

LIVINGSTON OF FORT WASHINGTON

Detailed Site Plan

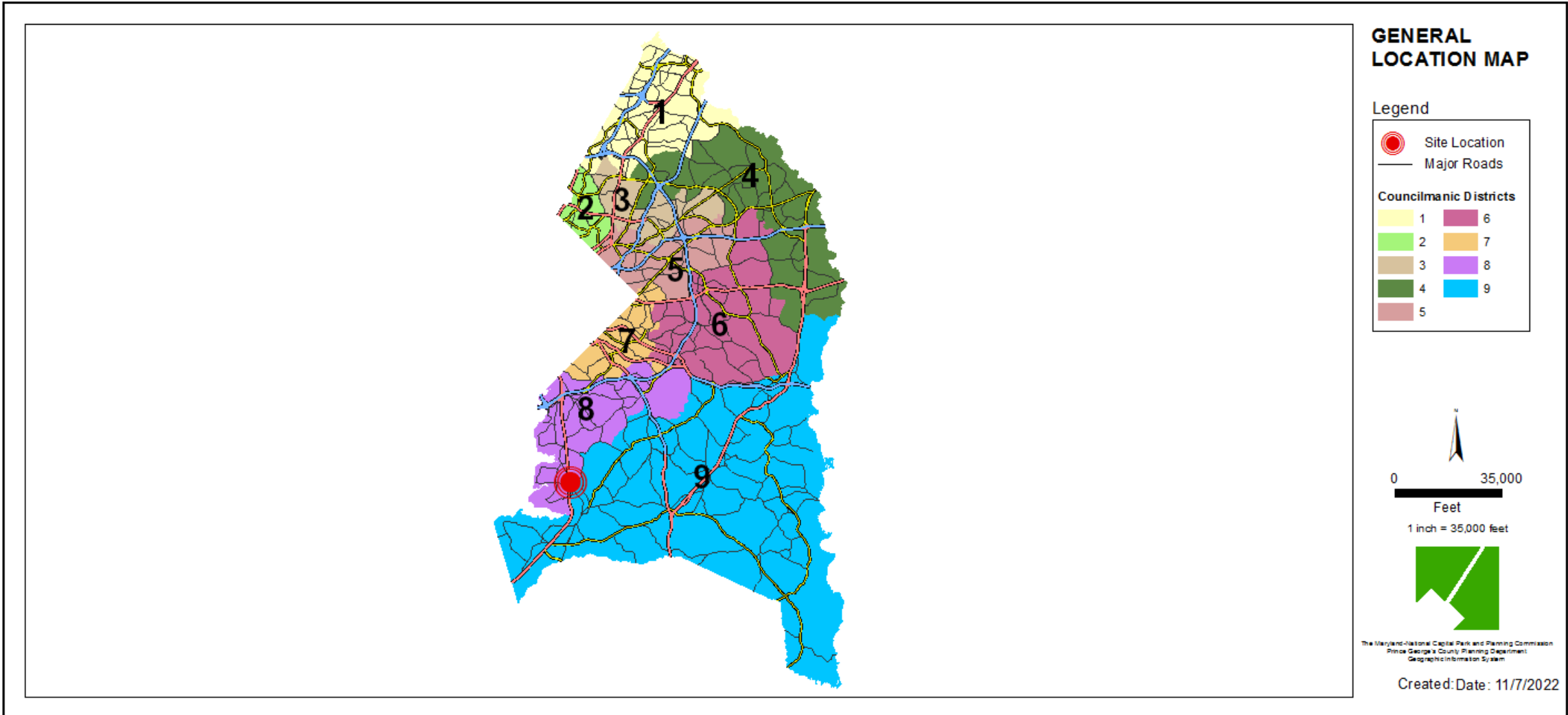
Staff Recommendation: APPROVAL with conditions



