CAVANAUGH RESIDENCE

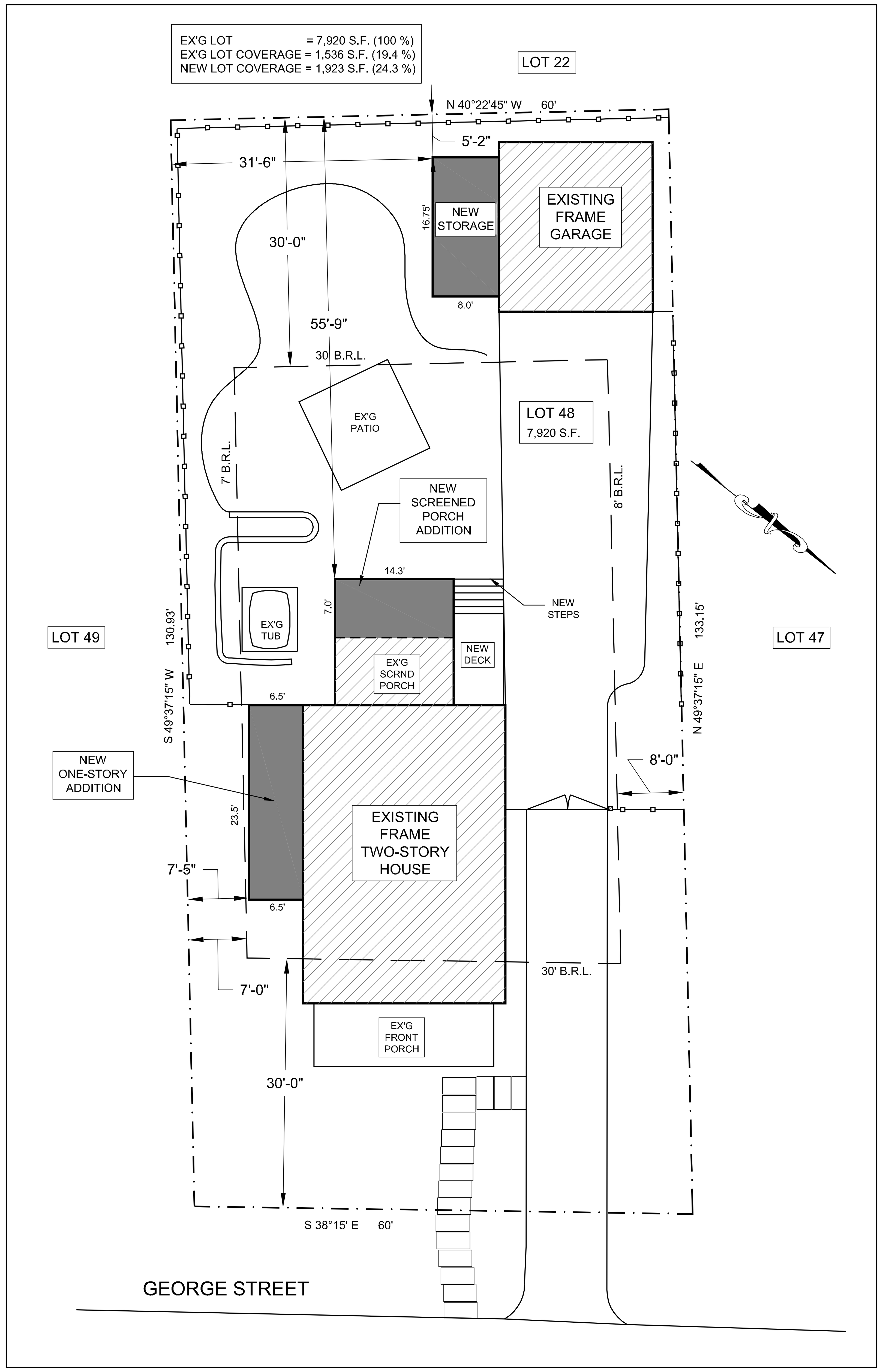
6 GEORGE STREET
GAITHERSBURG, MD 20877
GAITHERSBURG CITY

