

ITEM:

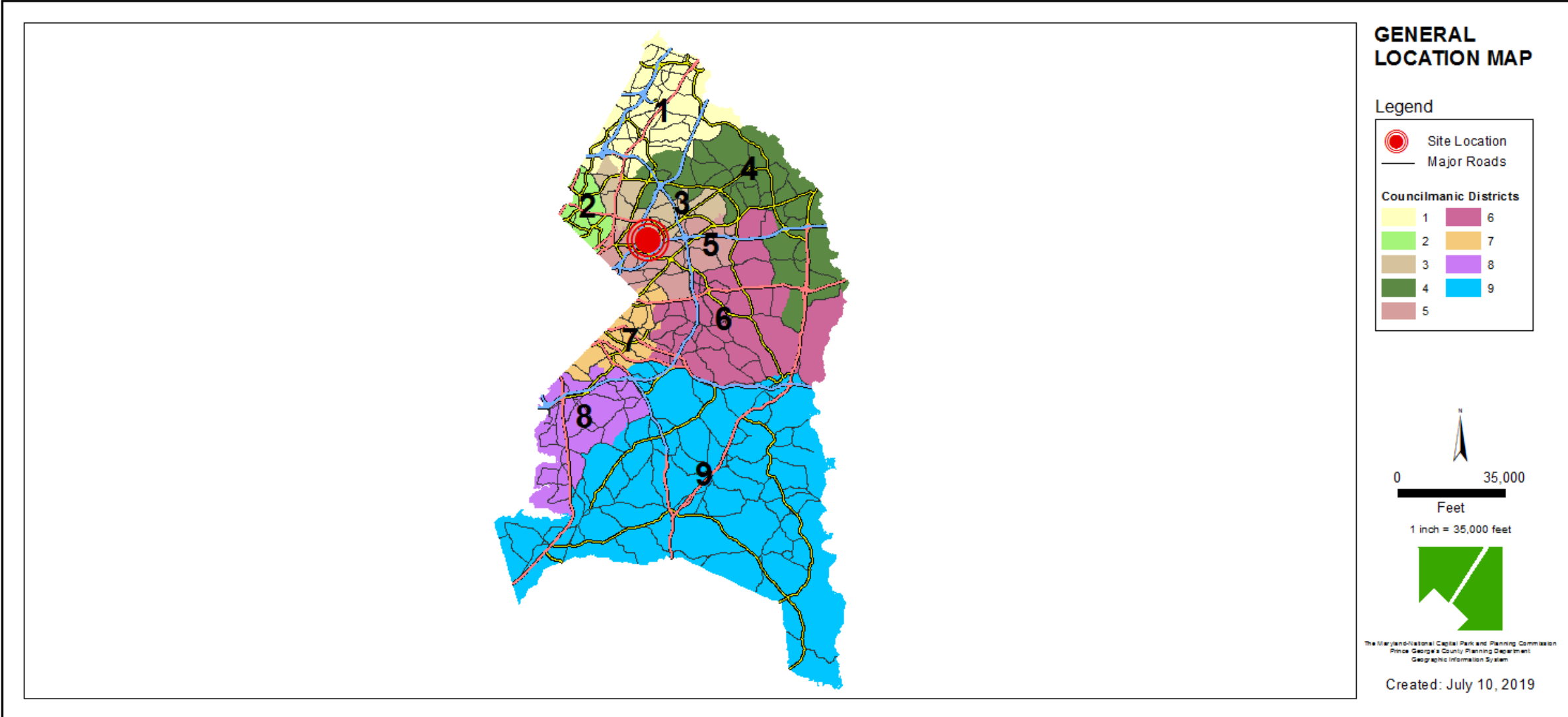
CASE: DSP-19001

# JSF ANNAPOLIS ROAD