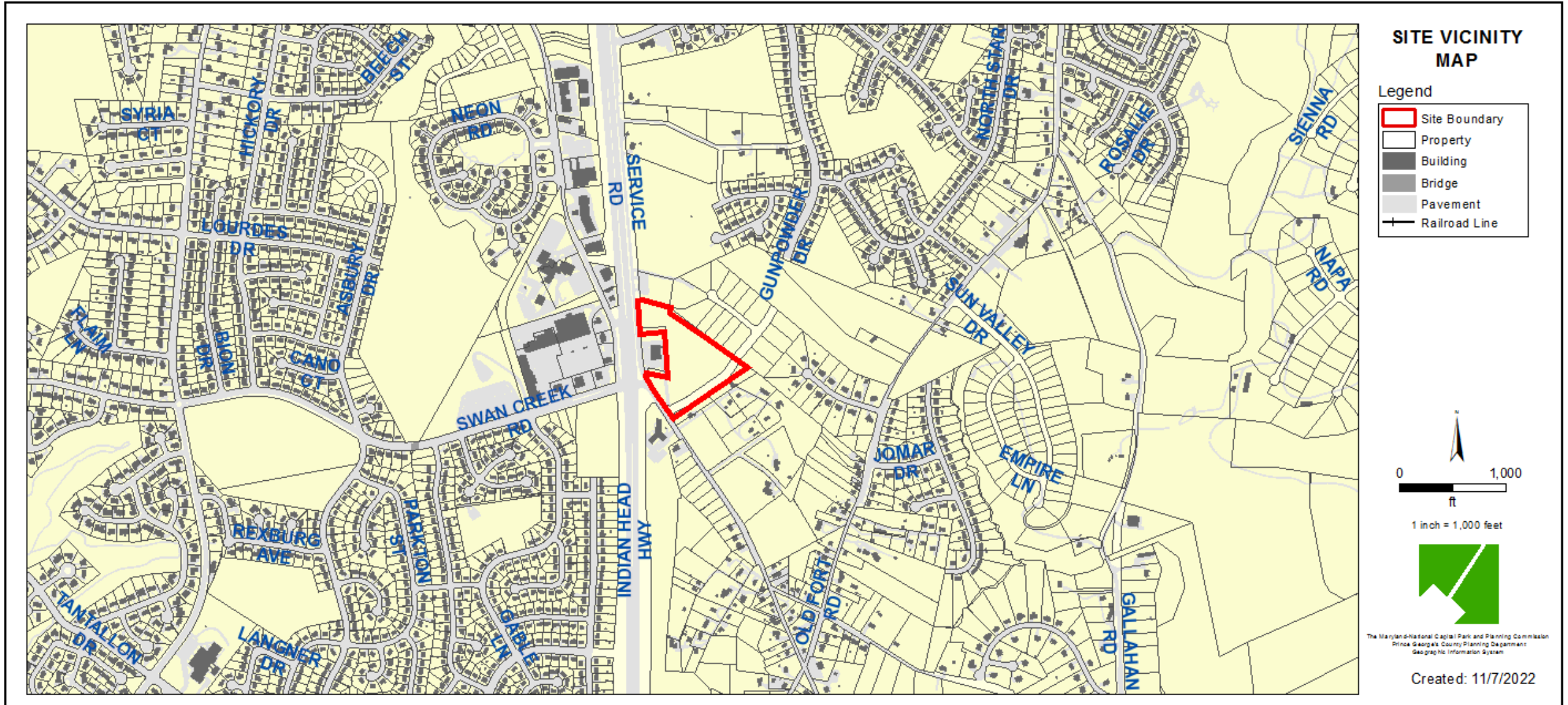
GENERAL LOCATION MAP

Council District: 08

Planning Area: 80



SITE VICINITY MAP



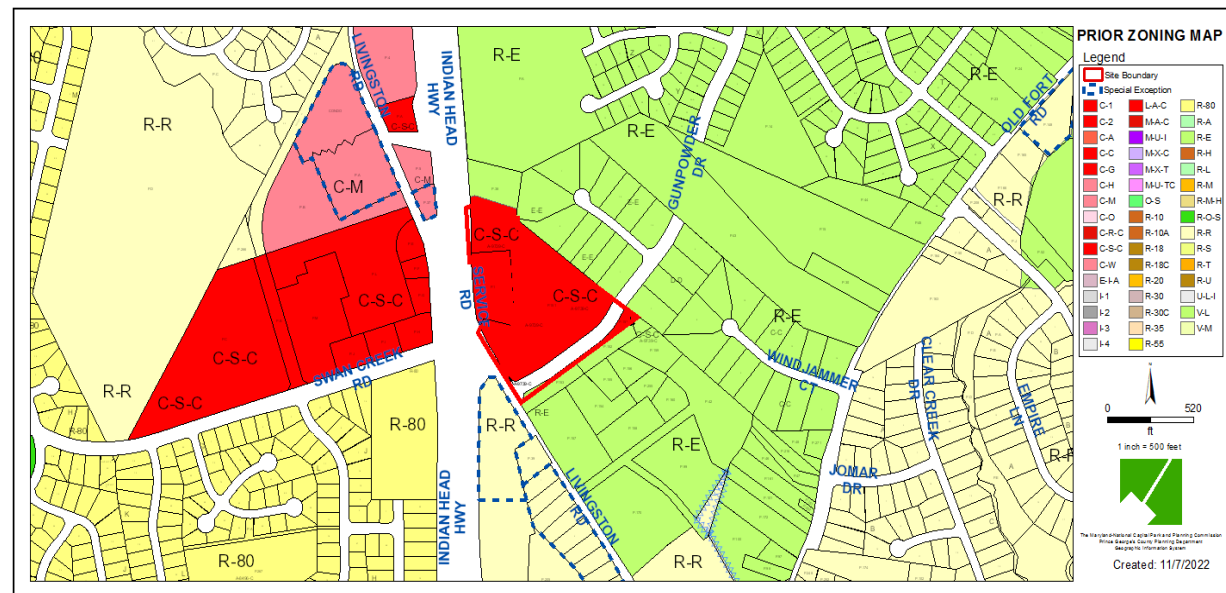
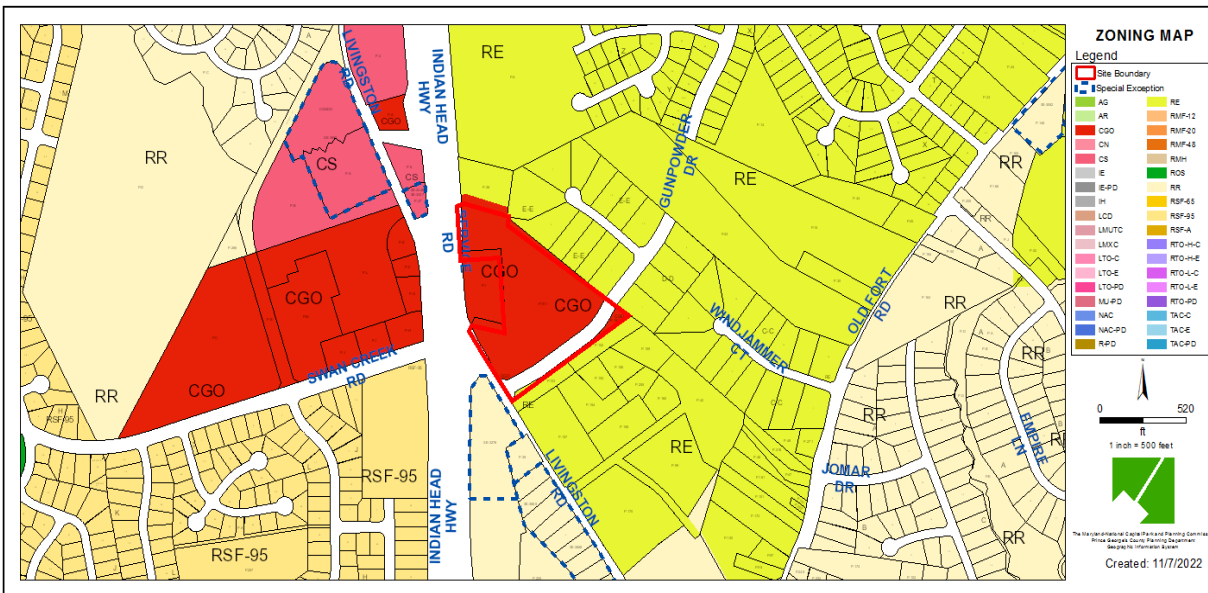
ZONING MAP (CURRENT & PRIOR)

