



SETO architects, LLC
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601 S BROADWAY APARTMENTS

OCTOBER 15, 2020



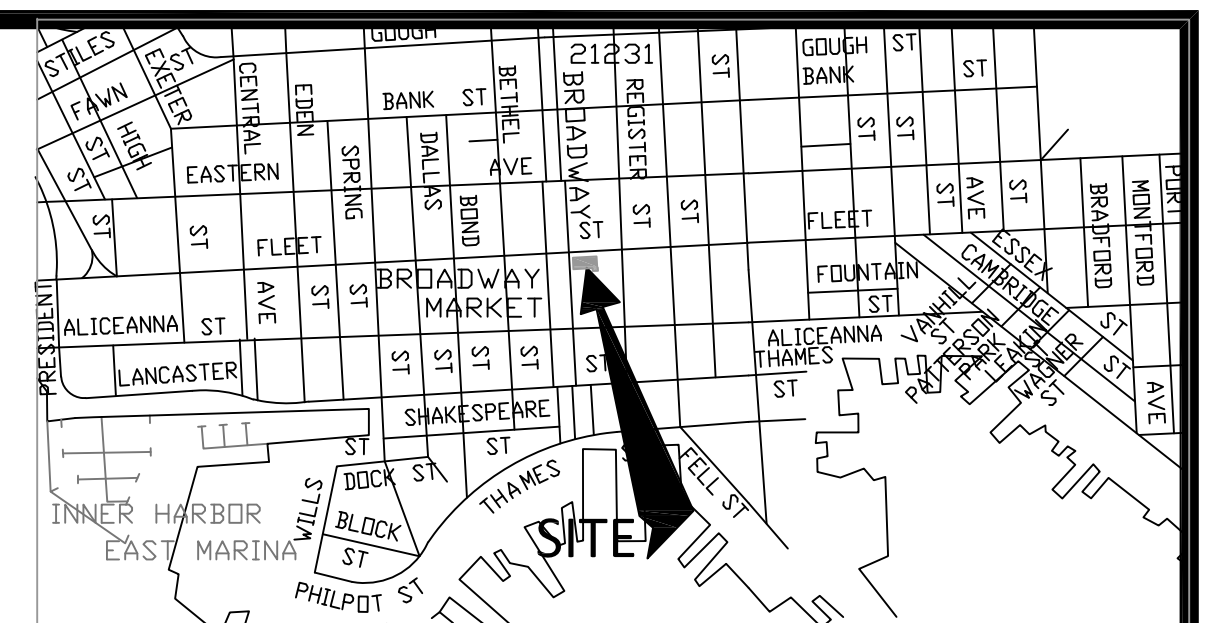
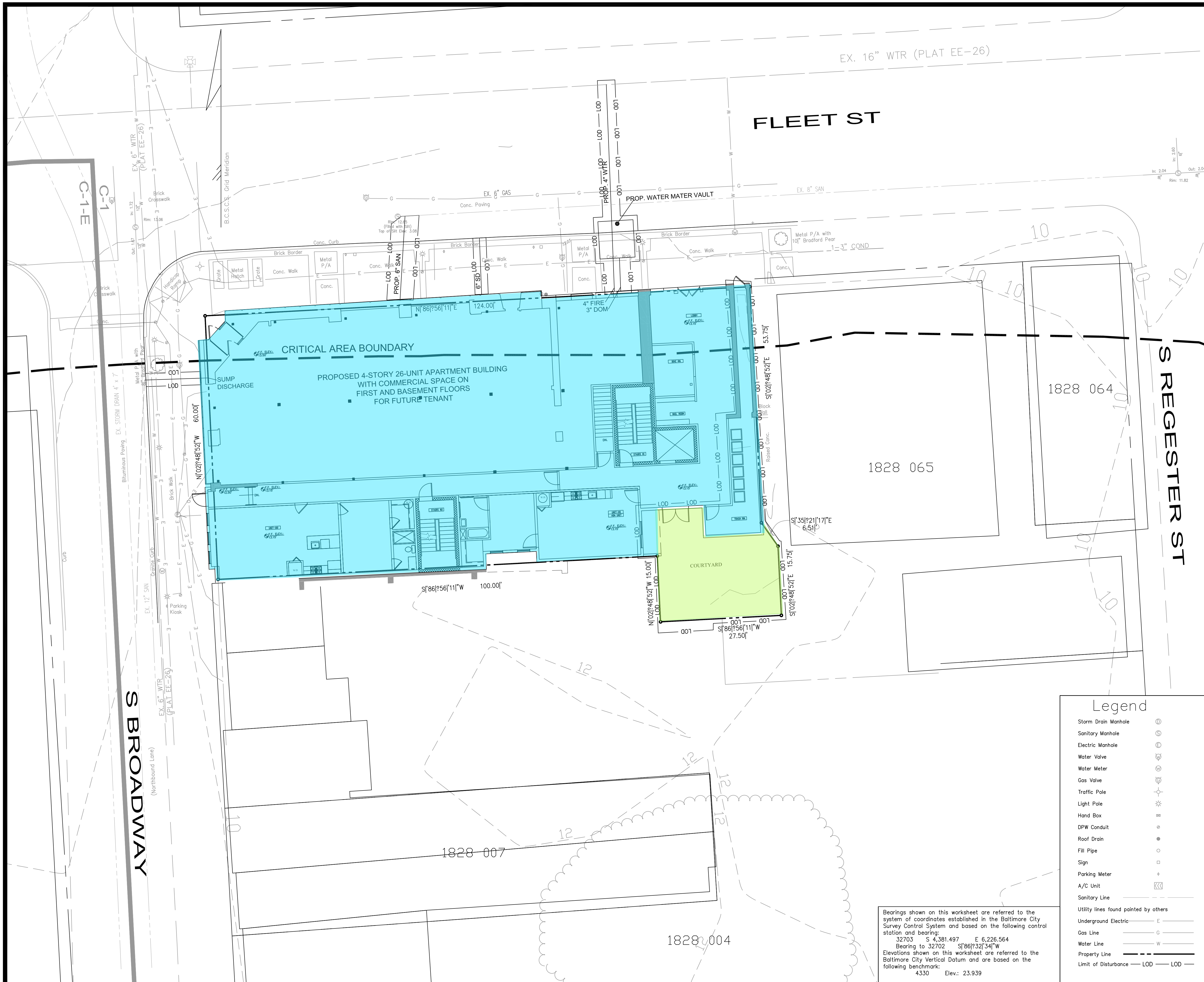


