



VICINITY MAP

SITE DATA

SUBJECT PROPERTY	PARCEL B, RAYMOND TOWERS PLAT #31
LOT AREA	95,568 S.F. OR 2.1939 ACRES
ZONING CLASSIFICATION	M-U-1 MIXED USE INFILL U.S. CORRIDOR SECTOR PLAN - SUB AREA 3A
PROPERTY ADDRESS	8400 BALTIMORE AVENUE
TAX ACCOUNT NO.	21-2297760
PROPOSED USE	MIXED-USE

PROPOSED DEVELOPMENT

BUILDING SETBACK REQUIREMENTS	ADJACENT TO U.S. 1 - 12' SIDE - REAR - VARIES
BUILDING HEIGHT	12 STORES, INCLUDING 4 STORES PARKING
BUILDING AREA COVERAGE	55,051 SQUARE FEET
GROSS BUILDING AREA	RESIDENTIAL BLDG : 370,281 GSF RETAIL : 10,217 GSF PARKING : 180,586 GSF
PARKING SPACES	STANDARD SURFACE (19'x8.5') : 27 SPACES STANDARD PARKING (19'x8.5') : 221 SPACES COMPACT PARKING (16.5'x8') : 90 SPACES TOTAL : 338 SPACES
APARTMENTS / SIZE	1BR'S : 140 UNITS 2BR'S : 168 UNITS TOTAL : 308 UNITS THE AVERAGE SIZE OF A 1BR UNIT COMPLIES WITH THE MINIMUM OF 750 SF THE AVERAGE SIZE OF A 2BR UNIT COMPLIES WITH THE MINIMUM OF 1,050 SF
BUILDING FRONTAGE ON U.S. RTE. 1	SEE CIVIL DWGS

DRAWING LIST

A01	COVER SHEET
A02	FIRST FLOOR PLAN
A03	SECOND FLOOR PLAN
A04	THIRD FLOOR PLAN
A05	FOURTH FLOOR PLAN
A06	FIFTH FLOOR PLAN
A07	TYPICAL FLOOR PLAN (6-12)
A08	ROOF PLAN
A09	EXTERIOR ELEVATION
A10	EXTERIOR ELEVATION
A11	BUILDING SECTIONS

8400 BALTIMORE AVENUE
US. Route 1, Baltimore Avenue, College Park, Prince Georges County, Maryland
OWNER: 8400 Baltimore Avenue LLC

Owner
 8400 Baltimore Avenue /
 10 South Howard Street
 Suite 110
 Baltimore, MD 21201
 LLC

Developer
 WG Group, LLC
 Contact: Trey Burke
 c/o SJM Partners, Inc.
 9001 Congressional Court
 Potomac, MD 20854-4608
 8400 Baltimore Ave.
 Mixed Use Project

Architects and Planners
 1500 Hill Street, Suite 200
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 800 Eye Street SE, Suite 800
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 202.638-1022



COVER SHEET

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