

**NOTES**

1. Topography shown herein was taken from Baltimore County GIS Topography & updated by field survey, (MAY 2018)
2. The Firm Insurance Title Map, 240010-0285-C indicates this is situated within flood Zone AE 6 & 7 F.E.M.A. indicates a Flood Elevation of 8.5 NAVD 88 based on a Flood Insurance Study Number 240010000B. A minimum first floor elevation 10.5 NAVD 88.
3. Property lines shown herein were established by boundary survey by Leonard Dourineau, Property Line Surveyor #348.
4. This site is situated within the Chesapeake Bay Critical Areas and is identified by land use as Limited Development Area (LDA) (MAP 73).
5. There shall be no clearing, grading, construction or disturbance of vegetation within the 100' Buffer Area except as permitted by the Baltimore County Department of Environmental Protection and Sustainability.
6. Any Critical Area easement shown herein is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
7. This site is situated within a Mapped Modified Buffer Area of the Chesapeake Bay Critical Areas.
8. There are no forest or developed woodlands on this site.
9. There are no Tidal & Non-Tidal Wetlands shown on this site.
10. There is no significant plant or animal habitat on this site.
11. There are no slopes greater than 10% on this site.
12. There are no known wells on this site.
13. There are no known underground storage tanks or septic systems on this site.
14. There are no known potentially hazardous materials on this site as defined by Title 7-Health and Environmental Article, Annotated Code of Maryland, except as noted.
15. There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, the Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archaeological Survey or is a Baltimore County Historical District.
16. The site has 374'± of solar frontage.
17. Public Water and sewer serve this site.
18. Condition underground utilities may exist in Bird River Grove Road & enclose, contact Miss Utility (800-387-7777) prior to any construction.
19. Proposed dwelling height < 30'.

**ZONING HISTORY**  
 CASE NO. 2017-122-SPHA  
 GRANTED DATE: JULY 08, 2017

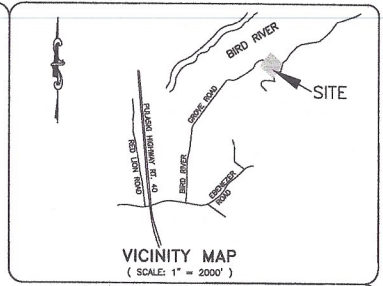
**LOT COVERAGE AREAS**

EXISTING COVERAGE FOR LOT 1	
HOUSE	834 S.F.
BOAT RAMP	132 S.F.
CONCRETE PADS	360 S.F.
DRIVE (STONE)	251 S.F.
<b>TOTAL</b>	<b>1,577 S.F./14,656 S.F. = 10.76%</b>

PROPOSED COVERAGE FOR LOT 1	
HOUSE	2,090 S.F.
BOAT RAMP	132 S.F.
DRIVE (BIT-PAVING)	933 S.F.
COVERED PORCH/STEPS	720 S.F.
DECK/STEPS	80 S.F.
<b>TOTAL</b>	<b>3,955 S.F./14,656 S.F. = 26.98%</b>

NOTE: AREA FOR LOT COVERAGE WAS TAKEN FROM E.L.R. MEAN HIGH WATER LINE.



**SITE DATA**

- 1) OWNER: BIRD RIVER GROVE LLC, #7908 GREENSPRING AVENUE, BALTIMORE, MARYLAND 21208
- 2) DEED REF: 24000/425
- 3) TAX ACC. NO.: 15-13750330
- 4) TAX MAP: 73 SECTION: A PARCEL: 324 LOT: 1
- 5) PLAT REF: BIRD RIVER GROVE BOOK 07 FOLIO 189
- 6) ELECTION DISTRICT: 10TH
- 7) COUNCILMANIC DISTRICT: 6TH
- 8) REGIONAL PLANNING DISTRICT: 322B
- 9) CENSUS TRACT: 4517.02
- 10) ZONING: RC 2
- 11) ZONING MAP: 073B3
- 12) USE: EXISTING: RESIDENTIAL, SINGLE FAMILY DWELLING  
PROPOSED: RESIDENTIAL, SINGLE FAMILY DWELLING
- 13) SITE AREA: 16,031 S.F. OR 0.368 AC.

**FLOOD NOTE FOR BUILDING**

THIS SITE IS SITUATED IN A FLOOD ZONE ACCORDING TO F.E.M.A. FIRM MAP 240010-02956 DATED 05/05/14 AND THE BASE FLOOD ELEVATION IS 8.0 & 7.0 BALTIMORE COUNTY BUILDING CODE USE: F.E.M.A. FLOOD STUDY NO. 240010000B DONE IN 09/25/08. THE BASE FLOOD ELEVATION IS 8.5 AND THE FLOOD PROTECTION ELEVATION IS 9.5. PER BALTIMORE COUNTY POLICY.

DISTURBED AREA: 5,154 S.F. OR 0.118 AC.±

**Baftis & Associates, Inc.**  
 William N. Baftis, P.E.  
 PRESIDENT  
 Civil Engineers/Land Planners  
 SURVEYORS  
 1849 Engleberth Rd. Baltimore, MD 21221 (410) 391-2336

**PLAN TO ACCOMPANY  
 BUILDING PERMIT APPLICATION  
 FOR  
 #11319 BIRD RIVER GROVE ROAD**

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20'

JOB ORDER NO: 21607  
 DATE: 10/31/19  
 CHECKED: W.N.B.  
 DRAWN: N.W.B.

