

GILPIN PROPERTY (PHASE III)

Detailed Site Plan

TCP2-018-13-02

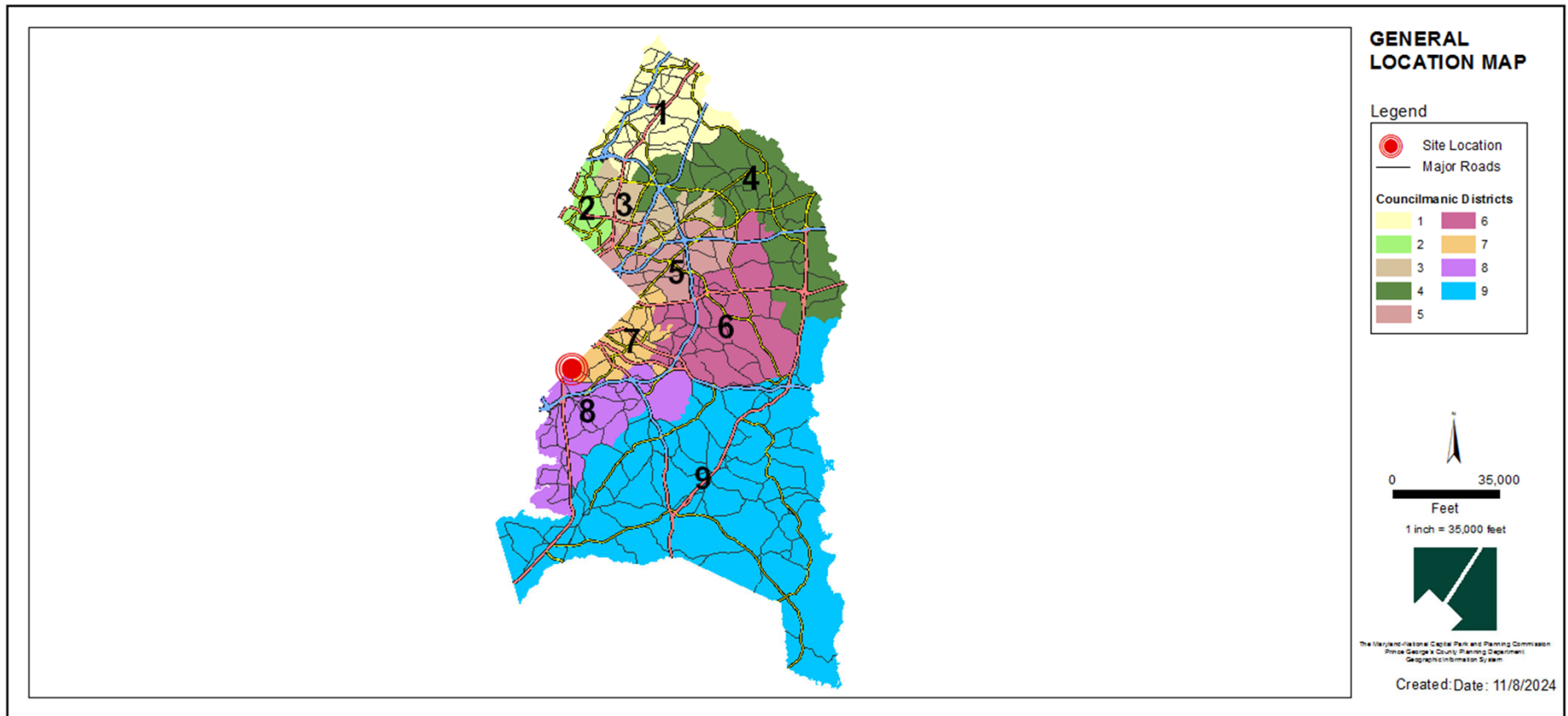
Staff Recommendation: APPROVAL with conditions



