

# NATIONAL CAPITAL BUSINESS PARK

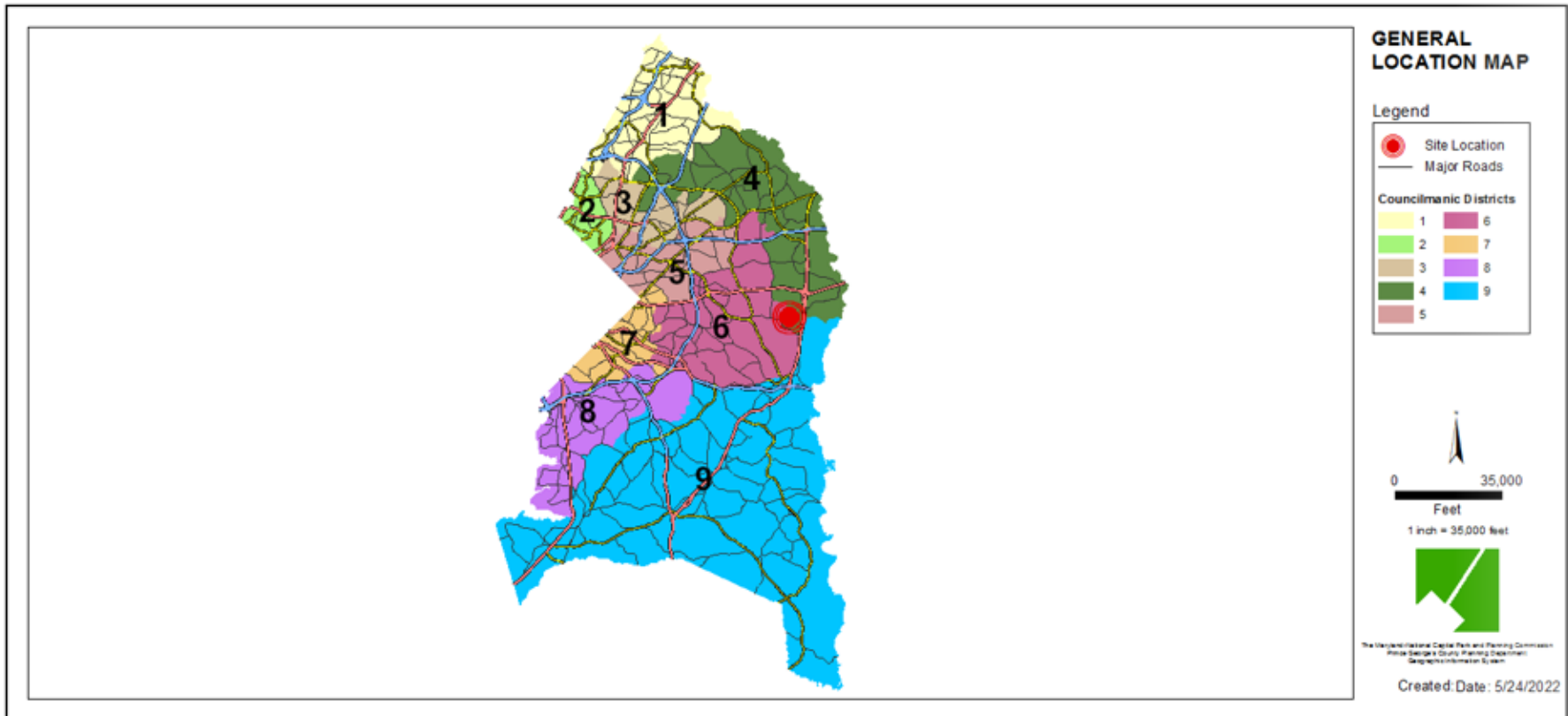
Amendment to a Specific Design Plan

**Staff Recommendation:** APPROVAL with conditions

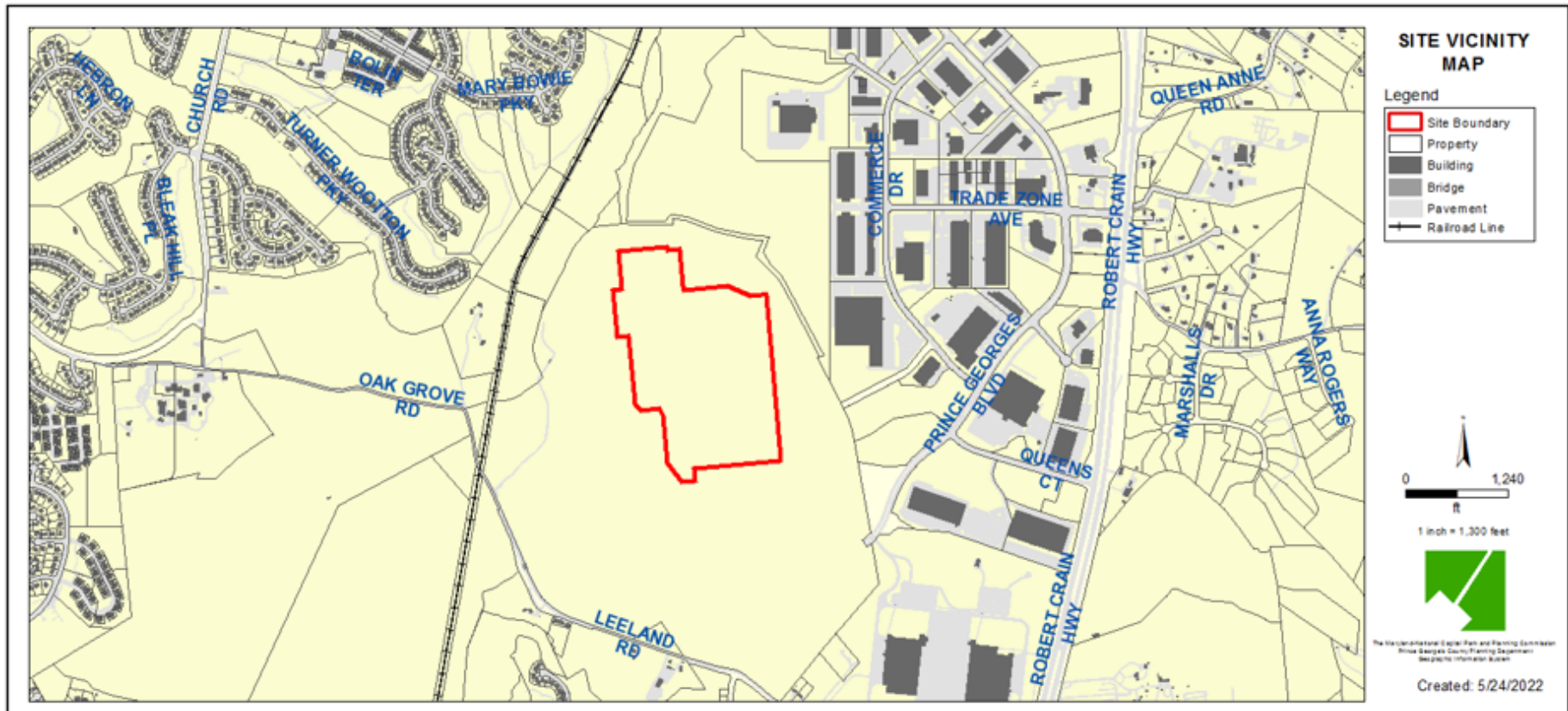


# GENERAL LOCATION MAP

Council District: 04  
Planning Area: 74A

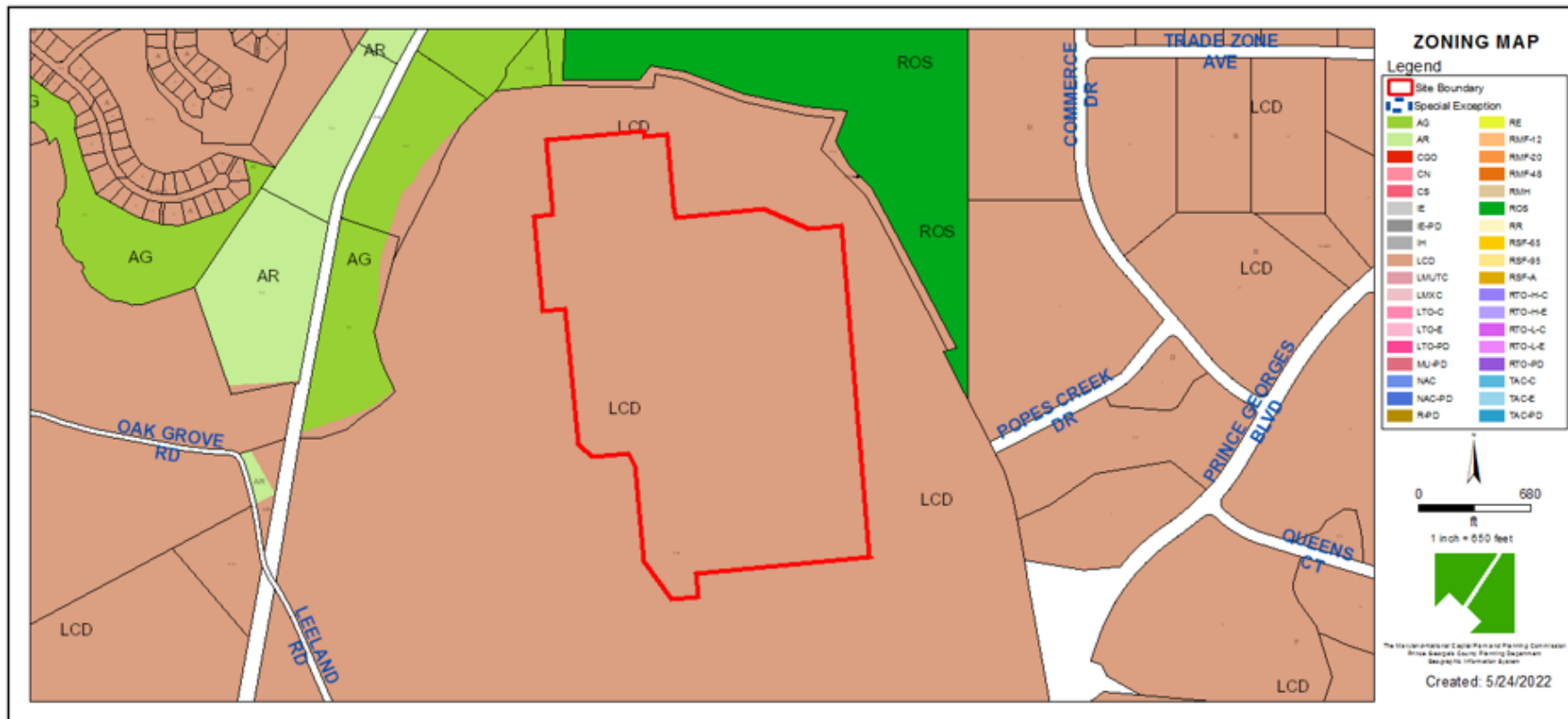


# SITE VICINITY MAP



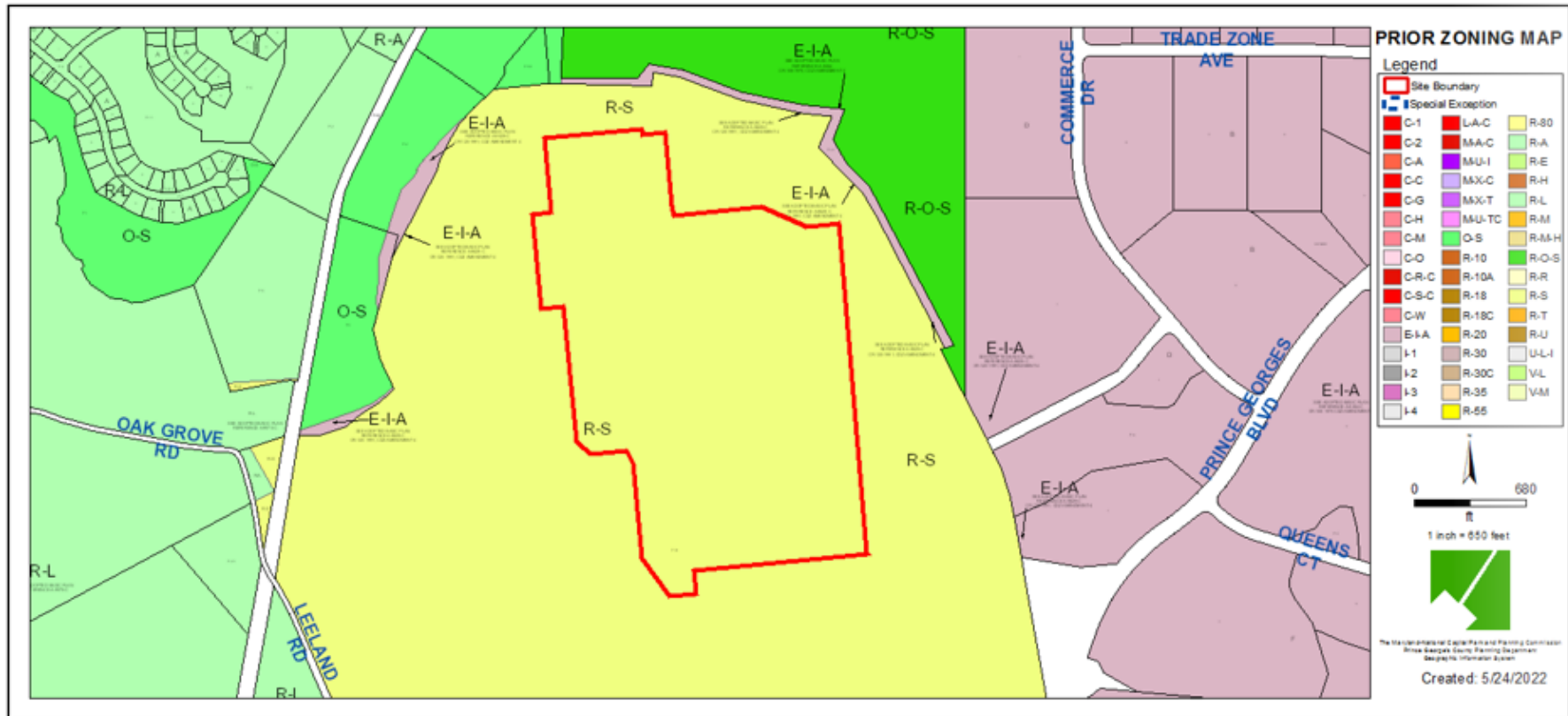
# NEW ZONING MAP

Property Zone: LCD

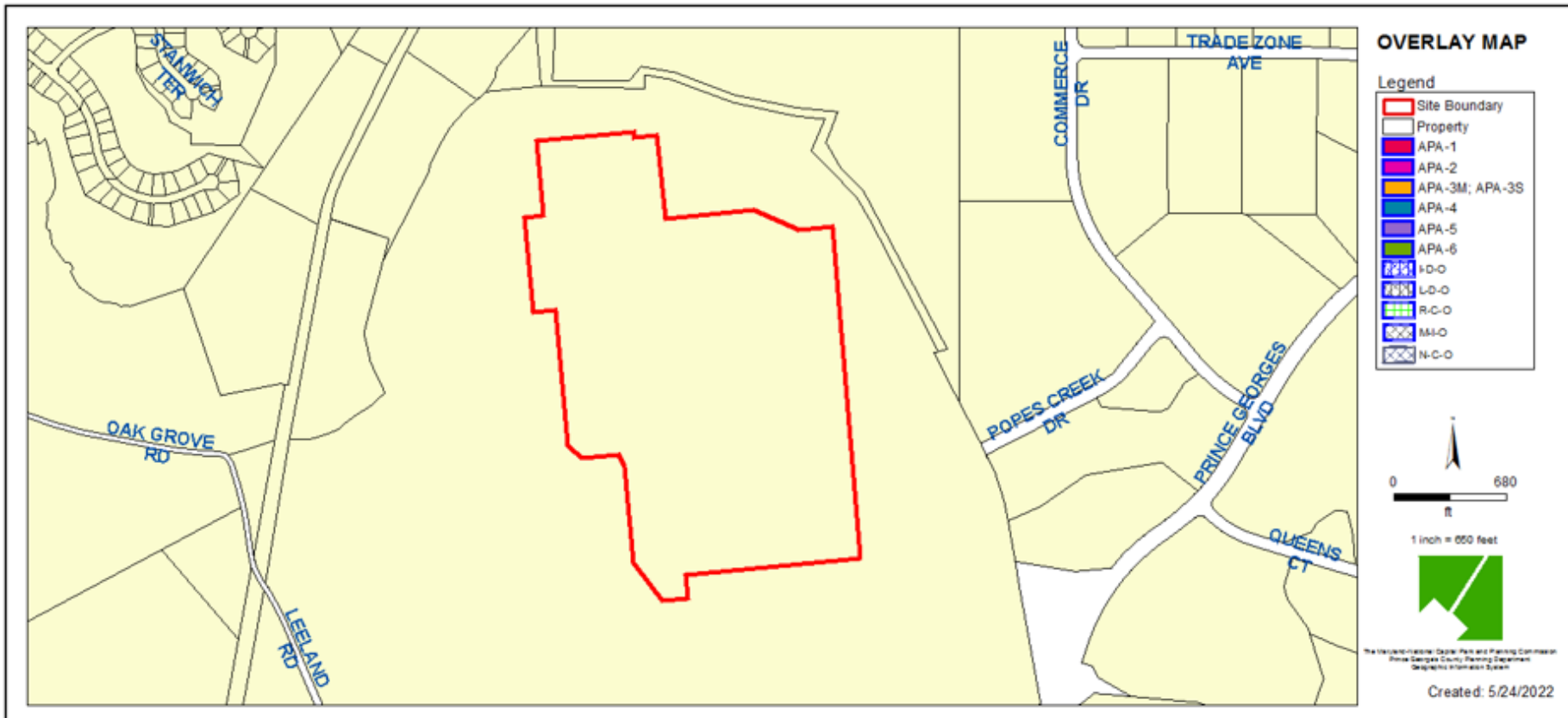