ONE-STORY SIDE ADDITION, SCREENED PORCH ADDITION AND GARAGE ADDITION

ABBREVIATIONS

REV. 1-10-11 PERIODS ARE USED ONLY WHEN NEEDED

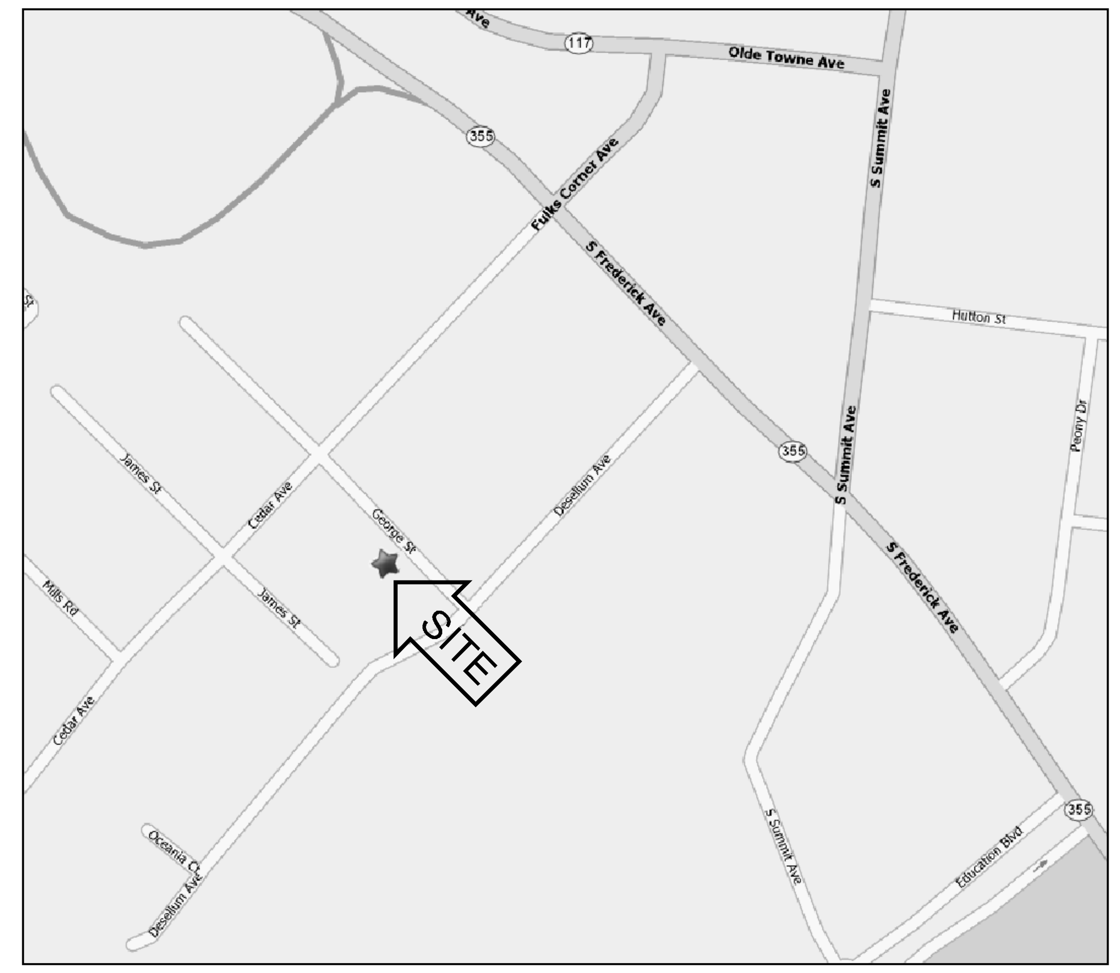
A.	**AREA**
ABV.	ABOVE
ACT.	ACTUAL
ADD	ADDITION
AFF.	ABOVE FINISHED FLOOR
ADJ.	ADJUSTABLE
A/C	AIR CONDITION(ING)
AHU.	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM.	ALUMINUM
AMT.	AMOUNT
∠	ANGLE
APPD.	APPROVED
AB.	ANCHOR BOLT
A.P.	ACCESS PANEL
APPROX.	APPROXIMATE
A.D.	AREA DRAIN
AUTO	AUTOMATIC
AVG	AVERAGE
@	AT
B.	**BASE**
BSMT.	BASEMENT
BA.	BATH
BRM.	BEDROOM
BM.	BEAM
B.M.	BENCH MARK
BEL.	BELOW
BTW.	BETWEEN
BRG.	BEARING
BIT.	BITUMINOUS
BEV.	BEVEL
BLK.	BLOCK
BLKG.	BLOCKING
BD.	BOARD
BOT.	BOTTOM
B.S.	BOTH SIDES
B.W.	BOTH WAYS
BRKT.	BRACKET
BRK.	BRICK
B.R.L.	BUILDING RESTRICTION LINE
BLT-IN	BUILT-IN
X	BY
BLDG.	BUILDING
BUR.	BUILT UP ROOFING
CAB.	**CABINET**
CALK	CALKING
CPT.	CARPET
C.I.	CAST IRON
CIR.	CIRCLE
CHK.	CHECK
CLG.	CEILING
CEM.	CEMENT
CTR.	CENTER
C/C	CENTER TO CENTER
C.T.	CERAMIC TILE
COMB.	COMBINATION
COM.	COMMON
COMP.	COMPOSITION
CO.	CLEAN OUT
CLR.	CLEARANCE
CLO.	CLOSET
COL.	COLUMN
CONC.	CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
CONST.	CONSTRUCTION
CONT.	CONTINUE (D) (OUS)
CONTR.	CONTRACTOR
C.JT.	CONTROL JOINT
CRS.	COURSES
CU.FT.	CUBIC FEET
CU.YD.	CUBIC YARD
CL ℄	CENTER LINE
°	**DEGREE**
DP.	DAMPPROOFING
DK.	DECKING
D.L.	DEAD LOAD
DET.	DETAIL
DIAG.	DIAGONAL
DIA.	DIAMETER
DIM.	DIMENSION
DISPOS.	DISPOSAL
"	DITTO
DH.	DOUBLE HUNG
DN.	DOWN
DW.	DISHWASHER
DIV.	DIVISION
DR.	DOOR
D.W.	DRYWALL
DBL.	DOUBLE
DSGN	DESIGN
D.S.	DOWN SPOUT
D.	DRAIN
DWG.	DRAWING
DRY.	DRYER
EA.	**EACH**
E.F.	EACH FACE
E.W.	EACH WAY
E.	EAST
EL.	ELBOW
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EMER.	EMERGENCY
ENCL.	ENCLOSURE
ENG.	ENGINEERING
ENGR.	ENGINEER (STRUCTURAL)
ENT.	ENTRANCE
EST.	ESTIMATE
ESTB.A.	ESTABLISHED
EQ.	EQUAL
EQUIP.	EQUIPMENT
ETC.	ETCETERA
EXG	EXIST (ING)
EXIST.	EXIST (ING)
EXISTG	EXIST(ING)
EXP.	EXPANSION
EX.	EXPOSED
EXC.	EXCAVATE
EXT.	EXTERIOR
EXTN.	EXTENSION
E.F.	EXHAUST FAN
EXP. JT.	EXPANSION JOINT
F.B.	**FACE BRICK**
F.O.S.	FACE OF STUD
FT. (')	FEET OR FOOT
FIN.	FINISH
FIN FL.	FINISHED FLOOR
