USE PERMIT

IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 2ND day of FEBRUARY, 1998, that 101 N. BEECHWOOD AVE (street address) should be and the same is hereby granted permission to operate a CLASS "A" ALF (WITH A PROPOSED 24.4% BUILDING ADDITION AS PER REVISED SITE PLAN AND APPROVAL RESTRICTIONS) FOR 15 ASSISTED LIVING FACILITY (ELDERLY) RESIDENTS

Permit Number

Director, Zoning Administration & Development Management

USE PERMIT

IT IS ORDERED by the Director of Zoning Administration & Development Management of Baltimore County, this 25th day of JULY, 1996, that 101 NORTH BEECHWOOD AVE (street address) should be and the same is hereby granted permission to operate a CLASS "A" ASSISTED LIVING FACILITY (FOR THE ELDERLY) FOR A MAXIMUM OF 15 ASSISTED LIVING-FACILITY RESIDENTS PER SITE PLAN DATED 7/11/96.

Permit Number

Director, Zoning Administration & Development Management

ORIGINAL SENT TO APP 7/25/96 JLL.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 022891

DATE 7/11/96 ACCOUNT R001 6150

AMOUNT $ 40.00

RECEIVED FROM: BEECHWOOD ALF
#101 BEECHWOOD

FOR: USE PERMIT APPLICATION FOR CLASS "A" ALF

03A91#0002MICHRC $40.00
BA C010:11AM07-11-96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 046742

DATE 1/22/98 ACCOUNT R0016150

AMOUNT $ 40.00

RECEIVED FROM: Beechwood Assisted Living

FOR: Revised class A ALF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
1/22/1998 1/22/1998 11:21:15
REC W901 CASHIER CLUN CML DRAWER 1
5 MISCELLANOUS CASH RECEIPT
Receipt # 035753 OFLN
CR NO. 046742
40.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

FIRST TIO-100 0611

RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

MAILED COPY TO 1 HERD CT. 2/2/98 WITH USE PERMIT

PDM ALF # _____

Permit No. (If required) B _____

RECEIVED JAN 23 1998 OFFICE OF PLANNING

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Assisted Living Facility (Class "A")

Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective February 25, 1994, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Bruce Feuerstein & Janet Feuerstein. (Print Name of Applicant) Address: _____ 410 455-0855 (Telephone Number)

Lot Address 101 N. BEECHWOOD AVE Election District 1 Councilmanic District 1 Square Feet 39,972 ¢

Lot Location: N E S W/side/corner of SE Beechwood AVE. (street) _____ feet from N E S W corner of SW Summit AVE. (street)

Land Owner: BRUCE FEUERSTEIN & JANET FEUERSTEIN Tax Account Number 52-195.3554

Address: 1 Herd Court. Baltimore, MD 21228 Telephone Number (410) 747-7425 x40
(410) 455 0855

Address: _____ Telephone Number ( ) _____

CHECKLIST OF MATERIALS-. (to be submitted by applicant for required *compatibility* and/or *appearance* review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED? YES	NO
1. This Recommendation Form (3 copies)	✓	
2. Permit Application (If available)		✓
3. Site Plan		
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 600 square	✓	
Topo Map (2 copies): *available* in Room 205, County Office Building - *(please label site clearly)*	✓	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	✓	
4. Building Elevation Drawings FOR PROP 24.4% ADD.	✓	
5. Photographs (please label all photos clearly)		
Adjoining Buildings	✓	
Surrounding Neighborhood		✓ already approved use for 15 see zoning file

Accepted for filing by BBB
Date: 1/23/98

6. Current Zoning Classification: _____

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☑ Approval conditioned on required modifications of the application to conform with the following recommendations:

1. The roof color for the addition should match the color of the existing porch roof.
2. The siding color for the addition should harmonize with the color of the existing building.

Signed by: Ervin McDaniel
for the Director, Office of Planning and Community Conservation

Date: 1/29/98

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

ZADM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director, Zoning Administration & Development Management

RE: Assisted Living Facility (Class "A")

Pursuant to Section 432.5.B (Baltimore County Zoning Regulations) effective February 25, 1994, this office is requesting recommendations and comments from the Office of Planning and Zoning prior to this office's approval of a building/use permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant: Beechwood Assisted Living, LLC.
Address: 101 N. Beechwood Ave Balt 21228
Telephone Number: 410-455-0492

Lot Address: 101 N. Beechwood Ave. Balt 21228 Election District 1 Councilmanic District 1 Square Feet 1.04 AC±

Lot Location: ~~N E S W~~ side/corner NW of Beechwood and Summit (street) feet from N E S W corner of _____ (street)

Land Owner: Bruce + Janet Feuerstein

Address: 1 Herd Ct. Balt. MD 21228

Tax Account Number 01-03-670310

Telephone Number (410) 455-0855

CHECKLIST OF MATERIALS-. (to be submitted by applicant for required *compatibility* and/or *appearance* review by the Office of Planning and Zoning)

TO BE FILLED IN BY THE OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED? YES	NO
1. This Recommendation Form (3 copies)	✓	
2. Permit Application (If available)	✓	
3. Site Plan		
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square	✓	
Topo Map (2 copies): *available* in Room 206, County Office Building - *(please label site clearly)*	✓	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	✓	
4. Building Elevation Drawings WAIVED.		
5. Photographs (please label all photos clearly)		
Adjoining Buildings	✓	
Surrounding Neighborhood	✓	
Current Zoning Classification: DR 3.5		

Accepted for filing by SAR
Date: 7/11/96

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS / COMMENTS:

☑ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: Ervin McDaniel
for the Director, Office of Planning and Zoning

Date: 7-23-96

loc revised 1/5/95

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

ZADM ALF # _____

Permit No. (if required) B _____

FROM: Arnold Jablon, Director, Zoning Administration & Development Management

RE: Assisted Living Facility (Class "A")

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Print Name of Applicant: Beechwood Assisted Living, LLC.
Address: 101 N. Beechwood Ave Balt 21228
Telephone Number: 410-455-0492

Lot Address: 101 N. Beechwood Ave. Balt 21228 Election District: 1 Councilmanic District: 1 Square Feet: 1.04 AC±

Lot Location: ~~N E S W side~~ NW/corner of BEECHWOOD AND SUMMIT (street) _____ feet from N E S W corner of _____ (street)

Land Owner: Bruce + Janet Feuerstein Tax Account Number: 01-03-670310

Address: 1 Herd Ct. Balt. MD 21228 Telephone Number: (410) 455-0855

CHECKLIST OF MATERIALS-. (to be submitted by applicant for required ***compatibility*** and/or ***appearance*** review by the Office of Planning and Zoning)

TO BE FILLED IN BY THE OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED? YES	NO
1. This Recommendation Form (3 copies)	✓	
2. Permit Application (If available)	✓	
3. Site Plan		
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 500 square	✓	
Topo Map (2 copies): ***available*** in Room 206, County Office Building - ***(please label site clearly)***	✓	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	✓	
4. Building Elevation Drawings WAIVED	✓	
5. Photographs (please label all photos clearly)		
Adjoining Buildings	✓	
Surrounding Neighborhood	✓	
6. Current Zoning Classification: DR 3.5		

Accepted for filing by: [illegible]
Date: 7/11/96

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS / COMMENTS:

☑ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

WPK

Signed by: Ervin McDaniel
for the Director, Office of Planning and Zoning

Date: 7-23-96

loc revised 1/5/95

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

ZADM ALF # _____

Permit No. (if required) B _____

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Print Name of Applicant: Beechwood Assisted Living, LLC.

Address: 101 N. Beechwood Ave Balt 21228

Telephone Number: 410-455-0492

Lot Address: 101 N. Beechwood Ave. Balt 21228

Election District: 1

Councilmanic District: 1

Square Feet: 1.04 Ac±

Lot Location: ~~NE~~ ~~side~~/corner of Beechwood and Summit (street) feet from N E S W corner of _____ (street)

Land Owner: Bruce + Janet Feuerstein

Tax Account Number: 01-03-670310

Address: 1 Herd Ct. Balt. MD 21228

Telephone Number: (410) 455-0855

CHECKLIST OF MATERIALS- (to be submitted by applicant for required *compatibility* and/or *appearance* review by the Office of Planning and Zoning)

TO BE FILLED IN BY THE OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED? YES	NO
1. This Recommendation Form (3 copies)	✓	
2. Permit Application (if available)	✓	
3. Site Plan		
Property (3 copies): Including lot size and square feet of buildings, parking and open space - minimum 500 square	✓	
Topo Map (2 copies): *available* in Room 206, County Office Building - *(please label site clearly)*	✓	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	✓	
X Building Elevation Drawings WAIVED.	✓	
5. Photographs (please label all photos clearly)		
Adjoining Buildings	✓	
Surrounding Neighborhood	✓	
Current Zoning Classification: DR 3.5		

Accepted for filing by: [illegible]
Date: 7/11/96

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS / COMMENTS:

☑ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

d by: Ervin McDaniel
for the Director, Office of Planning and Zoning

Date: 7-23-96

loc revised 1/5/95

B A L T I M O R E C O U N T Y, M A R Y L A N D

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

September 20, 1995

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #88 - Schlaline Property
21516 New Freedom Road
Zoning Advisory Committee Meeting of September 5, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management

A field inspection by Mr. Thomas Ernst of this Department was made and he also met with the owners Bob & Joan Schlaline on the referenced property.

The home which is a single family dwelling is also used for a Day Care. A new septic system was installed by Ramsey Gimmel. The existing drilled well which is in the basement, is tested annually for the Daycare license.

The owners were advised to install and produce a maintenance contract for an activated carbon filter. Owners must also request that a well-to-structure siting variance be issued prior to the approval of building permit.

JLP:TE:sp

SCHLALIN/DEPRM/TXTSBP

[illegible] 710-100 0611

RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Ervin McDaniel
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

APP. PACKAGE TO ERV MCD. OP. 1/22/98

PDM ALF # _____

Permit No. (If required) B _____

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Assisted Living Facility (Class "A")

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MINIMUM APPLICANT SUPPLIED INFORMATION:

Bruce Feuerstein & Janet Feuerstein. (Print Name of Applicant) — Address — 410 455-0855 (Telephone Number)

Lot Address 101 N. BEECHWOOD AVE Election District 1 Councilmanic District 1 Square Feet 39,972 ±

Lot Location: N E S W/side/corner of SE Beechwood AVE. (street) _____ feet from N E S W corner of SW Summit AVE. (street)

Land Owner: BRUCE FEUERSTEIN & JANET FEUERSTEIN Tax Account Number 52-195.3554

Address: 1 Herd Court. Baltimore, MD 21228 Telephone Number (410) 747-7425 x40
(410) 455 0855

[redacted]

Address: _____ Telephone Number ( ) _____

CHECKLIST OF MATERIALS-. (to be submitted by applicant for required ***compatibility*** and/or ***appearance*** review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED? YES	NO
1. This Recommendation Form (3 copies)	✓	
2. Permit Application (If available)		✓
3. Site Plan		
Property (3 copies): including lot size and square feet of buildings, parking and open space - minimum 8.0 square	✓	
Topo Map (2 copies): *available* in Room 205, County Office Building - *(please label site clearly)*	✓	
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years	✓	
4. Building Elevation Drawings FOR PROP. 24.4% ADD.	✓	
5. Photographs (please label all photos clearly)		
Adjoining Buildings	✓	
Surrounding Neighborhood		✓ - already approved use for 15 see zoning file

Accepted for filing by [illegible]
Date: 1/22/98

6. Current Zoning Classification: _____

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations

Signed by: _____
for the Director, Office of Planning and Community Conservation

Date: _____

CERTIFICATE OF POSTING

C.I.M
PDM 4-514

RE: Case No.: CHAMBERS PROPERTY

Petitioner/Developer: BASIC. DEV. ETAL
C.M.R., INC.

Date of Hearing/Closing: 3/3/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at DEV. SITE. OPPOSITE GLYNDON ELEM. SCHOOL

The sign(s) were posted on 2/8/98
(Month, Day, Year)

Sincerely,

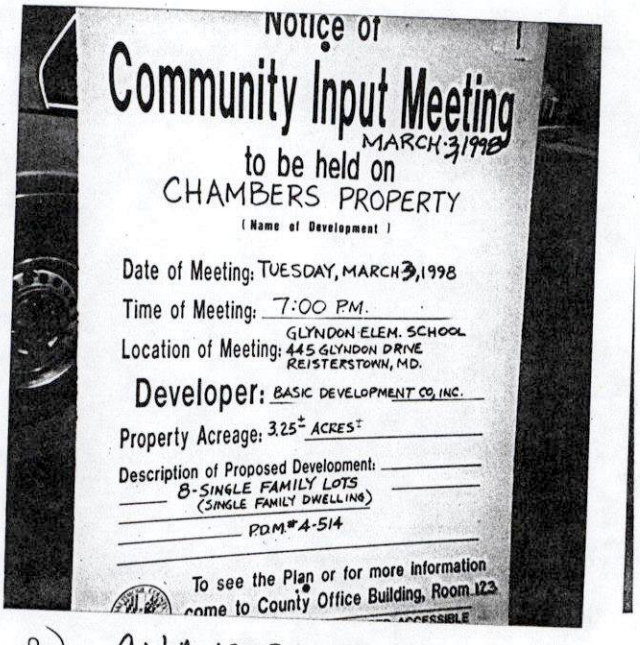
Patrick M O'Keefe 2/10/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



(CMR) CHAMBERS PROPERTY
PDM- 4-514 — BASIC DEV. CO. 30.
#-3/3/98
P- 2/8/98

S Q U A R E F O O T A G E C A L C U L A T I O N S

EXISTING (see work to follow)

Basement	759 sq. ft.
Ground Floor	2,019 sq. ft.
Second Floor	1,611 sq. ft.
Attic Floor	809 sq. ft.
Total existing gross sq. ftg.	**5,198 sq. ft**

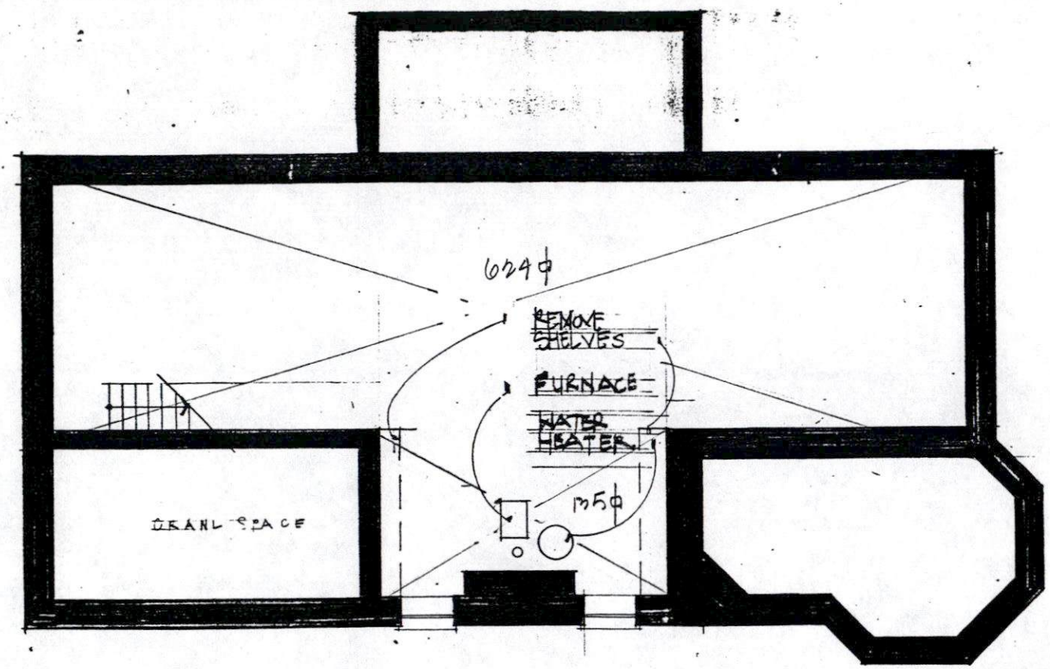
NEW ADDITION (see work to follow)

Recreation/ bat 19.5' x 14.5'=	273 sq. ft.
Bedroom 11.5' x 17.0' =	196 sq. ft.
Second floor 4.0' x 6.0' =	25 sq.ft.
Total new gross sq. ftg.	**494 sq. ft.**

BOARD OF ARCHITECTS
6363
ROBERT PAUL BRENNER
STATE OF MARYLAND

BASEMENT SQ. FTG

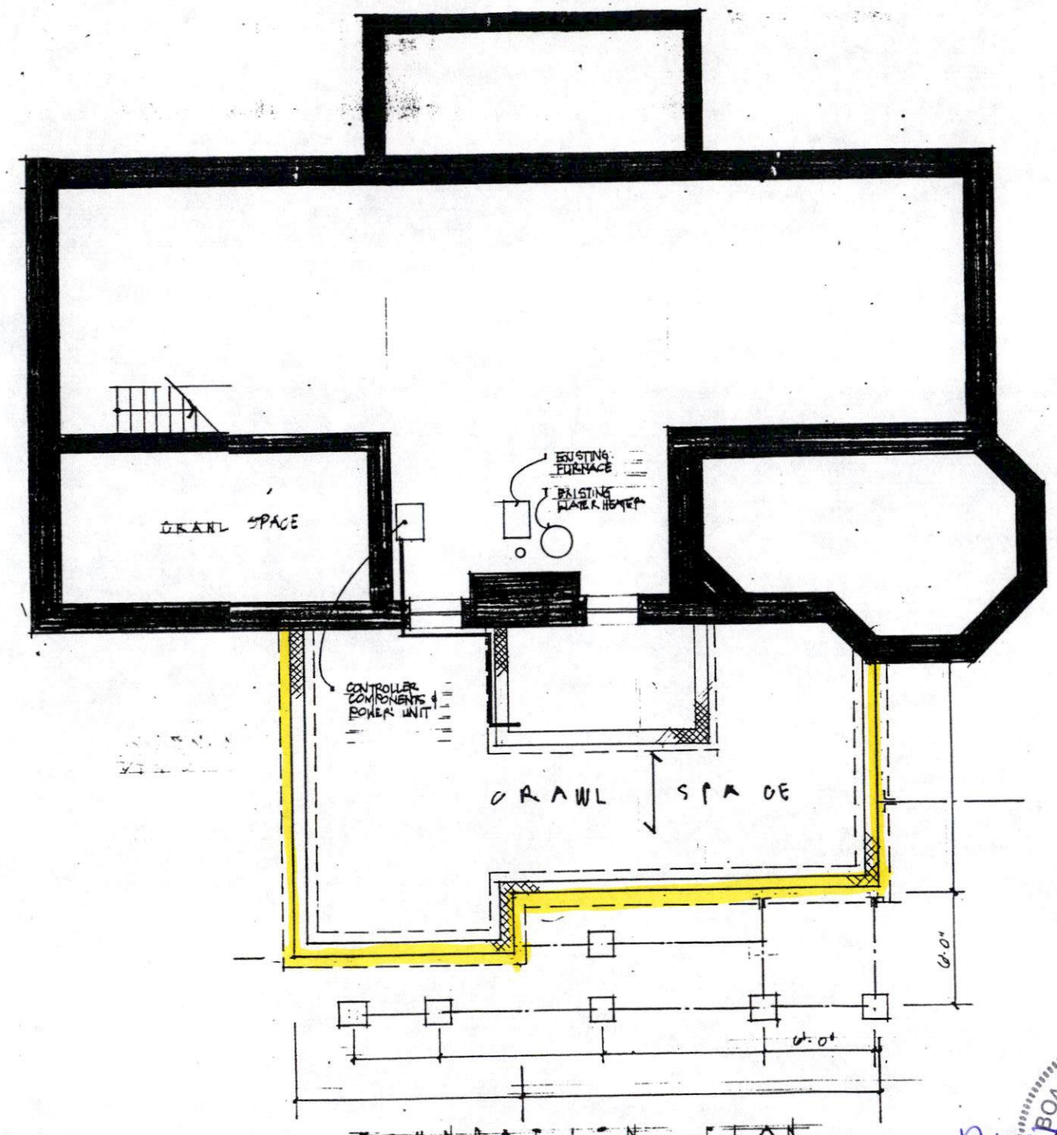
759 ¢ TOTAL.



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

BASEMENT SQ. FTG. ADDITION.

NO CHANGE IN SQ. FTG.



