

GENERAL NOTES

DO NOT SCALE DRAWINGS. ANY DIMENSIONAL DISCREPANCY BETWEEN DRAWINGS SHALL BE GOVERNED BY LARGER DETAILS.
 ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.), U.N.O.
 INTERIOR DIMENSIONS TO EXISTING FINISHED SURFACES INDICATED AS WALL TO REMAIN, SHALL BE TO EXISTING WALL FINISH, U.N.O.
 ALL DIMENSIONS TO EXIST. CONSTRUCTION ARE TO FACE OF EXIS. FINISH, U.N.O.
 CONTRACTOR TO COORDINATE ALL ELECTRICAL, PLUMBING AND HVAC ROUTING THROUGH CONCEALED SPACES. DRAWINGS PROVIDE SCHEMATIC ARRANGEMENTS ONLY.
 PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND COORDINATE CLEARANCES WITH ALL OTHER TRADES.
 ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
 ALL DIMENSIONS ARE APPROXIMATE - ADJUST AS NECESSARY TO MAINTAIN "ALIGN WITH" AND "EX.G." NOTES
 T.B.D. (TO BE DETERMINED) INDICATES AN ITEM TO BE SELECTED BY THE APPROPRIATE PARTY AT A LATER DATE.
 V.I.F. (VERIFY IN FIELD) INDICATES AN ITEM OR DIMENSION THAT IS ASSUMED TO EXIST BUT REQUIRES VERIFICATION DURING CONSTRUCTION. CONSULT DESIGNER IF DISCREPANCY EXISTS.
 D.I.F. (DETERMINE IN FIELD) INDICATES A DIMENSION WHICH IS DETERMINED BY OTHER CONDITIONS SPECIFIED ON THE DRAWINGS.
 A DIMENSION LABELED "C.R." INDICATES THAT THE SPECIFIED CRITICAL DIMENSION BE MAINTAINED.
 A DIMENSION LABELED "MIN." INDICATES THAT THE REQUIRED DIMENSION MAY NOT BE LESS THAN THE SPECIFIED DIMENSION.
 CONTRACTOR TO PROVIDE SEALANT @ ALL JOINTS WHERE DISSIMILAR MATERIALS ABUT.
 CONTRACTOR SHALL PATCH AND PREPARE ALL SURFACES AS REQUIRED FOR NEW FINISHES.
 DOORS SHALL BE LOCATED 8" FROM PERPENDICULAR WALL PLANE ON HINGED SIDE, UNLESS NOTED OTHERWISE.
 PROVIDE SOLID WOOD BLOCKING IN WALLS FOR CABINETS, TOILET ROOM ACCESSORIES, HANDRAILS, EQUIPMENT, ETC.
 ALL FLOOR MATERIAL CHANGES BETWEEN ROOMS SHALL BE FLUSH AND OCCUR AT CENTERLINE OF DOOR IN CLOSED POSITION.
 ALL FLOOR ELEVATIONS ARE MEASURED TO TOP OF FLOOR SLAB SHEATHING, U.N.O.

SYMBOLS/ MATERIALS

	DOOR TYPE		EXISTING TO REMAIN
	WINDOW TYPE		WOOD
	SECTION		C.M.U.
	ELEVATION		BRICK
	ENLARGED DETAIL		CONCRETE
	ELEVATION		UNDISTURBED EARTH
	ENLARGED DETAIL		GYPSTUM
	ELEVATION		RIGID INSULATION
	ELEVATION		FLYWOOD
	ELEVATION		WOOD (ROUGH)
	ELEVATION		GRAVELSTONE
	ELEVATION		BATT INSULATION
	ELEVATION		STEEL

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WINDOW SCHEDULE- FIRST FLOOR

MARK	LOCATION	NOM. SIZE	MANUF.	TYPE	UNIT NUMBER	R.O. WIDTH	R.O. HGT	HEADER HGT.	NOTES
AA	GARAGE	2440-2	PELLA ARCHT. GLAD	DOUBLE HUNG	2547-2	50 1/2"	47 1/2"	75"	3
AB	GARAGE	2440	PELLA ARCHT. GLAD	DOUBLE HUNG	2547	25 1/2"	47 1/2"	75"	1,2,3
AC	GARAGE	2440	PELLA ARCHT. GLAD	DOUBLE HUNG	2547	25 1/2"	47 1/2"	75"	2,3
AD	GARAGE	2440	PELLA ARCHT. GLAD	DOUBLE HUNG	2547	25 1/2"	47 1/2"	75"	2,3
AE	GARAGE	2440	PELLA ARCHT. GLAD	DOUBLE HUNG	2547	25 1/2"	47 1/2"	75"	2,3
AF	GARAGE	2440	PELLA ARCHT. GLAD	DOUBLE HUNG	2547	25 1/2"	47 1/2"	75"	3

WINDOW SCHEDULE- ATTIC

MARK	LOCATION	NOM. SIZE	MANUF.	TYPE	UNIT NUMBER	R.O. WIDTH	R.O. HGT	HEADER HGT.	NOTES
BA	ATTIC	2440	PELLA ARCHT. GLAD	DOUBLE HUNG	2547	25 1/2"	47 1/2"	5'-0"	1
BB	ATTIC	2436	PELLA ARCHT. GLAD	DOUBLE HUNG	2541	25 1/2"	41 1/2"	4'10 3/4"	1
BC	ATTIC	2436	PELLA ARCHT. GLAD	DOUBLE HUNG	2541	25 1/2"	41 1/2"	4'10 3/4"	1

- NOTES:
 1. TEMPERED GLAZING
 2. WINDOW MANUFACTURER TO PROVIDE 50/51 BRICK MOLDING
 3. R.O. MEASURED ABOVE TOP OF CURB

DOOR SCHEDULE- FIRST FLOOR

MARK	LOCATION	NOM. SIZE	MANUF.	TYPE	UNIT NO.	R.O. WIDTH	R.O. HGT	SWING	NOTES
A1	GARAGE	6070	T.B.D.	SEE ELEVATION	-----	74"±	86 1/2"±	FRENCH	2
A2	GARAGE	7090	T.B.D.	OVERHEAD	-----	104 1/2"	84 3/4"	O.H.	
A3	GARAGE	7090	T.B.D.	OVERHEAD	-----	104 1/2"	84 3/4"	O.H.	
A4	GARAGE	3068	T.B.D.	SEE ELEVATION	-----	38"±	82"±	RH	1,2
A5	GARAGE	3068	T.B.D.	T.B.D.	-----	38"	82"	LH	2

DOOR SCHEDULE- ATTIC

MARK	LOCATION	NOM. SIZE	MANUF.	TYPE	UNIT NO.	R.O. WIDTH	R.O. HGT	SWING	NOTES
B1	ATTIC	2654	T.B.D.	FLUSH- SOLID	-----	32"	42"	RH	3

- NOTES:
 1. TEMPERED GLAZING
 2. VERIFY W/ MANUF.
 3. MODIFY SLAB AND FRAME AS NECESSARY TO TRAPEZOID

CODE REVIEW

THIS PROJECT CONFORMS TO THE FOLLOWING CODES:
 INTERNATIONAL BUILDING CODE, 2018 EDITION
 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, 2018 EDITION

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS_{a,b,c,d}

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILING	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS-WIND LOADS WITH BRITTLE FINISHES	H/240
EXTERIOR WALLS-WIND LOADS WITH FLEXIBLE FINISHES	H/120d
VENEER MASONRY WALLS	L/600

NOTE: L = SPAN LENGTH, H = SPAN HEIGHT.
 A. THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING LOADS FOR THE PURPOSE OF DETERMINING DEFLECTION LIMITS HEREIN.
 B. FOR CANTILEVER MEMBERS, L SHALL BE TAKEN AS TWICE THE LENGTH OF THE CANTILEVER.
 C. FOR ALUMINUM STRUCTURAL MEMBERS OR PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, NOT SUPPORTING EDGE OF GLASS OR SANDWICH PANELS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/60. FOR SANDWICH PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/120.
 D. DEFLECTION FOR EXTERIOR WALLS WITH INTERIOR GYPSUM BOARD FINISH SHALL BE LIMITED TO AN ALLOWABLE DEFLECTION OF H/180.

PLANS DESIGNED AND PREPARED BY:
 DOUG DILLARD, RESIDENTIAL DESIGNER
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LOCAL DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER REQ'D.	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	WIND SPEED	TOPOGRAPHIC EFFECTS	SPECIAL WIND SPEED REGION	WIND-BORN DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
30 PSF	115 MPH	NO	NO	NO	A	SEVERE	30"	MOD-HEAVY	20	NO	SEE FLOOD MAP	1500	55

STRUCTURAL LOADS

ROOF DEAD LOAD	FLOOR LIVE LOAD LIVING	FLOOR LIVE LOAD SLEEPING	FLOOR DEAD LOAD	FROST LINE DEPTH	SOIL BEARING CAPACITY- ASSUMED
17 PSF	40 PSF	30 PSF	15 PSF	24"	1500 PSF

FREESTANDING GARAGE:
LAWSON PROPERTY
 14008 TRIADLPHIA ROAD
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DRAWINGS
 GENERAL NOTES
 CODE REVIEW
 WINDOW SCHEDULE
 DOOR SCHEDULE