WILLIAM N. BAFTIS, P.E.  
 Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 11641 Expiration Date: 08/28/2021

SHEET 1 OF 1

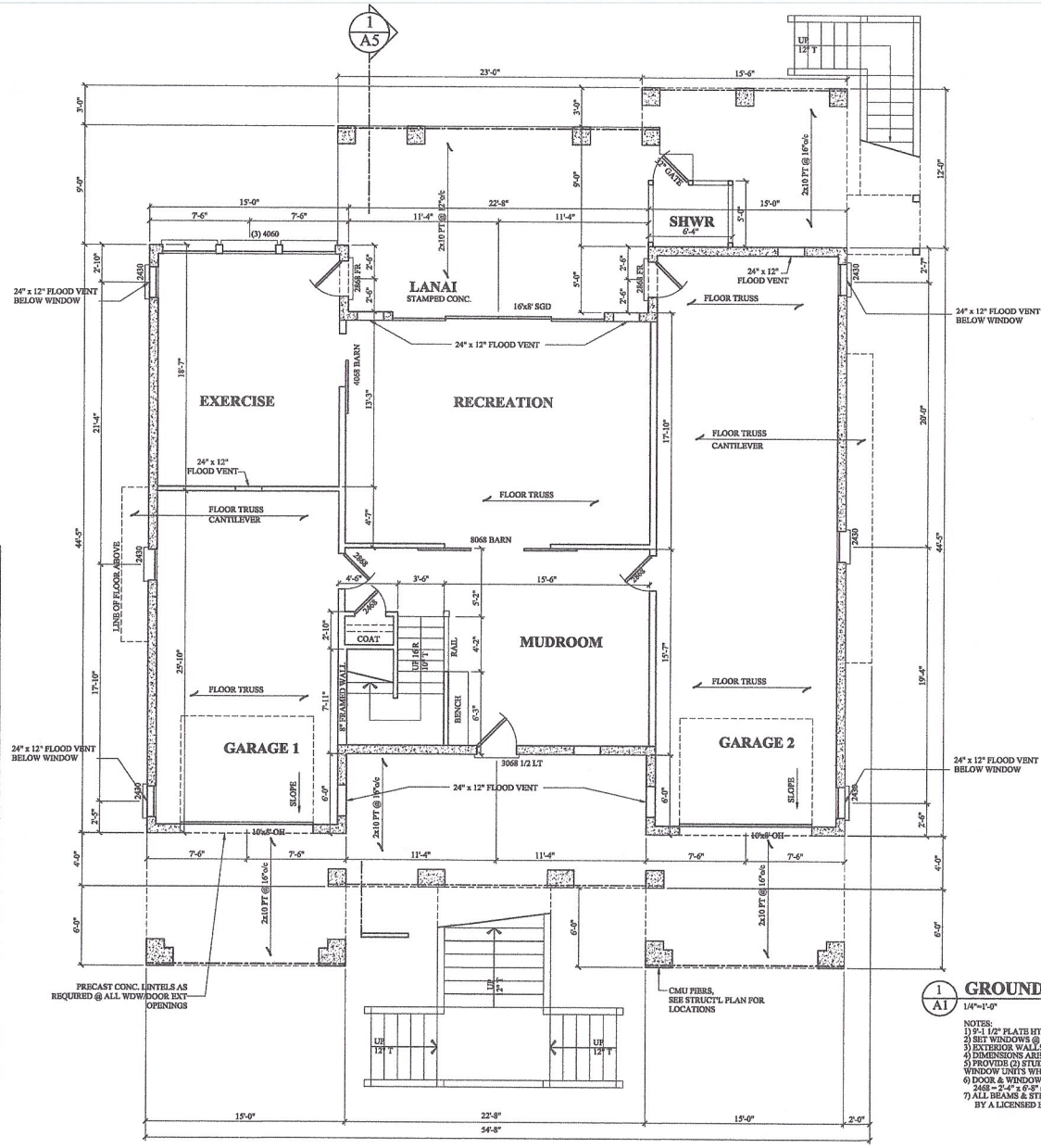
NO.	REVISIONS	DATE

**ABBREVIATIONS**

AFB	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AO	ARCHED OPENING
CATH	CATHEDRAL
CEILING	CEILING
CONT	CONTINUOUS
DIA	DIAMETER
DDBL	DOUBLE
DO	DOUBLE OVEN
DW	DISHWASHER
ELEV	ELEVATOR
FR	FRENCH
OWB	OFFRUM WALL BOARD
HT	HEIGHT
JST	JOIST
MO	MASONRY OPENING
OC	ON CENTER
PT	PRESSURE TREATED
PS	PULL-DOWN STAIR
QTR	QUARTER
R	RISER
REF	REFRIGERATOR
RO	ROUGH OPENING
SQ	SQUARE
SHWR	SHOWER
T	TREAD
T&G	TONGUE AND GROOVE
UNO	UNLESS NOTED OTHERWISE
WJ	WIRE
WWM	WELDED WIRE MESH

**AREA CALCULATIONS**

GROUND FLOOR HEATED	1088 SF
FIRST FLOOR HEATED	2155 SF
SECOND FLOOR HEATED	1223 SF
<b>TOTAL HEATED AREA</b>	<b>4466 SF</b>
GARAGE	1171 SF
COVERED PORCH	809 SF
DECK & BALCONIES	506 SF



**1 GROUND FLOOR PLAN**  
1/4"=1'-0"

- NOTES:**
- 1) 3" x 1 1/2" PLATE HT.
  - 2) SET WINDOWS @ 7'-4" AFF
  - 3) EXTERIOR WALLS TO BE 8" POURED CONC.
  - 4) DIMENSIONS ARE TO FRAMING
  - 5) PROVIDE 2" STUDS BETWEEN INDIVIDUAL WINDOW UNITS WHERE MULTIPLE UNITS ARE INDICATED
  - 6) DOOR & WINDOW SIZE CLASSIFICATION EXAMPLE: 2488 - 2'-2" x 0'-8" (NOMINAL SIZE)
  - 7) ALL BEAMS & STRUCTURAL INFORMATION TO BE SIZED & VERIFIED BY A LICENSED ENGINEER

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The purchaser of this plan is responsible for compliance with all local building codes and for ensuring that the plan is correctly adapted to accommodate local site conditions. The purchaser should consult with a local Architect or engineer regarding these matters.

Before construction begins, the purchaser should thoroughly review this plan with the contractor, verify all dimensions, and report to Sullivan Design Company any errors, omissions or questions for clarification.

Before construction begins, the purchaser or contractor should verify all structural elements for the plan and site with a local engineer.

The exact size, reinforcement and depth of all concrete footings must be determined by local site conditions and acceptable practices of construction. The bottom of all footings should extend below frostline. Before construction begins, the purchaser or contractor should verify the design with a local engineer.

