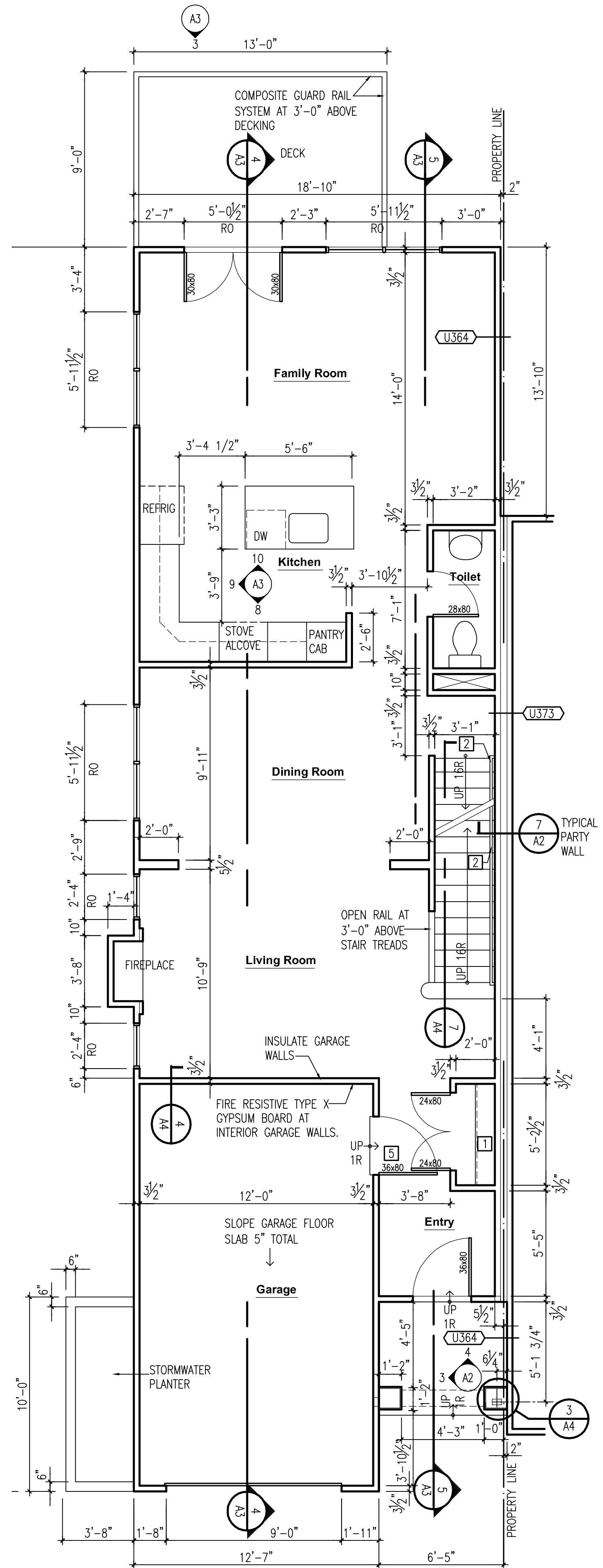


**1 BASEMENT FLOOR PLAN**  
SCALE: 1/4"=1'-0"  
NORTH

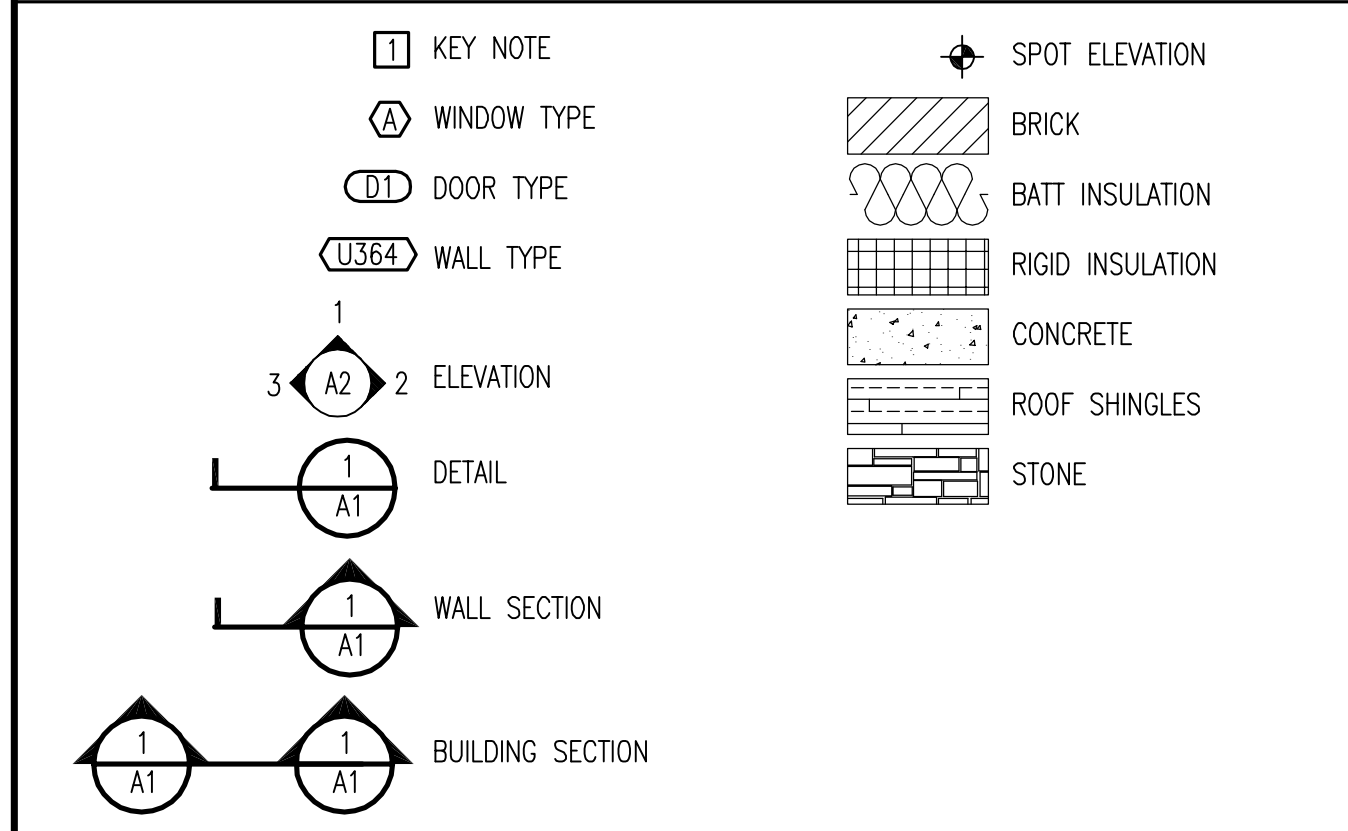


**2 FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"  
NORTH

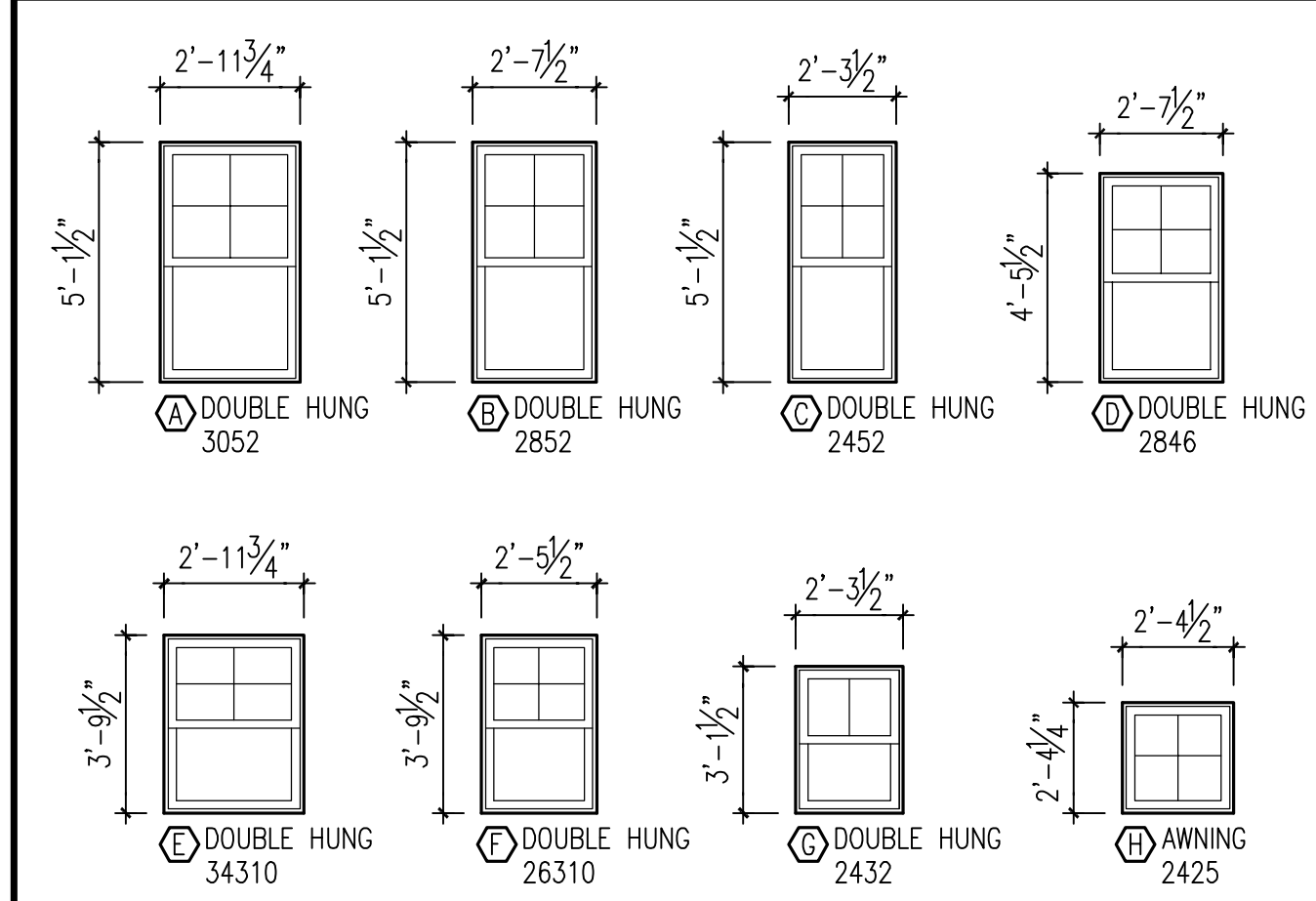
**GENERAL NOTES**

- DO NOT SCALE DRAWINGS. USE DIMENSIONS GIVEN.
- MASONRY DIMENSIONS ARE GIVEN NOMINAL TO FACE OF MASONRY. DIMENSIONS FOR WOOD STUDS ARE ACTUAL GIVEN TO FACE OF STUD.