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DRAWN BY:	D.DILLARD
SUBMITTAL DATE	
PRELIMINARY	4-10-2020

REVISIONS
 NO. DATE

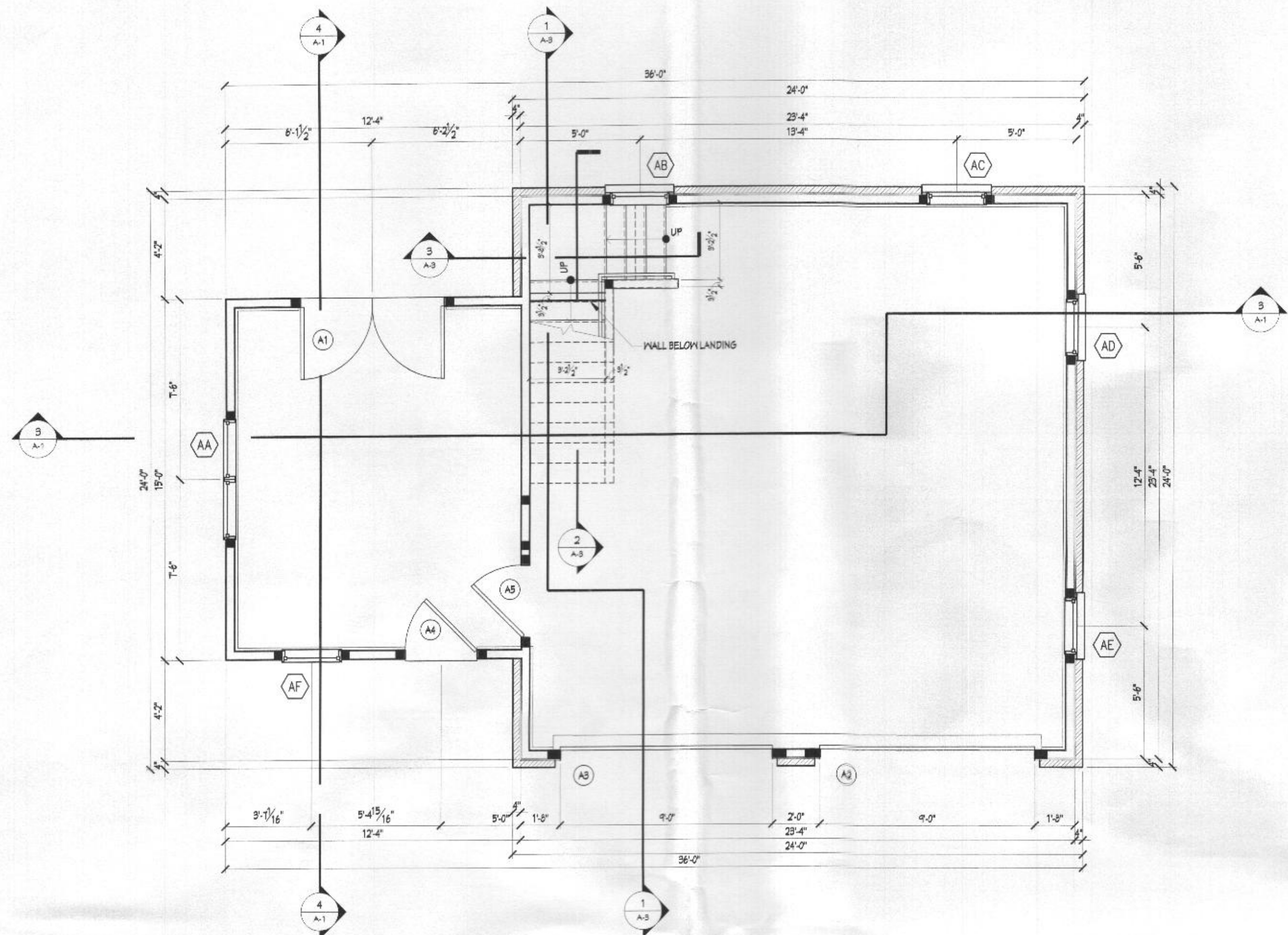
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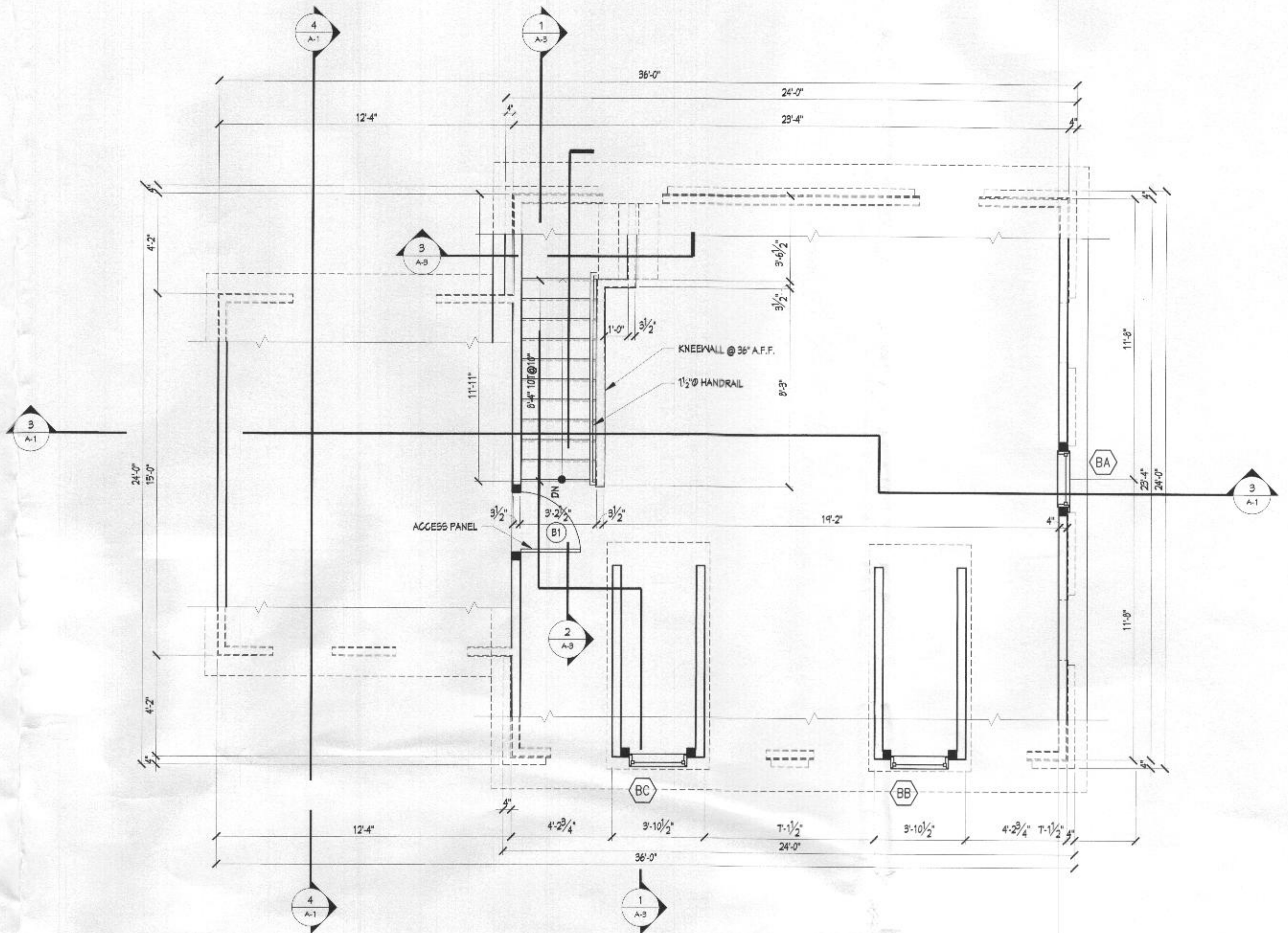
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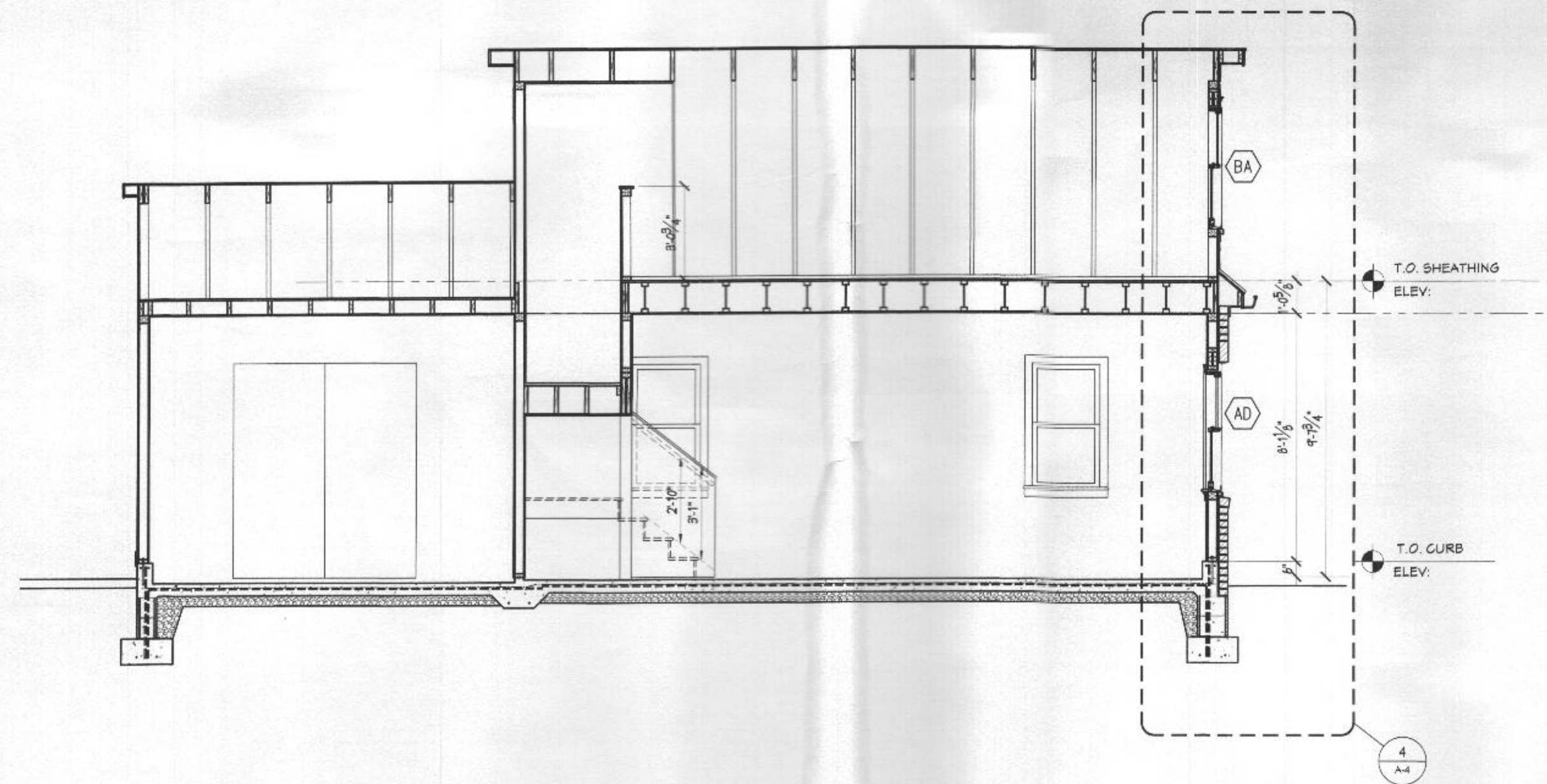
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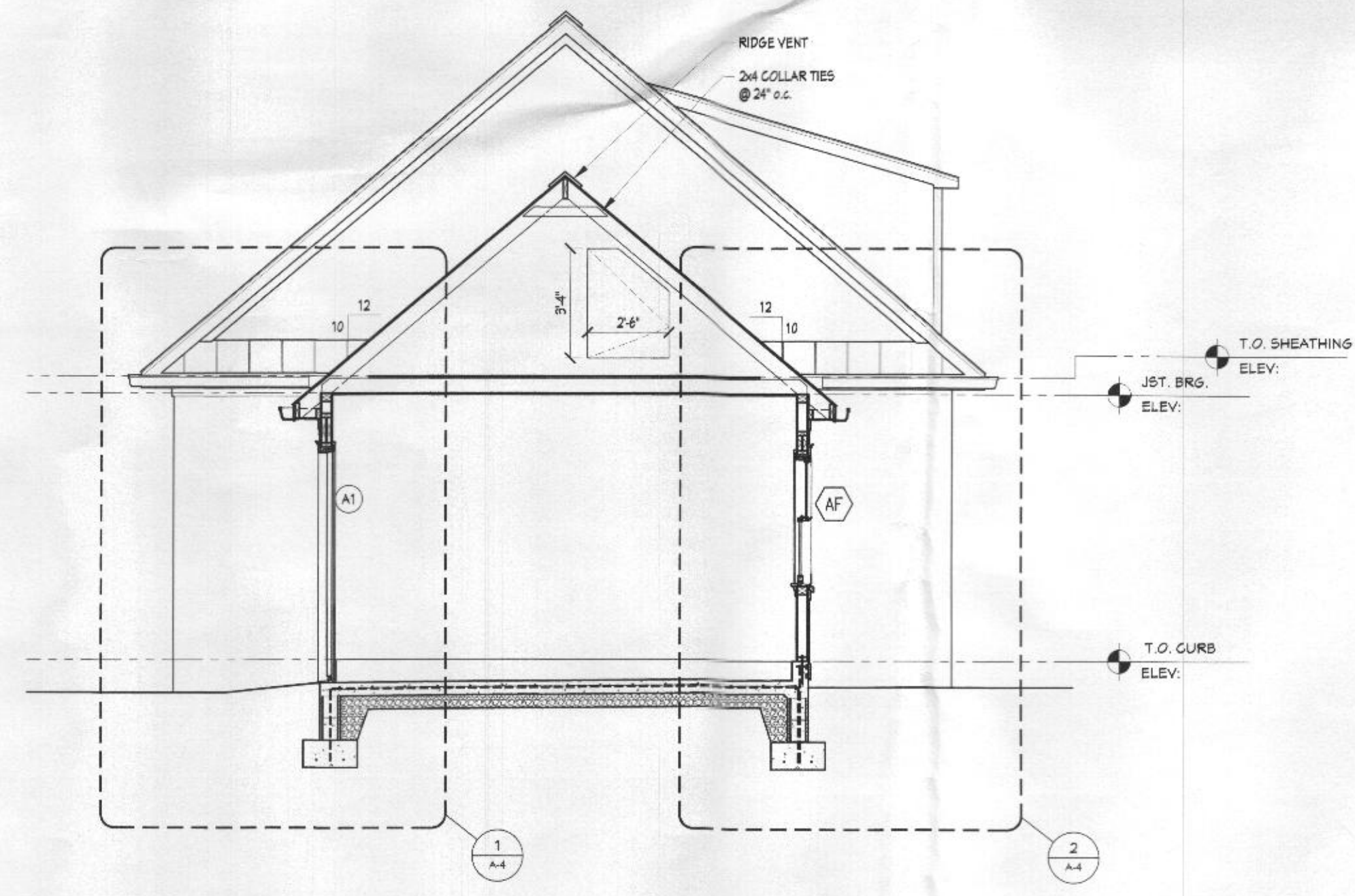
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"