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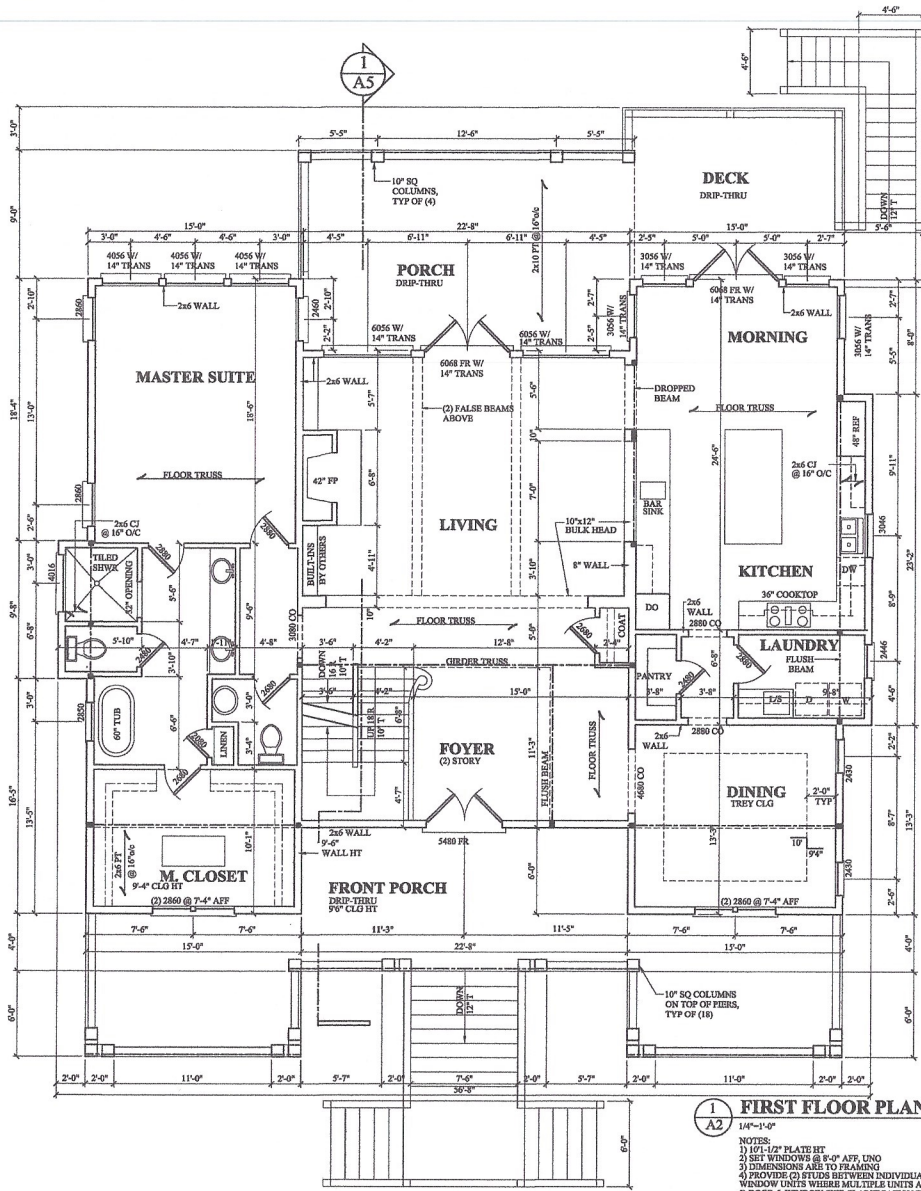
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Revisions	date	description

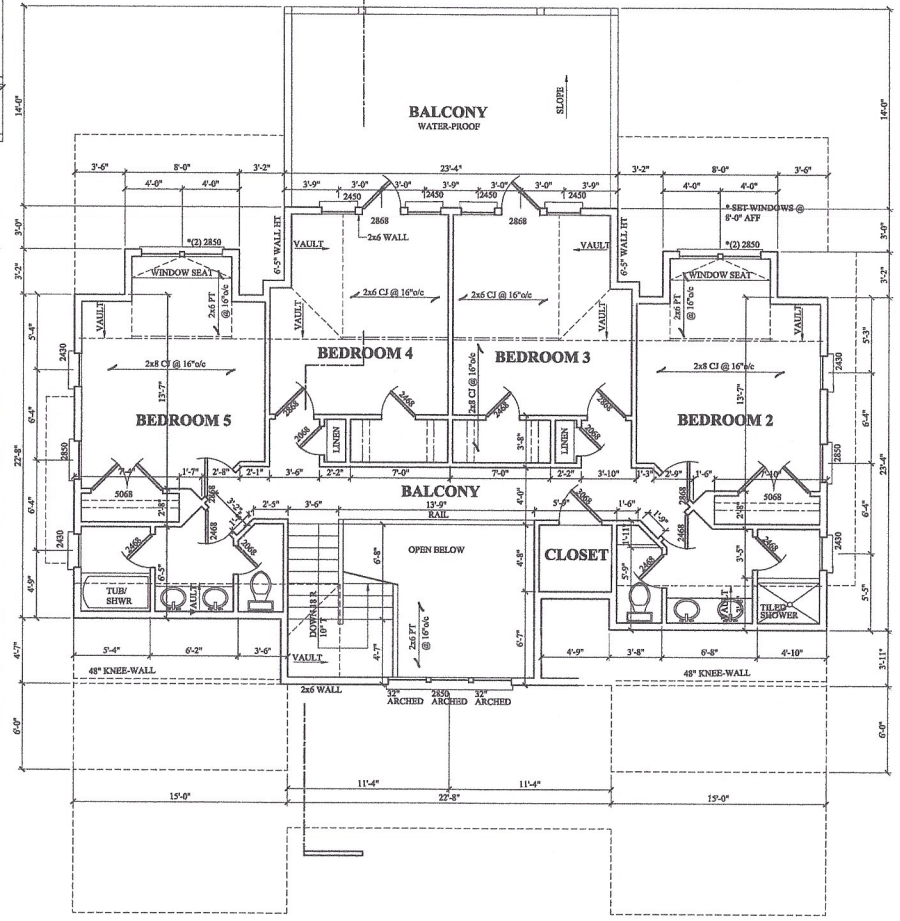
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date: 10/26/17  
checked by: SAS  
file name: STB62  
sheet number:  
**A1**  
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**1 FIRST FLOOR PLAN**  
1/4"=1'-0"

- NOTES:  
 1) 1/2" x 1/2" PLATE HT  
 2) SET WINDOWS @ 8'-0" AFF, UNO  
 3) DIMENSIONS ARE TO FRAMING  
 4) PROVIDE (C) STUDS BETWEEN INDIVIDUAL WINDOW UNITS WHERE MULTIPLE UNITS ARE INDICATED  
 5) DOOR & WINDOW SIZE CLARIFICATION EXAMPLE:  
 248 = 2'-4" x 6'-8" (NOMINAL SIZE)  
 6) ELEVATOR R.O. TO BE FIELD VERIFIED BY CONTRACTOR  
 7) ALL BEAMS & STRUCTURAL INFORMATION TO BE SIZED & VERIFIED BY A LICENSED ENGINEER  
 8) EXTERIOR WALLS TO BE 2X6-16 O.C.