FIN GRD	FINISHED GRADE
FIN OPG	FINISHED OPENING
F.P.	FIRE PROOF
F.P.	FIREPLACE
FBGL.	FIBERGLASS
F.R.	FIRE RATED
FIXT.	FIXTURE
FL.	FLOOR
FLR.	FLOOR
FL.JST	FLOOR JOIST
F.D.	FLOOR DRAIN
FLOUR.	FLOURESCENT
FTG.	FOOTING
FDN	FOUNDATION
FRMG	FRAMING
FUR.	FURRING AS NEEDED
G	**GAS**
GA.	GAUGE
GALV.	GALVANIZED
GAL.	GALLON
GAR	GARAGE
GIRD.	GIRDER
GL.	GLASS
GLAZ.	GLAZE
GRD.	GRADE (EARTH)
GRBM.	GRADE BEAM
GR.	GRILL
GND.	GROUND
GFCI	GROUND FAULT CIRCUIT INTER.
GVL	GRAVEL
GYP.	GYPSUM
G.W.B.	GYPSUM WALL BOARD
H.C.	**HOLLOW CORE**
HDBD.	HARDBOARD
HDWR.	HARDWARE
HDWD.	HARDWOOD
H.V.A.C.	HEAT,VENTILATION,AIR COND.
HDR.	HEADER
HD.	HEAD
HVY.	HEAVY
HT.	HEIGHT
H.B.	HOES BIBB
H.W.H.	HOT WATER HEATER
HTR.	HEATER
HR.	HOUR
I	**IRON**
INCAN.	INCANDESCENT
IRC.	INTERNATIONAL RESIDENTIAL CODES
IN. (")	INCH
INCL.	INCLUDE
INSP.	INSPECTION
INST.	INSTALL
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
IPMI.	INSTALL PER MANUFACTURER'S INSTRUCTIONS
IPIS	INSTALL PER INDUSTRY STANDARDS
IPOI.	INSTALL PER OWNER'S INSTRUCTIONS
IPSEI.	INSTALL PER STRUCTURAL ENGINEER'S INSTRUCTIONS
JMB.	**JAMB**
JT.	JOINT
JST.	JOIST
JCT	JUNCTION
K.	**KIP**
K.D.	KILN DRIED
K.	KITCHEN
K.D.	KNOCK DOWN
K.O.	KNOCK OUT
LAM.	**LAMINATE**
LAU.	LAUNDRY
LAV.	LAVATORY
L.	LENGTH
LG.	LONG
LEV.	LEVEL
LT.	LIGHT
L.F.	LINEAR FOOT
L.CL.	LINEN CLOSET
L.L.	LIVE LOAD
LV.	LOUVER
LIB.	LIBRARY
LDG.	LANDING
LIN.	LINEAR
LINO.	LINOLEUM
L.R.	LIVING ROOM
LUM.	LUMBER
L.V.	LOW VOLTAGE
LB.	POUND
L.L.H.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
M.	**METER**
MI.	MILE
MAH.	MAHOGANY WOOD
MFG.	MANUFACTURER
MANUF.	MANUFACTURER
MRB.	MARBLE
M.C.	MEDICINE CABINET
MAS.	MASONRY
M.O.	MASONRY OPENING
MATL.	MATERIAL
MAX.	MAXIMUM
MED.	MEDIUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MEZZ.	MEZZANINE
MIN.	MINIMUM
MLDG.	MOULDING
MISC	MISCELLANEOUS
MTD.	MOUNTED
MTG	MOUNTING
MIRR.	MIRROR
MULL	MULLION
NAT.	**NATURAL**
NOM.	NOMINAL
N.	NORTH
NA.	NOT APPLICABLE
NO. (#)	NUMBER
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
N.W.A.	NO WORK AREA
OFF.	**OFFICE**
O.C. (OC)	ON CENTER
OPG.	OPENING
OPP.	OPPOSITE
OA	OVERALL
OZ.	OUNCE
