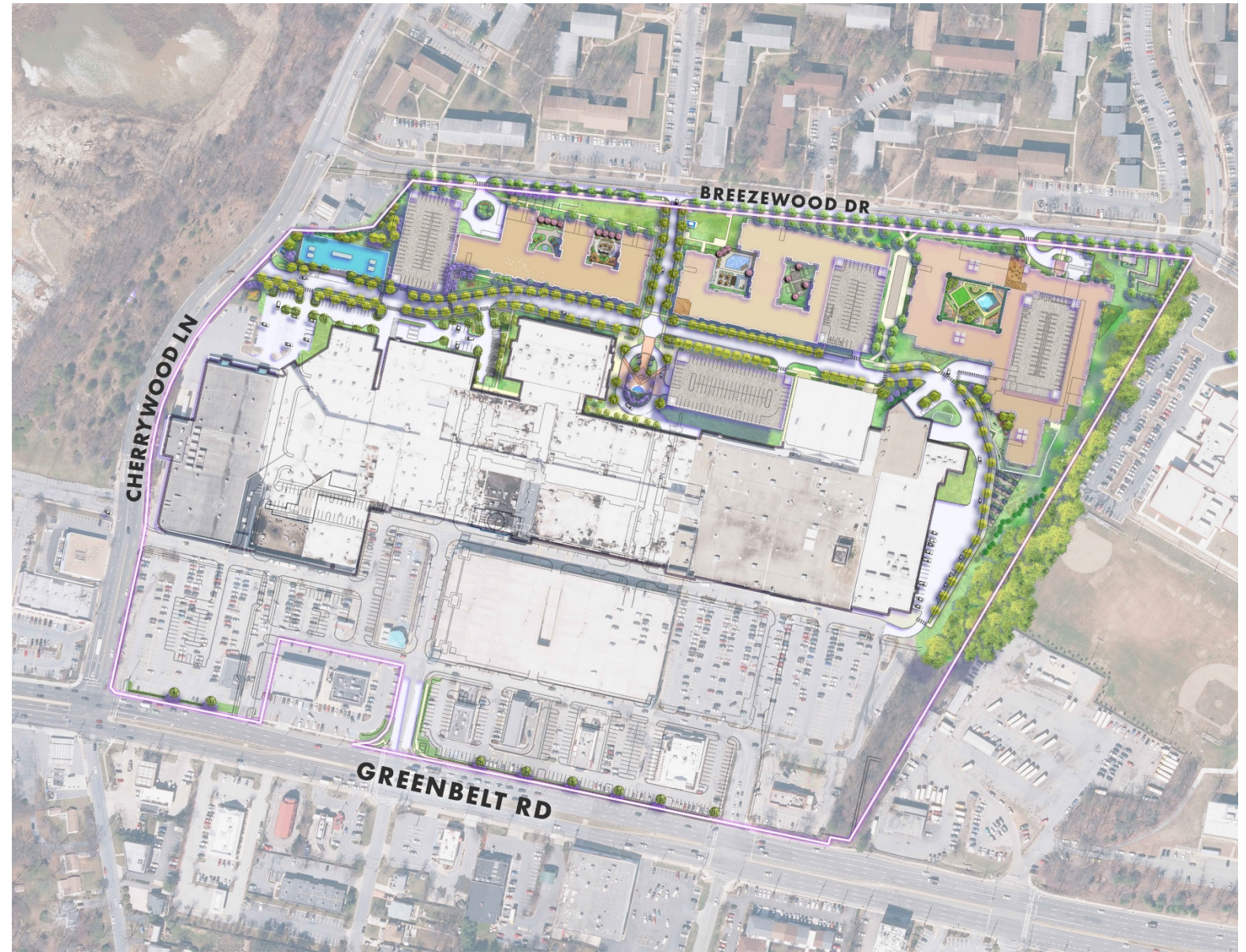
MASTER PLAN RIGHT-OF-WAY MAP



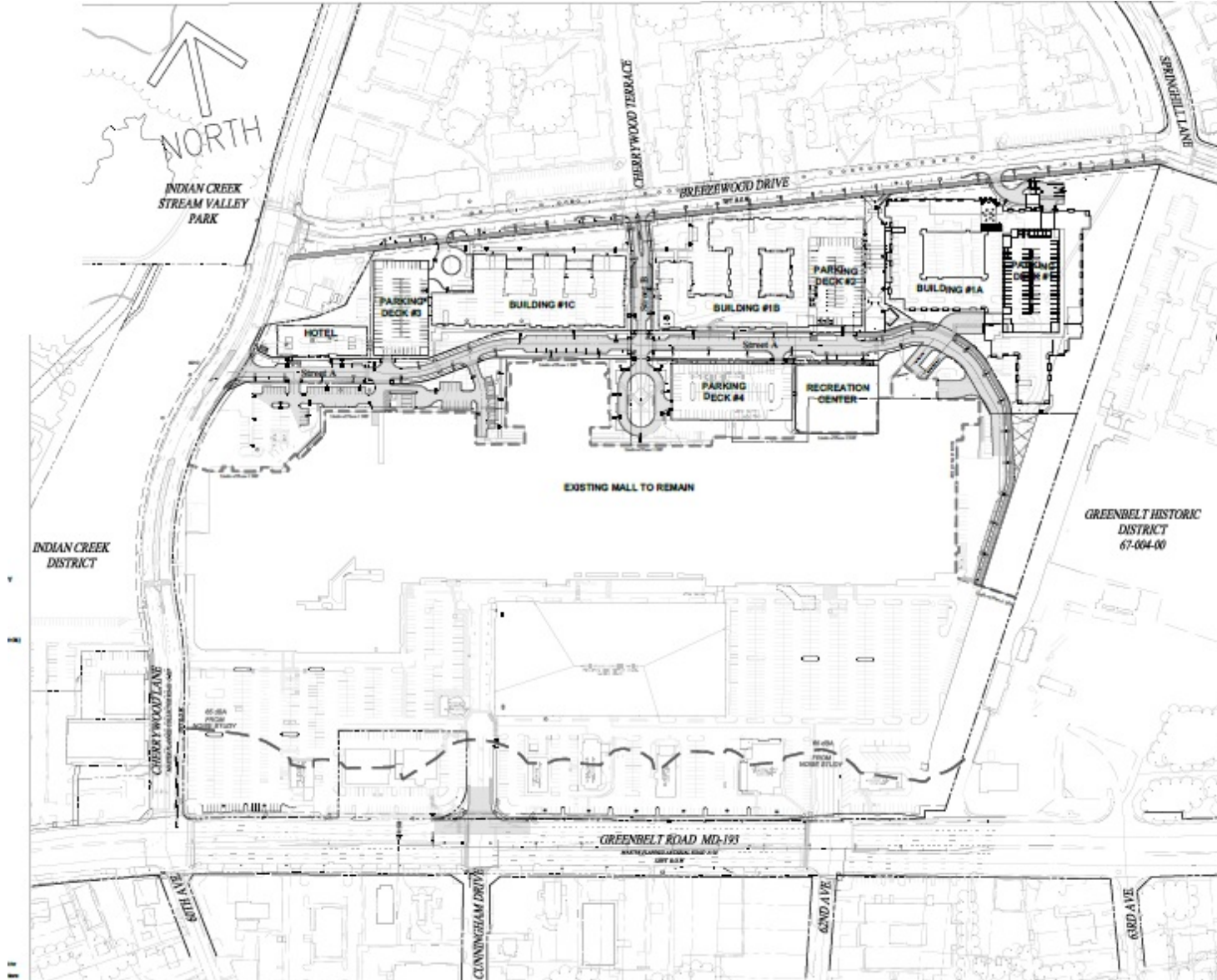
BIRD'S-EYE VIEW



ILLUSTRATIVE SITE PLAN



SITE PLAN



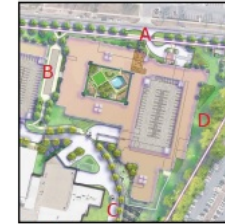
ELEVATIONS OF BUILDING 1A



Enlarged Elevation



Enlarged Elevation



Key Plan

- Building Materials**
- A. Cementitious Panels Color (Rhinstone SW7656)
 - B. Cementitious Panels Color (Lemon Meringue SW7561)
 - C. Cementitious Panels Color (Black Swan SW6279)
 - D. Cementitious Trim Color (Inky Blue SW9149)
 - E. Cementitious Trim Color (Pewter Cast SW7673)
 - F. Cementitious Siding Color (Light Mist - James Hardie)
 - G. Cementitious Siding Color (Night Gray - James Hardie)
 - H. Cementitious Siding Color (Navajo Beige - James Hardie)
 - I. Single Hung Windows
 - J. Large Unit Masonry (Echelon Franklin Stone - Liberty Gray)
 - K. Aluminum Railing System (Black)
 - L. Black Anodized Aluminum Storefront
1. Marquis Sign - 4'-0" x 20'-0" H 80 SF Area Two-Sided sign per Section 27-591 - Sign Measurement
 2. Canopy Sign - 12'-0" x 3'-0" H, 80 SF Area max over entry
 3. Garage Entry Sign - 15'-0" x 3'-0", 80 SF max over entry

