

1
A1
BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"
NORTH

KEY NOTES

- 1 PROVIDE GYPSUM BOARD ON 2x4 STUD FURRING WITH FIBERGLASS BATT INSULATION AT ALL EXTERIOR WALLS.
- 2 PROVIDE RECESS IN CONCRETE FLOOR SLAB FOR FUTURE ELEVATOR.
- 3 FINISH UNDERSIDE OF STAIRS WITH 1/2" GYPSUM BOARD.

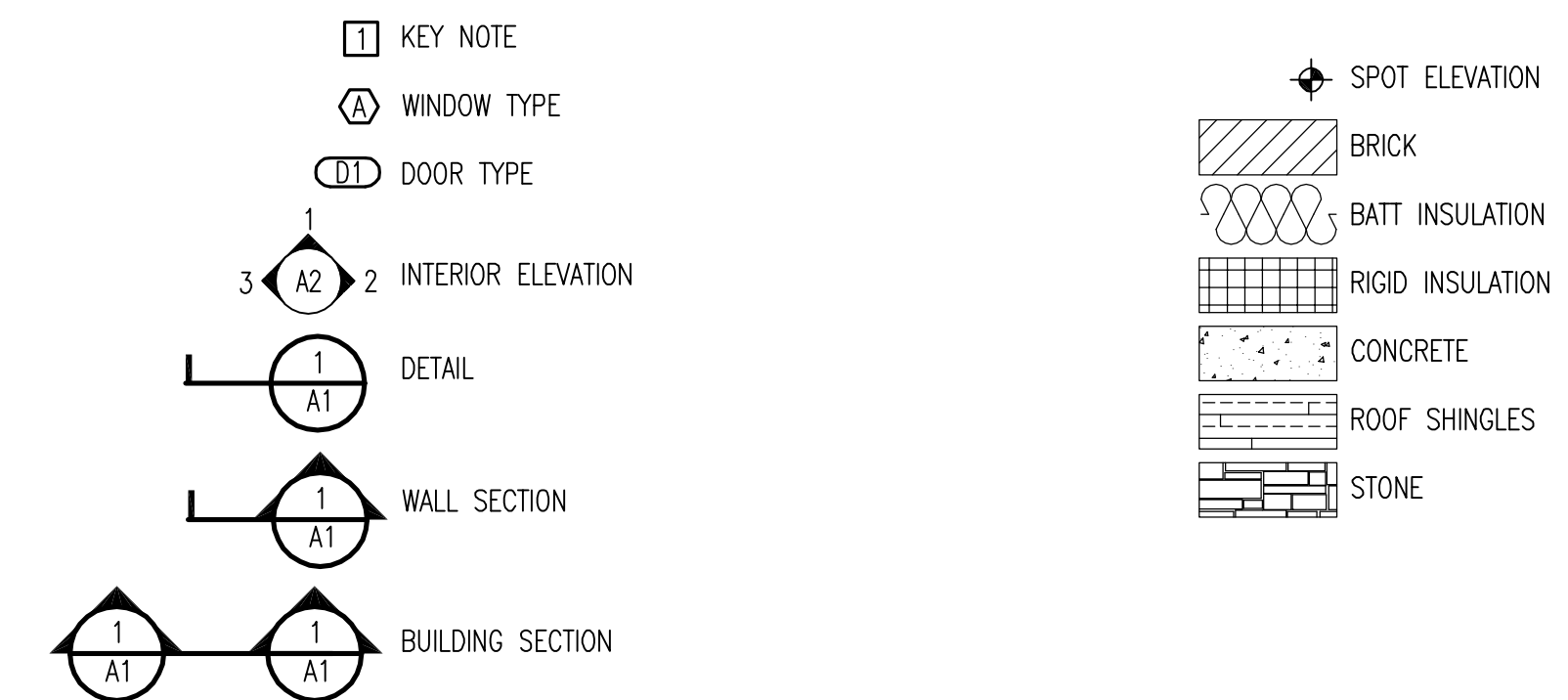
LIST OF DRAWINGS

- A1 BASEMENT PLAN, NOTES, ABBREVIATIONS & SYMBOLS
- A2 FIRST FLOOR PLAN, SCHEDULES, & DETAILS
- A3 SECOND FLOOR PLAN & STAIR PLANS
- A4 EXTERIOR ELEVATIONS & ROOF PLAN
- A5 EXTERIOR ELEVATION & WALL SECTIONS
- A6 EXTERIOR ELEVATION & WALL SECTIONS
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- A9 BASEMENT ELECTRICAL PLAN
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- S1 FOUNDATION PLAN & DETAILS
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- S5 BRACING PLANS & DETAILS