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OVHD.	OVERHEAD
O.P.C.I.	OWNER PROVIDED CONTRACTOR INSTALLED
PTD.	**PAINTED**
P.C.	PULL CHAIN
PBS.	PER BUILDER'S SPECS
PR.	PAIR
PNL.	PANEL
PAR.	PARALLEL
/	PER
PER.	PERIMETER
PERM.	PERMANENT
PERP.	PERPENDICULAR
PART.	PARTITION
PVMT.	PAVEMENT
PLAS.	PLASTER
PL.	PLATE
PLMB.	PLUMBING
PLYWD.	PLYWOOD
PLY.	PLYWOOD
POLY.	POLYETHYLENE
PLAST.	PLASTIC
PLAM.	PLASTIC LAMINATE
PRELIM.	PRELIMINARY
PT.	"PRESSURE TREATED" LUMBER
PTD	PAINTED
PVC.	POLYVINYL CHLORIDE
P.C.	PORTLAND CEMENT
PFS.	POUNDS PER SQUARE FOOT
PSI.	POUNDS PER SQUARE INCH
PROP.	PROPERTY
QTY.	**QUANTITY**
r.	**RADIUS**
RAD.	RADIUS
R.	RISER
RF.	ROOF
RGH.	ROUGH
RD.	ROUND
RECP.	RECEPTACLE
REC.	RECESSED
REINF.	REINFORCING
REBAR.	REINFORCING BAR
REFRIG	REFRIGERATOR
REG.	REGISTER
RET.	RETURN
REQD.	REQUIRED (ING)
RDG.	RIDGE
REV.	REVISED
RFG.	ROOFING
RM.	ROOM
R.O.	ROUGH OPENING
RUB.	RUBBER
SCRN.	**SCREEN**
SCHED.	SCHEDULE
SDG.	SIDING
SECT.	SECTION
SF.	SQUARE FEET
SHT.	SHEET
SHTG.	SHEATHING
SH.	SHOWER
SH.	SINGLE HUNG
SIM.	SIMILILAR
SL.	SLIDING
S.C.	SOLID CORE
S.	SOUTH
SP.	SOUTHERN PINE
SPF	SPRUCE-PINE-FIR
SPEC.	SPECIFICATIONS
SQ.	SQUARE
SQ.FT.	SQUARE FEET
SQ.IN.	SQUARE INCH
S.S.	STAINLESS STEEL
STK.	STOCK
STD.	STANDARD
STL.	STEEL
STO.	STORAGE
ST.	STREET
STRUC.	STRUCTURAL
SUB.	SUBSTITUTE
SUP.	SUPPLY
SUR.	SURFACE
SW.	SWITCH
SYM.	SYMETRICAL
SYS.	SYSTEM
T.	**TREAD**
THRM.	THERMOSTAT
THRU	THROUGH
TME	TO MATCH EX'G AS MUCH AS POSSIBLE
TOL.	TOILET
TEL.	TELEPHONE
TV.	TELEVISION
TECH.	TECHNICAL
TBD	TO BE DETERMINED
T.O.	TOP OF
T.W.	TOP OF WALL
T.O.STL.	TOP OF STEEL
T.O.S.	TOP OF SLAB
TOT.	TOTAL
TYP.	TYPICAL
THK.	THICK
THR.	THRESHOLD
T&G	TONGE AND GROOVE
U.N.O.	**UNLESS NOTED OTHERWISE**
UTIL.	UTILITY
VAN.	**VANITY**
V.B.	VAPOR BARRIER
V.P.	VENT PIPE
VENT.	VENTILATION
VERT.	VERTICAL
VEST.	VESTIBULE
VIF	VERIFY IN THE FIELD
VIN.	VINYL
W.	**WEST**
W	WIDTH
WDW.	WINDOW
WF.	WIDE FLANGE
WSCT.	WAINSCOAT
WM.	WASHING MACHINE
W.S.	WASTE STACK
WC.	WATER CLOSET
WP.	WHITE PINE
W.P.	WATER PROOFING
WH.	WEEP HOLE
WT	WEIGHT
W.W.F.	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
WD.	WOOD
W.I.	WROUGHT IRON
YD	**YARD**
YP	YELLOW PINE