FOUNDATION PLAN
SCALE 1/8"=1'-0"

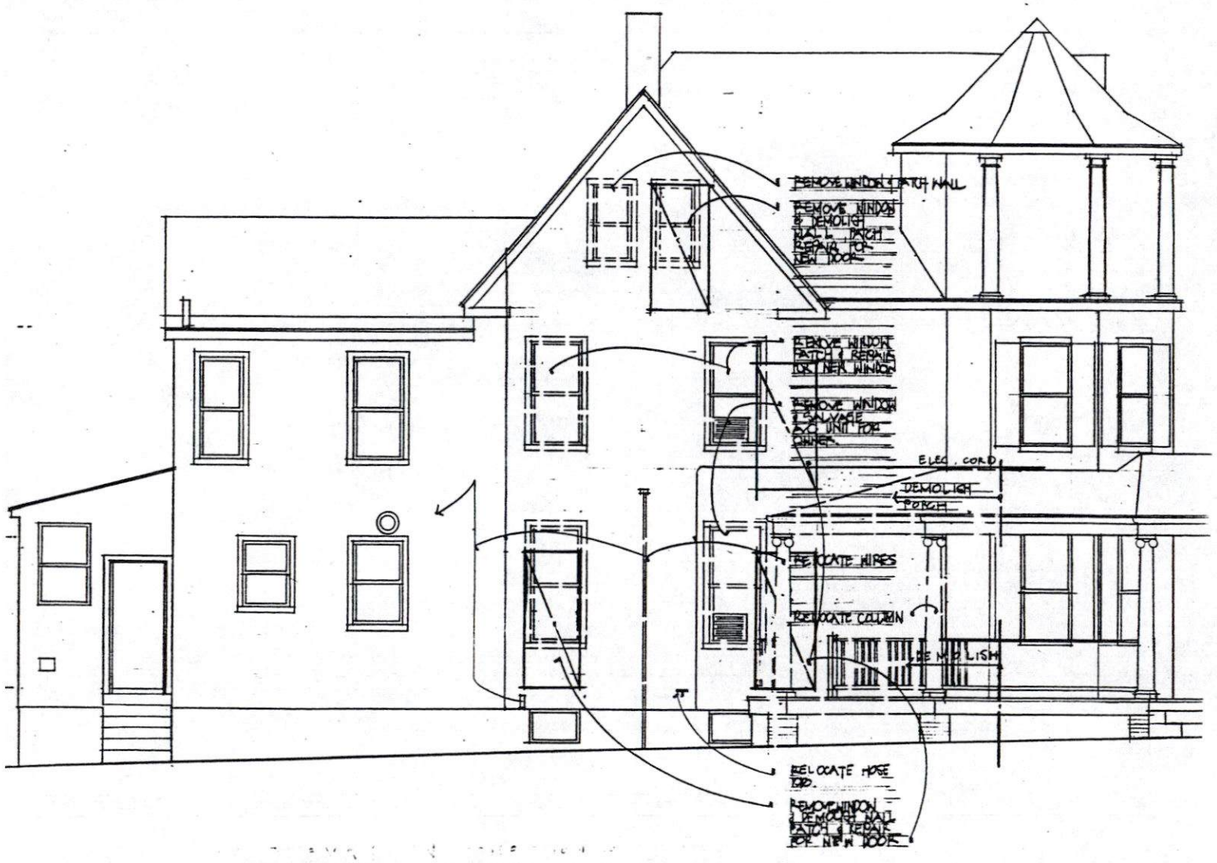
Brennan + Company, P.C.
Architects Planners
1 Newburg Avenue, Suite 200
Catonsville, Maryland 21228

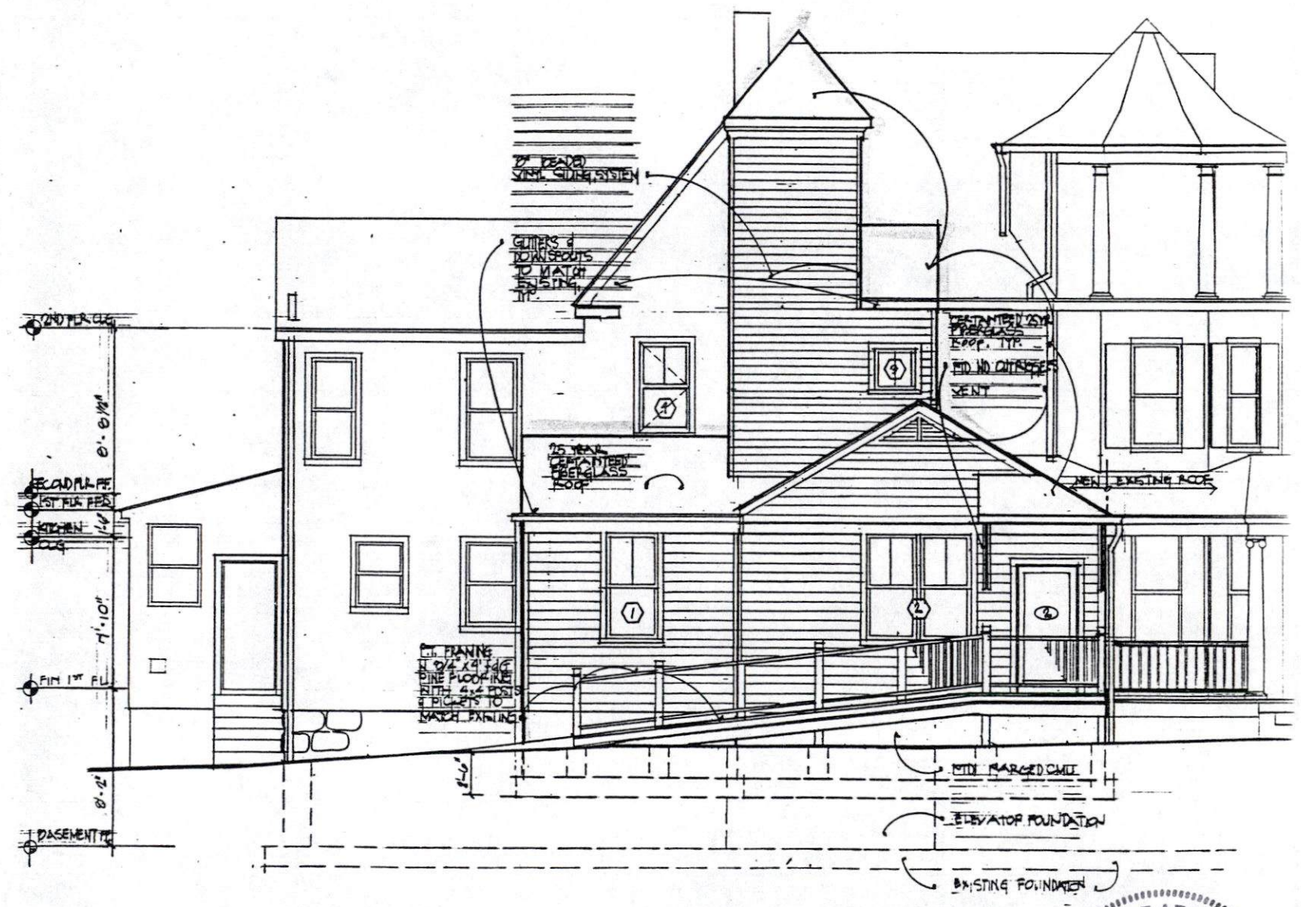
tel 410 788 2289
fax 410 788 8611

BOARD OF ARCHITECTS 6363 ROBERT PAUL BRENNAN STATE OF MARYLAND

Robert Brennan

Date: 22 January, 1998 Revisions:	Project: **BEECHWOOD ASSISTED LIVING FACILITY** **101 NORTH BEECHWOOD AVENUE** **CATONSVILLE, MARYLAND 21228**





Brennan + Company, P.C.
Architects Planners
1 Newburg Avenue, Suite 200
Catonsville, Maryland 21228

tel 410 788 2289
fax 410 788 8611

EXISTING REAR ELEVATION
1/8" = 1'-0"

REAR ELEVATION W/ ADDITION
1/8" = 1'-0"

BOARD OF ARCHITECTS
6363
ROBERT PAUL BRENNAN
STATE OF MARYLAND

Date: 22 January, 1998

Revisions:

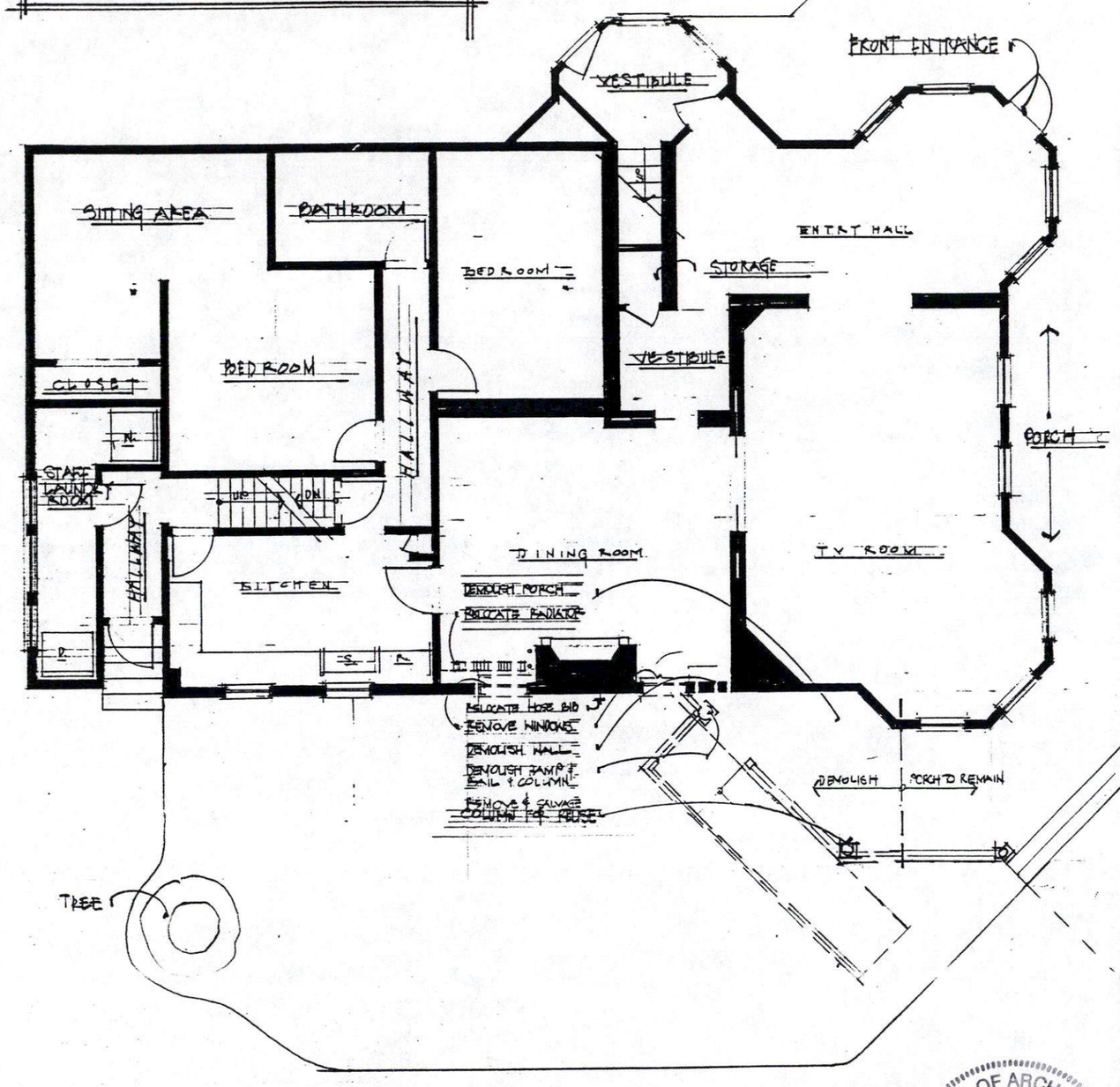
Project:

BEECHWOOD ASSISTED LIVING FACILITY

101 NORTH BEECHWOOD AVENUE
CATONSVILLE, MARYLAND 21228

NOTE!

SHADED WALLS, COLUMNS, & CHINNEYS ARE EXISTING. NEW CONSTRUCTION IS NOT SHADED!

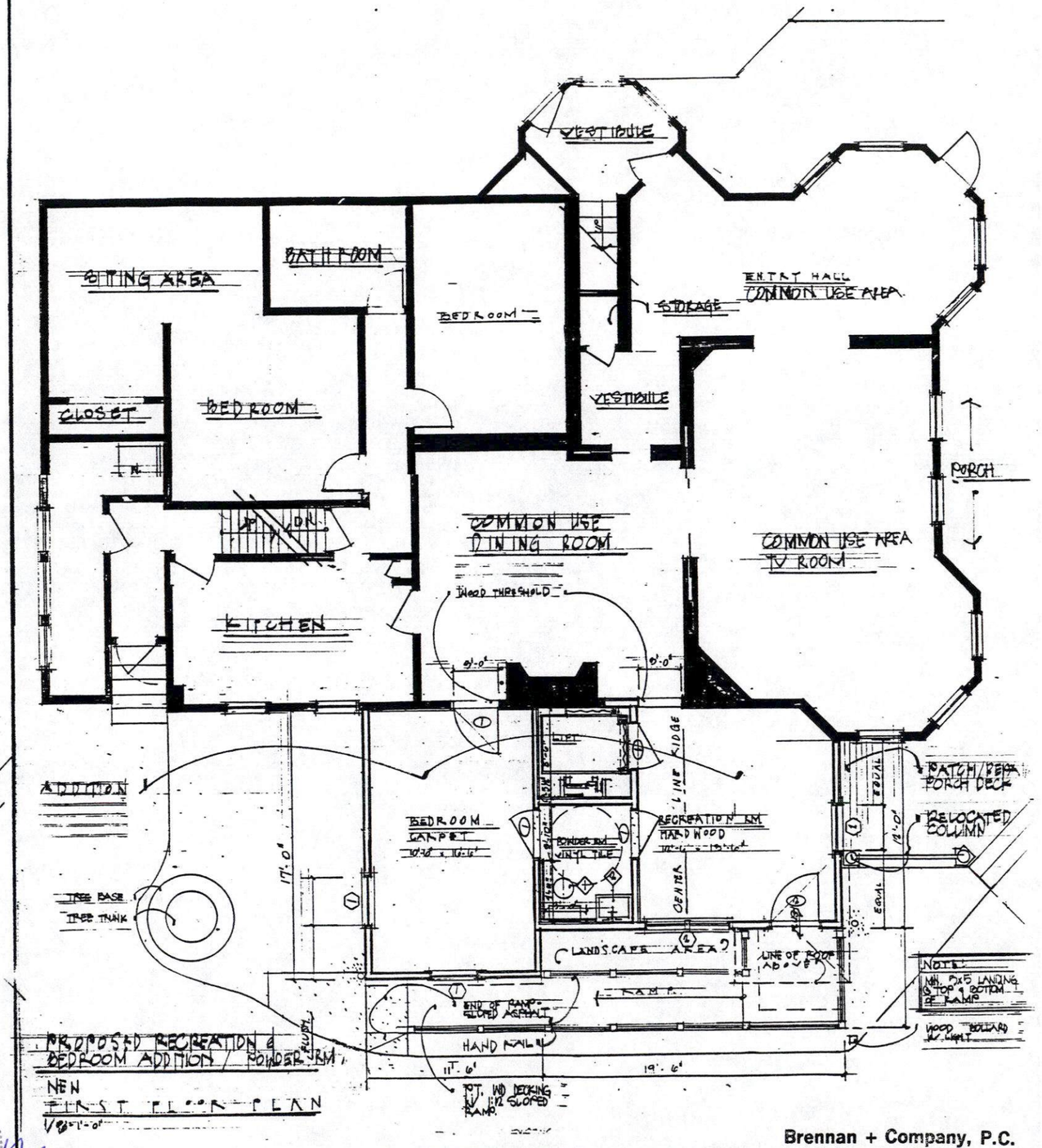


EXISTING FIRST FLR PLAN: DEMOLITION

1/8" = 1'-0"

NOTE!

THIS FACILITY HAS BEEN OPERATING AS APPROVED SINCE 7/25/90.



NOTE:
MIN. 5'x5' LANDING @ TOP & BOTTOM OF RAMP

BOARD OF ARCHITECTS 6363 ROBERT PAUL BRENNAN STATE OF MARYLAND

Robert P Brennan

Date: 22 January, 1998	Project:
Revisions:	**BEECHWOOD ASSISTED LIVING FACILITY** **101 NORTH BEECHWOOD AVENUE** **CATONSVILLE, MARYLAND 21228**

Brennan + Company, P.C.
Architects Planners
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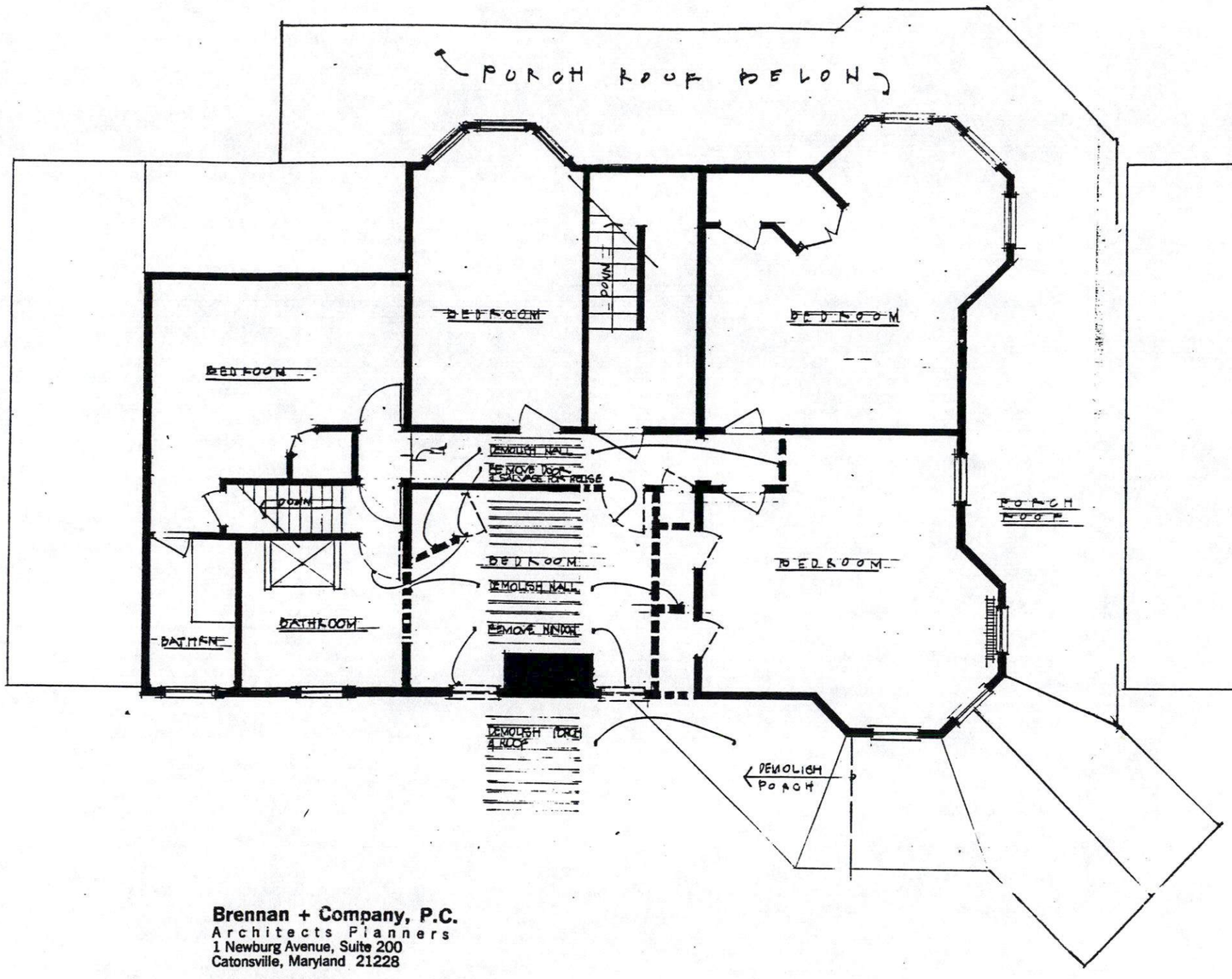
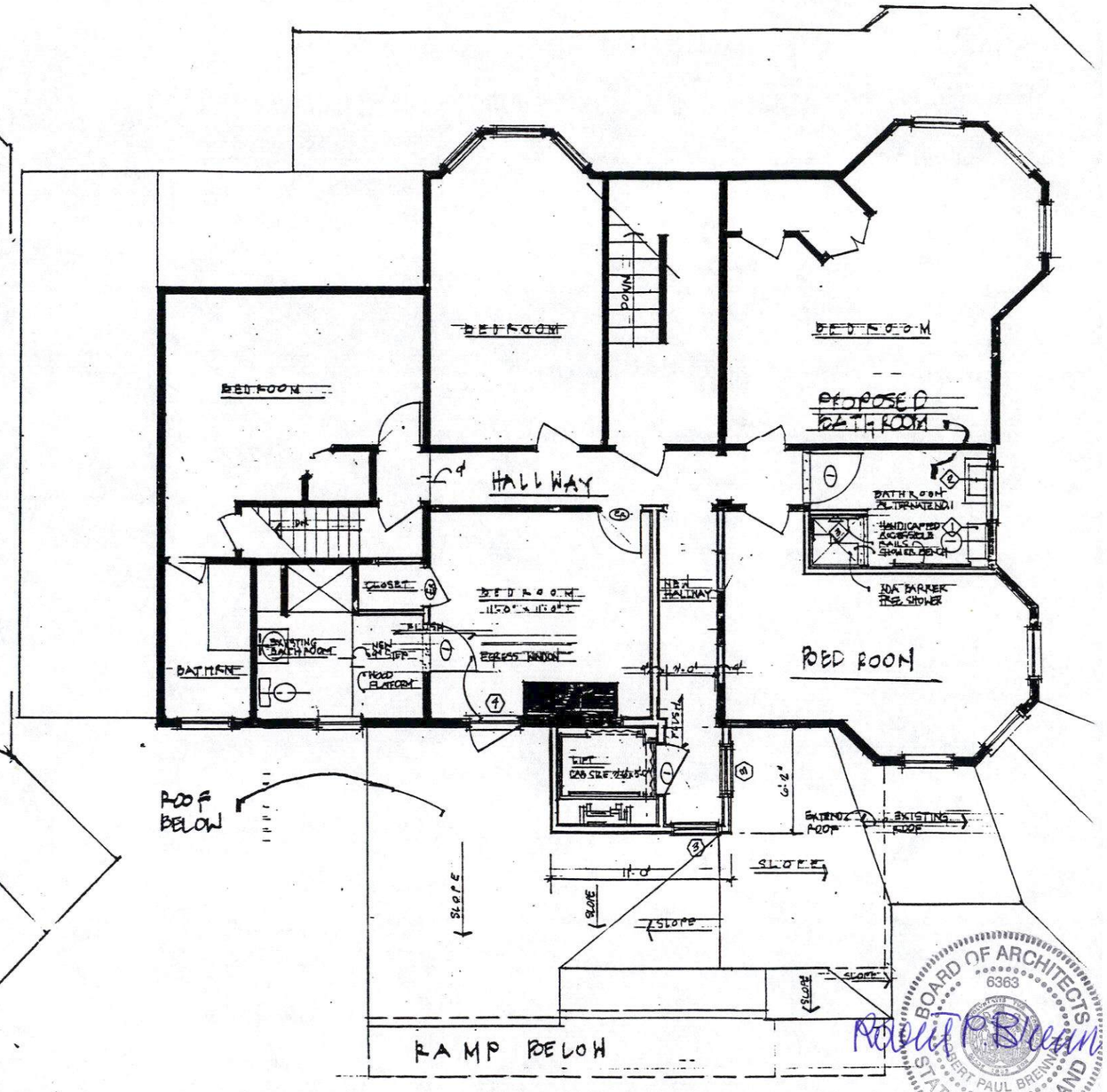


Brennan + Company, P.C.
Architects Planners
1 Newburg Avenue, Suite 200
Catonsville, Maryland 21228