# PRIOR ZONING MAP

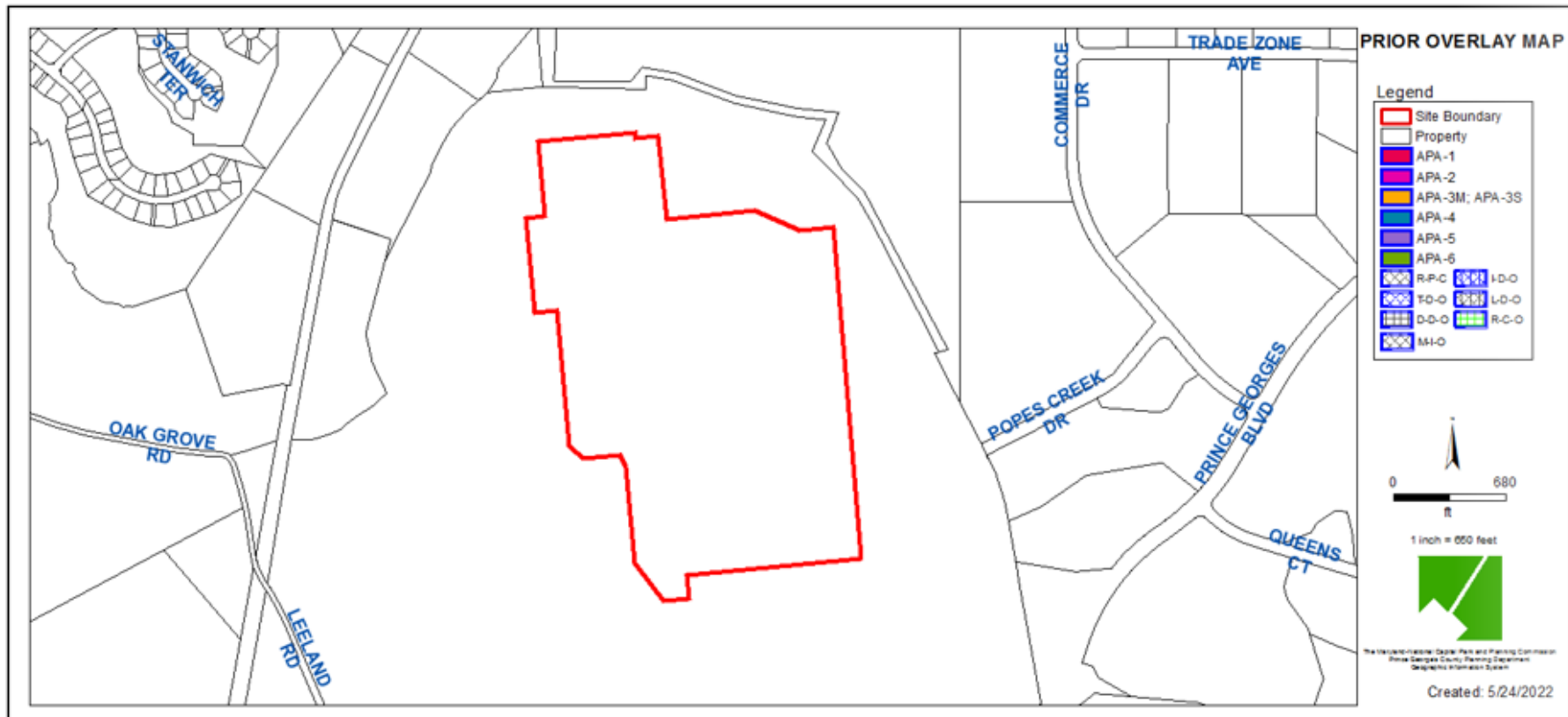
Property Zone: R-S



# NEW OVERLAY MAP



# PRIOR OVERLAY MAP

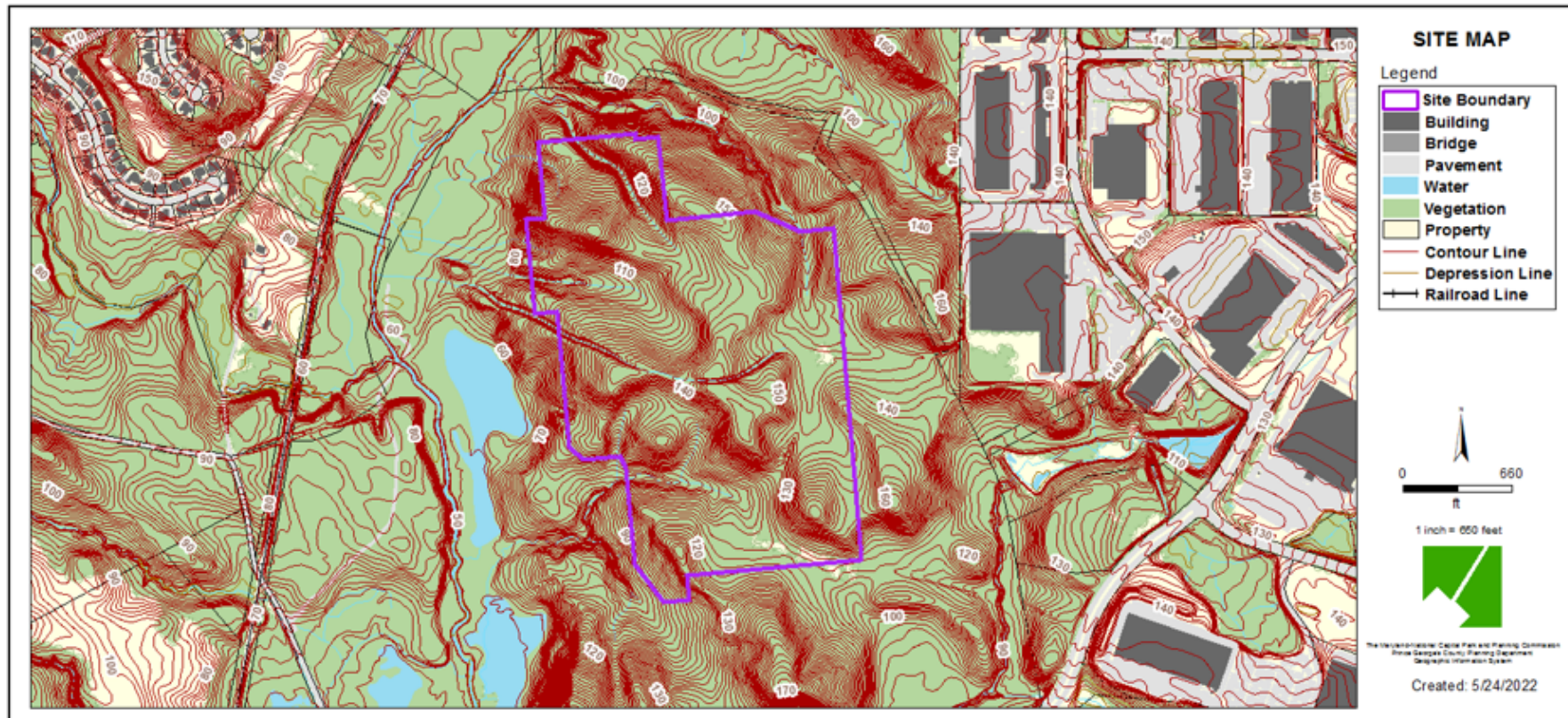


# AERIAL MAP

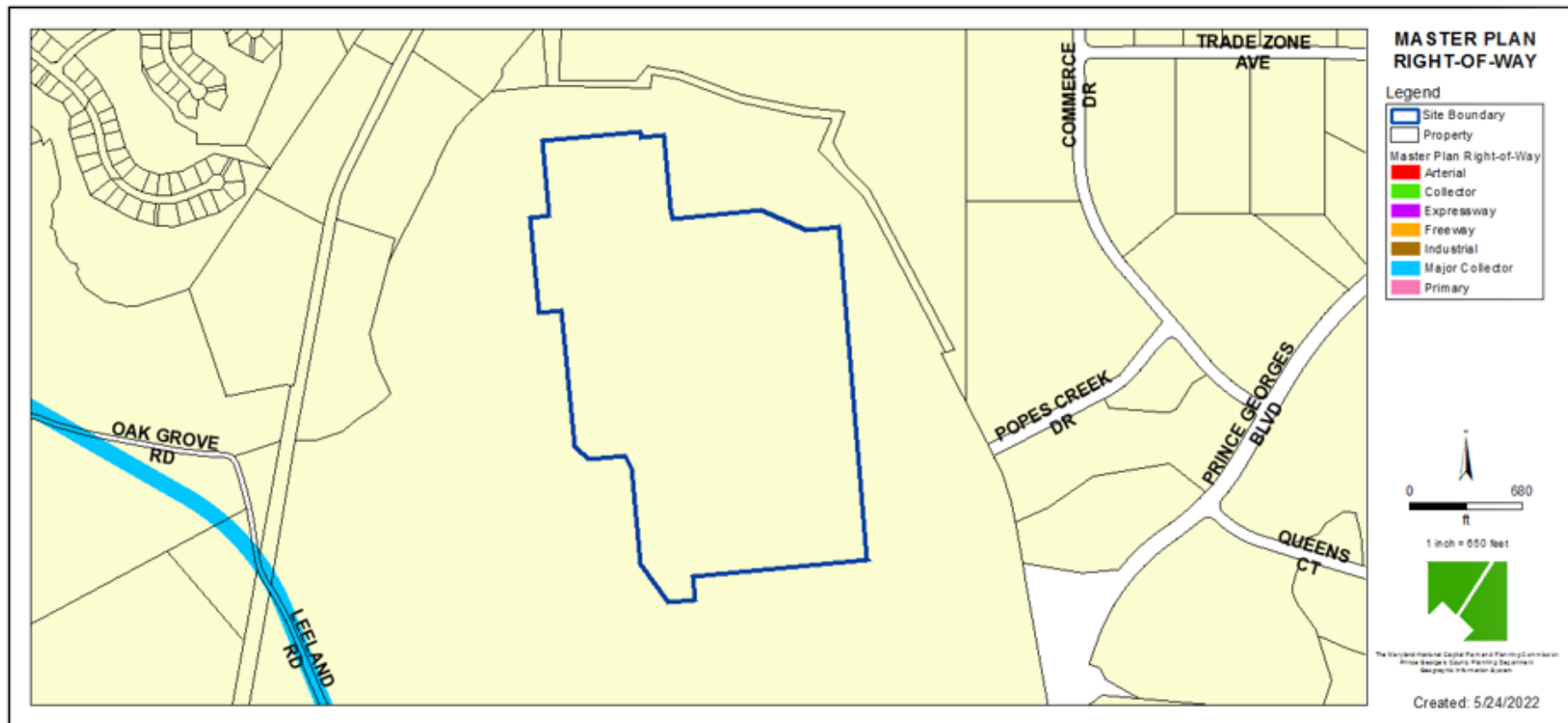




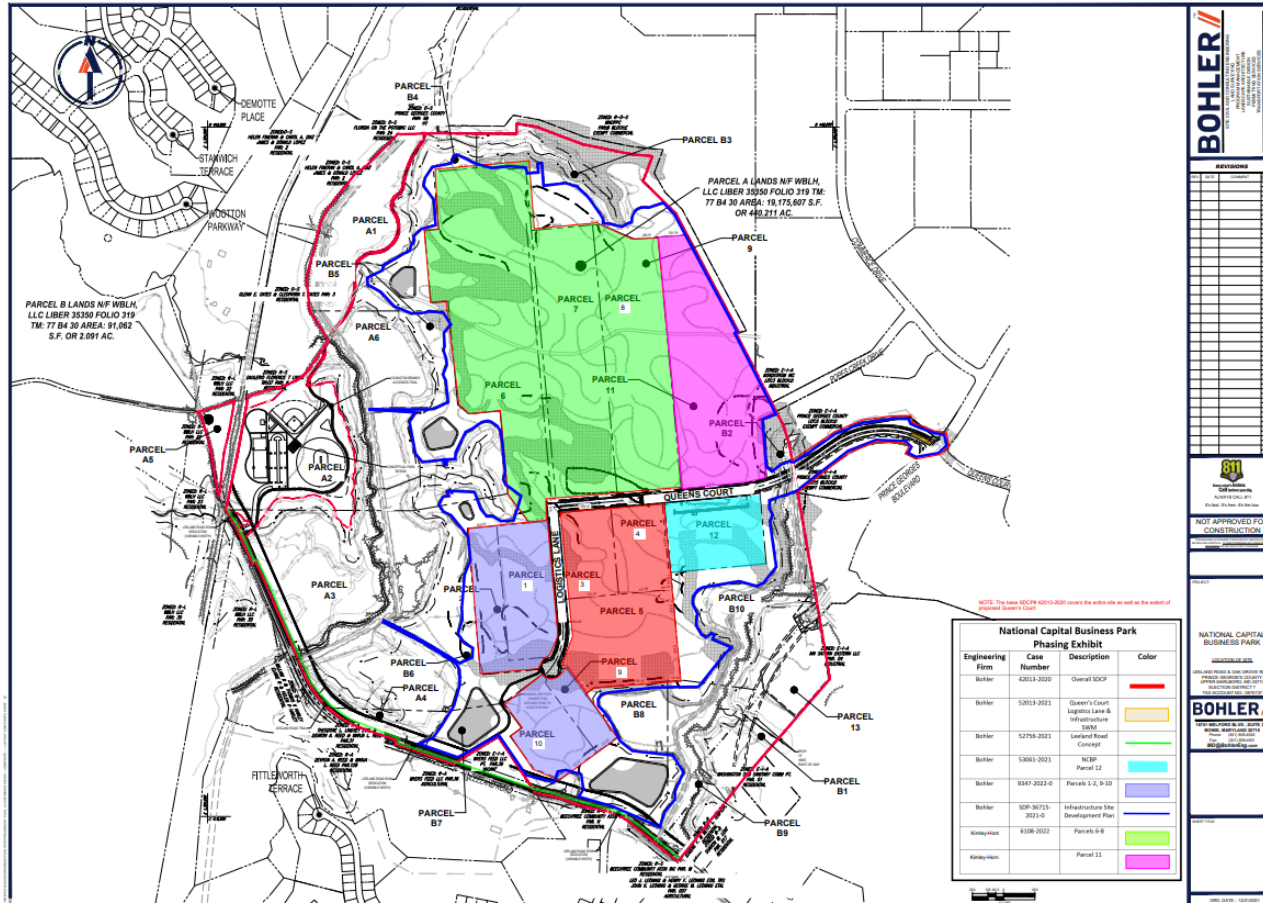
# SITE MAP



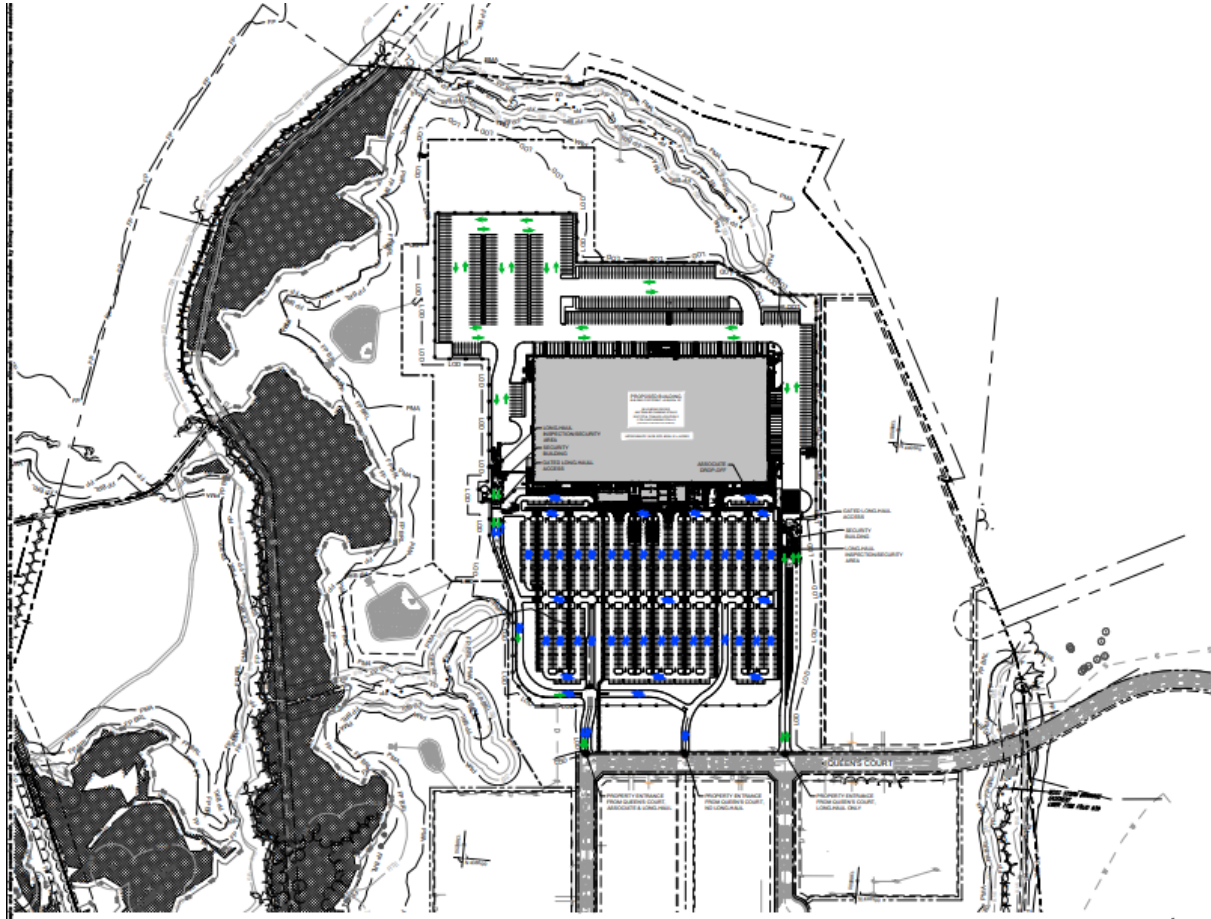
# MASTER PLAN RIGHT-OF-WAY MAP



# NCBP PHASING EXHIBIT



# SPECIFIC DESIGN PLAN



# SITE DETAILS

**1 BUILDING SIGNAGE**

**2 MONUMENT SIGNAGE**

**MONUMENT & BUILDING SIGN COLOR LEGEND**

- C1 WHITE GLOSS