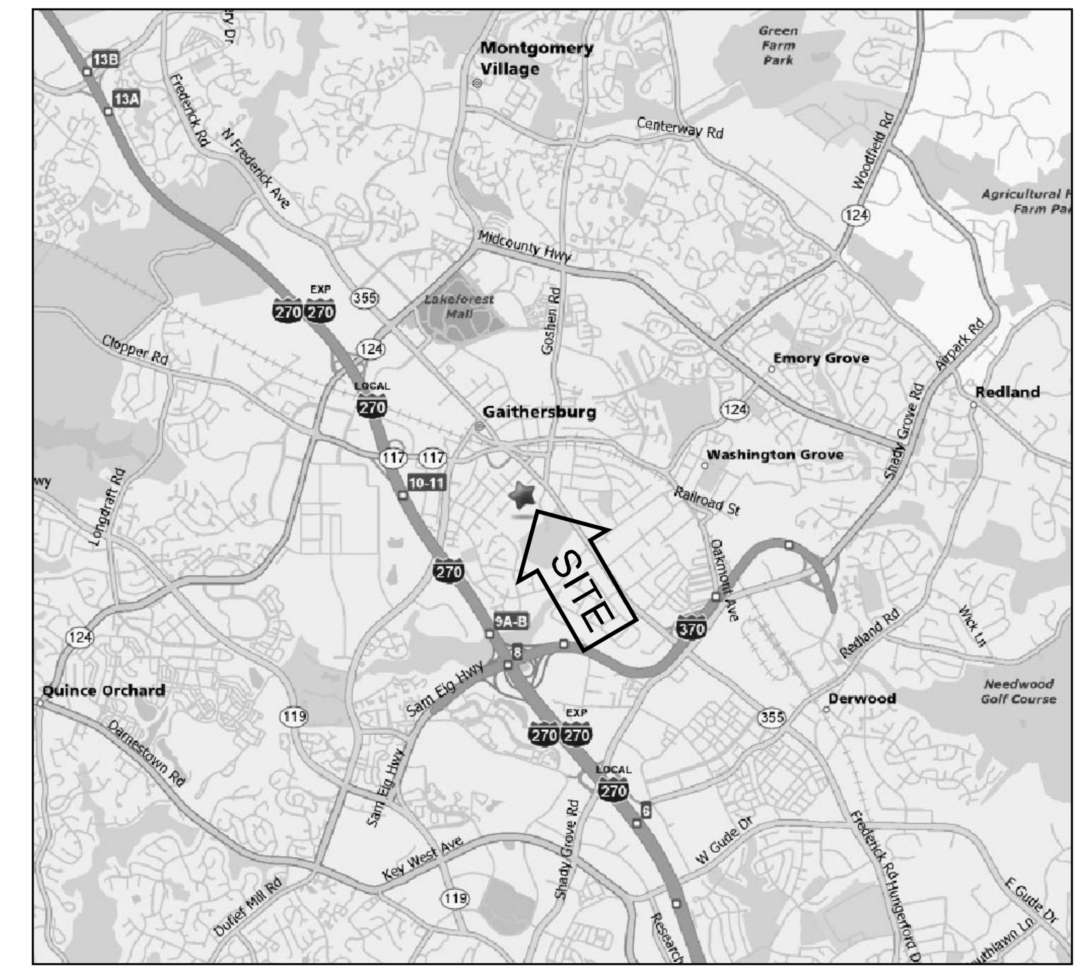
1 SITE PLAN
1" = 10'-0"

