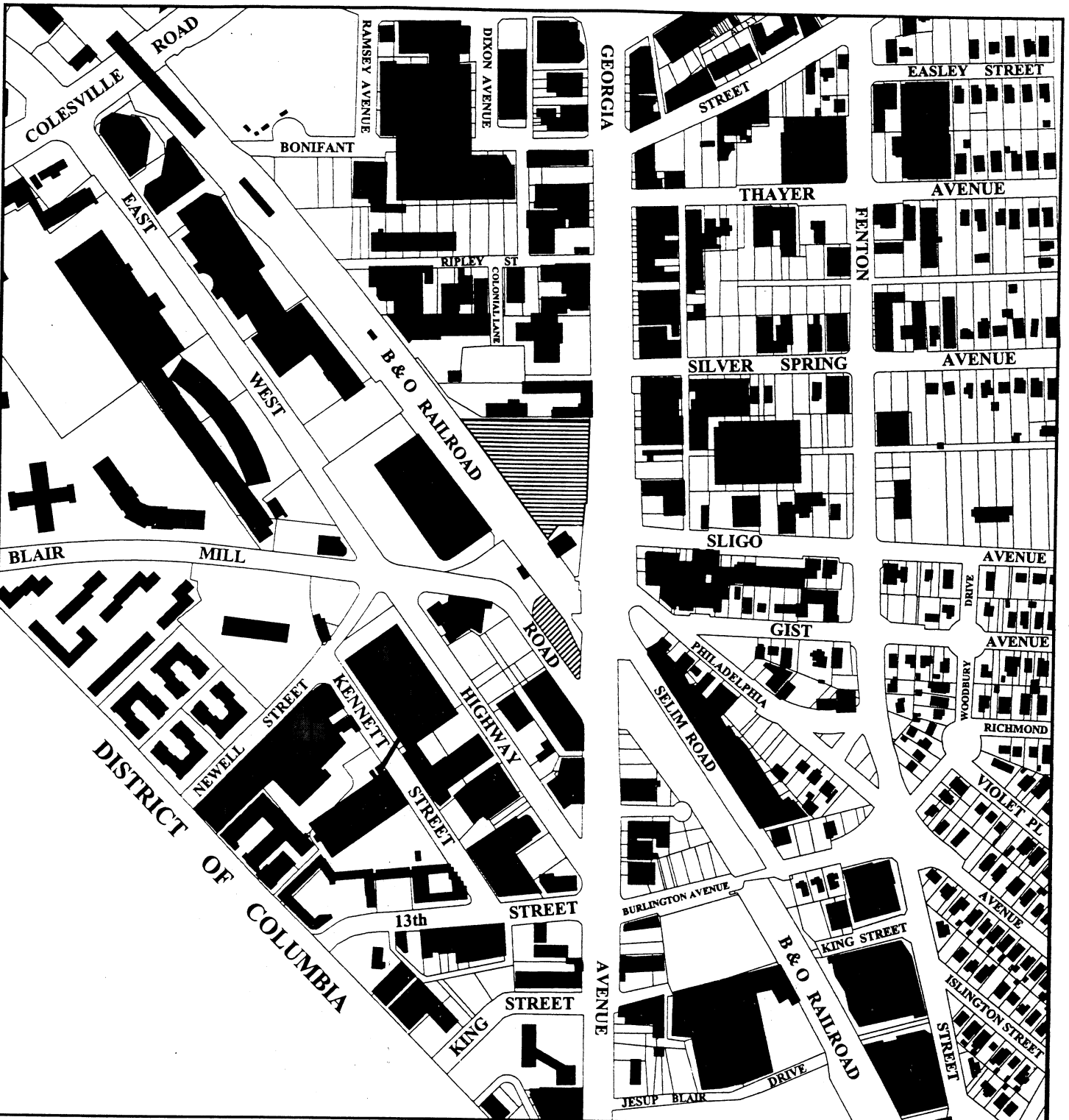


Proposed Fire Station / Police Substation And Proposed Incubator



Proposed Fire Station And Police Substation



Proposed Silver Spring Innovation Center (Incubator)