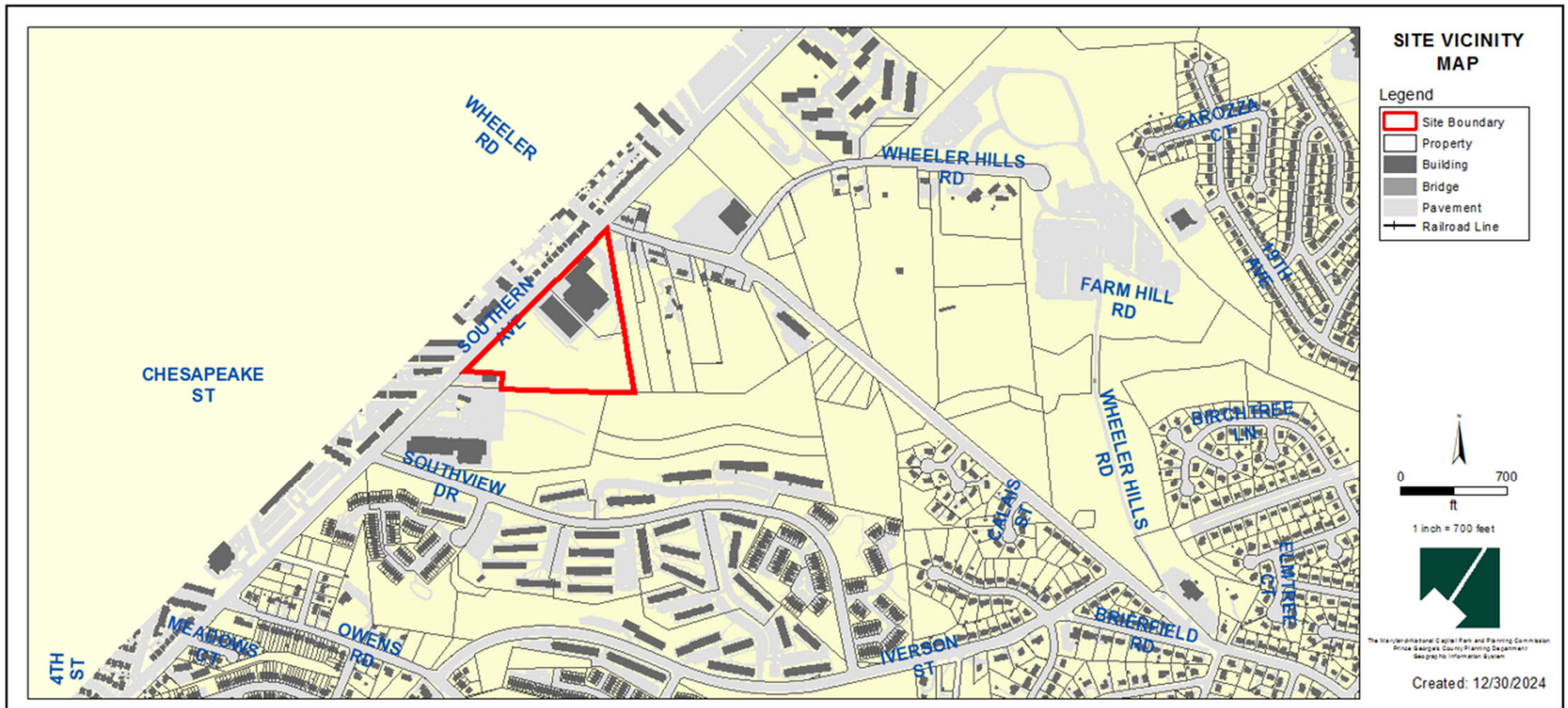
GENERAL LOCATION MAP

Council District: 07

Planning Area: 76A



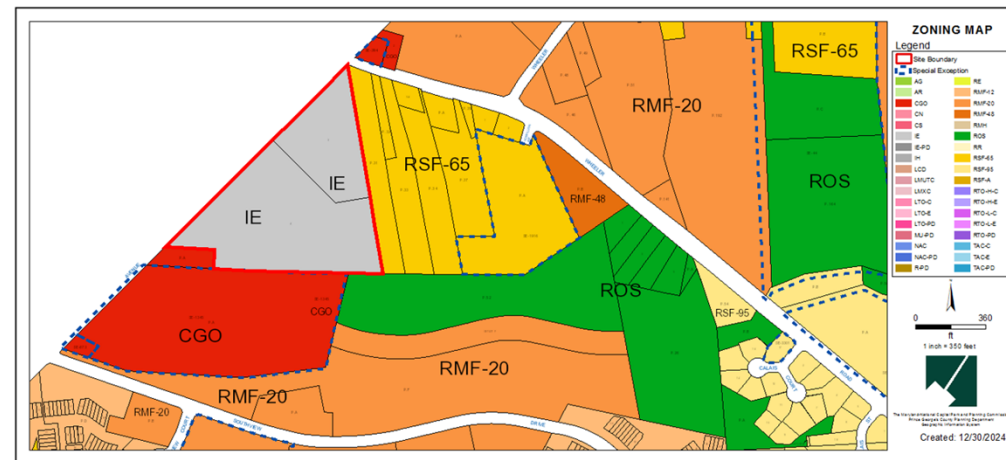
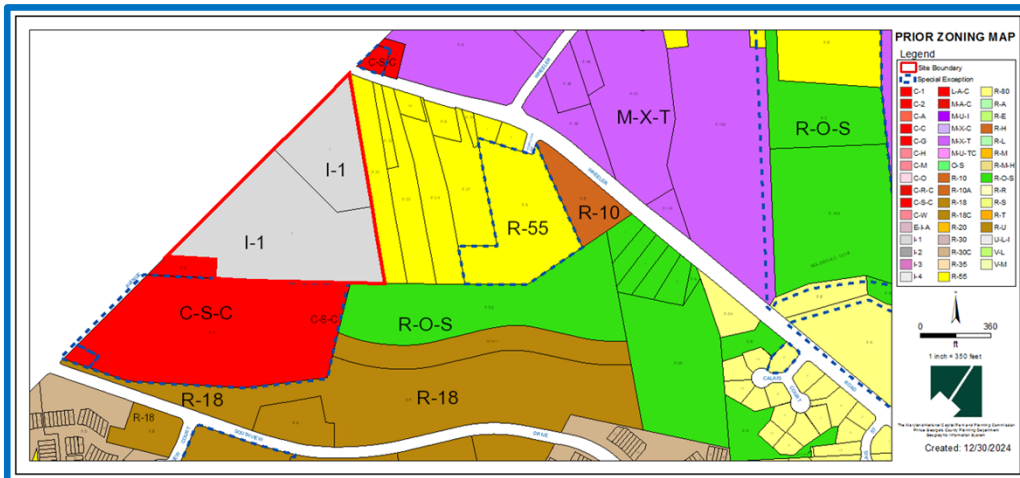
SITE VICINITY MAP