Property Zone: CGO

Prior Zone: C-S-C

CURRENT ZONING MAP

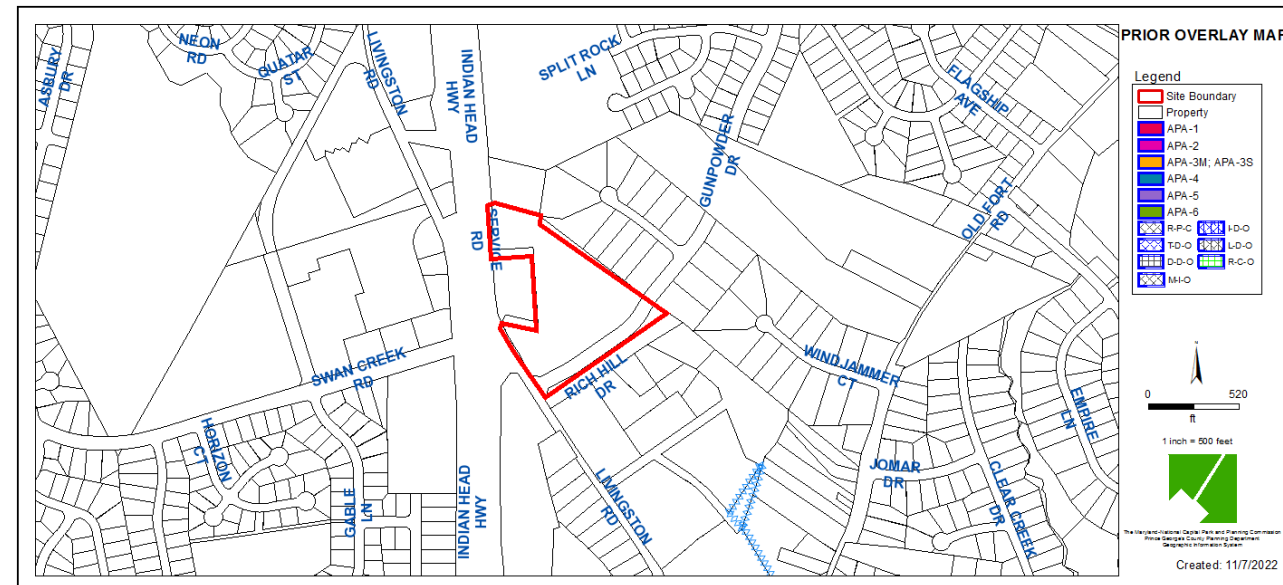
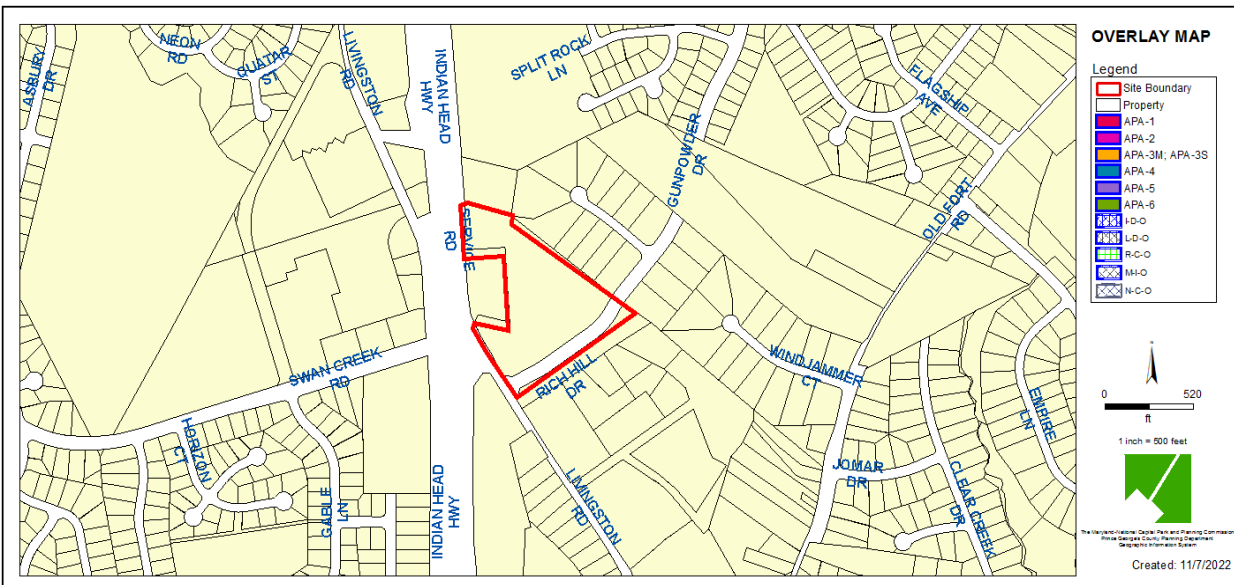
PRIOR ZONING MAP



OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP

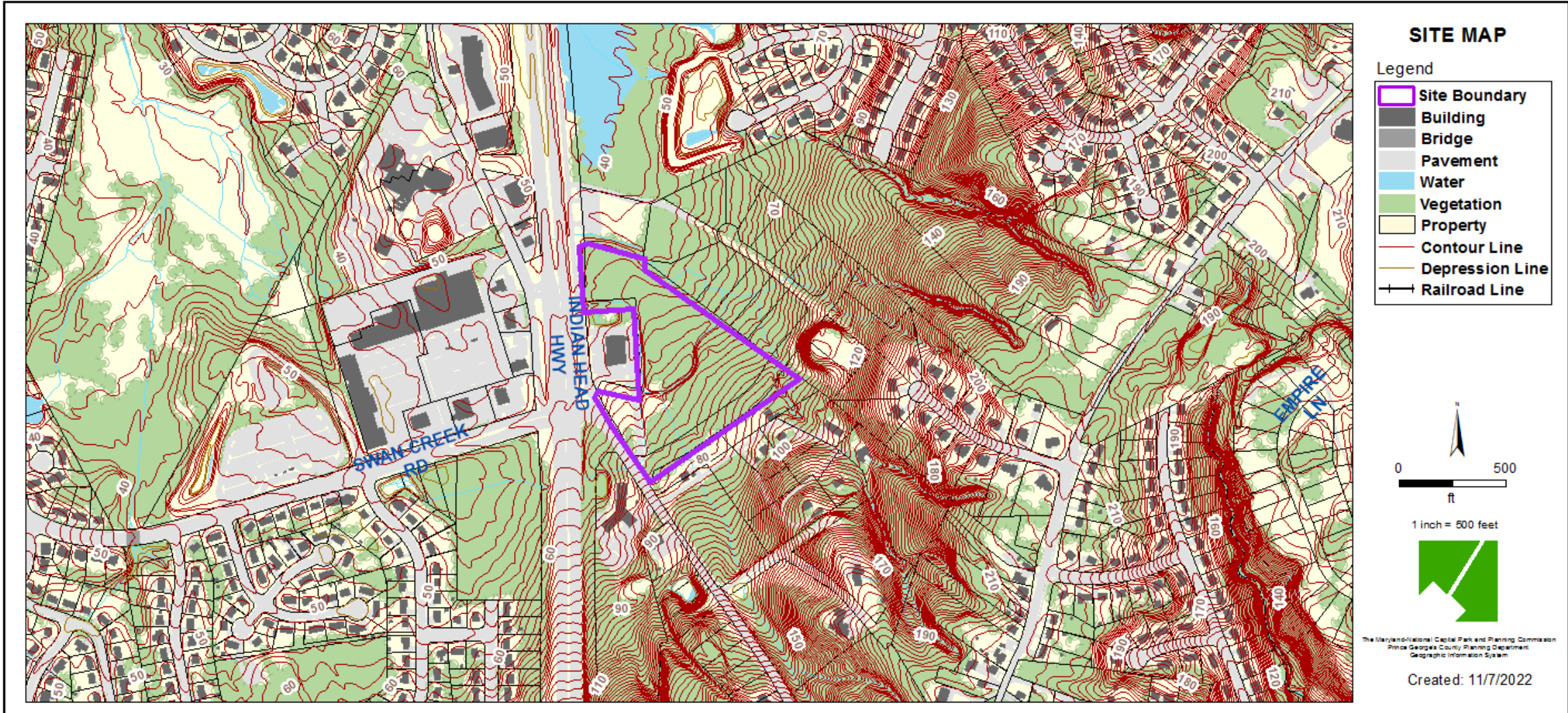
PRIOR OVERLAY MAP



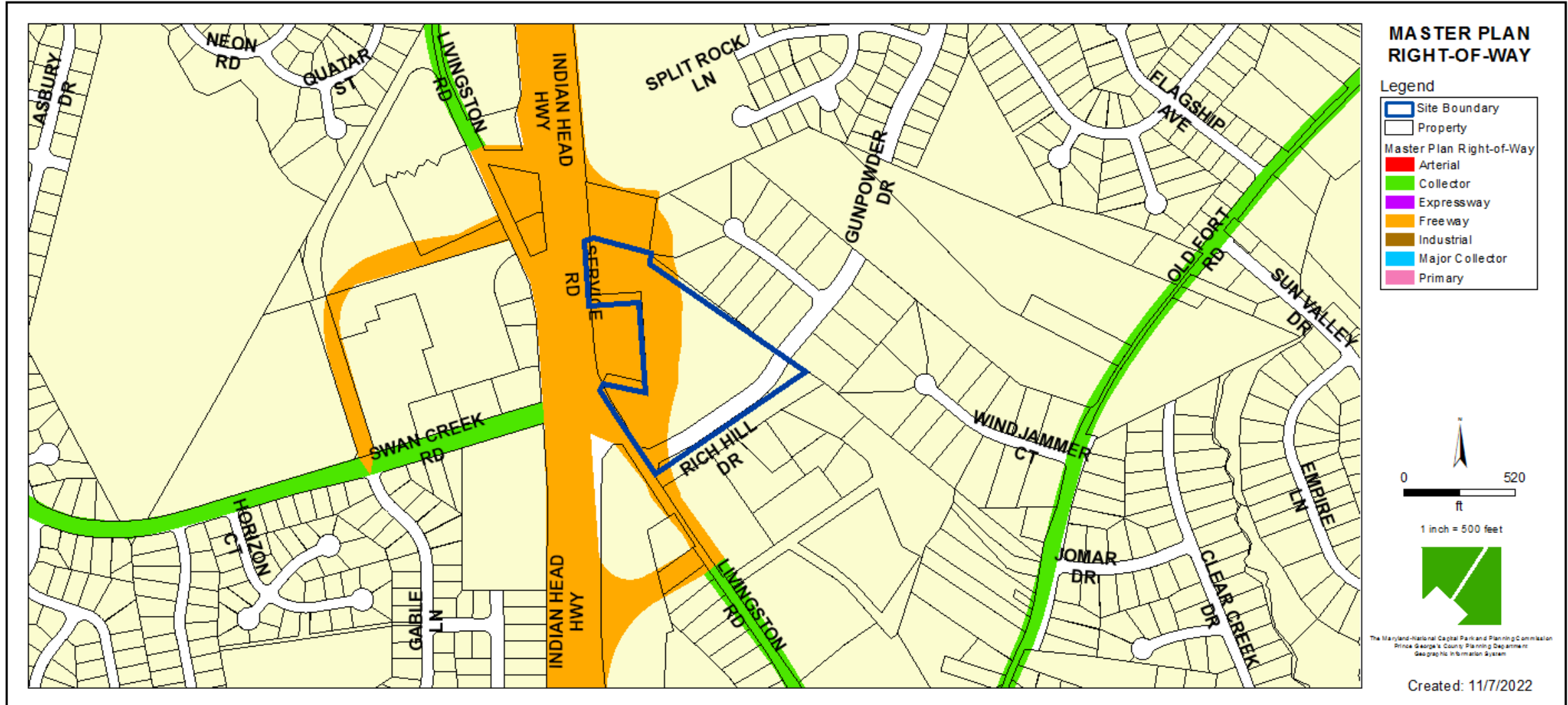
AERIAL MAP



SITE MAP



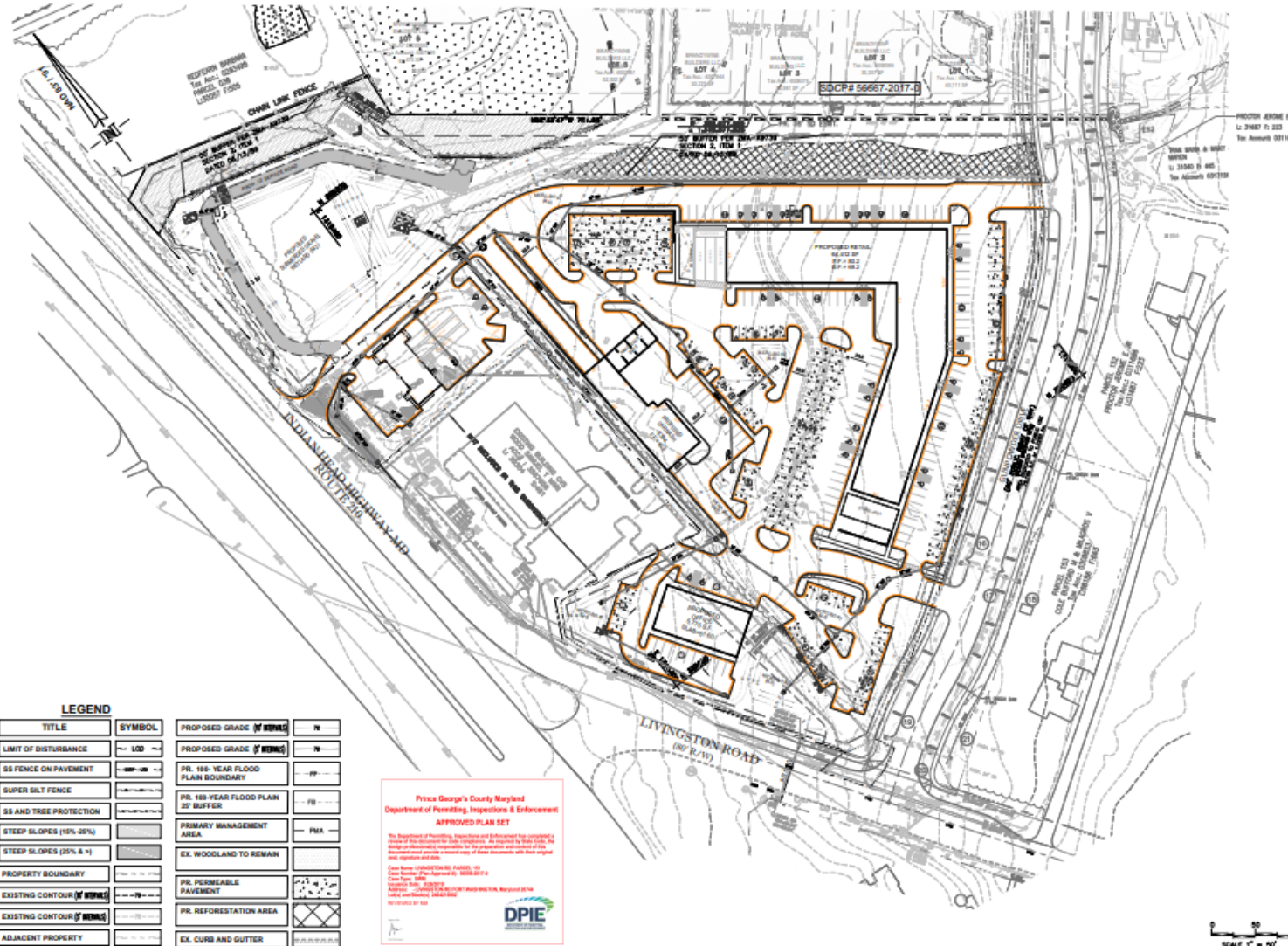
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



DETAILED SITE PLAN



LEGEND

TITLE	SYMBOL	PROPOSED GRADE	SYMBOL	TITLE	SYMBOL
LIMIT OF DISTURBANCE	LOD	PROPOSED GRADE	PG	PR. 100-YEAR FLOOD PLAIN BOUNDARY	FP
SS FENCE ON PAVEMENT	SS-F	PR. 100-YEAR FLOOD PLAIN 20' BUFFER	FB	PRIMARY MANAGEMENT AREA	PMA
SUPER SILT FENCE	SS-S	EX. WOODLAND TO REMAIN	EX	PR. PERMEABLE PAVEMENT	PP
SS AND TREE PROTECTION	SS-T	PR. REFORESTATION AREA	PR	PR. REFORESTATION AREA	PR
STEEP SLOPES (10%-25%)	SS-10-25	EX. CURB AND GUTTER	EX-CG		
STEEP SLOPES (25% & ?)	SS-25+				
PROPERTY BOUNDARY	PR				
EXISTING CONTOUR	EX				
EXISTING CONTOUR	EX				
ADJACENT PROPERTY	AP				

