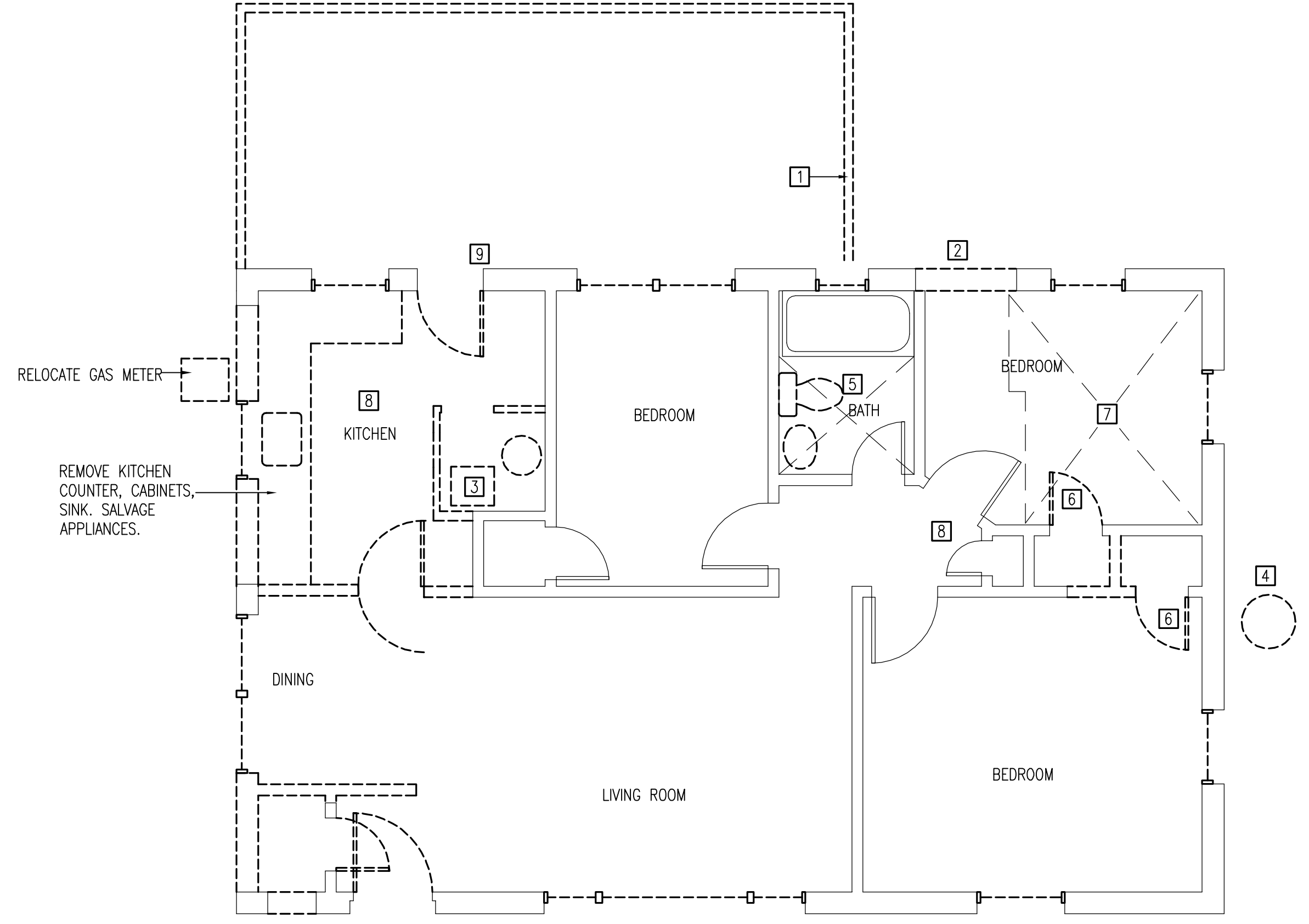


1 SITE PLAN
SCALE: 1"=20'
NORTH



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

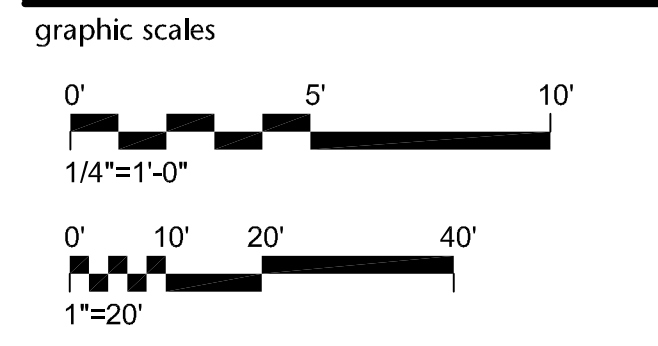
DEMOLITION NOTES

- 1 REMOVE WOOD SCREEN PORCH AND ROOF. CONCRETE SLAB TO REMAIN.
- 2 PROVIDE OPENING IN BRICK AND CONCRETE BLOCK WALL TO ACCOMMODATE NEW PLAN.
- 3 REMOVE GAS FURNACE AND AIR CONDITIONING UNIT. MOVE WATER HEATER APPROXIMATELY 12".
- 4 REMOVE AIR CONDITIONER CONDENSER.
- 5 REMOVE TOILET AND LAVATORY. REMOVE TILE ON WALLS AND FLOORS. TUB TO REMAIN.
- 6 REMOVE 24" DOOR AND SALVAGE FOR REINSTALLATION.
- 7 REMOVE WOOD FLOORING AT AREA FOR NEW BATH. REMOVE AND SALVAGE CEILING LIGHT FIXTURE FOR REUSE.
- 8 REMOVE CEILING MOUNTED LIGHT FIXTURE AND SALVAGE FOR REUSE.
- 9 REMOVE EXTERIOR FLOODLIGHT FIXTURE AND SALVAGE FOR REUSE.

ARCHITECTURAL SYMBOLS

- 1 KEY NOTE
- 2 WINDOW TYPE
- 3 DOOR TYPE
- 4 ELECTRIC DUPLEX OUTLET
- 5 LIGHT FIXTURE
- 6 INTERIOR ELEVATION
- 7 DETAIL
- 8 WALL SECTION
- 9 BUILDING SECTION
- 10 SPOT ELEVATION

- 1 CONCRETE MASONRY UNIT
- 2 BRICK
- 3 BATT INSULATION
- 4 RIGID INSULATION
- 5 CONCRETE
- 6 ROOF SHINGLES



ABBREVIATIONS

AFF ABOVE FINISHED FLOOR	FDN FOUNDATION	PL PLATE
AC ACOUSTIC	FE FIRE EXTINGUISHER	PLAM PLASTIC LAMINATE
ACT ACOUSTIC TILE	FL FLOOR	PLY PLYWOOD
AHU AIR HANDLING UNIT	FLUOR FLUORESCENT	POLY POLYETHYLENE