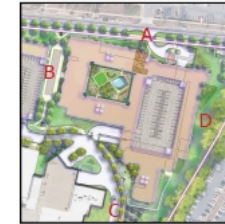


Breezewood Drive Elevation (A)

ELEVATIONS OF BUILDING 1A



West Elevation (B)



Key Plan



South Elevation (C)



East Elevation (D)

ELEVATIONS OF BUILDING 1B



Enlarged Elevation



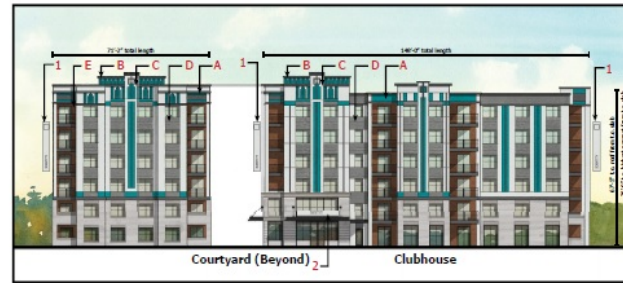
Key Plan

- Building Materials**
- A. Cementitious Panels Color (Gulfstream SW6768)
 - B. Cementitious Trim Color (Peppercorn SW7674)
 - C. Cementitious Trim Color (Rhinstone SW7656)
 - D. Cementitious Siding Color (Gray Slate - James Hardie)
 - E. Nichiha Vintagewood (Cedar)
 - F. Single Hung Windows
 - G. Aluminum Railing System (Black)
 - H. Large Unit Masonry (Echelon Franklin Stone - Monument White)
1. Marquis Sign - 4'-0" x 20'-0" H 80 SF Area Two-Sided sign per Section 27-591 - Sign Measurement
 2. Canopy Sign - 12'-0" x 3'-0" H, 80 SF Area max over entry
 3. Garage Entry Sign - 15'-0" x 3'-0", 80 SF max over entry



Breezewood Drive Elevation (A)

ELEVATIONS OF BUILDING 1B



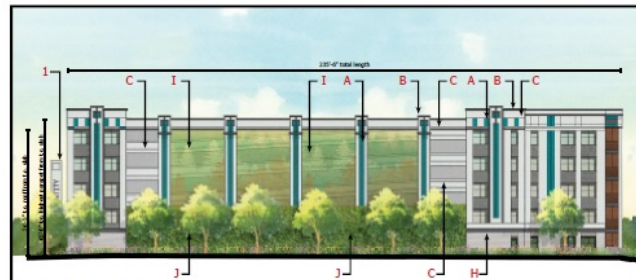
West Elevation (B)



Key Plan



South Elevation (C)



East Elevation (D)

- Building Materials**
- A. Cementitious Panels Color (Gulfstream SW6768)
 - B. Cementitious Trim Color (Peppercorn SW7674)
 - C. Cementitious Trim Color (Rhinstone SW7656)
 - D. Cementitious Siding Color (Gray Slate - James Hardie)
 - E. Nichiha Vintagewood (Cedar)
 - F. Single Hung Windows
 - G. Aluminum Railing System (Black)
 - H. Large Unit Masonry (Echelon Franklin Stone - Monument White)
 - I. Perforated Metal Screen With Printed Image
 - J. Vegetative Screen
1. Marquis Sign - 4'-0" x 20'-0" H 80 SF Area Two-Sided sign per Section 27-591 - Sign Measurement.
 2. Canopy Sign - 12'-0" x 3'-0" H, 80 SF Area max over entry

ELEVATIONS OF BUILDING 1C



Enlarged Elevation



Key Plan

- Building Materials**
- A. Cementitious Panels Color (Morning Fog SW6255)
 - B. Cementitious Panels Color (Deep Ocean - James Hardie)
 - C. Cementitious Panels Color (Passive SW7064)
 - D. Cementitious Trim Color (Olympus White SW6253)
 - E. Cementitious Trim Color (Spearmint SW6465)
 - F. Nichiha Vintagewood Siding (Cedar)
 - G. Cementitious Trim Color (Deep Ocean - James Hardie)
 - H. Single Hung Windows - White
 - I. Large Unit Masonry Color (Echelon Franklin Stone - Liberty Gray)
 - J. Aluminum Railing System (Black)
 - K. Black Anodized Aluminum Storefront
1. Marquis Sign - 4'-0" x 20'-0" H 80 SF Area Two-Sided sign per Section 27-591 - Sign Measurement
 2. Canopy Sign - 12'-0" x 3'-0" H, 80 SF Area max over entry
 3. Garage Entry Sign - 15'-0" x 3'-0", 80 SF max over entry



Breezewood Drive Elevation (A)

ELEVATIONS OF BUILDING 1C



West Elevation (B)



Key Plan



South Elevation (C)



East Elevation (D)



Courtyard Elevation (West)



Courtyard Elevation (East)

GARAGE 3 ELEVATIONS

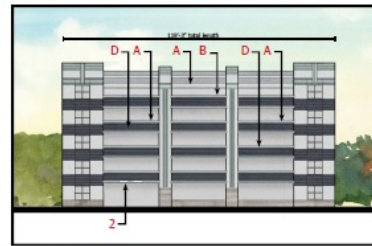


North Elevation (A)

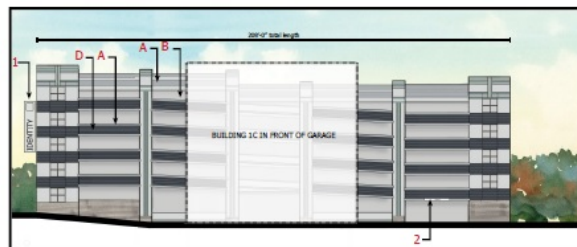
- Building Materials**
- A. Concrete - Color (Morning Fog SW6255)
 - B. Concrete - Color (Passive SW7064)
 - C. Concrete - Color (Olympus White SW6253)
 - D. Concrete - Color (Match Deep Ocean James Hardie)
 - E. Large Unit Masonry Etchelon Franklin Stone - Liberty Gray
 - F. Perforated Metal Screen with Printed Image
 - G. Vegetative Screen
 - H. Nichiha Vintagewood Siding (cedar)
 - I. Aluminum Railing System (Black)
1. Marquis Sign - 4'-0" x 20'-0 H 80 SF Area Two-Sided sign per Section 27-591 - Sign Measurement
 2. Garage Entry Sign - 15'-0" x 3'-0", 80 SF max over entry



West Elevation (B)

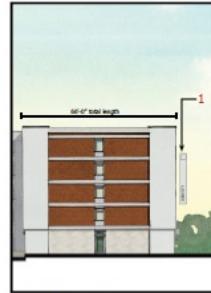


South Elevation (C)



East Elevation (D)

HOTEL ELEVATIONS



West Elevation (B)