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- GENERAL NOTES:** VICINITY MAP SCALE: 1" = 1000'
- OWNER: THE FIVE SEAS LIMITED PARTNERSHIP
601 S BROADWAY
BALTIMORE, MD 21231
DEED REFERENCE: 6648 / 42
 - SITE AREA: 7,865 SQUARE FEET OR 0.1806 ACRE
 - ZONING: C-1
 - SITE IS IN THE FELS POINT CHAP HISTORIC DISTRICT.
 - SITE IS NOT LOCATED IN AN URBAN RENEWAL PLAN.
 - PROPOSED USE: APARTMENT BUILDING WITH 26 UNITS AND COMMERCIAL SPACE.
 - BULK AND YARD REGULATIONS
LOT AREA:
MINIMUM REQUIRED: 300 SF
MAXIMUM PERMITTED: 10,000 SF
PROVIDED: 7,865 SF
BUILDING HEIGHT:
MINIMUM REQUIRED: 20 FT
MAXIMUM PERMITTED: 60 FEET
PROVIDED: 49 FEET
YARDS:
REQUIRED PROVIDED
FRONT NONE / 5' MAX NONE
INTERIOR SIDE NONE / 10' MIN NONE
CORNER SIDE BUILD TO LINE / NONE NONE
REAR 20 FEET NONE
*A BMZA VARIANCE WILL BE REQUIRED FOR THE REAR YARD.
 - PARKING
NO VEHICLE PARKING IS REQUIRED IN THE C-1 DISTRICT.
BICYCLE PARKING:
RESIDENTIAL REQUIREMENT:
LONG-TERM SPACES REQ'D: 7 (1 PER 4 DWELLING UNITS)
SHORT-TERM SPACES REQ'D: 2 (1 PER 12 DWELLING UNITS)
COMMERCIAL REQUIREMENT: TO BE DETERMINED BASED ON TENANT.
A BIKE ROOM IS PROVIDED NEXT TO THE LOBBY.
 - LIMIT OF DISTURBANCE: 1650 SQUARE FEET
 - EARTHWORK
139 CY CUT
105 CY FILL
 - STORMWATER MANAGEMENT IS NOT REQUIRED.
 - SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - SITE IS NOT LOCATED WITHIN A 100- OR 500- YEAR FEMA FLOODPLAIN.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS PER A SURVEY FROM S.J. MARTENET & CO., INC. DATED JANUARY 7, 2021. INFORMATION BEYOND THE SURVEY LIMITS IS FROM BALTIMORE CITY GIS. UNDERGROUND UTILITY INFORMATION IS BASED ON AVAILABLE BALTIMORE CITY RECORDS.
 - CONTACT PERSON:
ROBERT S ROSENFELT, PE
COLBERT MATZ ROSENFELT
2835 SMITH AVENUE, SUITE G
BALTIMORE, MD 21209
410-653-3838