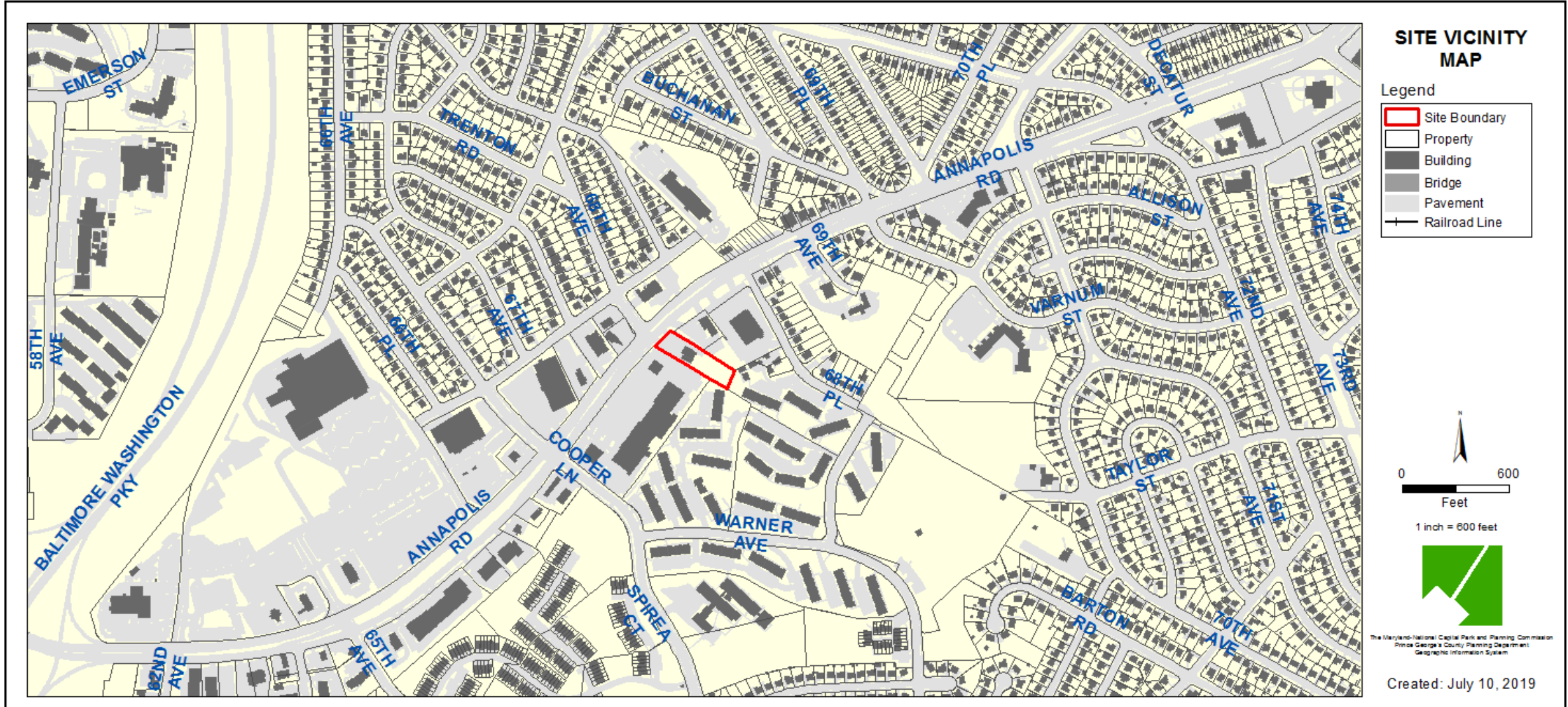
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