4 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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DRAWINGS
FIRST FLOOR PLAN
ATTIC FLOOR PLAN
BUILDING SECTION

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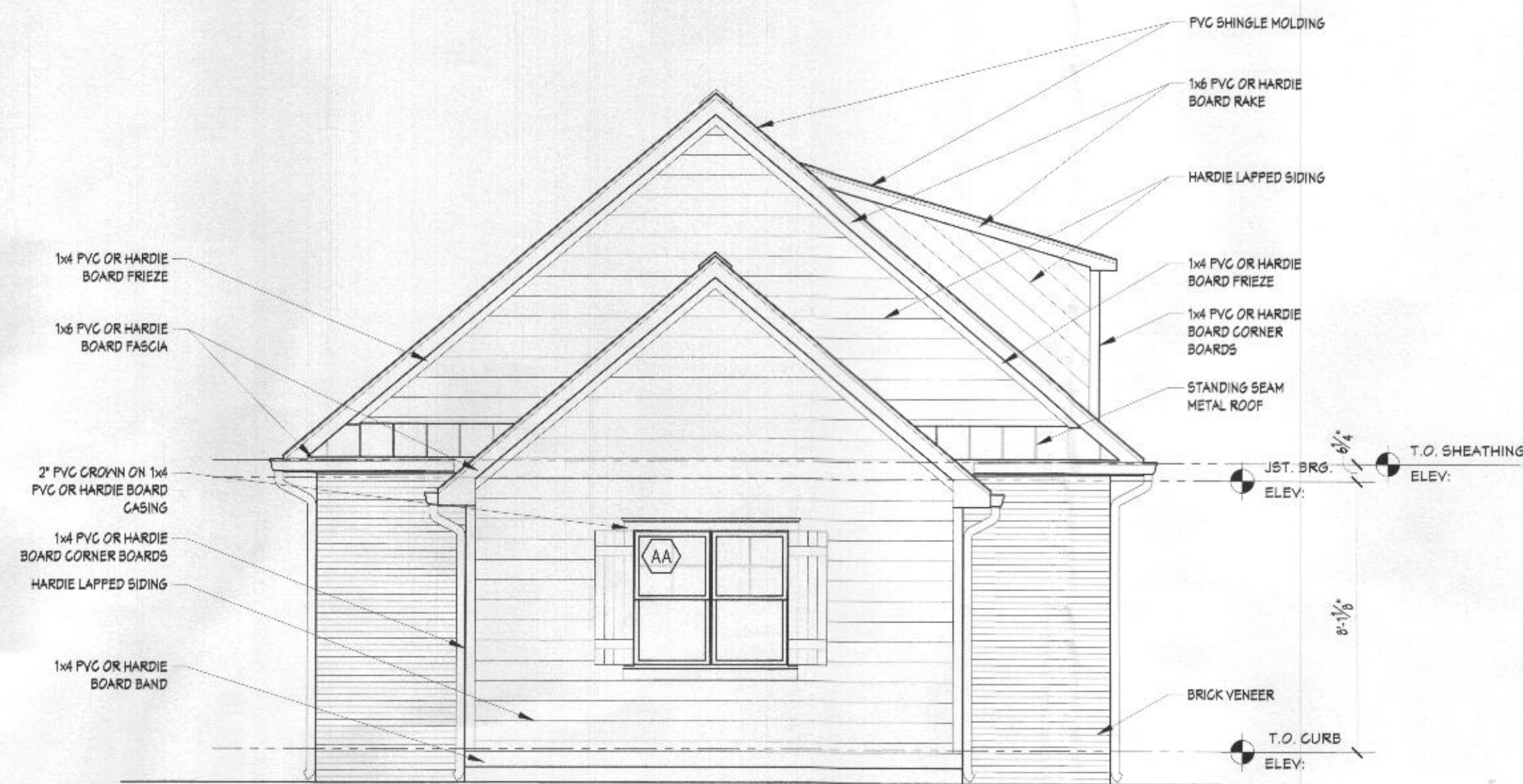
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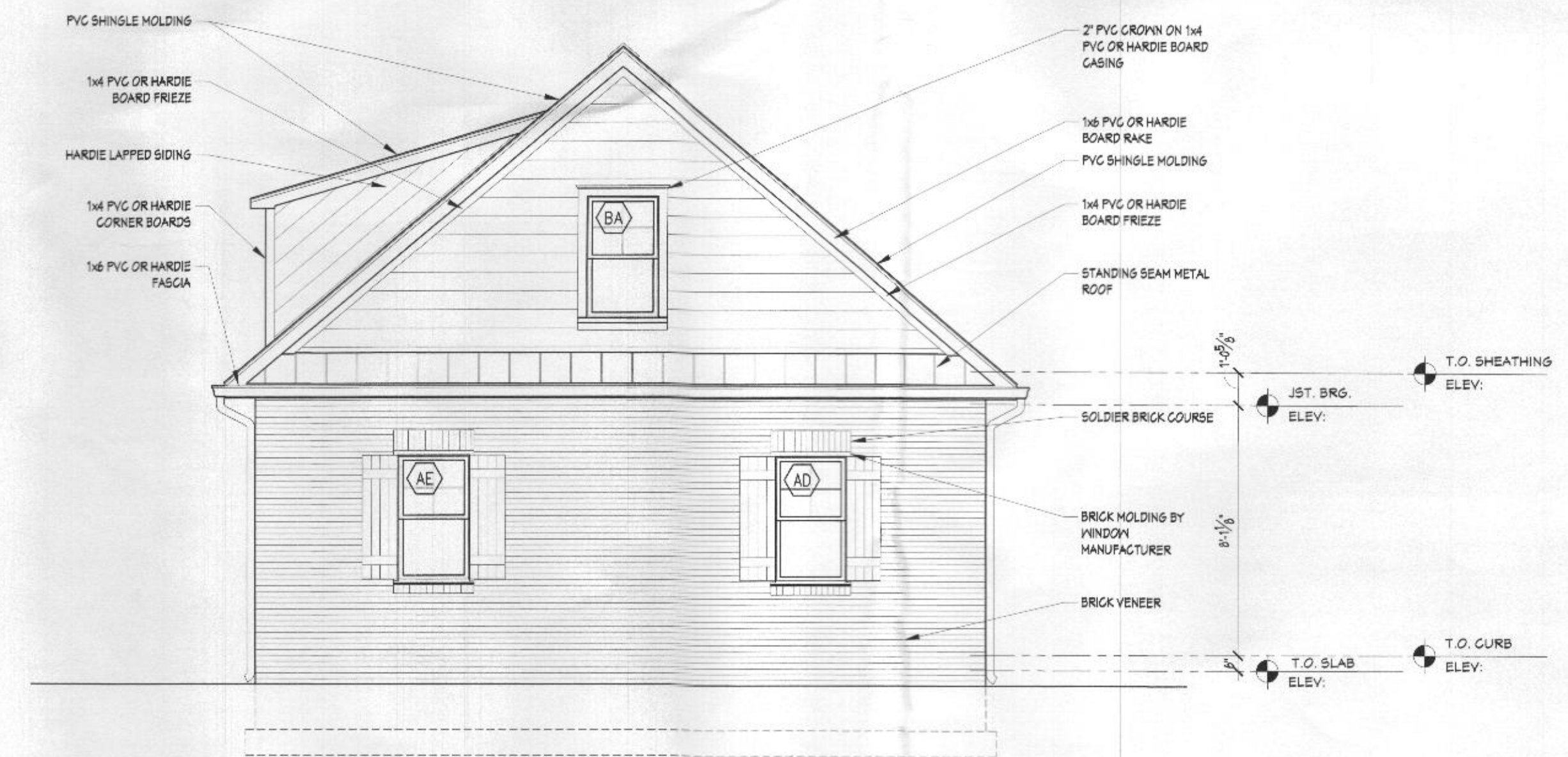
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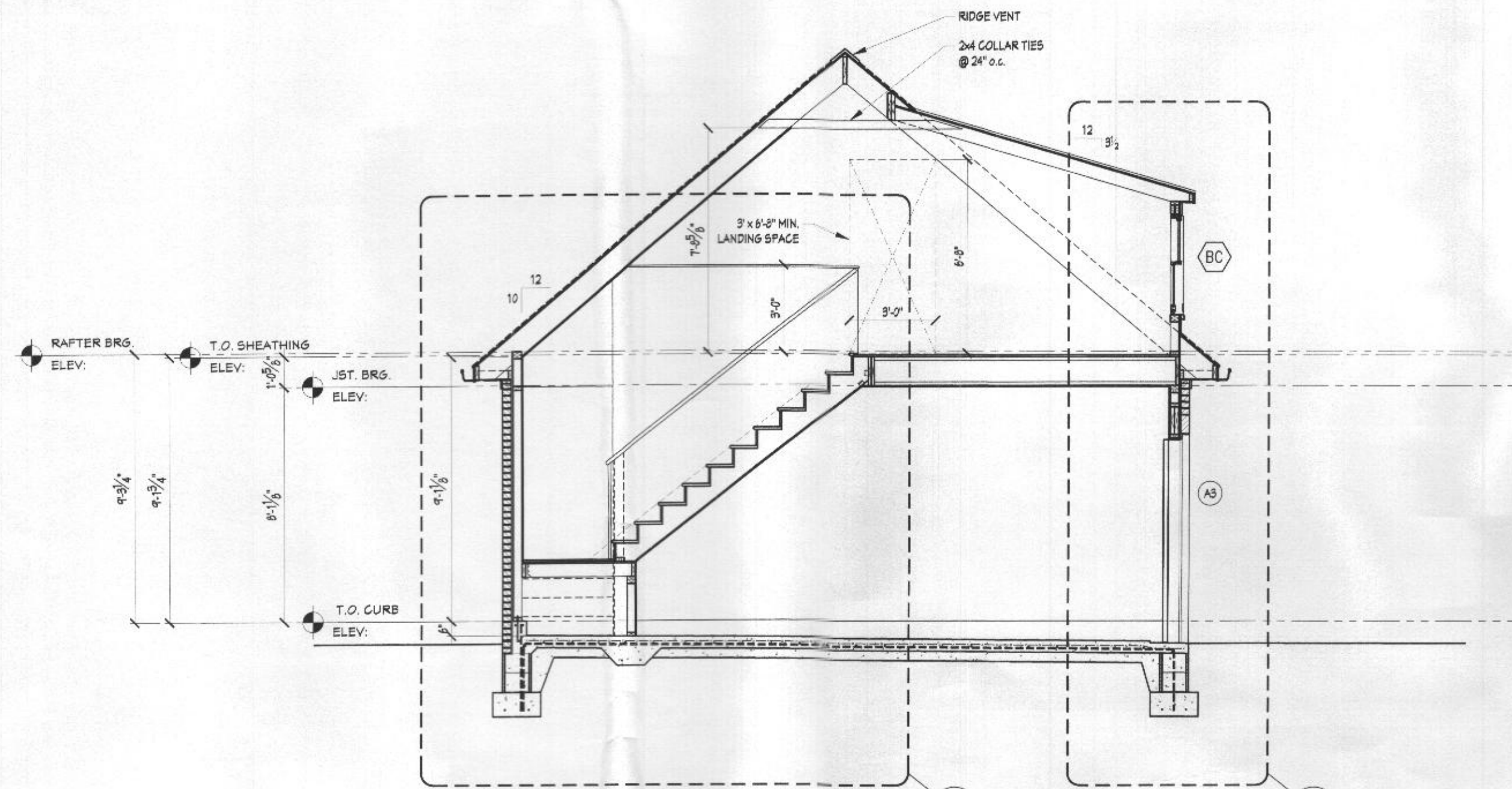