SITE PLAN FOR BUILDING PERMIT
PROPOSED 4-STORY 26-UNIT APARTMENT BUILDING
601 SOUTH BROADWAY

BALTIMORE CITY, MD, 21231
WARD 2 - SECTION 5 - BLOCK 1828 - LOT 1

GRAPHIC SCALE

Colbert Matz Rosenfelt
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

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. 12311 Expiration Date: 02-09-2023	SCALE: AS SHOWN DATE: 4/1/2021 JOB NO.: 2020225 DESIGNED: ASH DRAWN: ASH CHECKED: CMR FILE: 2020225 BASE.dwg DRAWING NUMBER: BPP
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NO.	DATE	REVISIONS:	BY	SHEET 1 OF 1
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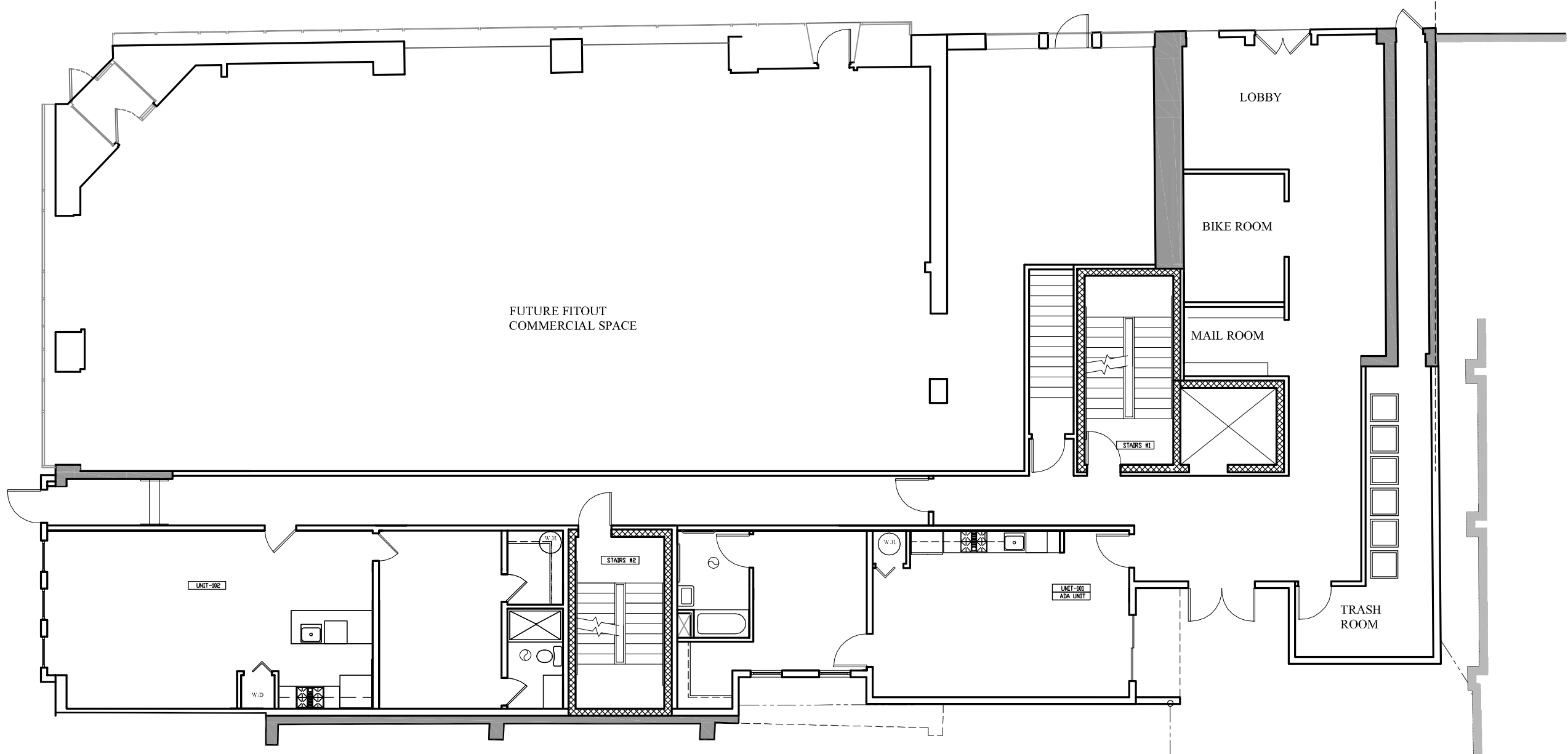
Bearings shown on this worksheet are referred to the system of coordinates established in the Baltimore City Survey Control System and based on the following control station and bearing:
32703 S 4,381.497 E 6,226.564
Bearing to 32702 S[86]°32'34"W
Elevations shown on this worksheet are referred to the Baltimore City Vertical Datum and are based on the following benchmark:
4330 Elev.: 23.939

Legend

Storm Drain Manhole	⊙
Sanitary Manhole	⊕
Electric Manhole	⊖
Water Valve	⊗
Water Meter	⊘
Gas Valve	⊙
Traffic Pole	⊙
Light Pole	⊙
Hand Box	⊙
DPW Conduit	⊙
Roof Drain	⊙
Fill Pipe	⊙
Sign	⊙
Parking Meter	⊙
A/C Unit	⊙
Sanitary Line	—
Utility lines found painted by others	—
Underground Electric	—
Gas Line	—
Water Line	—
Property Line	—
Limit of Disturbance	— LOD —