- ALL DOORS AND WINDOWS SUBJECT TO HUMAN IMPACT ARE TO CONTAIN SAFETY GLAZING WITH LOCATIONS NOTED ON ELEVATION DRAWINGS.
- ALL CONCRETE EXPOSED TO EXTERIOR IS TO CONTAIN AIR ENTRAINING AGENTS.
- ALL WOOD IN DIRECT CONTACT WITH GRADE OF MASONRY MATERIALS IS TO BE TREATED FOR ROT RESISTANCE.
- PROVIDE FLASHING AT DOORS AND WINDOW HEADS AT EXTERIOR WALLS, ROOF ABUTMENTS WITH EXTERIOR WALLS, AND ROOF PENETRATIONS.
- PROVIDE SOUND INSULATION BATTS IN ALL BATHROOM AND TOILET ROOM INTERIOR PARTITIONS.
- CLOSETS ARE TO RECEIVE THE SAME FLOOR AND WALL FINISH AS THE ROOMS THEY OPEN ONTO EXCEPT AS NOTED OTHERWISE.
- PROVIDE SMOKE-CARBON MONOXIDE DETECTORS WIRED DIRECTLY TO THE ELECTRICAL SYSTEM.
- PROVIDE INSULATION IN ALL EMPTY SHIM SPACES IN EXTERIOR WALLS.
- PROVIDE 1/2" TYPE X FIRE RESISTIVE GYPSUM BOARD AT INTERIOR FINISH AT WALLS IN GARAGE. PROVIDE 5/8" TYPE X FIRE RESISTIVE GYPSUM BOARD AT INTERIOR FINISH AT CEILING IN GARAGE.