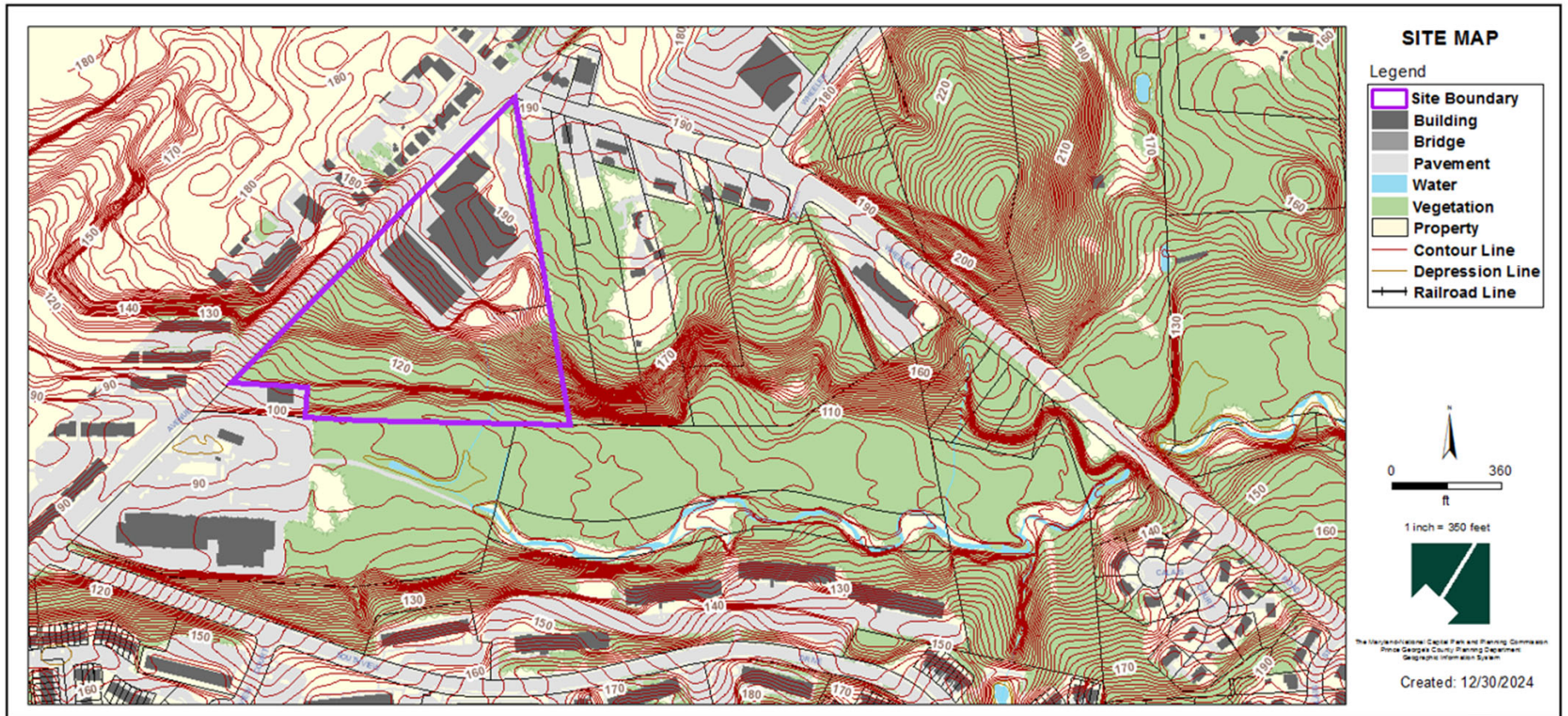
ZONING MAP (PRIOR AND CURRENT)