Key Plan

- Building Materials**
- A. Cementitious Panels Color (Rhinstone SW7656)
 - B. Panels Color (Deep Ocean - James Hardie)
 - C. Nichiha Vintagewood (Cedar)
 - D. Stone Veneer Color (Echelon Franklin Thin Stone "Monument White")
 - E. Cementitious Trim Color (Passive SW7064)
 - F. Aluminum Windows Color Clear Anodized
 - G. Aluminum Storefront Color Clear Anodized Aluminum
 - H. Trim Clear Anodized Aluminum
1. Marquis Sign - 4'-0" x 20'-0 H 80 SF Area Two-Sided sign per Section 27-591 - Sign Measurement
 2. Canopy Sign - 12'-0" x 3'-0" H, 80 SF Area max over entry



Elevation Materials



South Elevation (C)



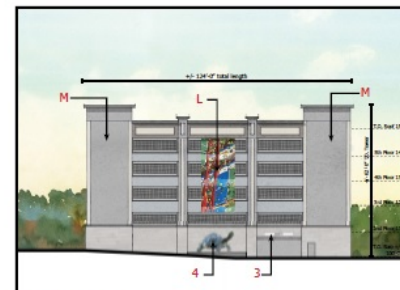
Breezewood Drive Elevation (A)

GARAGE ELEVATIONS

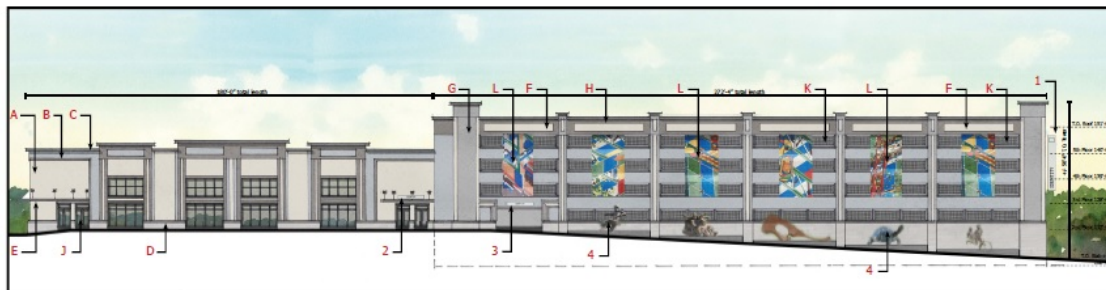


Key Plan

- Building Materials**
- A. EIFS Color (Dryvit "China White" #310)
 - B. EIFS Color (Dryvit "Dover Sky" #104)
 - C. EIFS Color (Dryvit "Gull Gray" #131)
 - D. Large Unit Masonry (Echelon Franklin Stone - Monument White)
 - E. Metal Canopy / Coping Color (Pac-Clad Cityscape)
 - F. Concrete Garage Facade Color (Site White SW6070)
 - G. Concrete Garage Facade Color (Snowbound SW7004)
 - H. Concrete Garage Facade Color (Gossamer Veil SW9165)
 - J. Storefront Frames (Black)
 - K. Security Grilles Color (Match Pac-Clad Cityscape)
 - L. Changeable Art on printed medium mounted to metal frame
 - M. Concrete Garage Facade Color (Possible Mural Area)
1. Marquis Sign - 4'-0" x 20'-0 H 80 SF Area Two-Sided sign per Section 27-591 - Sign Measurement
 2. Canopy Sign - 12'-0" x 3'-0" H, 80 SF Area max over entry
 3. Garage Entry Sign - 15'-0" x 3'-0", 80 SF max over entry
 4. Art pieces commissioned by other

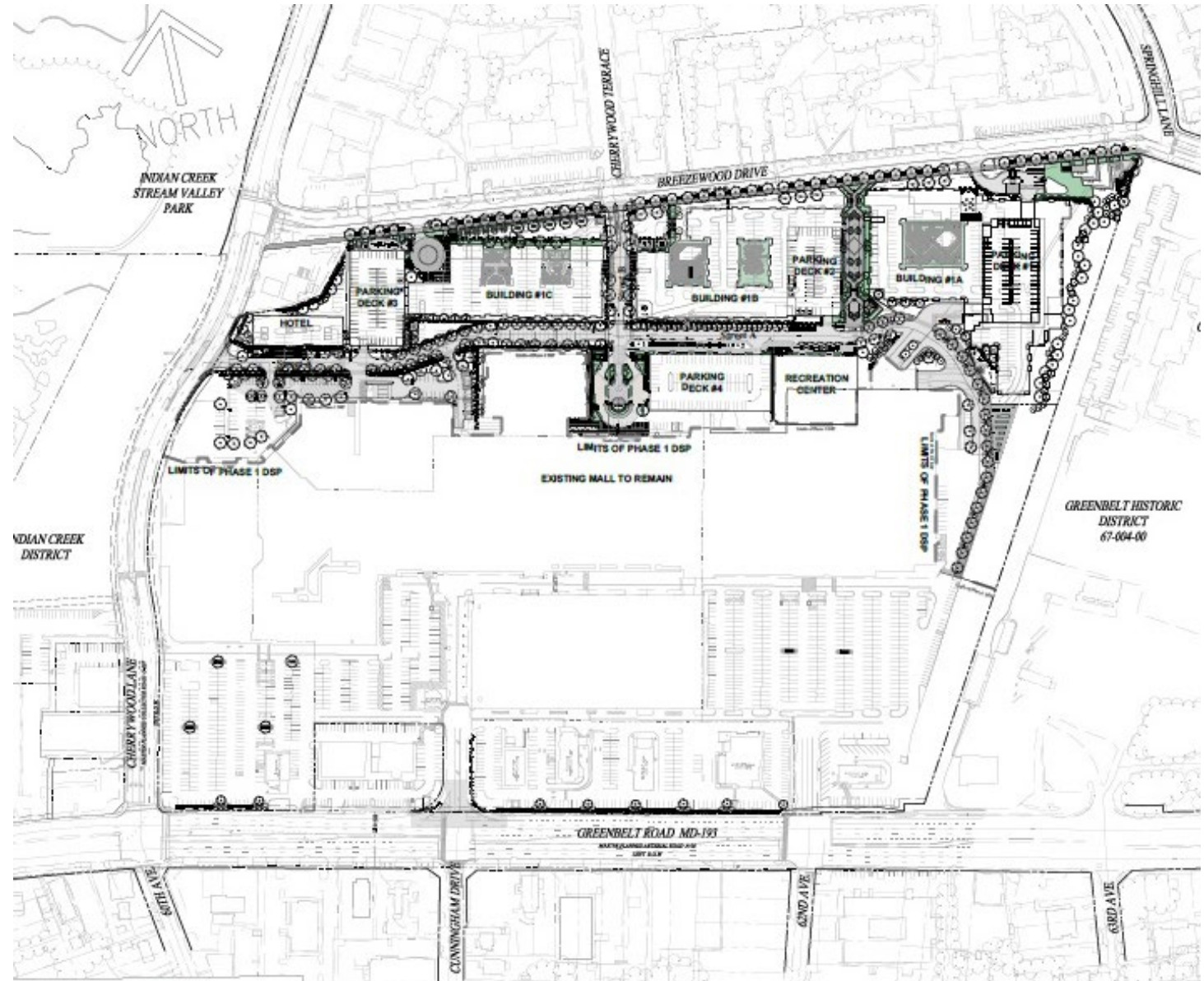


West Elevation (B)

