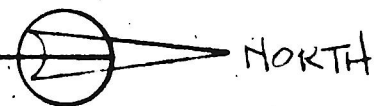


**SITE PLAN**

1" = 20'-0"



**SITE DATA:**

- 1) TOTAL AREA OF SITE: 0.5 ACRES ±  
 UNDISTURBED AREA OF SITE: 3,050# ±  
 AREA OF NEW ADDITION: 737# ±  
 AREA OF NEW DECK: 312# ±
- 2) PROPERTY PLAT COMPILED FROM TITLE & OTHER SOURCES, CITY OF BALTIMORE, DEPT. OF PUBLIC WORKS, PROPERTY LOCATION ENVIRONMENT.  
 WARD - 27 ; SECTION - 17 ; BLOCK 4406-E
- 3) BUILDING ENVELOPE --- WALLS --- R-19  
 CEILING --- R-30
- 4) ALL SITE WORK SHALL CONFORM TO SOIL & SEDIMENT CONTROL MEASURES & REGULATIONS AS PER BALTIMORE CITY STANDARDS.

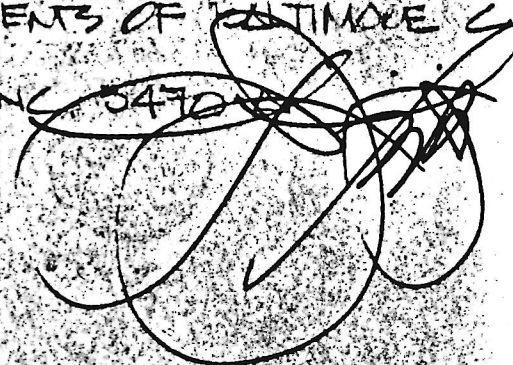
**SPECIFICATIONS:**

- 1.0 SCOPE OF WORK
- 1.1 THIS WORK INVOLVES CERTAIN TASKS @ THE RESIDENCE OF MR. & MRS. KEOGH @ 5604 ROXBURY PLACE, BALTIMORE CITY, MARYLAND. SAID RESIDENCE HAS HISTORIC VALUE & THE RENOVATIONS SHALL BE EXECUTED AS TO MINIMIZE DESTRUCTION OF THE EXISTING FABRIC OF SAID STRUCTURE.
- 1.2 THE SCOPE OF THE PROJECT IS SHOWN & DESCRIBED IN AS GREAT A DETAIL AS IS PRACTICABLE IN THESE DRAWINGS & SPECIFICATIONS. IT IS THE INTENT OF THESE DOCUMENTS THAT ALL LABOR & MATERIALS FOR THIS PROJECT, WHETHER OR NOT SPECIFICALLY SHOWN OR SPECIFIED SHALL BE FURNISHED & INSTALLED SO THAT THOSE PORTIONS OF THE BUILDING, WHEN TURNED OVER TO THE OWNER, WILL BE READY FOR CONTINUOUS & SATISFACTORY OCCUPANCY, TOTALLY COMPLETED.
- 1.3 MANY PORTIONS/TASKS CANNOT BE DETAILED PRECISELY, PARTICULARLY W/RESPECT TO EXACT DIMENSIONS. DIMENSIONAL VARIATIONS ARE VERY UNAVOIDABLE DUE TO IRREGULAR EXISTING CONDITIONS, WHICH SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING/FABRICATING ANY MATERIALS.
- 1.4 ANY PORTION OF THE WORK DESCRIBED HEREIN OR SHOWN ON THE DRINGS, WHICH IS NOT COMPLETELY UNDERSTOOD BY THE CONTRACTOR SHALL BE CLARIFIED BY THE ARCHITECT BEFORE PROCEEDING. MANY QUESTIONS CANNOT BE ANSWERED, NOR SPECIFIC DIRECTIONS GIVEN REGARDING DETAILS UNTIL ACTUAL EVIDENCE/CONDITIONS ARE STUDIED BY THE ARCHITECT & THE CONTRACTOR - ON THE JOB. THESE CONDITIONS MAY NOT BE APPARENT UNTIL AFTER THE WORK HAS STARTED - HENCE, THERE IS A CONTINUING REQUIREMENT FOR CLOSE COMMUNICATION BETWEEN THE CONTRACTOR & THE ARCHITECT. THE CONTRACTOR IS INVITED TO MAKE SUGGESTIONS & RECOMMENDATIONS TO THE ARCHITECT ABOUT DIFFERENT METHODS OF ACCOMPLISHING THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR CALLING TO THE ARCHITECT'S ATTENTION, WORK NOT SPECIFICALLY CALLED FOR WHICH, IN THE CONTRACTOR'S OPINION, SHOULD BE CONSIDERED AT THIS TIME.
- 1.5 PRIOR TO SUBMISSION OF A BID BY THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE SITE; THE DETERMINATION OF THE QUALITY OF THE SOIL, UNDERGROUND CONDITIONS, WATER, VEGETATION, ACCESS, UTILITIES & OTHER CONDITIONS NOT OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
- 1.6 THE CONTRACTOR SHALL FACILITATE ACCESS OF THE OWNER & THE ARCHITECT & THEIR REPRESENTATIVES TO THE WORK AT ALL TIMES.
- 1.7 SPECIFIED MANUFACTURERS SHALL BE CONSIDERED THE STANDARD FOR THE ITEM SPECIFIED. EQUALLY SUGGESTED BY THE CONTRACTOR WILL BE CONSIDERED BY THE ARCHITECT, UPON SUBMISSION OF MANUFACTURER'S SPECIFICATIONS & SAMPLES, AS THEY ARE CONSIDERED APPROPRIATE.
- 1.8 COLORS, FINISHES, & PATTERNS OF ALL MAT'L'S, UNLESS SPECIFIED HEREIN, WILL BE SELECTED BY THE ARCHITECT & THE OWNER. THE ARCHITECT WILL ISSUE ALL DECISIONS TO THE CONTRACTOR. THE CONTRACTOR SHALL MAKE TIMELY REQUESTS AS REQ'D. & WILL RECEIVE DECISIONS WITHIN 1 DAY (24 HOURS).

**CERTIFICATION OF COMPLIANCE:**

I CERTIFY THAT THE PLANS & SPECIFICATIONS THAT CONSTITUTE THIS PROJECT ENCOMPASSES IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, & BELIEF, THAT THIS STRUCTURE COMPLIES WITH ALL REQUIREMENTS OF BALTIMORE CITY.

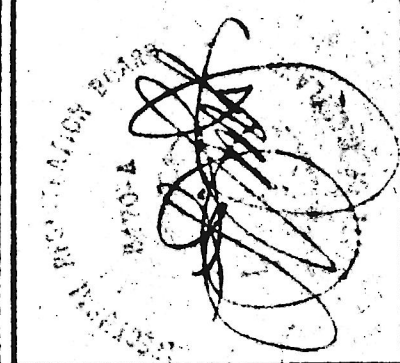
L. J. LINK JR., INC.



New Addition for  
 Drs. Keogh  
 5604, Roxbury Pl.  
 Baltimore, Md.

Revision:  
 APR. 12/41  
 MSY. 8/91

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L.J. Link Jr., Inc.  
 ARCHITECT  
 Rockland Grist Mill  
 P.O. Box 236  
 Brooklandville, Md. 21022  
 301.33.9528

**A-1**  
 No. 15 AUG 88  
 Date: 15 AUG 88