Prior Zoning: I-1

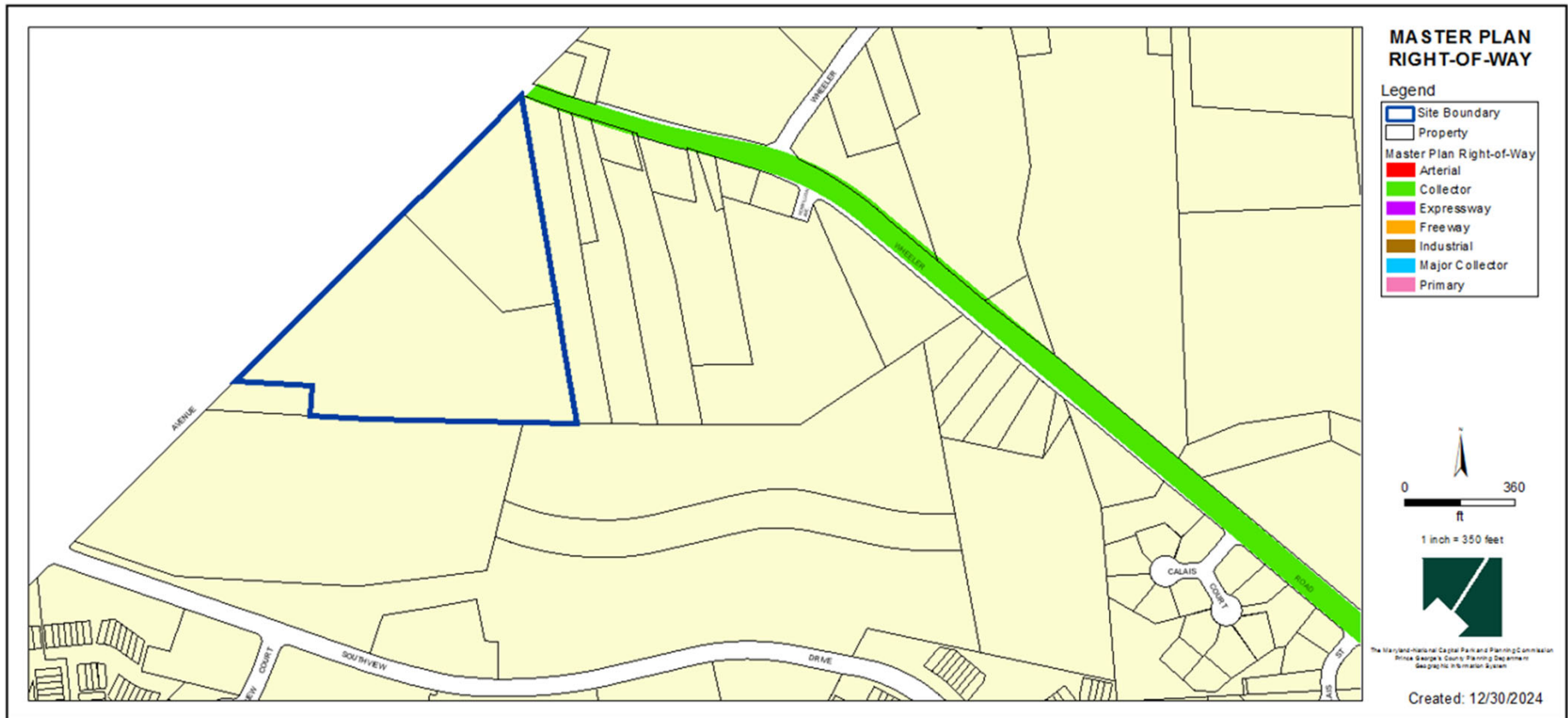
Current Zoning: IE



SITE MAP



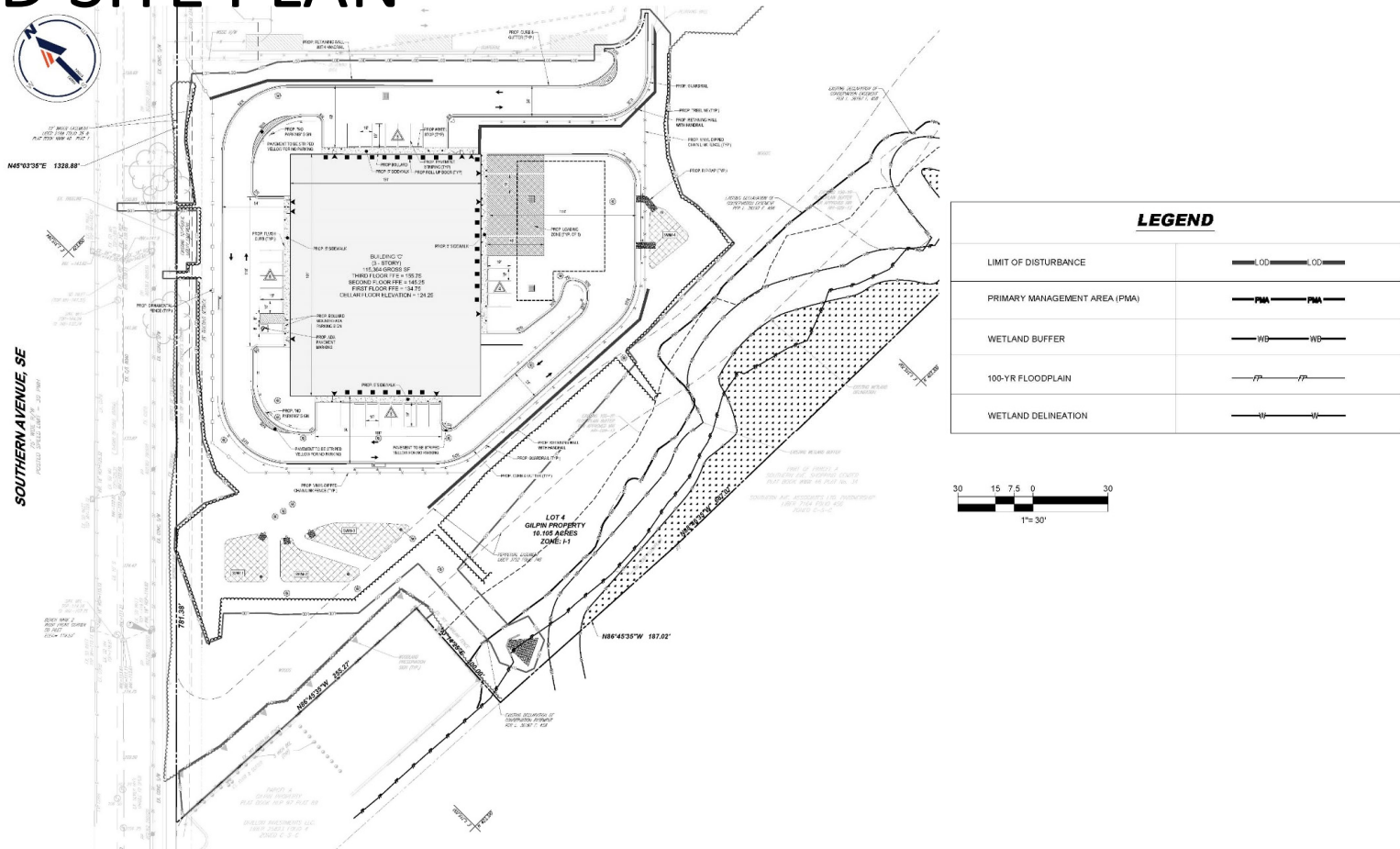