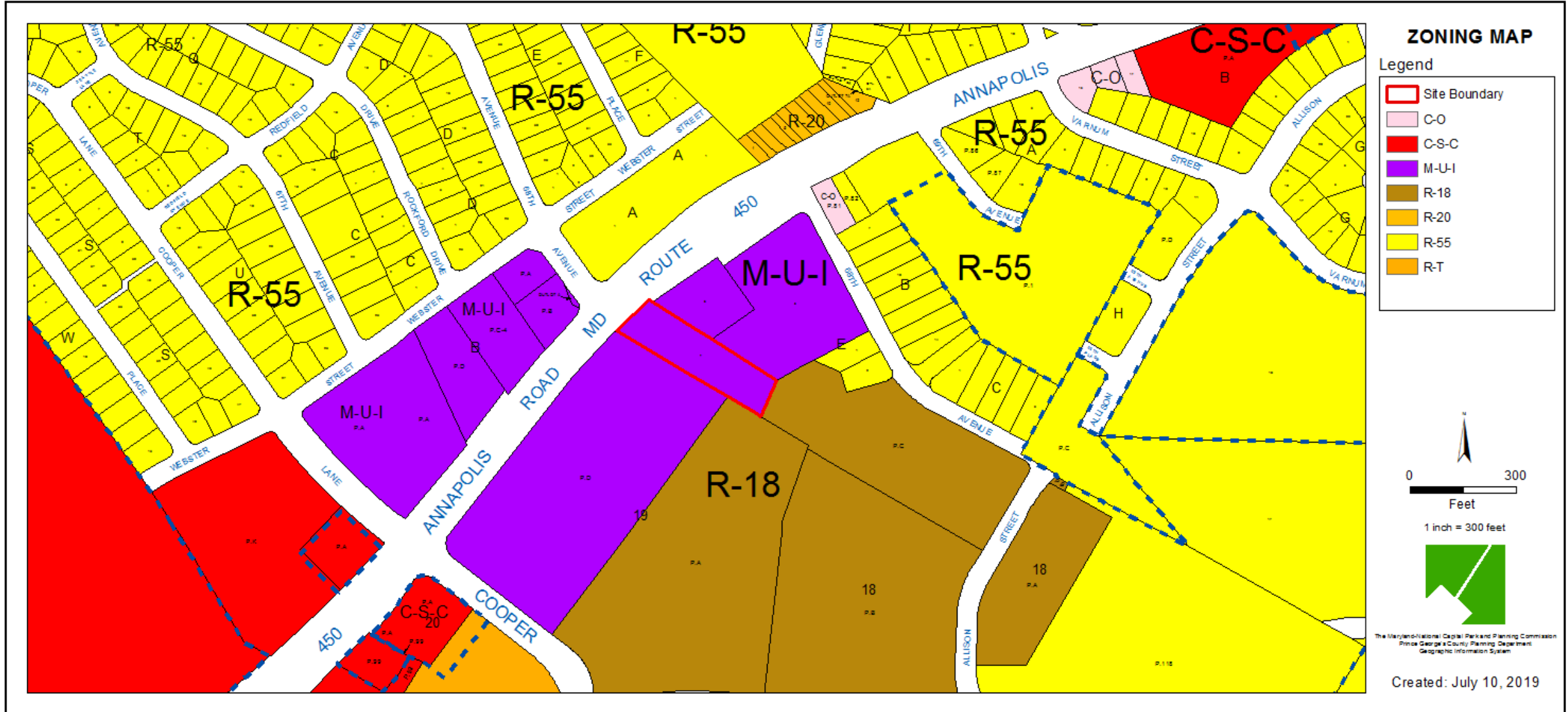
# GENERAL LOCATION MAP



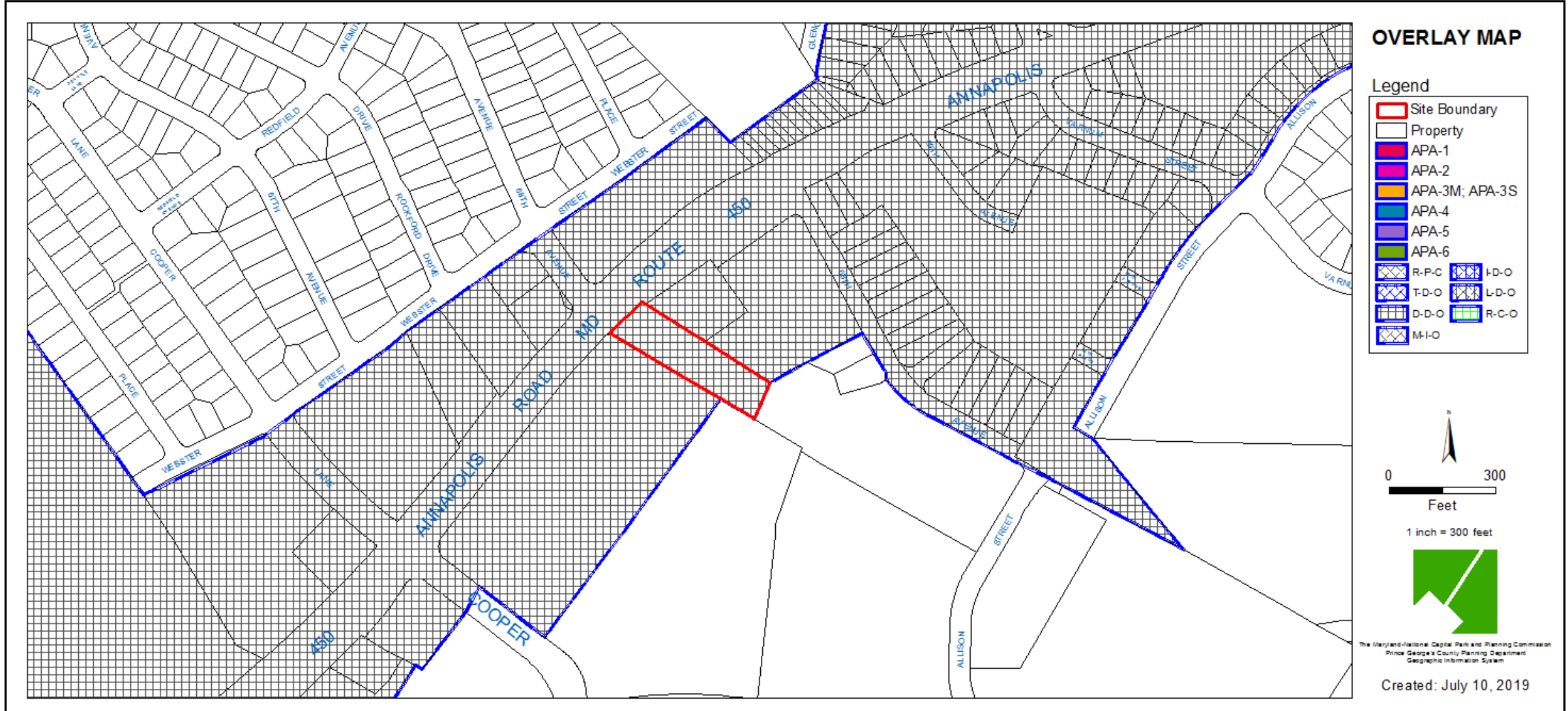
# SITE VICINITY



# ZONING MAP



# OVERLAY MAP



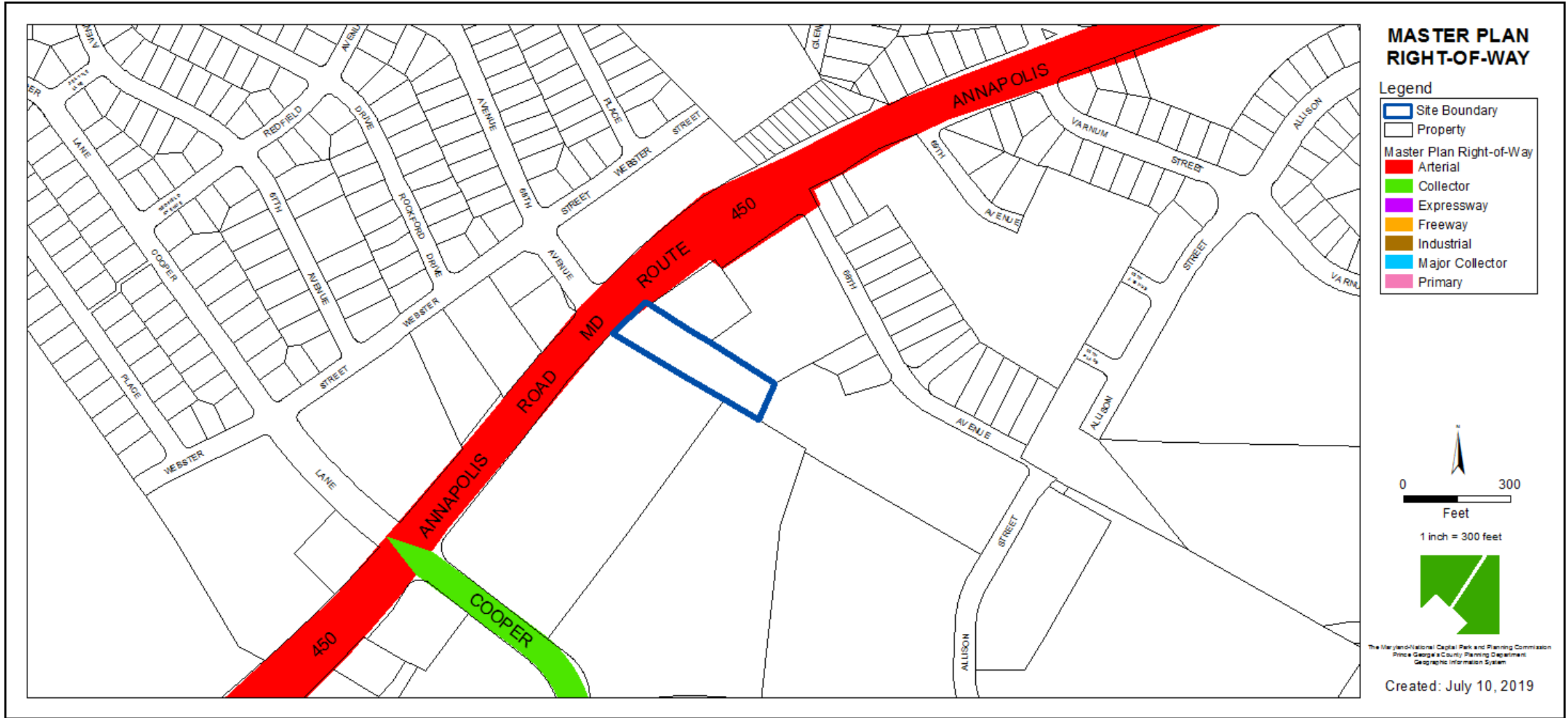
# AERIAL MAP



# SITE MAP

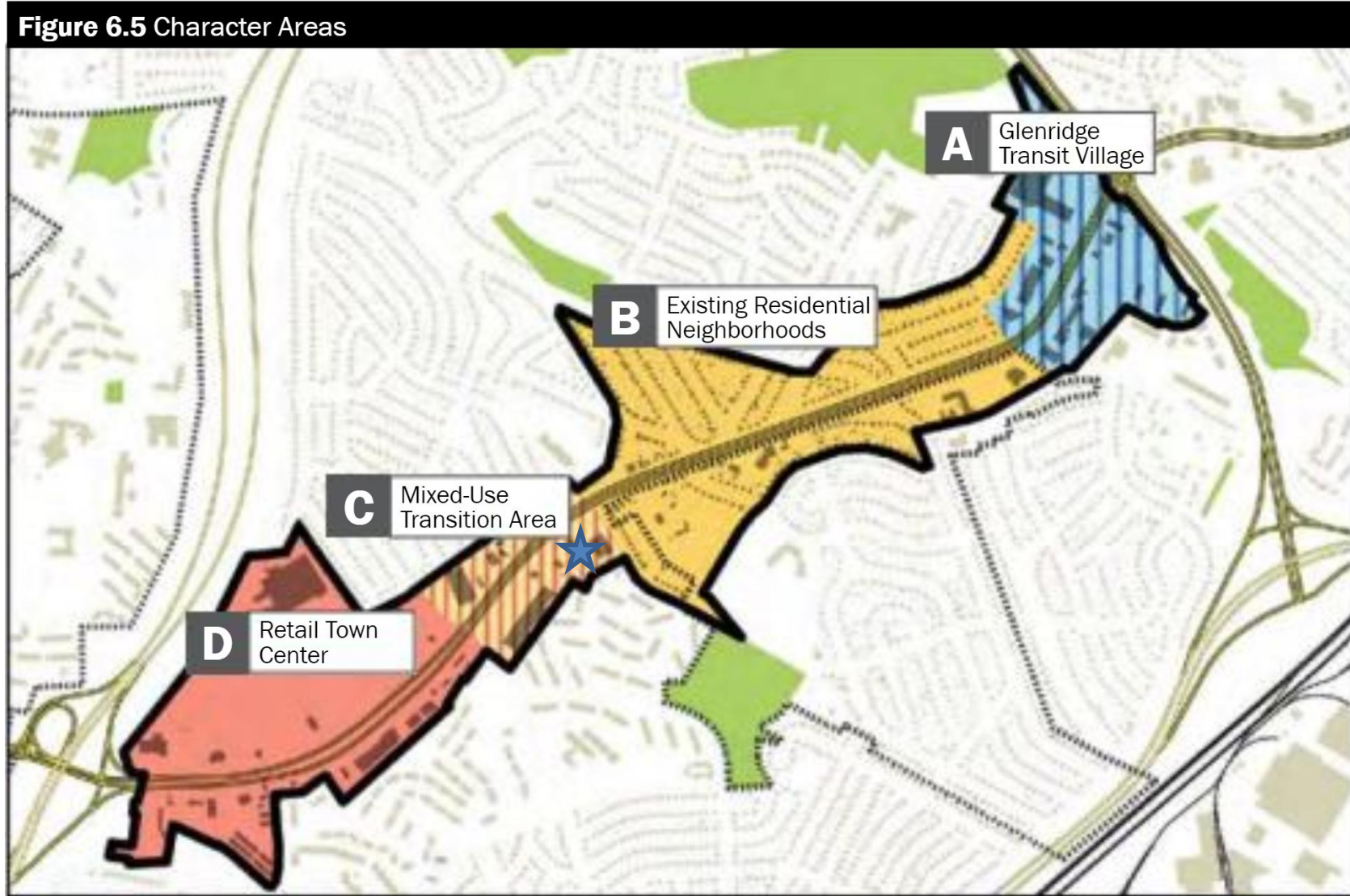


# MASTER PLAN RIGHT-OF-WAY MAP





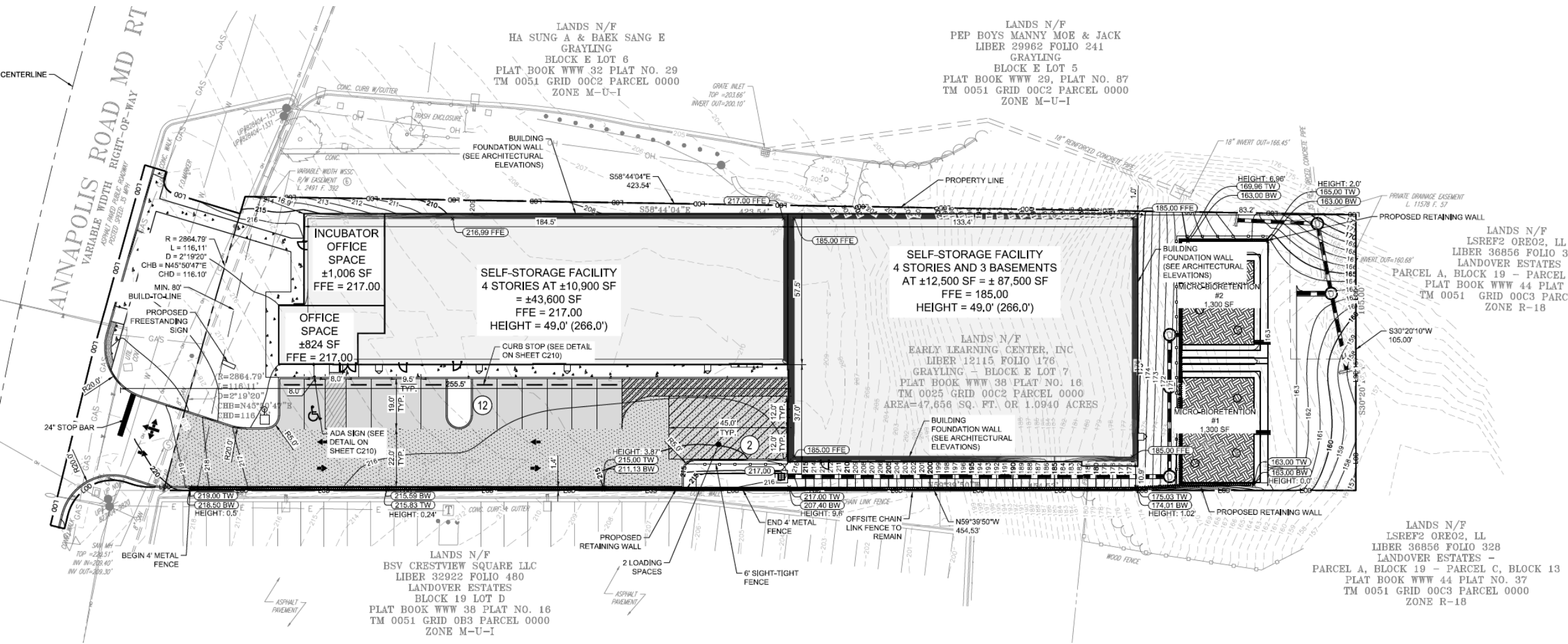
# SECTOR PLAN CHARACTER AREAS



# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



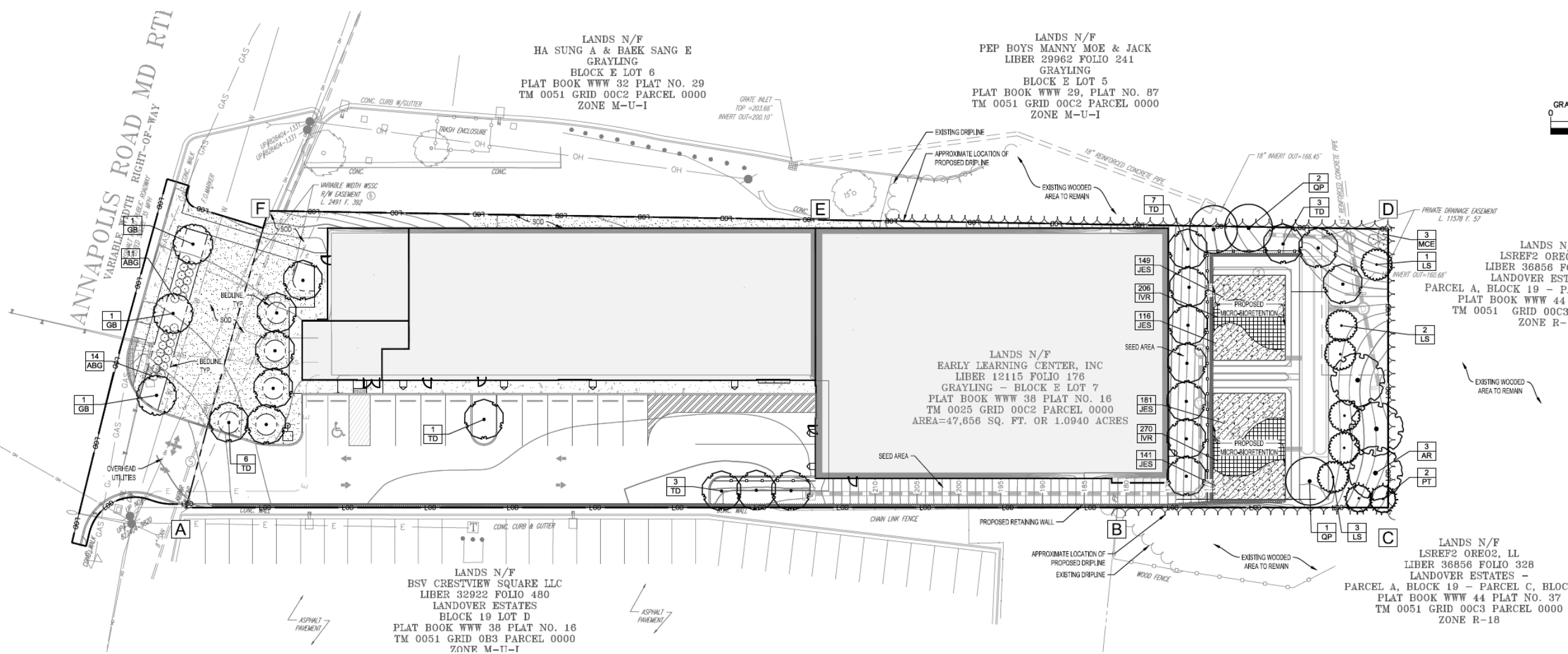
# SITE PLAN



# SITE PLAN



# LANDSCAPE PLAN



GRA  
0  
1