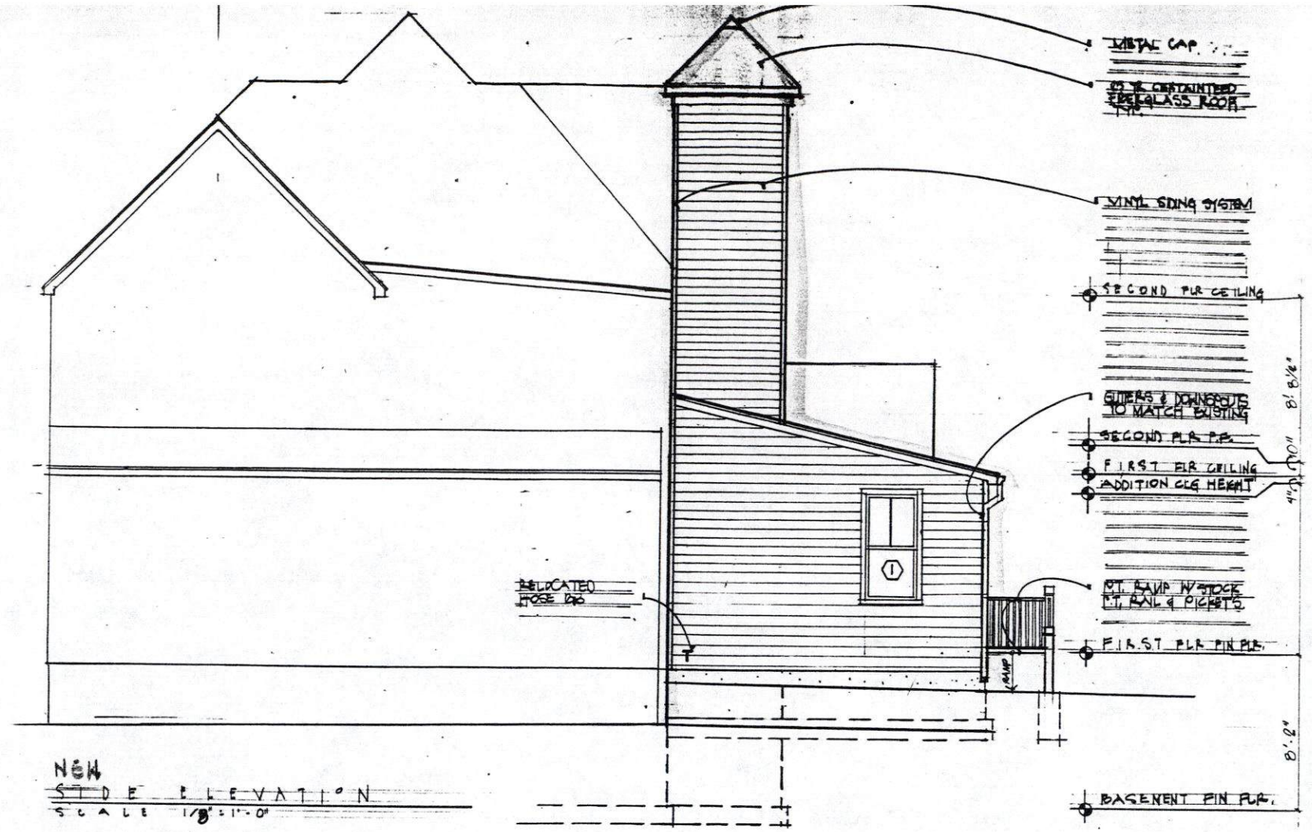
tel 410 788 2289
fax 410 788 8611

EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"



PROPOSED LIFT TO SECOND FLOOR & HALLWAY
1/8" = 1'-0"

BOARD OF ARCHITECTS 6363 ROBERT PAUL BRENNAN STATE OF MARYLAND
Robert P. Brennan



NEW
SIDE ELEVATION
SCALE 1/8"=1'-0"

BOARD OF ARCHITECTS
6363
ROBERT PAUL BRENNER
STATE OF MARYLAND

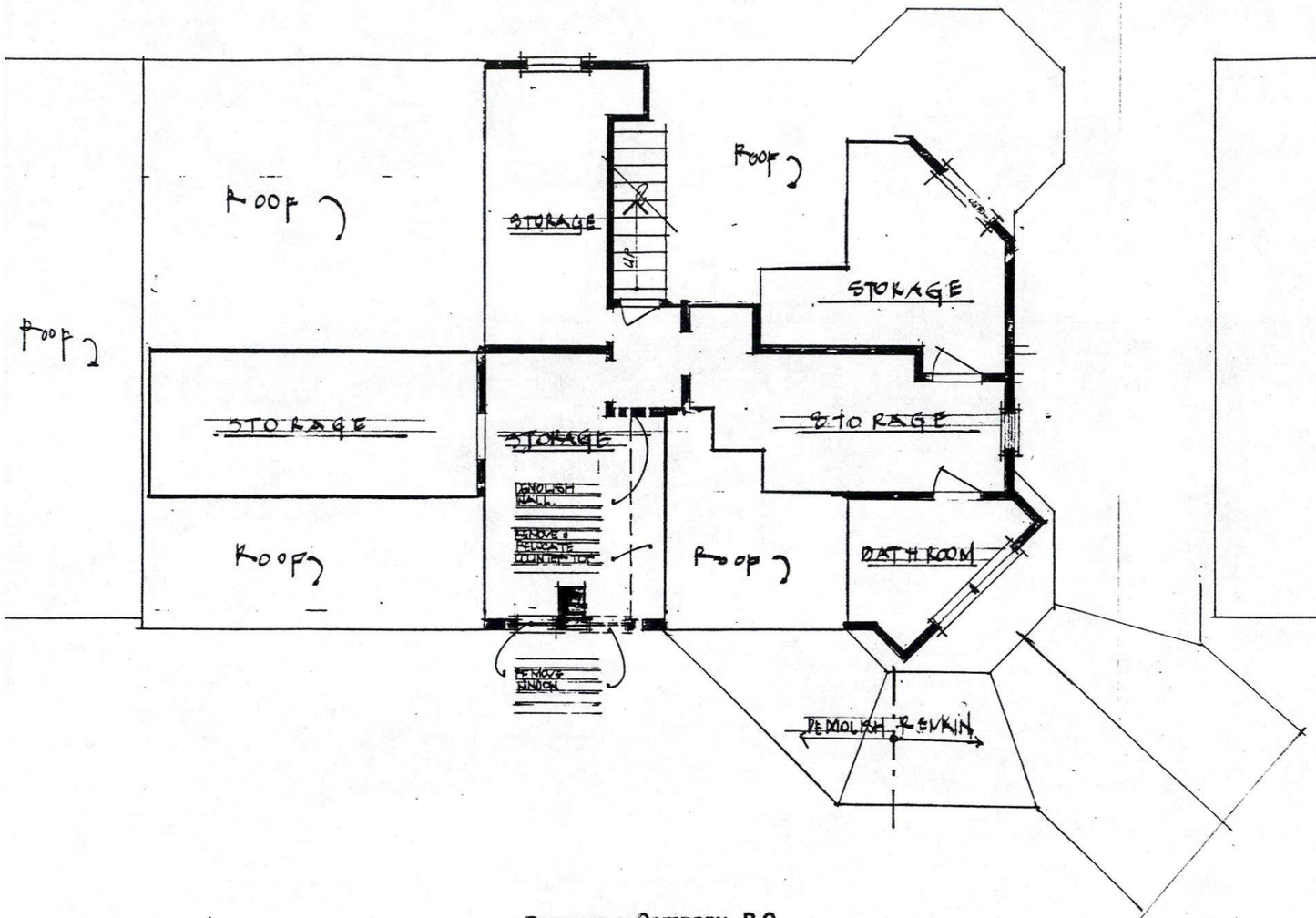
Date: 22 January, 1998

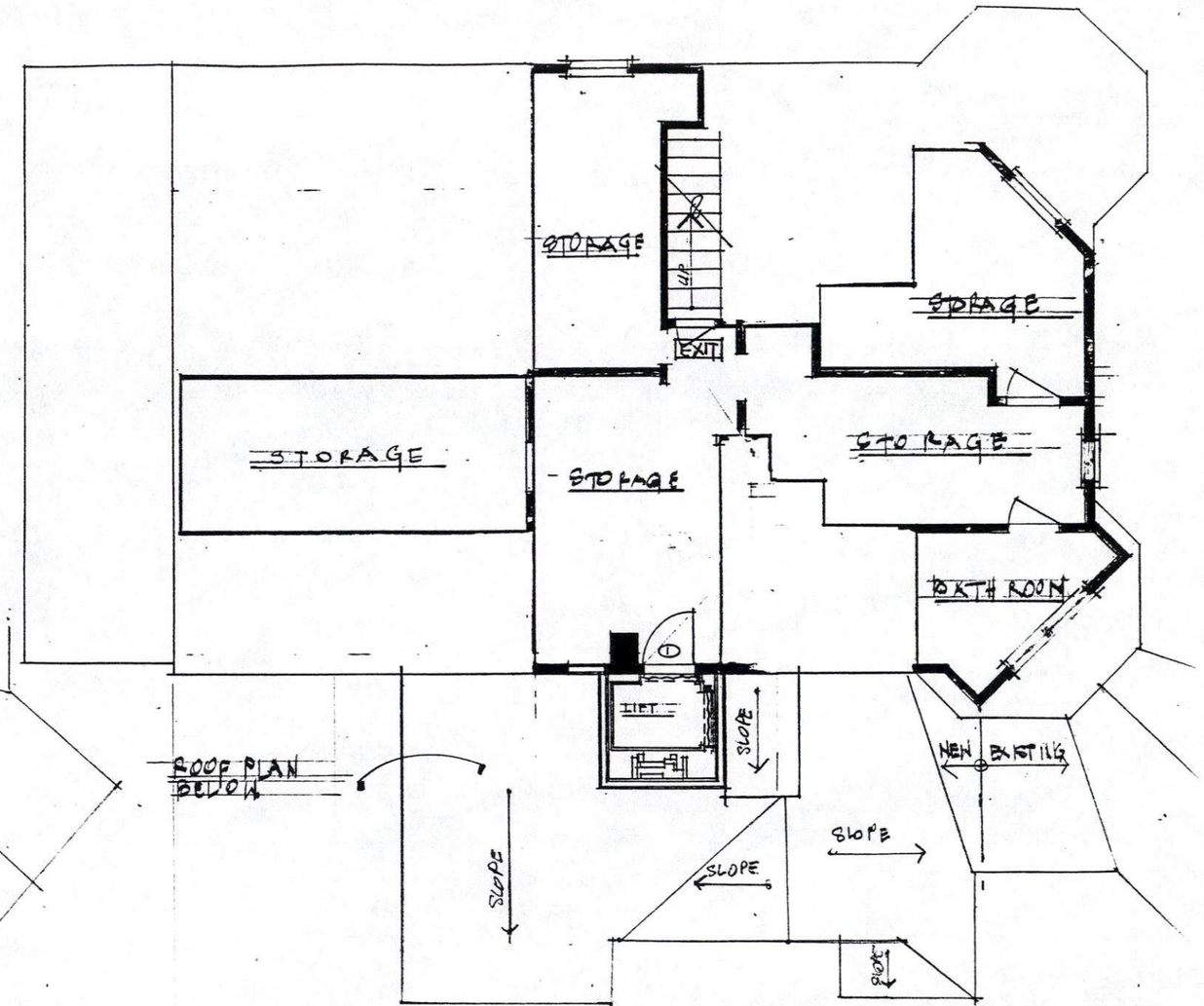
Revisions:

Project:

BEECHWOOD ASSISTED LIVING FACILITY

101 NORTH BEECHWOOD AVENUE
CATONSVILLE, MARYLAND 21228





Brennan + Company, P.C.
Architects Planners
1 Newburg Avenue, Suite 200
Catonsville, Maryland 21228

tel 410 788 2289
fax 410 788 8611

EXISTING ATTIC FLOOR PLAN
1/8" = 1'-0"

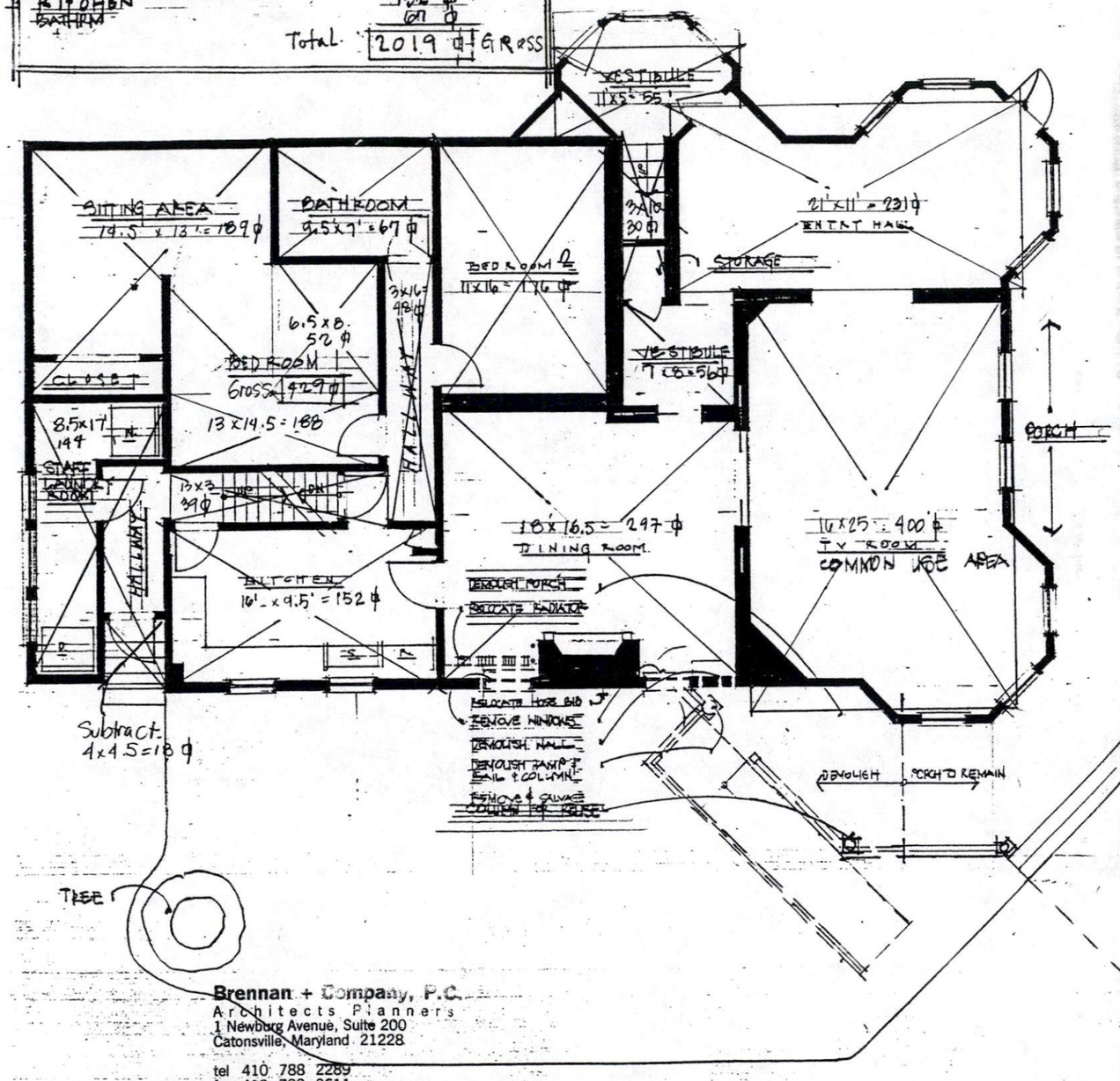
PROPOSED LIFT TO ATTIC
1/8" = 1'-0"

BOARD OF ARCHITECTS 6363 ROBERT PAUL BRENNAN STATE OF MARYLAND

Date: 22 January, 1998	Project:
Revisions:	**BEECHWOOD ASSISTED LIVING FACILITY** **101 NORTH BEECHWOOD AVENUE** **CATONSVILLE, MARYLAND 21228**

EXISTING FIRST FLR PLAN SQ. FTG.

BEDROOM 1	429 ☐
BEDROOM 2	176 ☐
LAUNDRY RM/HALL	66 ☐
DINING ROOM	297 ☐
ENTRY/VESTIBULE	220 ☐
TV ROOM COMMON USE	400 ☐
KITCHEN	152 ☐
BATHRM	67 ☐
Total	2019 ☐ GROSS



Brennan + Company, P.C.
Architects Planners
1 Newburg Avenue, Suite 200
Catonsville, Maryland 21228

tel 410 788 2289
fax 410 788 8611

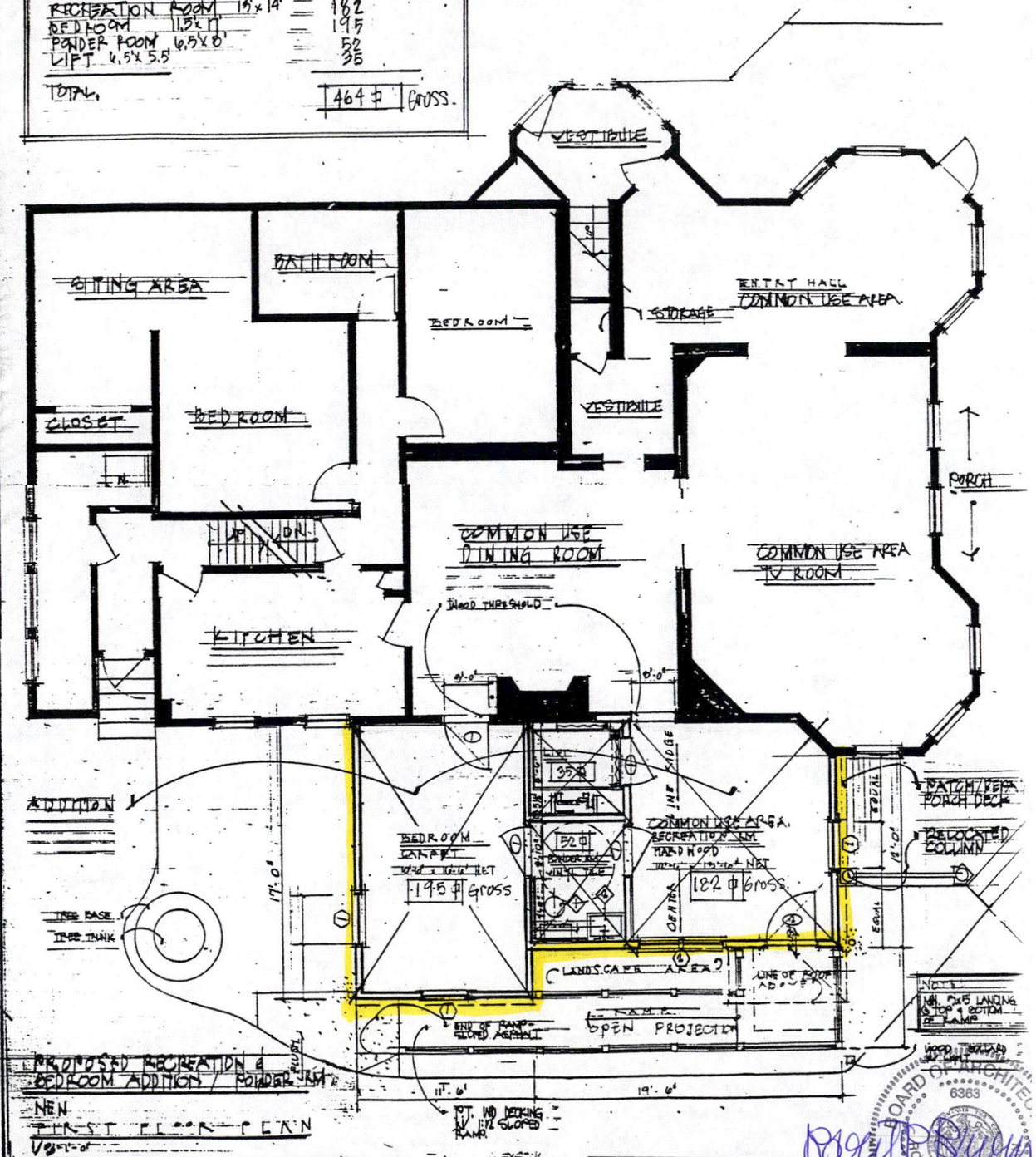
EXISTING FIRST FLR PLAN: DEMOLITION

1/8" = 1'-0"

NOTE!
THIS FACILITY HAS BEEN OPERATING AS APPROVED SINCE 7/23/96.

FIRST FLOOR PLAN SQ FTG.

GROSS SQUARE FTG - ADDITION		
RECREATION ROOM	13' x 14'	182
BEDROOM	11.5 x 17	195
POWDER ROOM	6.5 x 8'	52
LIFT	6.5 x 5.5	35
TOTAL		464 ☐ GROSS



PROPOSED RECREATION & BEDROOM ADDITION / POWDER RM

NEW FIRST FLOOR PLAN

1/8" = 1'-0"

NOTE:
ALL SHADED WALLS ARE NEW CONSTRUCTION!