MASTER PLAN RIGHT-OF-WAY MAP



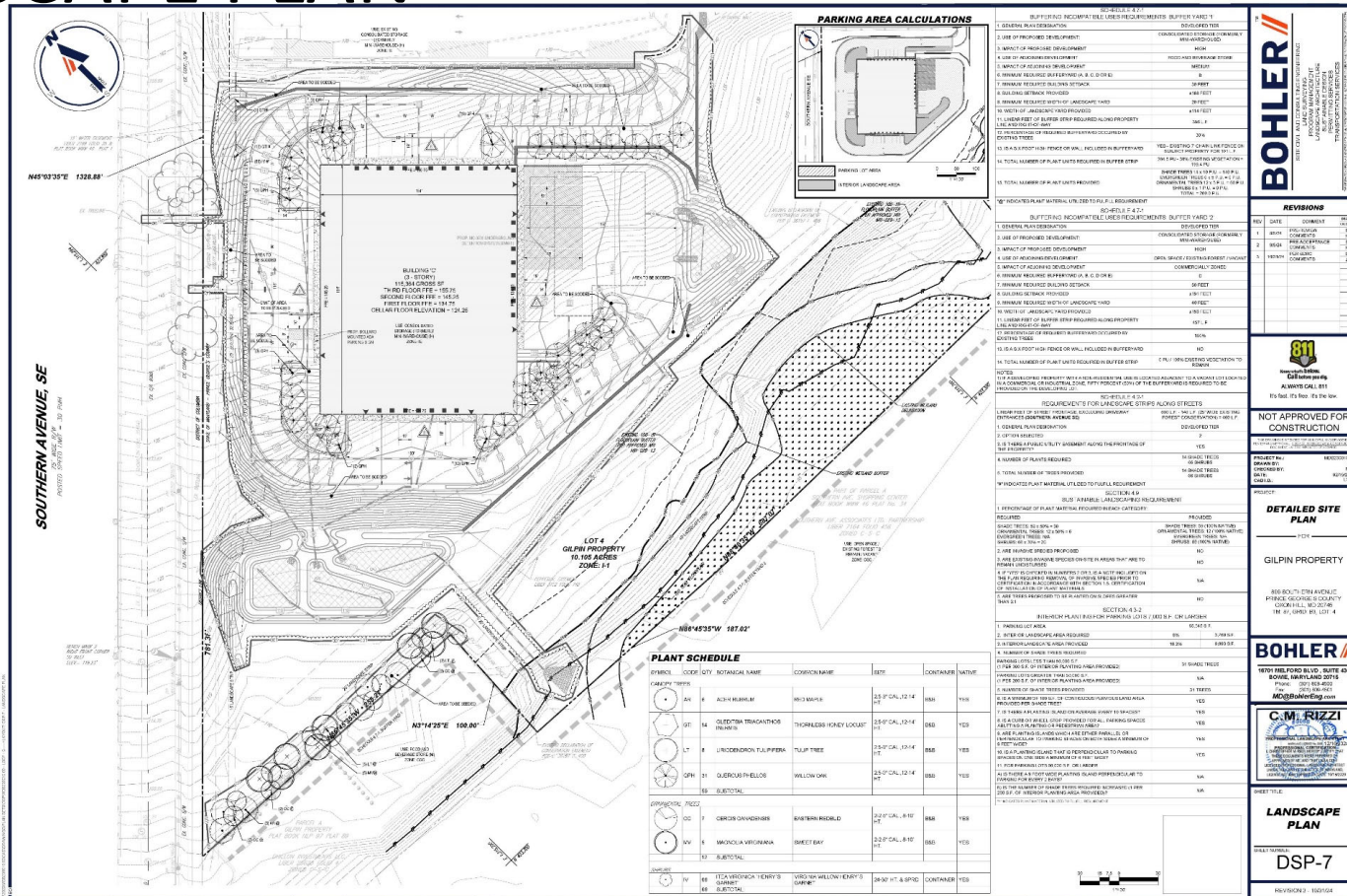
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