2 LEFT SIDE ELEVATION
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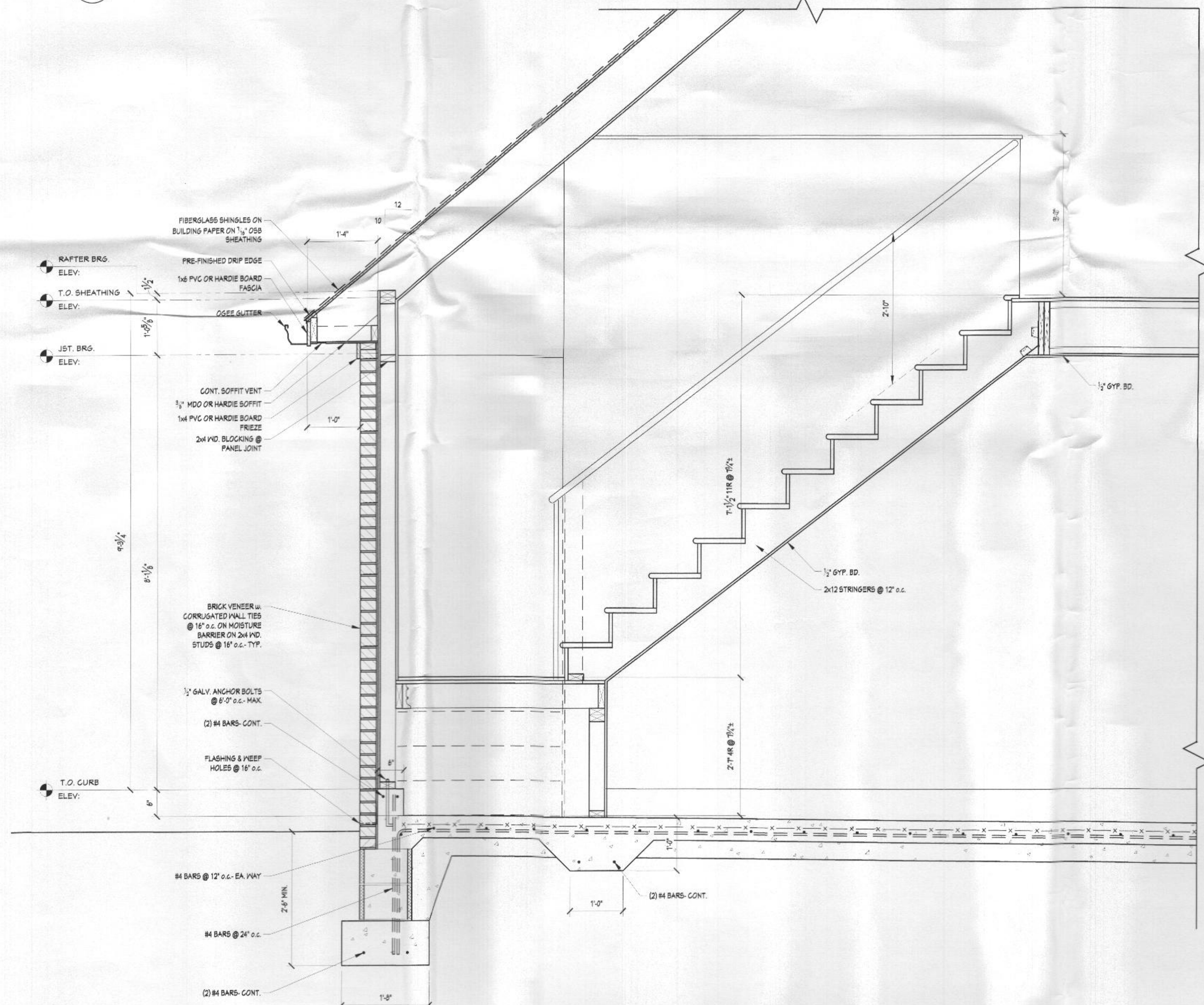
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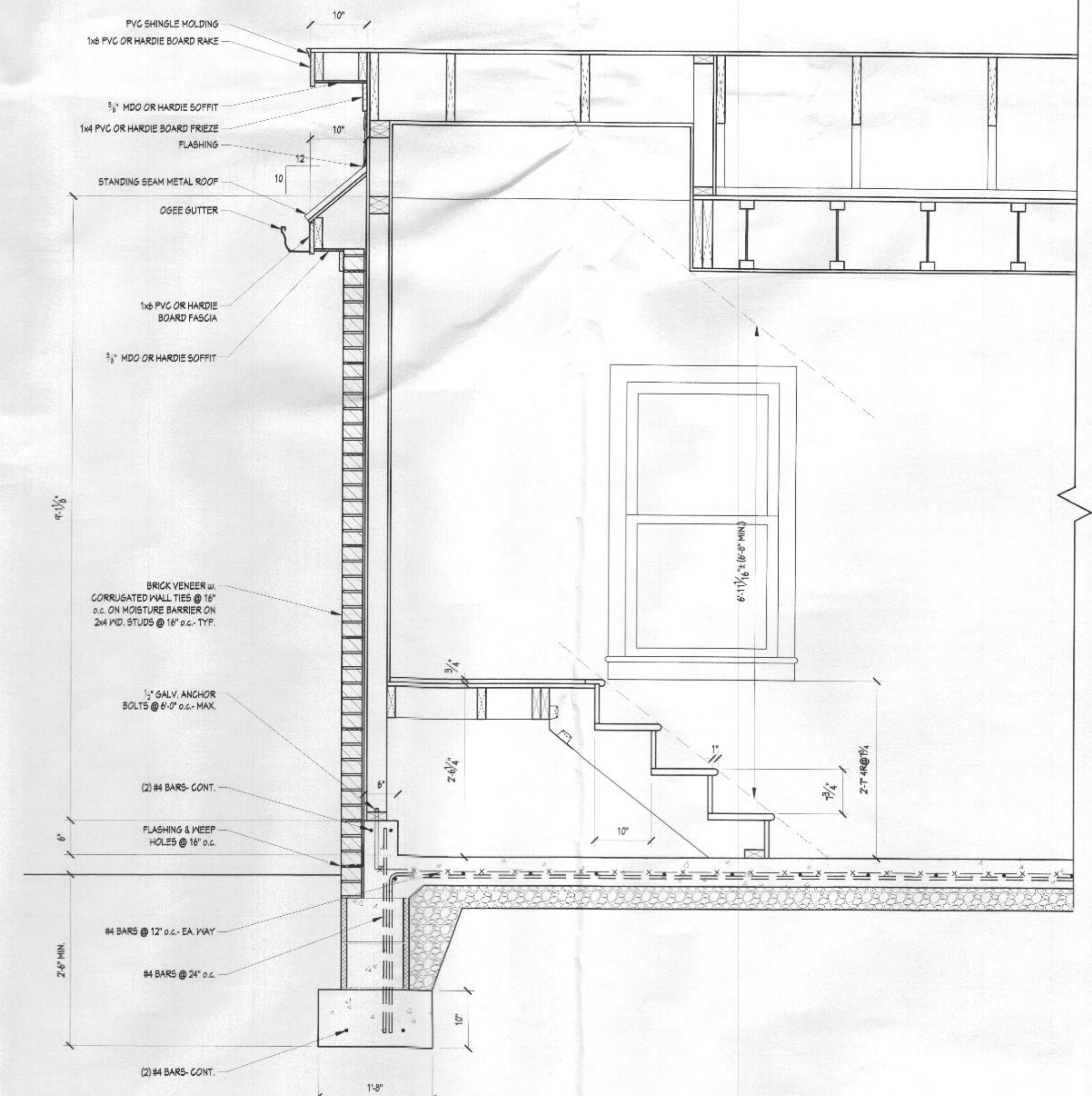
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SCALE: 1/4" = 1'-0"



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 WALL/ STAIR SECTION
SCALE: 3/4" = 1'-0"