FLEET STREET

BROADWAY STREET



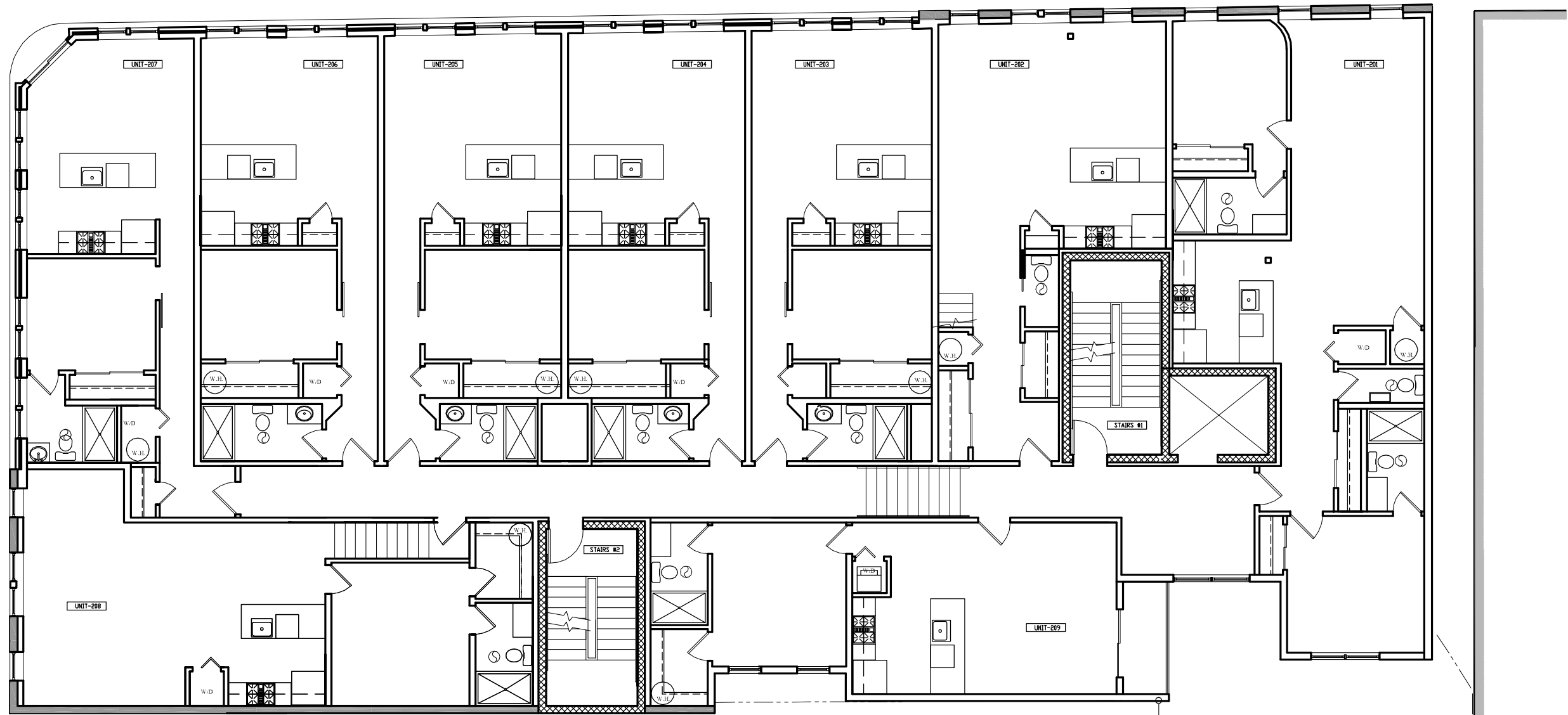
FIRST FLOOR PLAN



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601 S BROADWAY STREET
 APARTMENTS

