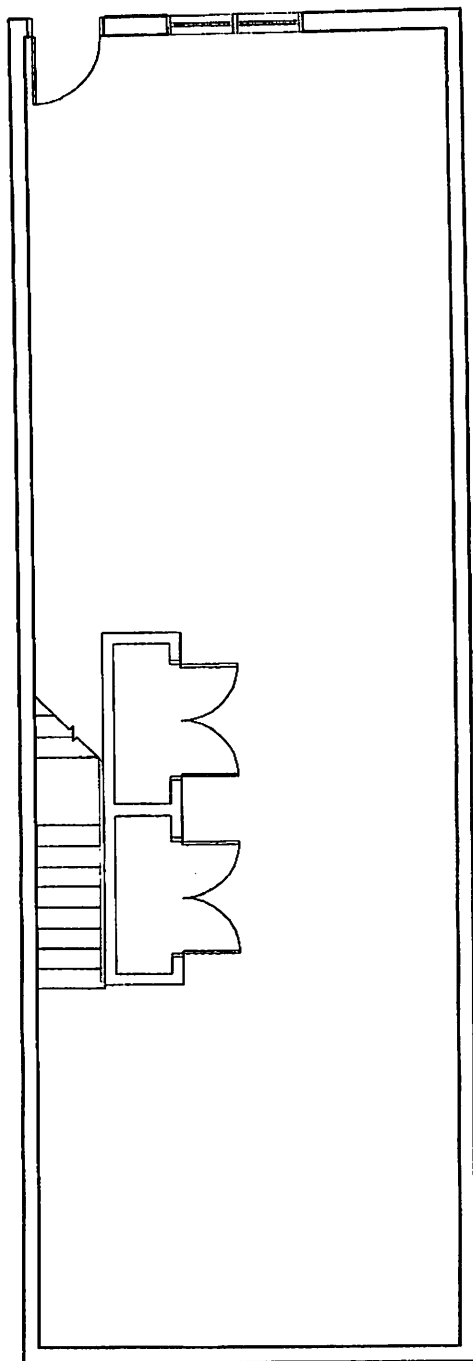
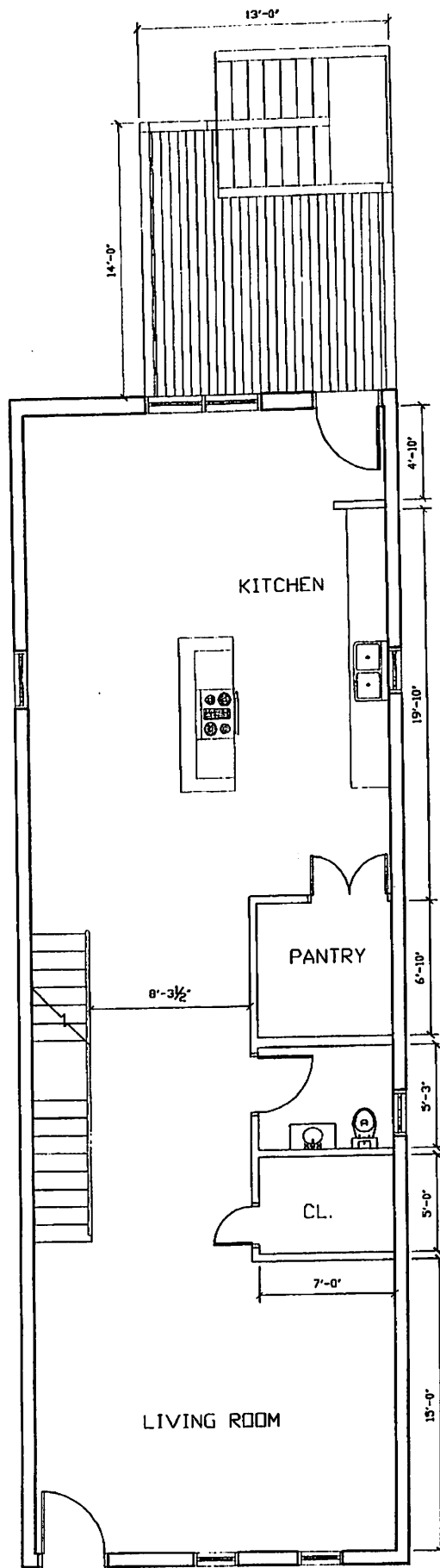