Date: 22 January, 1998

Revisions:

Project:

BEECHWOOD ASSISTED LIVING FACILITY

101 NORTH BEECHWOOD AVENUE
CATONSVILLE, MARYLAND 21228

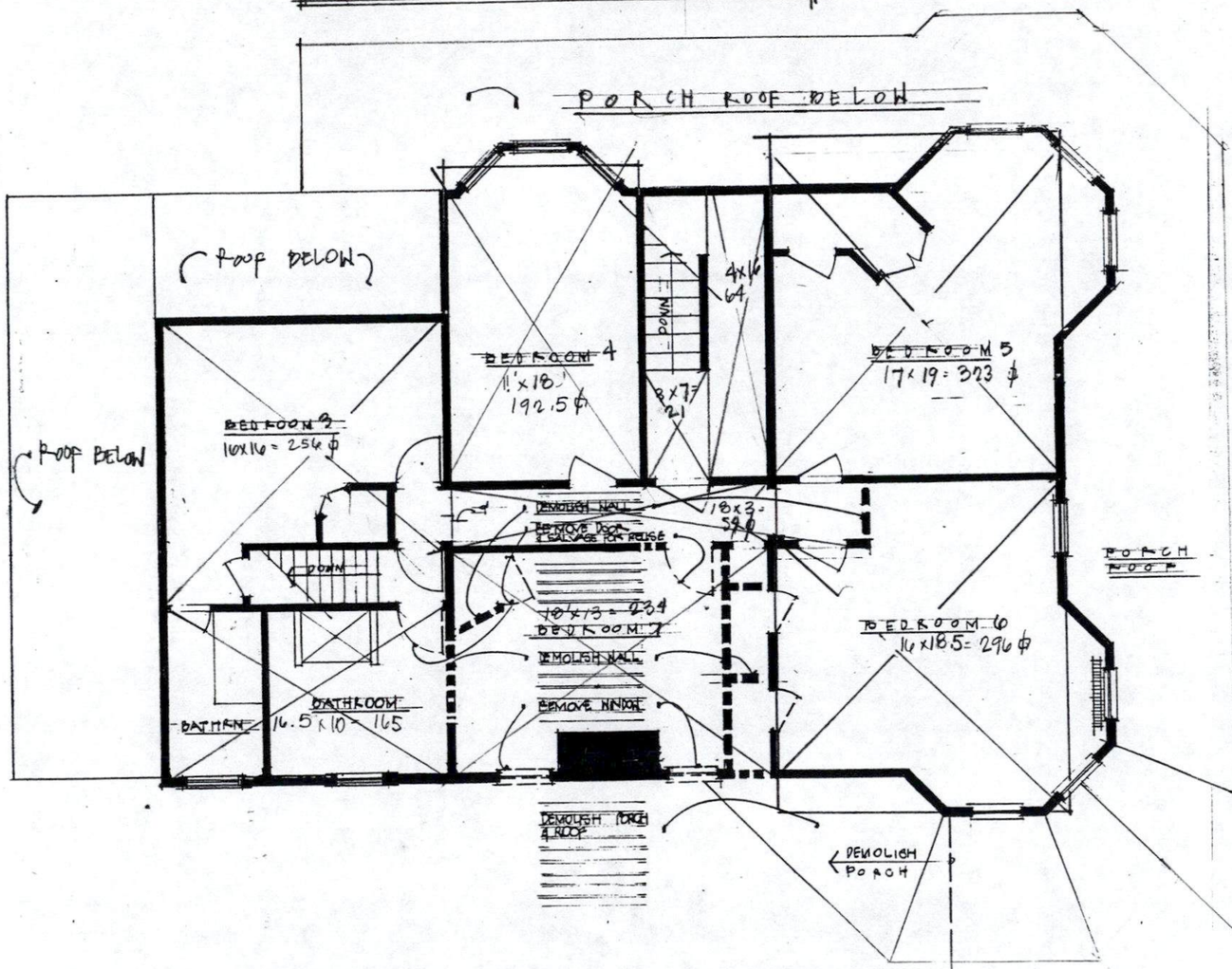
BOARD OF ARCHITECTS 6363 ROBERT P. BRENNAN STATE OF MARYLAND

EXISTING SECOND FLOOR PLAN SQ. FTG.

BEDROOM 3	256 ϕ
BEDROOM 4	198 ϕ
BEDROOM 5	323 ϕ
BEDROOM 6	296 ϕ
BEDROOM 7	234 ϕ
BATHROOMS	165 ϕ
HALLWAYS	139 ϕ
TOTAL	1611 ϕ GROSS

SECOND FLOOR PLAN SQ. FTG.

GROSS SQ. FTG. ADDITION
NEW AREA. 25 ϕ GROSS



NOTE!
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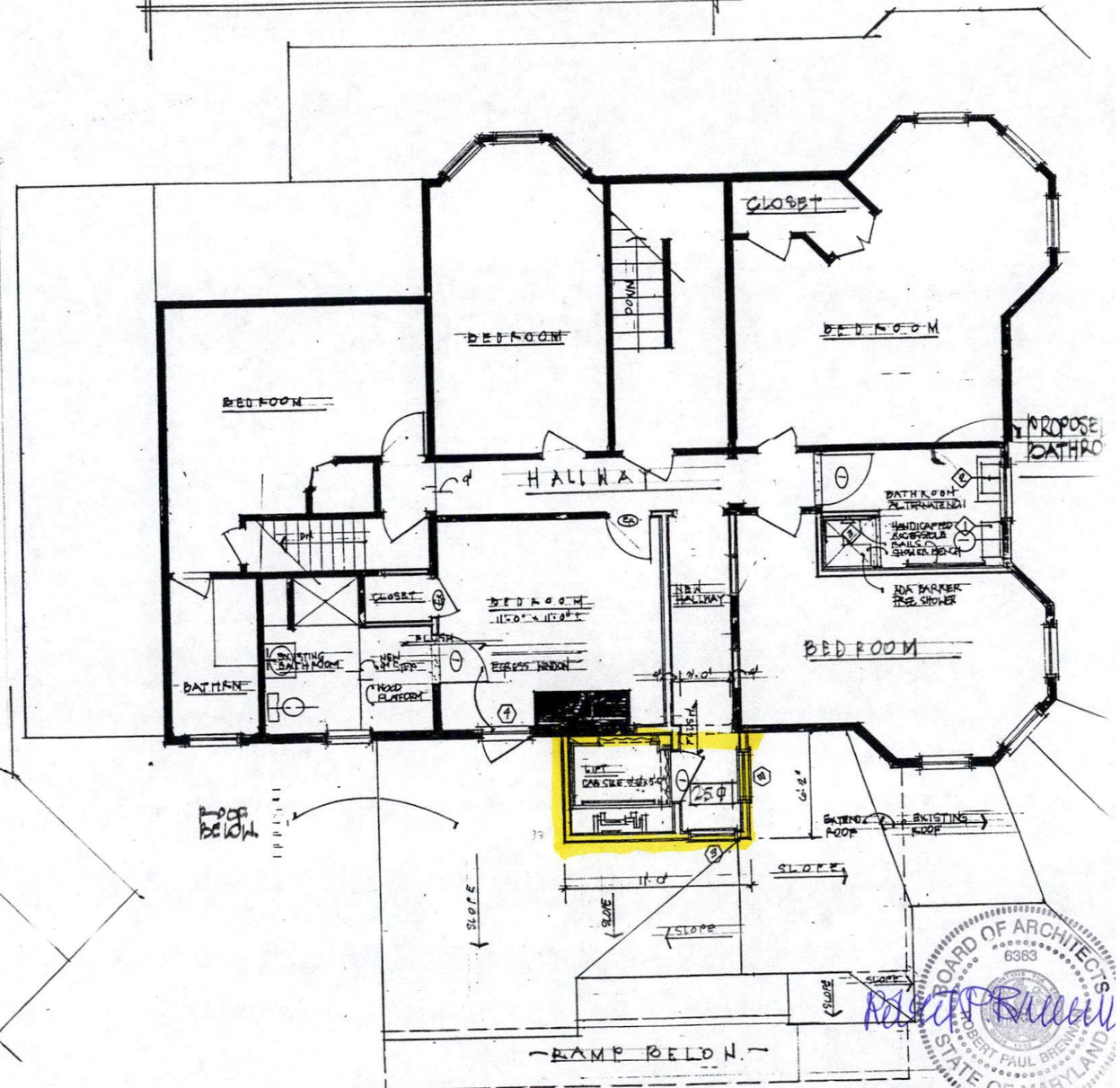

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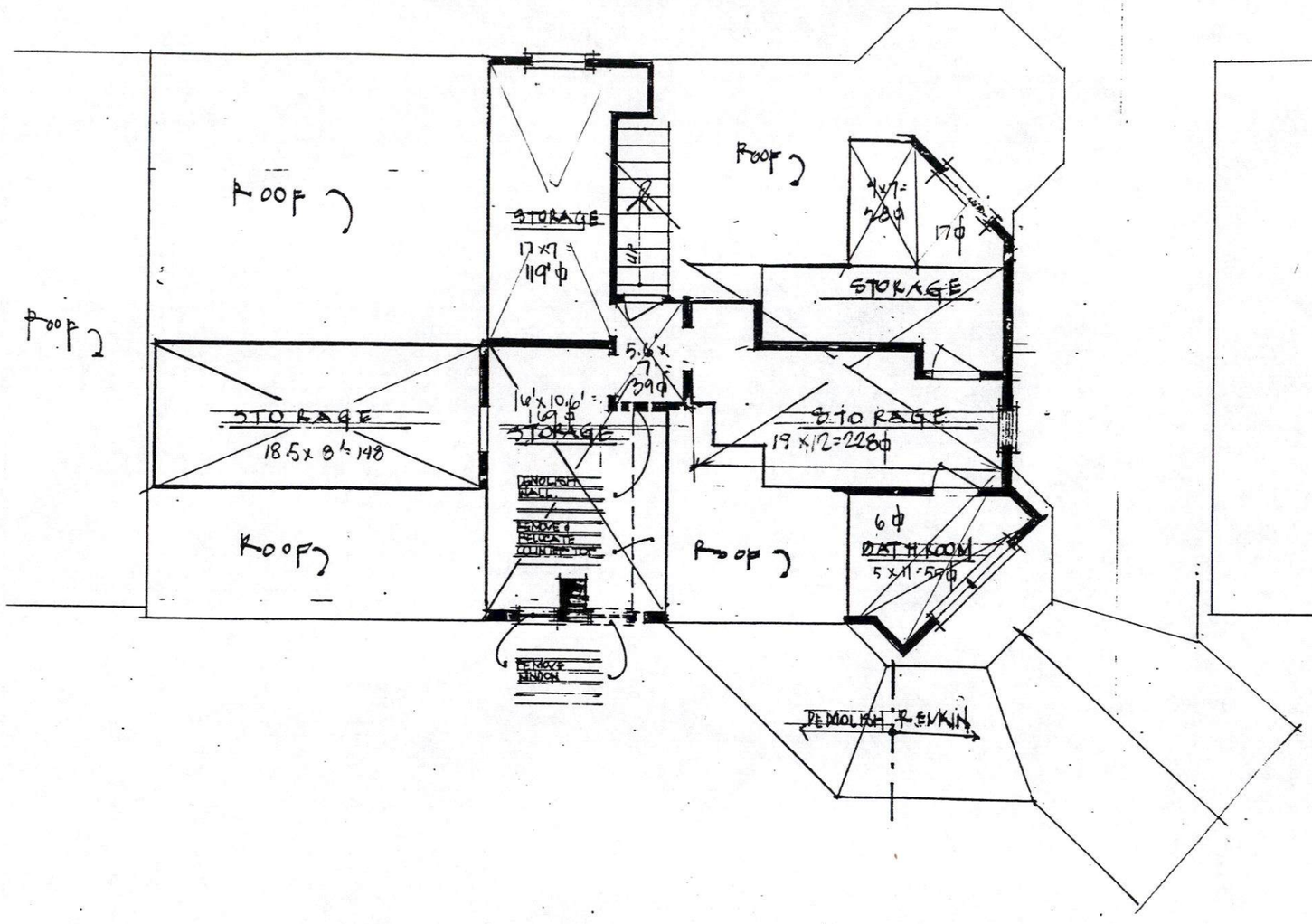
EXISTING SECOND FLOOR PLAN.
1/8" = 1'-0"

PROPOSED LIFT TO SECOND FLOOR & HALLWAY
1/8" = 1'-0"

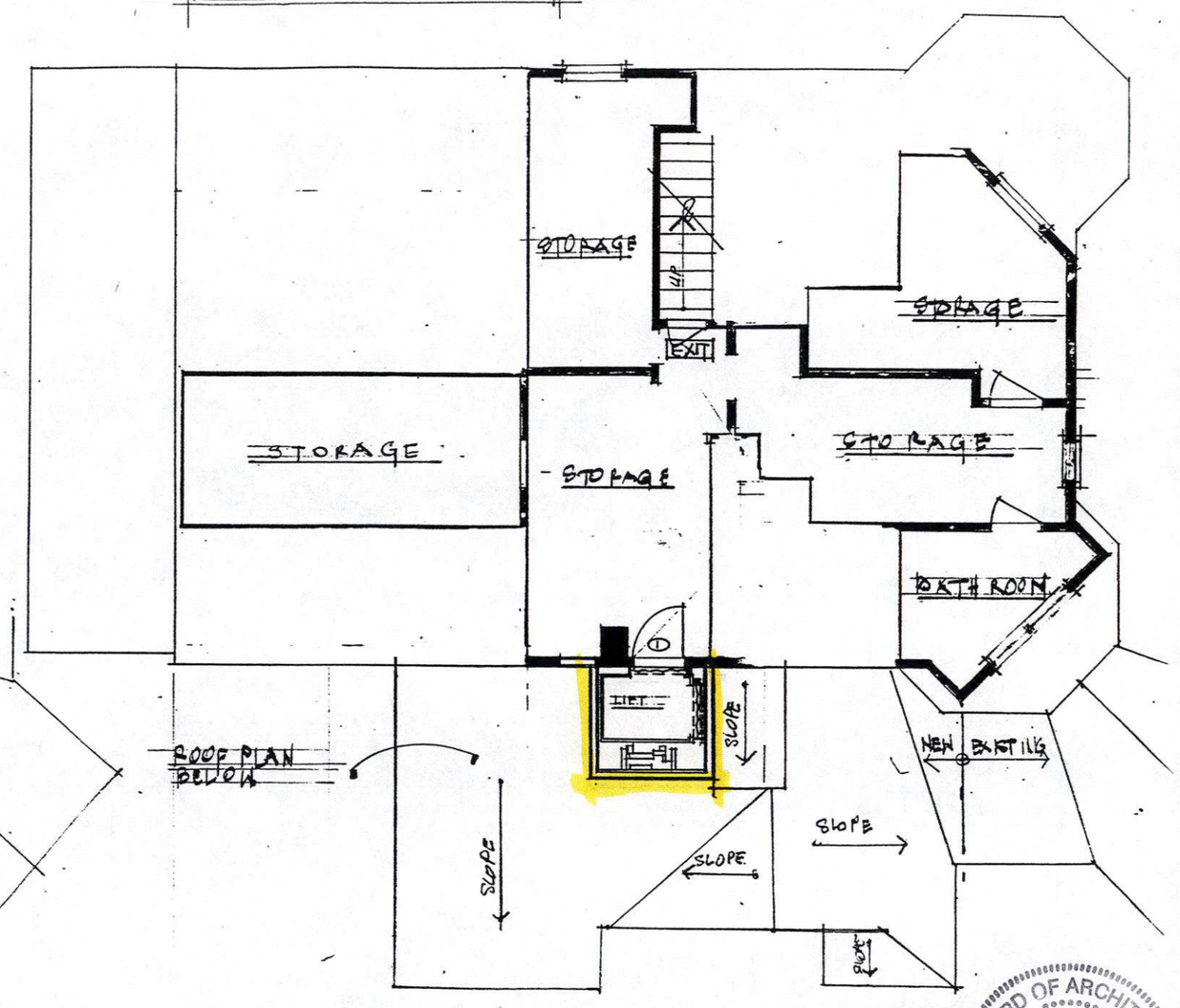
EXISTING ATTIC SQ. FTG.

STORAGE 809 TOTAL GROSS ϕ



NOTE!

NO CHANGE IN SQ. FTG. IN ATTIC FOR ADDITION.



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EXISTING ATTIC FLOOR PLAN

1/8" = 1'-0"

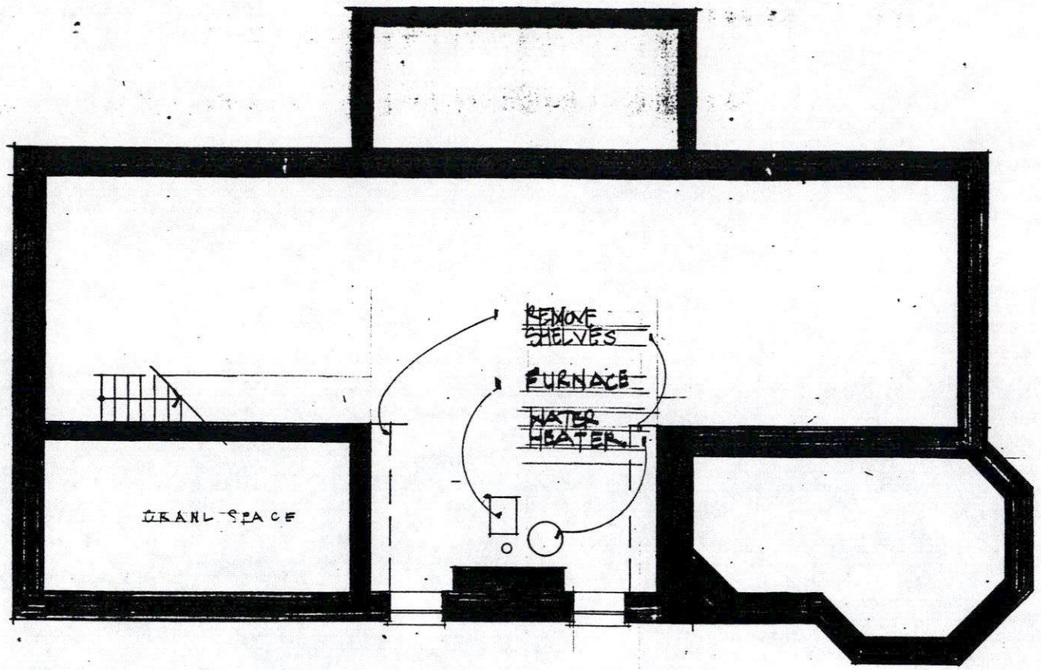
PROPOSED LIFT TO ATTIC

1/8" = 1'-0"

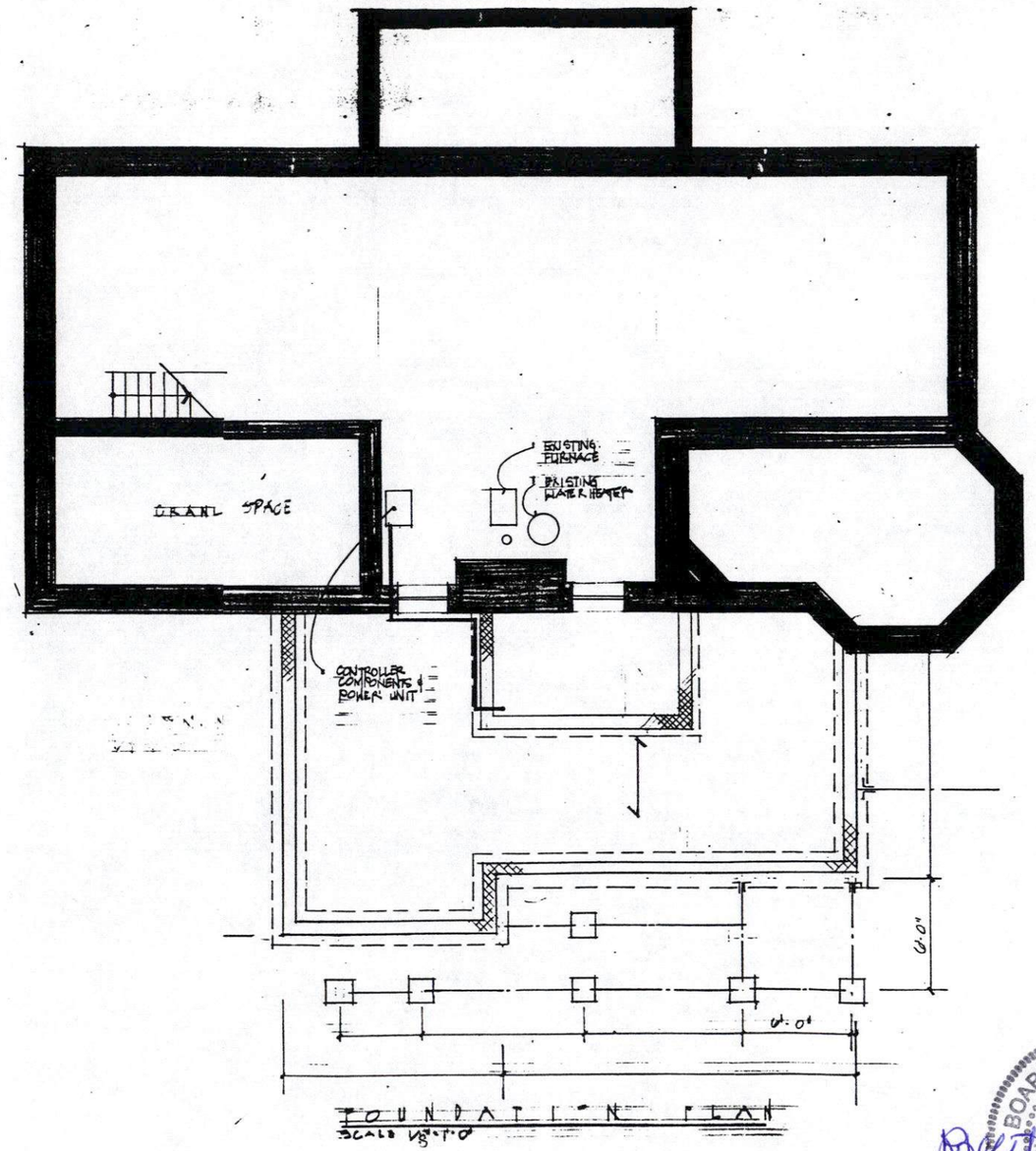
BOARD OF ARCHITECTS 6363 ROBERT PAUL BRENNAN STATE OF MARYLAND

Robert P. Brennan

Date: 22 January, 1998	Project:
Revisions:	**BEECHWOOD ASSISTED LIVING FACILITY** **101 NORTH BEECHWOOD AVENUE** **CATONSVILLE, MARYLAND 21228**



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



FOUNDATION PLAN
SCALE 1/8"=1'-0"

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BOARD OF ARCHITECTS 6363 ROBERT PAUL BRENNAN STATE OF MARYLAND

Date: 22 January, 1998 Revisions:	Project: **BEECHWOOD ASSISTED LIVING FACILITY** **101 NORTH BEECHWOOD AVENUE** **CATONSVILLE, MARYLAND 21228**

Brennan Company, P.C.

ARCHITECTS
PLANNERS

Robert P. Brennan, AIA
Laurie J. B. Stubb, AIA

22 January 1998

Revised Zoning Use Permit
Class "A" Assisted Living Facility

1. **Owner:** Bruce Feuerstein Janet Feuerstein
   Date: 22 January 1998
   Address: #1 Herd Court Baltimore, Maryland 21228
   Phone No. H(410) 455- 0855 W(410) 528- 5906
   Address of property under this use permit review:
   101 North Beechwood Avenue Catonsville, Maryland 21228

2. **Title:** Use permit plan for class "A" Assisted Living Facility (ALF).
   Election District: 1st Election District.
   Square footage of lot: +/- 42,840 sq. ft. , +/-1.04 Acres
   Zoning map SW 3G
   Current Zoning: D.R- 2.
   Approved for Zoning: D.R- 3.5.