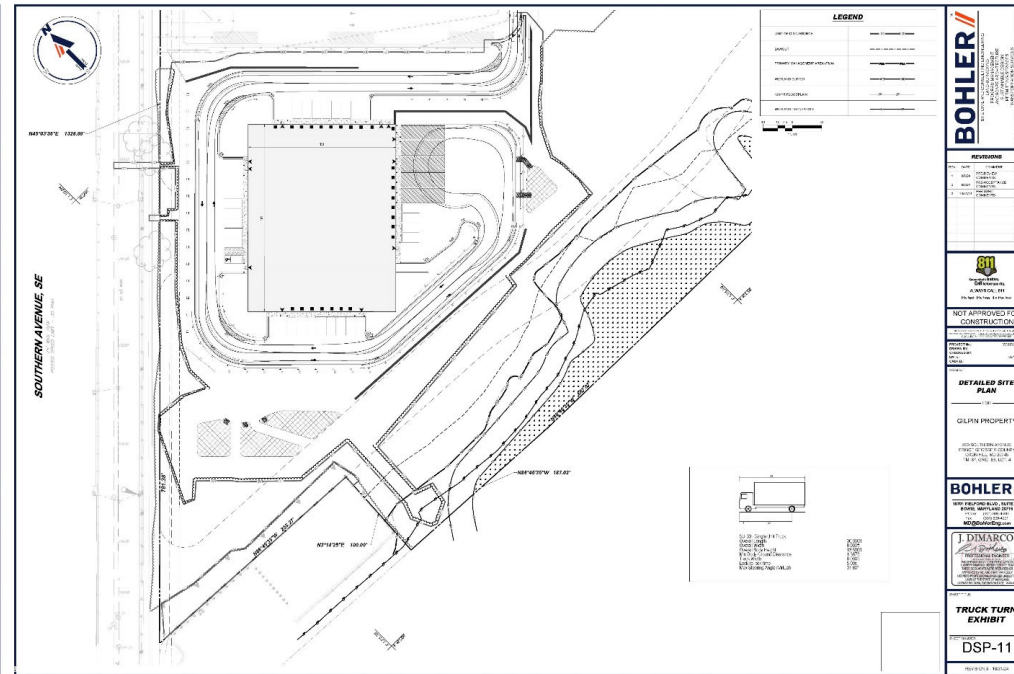
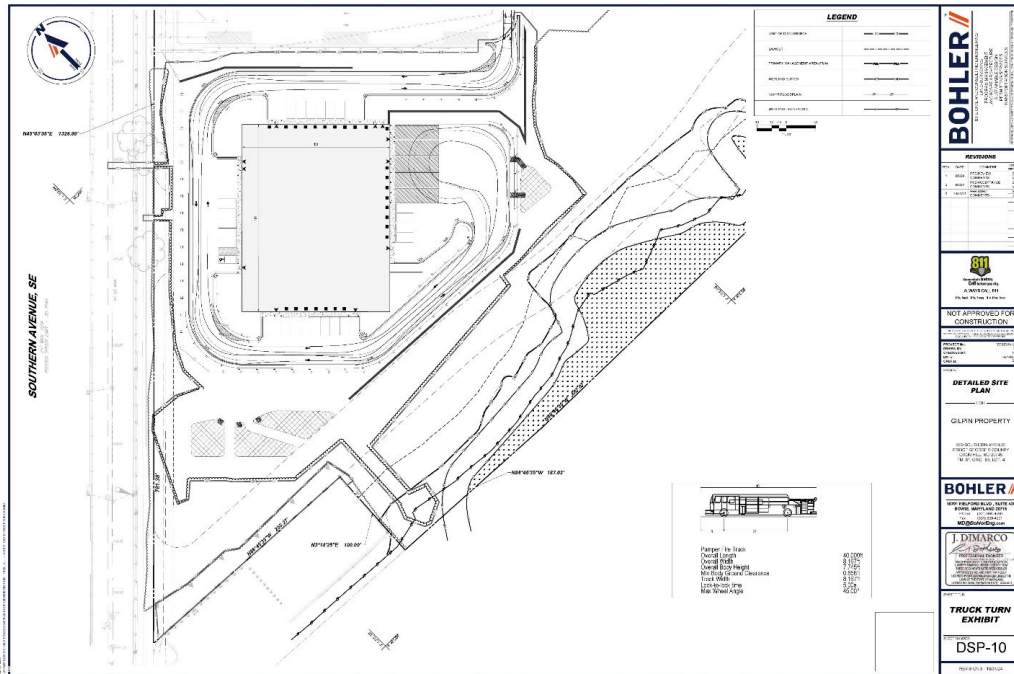
DETAILED SITE PLAN