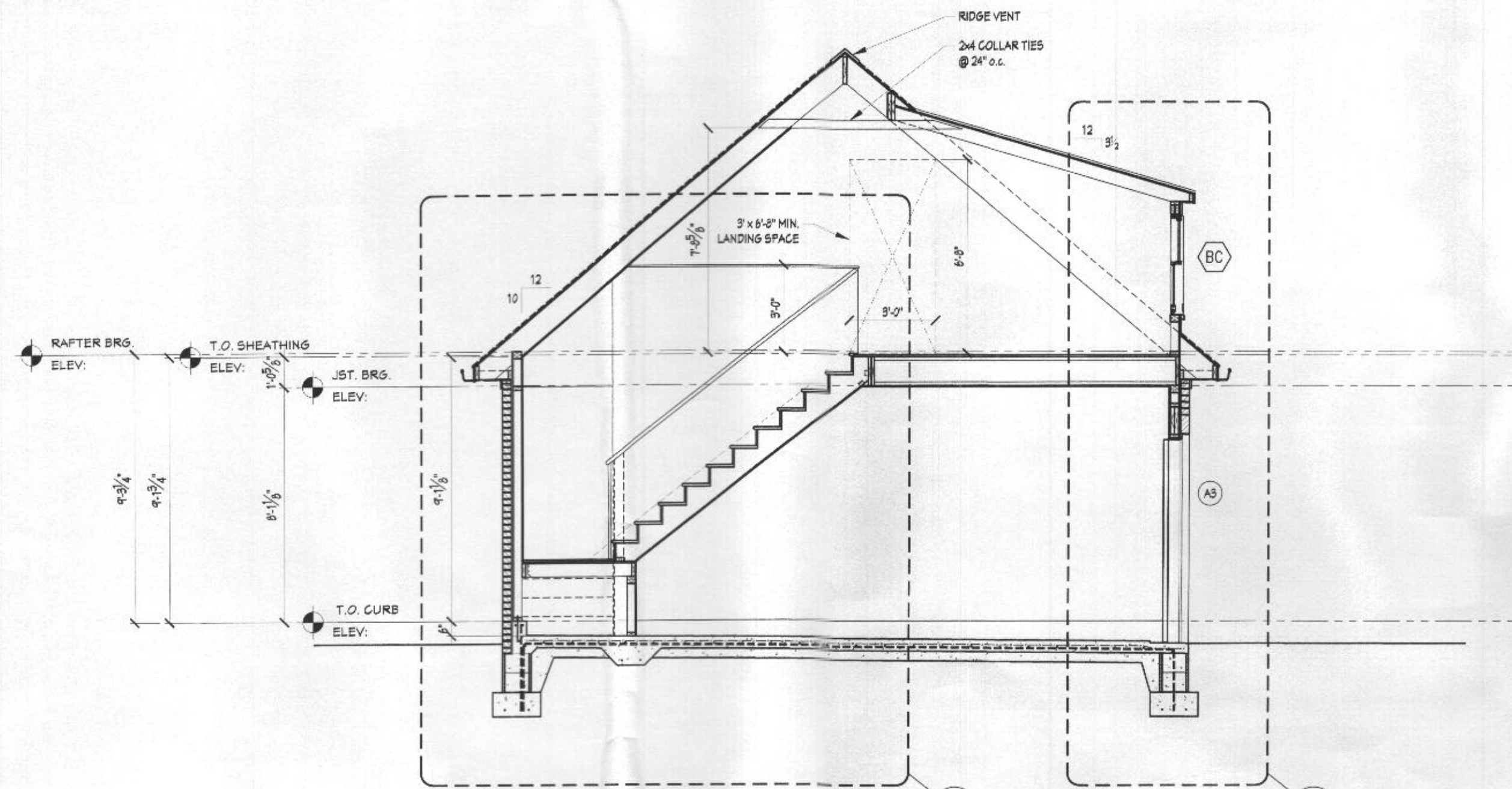
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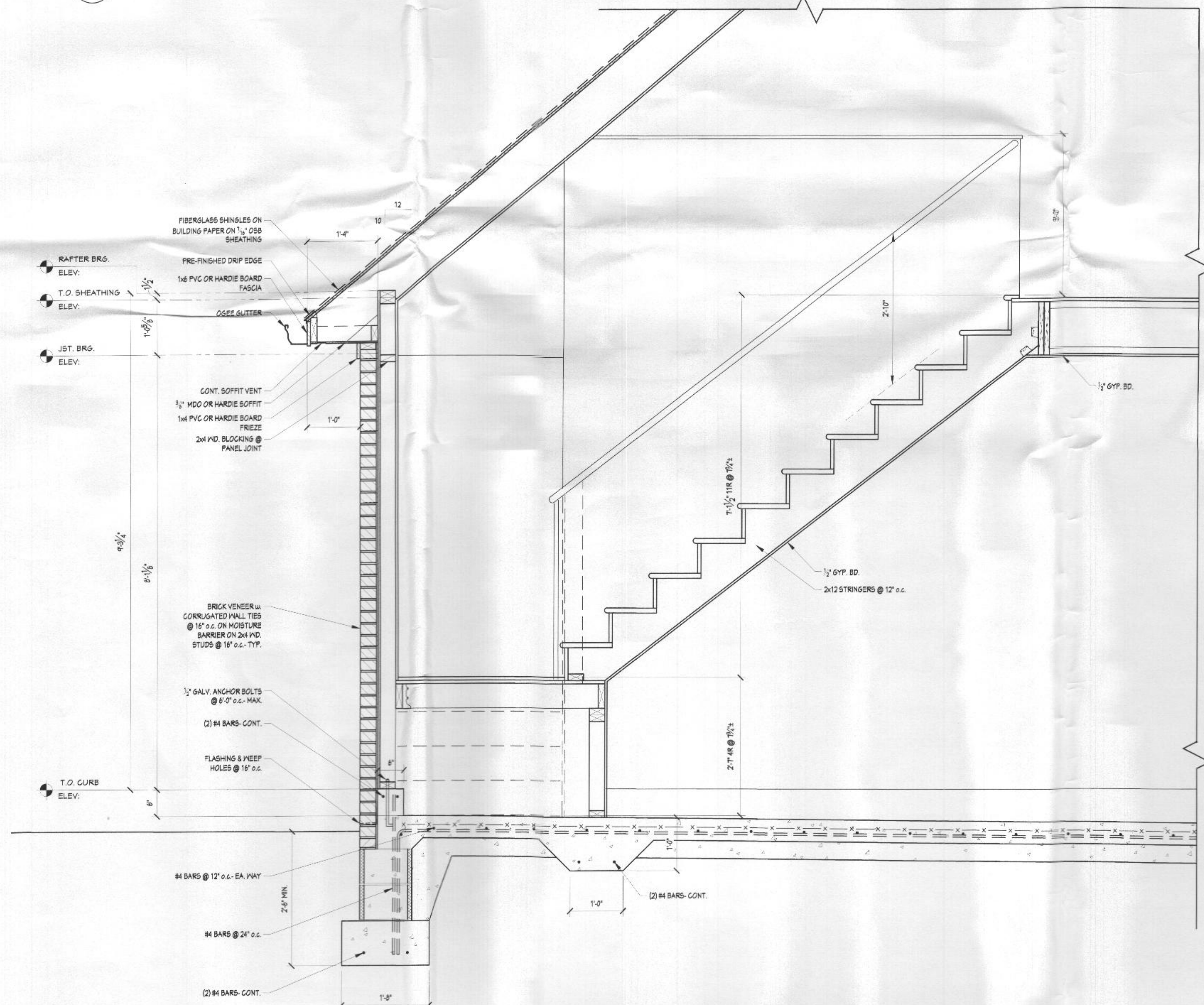
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DRAWINGS
BUILDING SECTION
WALL/ STAIR SECTIONS

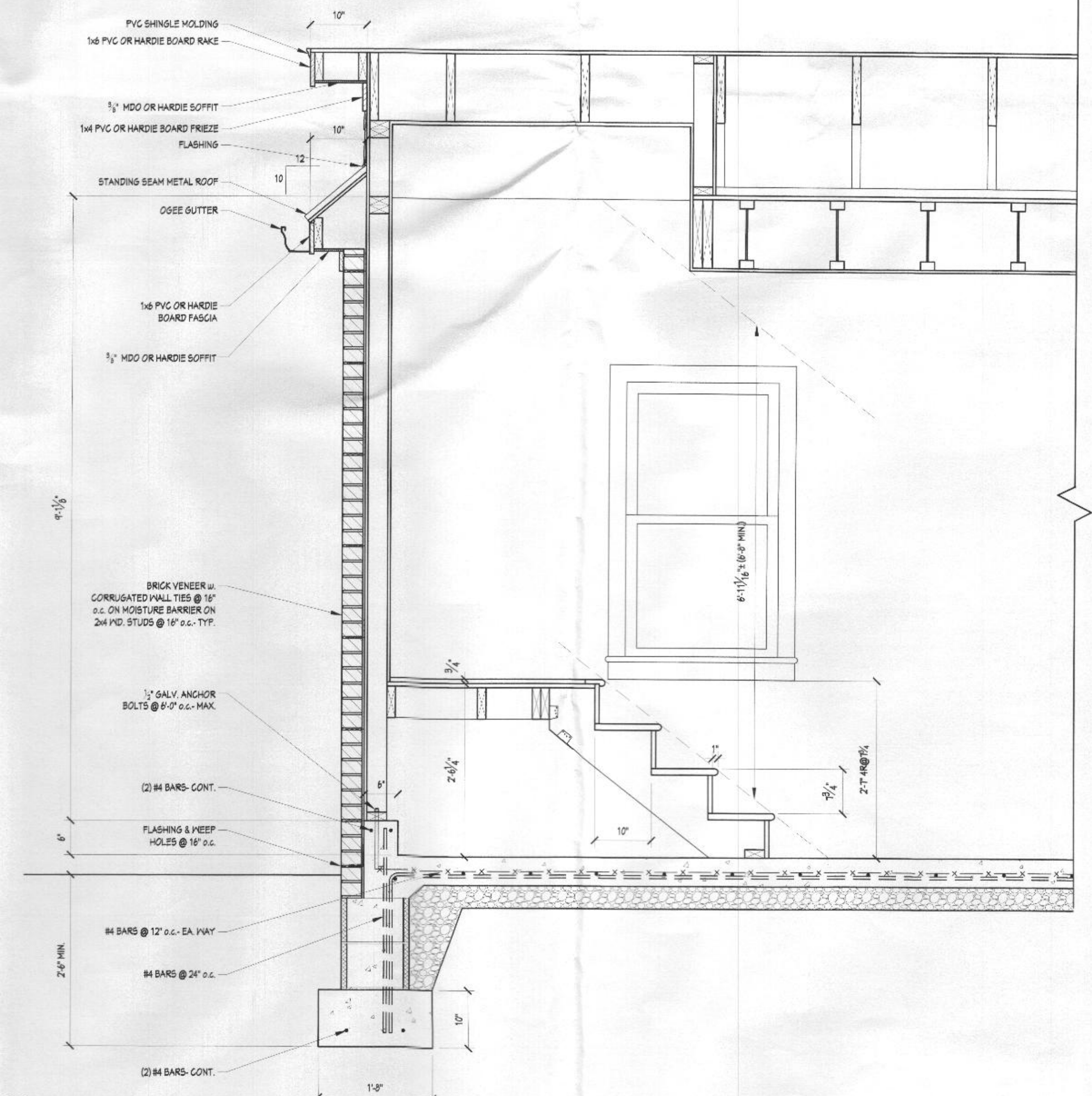
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1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 WALL/ STAIR SECTION
SCALE: 3/4" = 1'-0"