**2 SECOND FLOOR PLAN**  
1/4"=1'-0"

- NOTES:  
 1) 1/2" x 1/2" PLATE HT  
 2) SET WINDOWS @ 7'-4" AFF, UNO  
 3) DIMENSIONS ARE TO FRAMING  
 4) PROVIDE (C) STUDS BETWEEN INDIVIDUAL WINDOW UNITS WHERE MULTIPLE UNITS ARE INDICATED  
 5) DOOR & WINDOW SIZE CLARIFICATION EXAMPLE:  
 248 = 2'-4" x 6'-8" (NOMINAL SIZE)  
 6) ELEVATOR R.O. TO BE FIELD VERIFIED BY CONTRACTOR  
 7) ALL BEAMS & STRUCTURAL INFORMATION TO BE SIZED & VERIFIED BY A LICENSED ENGINEER  
 8) EXTERIOR WALLS TO BE 2X6-16 O.C.

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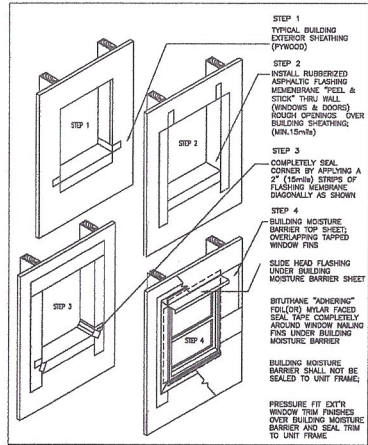
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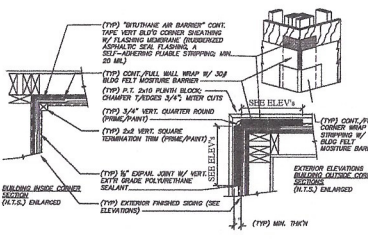
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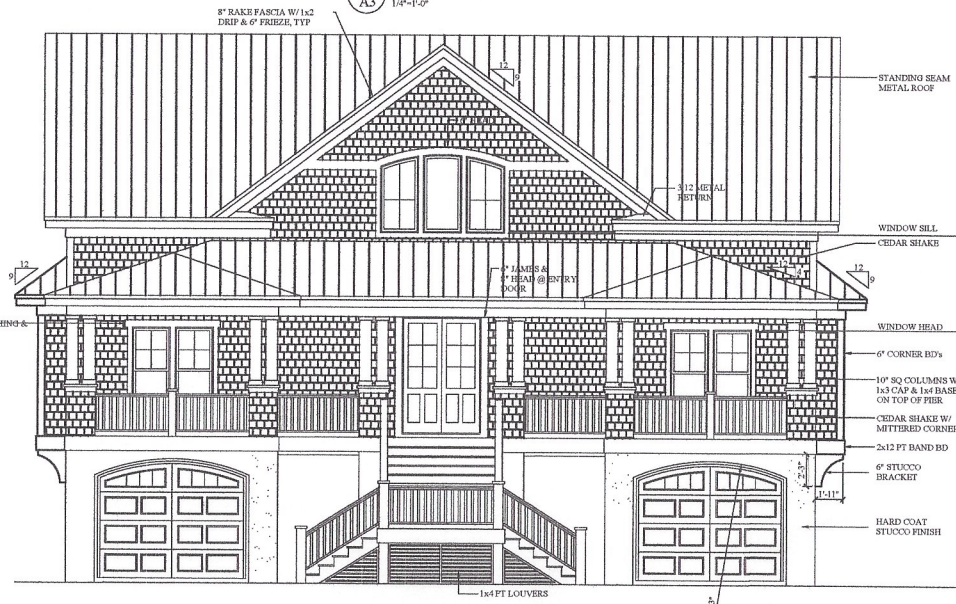
EXTERIOR WRAP AROUND PERIMETER BUILDING SHEATHING OF WINDOWS & DOORS (EXTENDING THRU ROUGH OPENING ALL FOUR EDGES) W/ MYLAR FACE FINISHED RUBBERIZED ASPHALTIC FLASHING; A SELF-ADHERING PLIABLE STRIP MEMBRANE (MIN. 15mlb); MIN. 6\"/>



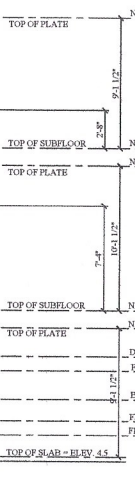
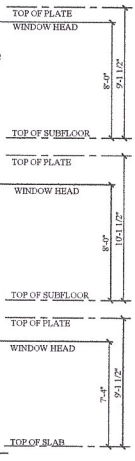
**3 TYPICAL EXTERIOR CORNERS**  
A3 NTS



