

GENERAL NOTES

1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE WORK OF ALL SUBCONTRACTORS AS REQUIRED TO COMPLETE THE WORK, AND SHALL VERIFY THAT ALL WORK IS DONE TO THE HIGHEST DEGREE OF CRAFTSMANSHIP BY JOURNEYMEN OF THE RESPECTIVE TRADES.

2) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND SHALL WORK TO CRITICAL ALIGNMENTS AS INDICATED ON THE DRAWINGS, AND SHALL NOT SCALE THE DRAWINGS FOR MEASUREMENTS.

3) IF ANY DISCREPANCIES IN DIMENSIONS OR CONDITIONS ARE FOUND, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.

4) THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND FREE OF DEBRIS. THE CONTRACTOR SHALL MAINTAIN THE SITE AND JOB CONDITIONS IN SUCH A MANNER AS TO PROTECT FROM INJURY ALL PERSONS AND PROPERTY.

5) ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF THESE UTILITIES.

6) PROVIDE FOR THE DEMOLITION OF ALL EXISTING ITEMS WHICH WILL INTERFERE WITH THE WORK. PROVIDE MECHANICAL, ELECTRICAL AND PLUMBING DEMOLITION AS MAY BE REQUIRED.

7) PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE, AS WELL AS TO PROTECT PERSONS AND PROPERTY. VERIFY ALL BEARING CONDITIONS PRIOR TO BEGINNING DEMOLITION.

CODE SUMMARY

ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE 2006 INTERNATIONAL RESIDENTIAL CODE (IRC 2006), INCLUDING ALL APPLICABLE PRINCE GEORGE'S COUNTY AND STATE OF MARYLAND AMENDMENTS & SUPPLEMENTS. WHERE CODE INFORMATION OR REQUIREMENTS ARE INDICATED IN THE DRAWINGS AND SPECS, THIS IS FOR CONVENIENCE ONLY. IT IS NOT INTENDED AS A SUBSTITUTE FOR THE CODE AND ALL ITS PROVISIONS, FOR WHICH THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH.

CONSTRUCTION SHALL CONFORM TO ALL OTHER APPLICABLE LOCAL, STATE AND NATIONAL CODES, STANDARDS AND ORDINANCES.

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ZONING SUMMARY

SUBJECT PROPERTY:

3413 GLENN DRIVE
SUITLAND, MD 20746

LOT: 78 PLAT BOOK: 4 PLAT: 0064 ZONE: R-55

AREA CALCULATIONS:

TOTAL LOT AREA: 5,750 S.F. +/-
(FROM MARYLAND DEPT OF ASSESSMENTS & TAXATION)

EXIST LOT COVERAGE:

EXISTING HOUSE: 1,030.8 S.F.
EXISTING SHED: 342.0 S.F.
EXIST DRIVEWAY & WALKWAYS: 719.4 S.F.
TOTAL: 2,092.2 S.F.

EXIST HOUSE & EXPANSION: 1,045.4 S.F.
PROPOSED DRIVEWAY & WALKWAYS: 571.5 S.F.
TOTAL: 1,616.9 S.F.

PROPOSED TOTAL LOT COVERAGE: 1,616.9 S.F.