ALUM ALUMINUM	GA GALVE	POLYISO POLYISOCYANURATE
ARCH ARCHITECTURAL	GALV GALVANIZED	PSL PARALLEL STRAND LUMBER
BIT BITUMINOUS	GFI GROUND FAULT INTERRUPT	PT PRESSURE TREATED
BLK BLOCKING	GYP GYPSUM	PTD PAINTED
BD BOARD		
BLDC BUILDING		
	HWHR HARDWARE	R RADIUS -- RISER
CAB CABINET	HORZ HORIZONTAL	REFRIG REFRIGERATOR
CJ CONTROL JOINT	HR HOUR	REINF REINFORCED
CL CENTER LINE	HT HEIGHT	REQD REQUIRED
CLG CEILING	HVAC HEATING VENTILATING AIR CONDITIONING	RO ROUGH OPENING
CMU CONCRETE MASONRY UNIT		SCHED SCHEDULE
CO CLEAN OUT	INSUL INSULATION	SIM SIMILAR
COL COLUMN	INT INTERIOR	SQ SQUARE
CONC CONCRETE	JAN JOINT	STOR STORAGE
CONT CONTINUOUS	LAV LAVATORY	SUSP SUSPENDED
CORR CORRUGATED	LLV LONG LEG VERTICAL	
CT CERAMIC TILE		
	MAX MAXIMUM	T TREAD
D DEPTH, DRYER	MECH MECHANICAL	T+G TONGUE AND GROOVE
DIA DIAMETER	MET METAL	TEL TELEPHONE
DIAG DIAGONAL	MFR MANUFACTURER	TEMP TEMPERED
DET DETAIL	MH MANHOLE	THRESH THRESHOLD
DISP DISPOSAL	MIN MINIMUM	TPD TOILET PAPER DISPENSER
DN DOWN	MO MASONRY OPENING	TPO THERMOPLASTIC POLYOLEFIN
		TYP TYPICAL
EA EACH		UG UNDERGROUND
EL ELEVATION		UNO UNLESS NOTED OTHERWISE
ELEC ELECTRICAL	NIC NOT IN CONTRACT	VCT VINYL COMPOSITION TILE
EQ EQUAL	NO NUMBER	VERT VERTICAL
EXIST EXISTING	NTS NOT TO SCALE	
EXP EXPANSION	OC ON CENTER	W WIDTH, WASHER
EXT EXTERIOR	OPP OPPOSITE	WD WOOD
		WP WATERPROOF
		WWF WELDED WIRE FABRIC