SCALE: 3/32" = 1'-0"
 JUNE 23, 2021



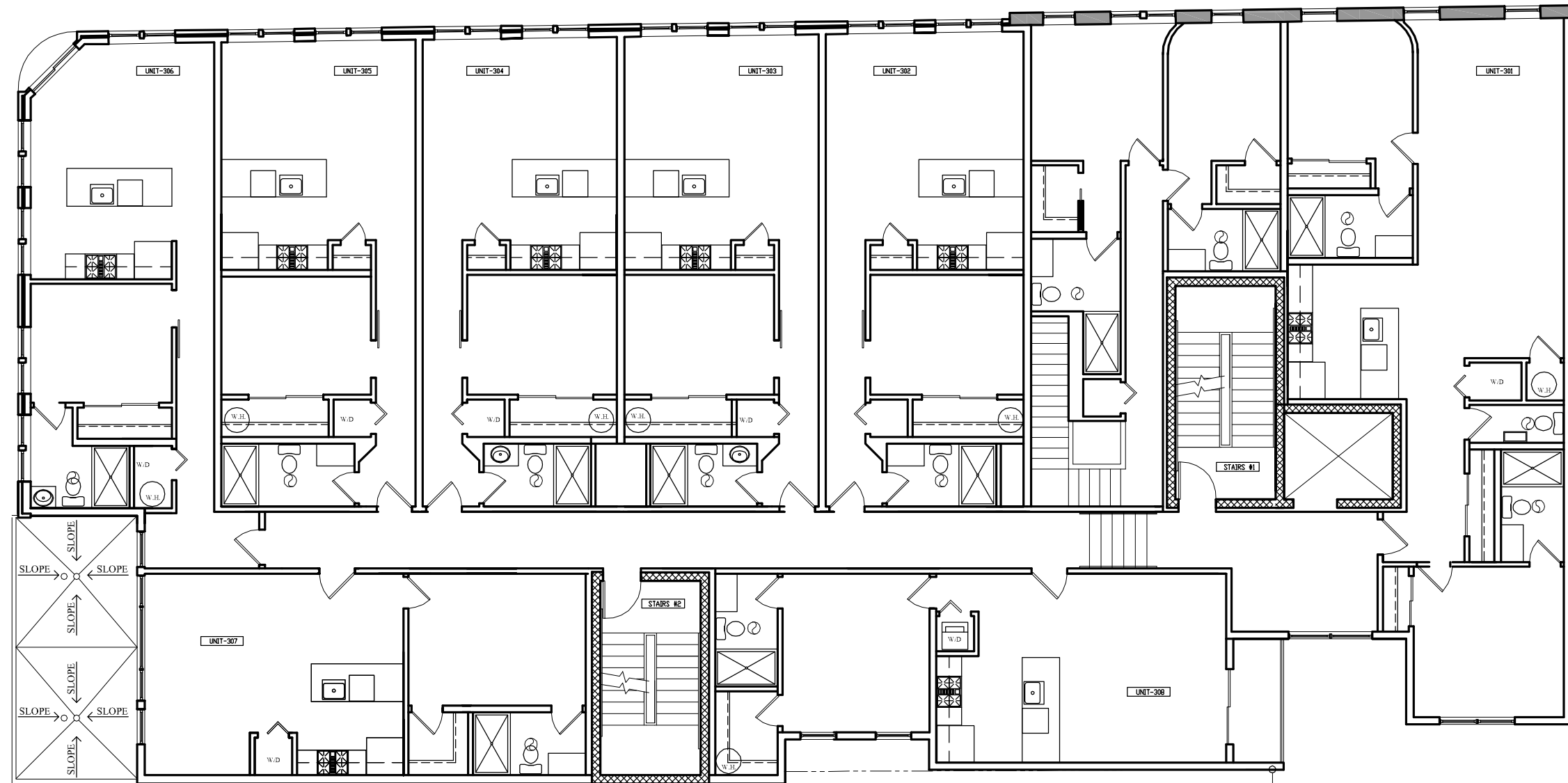
SECOND FLOOR PLAN



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 APARTMENTS

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 JUNE 23, 2021



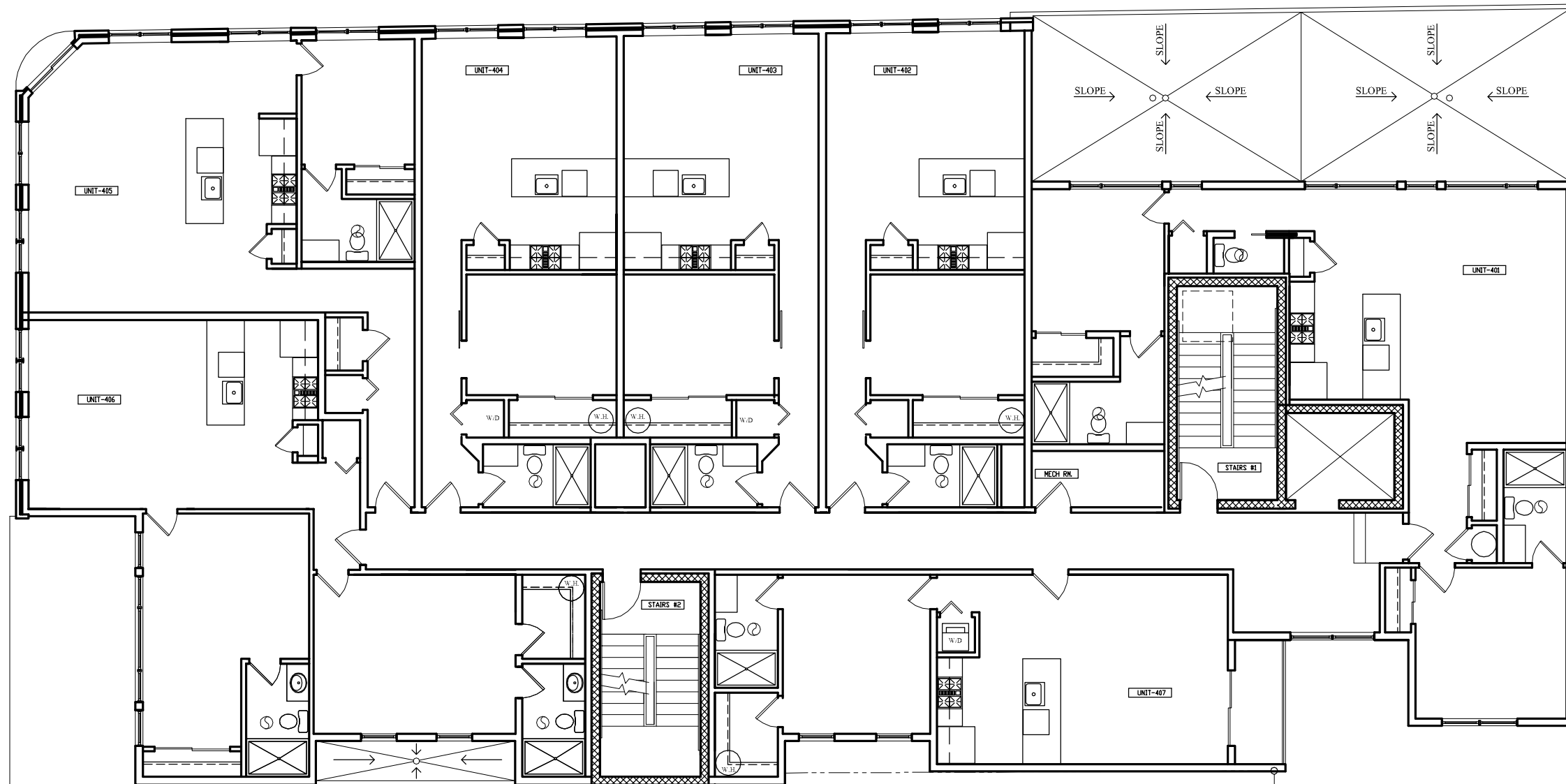
THIRD FLOOR PLAN