Site Plans
2011 Girard Avenue
Baltimore, Md 21211

Owner : Woodberry Properties, LLC
Ward-13 Sect-04 Block-3397 Lot-011

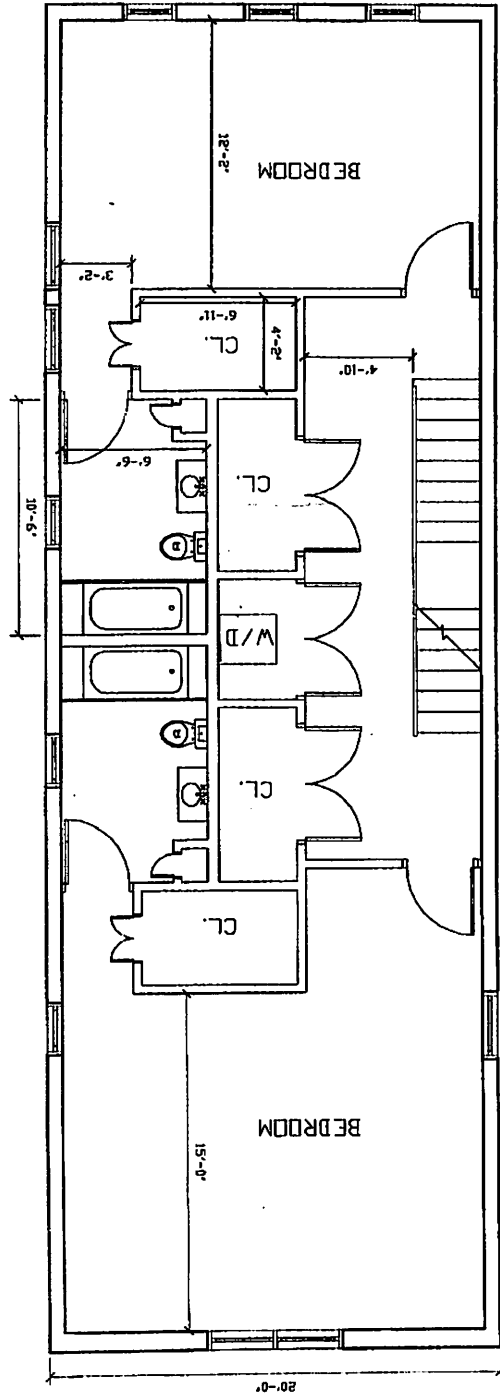


BASEMENT

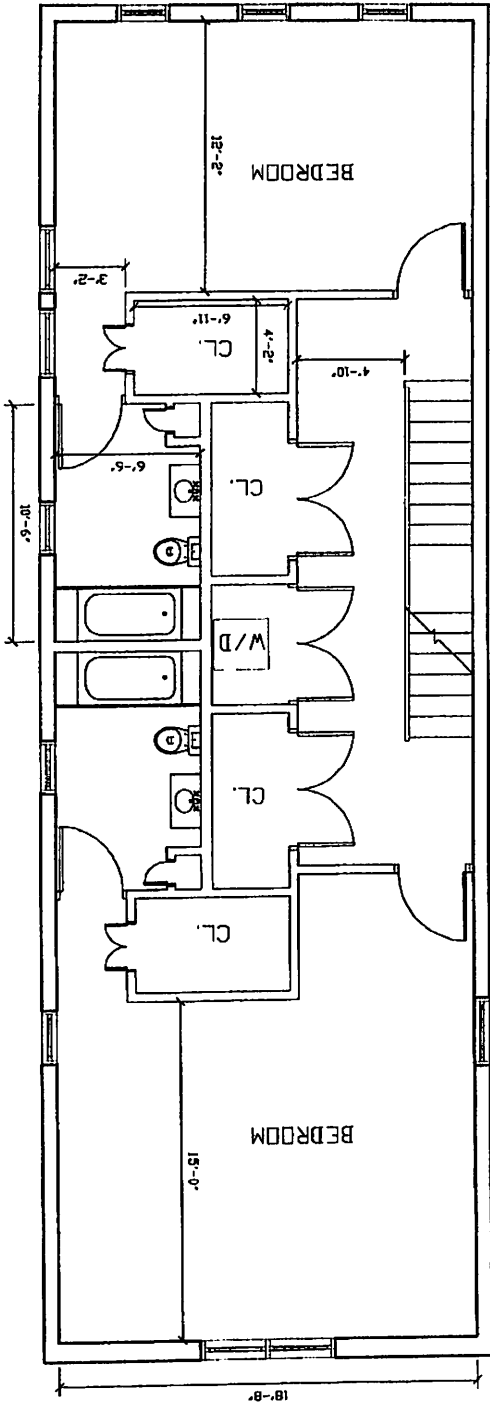


GROUND FLOOR

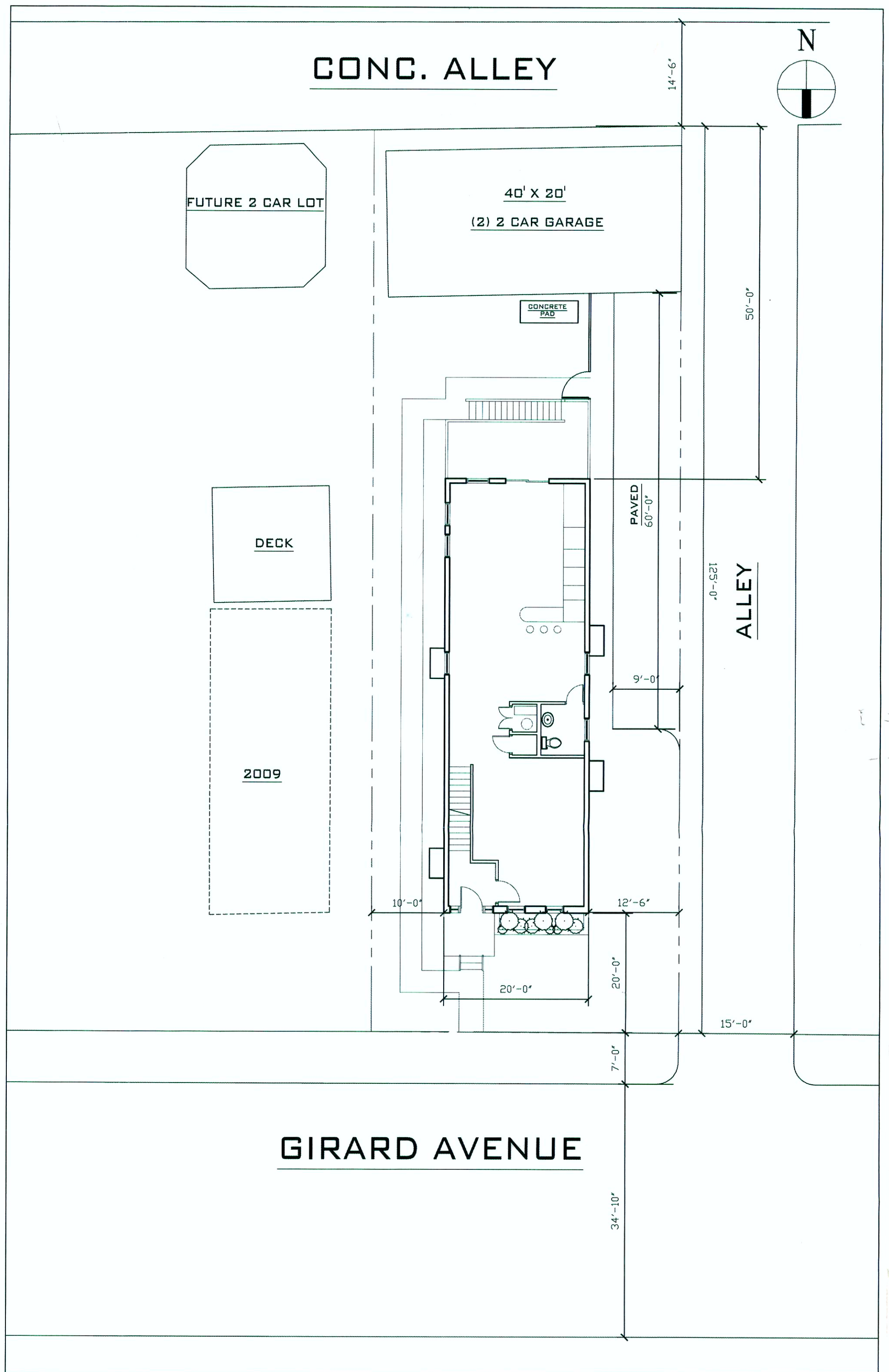
2ND FLOOR



3RD FLOOR



2



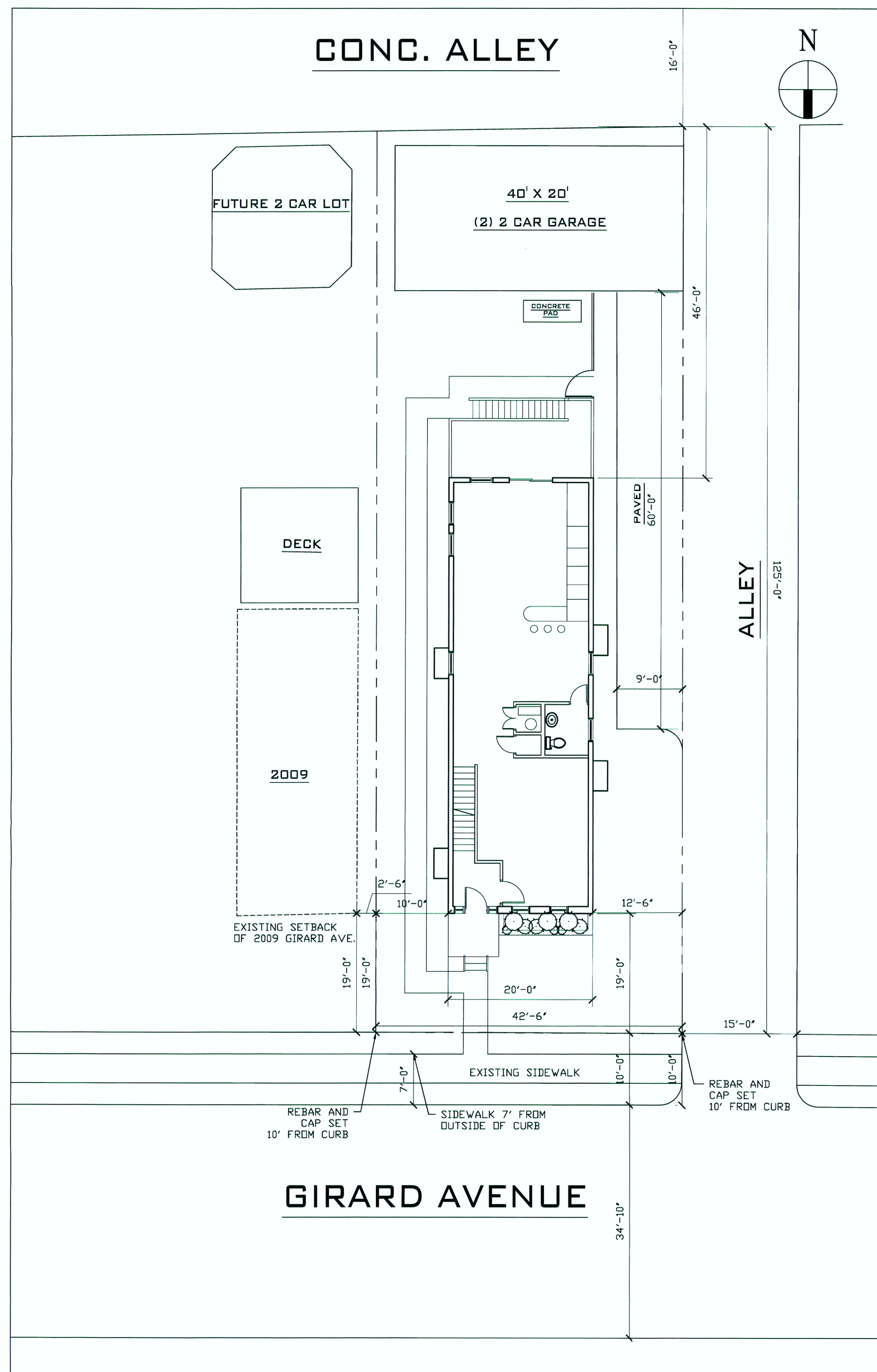