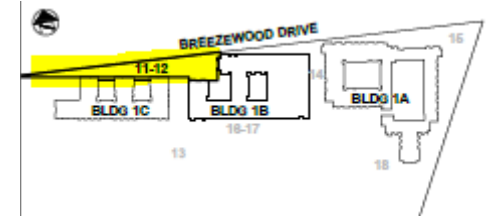
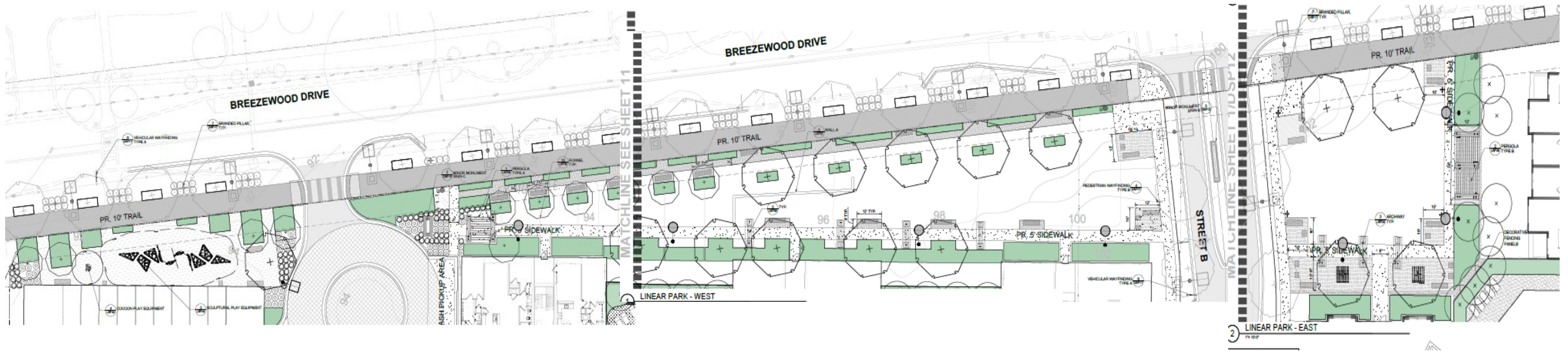


North Elevation (A)

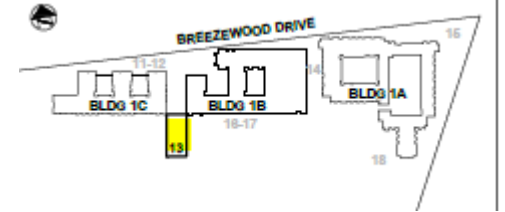
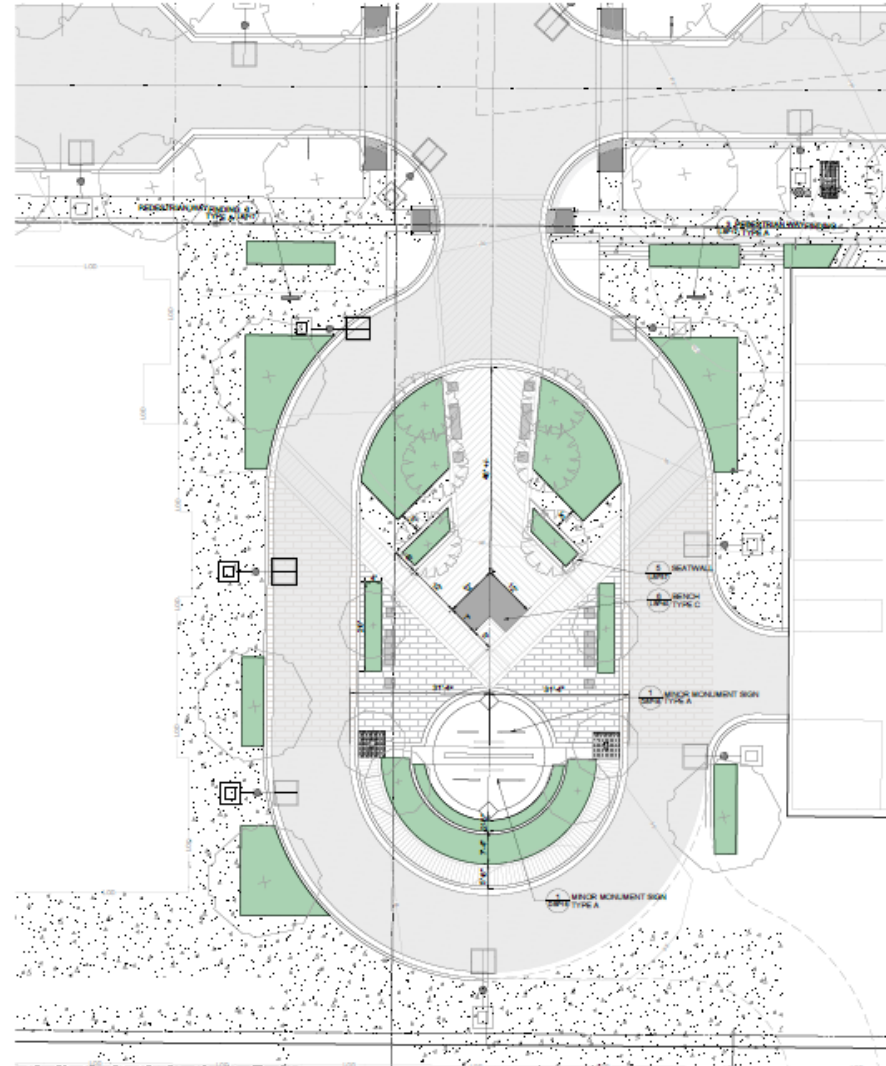
LANDSCAPE PLAN



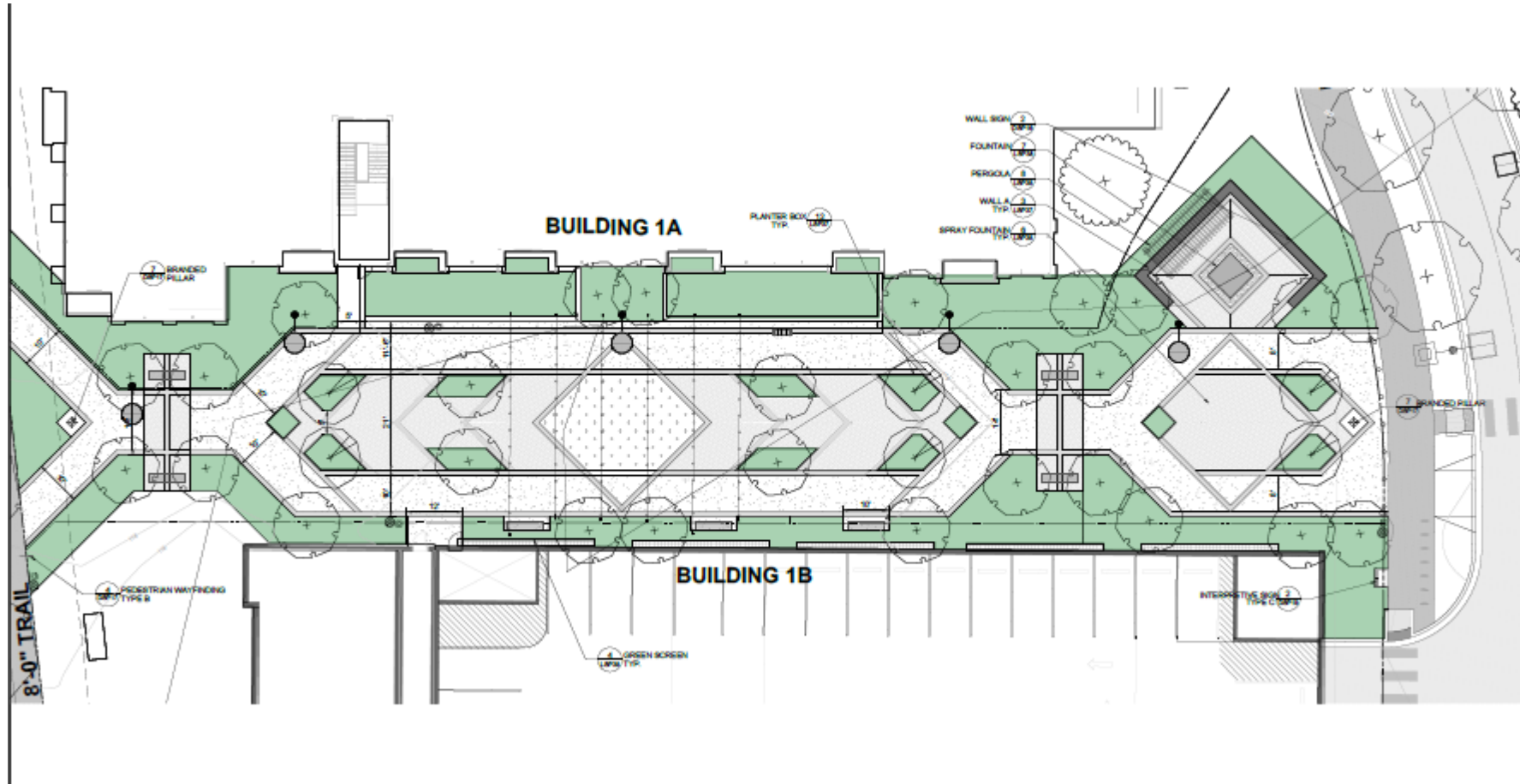
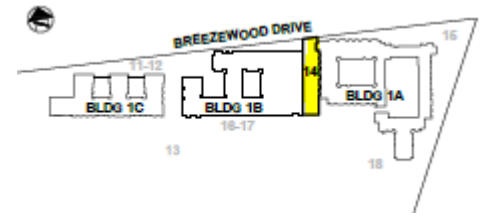
TRIANGLE PARK