**SYMBOLS**



**WINDOW SCHEDULE**



**KEY NOTES**

- CLOTHES ROD AND 12" SHELF IN CLOSET.
- WALL-MOUNTED HANDRAIL AT 3'-0" ABOVE STAIR TREAD.
- 1/2" GYPSUM BOARD AND FIBERGLASS BATT INSULATION ON 2x4 STUD FURRING, TYPICAL AT PERIMETER CONCRETE FOUNDATION WALL.
- PROVIDE 1/2" GYPSUM BOARD FINISH AT UNDERSIDE OF STAIR RUN.
- 20-MINUTE FIRE-RATED DOOR WITH SELF-CLOSING HINGES.

**LIST OF DRAWINGS**

- A1 FLOOR PLANS, NOTES, SYMBOLS, & SCHEDULES
- A2 FLOOR PLAN, ROOF PLAN, ELEVATIONS, & DETAILS
- A3 ELEVATIONS, BUILDING SECTIONS, & DETAILS
- A4 ELEVATIONS, WALL SECTIONS, & DETAILS
- A5 WALL SECTIONS
- A6 ELECTRICAL PLANS & WALL DESIGN SCHEDULE

- S1 FOUNDATION PLAN, FRAMING PLAN, & NOTES
- S2 FRAMING PLANS & DETAILS
- S3 BRACING PLANS & DETAILS

**BUILDING DATA**

BUILDING CONSTRUCTION = TYPE VB  
USE CLASSIFICATION = R5

INSULATION:  
WALL INSULATION = FIBERGLASS BATT WITH VAPOR BARRIER  
R14 MINIMUM FOR 2x4 STUD FURRING BELOW GRADE  
ROOF INSULATION = FACED FIBERGLASS BATTS, R38 MINIMUM  
WINDOWS & DOORS = 0.35 MAXIMUM U FACTOR

DESIGNED FOR 2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE  
REFERENCING 2012 INTERNATIONAL RESIDENTIAL CODE

**ABBREVIATIONS**

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

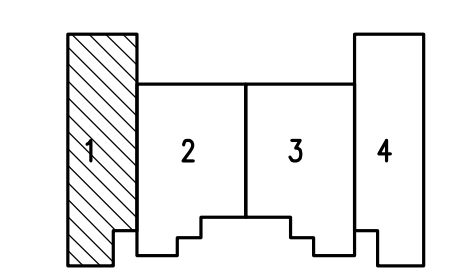
**Townhouse Residence**

Unit 1  
2017 & 2022 South Kenmore Street  
Arlington, Virginia 22204

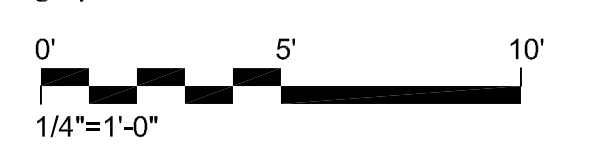
**NOVITSKE ARCHITECTS**

201 North Fairfax Street • Suite 33  
Alexandria VA 22314  
703 535 7899 • 703 535 8840 fax

**key plan**



**graphic scales**



project: 24706  
phase: Preliminary - Not for Construction  
date: 16 February 2018  
revisions:

**Floor Plans, Notes, Symbols, & Schedules**