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. ALL FASTENERS USED IN TREATED WOOD ARE TO BE G185 GALVANIZED OR STAINLESS STEEL.
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 2x6 MINIMUM CEILING SUPPORT AT FURRED DOWN CEILINGS AND WHERE ROOF RAFTERS ARE USED.
8. PROVIDE FLASHING AT DOORS AND WINDOWS AT EXTERIOR WALLS, ROOF ABUTMENTS WITH EXTERIOR WALLS, AND ROOF PENETRATIONS.
9. PROVIDE SMOKE AND CARBON MONOXIDE DETECTORS WIRED DIRECTLY TO THE ELECTRICAL SYSTEM.
10. PROVIDE INSULATION IN ALL EMPTY SHIM SPACES IN EXTERIOR WALLS.
11. PROVIDE 2 INCHES NOMINAL SOLID WOOD FIRESTOPPING IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS AT CEILING AND FLOOR LEVELS.
12. ISOLATE DISSIMILAR METALS TO AVOID DIRECT CONTACT WITH EACH OTHER.
13. DISPOSE OF ALL CONSTRUCTION DEBRIS LEGALLY OFF-SITE.

BUILDING DATA

BUILDING CONSTRUCTION = TYPE VB
USE CLASSIFICATION = R5

INSULATION:
WALL INSULATION = FIBERGLASS BATT FACED WITH VAPOR BARRIER
R14 MINIMUM FOR 2x4 STUD SPACE
ROOF INSULATION = FACED FIBERGLASS BATTS, R38 MINIMUM
ATTIC INSULATION = CELLULOSE BLOWN-IN INSULATION, R38 MINIMUM
EXTERIOR WINDOWS = U 0.35 MAXIMUM
EXTERIOR GLAZED DOORS = U 0.35 MAXIMUM

DESIGN FOR 2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
REFERENCING 2012 IRC

LOT AREA = 10,389 SQ FT
EXISTING BUILDING FOOTPRINT = 1155 SQ FT
PROPOSED BUILDING DEMOLITION FOOTPRINT = 236 SQ FT
PROPOSED ADDITIONS FOOTPRINT COVERAGE = 725
TOTAL PROPOSED LOT COVERAGE = 1644 SQ FT
LOT COVERAGE PERCENTAGE = 15.8%
DISTURBED AREA CALCULATION = 2348 SQ FT

PROJECT DESCRIPTION

ADD A ONE STORY FAMILY ROOM AND DINING ROOM WITH GAS FIREPLACE ADD POWDER ROOM TOILET.
ADD A ONE STORY MASTER BEDROOM, AND FRONT PORTICO OVER THE ENTRY.
RENOVATE THE KITCHEN AND BATHROOMS.

LIST OF DRAWINGS

- A1 DEMOLITION PLANS, NOTES, ABBREVIATIONS, & SCHEDULE
- A2 FLOOR PLANS, ROOF PLAN, & SCHEDULES
- A3 ELEVATIONS & BUILDING SECTIONS
- A4 WALL SECTIONS & ELECTRICAL PLANS
- A5 STRUCTURAL PLANS
- A6 BRACING PLANS & DETAILS

Residence

Addition & Alterations

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NOVITSKE ARCHITECTS

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Demolition Plan, Notes, & Schedules