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FOURTH FLOOR PLAN

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PICTURE FROM 1925



PICTURE FROM 1934



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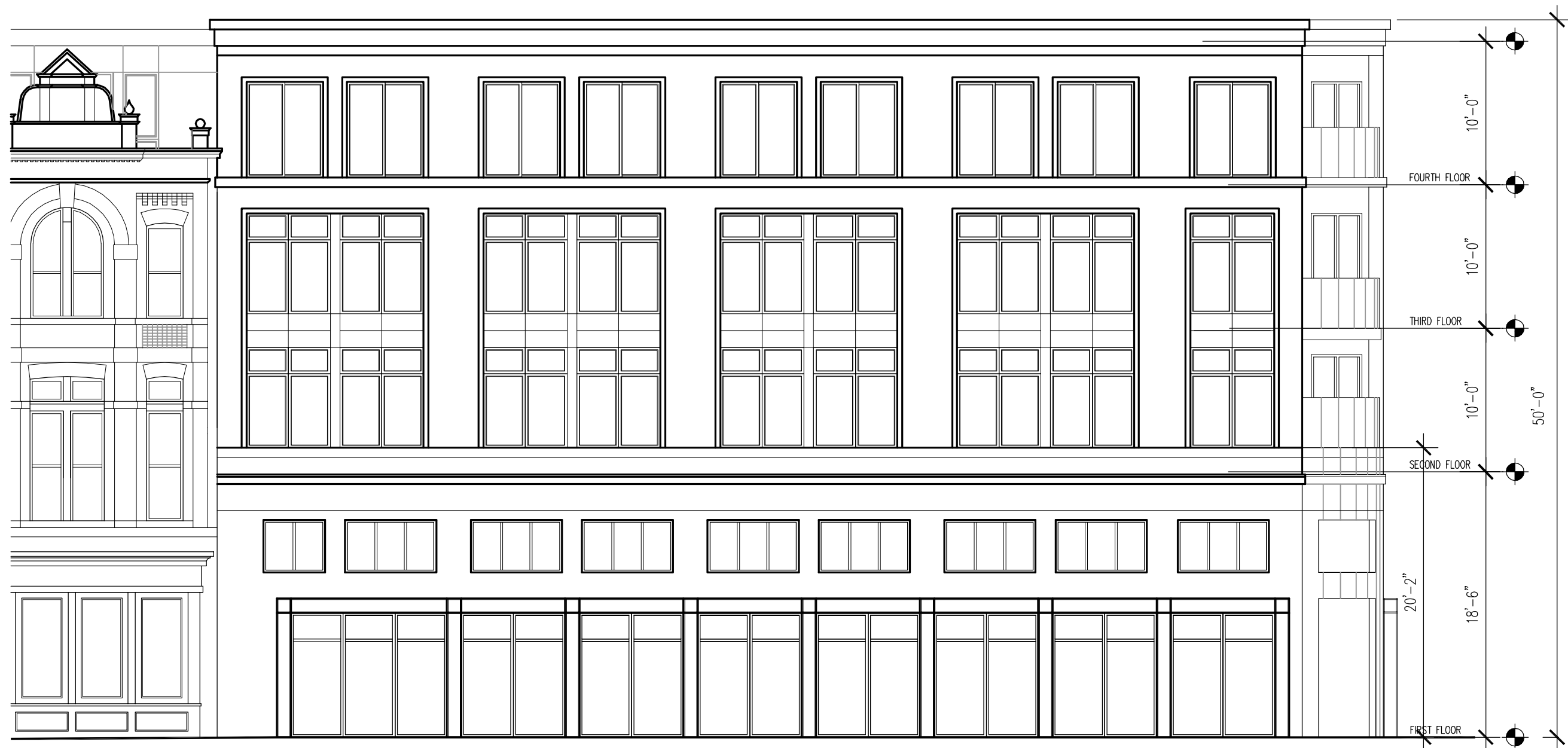
FLEET STREET ELEVATION