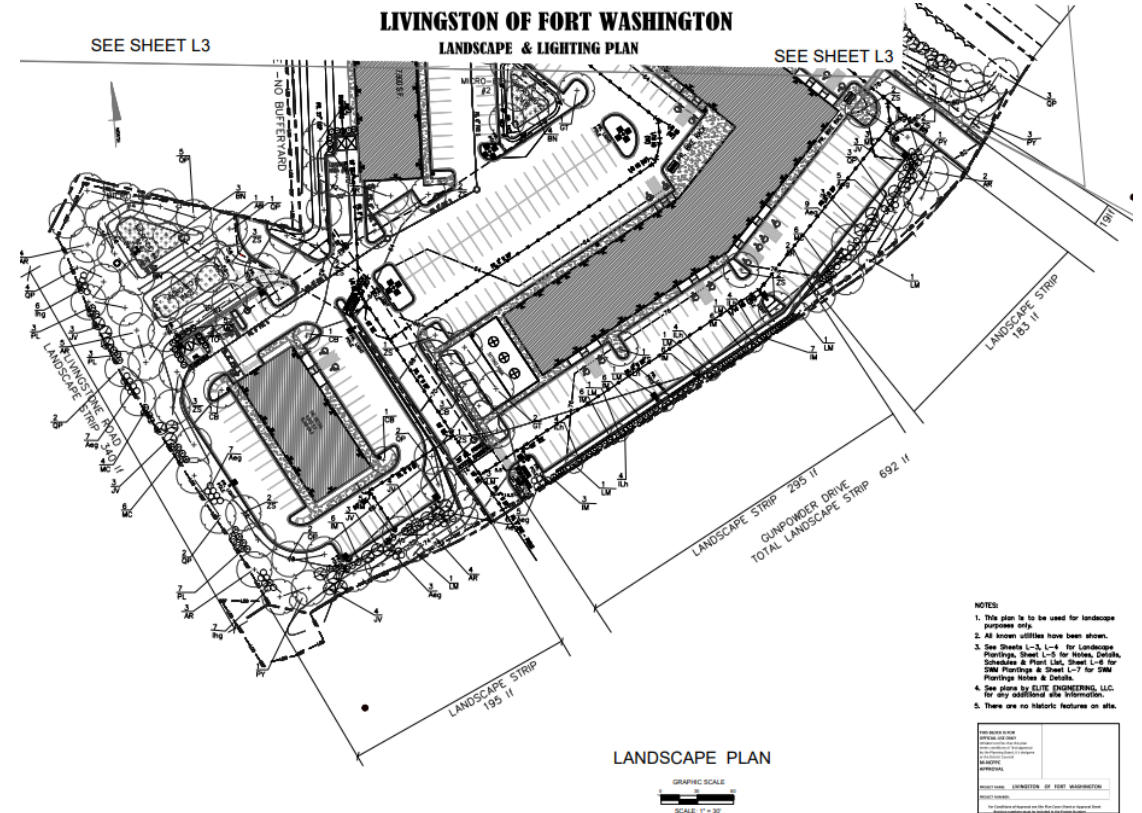
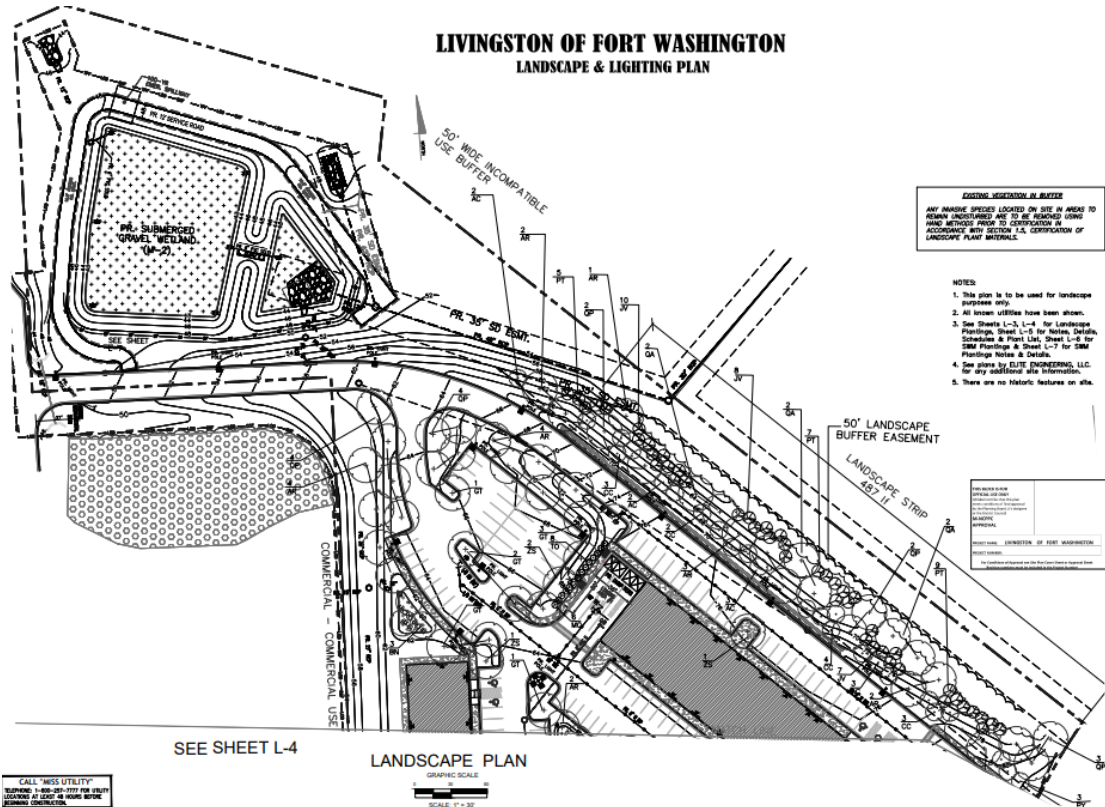
Prince George's County Maryland
 Department of Permitting, Inspections & Enforcement
APPROVED PLAN SET

The Department of Permitting, Inspections and Enforcement has assigned a date of final approval to this application. All required fees have been received and the Department hereby certifies that all information and documents submitted with this application are complete and correct.