- C2 BLACK (CS ZONE)
- C7 TRIMM BLUE PAINTABLE 2BNC
- B1 80 TBS ZONE/AREA
- B2 80 TBS BRUSH UP GLOSS

**SIGN CONSTRUCTION NOTES**

1. SURFACES TO BE WHITE UNLESS SPECIFIED AS PERMANENT.
2. OUTER SURFACES TO BE PAINTED TO MATCH BUILDING COLORS B1 & B2.
3. INTERIOR SURFACES TO BE PAINTED GLOSS WHITE (C1).
4. TRIMM - ACRYLIC PUSH THRU GRAPHICS, BLACK (C2) SURFACE, "HALF" LIGHTED.
5. TRIMM - "HALF" ACRYLIC PUSH THRU GRAPHICS, TRIMM BLUE (C7).
6. DIRECTIONAL ADDRESS - PUSH THRU ACRYLIC GRAPHICS, BLACK (C2) SURFACE, "HALF" LIGHTED.
7. TRIMM "HALF" - ACRYLIC PUSH THRU GRAPHICS, BLACK (C2) SURFACE, "HALF" LIGHTED.
8. TRIMM "HALF" - ACRYLIC PUSH THRU GRAPHICS, BLACK (C2) SURFACE, "HALF" LIGHTED.

**APPROVALS**

PROJECT NAME: NATIONAL CAPITAL PLANNING BOARD - PARKS & RECREATION  
 PROJECT NUMBER: SDP-1603-02

**APPROVED**

**PRINCE GEORGE'S COUNTY**  
 DEPARTMENT OF PERMITS AND INSPECTION  
 PLANNING AND ZONING DIVISION

