



**LOCATION MAP**  
SCALE: 1" = 500'

**GENERAL NOTES:**

- PURPOSE OF PLAN: TO PROPOSE A 2 STORY ALZHEIMER'S COMMUNITY BUILDING WITH 63 BEDS AND 25 PARKING SPACES.
- SITE AREA: 70,748 Sq.Ft. or 1.624 Ac.±
- PROPOSED IMPERVIOUS AREAS:  
BUILDING: 17,955 Sq.Ft.  
PAVING: 19,401 Sq.Ft.  
WALKWAY: 3,789 Sq.Ft.  
TOTAL: 41,145 Sq.Ft. or 58%
- PROPOSED GREEN AREA: 29,603 Sq.Ft. or 42%
- PARKING REQUIRED:  
1 PER 5 BEDS AND 1 PER 6 EMPLOYEES  
63 BEDS = 13 SPACES, 35 EMPLOYEES = 6 SPACES  
TOTAL = 19 SPACES  
PARKING PROVIDED: 25 SPACES
- F.A.R.  
R-4: MAX PERMITTED = .40 x 18,102 = 7,241 Sq.Ft.  
R-6: MAX PERMITTED = 1.0 x 52,646 = 52,646 Sq.Ft.  
TOTAL BUILDING AREA PERMITTED = 59,887 Sq.Ft.  
TOTAL BUILDING AREA PROVIDED = 53,865 Sq.Ft.
- SETBACKS FOR R-4 & R-6  
FRONT: 25'  
INTERIOR SIDE: 15'  
STREET CORNER SIDE: 20'  
REAR: 25'
- CONTACT PERSON: RICK RICHARDSON  
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PROPOSED CONDITIONS  
FOR  
**ROLAND PARK**  
4301 ROLAND AVENUE

WARD #27, SECTION #13, BLOCK #4960A, LOT #015  
BALTIMORE CITY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
02-03-09 NOTES FOR CONVALESCENT HOME	CND	DWR	1" = 20'
03-12-09 REVISED LAYOUT	DATE:	JOB NO.:	SHEET NO.:
	11-26-08	08089	2 OF 5

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