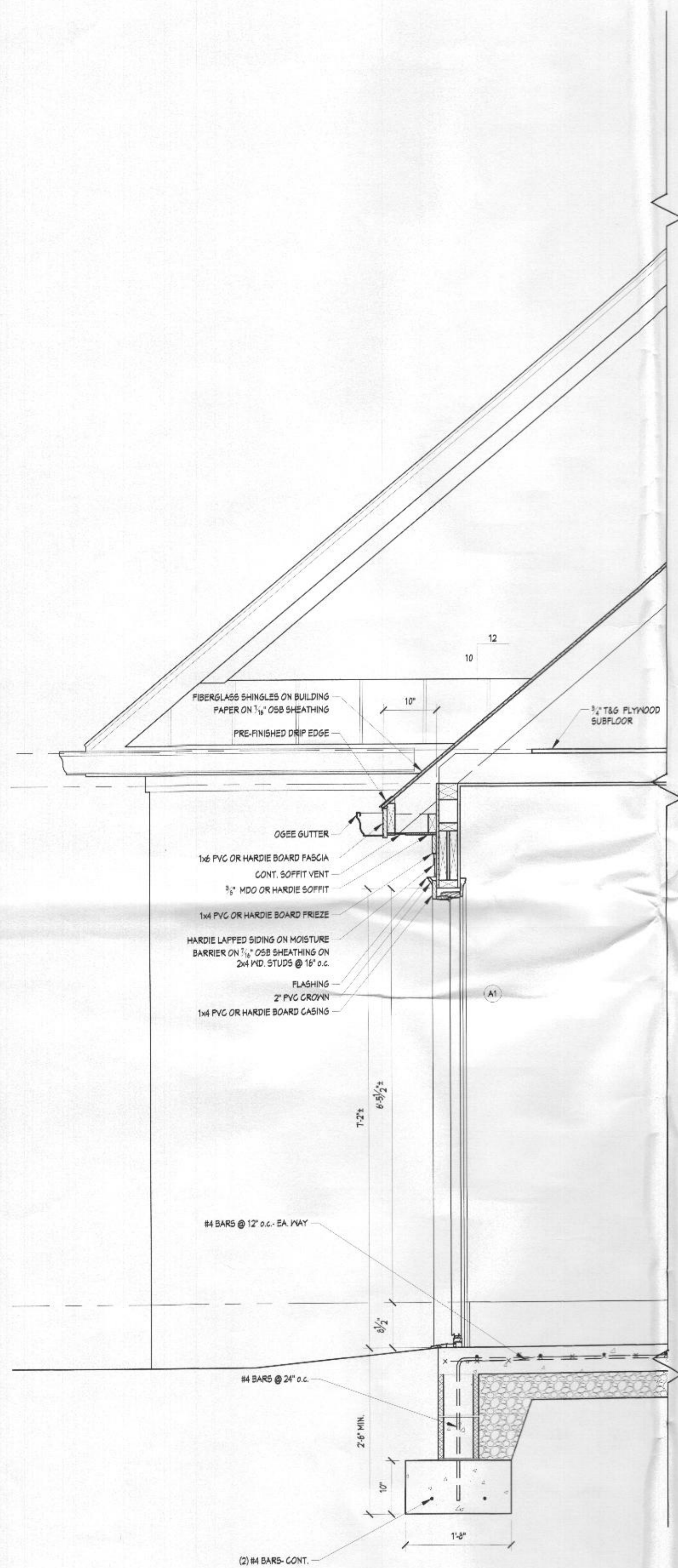
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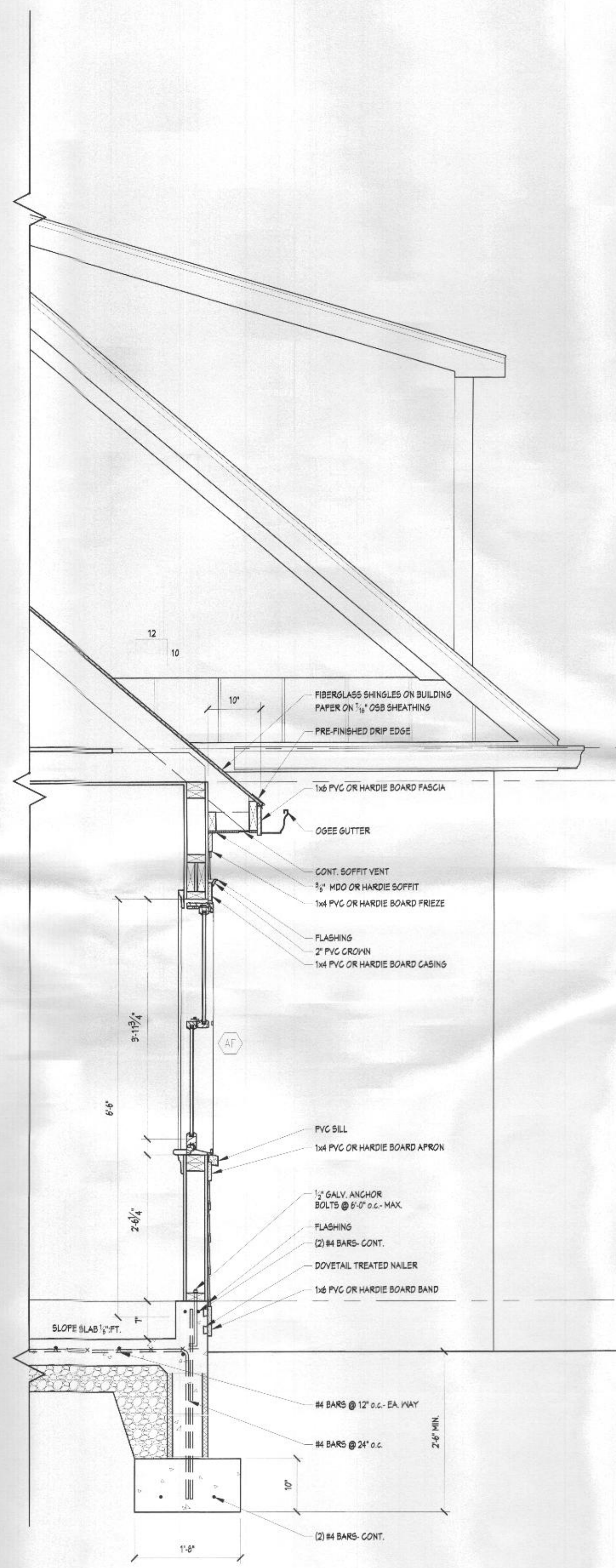
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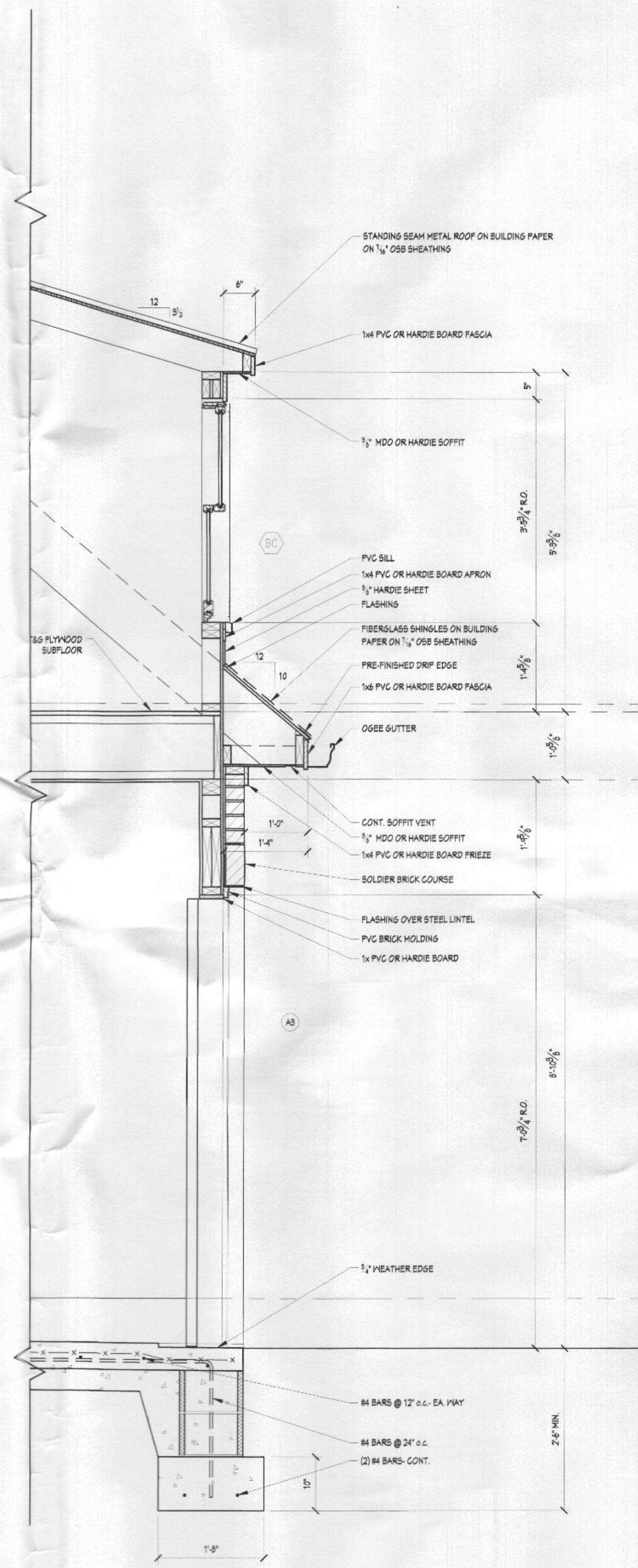
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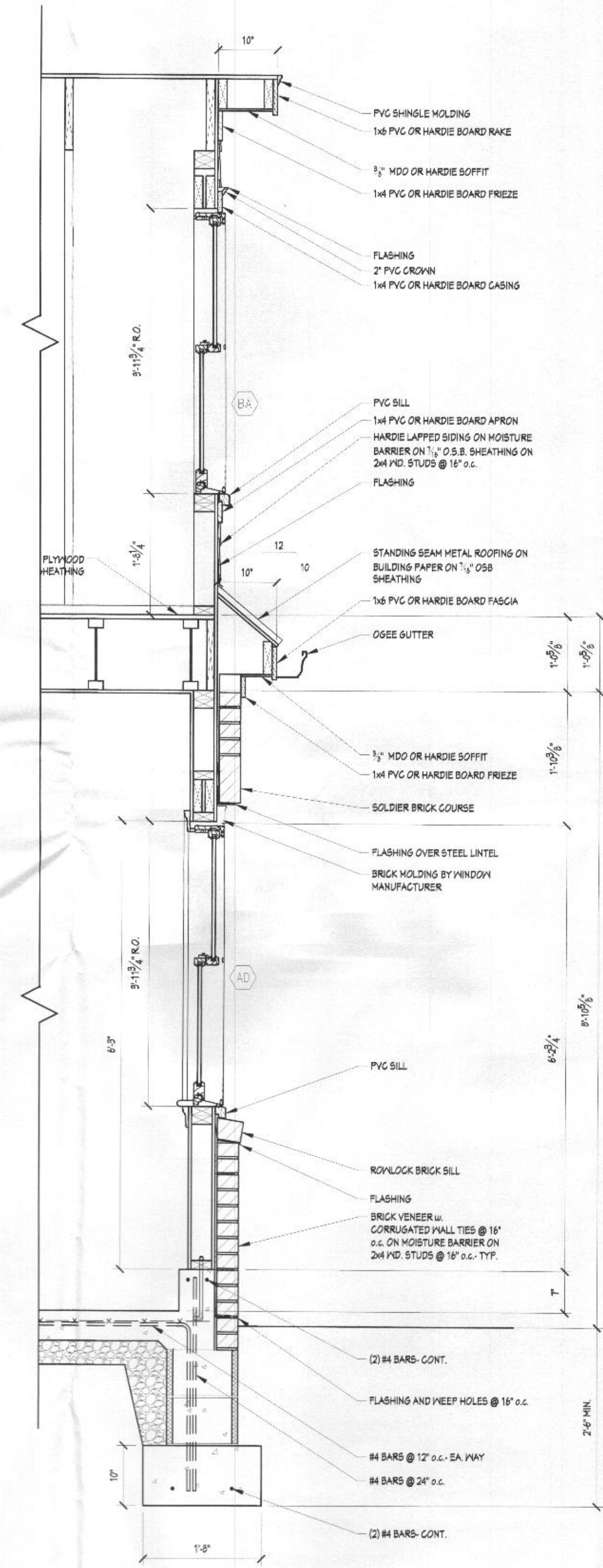
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2 WALL SECTION
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3 WALL SECTION
SCALE: 3/4" = 1'-0"