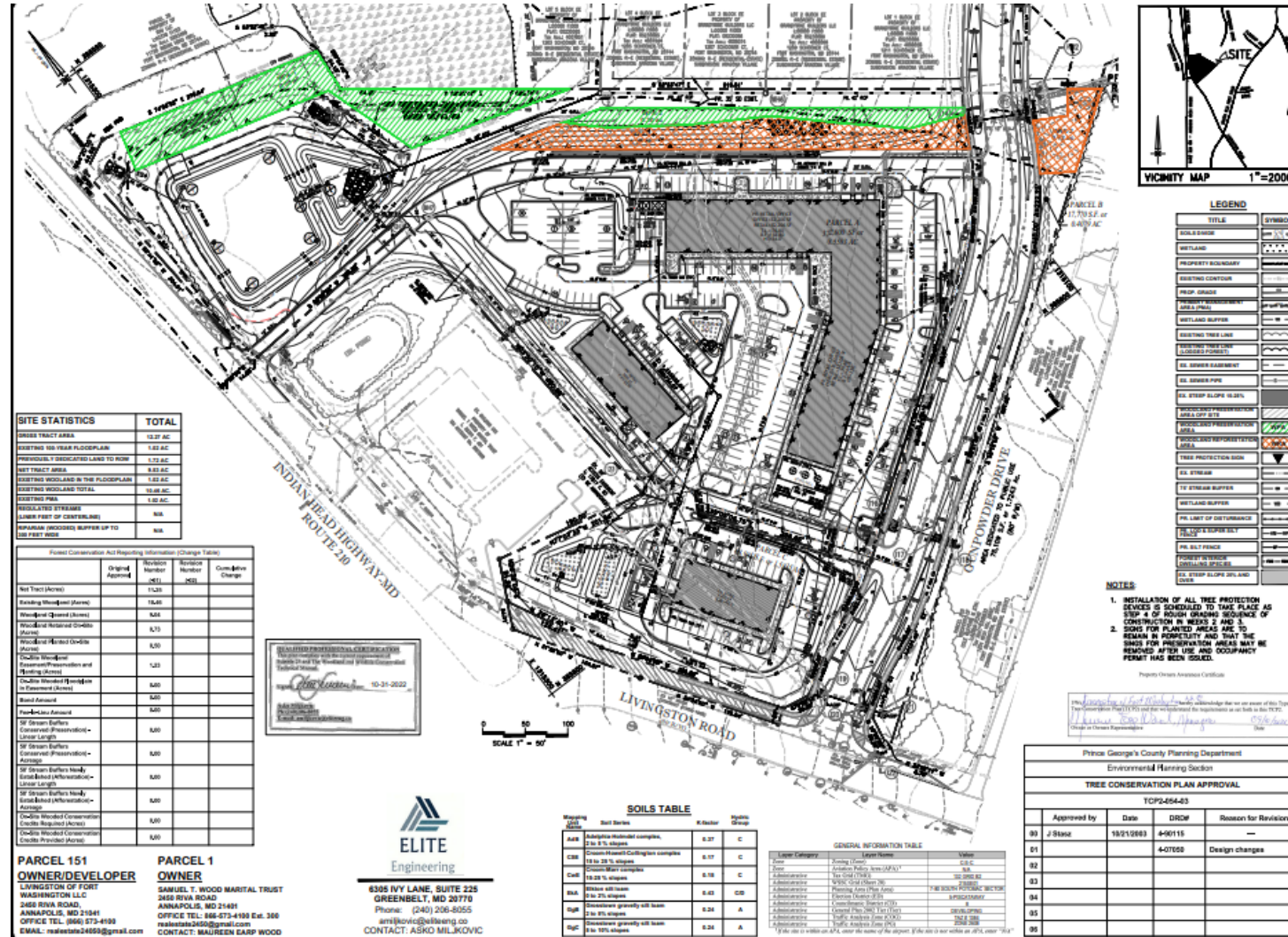
Case Name: 10000104-00-00-0000-00
 Case Number: 10000104-00-00-0000-00
 Case Type: 0000
 Approval Date: 02/27/23
 Address: 10000104-00-00-0000-00
 Date Issued: 02/27/23
 Issued By: 100



LANDSCAPE PLAN



TYPE II TREE CONSERVATION PLAN



EXTERIOR ARCHITECTURE ELEVATIONS

EAST SIDE 'ELEVATION'

- COMMERCIAL SPACE
- RETAIL STORE FRONT
- SYNTHETIC WHITE VENTED GABLE w/ SYNTHETIC WHITE TRIM
- STACKED STONE VENEER
- BLACK ANODIZED COATED ALUMINUM FRAMED DOOR w/ TEMPERED GLASS
- BLACK ANODIZED COATED ALUMINUM FRAMED STOREFRONT w/ ANNEALED GLASS

SOUTH SIDE 'ELEVATION'

- COMMERCIAL SPACE
- MID POINT OF ROOF
- TOP OF PARAPET
- METAL SEAM ROOF
- 20'-0" +/-
- 23'-3" +/-

NORTH SIDE 'ELEVATION'

- RETAIL STORE FRONT
- SYNTHETIC WHITE TRIM BOARD
- PAINTED STUCCO or FIBER CEMENT STUCCO PANELS

WEST SIDE 'ELEVATION'

- SYNTHETIC WHITE TRIM BOARD
- PAINTED STUCCO or FIBER CEMENT STUCCO PANELS
- METAL SEAM ROOF
- BLACK ANODIZED COATED ALUMINUM SERVICE DOOR

EARP & ASSOCIATES REALTY INC.
ARCHITECTURE COLLABORATIVE
 'LIVINGSTON OF FORT WASHINGTON'
PARCEL 'C'

DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS AND ELEVATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE. ILLUSTRATIONS ARE ARTIST CONCEPTS AND MAY VARY IN DETAIL FROM FLOOR PLAN AND SPECIFICATIONS.

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LIVINGSTON OF FORT WASHINGTON
 PARCEL 'C'

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LIVINGSTON OF FORT WASHINGTON
 PARCEL 'C'

EXTERIOR ELEVATIONS

FRONT – 'GUNPOWDER DRIVE' 'ELEVATION'

- CONCRETE STAIRS & LANDING (w/ SAFETY RAIL PER CODE)
- PAINTED STUCCO or FIBER CEMENT STUCCO PANELS
- STACKED STONE VENEER
- BLACK ANODIZED COATED ALUMINUM FRAMED STOREFRONT w/ ANNEALED GLASS
- SYNTHETIC WHITE TRIM BOARD
- STORE FRONT SIGNAGE
- MID POINT OF ROOF
- 19'-3" +/-

WEST END 'ELEVATION'

- METAL SEAM ROOF

NORTH END 'ELEVATION'

- 20 YEAR FIBER GLASS SHINGLES CHARCOAL GREY
- TOP OF RIDGE
- MID POINT OF ROOF
- 29'-1" +/-
- 34'-0" +/-
- COLUMNS WRAPPED IN SYNTHETIC WHITE TRIM

EARP & ASSOCIATES REALTY INC.