# SIGNAGE

**SITE PLAN** SCALE: 1/8" = 1'-0"

<b>ADART</b> 750 Parker Sq STE 205 Flower Mound, TX 75028 T. 800.675.6359	<b>Project Extra Space</b> Owner: 013 Amway's Food Architect: Marquardt 20214	<b>Revision</b> 1. 2/20/21 2-Dimensional Building Conditions 2. 2/24/21 2-D. 2-Dim. 2-Dim. 2-Dim. 3. 2/24/21 2-D. 2-Dim. 2-Dim. 2-Dim. 4. 2/24/21 2-D. 2-Dim. 2-Dim. 2-Dim.	<b>Approvals</b> Customer: Landmark:	<b>CONCEPTUAL DRAWINGS ONLY</b> Conceptual drawings are not to be used for construction. They are for informational purposes only and are subject to change without notice. All rights reserved.	<b>SHEET</b> 2
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**D/F MONUMENT - NON ILLUMINATED** SCALE: 3/8" = 1'-0" SQ. FT. 43.0

**COLOR SCHEDULE**

GREEN	GREY	WHITE	BLACK
4800 20K BRILLIANT	SW 7603 CITY BLACK	SW 7000 PURE WHITE	PAW 0000 PURE BLACK POWDER

**SPECIFICATIONS**

1. 80% ALUMINUM CABINET PAINTED SW 7603 CITY BLACK
2. ALUMINUM REINFOR SYSTEM PAINTED TO MATCH CABINET
3. PANE COVER PAINTED SW 7603 CITY BLACK
4. WHITE LEAN FACE WITH APPLIED VINYL GRAPHIC (SEE SCHEDULE)

**SIDE SECTION VIEW** SCALE: 1" = 4'-0"

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**WEST ELEVATION** SCALE: 3/32" = 1'-0"