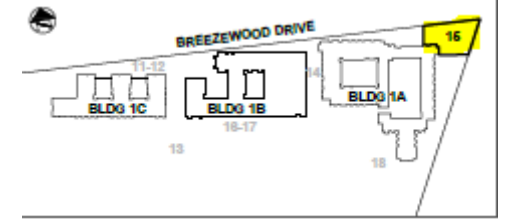
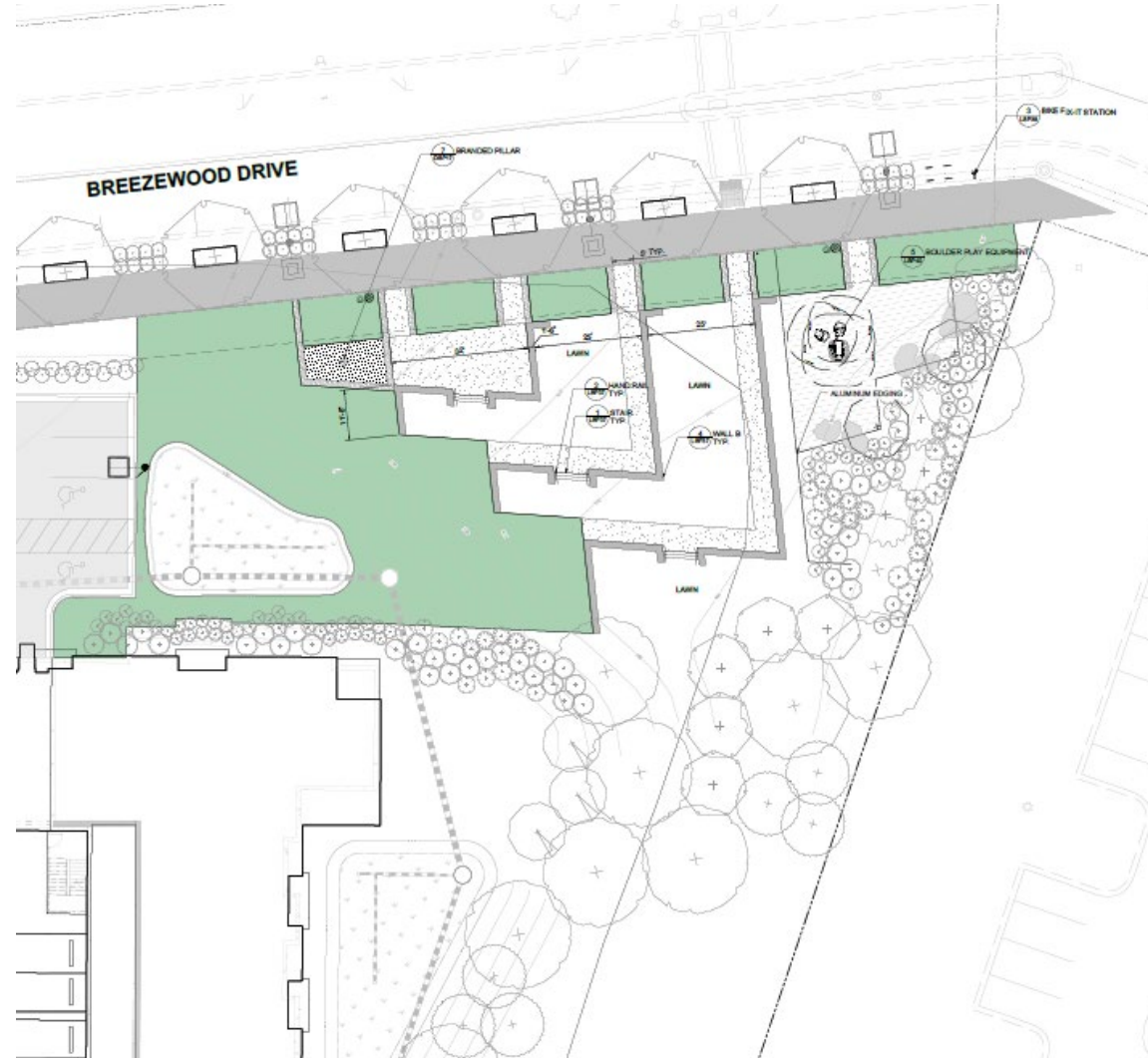
AMC PLAZA



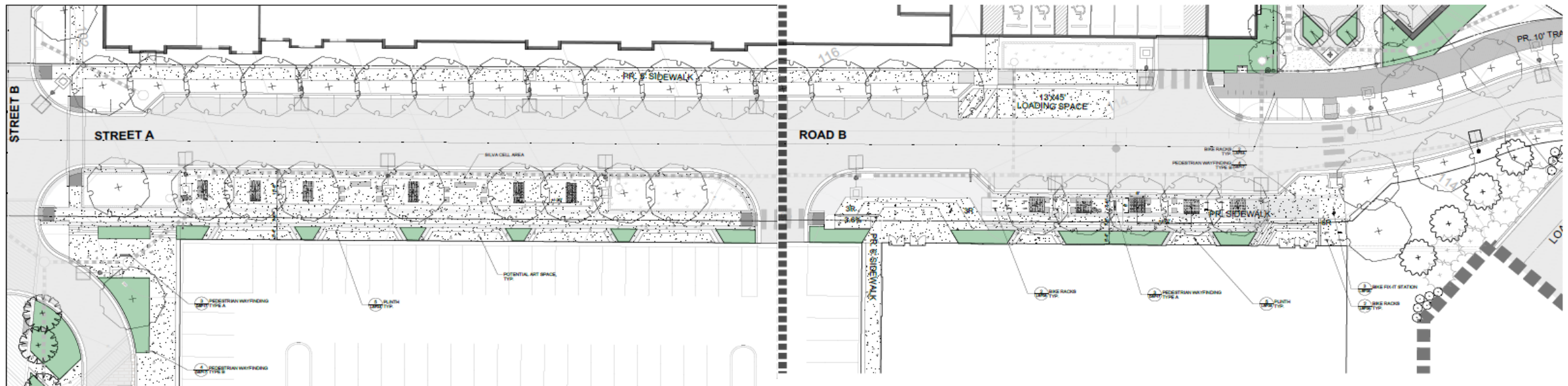
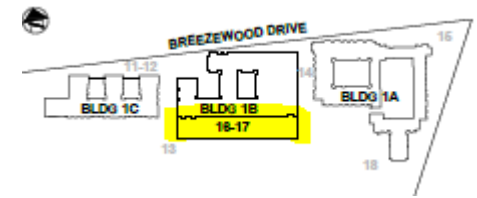
PEDESTRIAN TRAIL



