

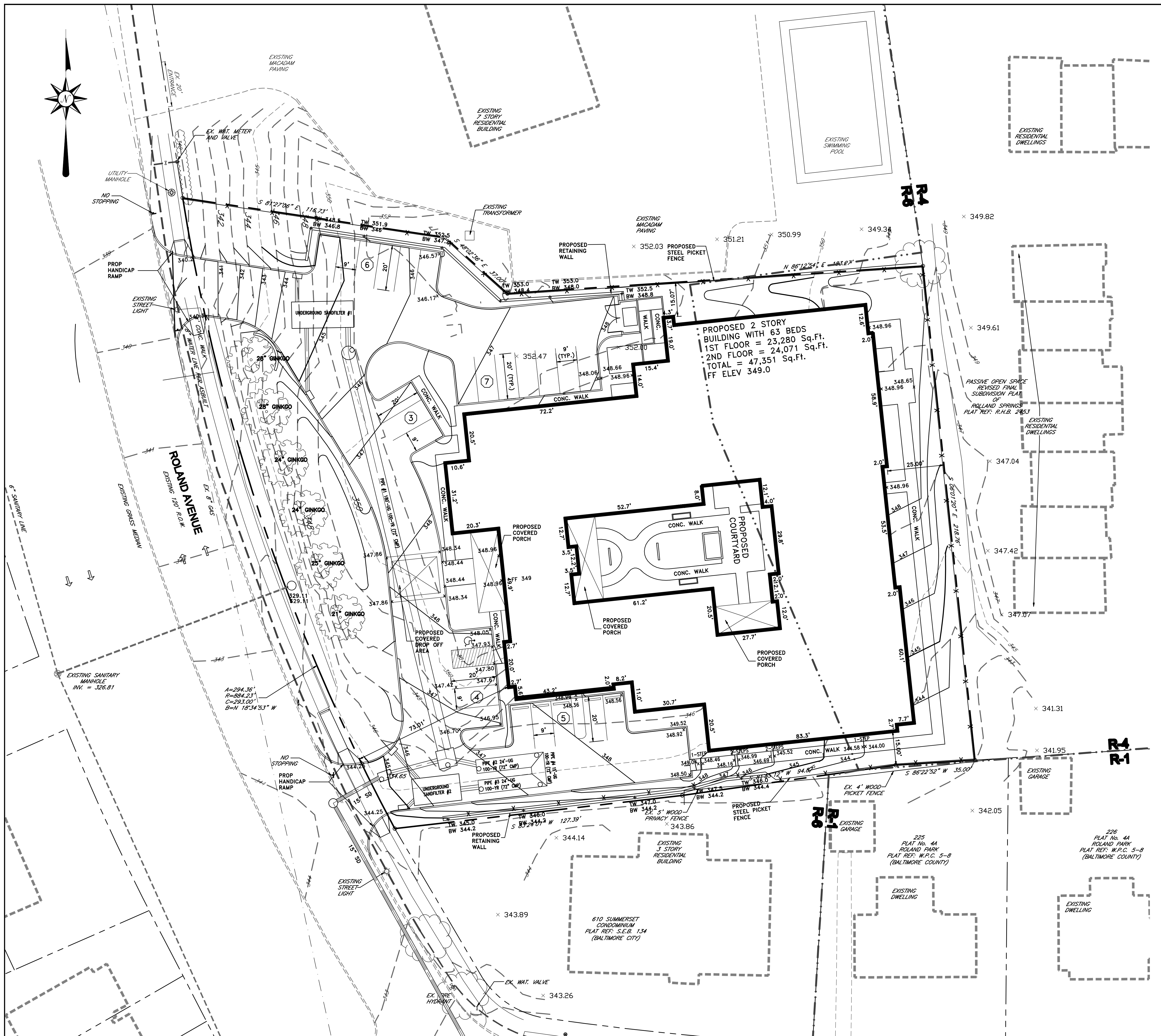
LOCATION MAP  
SCALE: 1" = 500'

**GENERAL NOTES:**

- PURPOSE OF PLAN: TO PROPOSE A 2 STORY ALZHEIMER'S COMMUNITY BUILDING WITH 63 BEDS AND 25 PARKING SPACES.
- PROPOSED IMPERVIOUS AREAS:  
BUILDING: 26,450 Sq.Ft.  
PAVING: 19,401 Sq.Ft.  
WALKWAY: 3,789 Sq.Ft.  
TOTAL: 49,640 Sq.Ft. or 70%
- PROPOSED GREEN AREA: 21,108 Sq.Ft. or 30%
- 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 = .60 x 18,102 = 10,861 Sq.Ft.  
R-6: MAX PERMITTED = 2.0 x 52,646 = 105,292 Sq.Ft.  
TOTAL BUILDING AREA PERMITTED = 116,153 Sq.Ft.  
TOTAL BUILDING AREA PROVIDED = 47,351 Sq.Ft.
- SETBACKS FOR R-4 & R-6  
FRONT: 25'  
INTERIOR SIDE: 15'  
STREET CORNER SIDE: 20'  
REAR: 25'
- MINIMUM LOT AREA:  
R-4: 1/1500 x 18102 = 12.07  
R-6: 1/370 x 52,646 = 142.3  
TOTAL UNITS PERMITTED = 154  
TOTAL UNITS PROPOSED = 63
- CONTACT PERSON: RICK RICHARDSON  
RICHARDSON ENGINEERING, LLC  
30 EAST PADONIA ROAD, SUITE 500  
TIMONIUM, MARYLAND 21093  
PHONE: 410-560-1502 EXT. 112

PROPOSED 2 STORY BUILDING WITH 63 BEDS  
1ST FLOOR = 23,280 Sq.Ft.  
2ND FLOOR = 24,071 Sq.Ft.  
TOTAL = 47,351 Sq.Ft.  
FF ELEV 349.0

PROPOSED COURTYARD



**Richardson Engineering, LLC**

30 East Padonia Road, Suite 500  
Timonium, Maryland 21093  
Phone: 410-560-1502 Fax: 443-901-1208

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:
	CND	DWR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	11-26-08	08089	2 OF 5