**NATIONAL CAPITAL PLANNING BOARD**  
 NATIONAL CAPITAL PLANNING BOARD  
 PARKS, RECREATION & CULTURAL SERVICES DIVISION

**DATE:** 09/12/2022  
**SCALE:** 1/8" = 1'-0" (SIGNED)  
**DATE:** 06/30/2022  
**SCALE:** 1/8" = 1'-0" (SIGNED)

**CALL 48 HOURS BEFORE YOU DIG**  
 (IT'S THE LAW!)  
 DIG-811

**REVISIONS**

**DATE** **DESCRIPTION**

**1** **09/12/2022** **ISSUED FOR PERMITS**

**2** **06/30/2022** **ISSUED FOR PERMITS**

# ELEVATIONS



<p><b>INSULATED METAL PANEL MICRO-RIB (IMP-1-3, 5)</b></p>	<p><b>INSULATED METAL PANEL HORIZONTAL RIBBED (IMP-4)</b></p>	<p><b>CONCRETE PANEL TEXTURE COATING (PC-1-3)</b></p>	<p><b>CONCRETE PANEL FORMLINER (PC-4)</b></p>	<p><b>INSULATED METAL PANEL</b></p> <ul style="list-style-type: none"> <li>IMP-1 INSULATED METAL PANEL (3) FLUOROPOLYMER (SPECTRA WHITE)</li> <li>IMP-2 INSULATED METAL PANEL (3) FLUOROPOLYMER (SPECTRAWOOD)</li> <li>IMP-3 INSULATED METAL PANEL (3) FLUOROPOLYMER (SAGE GRAY)</li> <li>WAVE IMP-4 IMP-4 WAVE METAL PANEL (3) WAVE TEXTURE FLUOROPOLYMER (SAGE GRAY)</li> <li>IMP-5 INSULATED METAL PANEL (3) FLUOROPOLYMER (MATCHING TERNARY BLUE PAASONSIC 2500) RGB # 109 224</li> </ul> <p><b>PRECAST CONCRETE</b></p> <ul style="list-style-type: none"> <li>PC-1 CONC. PANEL, SW 7024 (PINEY BAY)</li> <li>PC-2 CONC. PANEL, SW 7016 (MINERVA GRAY)</li> <li>PC-3 CONC. PANEL, SW 7017 (DORIAN GRAY)</li> <li>PC-4 CONC. PANEL, SW 7019 (DUNE TALK)</li> </ul>
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# ELEVATIONS