DRAWING CONTENTS-PERMIT DRAWINGS

G-1.0	PROJECT INFO, DWG. CONTENTS, ABBREVIATIONS, SITE PLAN, STREET & VICINITY MAP
A-2.0	FIRST FLOOR PLAN AND DEMO PLAN
A-3.0	ROOF PLAN, ELECTRICAL PLAN AND DOOR & WINDOW SCHEDULES
A-4.0	FOUNDATION PLAN AND FIRST FLOOR FRAMING PLAN
A-5.0	ROOF FRAMING AND CEILING FRAMING PLAN
A-6.0	PROPOSED ELEVATIONS
A-7.0	BUILDING SECTIONS
A-8.0	WALL SECTION DETAILS
A-9.0	GARAGE PLANS
A-10.0	GARAGE ELEVATIONS, SECTION AND DETAIL



2 STREET MAP
NTS



3 VICINITY MAP
NTS

GAITHERSBURG CITY

WALL LEGEND

EXISTING BRICK WALL TO REMAIN:

NEW CMU WALL:

EXISTING WD FRAME WALLS TO REMAIN:

NEW TYPICAL EXTERIOR WALL:
2 x 4 WOOD STUD @ 16" O.C. W/½" OSB SHEATHING, HOUSE WRAP, R13 BATT. INSUL., ½" PAINTED DRYWALL AND EXTERIOR FINISHES ACCORDING TO BUILDER'S SPECS

NEW TYPICAL INTERIOR WALL:
2 x 6 OR 2 x 4 WOOD STUD @ 16" O.C. W/ ½" PAINTED DRYWALL ON BOTH SIDES UNLESS NOTED OTHERWISE

DEMO WALLS:

GENERAL NOTES

DIMENSIONS SHOWN FOR:
1. EXISTING CONDITIONS ARE TO THE FACE OF EXISTING FINISHES - UNO
2. NEW WORK CONDITIONS ARE TO THE FACE OF ROUGH SURFACES -UNO.

ACTUAL DIMENSIONS MUST BE FIELD VERIFIED AND ADJUSTED AS NEEDED. ALL ADJUSTMENTS MUST BE APPROVED BY THE OWNERS.

THE BUILDER'S WRITTEN CONTRACT SPECIFICATIONS HAVE PRECEDENCE OVER ALL INFORMATION SHOWN IN THIS DRAWING SET.

WRITTEN DIMENSIONS IN THE DRAWINGS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS!