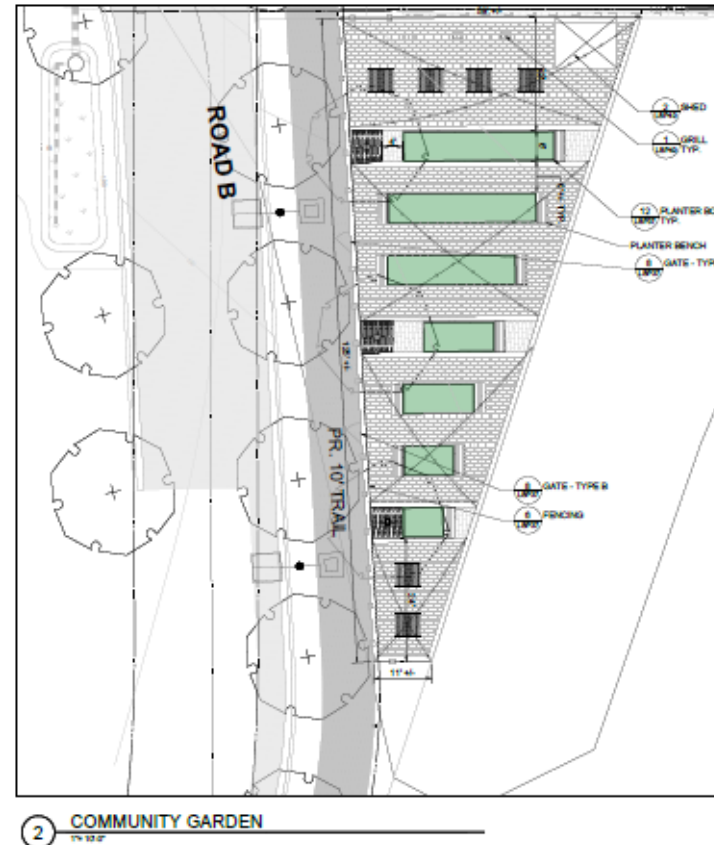
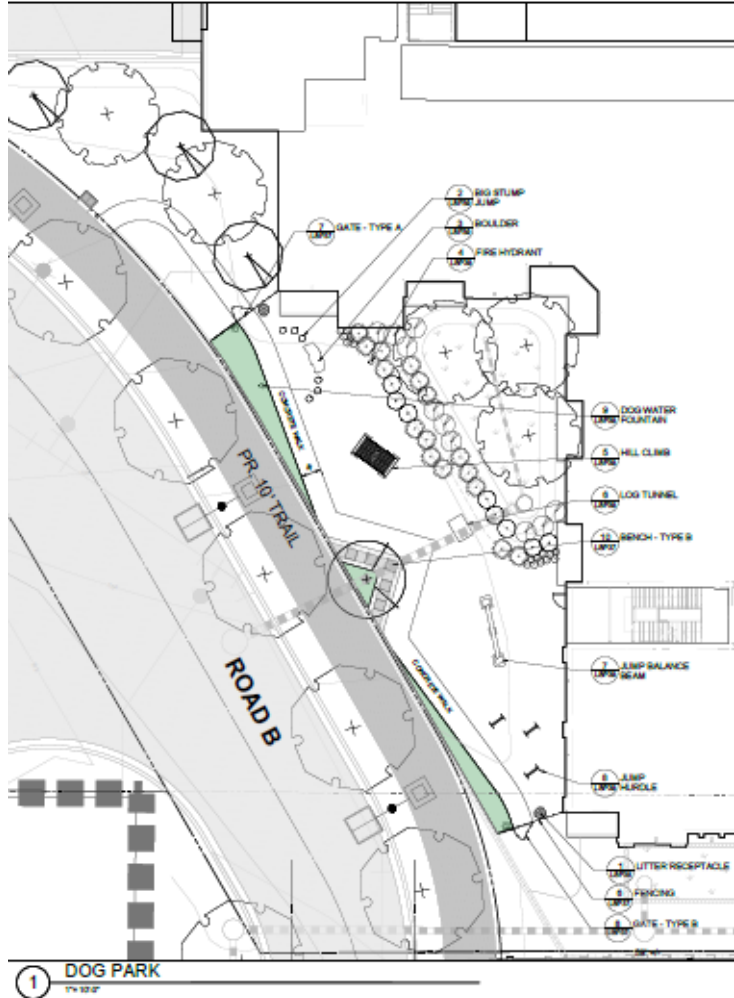
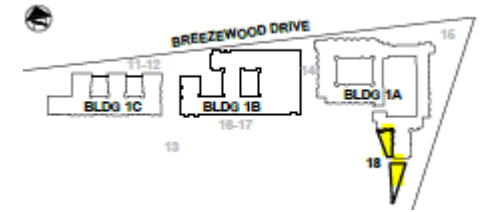
TIERED PARK



ART WALK



DOG PARK & COMMUNITY GARDEN



IDENTITY SIGN DETAILS

1 MAJOR MONUMENT SIGN-A

3 MINOR MONUMENT SIGN-B

2 MINOR MONUMENT SIGN-C

Type	Detail	Quantity	Side #	Sign Face Dimensions (FT)	Sign Face Dimension Total (SF)	50% Total Sign Area (SF)	Height	Lighting
Major Monument Sign - A	1] DSP15	1	1	10.5' x 5.25'	62.37	31.19	Max. HT. 8'-0"	No letters back lit. Light box with point of illumination housed internally. Uplighting as needed.
			2	4.83' x 1.5'				
Minor Monument Sign - B	3] DSP15	1	1	3.75' x 16'	64.50	32.25	+/- 5'-0"	No letters back lit. Light box with point of illumination housed internally.
			2	3.5' x 3'				
Minor Monument Sign - C	2] DSP15	1	1	8' x 4.167'	28.67	14.34	6'-0"	No letters back lit. Light box with point of illumination housed internally.
			2	3.67' x 1'				

Notes:
 1. Final locations to be determined with final engineering.
 2. Signs subject to minor design changes due to structural modifications at time of building permit.