**2 REAR ELEVATION**  
A3 1/4\"/>



**1 FRONT ELEVATION**  
A3 1/4\"/>



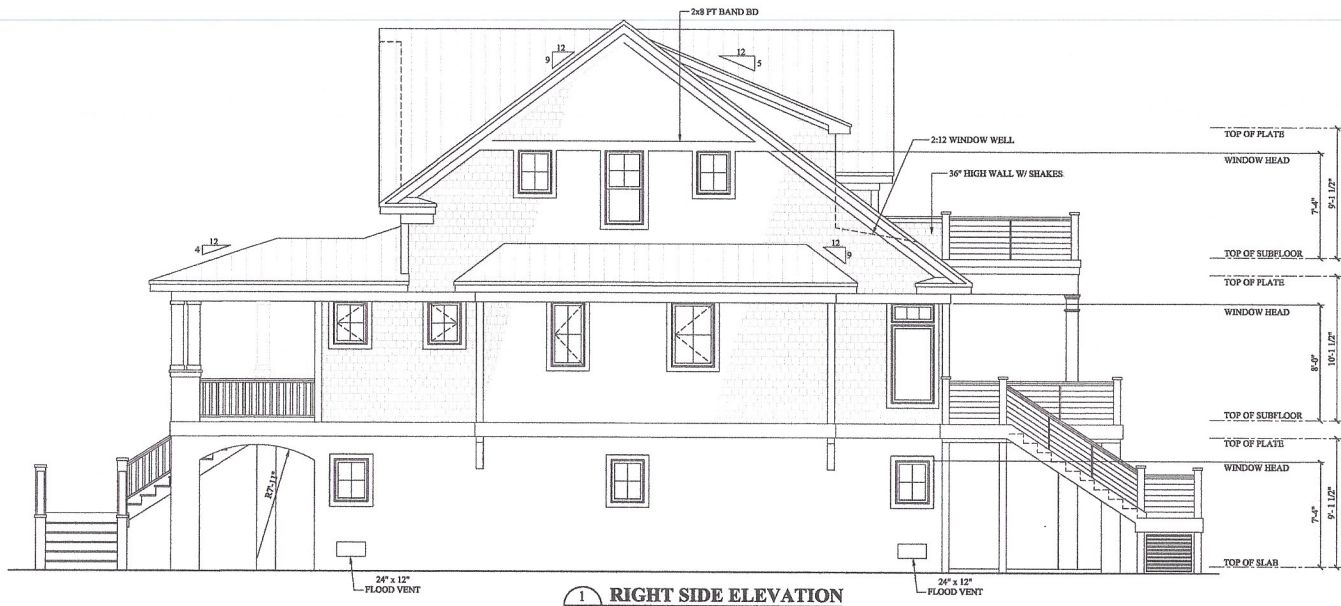
NOTE: RUN 2\"/>

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**1 RIGHT SIDE ELEVATION**  
 A4 1/4"=1'-0"

NOTE:  
 RUN "Z" FLASHING ABOVE ALL  
 HORIZONTAL APPLIED EXTERIOR TRIM  
 & CASINGS

NOTE:  
 SEE SHEET "A3" FOR TYPICAL MATERIAL  
 INFORMATION



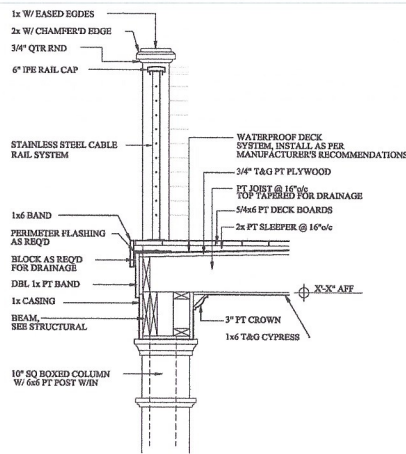
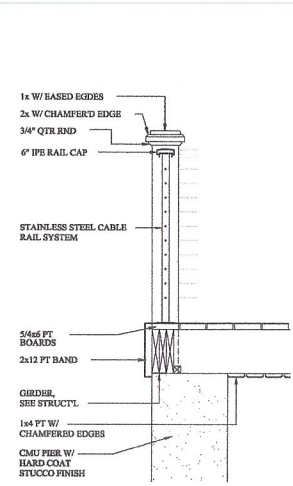
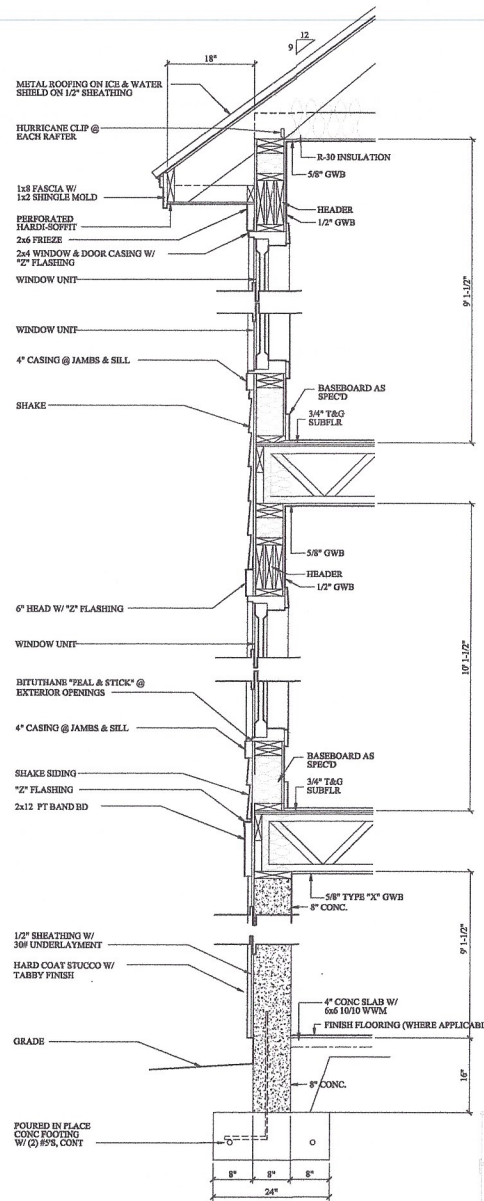
**2 LEFT SIDE ELEVATION**  
 A4 1/4"=1'-0"

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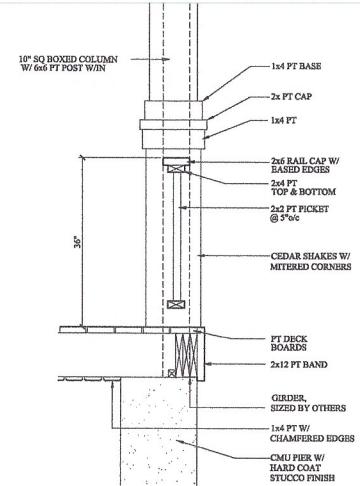