**CHANNEL LETTERS-RACEWAY MOUNT**

ELEVATION	ALLOWABLE	PROPOSED
WEST	Sign: 100.00 SF Wt: 10.00 LBS	130.00 SF 278.00 LBS

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**NORTH ELEVATION** SCALE: 1" = 40'

**CHANNEL LETTERS-RACEWAY MOUNT**

ELEVATION	ALLOWABLE	PROPOSED
NORTH	Sign: 100.00 SF Wt: 10.00 LBS	130.00 SF 278.00 LBS

**SOUTH ELEVATION** SCALE: 1" = 40'

**CHANNEL LETTERS-RACEWAY MOUNT**

ELEVATION	ALLOWABLE	PROPOSED
SOUTH	Sign: 100.00 SF Wt: 10.00 LBS	130.00 SF 278.00 LBS

<b>ADART</b> 750 Parker Sq STE 205 Flower Mound, TX 75028 T. 800.675.6359	<b>Project Extra Space</b> Owner: 013 Amway's Food Architect: Marquardt 20214	<b>Revision</b> 1. 2/20/21 2-Dimensional Building Conditions 2. 2/24/21 2-D. 2-Dim. 2-Dim. 2-Dim. 3. 2/24/21 2-D. 2-Dim. 2-Dim. 2-Dim. 4. 2/24/21 2-D. 2-Dim. 2-Dim. 2-Dim.	<b>Approvals</b> Customer: Landmark:	<b>CONCEPTUAL DRAWINGS ONLY</b> Conceptual drawings are not to be used for construction. They are for informational purposes only and are subject to change without notice. All rights reserved.	<b>SHEET</b> 5
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**Digital Timer Technical Specifications**