PRELIMINARY NOT FOR CONSTRUCTION

EXHIBIT-OPEN SPACE

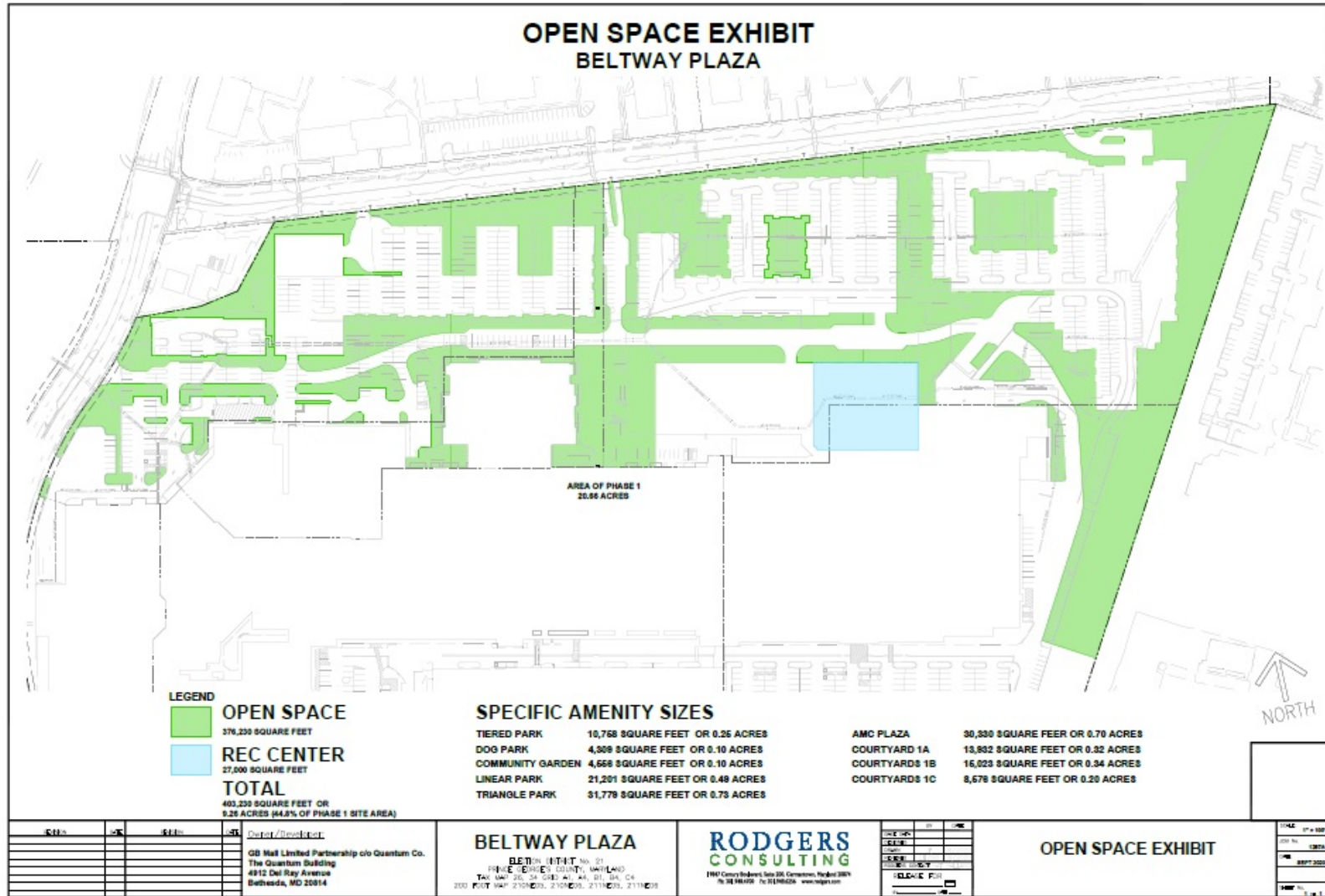


EXHIBIT- GREENBELT RD. (MD-193) FRONTAGE IMPROVEMENTS

GREENBELT ROAD MD-193 CONCEPTUAL FRONTAGE IMPROVEMENTS

CITY OF GREENBELT
 PRINCE GEORGE'S COUNTY, MARYLAND



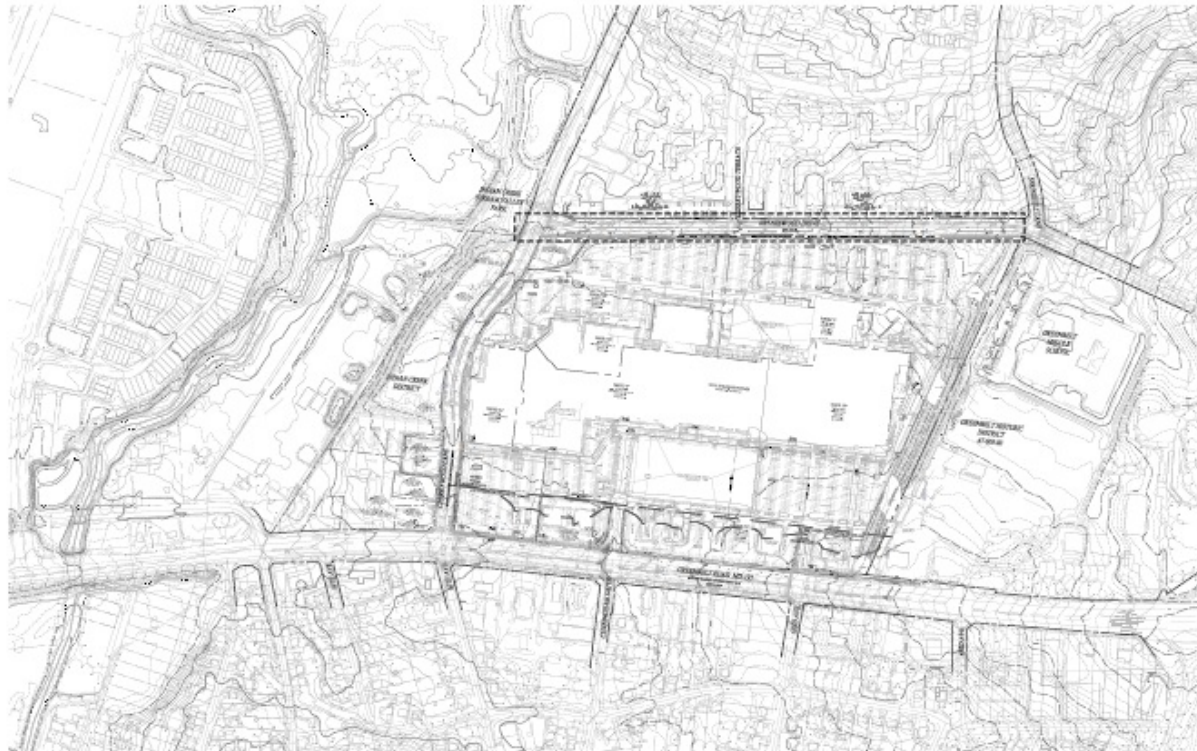
SHEET INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	EXISTING CONDITIONS
4	PROPOSED IMPROVEMENT PLAN
5	PROPOSED IMPROVEMENT PLAN
6	GRADING PLAN
7	GRADING PLAN
8	LANDSCAPE AND LIGHTING PLAN
9	LANDSCAPE AND LIGHTING PLAN
10	DETAILS - SECTIONS

LEGEND	
---	EX BOUNDARY LINE
---	EX LOT LINE
---	EX SEWER
---	EX BLDG
---	EX SIDEWALK
---	EX PARKING STRIPING
---	EX 10' CONTOUR LINE
---	EX 2' CONTOUR LINE
---	EX TREES
---	EX WATER
---	EX SEWER
---	EX STORM DRAIN
---	EX WETLAND
---	EX WETLAND BUFFER
---	EX PRIMARY MOIST AREA
---	STREAM BUFFER
---	STREAM BUFFER
---	EX STRAM
---	EX FLOODPLAIN
---	EX PRIMARY MOIST AREA FLOODPLAIN
---	EX FLOODPLAIN BR.
---	EX UNMITIGATED SE DR LINE
---	PR R.O.W
---	PR LOT LINE
---	PR BLDG
---	PR SIDEWALK
---	PR PARKING STRIPING
---	PR FACE OF CURB
---	PR BACK OF CURB
---	PR SEWER
---	PR WATER
---	PR STORM DRAIN
---	PR PLUS
---	PR EMBANKMENT
---	PR WOOD FENCE
---	PR ORNAMENTAL FENCE
---	REQUIRED LOT DEPTH
---	WETLAND
---	EX PAVING (TO BE REMOVED)
---	PROPOSED NEW PAVING
---	PROPOSED MILL & OVERLAY