**4**  
**A5** 1"=1'-0"

**DECK SECTION**

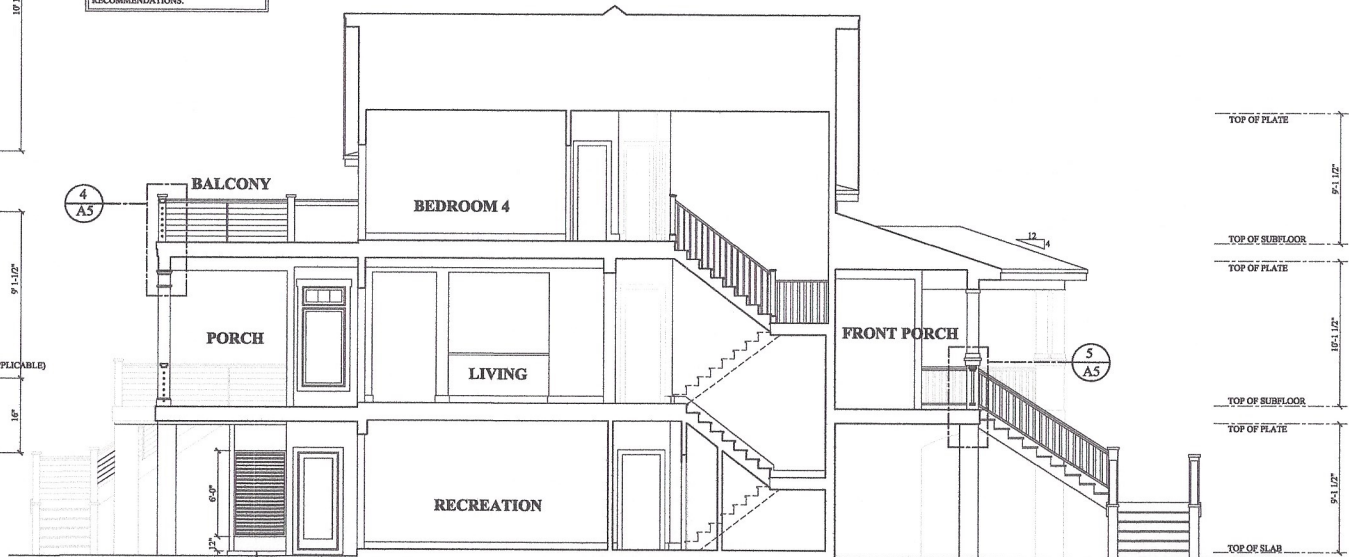
NOTE: PAINT ALL EXPOSED WOOD EXCEPT TREADS

GENERAL NOTE:  
CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PRODUCTS IN THIS HOUSE AS PER THE MANUFACTURER'S RECOMMENDATIONS.