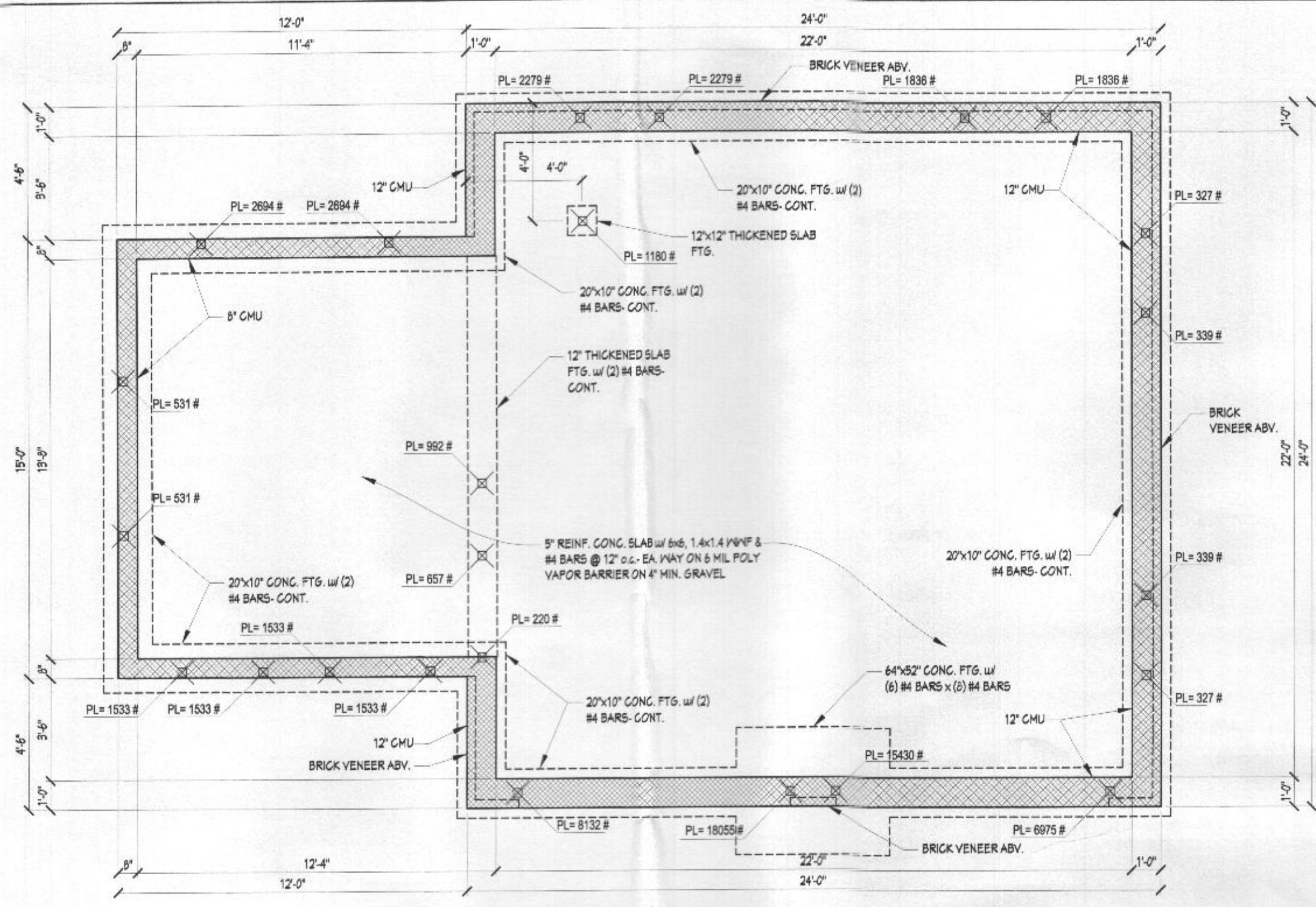
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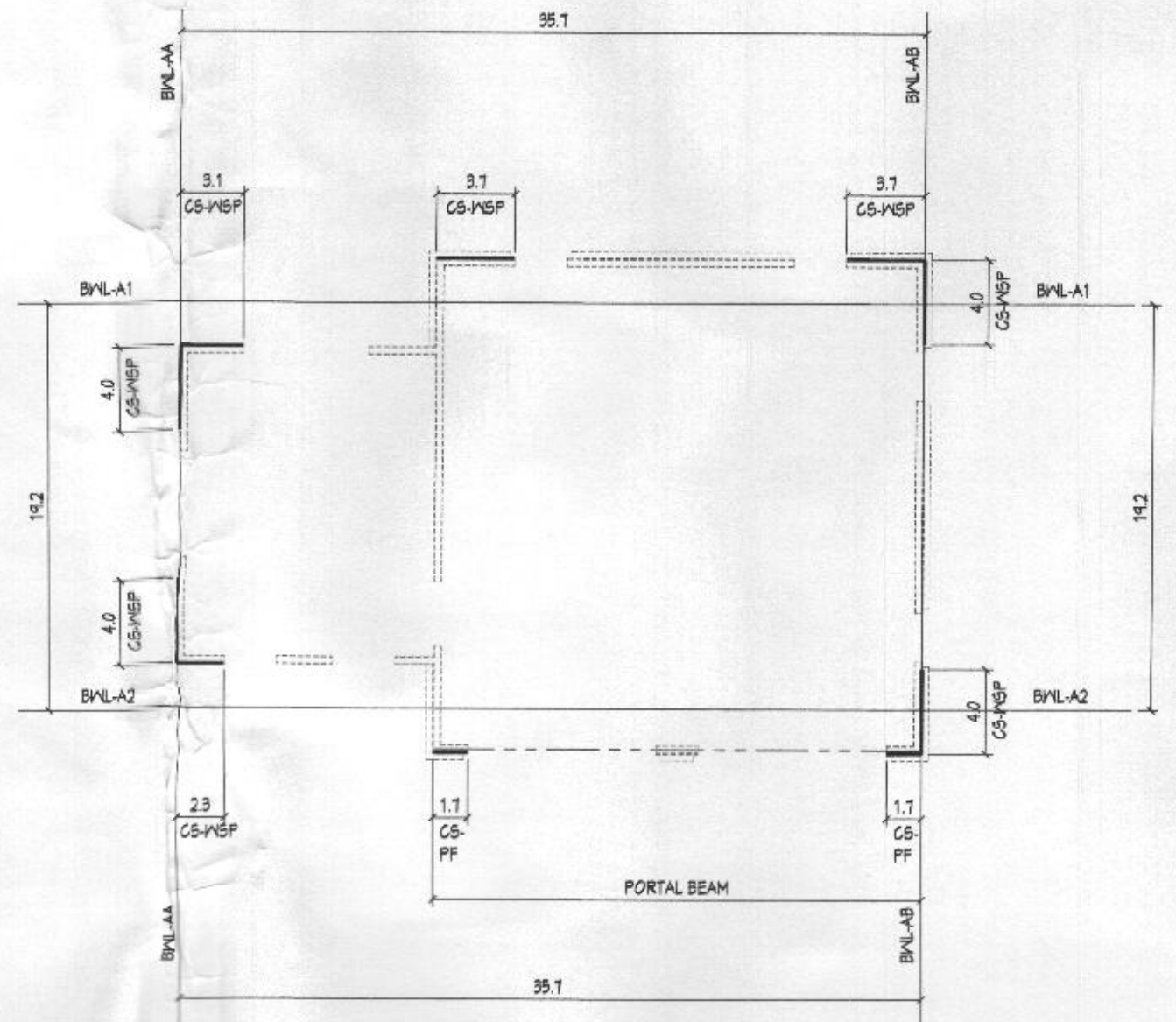
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DRAWINGS
WALL SECTIONS

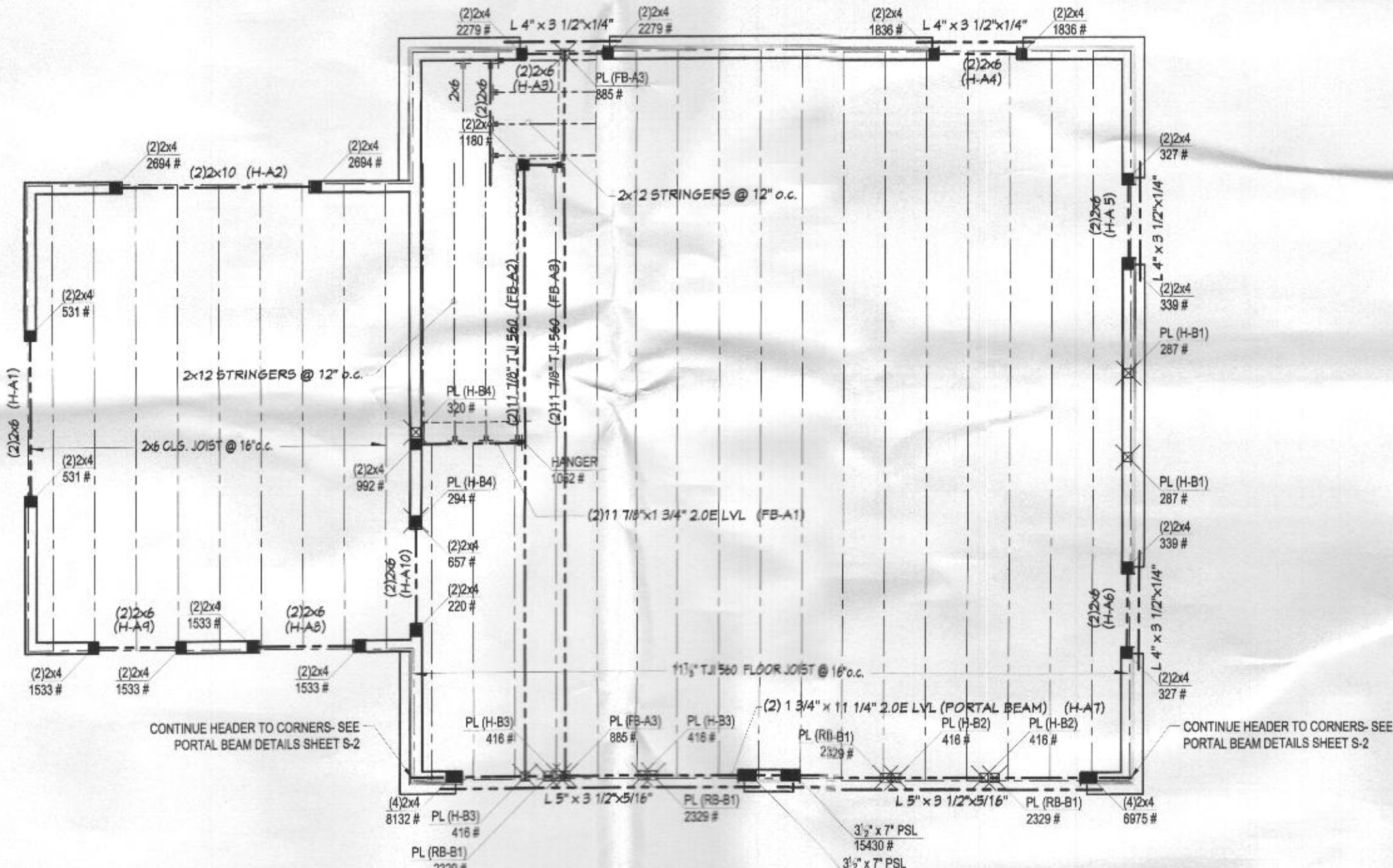
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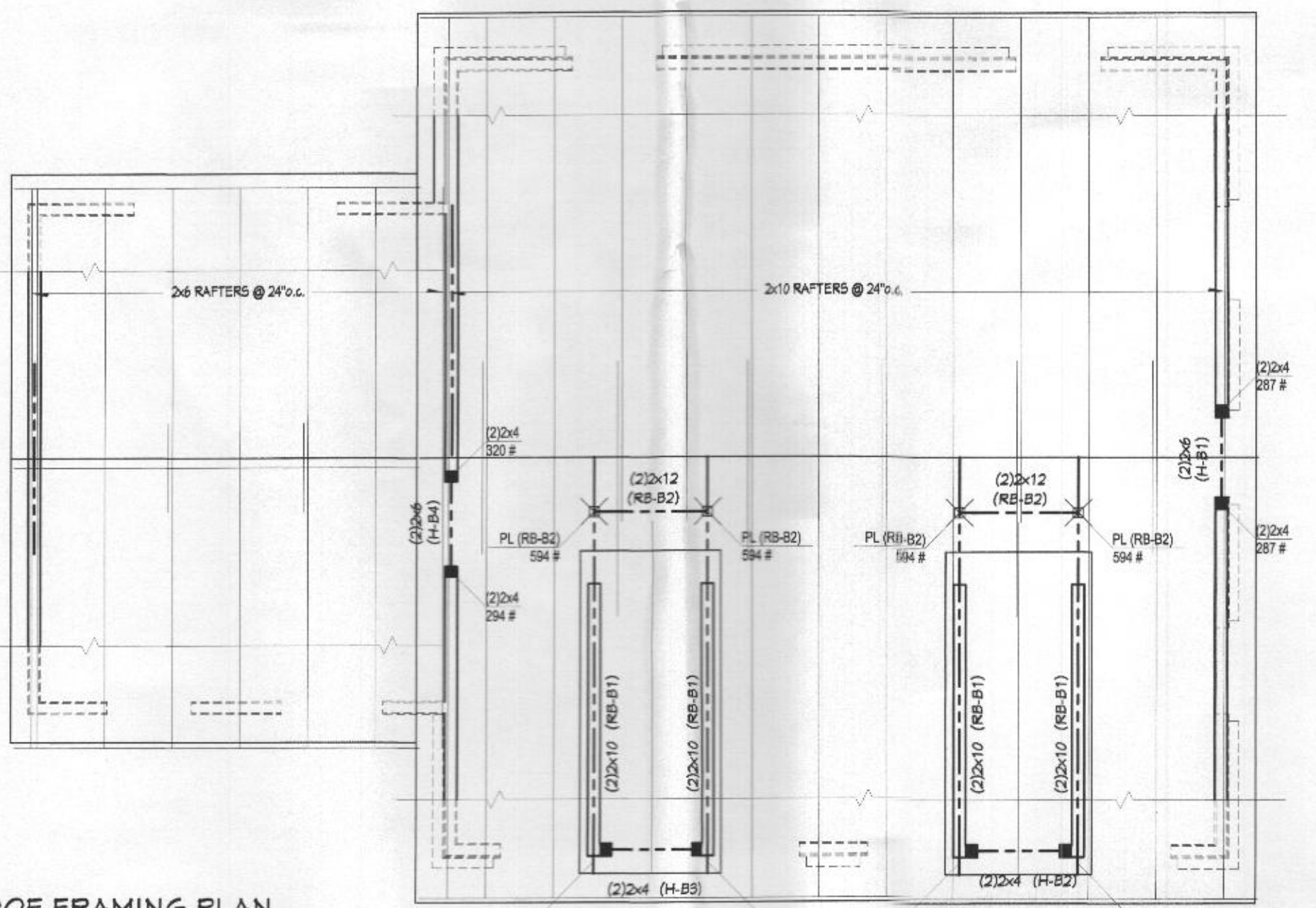
1 FOUNDATION PLAN
 SCALE: 1/4"=1'-0"