SITE PLAN
 1
 AS AS
 1" = 10'

SPArch, Inc.
Architecture, Planning,
 600 Reisterstown Rd. Suite 718
 Pikesville, MD 21208
 (410) 580-9106
 www.sparch-inc.com

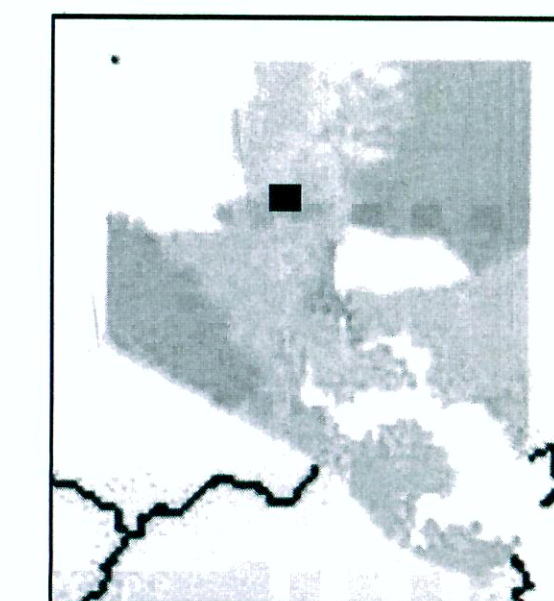
REVISIONS

GRAPHIC SCALE:
 AS SHOWN

PLAN PREPARATION



1 SITE PLAN
AS AS 1" = 10'



VICINITY MAP
1"=500'-0"