<p><b>INSULATED METAL PANEL MICRO-RIB (IMP-1-3, 5)</b></p>	<p><b>INSULATED METAL PANEL HORIZONTAL RIBBED (IMP-4)</b></p>	<p><b>CONCRETE PANEL TEXTURE COATING (PC-1-3)</b></p>	<p><b>CONCRETE PANEL FORMLINER (PC-4)</b></p>	<p><b>INSULATED METAL PANEL</b></p> <ul style="list-style-type: none"> <li>IMP-1 INSULATED METAL PANEL (3) PULPROM / 3/8" DOG W/STAIN</li> <li>IMP-2 INSULATED METAL PANEL (3) PULPROM / DEFTWOOD</li> <li>IMP-3 INSULATED METAL PANEL (3) PULPROM / EDGE GRAFT</li> <li>WAVE IMP-4 WAVE INSULATED METAL PANEL (3) WAVE TEXTURE PULPROM / GRAY</li> <li>IMP-5 INSULATED METAL PANEL (3) PULPROM (MATCHING TENANT BLUE PANTONE 2885C) 3/8" x 48 GFL</li> </ul> <p><b>PRECAST CONCRETE</b></p> <ul style="list-style-type: none"> <li>PC-1 CONC. PANEL (SW 1020 (BERRY BLUE))</li> <li>PC-2 CONC. PANEL (SW 1016 (BIRCH))</li> <li>PC-3 CONC. PANEL (SW 1017 (DORIAN GRAY))</li> <li>PC-4 CONC. PANEL (SW 1018 (DOVE TAIL))</li> </ul>
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# ELEVATIONS



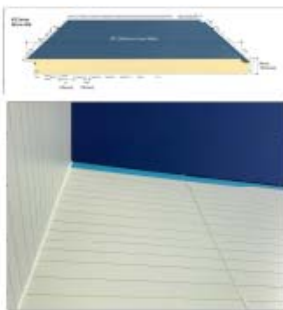
<p><b>INSULATED METAL PANEL MICRO-RIB (IMP-1,3, 5)</b></p>	<p><b>INSULATED METAL PANEL HORIZONTAL RIBBED (IMP-4)</b></p>	<p><b>CONCRETE PANEL TEXTURE COATING (PC-1,3)</b></p>	<p><b>CONCRETE PANEL FORMLINER (PC-4)</b></p>	<p><b>INSULATED METAL PANEL</b></p> <ul style="list-style-type: none"> <li>IMP-1 INSULATED METAL PANEL (2) FLUOROPOL (DRESS GRAY)</li> <li>IMP-2 INSULATED METAL PANEL (2) FLUOROPOL (DRETTWOOD)</li> <li>IMP-3 INSULATED METAL PANEL (2) FLUOROPOL (EDGE GRAY)</li> <li>WAVE IMP-4 3RD LAYER METAL CLAD (3) WAVE TEXTURE FLUOROPOL (CONC GRAY)</li> <li>IMP-5 INSULATED METAL PANEL (2) FLUOROPOL (MATCHING TENANT BLUE WASHCOAT 2000) R08 1' X8 25"</li> </ul> <p><b>PRECAST CONCRETE</b></p> <ul style="list-style-type: none"> <li>PC-1 CONC. PANEL, SW 7017 (DRETTWOOD)</li> <li>PC-2 CONC. PANEL, SW 7018 (MINIFUL GRAY)</li> <li>PC-3 CONC. PANEL, SW 7017 (DORMAN GRAY)</li> <li>PC-4 CONC. PANEL, SW 7019 (DOVE TAIL)</li> </ul>
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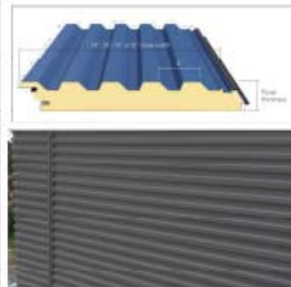
# ELEVATIONS



**INSULATED METAL PANEL  
 MICRO-RIB  
 (IMP-1, 3, 5)**



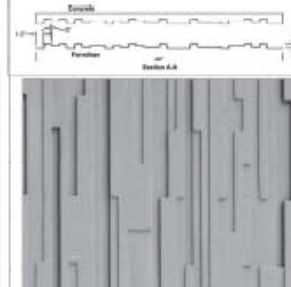
**INSULATED METAL PANEL  
 HORIZONTAL RIBBED  
 (IMP-4)**



**CONCRETE PANEL  
 TEXTURE COATING  
 (PC-1, 3)**



**CONCRETE PANEL  
 FORMLINER  
 (PC-4)**



**INSULATED METAL PANEL**

- IMP-1**  
 INSULATED METAL PANEL (3)  
 FLUOROPOLYMER COAT. WHITE
- IMP-2**  
 INSULATED METAL PANEL (3)  
 FLUOROPOLYMER (DRETTWOOD)
- IMP-3**  
 INSULATED METAL PANEL (3)  
 FLUOROPOLYMER (DOVE GRAY)
- WAVE IMP-4**  
 WAVE METAL PANEL (3)  
 FLUOROPOLYMER (DARK GRAY)
- IMP-5**  
 INSULATED METAL PANEL (3)  
 FLUOROPOLYMER (MATCHING TENANT BLUE WARDONE 2005)  
 RGB 1 100 254

**PRECAST CONCRETE**

- PC-1**  
 CONC. PANEL, SW 7016 (BERRY STAIN)
- PC-2**  
 CONC. PANEL, SW 7018 (MINIFLE GRAY)
- PC-3**  
 CONC. PANEL, SW 7017 (DORMAN GRAY)
- PC-4**  
 CONC. PANEL, SW 7018 (DOVE TAIL)

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# STAFF RECOMMENDATION

## **APPROVAL** with 3 Conditions

### **Issues:**

- No

### **Applicant Community Engagement:**

- Multiple engagements previously
- Informational Mailing on February 15, 2022