VIF = BUILDER TO "VERIFY IN THE FIELD" AND ADJUST DIMENSIONS, MATERIALS OR CONSTRUCTION TECHNIQUES TO INSURE THE INTEGRITY OF THE DESIGNER'S INTENT

CLWO = "CONFIRM LOCATION WITH OWNERS" PRIOR TO ROUGH-IN OR INSTALLATION

BUILDER NOTES:
BUILDER MUST UNDERSTAND & ACCEPT WHAT "VIF" MEANS. ASK THE DESIGNER FOR ALL CLARIFICATIONS PRIOR TO PERFORMING ANY WORK. A "PRECONSTRUCTION DRAWING REVIEW" MEETING IS SUGGESTED.

BUILDING CODES AND STANDARDS

BUILDING CODE - **ICC INTERNATIONAL RESIDENTIAL CODE / 2009** WITH AMENDMENTS

INTERNATIONAL MECHANICAL CODE 2009 W/ AMENDMENTS

INTERNATIONAL ENERGY CONSERVATION CODE 2009 W/ AMENDMENTS

INTERNATIONAL FUEL GAS CODE 2009 W/ AMENDMENTS

ELECTRICAL CODE - ANSI NATIONAL ELECTRIC CODE 2008

LIFE-SAFETY - NFPA-101 / 2012

FIRE ALARM CODE - NFPA-72 / 2013

SPRINKLER CODE - NFPA-13 / 2010

RESIDENTIAL SPRINKLER - NFPA-13D & 13R / 2013

ACCESSIBILITY - COMAR 05.02.02, ADAAG & FFHAG

RESIDENTIAL DESIGN PARAMETERS

GROUND SNOW LOAD - 30 PSF
WIND SPEED - 90 MPH
SEISMIC DESIGN CATEGORY - B
WEATHERING - SEVERE
FROST LINE DEPTH - 30 IN
TERMITE - MODERATE TO HEAVY
DECAY - SLIGHT TO MODERATE
WINTER DESIGN TEMP - 13°F
ICE SHIELD UNDER-LAYMENT - YES
FLOOD HAZARDS - YES
AIR FREEZING INDEX - 300
MEAN ANNUAL TEMP - 55°F

DESIGN LIVE LOAD VALUES:	
ATTICS W/ LIMIT. STORAGE	20 PSF
ATTICS W/O STORAGE	10 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
SLEEPING ROOMS	30 PSF
EXTERIOR BALCONIES	60 PSF
GARAGE	50 PSF
DECKS	40 PSF
STAIRS	40 PSF
FIRE ESCAPES	40 PSF
GUARD & HAND RAILS	200 PSF
GUARDRAIL INFILL COMPONENTS	50 PSF

DRAWING SYMBOLS

REFERENCE NOTE: GENERAL INFORMATION
REFERENCE NOTE: DEMOLITION INFORMATION
REFERENCE NOTE: CRITICAL INFORMATION-CRITICAL DIMENSION, ALIGNMENT, HEIGHT OR OTHER ITEM TO CHECK CAREFULLY IN THE FIELD.
WINDOW TAG
DOOR TAG
REVISION TAG

CONSULTANTS

SHEET NUMBER
G-1.0
OF ___ TOTAL

COVER SHEET
GENERAL
INFORMATION

X=1'-0"
OR AS NOTED

REVISIONS

PHASE	DATE
EX'G CONDITIONS	6-24-09
PRICE SET	10-28-09
PERMIT REVIEW	12-17-09
PERMIT REVIEW	9-27-12
PERMIT SET	

ALL CONDITIONS AND DIMENSIONS CONTAINED HEREIN ARE APPROXIMATE. ALL TRADES PERSONS INVOLVED WITH THE WORK MUST FIELD VERIFY ALL PERTINENT INFORMATION, CONDITIONS AND DIMENSIONS. SEVERE DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF MC DESIGN BUILD, LLC, THE BUILDER AND THE PROPERTY OWNER.
INFORMATION SHOWN ON THIS DOCUMENT INCORPORATES PROPRIETARY RIGHTS AND IS NOT TO BE DUPLICATED WHOLLY OR IN PART WITHOUT THE EXPRESS PERMISSION OF MC DESIGN BUILD, LLC.
DO NOT SCALE DRAWINGS

PROJECT TITLE

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GAITHERSBURG, MD 20877
MONTGOMERY COUNTY

DESIGN

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MC DB
MHIC LICENSE 76722