GENERAL NOTES

ADDRESS: 2011 GIRARD AVE.
 MAP - 13 / SECTION- 4
 BLOCK- 3397 / LOT-11
 EXISTING/PROPOSED USE: VACANT / 2 UNITS
 ZONE: R-6
 LOT AREA: 5,312.5 SQFT
 MAX BUILDABLE AREA: 5,312.5 SQFT
 PROPOSED SQFT: 4,800 SQFT
 TOTAL SQFT PROPOSED AND EXISTING: 4,800 / -
 MAXIMUM LOT COVERAGE: PER FAR
 TOTAL LOT COVERAGE: 1,200 SQFT
 HEIGHT: 35'-0"
 PROPOSED STORIES: 3
 DISTURBANCE AREA: 1,790 SQFT
 PARKING REQ: 2
 PARKING PROPOSED: 4
 (4 EXISTING, 4 PROPOSED)
 CONSTRUCTION TYPE: 3B
 USER GROUP: R-2

SETBACKS:

REQUIRED:
 FRONT 25', REAR 25', INT/ALLEY. SIDE 15'/15'
 EXISTING:
 FRONT 0', REAR 0'
 INT/ALLEY SIDE 0'
 PROPOSED:
 FRONT 19' (ALIGN WITH NEIGHBORING BUILDING) ,
 REAR 46', INT/ALLEY SIDE 10' / 12'-6"

VARIANCES REQUESTED:

INTERIOR SIDE SETBACK

PLAN PREPARER:
 KATHLEEN SHERRILL
 410-580-9109

OWNER:
 WOODBERRY PROPERTIES, LLC
 410-375-7101

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REVISIONS

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PROJECT

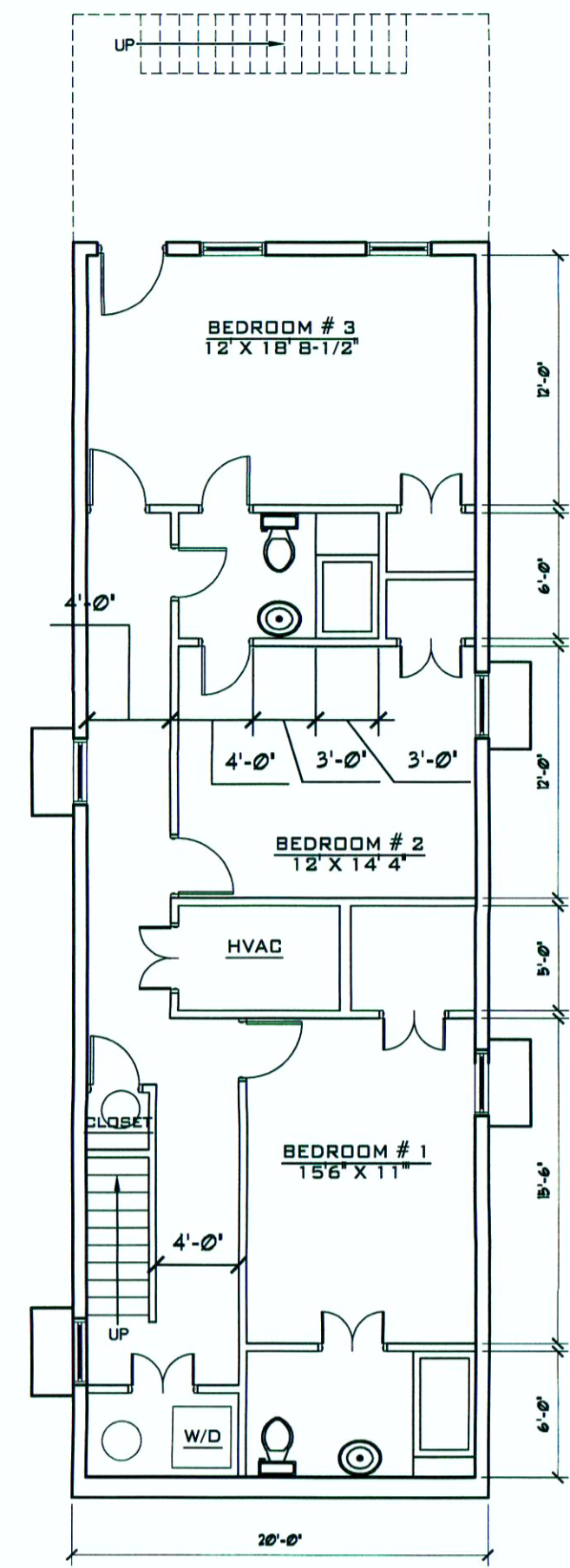
WOODBERRY PROPERTIES

2011 GIRARD AVE.
 BALTIMORE, MD 11211

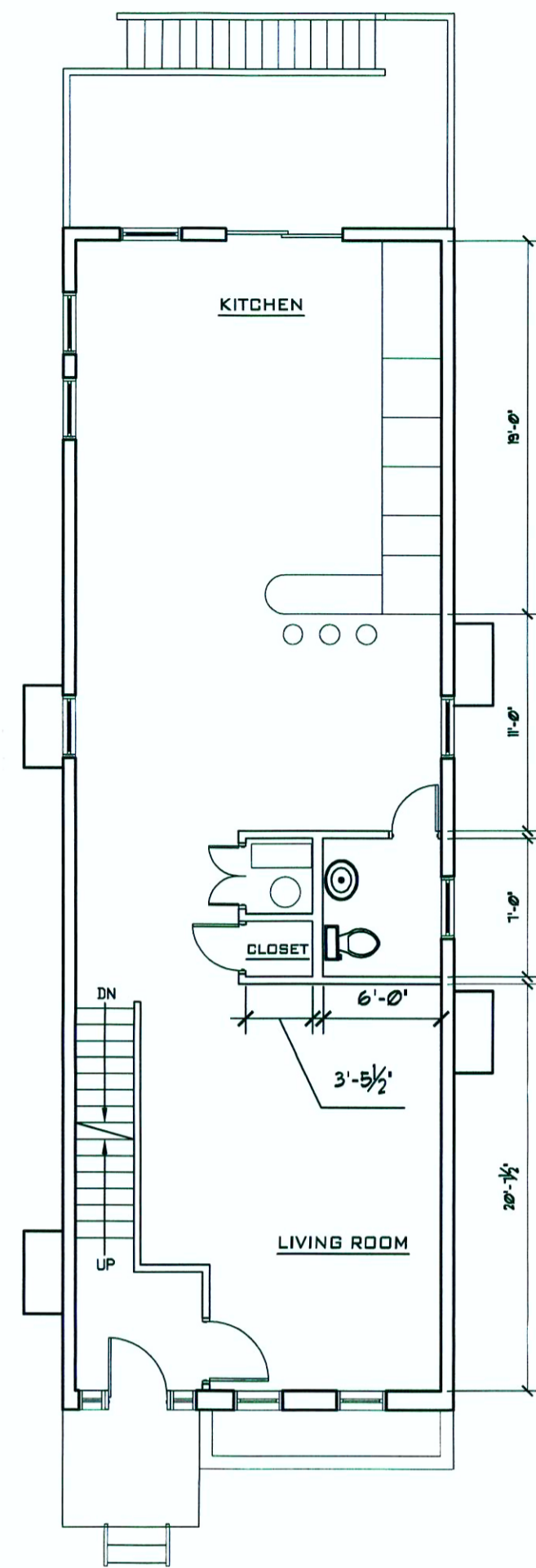


DRAWING NO.

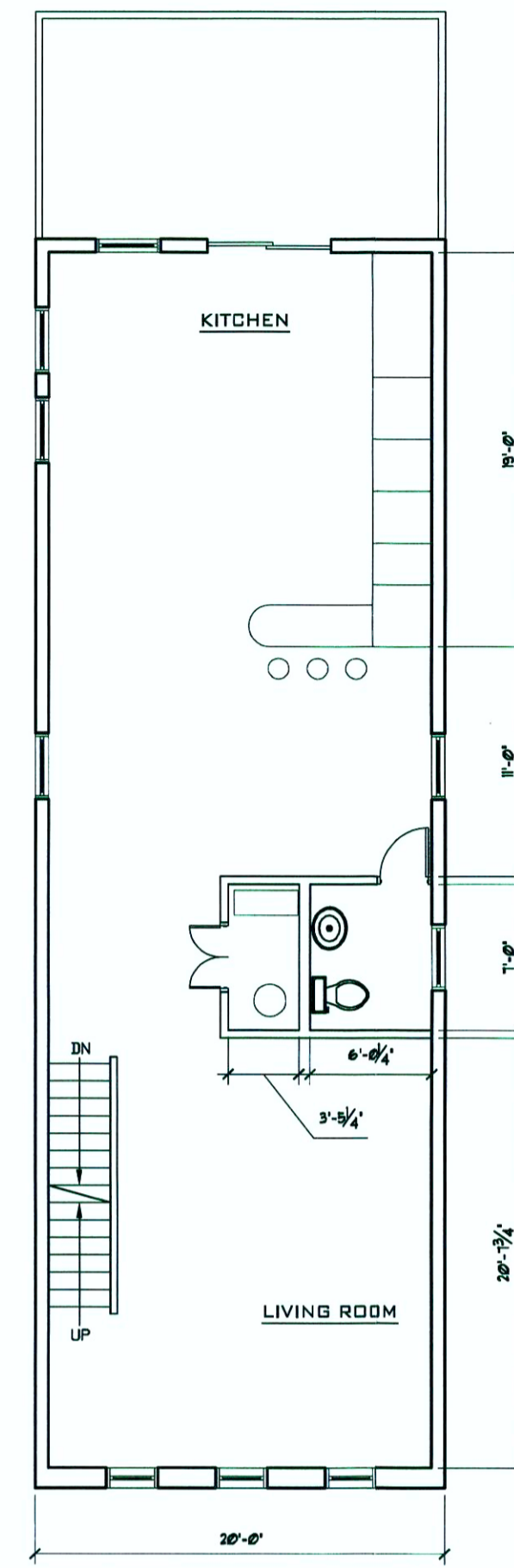
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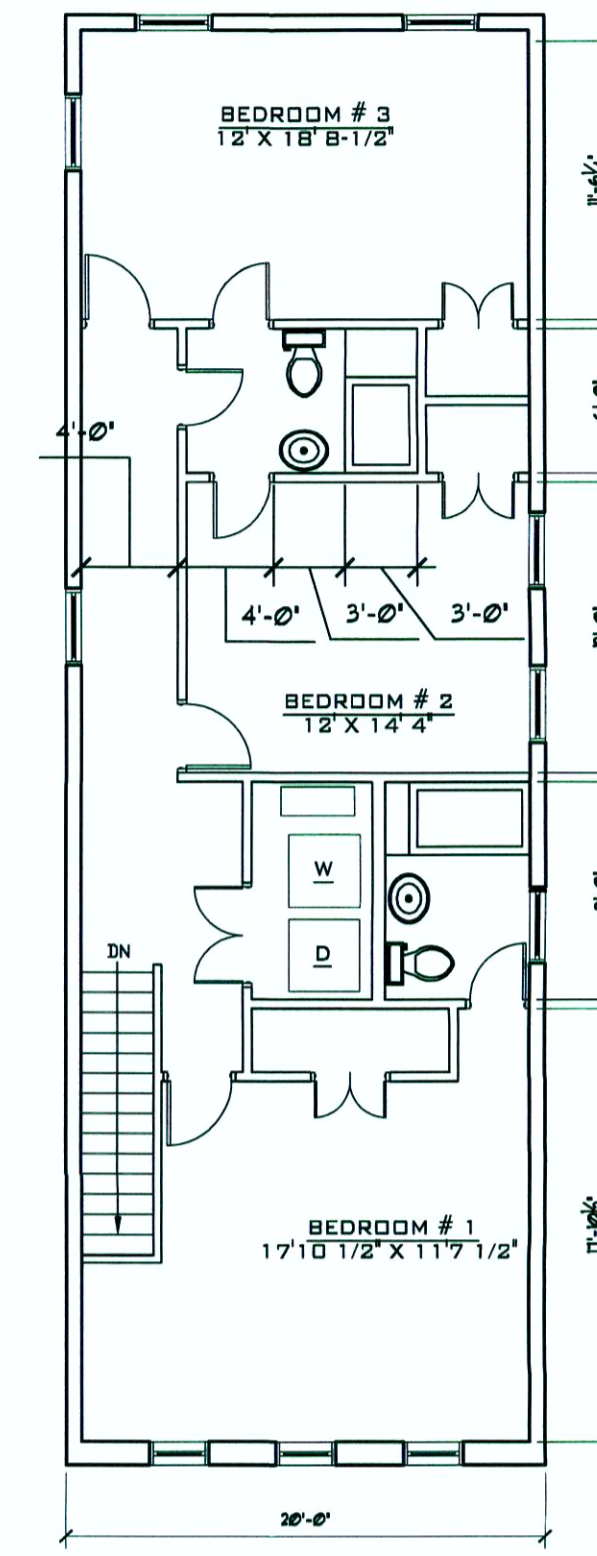
1 BASEMENT
 1/8" = 1'-0"