M-NCPPC

Not To Scale



D:\planning\tech\prof\res\mcp\ang 2/14/03

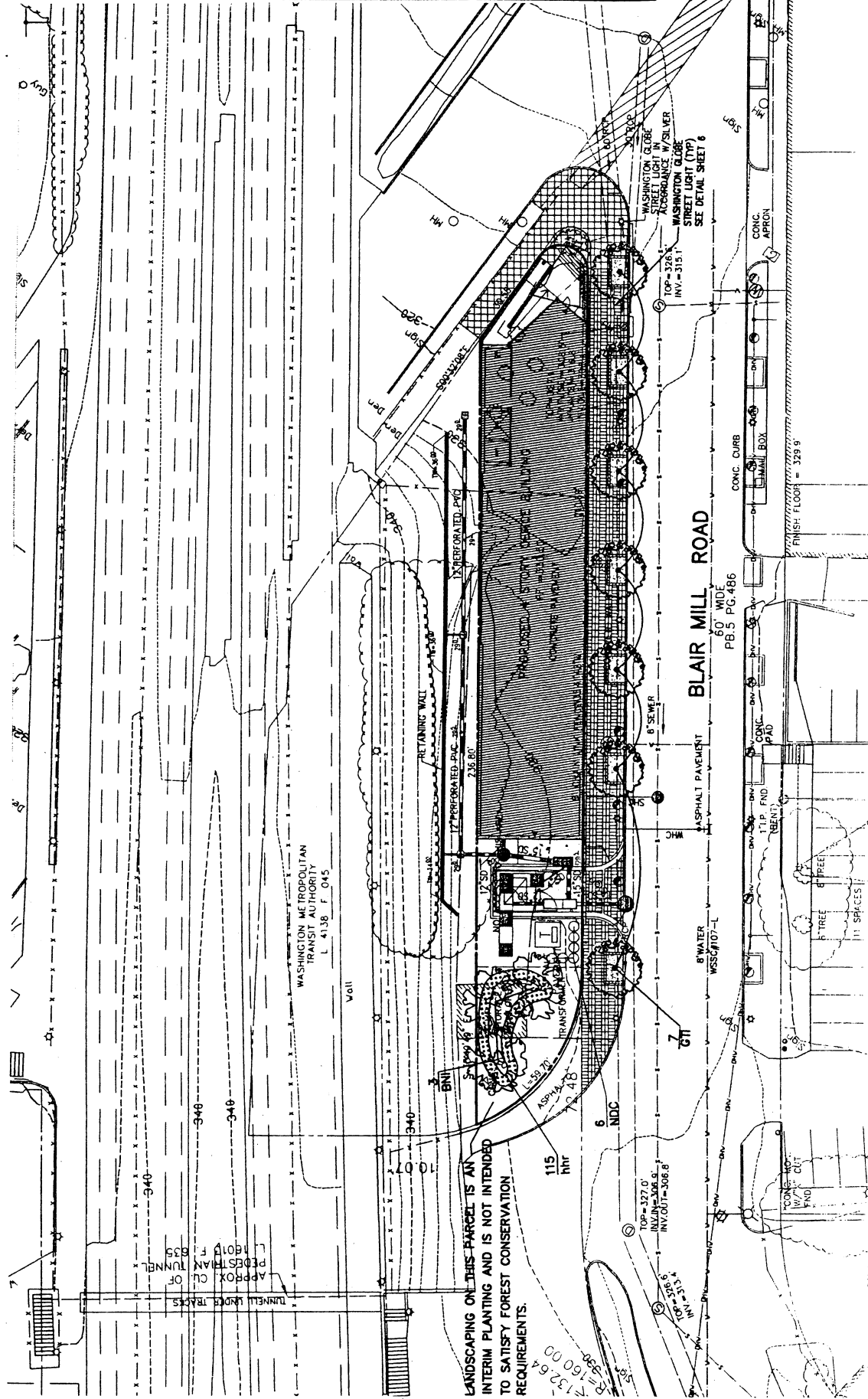
LANDSCAPE AND LIGHTING PLAN

SILVER SPRING INNOVATION CENTER

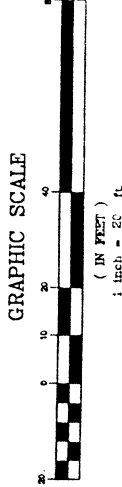
LIBER 21110 FOLIO 062

ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND

Attachment 2

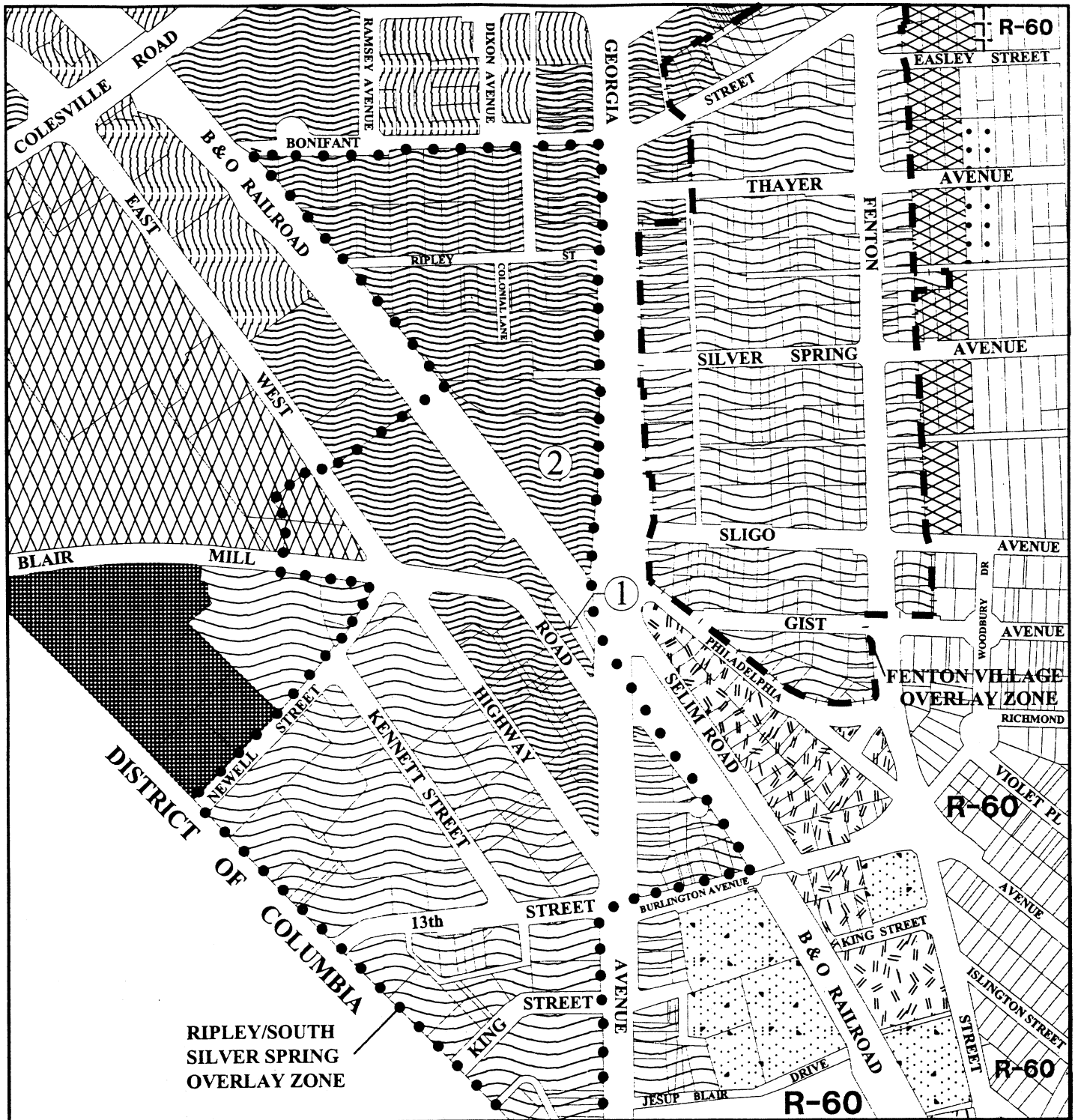


LANDSCAPING ON THIS PARCEL IS AN INTERIM PLANTING AND IS NOT INTENDED TO SATISFY FOREST CONSERVATION REQUIREMENTS.



VIKA REVISIONS	
ISSUE DATE	1-28-03
REV 4 STORY	2/12/03
ADDRESS COMMENTS	
	3/17/03
ADDRESS COMMENTS	
	3/20/03
DES.	CAI
DWN.	CAD
SCALE:	1"=20'
PROJECT/FILE NO.	6407
SHEET NO.	5

Proposed Fire Station / Police Substation And Proposed Incubator



- | | | | | | |
|---|--------------------|---|--|--|------------------------|
| | CBD-0.5 | | C-T - Commercial, Transitional | | I-4 - Light Industrial |