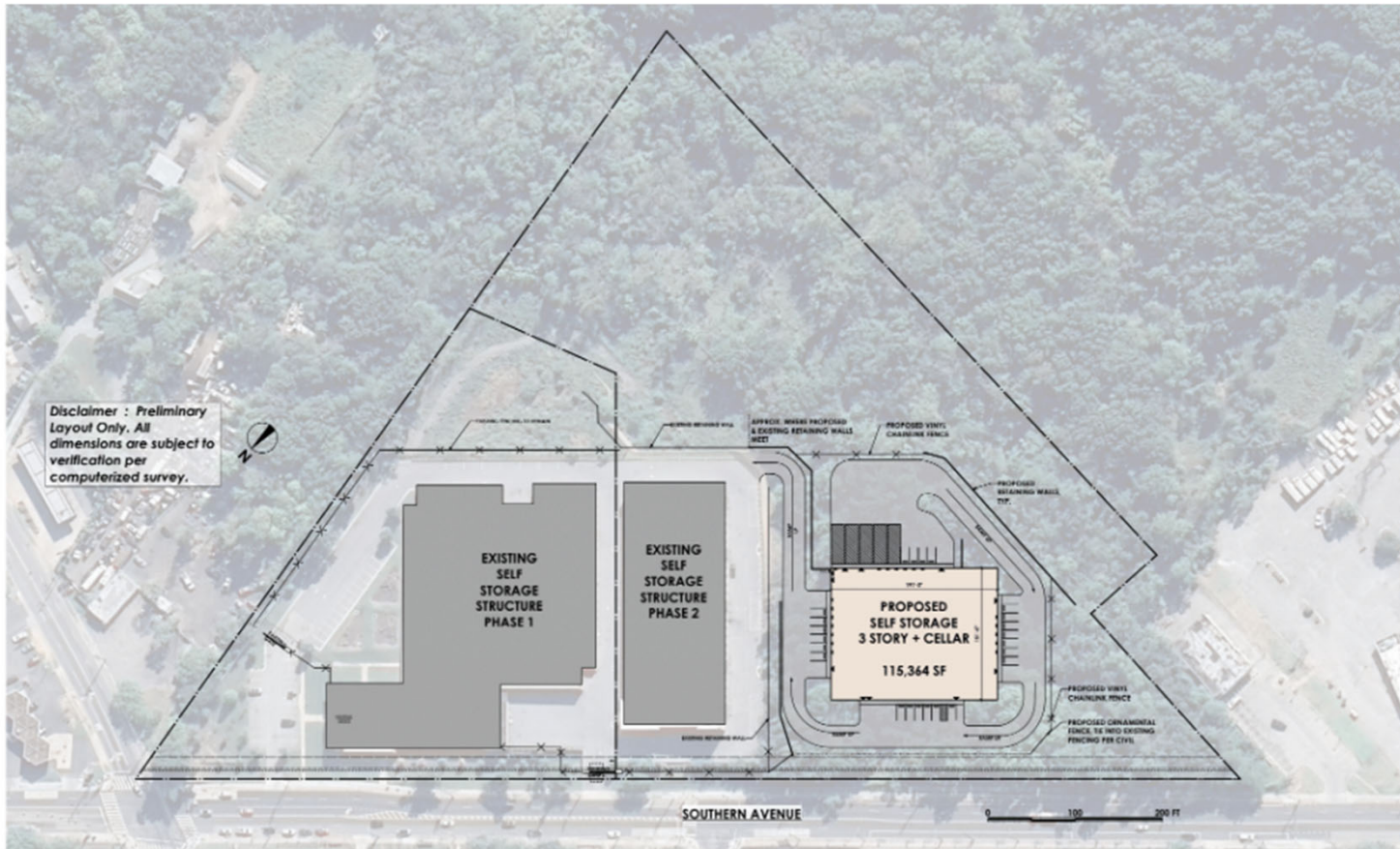
LANDSCAPE PLAN



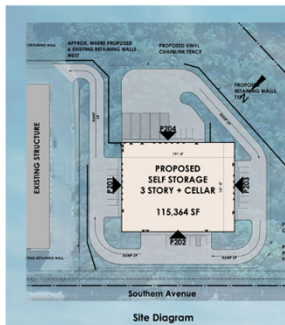
TRUCK TURN EXHIBIT



PROPOSED SITE PLAN EXHIBIT

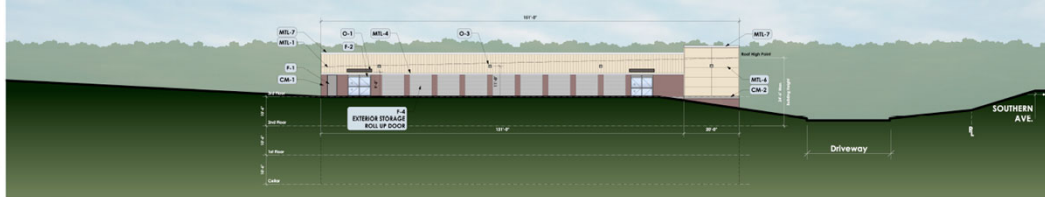


PROPOSED ELEVATIONS – FACING SOUTHERN AVENUE & NORTHERN VIEW

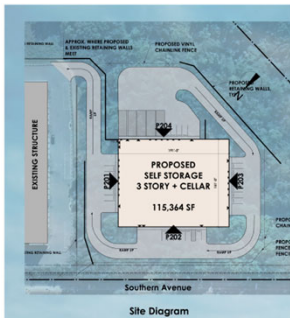


MATERIAL	NO.	ITEM	MANUFACTURER	FINISH	COLOR
ROOFING	CM-1	Architectural Clay Roof	Chaco/Redburn	Clay Tiles	Espresso Red
	CM-2	Architectural Clay Accent	Chaco/Redburn	Split Face	Stone Gray
METALS	ML-1	Metal Siding, Vertical Field	MBCI	Pre-Finished	Almond
	ML-2	Metal Siding, Horizontal	MBCI	Pre-Finished	Almond
	ML-3	Roof Siding	MBCI	Pre-Finished	Almond
	ML-4	Metal Accent	MBCI	Pre-Finished	Flour White
	ML-5	Black Metal	MBCI	Pre-Finished	Stone Gray
	ML-6	Half Panel	MBCI	Pre-Finished	Almond
	ML-7	8" Capping	MBCI	Pre-Finished	Flour White
	ML-8	8" Capping	MBCI	Pre-Finished	Espresso Red
FENESTRATION	F-1	Yellow Metal Slat	-	Paint	Almond, Ash, Surface
	F-2	Automatic Sliding Door	-	Pre-Finished	Anodized Aluminum
	F-3	Storageport System	-	Pre-Finished	Anodized Aluminum
	F-4	Storage unit Roll-up Door	Janus	Pre-Finished	Spinnaker Gray
OTHER	O-1	Decorative Corning	-	Pre-Finished	-
	O-2	Wall Sign A	-	-	-
	O-3	Wall Sign B	-	-	-

NOTES
 1. All Materials and Colors Subject to Modification per Final Design

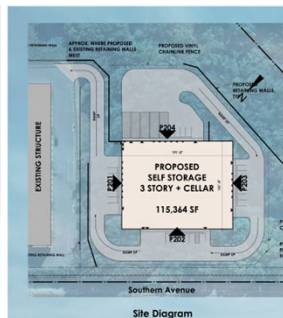


PROPOSED ELEVATIONS – WESTERN & SOUTHERN VIEW



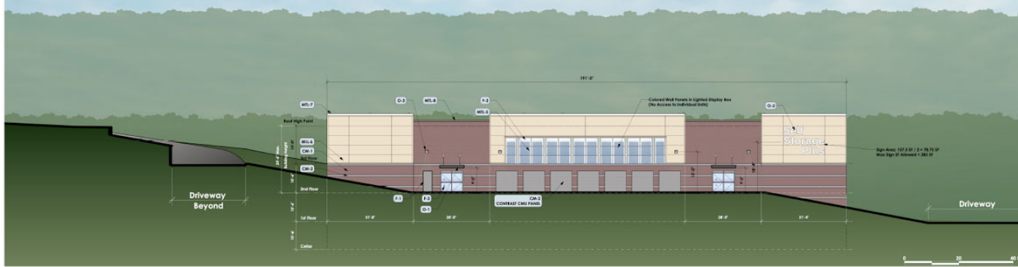
MATERIAL	NO.	ITEM	MANUFACTURER	FINISH	COLOR
MASONRY	CM-1	Architectural CMU Panel	Obolovna/Exeltron	Quartz	Response Red
	CM-2	Architectural CMU Accent	Obolovna/Exeltron	Split Face	Split Grey
METALS	MFL-1	Almond Siding - Vertical Field	MBCI	Pre-Finished	Almond
	MFL-2	Almond Siding - Horizontal	MBCI	Pre-Finished	Almond
	MFL-3	Not Used	-	-	-
	MFL-4	White Accent	MBCI	Pre-Finished	Polar White
	MFL-5	Brick Metal	MBCI	Pre-Finished	Split Grey
	MFL-6	Split Panel	MBCI	Pre-Finished	Almond
	MFL-7	E' Capping	MBCI	Pre-Finished	Polar White
	MFL-8	E' Coping	MBCI	Pre-Finished	Basic Red
FENESTRATION	F-1	White Metal Door	-	Paint	Marsh Aq. Surface
	F-2	Automatic Sliding Door	-	Pre-Finished	Anodized Aluminum
	F-3	Stairwell System	-	Pre-Finished	Anodized Aluminum
	F-4	Storage Unit Roll-Up Door	jomu	Pre-Finished	Silverette Grey
OTHER	O-1	Decorative Company	-	Pre-Finished	-
	O-2	Wall Sign & Wall Panel	-	-	-
	O-3	-	-	-	-