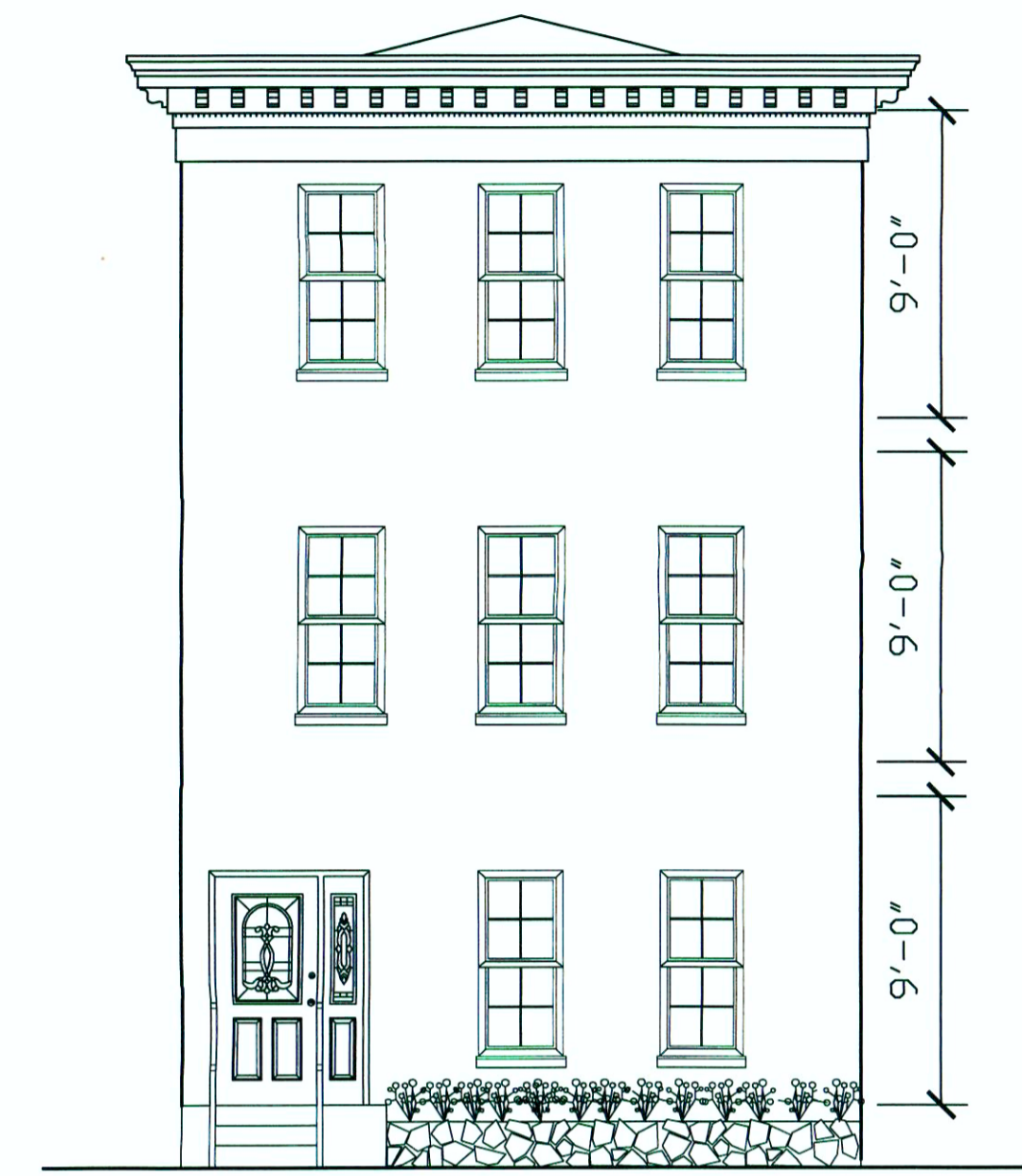
2 1ST FLOOR
 1/8" = 1'-0"



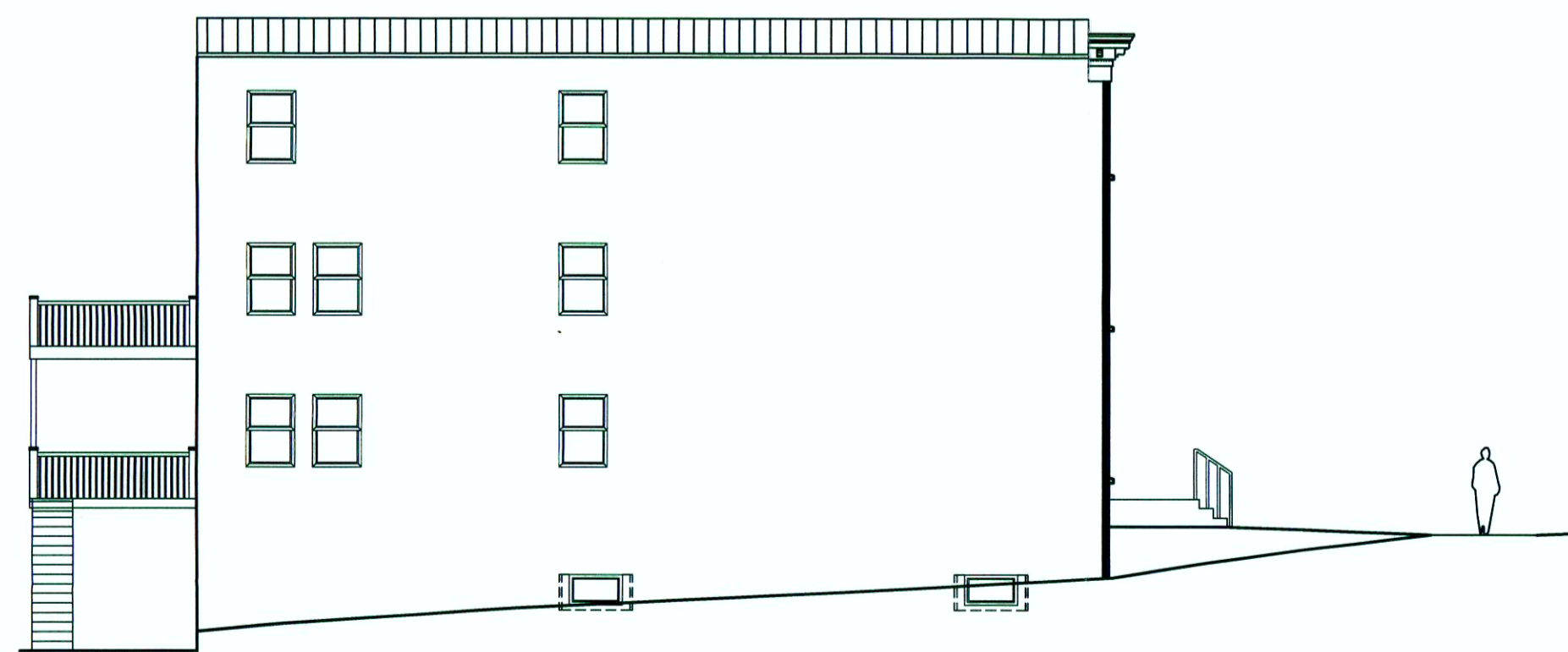
3 2ND FLOOR
 1/8" = 1'-0"