EXHIBIT- BREEZEWOOD DR. FRONTAGE IMPROVEMENTS

BREEZEWOOD DRIVE CONCEPTUAL FRONTAGE IMPROVEMENTS

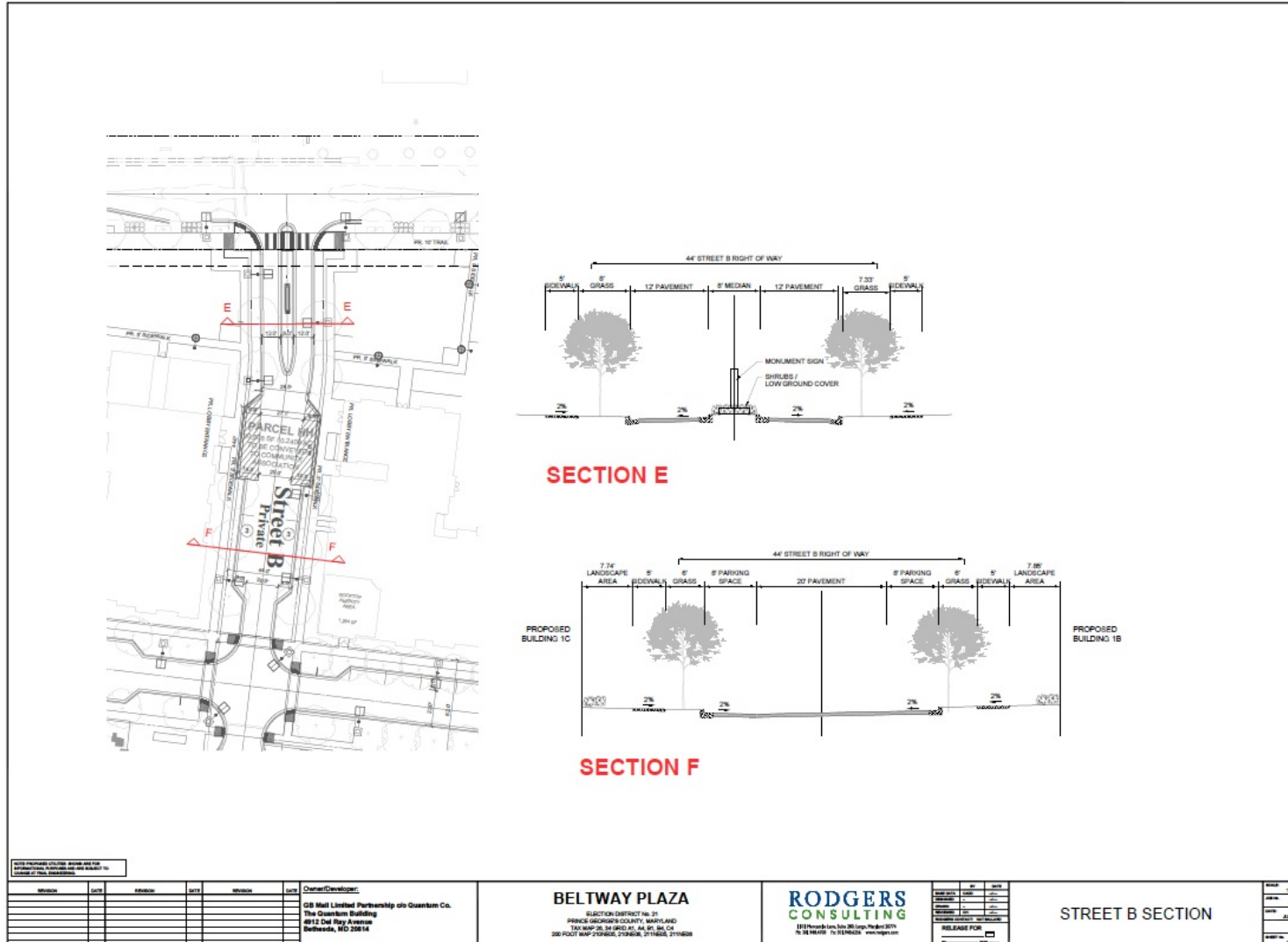
CITY OF GREENBELT
 PRINCE GEORGE'S COUNTY, MARYLAND



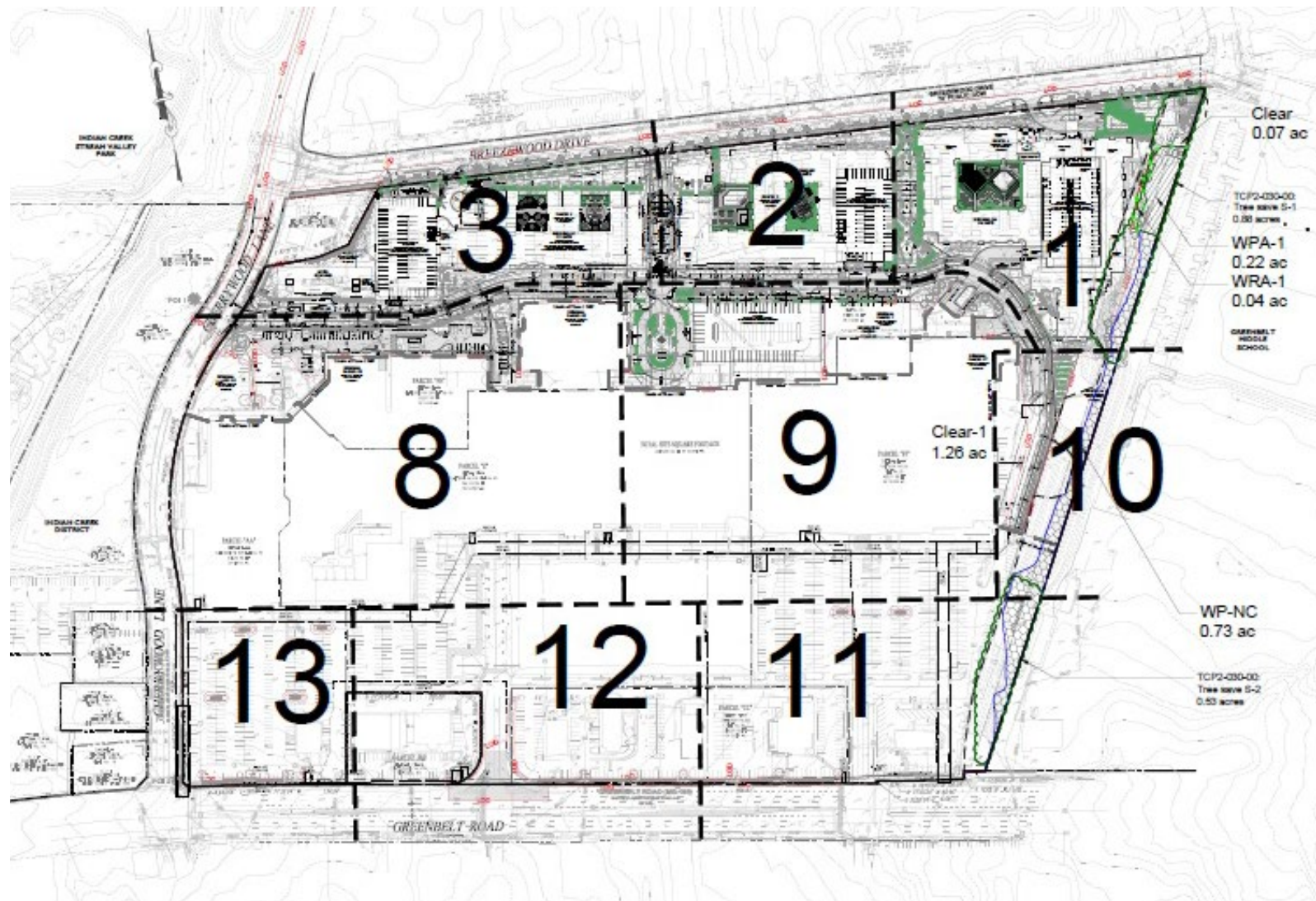
SHEET INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	FRONTAGE IMPROVEMENT PLAN
4	GRADING PLAN
5	LANDSCAPE AND LIGHTING PLAN
6	DETAILS & SECTIONS

LEGEND	
[Symbol]	EX BOUNDARY LINE
[Symbol]	EX LOT LINE
[Symbol]	EX SBMT
[Symbol]	EX SLUDG
[Symbol]	EX SIDEWALK
[Symbol]	EX PARKING STRIPING
[Symbol]	EX 10' CONTOUR LINE
[Symbol]	EX 2' CONTOUR LINE
[Symbol]	EX TRASS
[Symbol]	EX WATER
[Symbol]	EX SEWER
[Symbol]	EX STORM DRAIN
[Symbol]	EX WETLAND
[Symbol]	EX WETLAND BUFFER
[Symbol]	EX PRIMARY MOIST AREA
[Symbol]	STREAM BUFFER
[Symbol]	STREAM BUFFER
[Symbol]	EX STREAM
[Symbol]	EX FLOODPLAIN
[Symbol]	EX PRIMARY MOIST AREA FLOODPLAIN
[Symbol]	EX FLOODPLAIN BRL
[Symbol]	EX UNMITIGATED SB DR LINE
[Symbol]	PR R.O.W
[Symbol]	PR LOT LINE
[Symbol]	PR SLUDG
[Symbol]	PR SIDEWALK
[Symbol]	PR PARKING STRIPING
[Symbol]	PR FACE OF CURB
[Symbol]	PR BACK OF CURB
[Symbol]	PR SEWER
[Symbol]	PR WATER
[Symbol]	PR STORM DRAIN
[Symbol]	PR PLUS
[Symbol]	PR EASEMENT
[Symbol]	PR WOOD FENCE
[Symbol]	PR ORNAMENTAL FENCE
[Symbol]	PR REQUIRED LOT DEPTH
[Symbol]	WETLAND
[Symbol]	EX PAVING (TO BE REMOVED)
[Symbol]	PROPOSED NEW PAVING
[Symbol]	PROPOSED MILL & OVERLAY

EXHIBIT-STREET SECTION E AND F



OVERALL TYPE II TREE CONSERVATION PLAN





STAFF RECOMMENDATION

APPROVAL with Conditions

- 11 Conditions