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601 S BROADWAY STREET
 APARTMENTS

SCALE: 1/16" = 1'-0"
 JULY 6, 2021



1705

BROADWAY APARTMENT BUILDING

**CORNER BUILDING ENLARGED ELEVATION-
FLEET STREET**

**601 S BROADWAY STREET
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SCALE: 1/8"=1'-0"
 JULY 6, 2021



BROADWAY APARTMENT BUILDING

**CORNER BUILDING ENLARGED ELEVATION-
BROADWAY STREET**



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**601 S BROADWAY STREET
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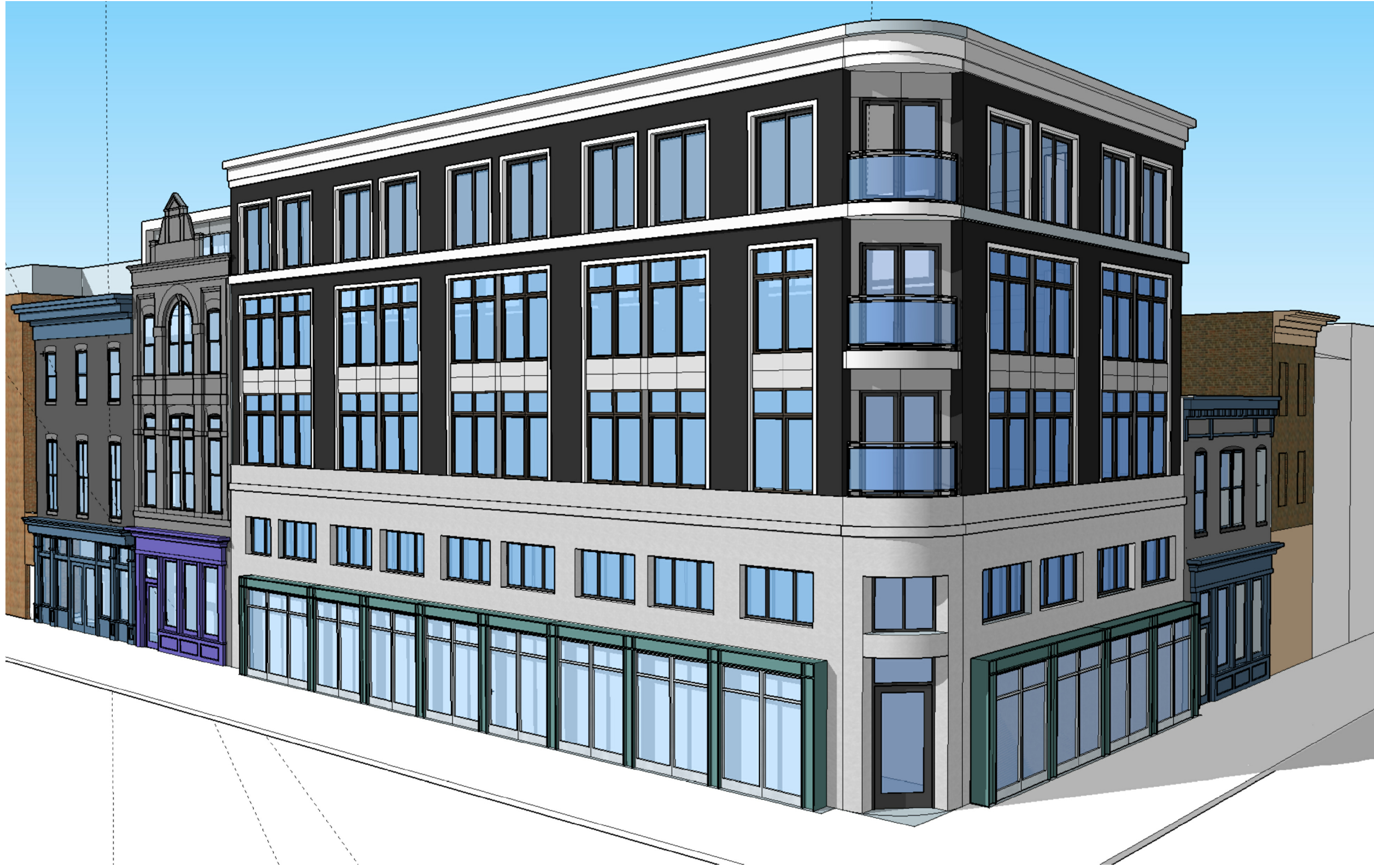
SCALE: 1/8"=1'-0"
 JULY 6, 2021