**5**  
**A5** 1"=1'-0"

**PORCH SECTION**

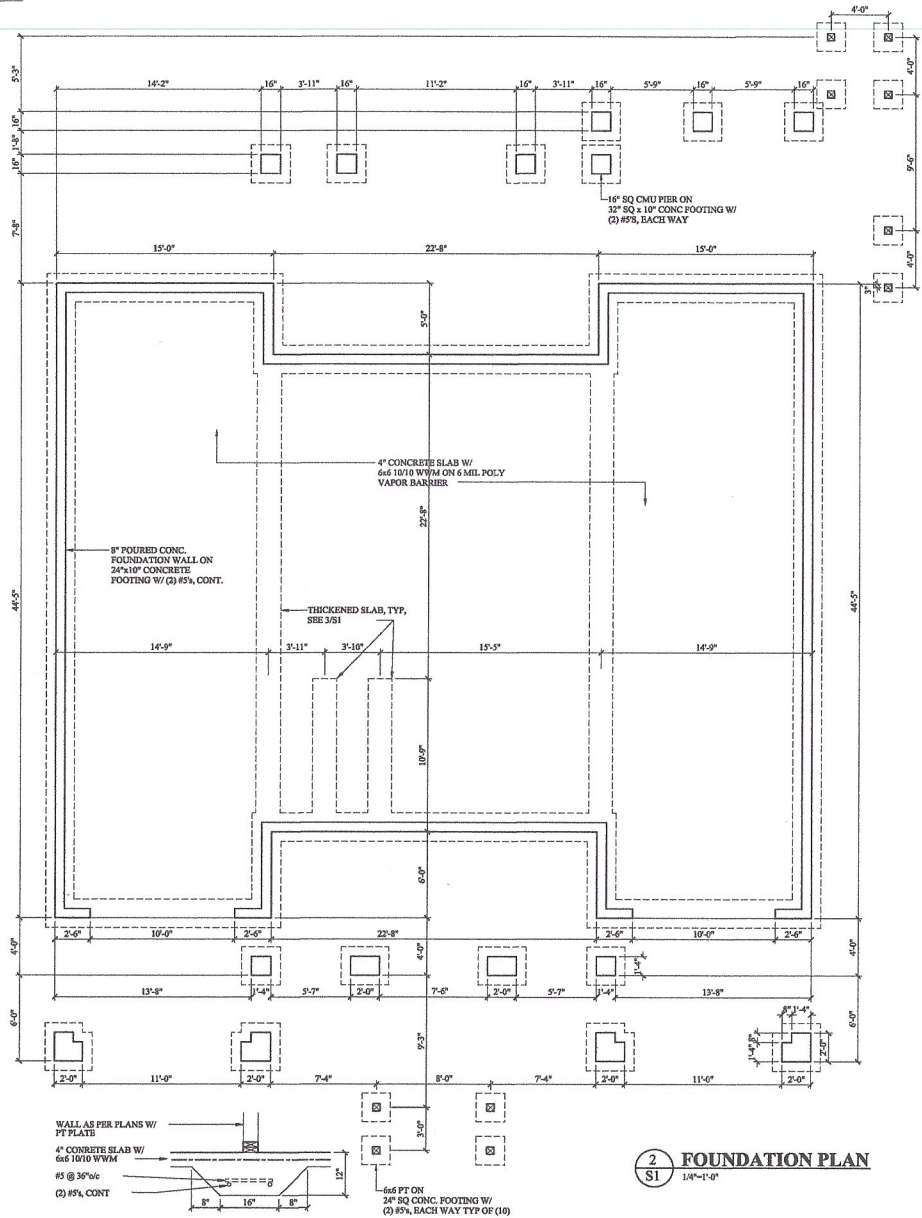


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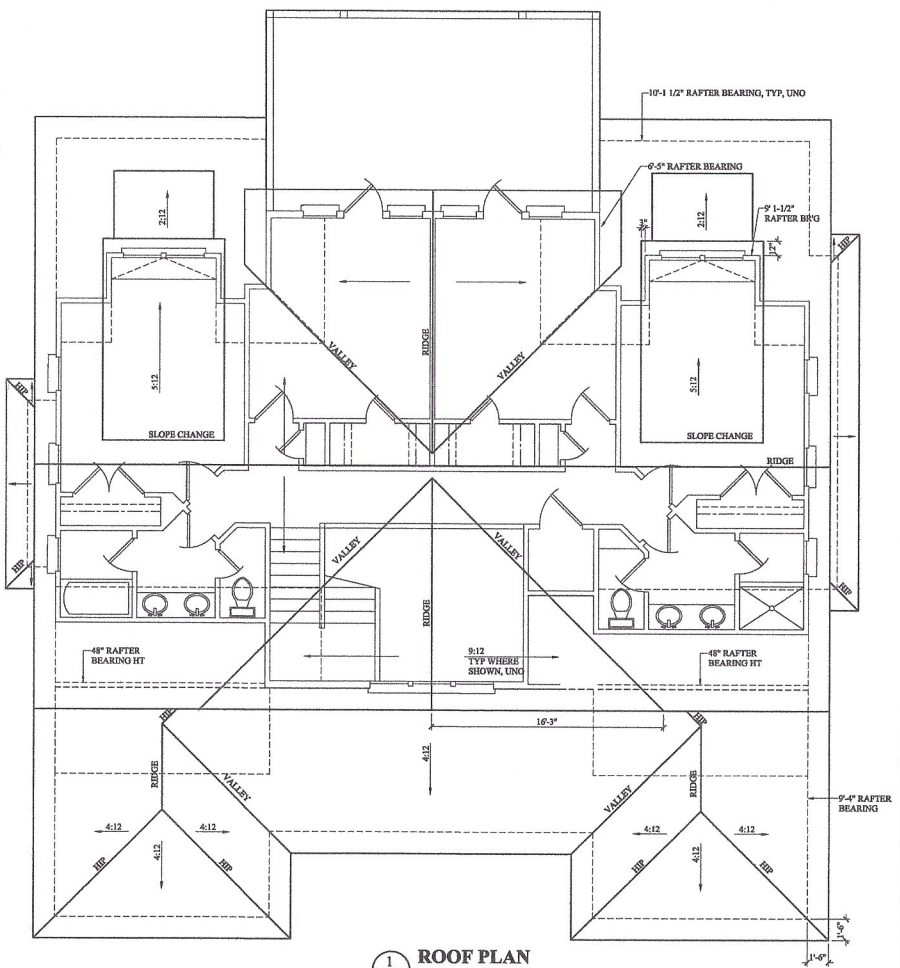
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**2 FOUNDATION PLAN**  
1/4"=1'-0"

**3 THICKENED SLAB**  
3/4"=1'-0"



**1 ROOF PLAN**  
1/4"=1'-0"

NOTE: THESE STRUCTURAL PLANS ARE TO BE REVIEWED BY A STATE LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION & PERMITTING

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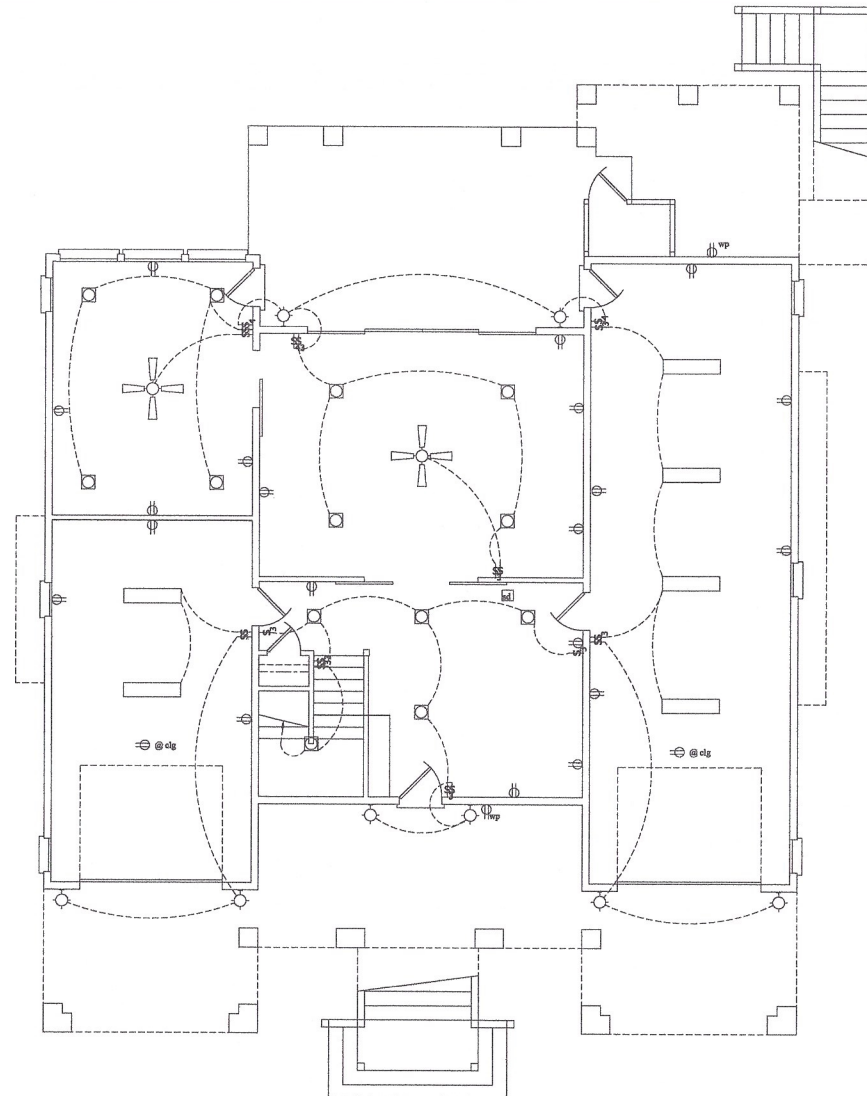
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ELECTRICAL SYMBOL LEGEND	
	DUPLEX RECEPTACLE
	GROUND FAULT INTERRUPTING RECEPTACLE
	220 V RECEPTACLE
	DUPLEX RECEPTACLE W/ MOUNTING HEIGHT INDICATED
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	RHEOSTAT SWITCH
	SMOKE DETECTOR
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	SHOWER LIGHT FIXTURE
	EXHAUST FAN
	LIGHT/EXHAUST FAN COMBO
	CEILING FAN
	PHONE JACK
	TV CABLE JACK
	SURFACE MOUNTED FLUORESCENT FLOOR OUTLET, LOCATED ON SITE