   Density Chart:
   Maximum number of assisted living Class "A" residents:
   For 7 beds under DR- 3.5= 12,500 sq. ft. per chart BCZR section 424.5.
   Add 2,000 sq. ft. ea. additional beds = 2,000 sq. ft. 16,000 sq.ft.
   12,500 sq.ft. + 16,000 sq.ft.= 28,500 sq.ft. total required lot area for 15 ALF residents.

3. **Note:** Class 'A' original approval under DR -3.5 per the effective 1992 zoning map for 15 beds (July 25, 1996) and permit occupancy approved under same. Current zoning as of 1996 zoning map DR-2. Therefore Beechwood is a non- conforming structure according to the BCZR . And is allowed a maximum of 25% increase per sect. 104 BCZR.
   Reason for revision - Proposed building expansion of 24.4% on an existing class 'A' ALF as permitted by sect. 101 BCZR definition of Class 'A' ALF. Expansion to allow for existing residents to have another common use area. Also, another bedroom will spread out the number of allowed residents more comfortably.

   Existing Square Footages:

Basement floor area:	759 sq.ft.
Ground floor area:	2,019 sq. ft.
Second floor area:	1,611 sq. ft.
Attic Floor area:	809 sq.ft.
Gross floor area	**5,198 sq. ft.**

   (Existing garage: 480 sq. ft.)

   Addition Square Footage:

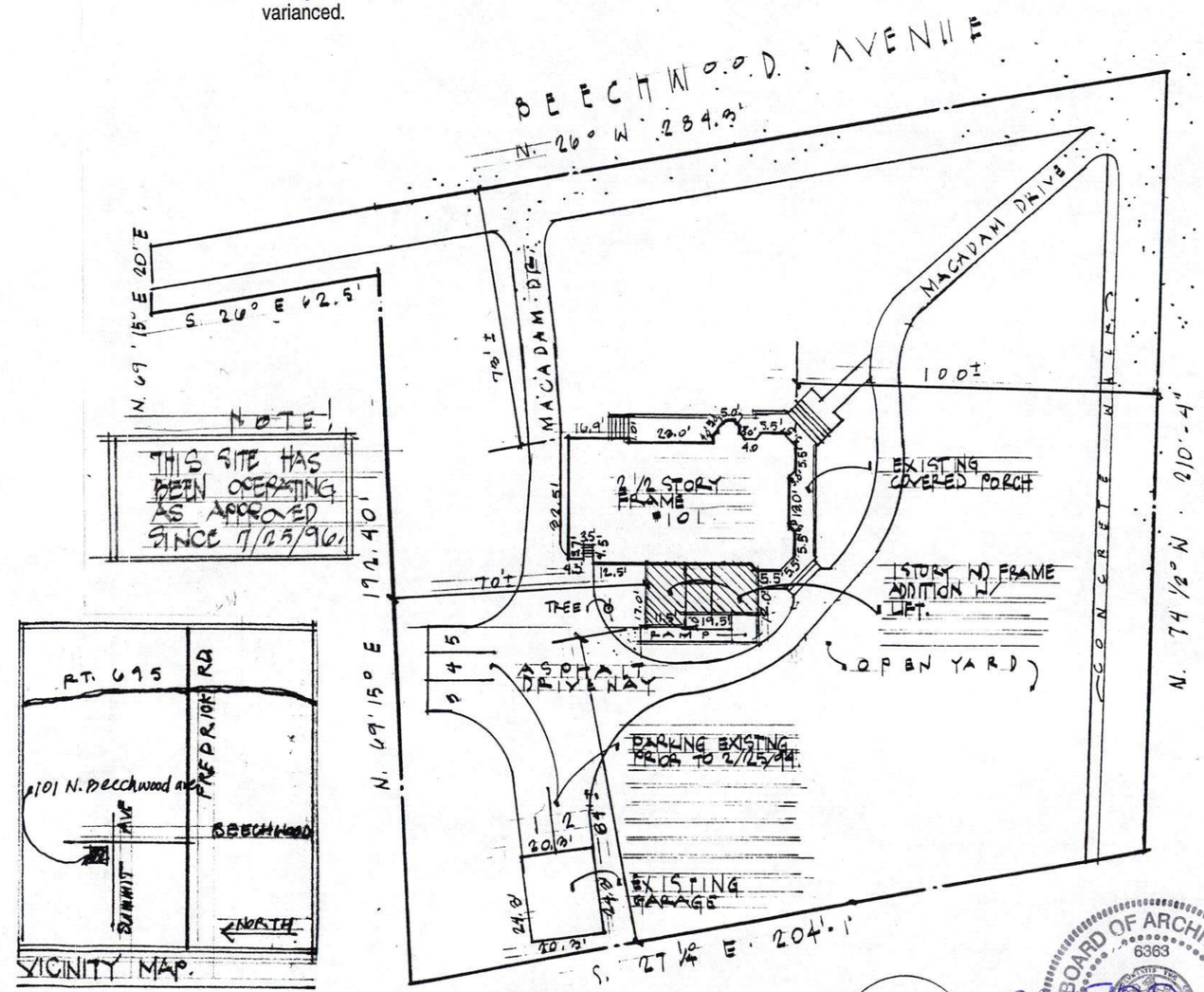
Ground floor area:	469 sq.ft.
Second floor area:	25 sq.ft.
Total sq. ft of addition	**494 sq.ft.**

   Total sq. ft. of addition <25% of existing total ground floor area.
   494 sq. ft. / 2,019 sq. ft. = 24.4%

4. Parking: 1 space for each 3 beds = 5 parking spaces required as shown.
   All parking spaces shown existed prior to the date of this plan.

5. "This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred five years of the date of this permit application". See revision changes for 24.4% increase (this plan).

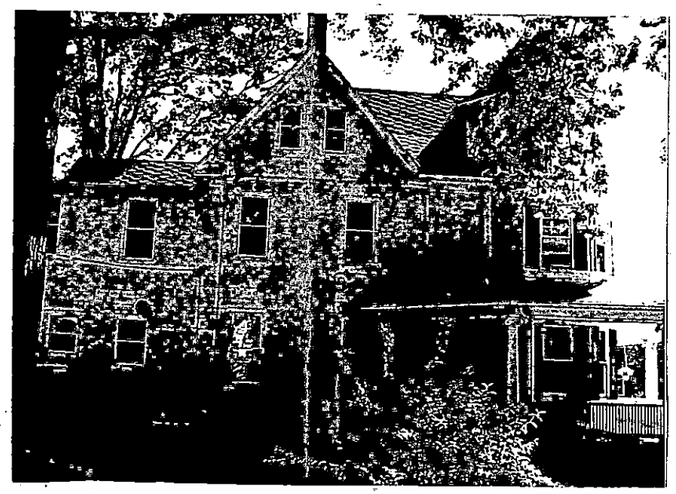
6. No signs are proposed, any future signs will comply with sect. 413.1 BCZR and zoning sign policies or be varianced.



WASHINGTON 4836 Rugby Avenue . Bethesda . Maryland . 20814 . 301 654 8144
BALTIMORE 1 Newburg Avenue . Catonsville . Maryland . 21228 . 410 788 2289

BEECHWOOD ASSISTED LIVING PHOTOS.

1/22/98



WEST ELEVATION

SOUTHWEST CORNER. COVERED DROP OFF.

NEAR PHOTO OF RAMP & SIDE PORCH W/ DROP OFF

NORTH WEST PHOTO

Brennan + Company, P.C.
Architects Planners
1 Newburg Avenue, Suite 200
Catonsville, Maryland 21228

tel 410 788 2289
fax 410 788 8611

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 6-27-96

OEA: URA

HISTORIC DISTRICT/BLDG. YES [ ] NO [✓] DO NOT KNOW [ ]

PERMIT #: B
RECEIPT #: A
CONTROL #: CO
XREF #:

FEE: 35.00
PAID:
PAID BY: Appl.
INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

BUILDING 1 or 2 FAM.
CODE CODE ____
BOCA CODE ✓

PROPERTY ADDRESS 101 ~~E.~~ Beechwood Ave.
SUITE/SPACE/FLOOR Catonsville, MD 21228
SUBDIV: NW CAR Summit Ave.
TAX ACCOUNT #: 01-03-670310 DISTRICT/PRECINCT 01 / 10

OWNER'S INFORMATION (LAST, FIRST)
NAME: Feuerstein, Janet & Bruce
ADDR: 1 Herd Ct., Catonsville, MD 21228
101 N. Beechwood Ave 21228.

DOES THIS BLDG. HAVE SPRINKLERS YES ✓ NO ___

APPLICANT INFORMATION
NAME: Janet & Bruce Feuerstein
COMPANY: Beechwood Assisted Living
STREET 101 N. Beechwood Ave.
CITY,ST,ZIP Catonsville, MD 21228
PHONE #: (410) 455-0492 MHIC LICENSE #: ____
APPLICANT SIGNATURE: Elizabeth Donoghue
CONTRACT: ____ BLOCK: ____
PLANS: CONST 1 PLOT ___ PLAT ___ DATA ___ EL 2 PL 2
TENANT
CONTR: Owner
ENGNR:
SELLR:

TYPE OF IMPROVEMENT
1. ___ NEW BLDG CONST
2. ___ ADDITION
3. ___ ALTERATION
4. ___ REPAIR
5. ___ WRECKING
6. ___ MOVING
7. ✓ OTHER Chg of Occ

DESCRIBE PROPOSED WORK: Change of Occupancy from residential to Sr. Assisted Group Housing for 15 ~~people~~. No alterations PER APP RQST
ALF RESIDENTS FILING AT OWN RISK PENDING USE PERMIT APPV'L
PLANS DATA WAIVED PER CAPT LOGUE
(U.P. FILED APPLICATION 7/11/96) 6-27-96

TYPE OF USE

RESIDENTIAL
01. ___ ONE FAMILY
02. ___ TWO FAMILY
03. ___ THREE AND FOUR FAMILY
04. ___ FIVE OR MORE FAMILY (ENTER NO UNITS) ____
05. ___ SWIMMING POOL
06. ___ GARAGE
07. ✓ OTHER Chg of Occ.

NON-RESIDENTIAL
08. ___ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. ___ CHURCH, OTHER RELIGIOUS BUILDING
10. ___ FENCE (LENGTH ____ HEIGHT ____)
11. ___ INDUSTRIAL, STORAGE BUILDING
12. ___ PARKING GARAGE
13. ___ SERVICE STATION, REPAIR GARAGE
14. ___ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. ___ OFFICE, BANK, PROFESSIONAL
16. ___ PUBLIC UTILITY
17. ___ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. ___ SIGN
19. ___ STORE ___ MERCANTILE ___ RESTAURANT
SPECIFY TYPE ____
20. ___ SWIMMING POOL ____
SPECIFY TYPE
21. ___ TANK, TOWER
22. ___ TRANSIENT HOTEL, MOTEL (NO. UNITS ____)
23. ___ OTHER ____

TYPE FOUNDATION
1. ___ SLAB
2. ___ BLOCK
3. ___ CONCRETE

BASEMENT
1. ___ FULL
2. ___ PARTIAL
3. ___ NONE

TYPE OF CONSTRUCTION
1. ___ MASONRY
2. ___ WOOD FRAME
3. ___ STRUCTURE STEEL
4. ___ REINF. CONCRETE

TYPE OF HEATING FUEL
1. ___ GAS 3. ___ ELECTRICITY
2. ___ OIL 4. ___ COAL

TYPE OF WATER SUPPLY
1. ✓ PUBLIC SYSTEM ✓ EXISTS ___ PROPOSED
2. ___ PRIVATE SYSTEM ___ EXISTS ___ PROPOSED

TYPE OF SEWAGE DISPOSAL
1. ✓ PUBLIC SEWER ✓ EXISTS ___ PROPOSED
2. ___ PRIVATE SYSTEM
___ SEPTIC ___ EXISTS ___ PROPOSED
___ PRIVY ___ EXISTS ___ PROPOSED

CENTRAL AIR: 1. ___ 2. ___
ESTIMATED COST: $ ____ OF MATERIALS AND LABOR

PROPOSED USE: Assisted Living
EXISTING USE: SFD

OWNERSHIP
1. ✓ PRIVATELY OWNED 2. ___ PUBLICLY OWNED 3. ___ SALE 4. ___ RENTAL

RESIDENTIAL CATEGORY: 1. ✓ DETACHED 2. ___ SEMI-DET. 3. ___ GROUP 4. ___ TOWNHSE 5. ___ MIDRISE 6. ___ HIRISE
#EFF: ___ #1BED: ___ #2BED: ___ #3BED: ___ TOT BED: ___ TOT APTS/CONDOS: ____
1 FAMILY BEDROOMS ____
GARBAGE DISPOSAL 1. ___ Y 2. ___ N BATHROOMS ____ CLASS 04
POWDER ROOMS ____ KITCHENS ____ LIBER ____ FOLIO ____

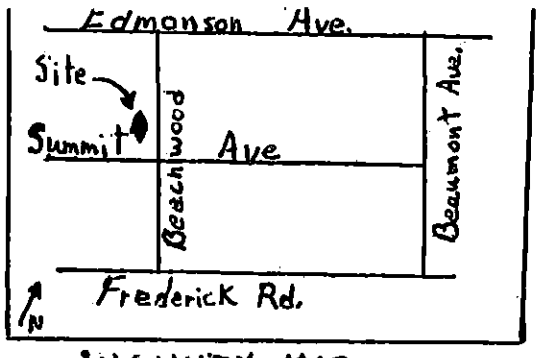
BUILDING SIZE
FLOOR 0
WIDTH ____
DEPTH ____
HEIGHT ____
STORIES ____
LOT #'S ____
CORNER LOT
1. ___ Y 2. ___ N

LOT SIZE AND SETBACKS
45369 ¢
SIZE 222.05 Wide
FRONT STREET ____
SIDE STREET ____
FRONT SETBK NC
SIDE SETBK ____
SIDE STR SETBK ____
REAR SETBK ____
ZONING ____

APPROVAL SIGNATURES		DATE
✓ BLD INSP	120 [illegible] FINAL	6/27/96
✓ BLD PLAN	12[illegible] [illegible] (Final)	6/27/96
FIRE		
SEDI CTL		
✓ ZONING	111 [illegible] OK TO FILE	7/11/96
✓ PUB SERV	111 [illegible]	
✓ ENVRMNT	416 NC, Mike Cook R.S. FINAL	6/27/96
PERMITS		

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

OK TO FILE PENDING OPCC APPV'L
APP ADVISED MUST NOTIFY ZONING WHEN USE PERMIT IS APPV'D FOR RELEASE OF THIS PERMIT



VICINITY MAP

ZONING USE PERMIT PLAN FOR CLASS "A" ASSISTED LIVING FACILITY

LOCATED AT

101 N. BEECHWOOD AVE.

BALTIMORE COUNTY, MD 21228

1st ELEC. DIST.

Property owners: BRUCE AND JANET FEUERSTEIN

ADD. # 1 Herd Ct. BALT. MD 21228

PHONE (410) 455-0855

LOT SIZE = 1.04 AC±

ZONING MAP SW 3G.

ZONE DR 3.5

AREA REQ'D FOR

12 BEDS = 28,500 sq.ft. SEE*
(12 ALF RESIDENTS)

Parking: 1 space for each 3 BEDS = 4 PARKING SPACES REQ'D. ALL PARKING USES SHOWN EXISTED PRIOR TO THE DATE OF THIS PLAN. ALL PARKING WILL BE PERMANENTLY STRIPED.

Existing Floor Areas Sq. ft.

1st Floor = 1,575 ±

2nd Floor = 1,314 ±

3rd Floor = 1,040 ±
(USED BY LIVE IN STAFF)

BASEMENT = 1575 ±
(For STORAGE)

Existing Garage = 480 ±

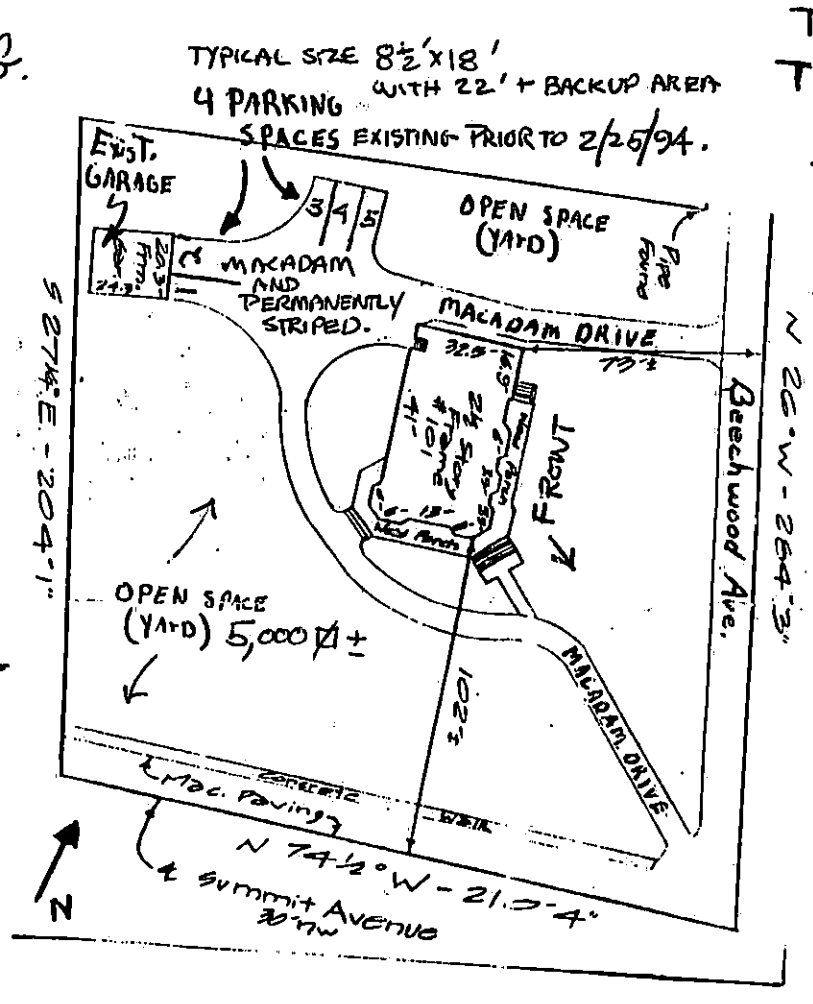
OVERALL DWLG SIZE = 4,164 ±

LOT SIZE 42,840±

* DENSITY CALULATIONS FOR 12 BEDS DR 3.5 =
12,500 SQ. FT. FOR 7 BEDS +
2,000 SQ. FT FOR EACH ADDED BED.

12,500 SQ.FT.
ADDITIONAL RESIDENTS AT 2,000 ± EA → + 16,000 ±
28,500 SQ. FT. TOTAL REQ'D FOR 15 ALF RESIDENTS.

* Note and check one
THERE HAVE BEEN ☐
THERE HAVE NOT BEEN ☑
EXTERIOR ENLARGEMENTS TO THIS BUILDING IN THE PAST 5 YEARS.



SCALE: 1" = 60'

THE UNDERSIGNED ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN. (OWNERS)

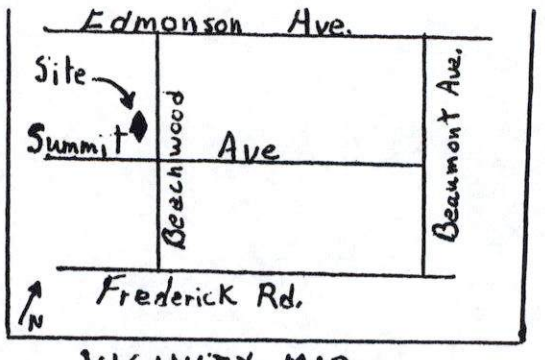
x Bruce K. Feuerstein 6/10/96
x Bruce K. Feuerstein
x Janet L. Feuerstein
x Janet L. Feuerstein

"This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred within five years of the date of this permit application"

NO SIGNS ARE PROPOSED. ANY FUTURE SIGNS WILL COMPLY WITH SECT 413.1 BCZR AND ZONING SIGN POLICIES OR BE VARIANCED

I THE UNDERSIGNED HAVE THE AUTHORITY TO AUTHORIZE BALTIMORE COUNTY TO MAKE NECESSARY CHANGES TO THIS PLAN AND I AM RESPONSIBLE FOR THE ACCURACY OF SUCH CHANGES

Elizabeth Donoghue 7/11/96
ELIZEIBETH DONAHUE DATE



VICINITY MAP

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BALTIMORE COUNTY, MD 21228

1st ELEC. DIST.

Property owners: BRUCE AND JANET FEUERSTEIN

ADD. # 1 Herd Ct. BALT. MD 21228

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LOT SIZE = 1.04 AC ±

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3rd Floor = 1,040 ± (USED BY LIVE IN STAFF)

BASEMENT = 1575 ± (FOR STORAGE)

Existing Garage = 480 ±

OVERALL BLDG SIZE = 4,164 ± SQ. FT.

LOT SIZE 42,840 ±

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2,000 SQ. FT FOR EACH ADDED BED.

12,500 SQ.FT.
ADDITIONAL RESIDENTS AT 2,000 ± EA → + 16,000 ±
28,500 SQ. FT. TOTAL REQ'D FOR 15 ALF RESIDENTS.