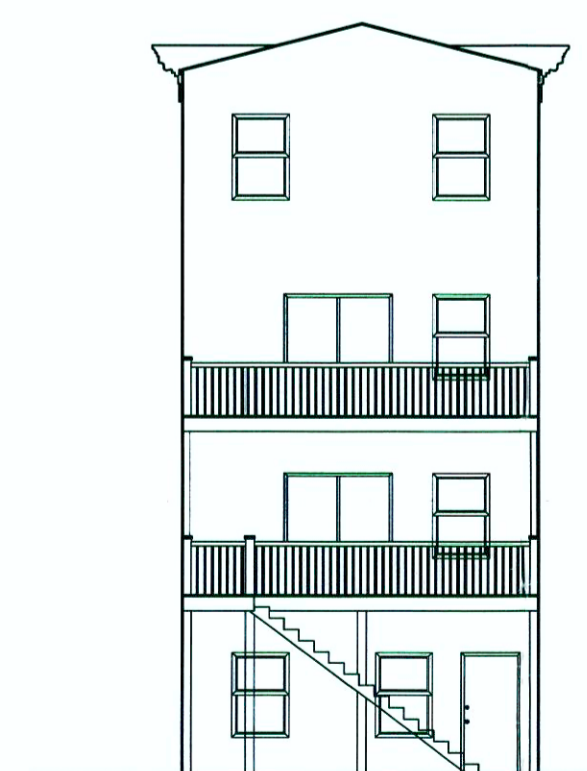
4 3RD FLOOR
 1/8" = 1'-0"



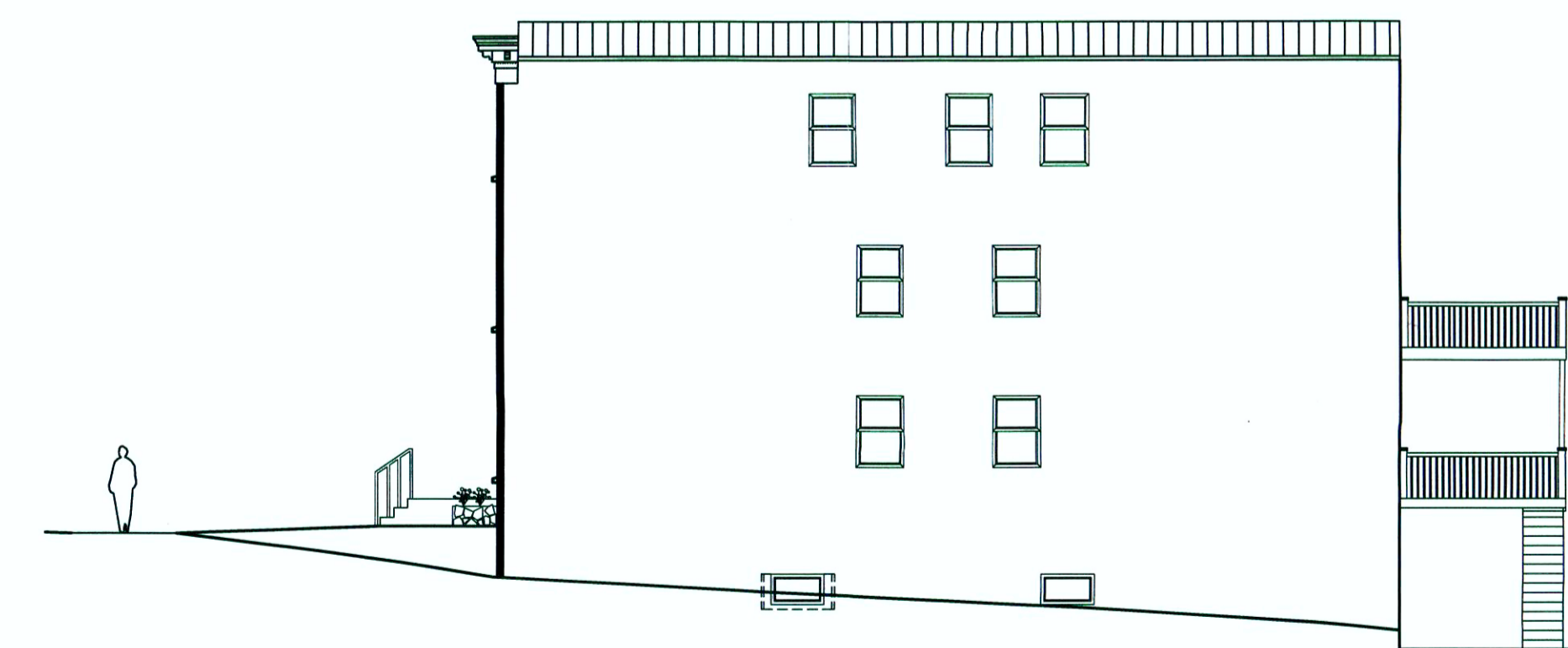
5 FRONT ELEVATION
 3/16" = 1'-0"