NOTES
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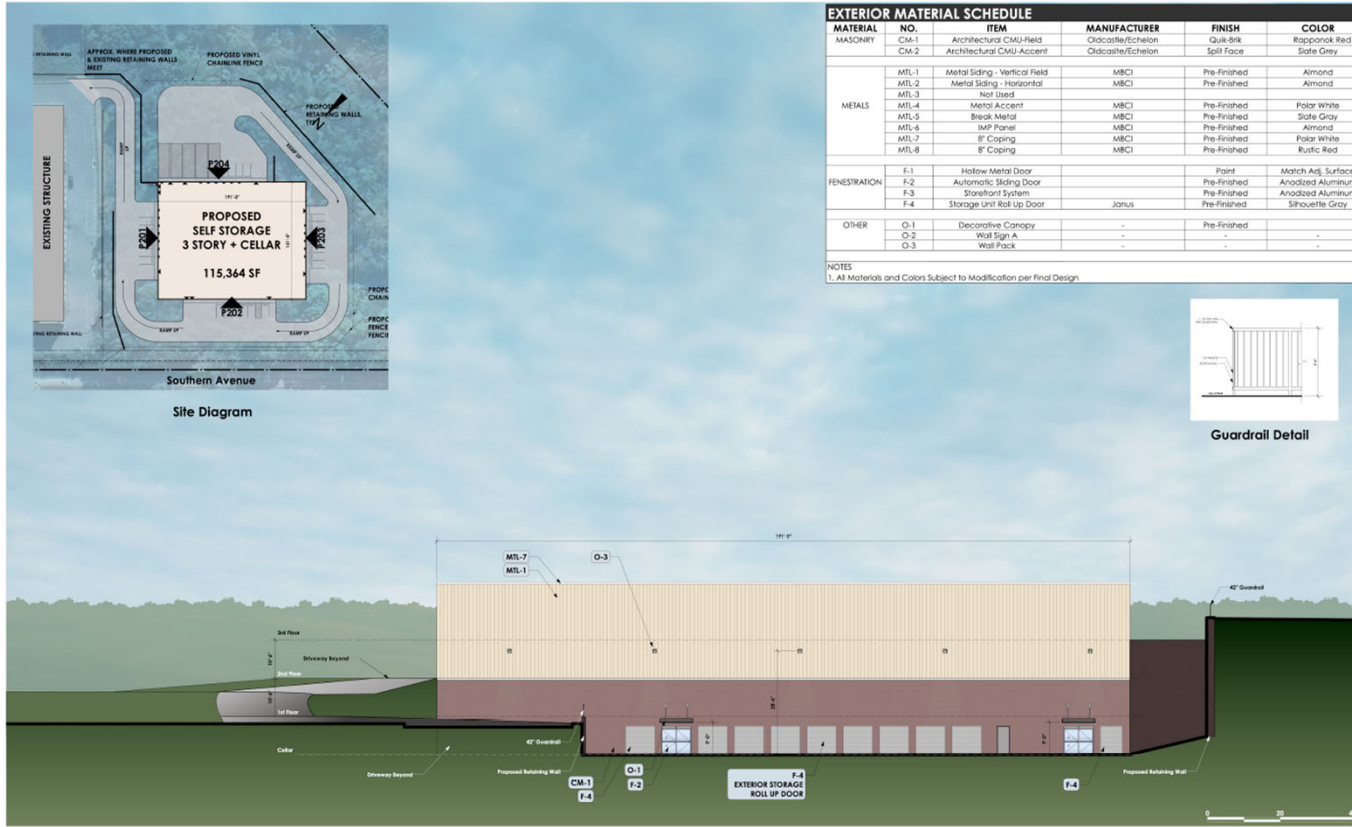


MATERIAL	NO.	ITEM	MANUFACTURER	FINISH	COLOR
MASONRY	CM-1	Architectural CMU Panel	Obolovna/Exeltron	Quartz	Response Red
	CM-2	Architectural CMU Accent	Obolovna/Exeltron	Split Face	Split Grey
METALS	MFL-1	Almond Siding - Vertical Field	MBCI	Pre-Finished	Almond
	MFL-2	Almond Siding - Horizontal	MBCI	Pre-Finished	Almond
	MFL-3	Not Used	-	-	-
	MFL-4	White Accent	MBCI	Pre-Finished	Polar White
	MFL-5	Brick Metal	MBCI	Pre-Finished	Split Grey
	MFL-6	Split Panel	MBCI	Pre-Finished	Almond
	MFL-7	E' Capping	MBCI	Pre-Finished	Polar White
	MFL-8	E' Coping	MBCI	Pre-Finished	Basic Red
FENESTRATION	F-1	White Metal Door	-	Paint	Marsh Aq. Surface
	F-2	Automatic Sliding Door	-	Pre-Finished	Anodized Aluminum
	F-3	Stairwell System	-	Pre-Finished	Anodized Aluminum
	F-4	Storage Unit Roll-Up Door	jomu	Pre-Finished	Silverette Grey
OTHER	O-1	Decorative Company	-	Pre-Finished	-
	O-2	Wall Sign & Wall Panel	-	-	-
	O-3	-	-	-	-

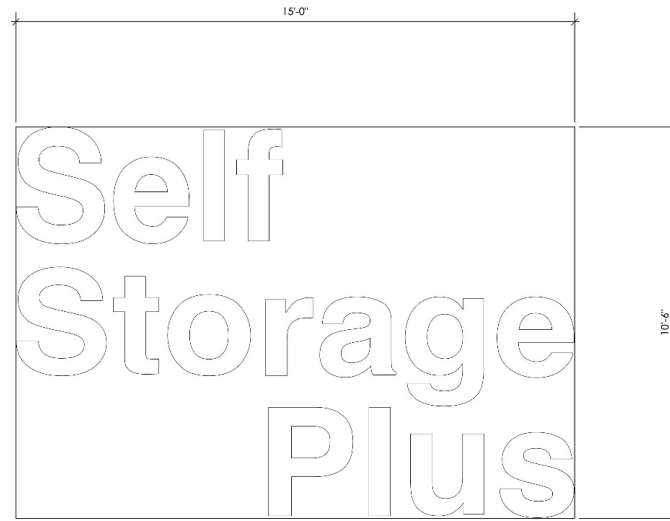
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PROPOSED ELEVATION – EASTERN VIEW



SIGNAGE DETAILS



Wall Sign A

PROPOSED SIGNAGE SCHEDULE - I-1 ZONE									
SIGN	DRAWING REF	TYPE	SIGN LENGTH	SIGN WIDTH	SIGN AREA*	SIGN CALCULATED AREA*	PROJECTION**	ILLUMINATION***	
A	P-202	Building - Attached	15'0"	10'6"	157.50 SF	78.75 SF	42" MAX	Internally Illuminated Channel Letters	
TOTAL PROPOSED WALL SIGN AREA						78.75 SF			
Max Area Allowed=						398.00 SF			
Signage Complies									
* Sign Area Measured as per §27-591 (A) Sign Measurement									
**27-613 (C) (D) Projecting Signs (1) (A), The signs shall project not more than forty-two (42) inches from the vertical plane of the wall or canopy to which they are attached									
*** Sign Illumination per §27-592									

STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-13008-02
- TCP2-018-13-02

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 03/12/2024
- Acceptance Mailing: 09/04/2024