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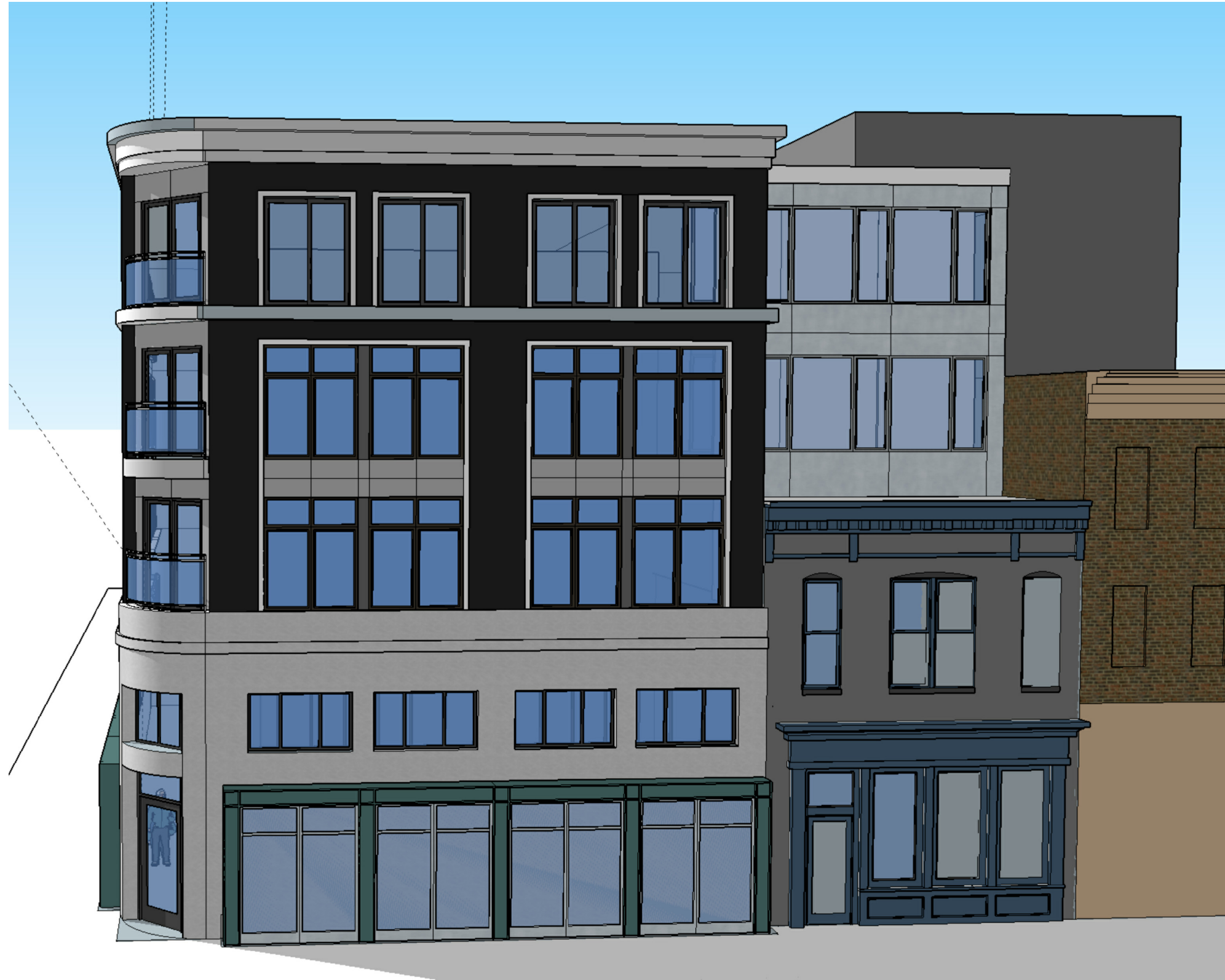
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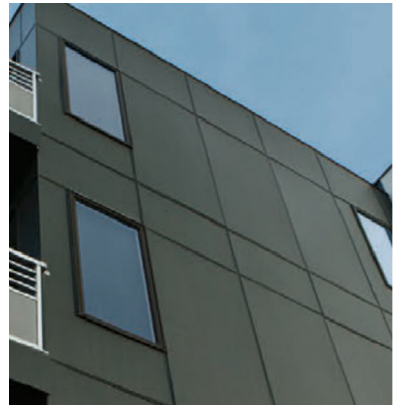
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601 S BROADWAY STREET
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JULY 6, 2021



FIBER CEMENT SIDING **A**



D WINDOW TRIM



LIGHT GRAY BRICK **C**



E STUCCO- SMOOTH WHITE



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