6 SIDE ELEVATION
 3/32" = 1'-0"



7 REAR ELEVATION
 3/32" = 1'-0"



8 SIDE ELEVATION
 3/32" = 1'-0"

WOODBERRY
 PROPERTIES

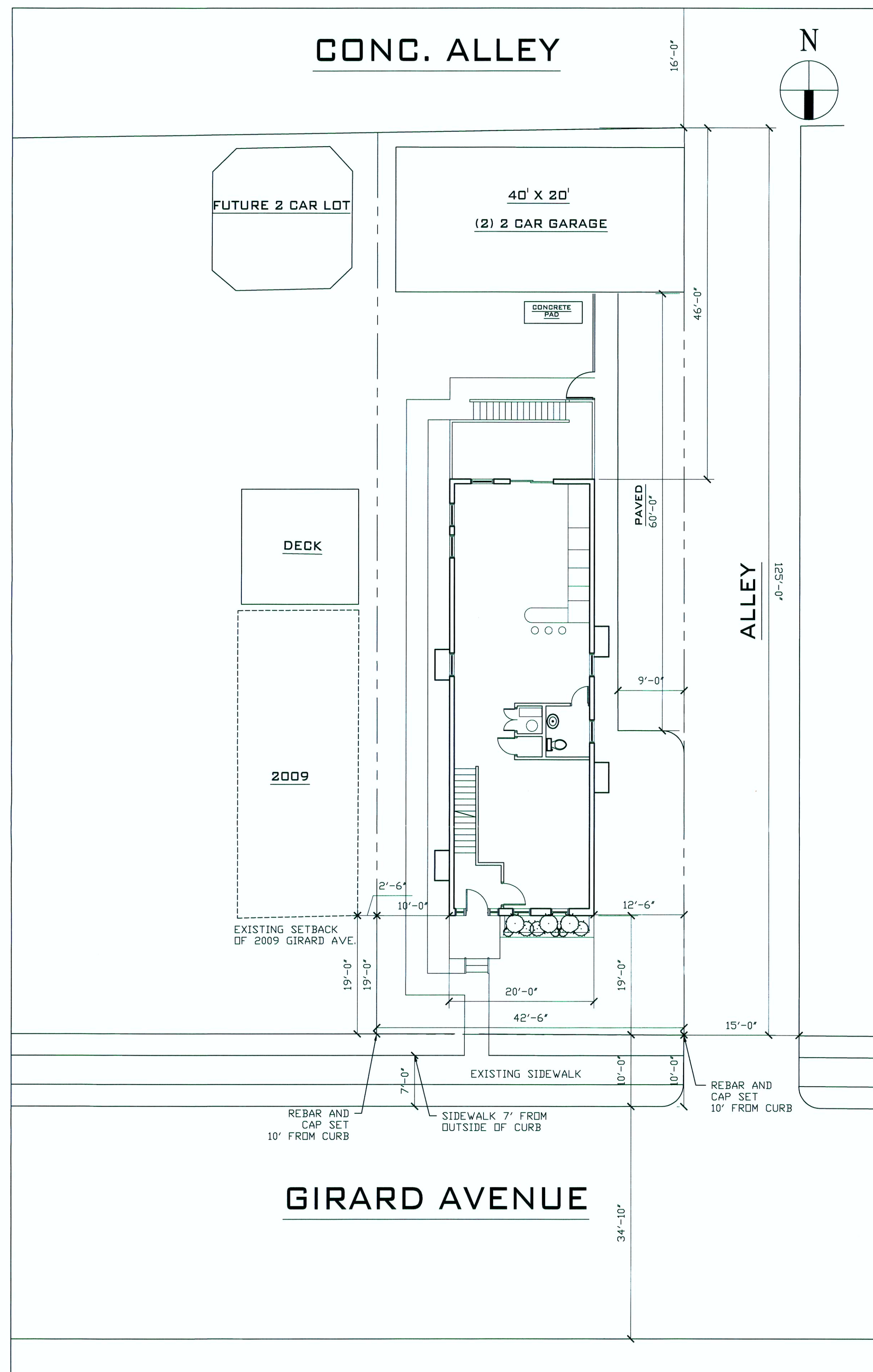
2011 GIRARD AVE.
 BALTIMORE, MD 21211

PLANS & ELEVATIONS

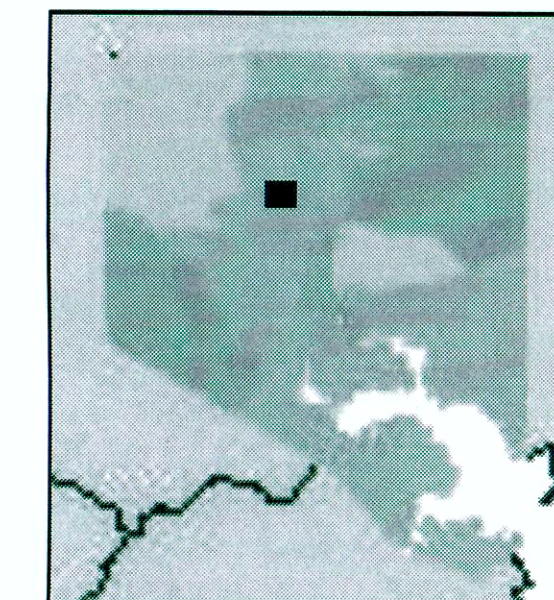
DRAWING NO.

A-1

SCALE: AS SHOWN
 JOB NO.: 08-804
 DATE: 3/2008
 DESIGNED BY: KS
 DRAWN BY: JR
 CHECKED BY: KS
 APPROVED BY: KS



1 SITE PLAN
AS AS 1" = 10'



VICINITY MAP
1"=500'-0"

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DRAWING NO.

AS

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REVISIONS

GRAPHIC SCALE:
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PLAN PREPARATION

PROJECT

**WOODBERRY
 PROPERTIES**

2011 GIRARD AVE.
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