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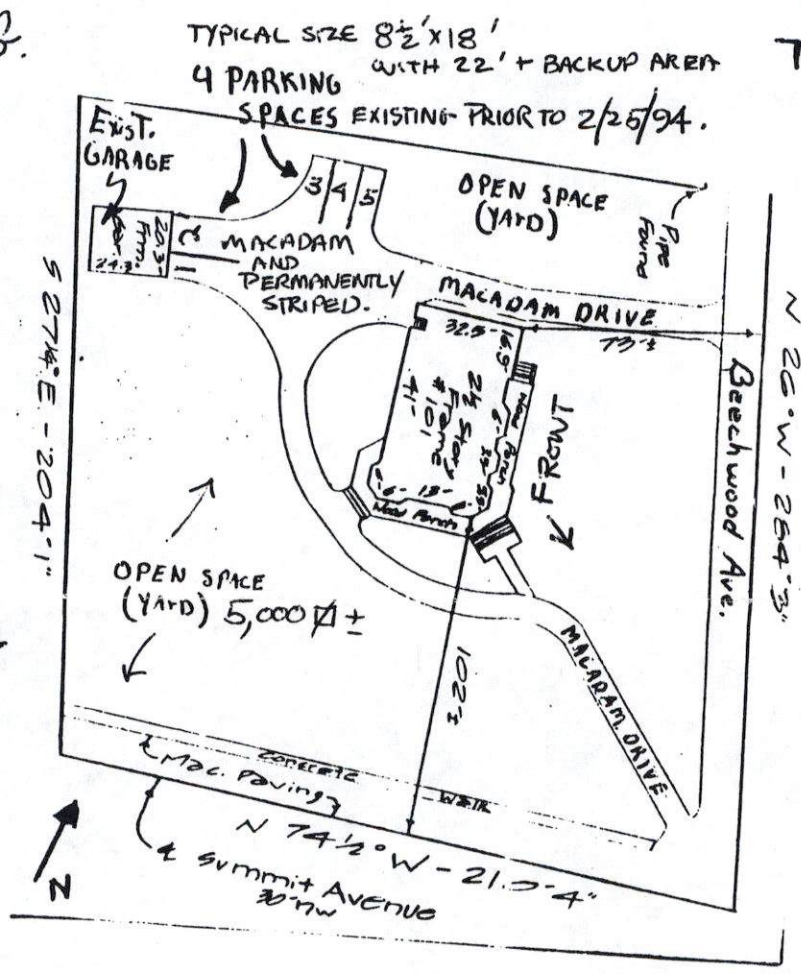

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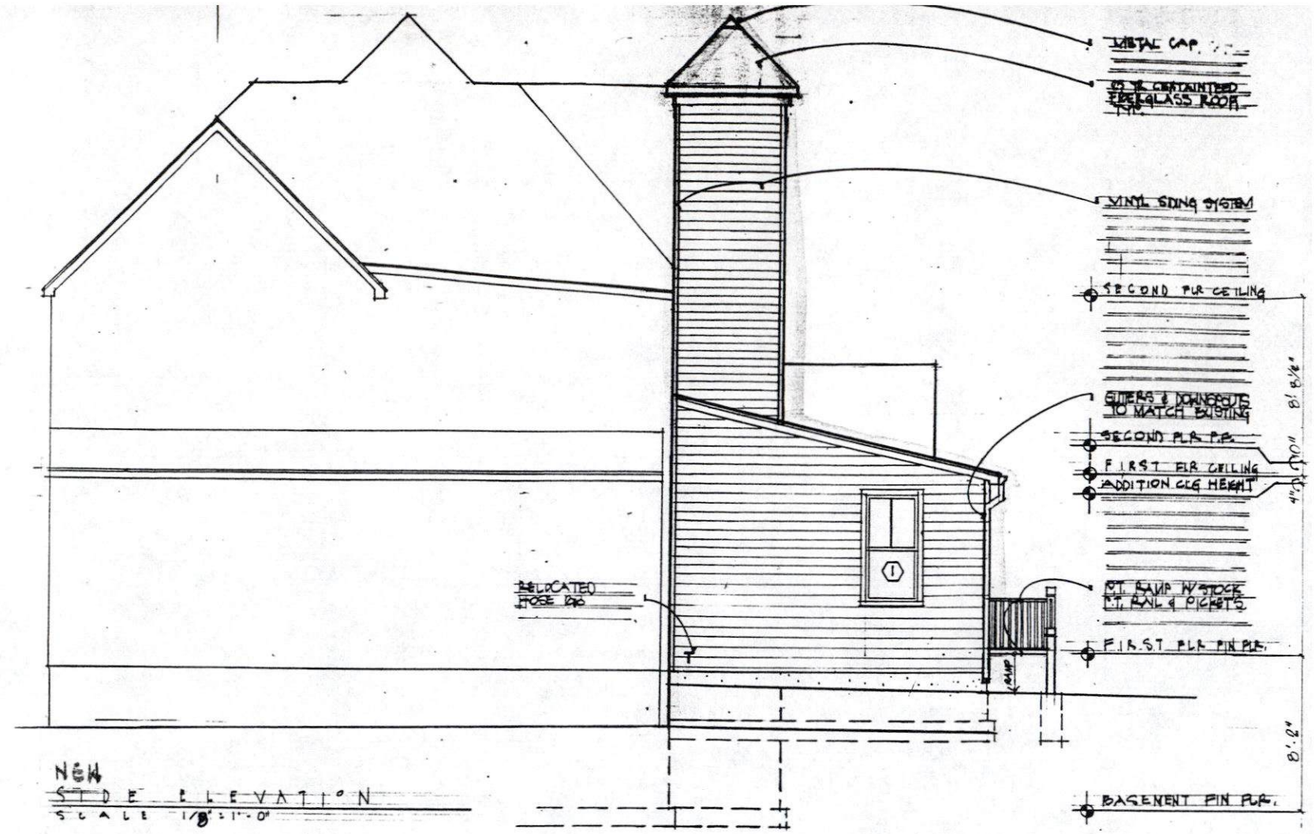
Elizabeth Donoghue 7/11/96
ELIZEBETH DONAHUE DATE

ZONING FILE.

B-276924

PLAN APPVD BY OPCC 7/23/96
" " FOR USE PERMIT RELEASE 7/25/96 JLL.



NEW
SIDE ELEVATION
SCALE 1/8" = 1'-0"

Date: 22 January, 1998

Revisions:

Project:

BEECHWOOD ASSISTED LIVING FACILITY

101 NORTH BEECHWOOD AVENUE
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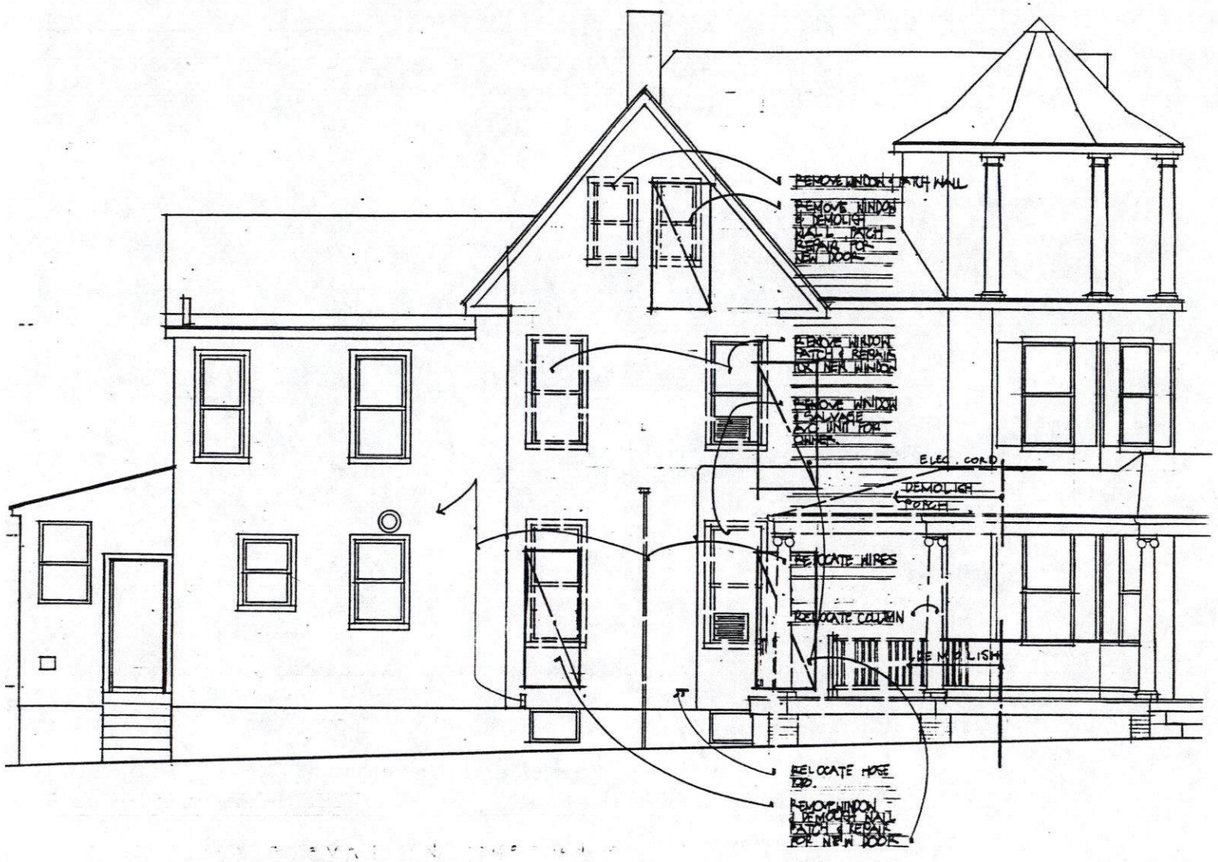

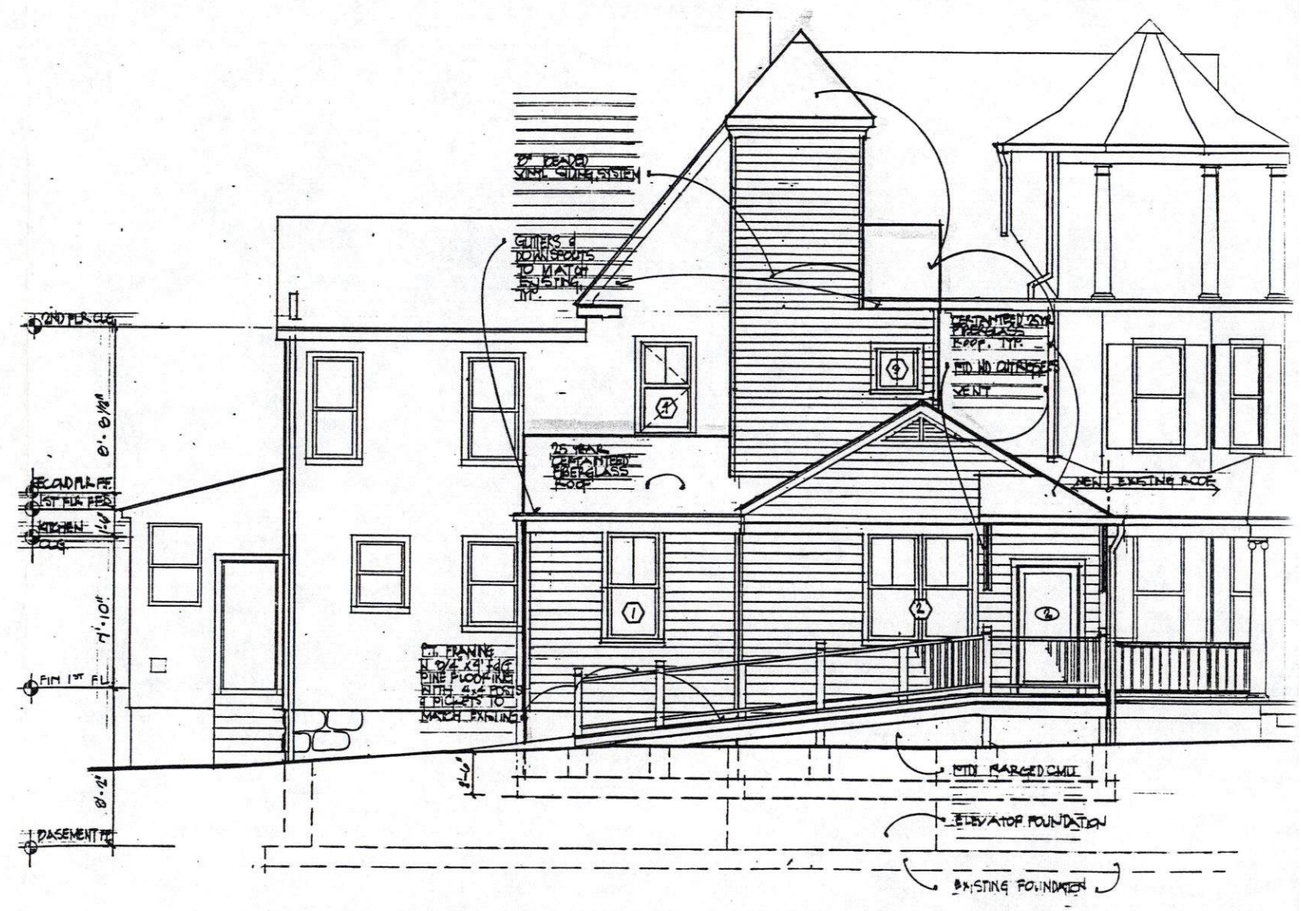

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1 Newburg Avenue, Suite 200
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EXISTING REAR ELEVATION
1/8" = 1'-0"

REAR ELEVATION W/ ADDITION
1/8" = 1'-0"

Date: 22 January, 1998

Revisions:

Project:

BEECHWOOD ASSISTED LIVING FACILITY

101 NORTH BEECHWOOD AVENUE
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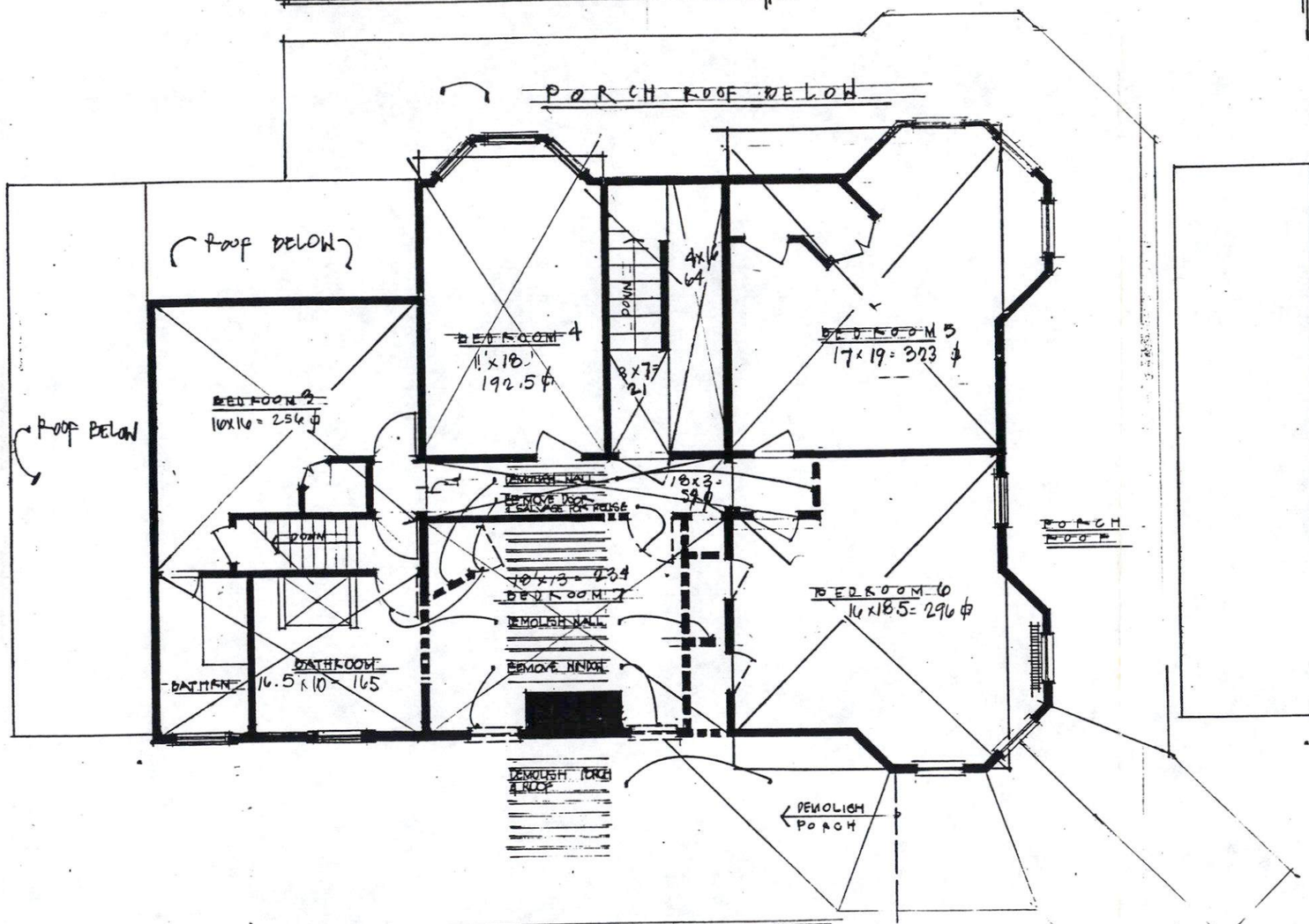
HALLWAYS	139 ¢
TOTAL	1611 ¢ GROSS



NOTE!

THIS FACILITY HAS BEEN OPERATING AS APPROVED SINCE 7/25/96.

Brennan + Company, P.C.
Architects Planners
1 Newburg Avenue, Suite 200
Catonsville, Maryland 21228

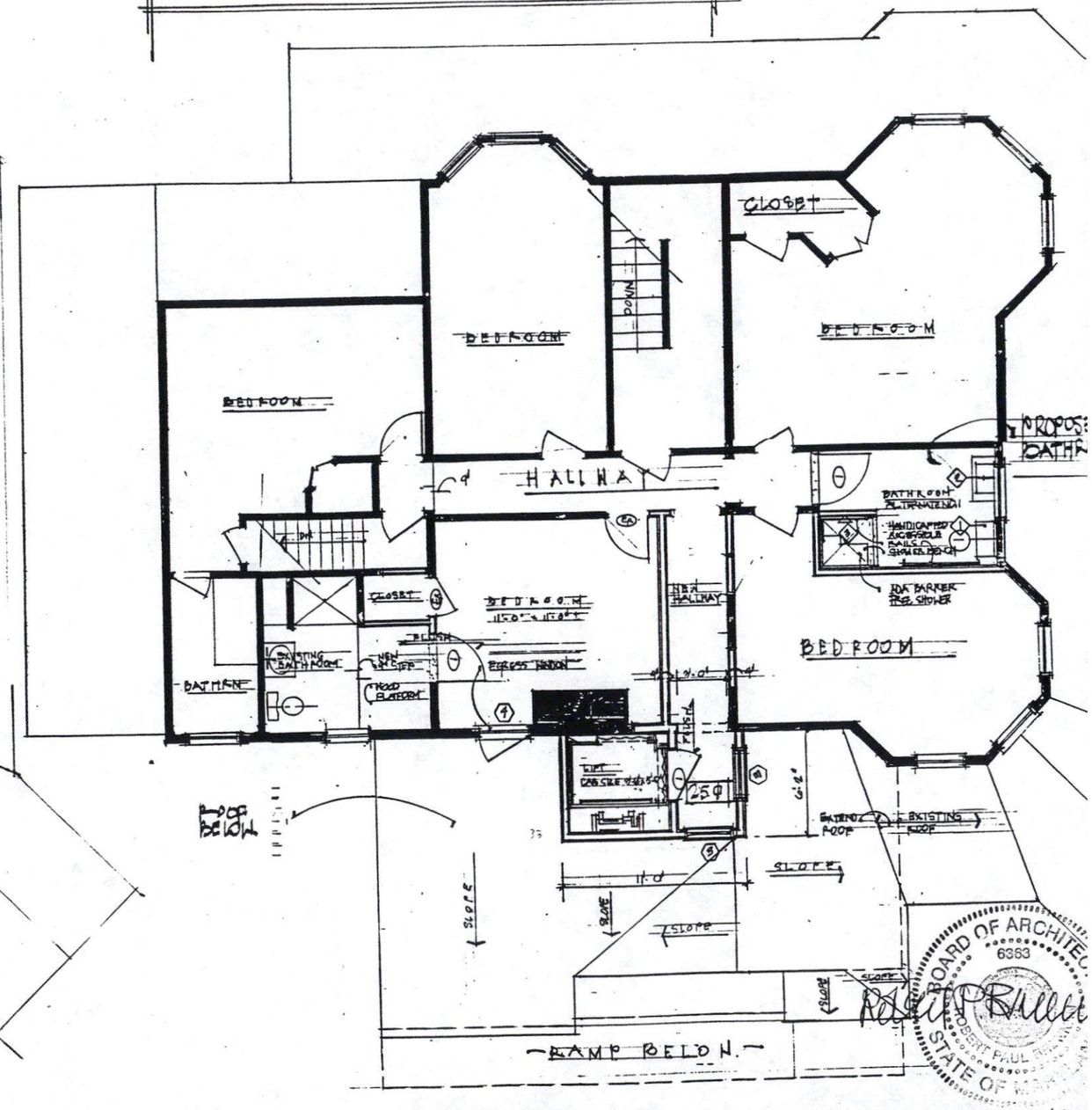
tel 410 788 2289
fax 410 788 8611

EXISTING SECOND FLOOR PLAN

1/8" = 1'-0"

SECOND FLOOR PLAN SQ. FTG.

GROSS SQ. FTG. ADDITION
NEW AREA. 25 ¢ GROSS



PROPOSED LIFT TO SECOND FLOOR & HALLWAY

1/8" = 1'-0"

Brennan Company, P.C.

ARCHITECTS
PLANNERS

Robert P. Brennan, AIA
Laurie J. B. Stubb, AIA

22 January 1998

Revised Zoning Use Permit
Class "A" Assisted Living Facility

1. **Owner:** Bruce Feuerstein Janet Feuerstein
   Date: 22 January 1998
   Address: #1 Herd Court Baltimore, Maryland 21228
   Phone No. H(410) 455- 0855 W(410) 528- 5906
   Address of property under this use permit review:
   101 North Beechwood Avenue Catonsville, Maryland 21228

2. **Title:** Use permit plan for class "A" Assisted Living Facility (ALF).
   Election District: 1st Election District.
   Square footage of lot: +/- 42,840 sq. ft. , +/-1.04 Acres
   Zoning map SW 3G
   Current Zoning: D.R- 2.
   Approved for Zoning: D.R- 3.5.

   Density Chart:
   Maximum number of assisted living Class "A" residents:
   For 7 beds under DR- 3.5= 12,500 sq. ft. per chart BCZR section 424.5.
   Add 2,000 sq. ft. ea. additional beds = 2,000 sq. ft. 16,000 sq.ft.
   12,500 sq.ft. + 16,000 sq.ft.= 28,500 sq.ft. total required lot area for 15 ALF residents.

3. **Note:** Class 'A' original approval under DR -3.5 per the effective 1992 zoning map for 15 beds (July 25, 1996) and permit occupancy approved under same. Current zoning as of 1996 zoning map DR-2. Therefore Beechwood is a non- conforming structure according to the BCZR . And is allowed a maximum of 25% increase per sect. 104 BCZR.
   Reason for revision - Proposed building expansion of 24.4% on an existing class 'A' ALF as permitted by sect. 101 BCZR definition of Class 'A' ALF. Expansion to allow for existing residents to have another common use area. Also, another bedroom will spread out the number of allowed residents more comfortably.