MAXIMUM LOT COVERAGE: 30.0%
EXISTING LOT COVERAGE: 36.4%*
PROPOSED LOT COVERAGE: 28.1%

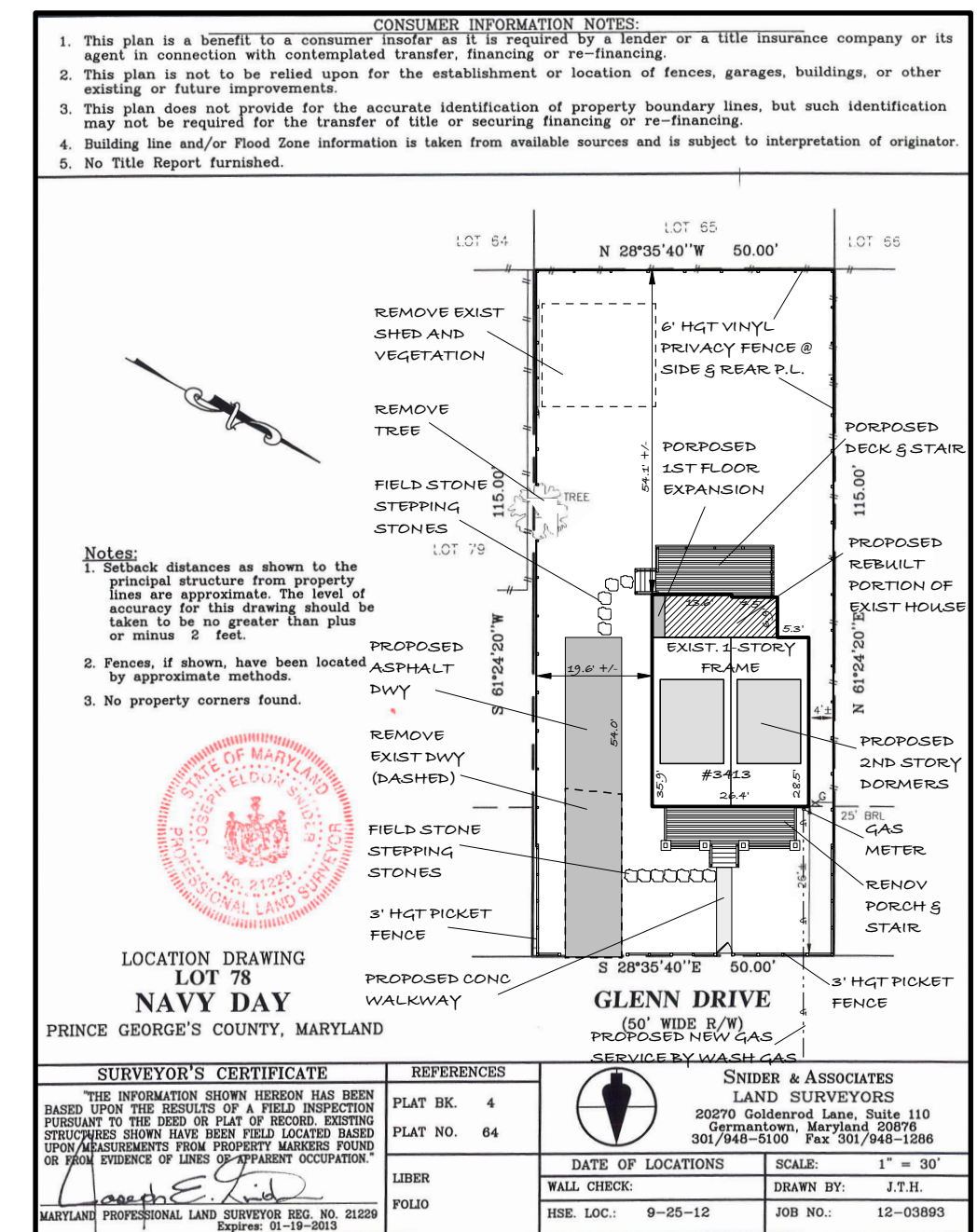
*EXISTING NON-CONFORMING COVERAGE (INCLUDES DRIVEWAY AREA AND SHED TO BE REMOVED)

SET BACKS:

MINIMUM FRONT YARD: 25 FT
EXISTING FRONT YARD: 26 FT +/-
PROPOSED FRONT YARD: NO CHANGE

MINIMUM REAR YARD: 20 FT
EXISTING REAR YARD: 54.1 FT +/-
PROPOSED REAR YARD: NO CHANGE

MINIMUM SIDE YARDS: 8 FT AND 9 FT
EXISTING SIDE YARDS: 4 FT AND 19.6 FT +/-
PROPOSED SIDE YARDS: NO CHANGE



SITE DIAGRAM

FROM HOUSE LOCATION DRAWING BY:
SNYDER & ASSOC, GERMANTOWN, MD, SEPTEMBER 26, 2012
WITH SUPPLEMENTAL INFORMATION BY: AHMANN LLC

AHMANN LLC
ARCHITECTURAL SERVICES
4408 BEECHWOOD ROAD, UNIVERSITY PARK, MARYLAND, 20782

PHONE: 301 864 1334
FAX: 301 864 6818

COVER SHEET
SITE PLAN & NOTES

SCALE: AS SHOWN

REDEVELOPMENT AUTHORITY
OF PRINCE GEORGE'S COUNTY

REHABILITATION OF
3413 GLEN DRIVE, SUITLAND, MD 20746

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 7957-R, Expiration Date: 12/29/2013

BID ISSUE
5 OCTOBER 2012

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Ahmann LLC
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