| | CBD-1 | | R-10 - Multiple-Family, High Density Residential | | |
| | CBD-2 | | R-20 - Multiple-Family, Medium Density Residential | | |
| | CBD-3 | | R-60 - Single Family Residential | | |
| | CBD-R2 | | I-1 - Light Industrial | | |
| ① | Proposed Incubator | ② | Proposed Fire Station / Police Substation | | |

Not To Scale



M-NCPPC

D:\map\mcp\pub\mcp\mcp\mcp.dwg 2/1/01

Silver Spring Innovation Center

M-NCPPC

20-Mar-03

Zoning Conformance:

Existing Zone: CBD-2

<i>Description</i>	<i>Optional Method Required/ Permitted</i>	<i>Standard Method Required/ Permitted</i>	<i>PROVIDED</i>
Gross Site Area:			0.35 ac 15,598 sf
Net Lot Area: Previous dedication of Blair Mill Road per title report (7,839 sf)			0.18 ac 7,759 sf
Minimum Lot Area:	22,000 sf	N/A	7,759 sf
Maximum Building Coverage:	N/A	75 % 5,819 sf	63.5 % 4,930 sf
Minimum Public Use Space: (Percent of Net Lot Area)	1,552 sf 20 %	776 sf 10 %	1,098 sf 14.2 %
Maximum Density of Development: (GFA Non-Residential) (Floor Area Ratio)	62,392 gsf 4.0 FAR	31,196 gsf 2.0 FAR	19,930 gsf 1.3 FAR
Maximum Building Height:	143 ft	60 ft	49 ft
Setbacks:			
From Any Right-of-Way (Georgia)**	N/A	3.2 ft	2 ft
From Any Right-of-Way (Blair Mill)**	N/A	3.2 ft	0 ft
From Any Right-of-Way (Metro)**	N/A	3.2 ft	0 ft
From Adjoining Lot (Mont. Co.) ***	N/A	15 ft	45 ft
Parking Spaces:			
Office	19,930 gsf @ 2.4/1000 sf= 48 sp		
Toatal Spaces=	48 sp		0 sp*

* The proposed development is within the Silver Spring Parking District and is not required to provide any parking on-site if they are subject to the Parking District Tax.

** One foot per six feet by which the height of the building exceeds 30 feet.

*** If the adjoining lot is occupied by a nonresidential building, then a proposed nonresidential building shall be set back from that adjoining lot at least 15 feet.