Existing Square Footages:

Basement floor area:	759 sq.ft.
Ground floor area:	2,019 sq. ft.
Second floor area:	1,611 sq. ft.
Attic Floor area:	809 sq.ft.
Gross floor area	**5,198 sq. ft.**

(Existing garage: 480 sq. ft.)

Addition Square Footage:

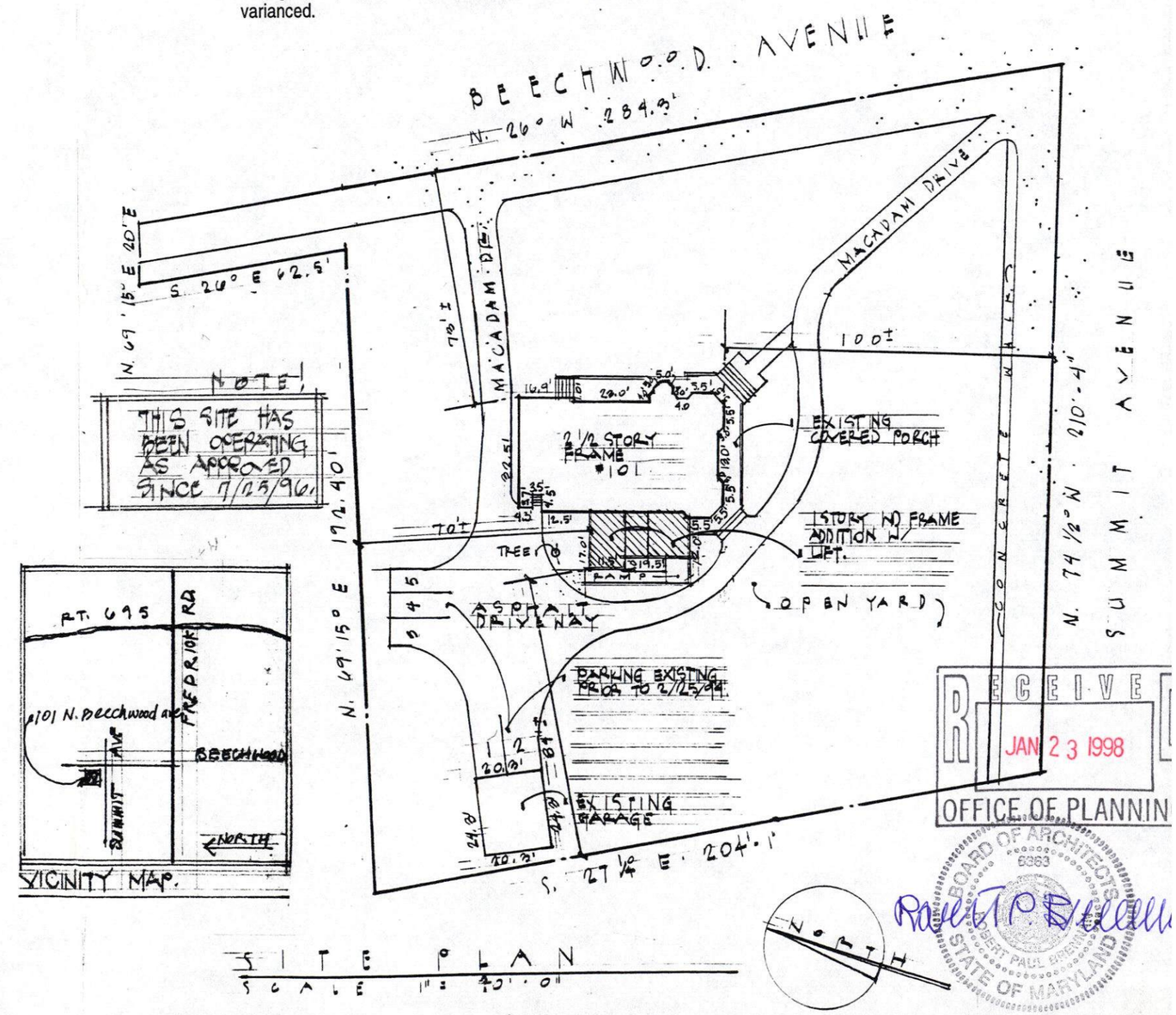
Ground floor area:	469 sq.ft.
Second floor area:	25 sq.ft.
Total sq. ft of addition	**494 sq.ft.**

Total sq. ft. of addition <25% of existing total ground floor area.
494 sq. ft. / 2,019 sq. ft. = 24.4%

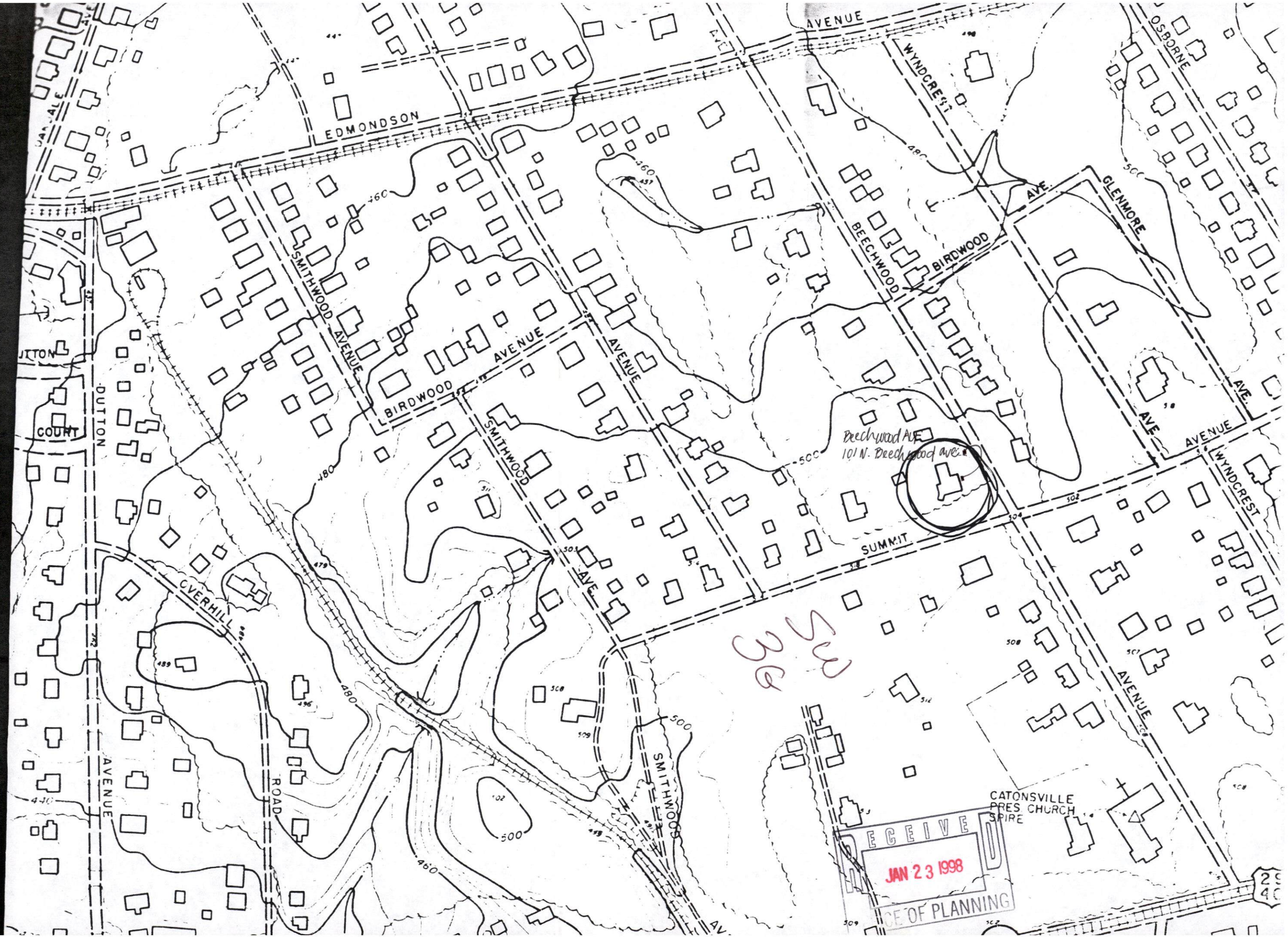
4. Parking: 1 space for each 3 beds = 5 parking spaces required as shown.
   All parking spaces shown existed prior to the date of this plan.

5. "This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more in ground floor area) to the exterior of the building (beyond the enclosure of a porch or the addition of an exterior stairway) have occurred five years of the date of this permit application". See revision changes for 24.4% increase (this plan).

6. No signs are proposed, any future signs will comply with sect. 413.1 BCZR and zoning sign policies or be varianced.



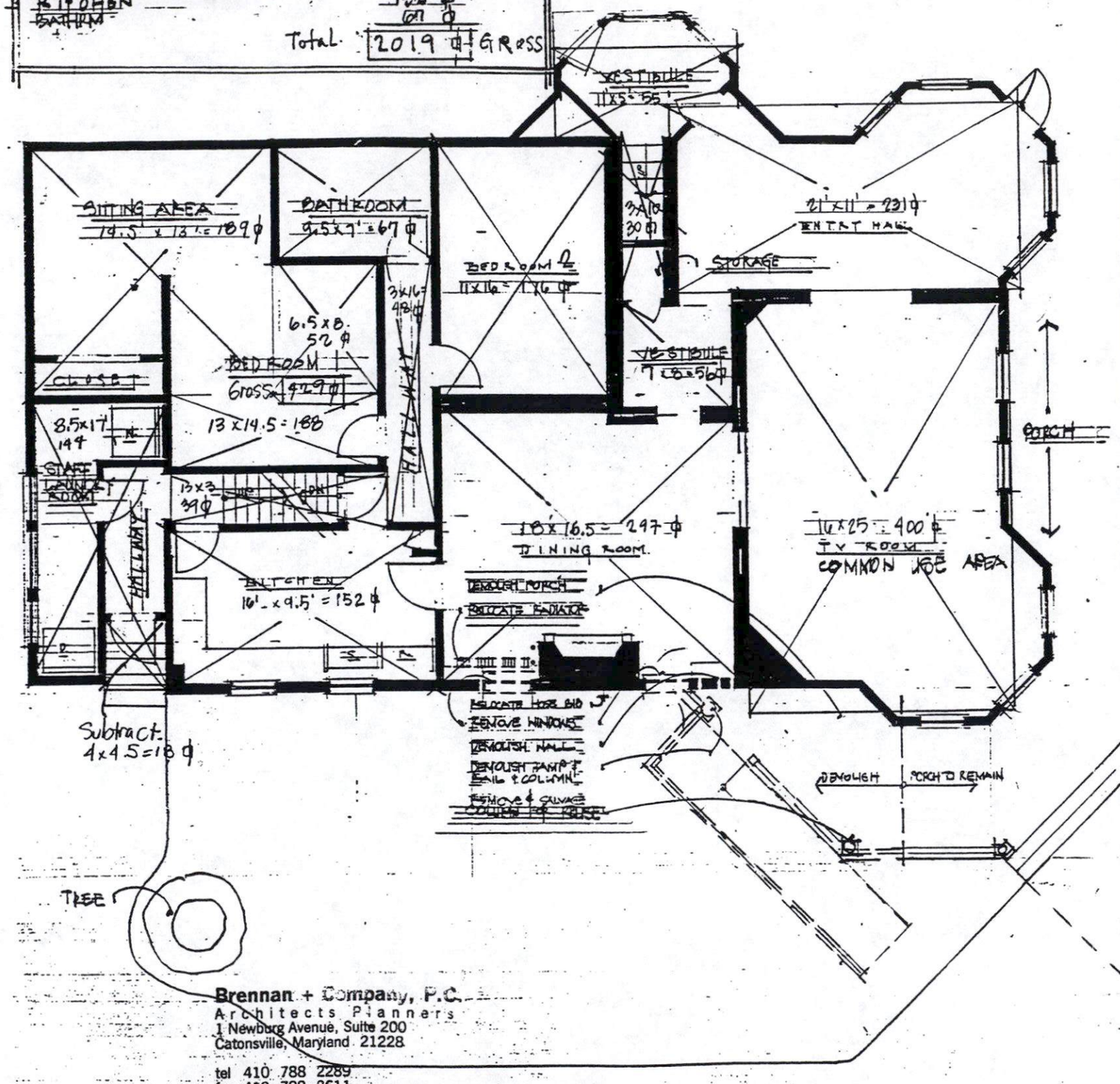
WASHINGTON 4836 Rugby Avenue . Bethesda . Maryland . 20814 . 301 654 8144
BALTIMORE 1 Newburg Avenue . Catonsville . Maryland . 21228 . 410 788 2289



See 36

EXISTING FIRST FLR PLAN SQ. FTG.

BEDROOM 1	142.9 □
BEDROOM 2	176 □
LAUNDRY RM/HALL	126 □
DINING ROOM	297 □
ENTRY/VESTIBULE	272 □
TV ROOM COMMON USE	400 □
KITCHEN	152 □
BATHRM	67 □
Total	2019 □ GROSS



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EXISTING FIRST FLR PLAN - DEMOLITION

1/8" = 1'-0"

NOTE!
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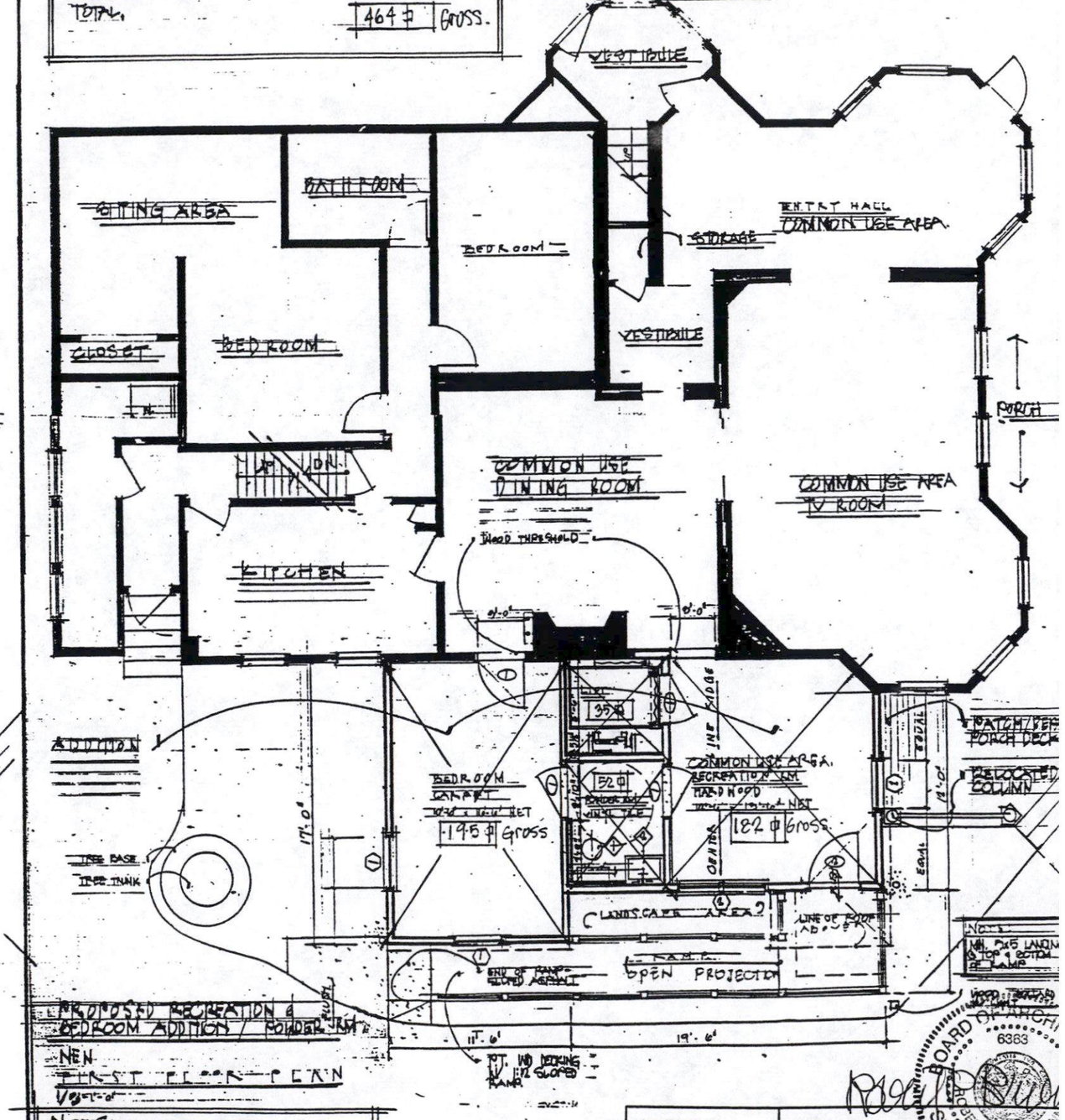
FIRST FLOOR PLAN SQ FTG.

GROSS SQUARE FTG - ADDITION

RECREATION ROOM	13'x14'	= 182
BEDROOM	11.5x17	= 195
POWDER ROOM	6.5x8	= 52
LIFT	6.5x5.5	= 35
TOTAL		464 □ GROSS



PROPOSED RECREATION & BEDROOM ADDITION / POWDER RM

NEW FIRST FLOOR PLAN

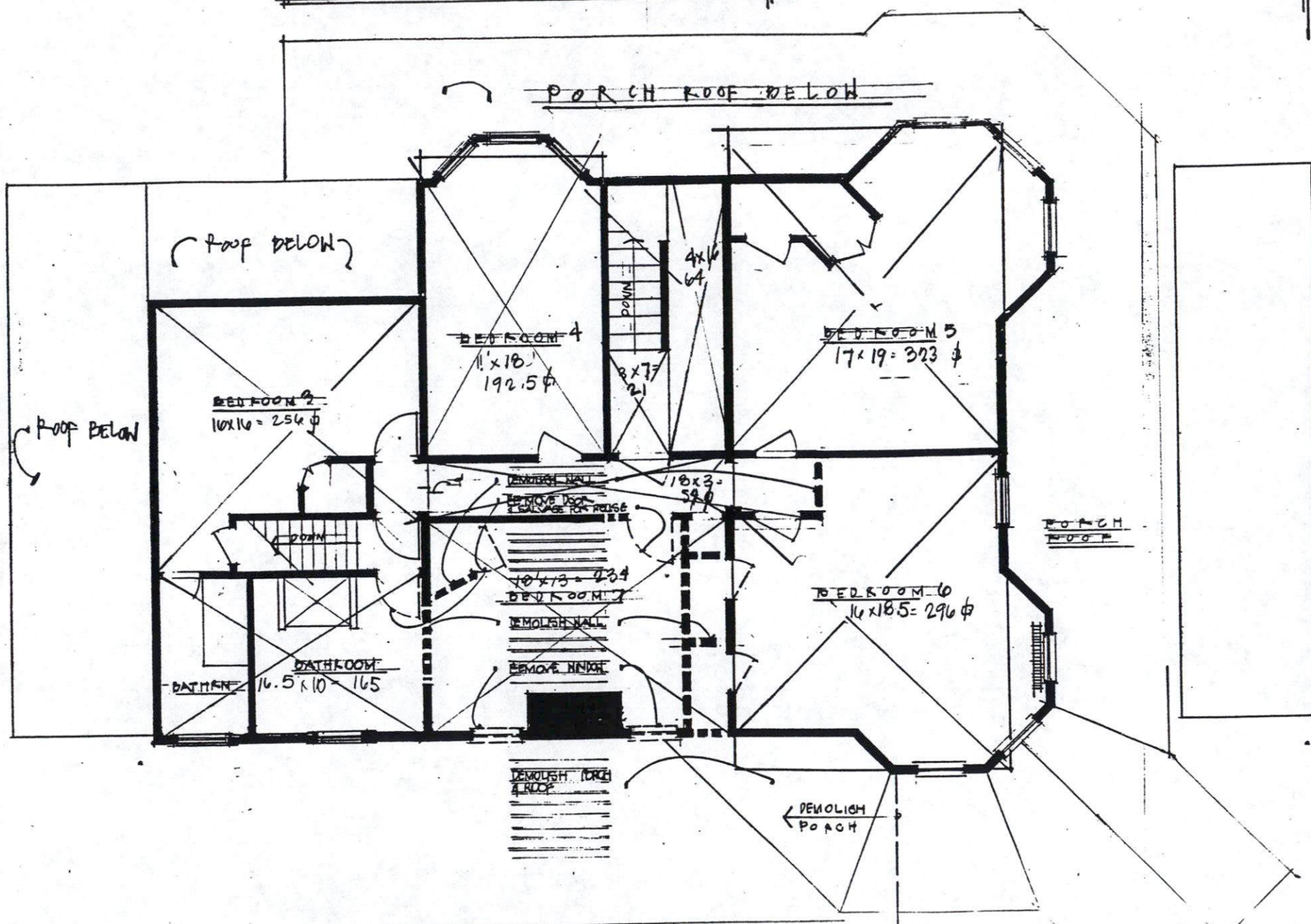
1/8" = 1'-0"

NOTE:
ALL SHADED WALLS ARE NEW CONSTRUCTION!

Date: 22 January, 1998	Project: BEECHWOOD ASSISTED LIVING FACILITY
Revisions:	101 NORTH BEECHWOOD AVENUE CATONSVILLE, MARYLAND 21228

EXISTING SECOND FLOOR PLAN SQ. FTG.