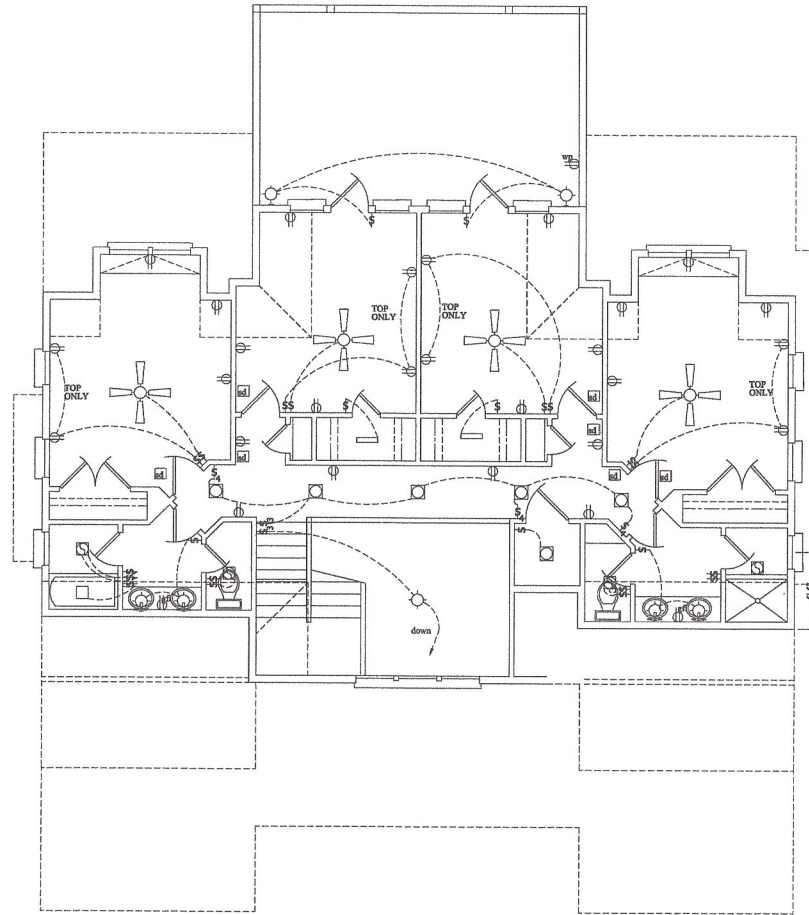
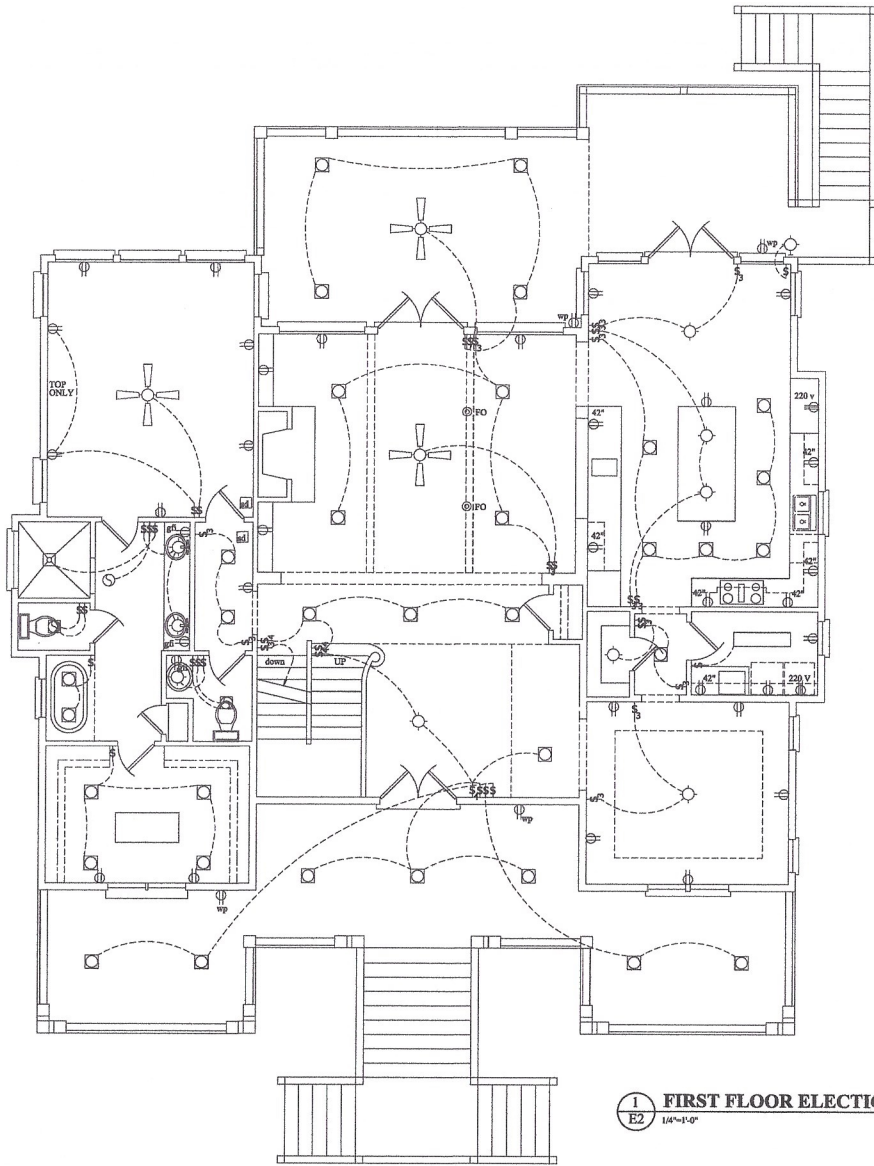


**1**  
**E1** **GROUND FLOOR ELECTRICAL PLAN**  
1/8"=1'-0"

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