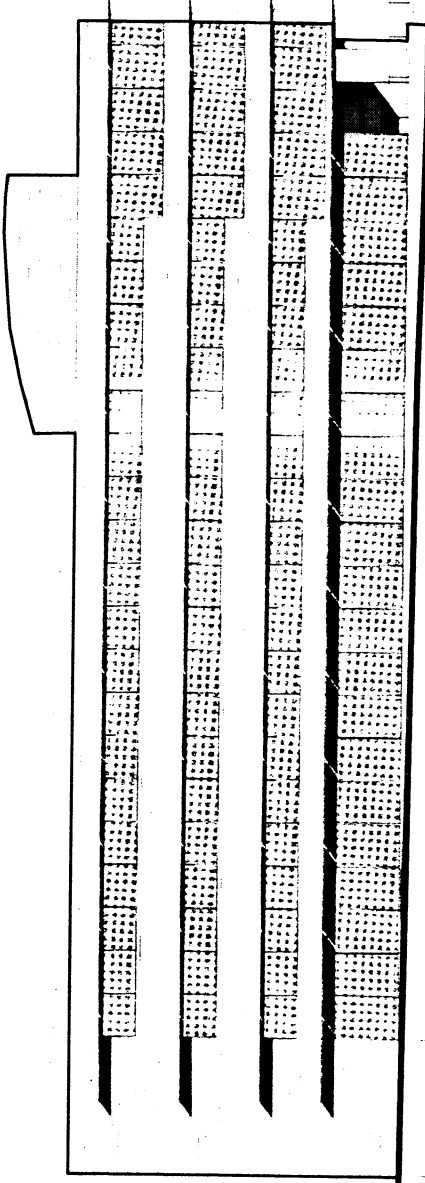
ACG ARCHITECTS

A PROFESSIONAL CORPORATION
1400 PENNINGTON BLVD., SUITE 100
ROSELAND, NJ 07068
908.769.8333 FAX 908.769.8334

TRAVIS PRICE Architects

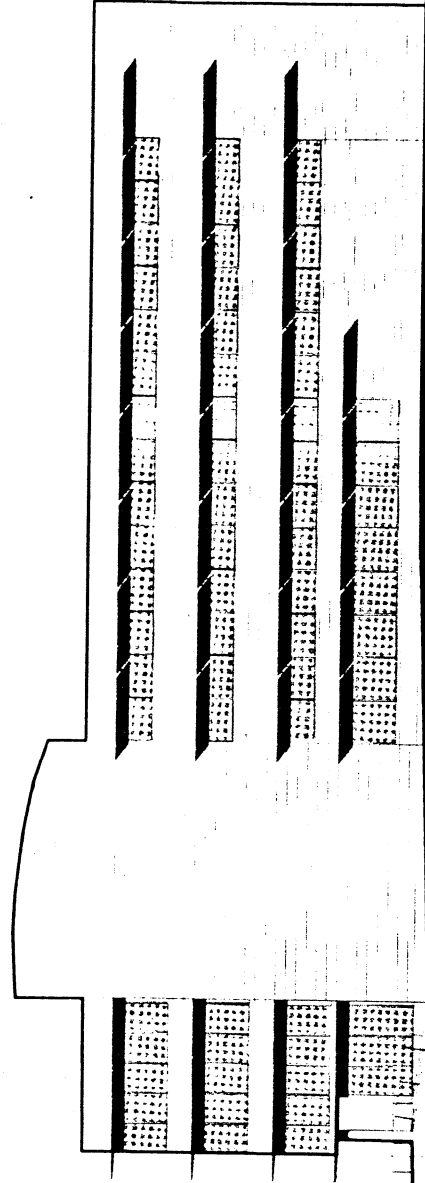
7084 Laurel Avenue Laurel Park
Marlton, NJ 08053
609.276.4222 ext. 101 274.7476

Georgia Avenue



South Elevation (Along Blair Mill Road)

SOUTH FACADE



North Elevation (Along Metrorail Tracks)

NORTH FACADE

ELEVATIONS
SOUTH FACADE
1/20/00
DATE
SCALE
1/4" = 1'-0"

A-004

Georgia Avenue