BEDROOM 3	256 ¢
BEDROOM 4	198 ¢
BEDROOM 5	323 ¢
BEDROOM 6	296 ¢
BEDROOM 7	234 ¢
BATHROOMS	165 ¢
HALLWAYS	139 ¢
TOTAL	1611 ¢ GROSS



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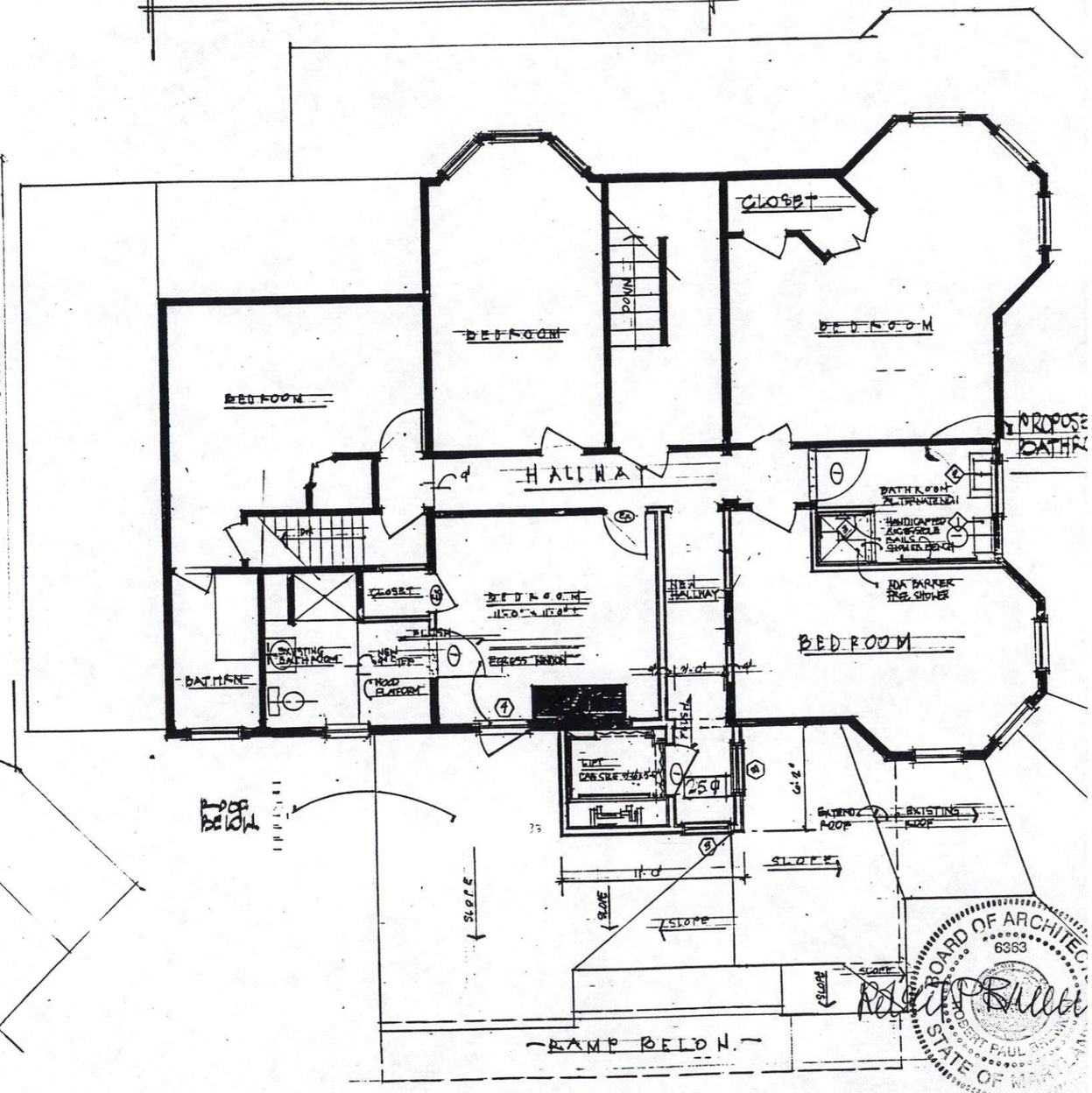
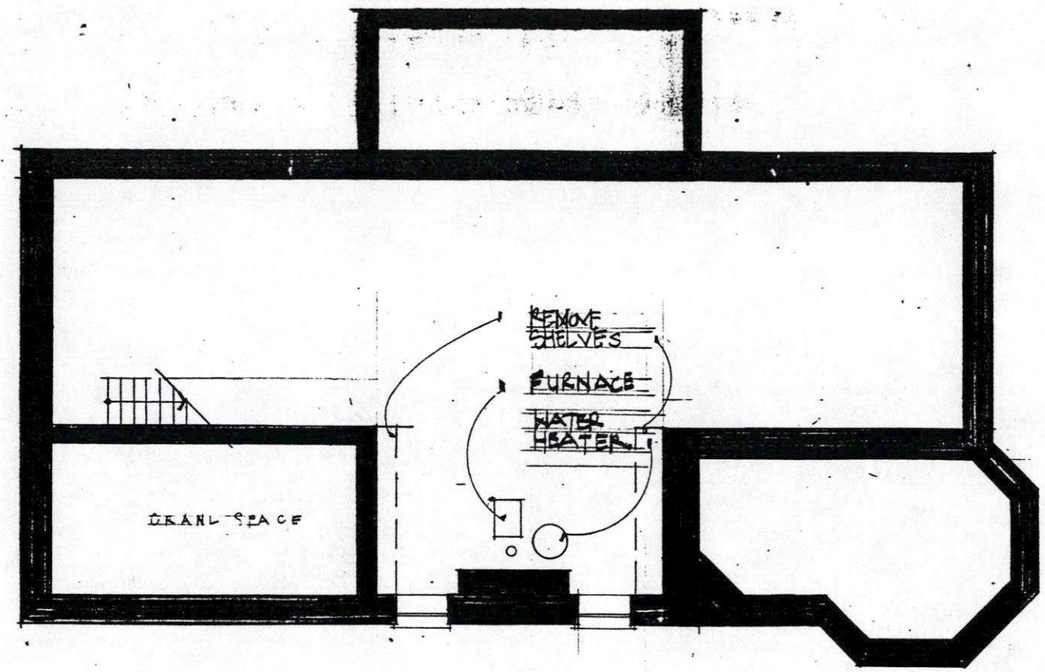
GROSS SQ. FTG. ADDITION
NEW AREA. 25 ¢ GROSS

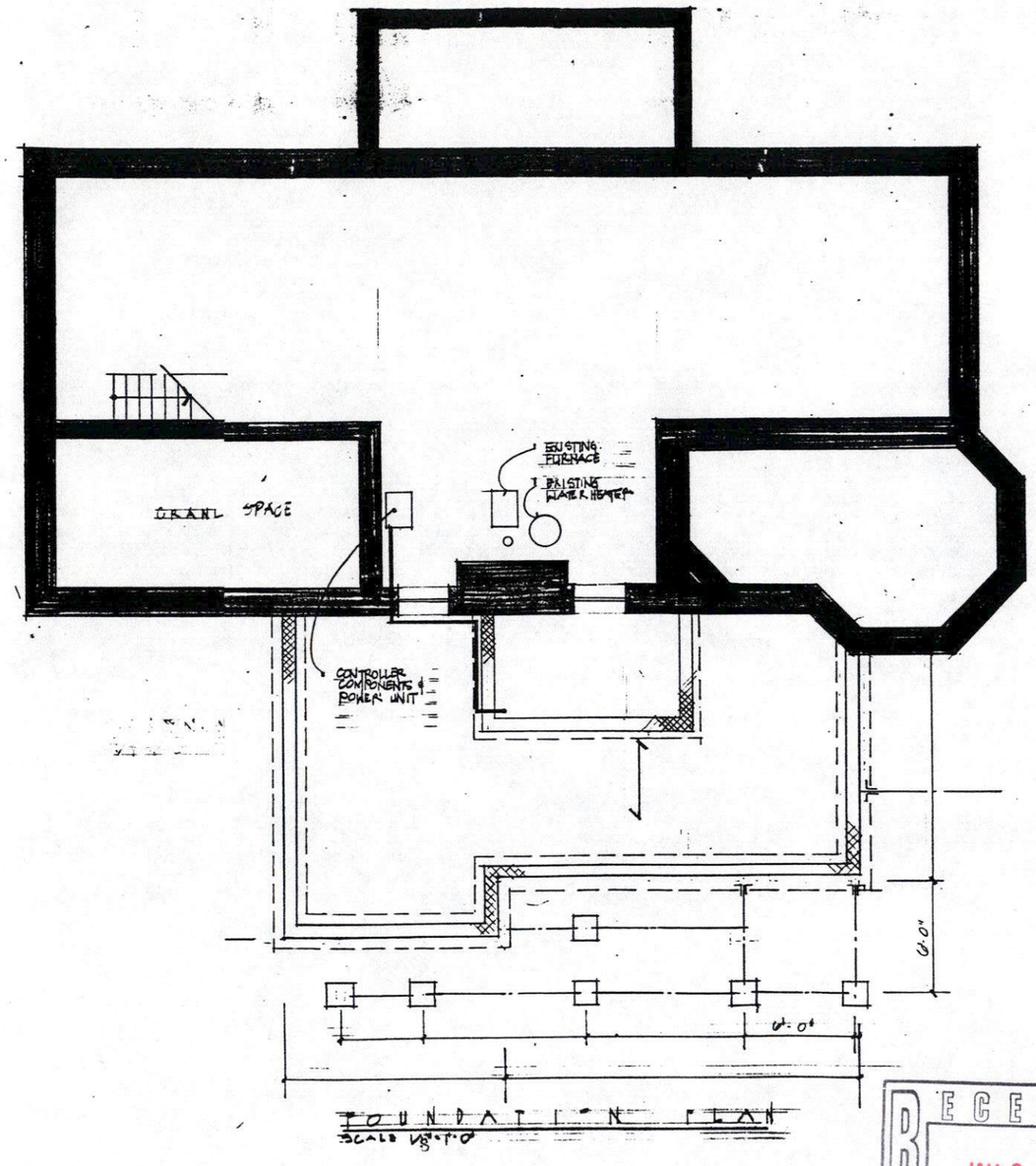


PROPOSED LIFT TO SECOND FLOOR & HALLWAY

1/8" = 1'-0"



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



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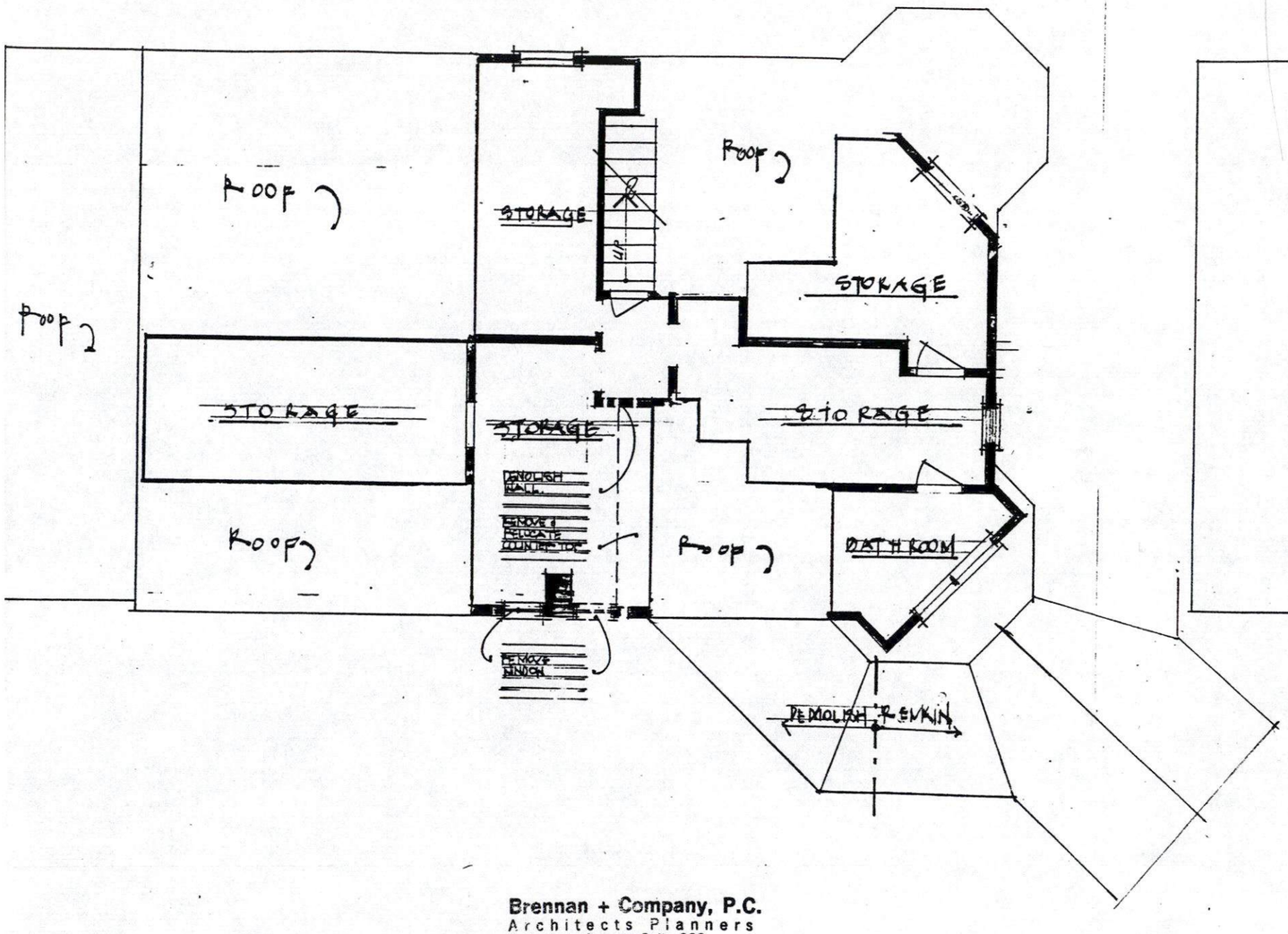

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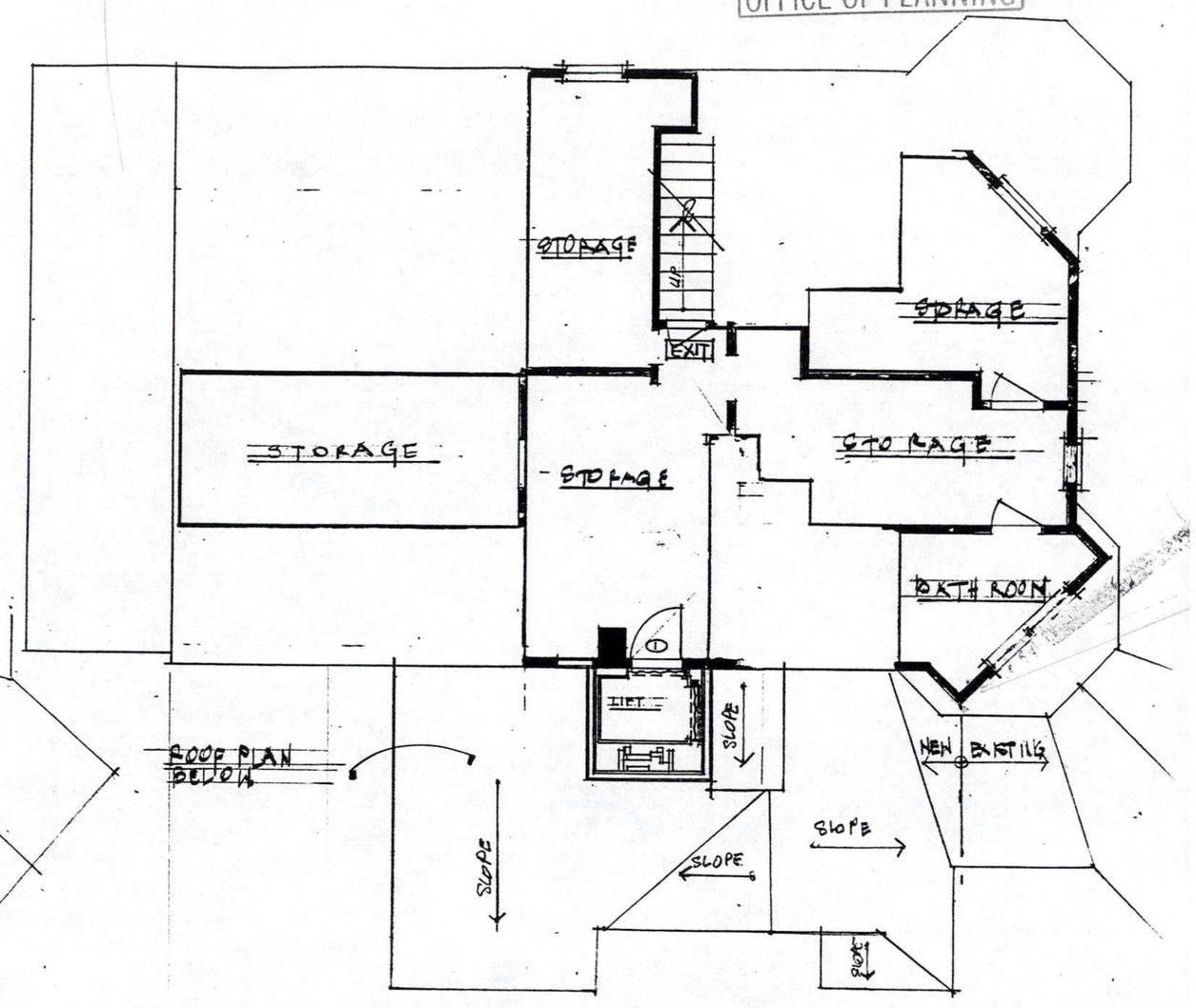
EXISTING ATTIC FLOOR PLAN
1/8" = 1'-0"



PROPOSED LIFT TO ATTIC
1/8" = 1'-0"

Date: 22 January, 1998 Revisions:	Project: **BEECHWOOD ASSISTED LIVING FACILITY** **101 NORTH BEECHWOOD AVENUE** **CATONSVILLE, MARYLAND 21228**

BEECHWOOD ASSISTED LIVING PHOTOS.
1/22/98

WEST ELEVATION

SOUTHWEST CORNER. COVERED DROP OFF.

REAR PHOTO OF RAMP & SIDE PORCH W/ DROP OFF

NORTHWEST PHOTO

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64 Main Street • Reisterstown, Maryland 21136

101 N. Beechwood Ave. - Front Entrance

101 Beechwood Ave. - West Side

101 North Beechwood Avenue • Catonsville, Maryland 21228
64 Main Street • Reisterstown, Maryland 21136

101 Beechwood Ave.- Back Entrance

101 Beechwood Ave. - East Side

101 North Beechwood Avenue • Catonsville, Maryland 21228
64 Main Street • Reisterstown, Maryland 21136

11 Beechwood Ave.

9 Beechwood Ave.

101 North Beechwood Avenue • Catonsville, Maryland 21228
64 Main Street • Reisterstown, Maryland 21136

103 Beechwood Ave.

104 Beechwood Ave.

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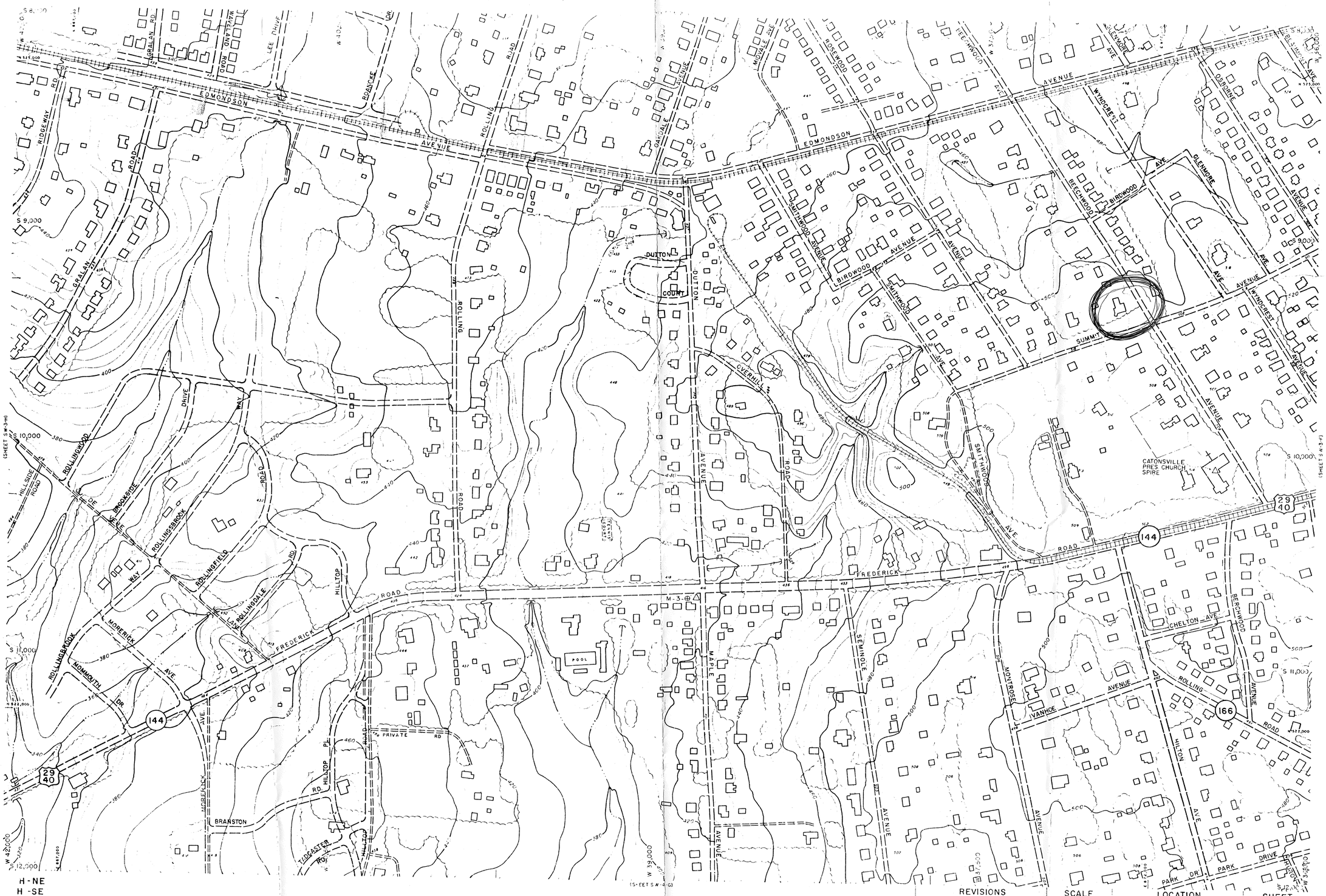
64 Main Street • Reisterstown, Maryland 21136

10 Beechwood Ave.



H-NE
H-SE

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE	LOCATION	SHEET
	BY	DATE	1" = 200'	CATONSVILLE	S.W. 3-G
			DATE OF PHOTOGRAPHY APRIL 1953		

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.