ARCHITECTURE COLLABORATIVE

'LIVINGSTON OF FORT WASHINGTON' PARCEL 'A-1'

EAST SIDE 'ELEVATION'

- TOP OF RIDGE
- 22'-0" +/-
- STACKED STONE VENEER
- STORE FRONT SIGNAGE
- BLACK ANODIZED COATED ALUMINUM FRAMED DOOR w/ TEMPERED GLASS
- CONCRETE SIDEWALK
- BLACK ANODIZED COATED ALUMINUM FRAMED STOREFRONT w/ ANNEALED GLASS
- SYNTHETIC WHITE TRIM BOARD
- CONCRETE STAIRS & LANDING (w/ SAFETY RAIL PER CODE)

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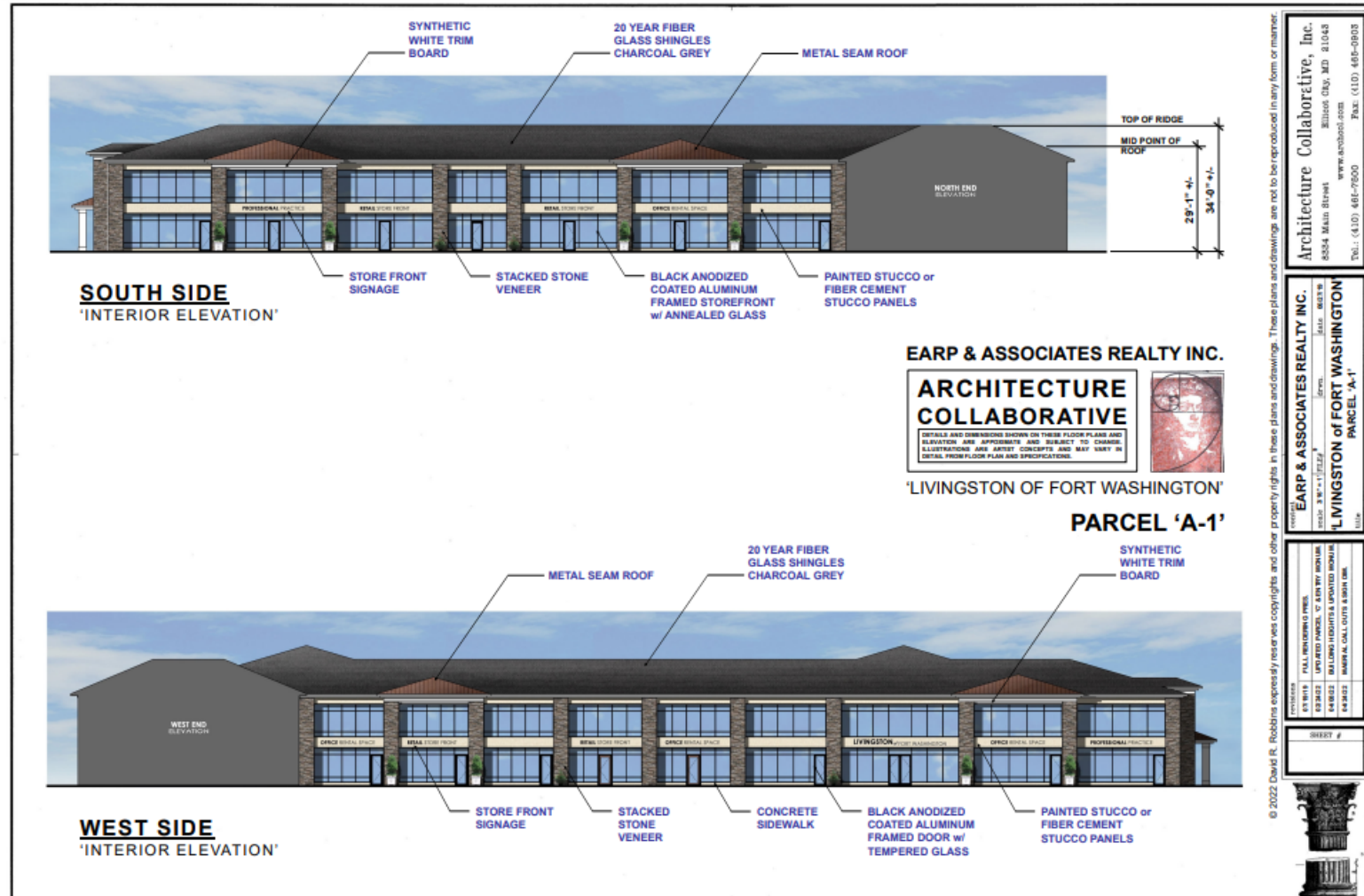
LIVINGSTON OF FORT WASHINGTON PARCEL 'A-1'

REVISIONS

NO.	DATE	DESCRIPTION
01	02/17/23	ISSUED FOR PERMITS
02	02/21/23	REVISED PERMITS
03	02/21/23	REVISED PERMITS
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100	02/21/23	REVISED PERMITS

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EXTERIOR ELEVATIONS



EXTERIOR ELEVATIONS

SOUTH SIDE 'ELEVATION'

NORTH SIDE 'ELEVATION'

EAST SIDE 'ELEVATION'

WEST SIDE 'ELEVATION'

PROFESSIONAL PRACTICE

RETAIL STORE FRONT

COMMERCIAL SPACE

EARP & ASSOCIATES REALTY INC.
ARCHITECTURE COLLABORATIVE
 'LIVINGSTON OF FORT WASHINGTON' PARCEL 'A-2'

SYNTHETIC WHITE VENTED LOUVERS

METAL SEAM ROOF

MID POINT OF ROOF

TOP OF PARAPET

22'-0" +/-

25'-1" +/-

WHITE ALUMINUM AWNING ROOF WITH CABLE BRACING

STORE FRONT SIGNAGE

STACKED STONE VENEER

BLACK ANODIZED COATED ALUMINUM FRAMED DOOR w/ TEMPERED GLASS

CONCRETE SIDEWALK

BLACK ANODIZED COATED ALUMINUM FRAMED STOREFRONT w/ ANNEALED GLASS

CONCRETE STAIRS & LANDING (w/ SAFETY RAIL PER CODE)

STACKED STONE VENEER w/ SILL

PAINTED STUCCO or FIBER CEMENT STUCCO PANELS

BLACK ANODIZED COATED ALUMINUM SERVICE DOOR

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 (301) 441-1122

ARCHITECT: **Architecture Collaborative, Inc.**
 8354 MAIN STREET, BETHESDA, MD 20814
 (301) 461-7500

DATE: 02/27/23

SCALE: AS SHOWN

SHEET #

STAFF RECOMMENDATION

APPROVAL with conditions

- DSP- Conditions
- TCPII-Conditions

Minor Issues:

- Technical Corrections

Applicant Required Mailings:

- Informational Mailing 5/16/20
- Acceptance Mailing 10/7/20