2 WIND BRACING PLAN
 SCALE: 1/8"=1'-0"



3 ATTIC FLOOR FRAMING PLAN
 SCALE: 1/4"=1'-0"



4 ROOF FRAMING PLAN
 SCALE: 1/4"=1'-0"

TABLE 3: COMMON BRACING METHODS

Methods, Materials	Minimum Thickness/Fasteners	Figure
Intermittent Methods		
LIB Let-in-bracing	1x4 wood or metal straps, 45° to 60° angles	
WSP Wood structural panel (OSB or plywood)	8d nails @ 6" o.c. edge, 12" o.c. field	
GB Gypsum board	Type W or S screws @ 7" o.c.	
Continuous-Sheathing Methods		
CS-WSP Continuous-sheathing wood structural panel	8d nails @ 6" o.c. edge, 12" o.c. field	
CS-PF Continuous-sheathing portal frame	7/16" fasten per FIGURE 9	

TABLE 4: MINIMUM LENGTH OF BRACED WALL PANELS

METHOD	MINIMUM LENGTH (in)					CONTRIBUTING LENGTH (in)
	8 ft	9 ft	10 ft	11 ft	12 ft	
WSP	48	48	48	53	58	Actual
GB	48	48	48	53	58	Double sided = Actual Single sided = 0.5 x Actual
LIB	55	62	69	NP	NP	Actual ²
CS-PF	16	18	20	22 ³	24 ³	1.5 x Actual
Adjacent opening vertical dimension (in)						
	≤ 64	24	27	30	33	36
	68	26	27	30	33	36
	72	27	27	30	33	36
	76	30	29	30	33	36
	80	32	30	30	33	36
	84	35	32	32	33	36
	88	38	35	33	33	36
	92	43	37	35	35	36
	96	48	41	38	36	36
	100	44	40	38	38	38
	104	49	43	40	39	38
	108	54	46	43	41	38
	112	50	48	43	43	38
	116	55	48	45	45	38
	120	60	52	48	48	38
	124	56	51	48	48	38
	128	61	54	51	51	38
	132	66	58	54	54	38
	136	62	62	57	57	38
	140	66	66	60	60	38
	144	72	72	66	66	38

Ultimate Wind Speed (mph)	115			
BWL Designation	BWL-AA	BWL-AB	BWL-A1	BWL-A2
No. of Floors above BWL	0	0	0	0
BWP Method	CS-WSP	CS-WSP	CS-WSP	CS-WSP
Average BWL Spacing (ft)	37.5	37.5	19.2	19.2
Tabular Requirement (ft)	5.63	5.63	3.38	3.38
Exposure	B 1.00	B 1.00	B 1.00	B 1.00
Exposure-Reduction Factor (E)	7.00	0.82	11.00	1.06
Max. Wall Ht. (ft)	8.00	0.90	8.00	0.90
No. of BWLs	2	1.00	2	1.00
Unit Interior Finish?	No	1.00	No	1.00
Added Hold-downs?	No	1.00	No	1.00
Jointed?	Yes	1.00	Yes	1.00
Fasteners @ 4' o.c.?	No	1.00	No	1.00
Required BWP Length (ft)	4.15	5.37	3.22	3.22
Actual BWLs				
Contributing Length (ft)	1	2	3	4
WSP Panel	CS-WSP	CS-WSP	CS-WSP	CS-WSP
Actual Length (ft)	4.00	4.00	3.70	2.55
Actual BWP Length (ft)	8.00	8.00	10.50	7.40
Actual 2' Refined?	PASS	PASS	PASS	PASS
BWP's < 2' Apart?	Yes	Yes	Yes	Yes
> 2' Panels in BWL?	Yes	Yes	Yes	Yes
BWP 10' from Ends?	Yes	Yes	Yes	Yes
Continuous Sheathing	End 1	End 1	End 1	End 1
End Conditions	1	1	1	1
BWL Compliance	PASS	PASS	PASS	PASS

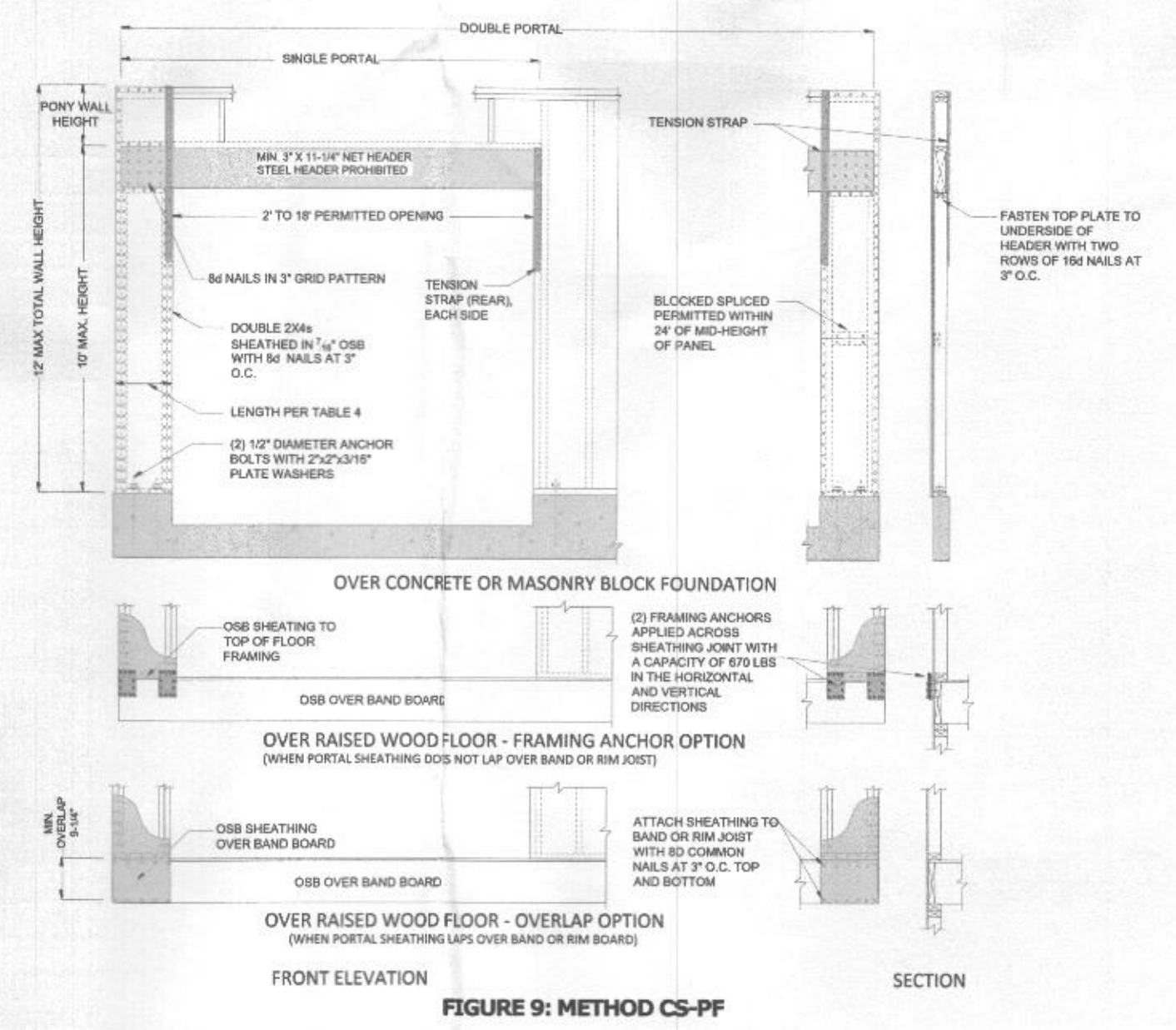


FIGURE 9: METHOD CS-PF