**36" CHANNEL LETTERS - RACEWAY MOUNTED** SCALE: 1/8" = 1'-0" 138.50 SF

**SPECIFICATION**

1. NON-CORROSIVE INSTALLATION HARDWARE: GALVANNEED
2. FABRICATED ALUMINUM LETTER RETURN
3. SEE SPEC NOTE FOR SIGNING: GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
4. TRIM CAP REFINER METALLIC SILVER
5. FLAT ALUMINUM BACK
6. 1/2" THICK METAL FLAT BAR FOR A SECURE INSTALLATION
7. TRUE WHITE EMBEDED HEATWOG LED WOODS
8. 1/2" x 1/2" x 1/2" EXTRUDED DIE ALUM. RACEWAY SUPPORT/WIRING BOX PAINTED
9. VISIBLE CUT-OFF SWITCH WITH FLIP-UP COVER
10. 1/2" WEEP HOLES (2) TWO PER LETTER
11. GROUNDED WALL PASS-THRU SEALED WATER TIGHT, WHIP ON LEFT SIDE.

**SECTION DETAIL**

**MOUNTING DETAILS**

**COLOR SCHEDULE**

GREEN	4800 20K BRILLIANT
WOOD	METALLIC SILVER TRIMCAP
BLACK	PAW 0000 PURE BLACK POWDER
WHITE	SW 7000 PURE WHITE

**BRACING DETAIL**

**MANUFACTURING NOTES**

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# RENDERING



# RENDERING





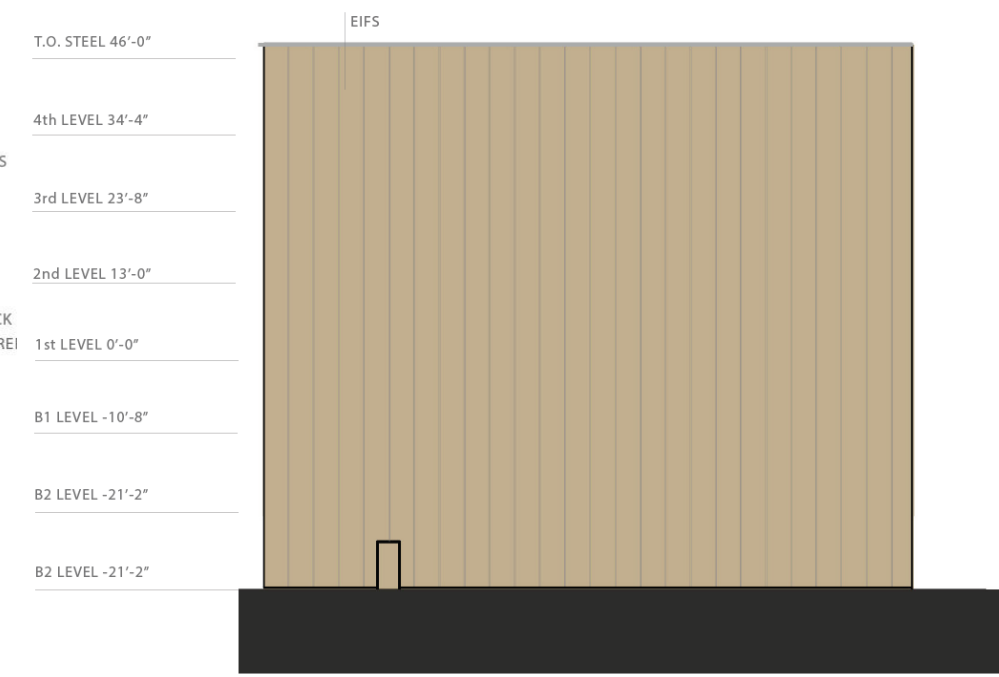
# EAST AND WEST ELEVATIONS



West Elevation



Distant West Elevation



East Elevation

# NORTH AND SOUTH ELEVATIONS



**NORTH ELEVATION**

Scale : 1" = 25'-0"



**SOUTH ELEVATION**

Scale : 1" = 25'-0"

# MAJOR ISSUES - CONSOLIDATED STORAGE USE

- Staff recommends disapproval
  - Substantially impairs implementation of the master plan
  - Does not meet the mixed-use residential land use recommendation
  - Will limit the opportunity to develop the site in conformance with the vision of the master plan
- The master planning process invested substantial resources and public involvement to develop clear expectations of how development would be implemented in this corridor

# MAJOR ISSUES - DETAILED SITE PLAN

- Staff recommends disapproval
  - 1<sup>st</sup> major new development in this character area
  - Exceeds building height
  - Building architecture/design is disjointed and is not contextual to the surrounding development (existing or envisioned)
  - Does not transition to neighboring residential
  - Does not meet the Character area's vision