BUILDING DATA

BUILDING CONSTRUCTION = TYPE VB
 USE CLASSIFICATION = R5
 INSULATION:
 WALL INSULATION = FIBERGLASS BATT FACED WITH VAPOR BARRIER
 R19 MINIMUM FOR 2x6 STUD SPACE
 R14 MINIMUM FOR 2x4 STUD SPACE (BASEMENT)
 ROOF INSULATION = FACED FIBERGLASS BATTS, R38 MINIMUM
 WINDOWS & DOORS = 0.40 MAXIMUM U FACTOR
 DESIGN FOR 2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
 REFERENCING 2012 INTERNATIONAL RESIDENTIAL CODE

ARCHITECTURAL SYMBOLS



ABBREVIATIONS

BIT BITUMINOUS BOARD	GFI GROUND FAULT INTERRUPT	R RISER
BD BOARD	GYP GYPSUM	REFRIG REFRIGERATOR
CAB CABINET	HORZ HORIZONTAL	REINF REINFORCED
CL CENTER LINE	HT HEIGHT	RO ROUGH OPENING
CLG CEILING	INSUL INSULATION	SIM SIMILAR
CONC CONCRETE	LVL LAMINATED VENEER LUMBER	SQ SQUARE
CONT CONTINUOUS	MAX MAXIMUM	T TREAD
D DRYER	MIN MINIMUM	T+G TONGUE AND GROOVE
DET DETAIL	MO MASONRY OPENING	TYP TYPICAL
DISP DISPOSAL	OC ON CENTER	UNO UNLESS NOTED OTHERWISE
DIA DIAMETER	OPP OPPOSITE	VERT VERTICAL
DN DOWN	PL PLATE	VIF VERIFY IN FIELD
EA EACH	PLY PLYWOOD	W WASHER
EL ELEVATION	POLY POLYETHYLENE	WD WOOD
EQ EQUAL	PSL PARALLEL STRAND LUMBER	WWF WELDED WIRE FABRIC
EXT EXTERIOR		
FDN FOUNDATION		
FL FLOOR		

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. USE DIMENSIONS GIVEN.
2. MASONRY DIMENSIONS GIVEN ARE NOMINAL TO FACE OF MASONRY. DIMENSIONS FOR WOOD STUD FRAMING ARE ACTUAL TO FACE OF STUD. DIMENSIONS TO EXISTING WALL ARE GIVEN TO EXISTING FINISH.
3. ALL DOORS AND WINDOWS SUBJECT TO HUMAN IMPACT ARE TO CONTAIN SAFETY GLAZING WITH LOCATIONS NOTED ON THE ELEVATIONS.
4. ALL CONCRETE EXPOSED TO THE EXTERIOR IS TO CONTAIN AIR ENTRAINING AGENTS.
5. ALL WOOD IN DIRECT CONTACT WITH GRADE OR MASONRY MATERIALS IS TO BE TREATED FOR ROT RESISTANCE.
6. CUTS AND NOTCHES IN TOP OR BOTTOM CHORDS OF WOOD FLOOR JOISTS, ROOF RAFTERS, AND TRUSSES ARE NOT PERMITTED. BORED HOLES IN SOLID WOOD FRAMING MEMBERS ARE NOT PERMITTED WITHIN 2 INCHES OF THE TOP AND BOTTOM OF JOISTS.
7. PROVIDE FLASHING AT DOORS AND WINDOWS AT EXTERIOR WALLS, ROOF ABUTMENTS WITH EXTERIOR WALLS, AND ROOF PENETRATIONS.
8. PROVIDE SOUND INSULATION BATTS IN ALL BATHROOM AND TOILET ROOM INTERIOR PARTITIONS.
9. CLOSETS ARE TO RECEIVE THE SAME FLOOR AND WALL FINISH AS THE ROOMS THEY OPEN ONTO EXCEPT AS NOTED OTHERWISE.
10. PROVIDE SMOKE DETECTORS WIRED DIRECTLY TO THE ELECTRICAL SYSTEM.
11. PROVIDE INSULATION IN ALL EMPTY SHIM SPACES IN EXTERIOR WALLS.
12. PROVIDE 2 INCHES NOMINAL SOLID WOOD FIRESTOPPING IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS AT CEILING AND FLOOR LEVELS.
13. ISOLATE DISSIMILAR METALS TO AVOID DIRECT CONTACT WITH EACH OTHER.
14. DISPOSE OF ALL CONSTRUCTION DEBRIS LEGALLY OFF-SITE.
15. PROVIDE RADON VENTING WITH 4" DIA PVC PIPING FROM BASEMENT SLAB GRAVEL UP THROUGH ROOF.

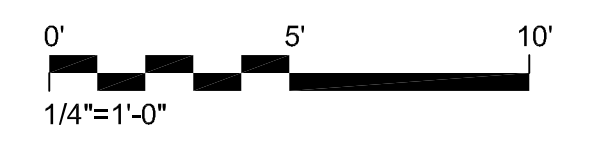
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graphic scales



project: 23612
 phase: Permit Set
 date: 16 January 2017
 revisions: 17 February 2017

**Basement Plan, Notes,
 Abbreviations, & Symbols**