

PROPOSED COMMERCIAL RESIDENTIAL TOWN-FLOATING ZONE

CRTF - 1.75, C - 0.25, R - 1.5, H - 70

PROPOSED UNIT COUNT +/- 220 UNITS
 MINIMUM 20% MPDUs AS A BINDING CONDITION

CALCULATIONS

		PROPOSED ZONE: CRTF
FAR:	CRTF	1.5(Residential proposed)
	CRTF	1.75
	R	0.25
HEIGHT:	Max. Allowed	70 ft
	MIN. OPEN SPACE:	10%
SETBACKS (Min.):	Front	0 ft
	Side	0 ft
	Side, abutting other Zones	0 ft
	Rear, abutting other Zones	n/a
	Rear, alley	n/a

Note: Ultimate Building placement and design to be determined during Site Plan submission.

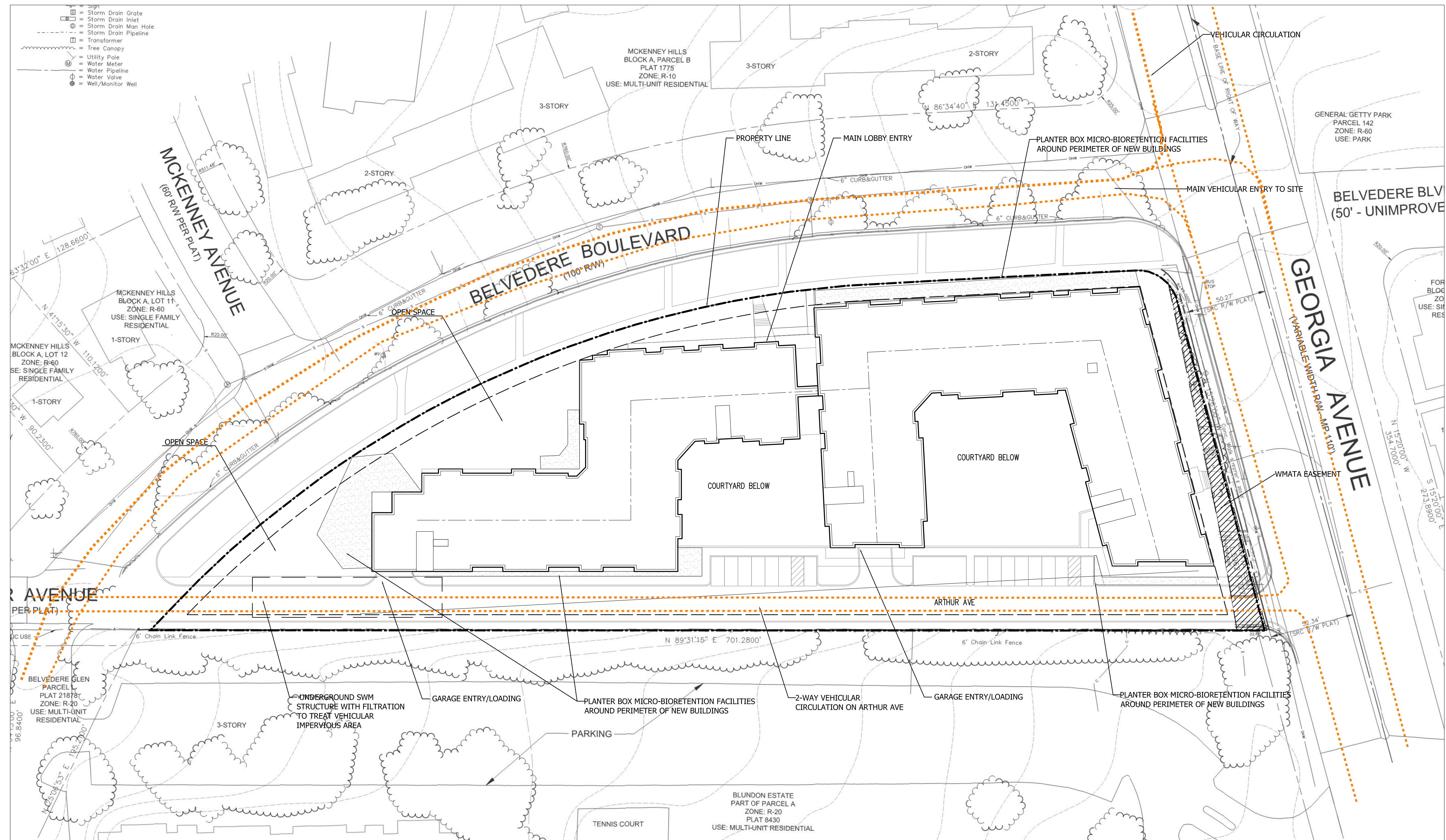
CONCEPTUAL UNIT MATRIX

Date: 02.22.2019

UNIT TYPES	TOTAL UNITS	FLOOR GROSS
UNIT GSF AREA		
FIRST FLOOR	20	27,000
SECOND FLOOR	46	49,000
THIRD FLOOR	49	49,000
FOURTH FLOOR	49	49,000
FIFTH FLOOR	28	28,500
SIXTH FLOOR	28	28,500
TOTAL UNITS	220	231,000
TOTAL UNIT GSF	183,260	
TOTAL BUILDING GROSS (SF)	231,000	
TOTAL UNIT COUNT	220	
PARKING		
PARKING FIRST FLOOR (P1)	88	
PARKING LEVEL P2:	148	
SURFACE PARKING:	14	
PARKING TOTAL:	250	

Note: Unit Matrix is Preliminary and subject to change at Site Plan Submission.

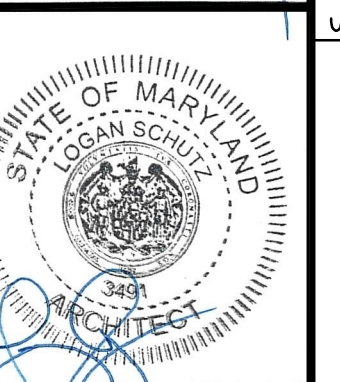
AERIAL MAP



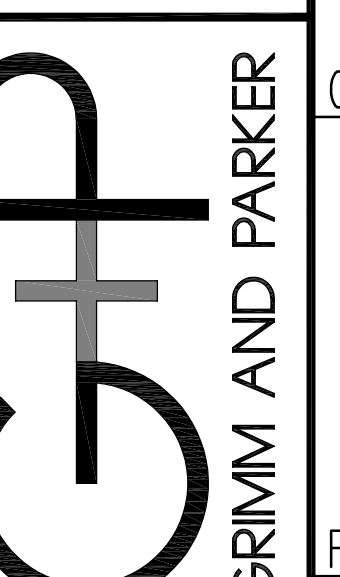
Note: All design features are Conceptual and will be determined during Site Plan Submission.

A3 FLOATING ZONE PLAN
 1" = 30'-0"

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 3991
 EXPIRATION DATE 12-17-2019



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GRIMM AND PARKER

GP # 21814.00

FLOATING ZONE PLAN

FOREST GLEN APARTMENTS

9920 GEORGIA AVENUE, SILVER SPRING, MD 20902

DATE DESCRIPTION

12.21.18 FZP APPLICATION

02.22.19 FZP APPLICATION-R1

03.01.2019 FZP APPLICATION-R2

A0100

09/01/2019

GRIMM AND PARKER, P.C. 2014