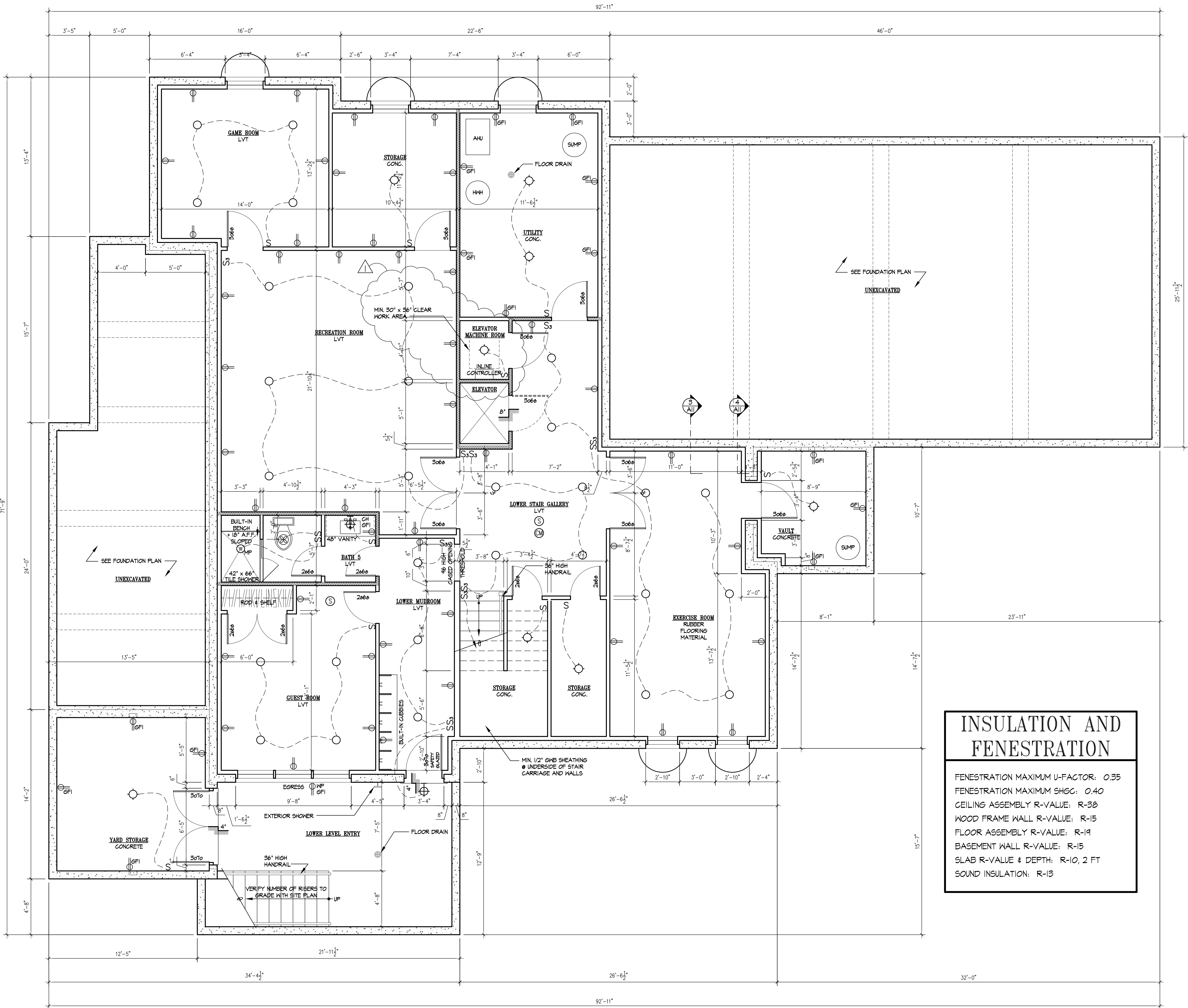




SYMBOLS LIST	
	NEW FULL HEIGHT WALL
	NEW PARTIAL HEIGHT WALL
	SURFACE MOUNTED FLUORESCENT
	RECESSED DOWNLIGHT
	MP = MOISTURE PROOF
	RECESSED WALL WASHER
	SURFACE MOUNTED FIXTURE
	P = PENDANT FIXTURE
	WALL MOUNTED FIXTURE
	UNDERCOUNTER LIGHTING
	CEILING FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	GARBAGE DISPOSAL
	EXHAUST FAN
	COMBINATION LIGHT/EXHAUST FAN
	FLOOR MOUNTED DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	NP = WEATHER PROOF
	CH = COUNTER HEIGHT
	GFI = GROUND FAULT INTERRUPT
	SEPARATELY SWITCHED RECEPTACLE
	SPECIAL USE OUTLET
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	THREE WAY DIMMER SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	MULTI MEDIA OUTLET
	HOSE BIBB
	FLOOD LIGHT

GENERAL NOTES	
1.	ALL EXTERIOR DIMENSIONS ARE TO STUD.
2.	ALL INTERIOR DIMENSIONS ARE TO STUD.
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4.	ALL RECEPTACLES IN HABITABLE SPACES TO BE TAMPER RESISTANT PER E4002.14 OF VRC 2015.
5.	ALL RECEPTACLES TO COMPLY WITH E3901, E3902 AND E3903 RESPECTIVELY OF VRC 2015.
6.	BATHROOM / POWDER ROOM EXHAUST FANS (MIN. 50 CFM RATING).
7.	TUB AND SHOWER FLOOR AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE AT LEAST 6'-0" ABOVE THE FLOOR.
8.	HVAC CONTRACTOR TO INSTALL PROGRAMMABLE THERMOSTATS PER 2015 IECC SECTION N103.4.
9.	10B RATED FIRE EXTINGUISHER TO BE LOCATED IN THE KITCHEN AND MOUNTED INSIDE THE SINK BASE CABINET
10.	PER 2015 IECC SECTION N104.1 A MINIMUM OF 50% OF LAMPS PERMANENTLY INSTALLED SHALL BE HIGH-EFFICACY LAMPS. ICC EFFICACY STANDARDS: 60 LUMENS/W LAMPS 40W AND OVER 50 LUMENS/W LAMPS 15W TO 40W 40 LUMENS/W LAMPS 15W OR LESS
11.	ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE NON-CORROSIVE PER SECTION R317.3.1
12.	PLUMBING CONTRACTOR TO INSTALL BACKWATER VALVES FOR ALL PLUMBING FIXTURES PER 2015 VPC SECTION 715.1. BACKWATER VALVE TO BE LOCATED AFTER THE DISCHARGE OF THE LOWEST BASEMENT FIXTURE ALONG THE MAIN SANITARY LATERAL.
13.	HVAC CONTRACTOR TO PROVIDE WHOLE-HOUSE MECHANICAL VENTILATION PER 2015 VCC SECTION R303.4 AND IN ACCORDANCE WITH SECTION M507.3.
14.	HVAC CONTRACTOR TO PROVIDE MAKEUP AIR IS REQUIRED FOR RANGE EXHAUST HOOD > 400 CFM.

INSULATION AND FENESTRATION

FENESTRATION MAXIMUM U-FACTOR: 0.35
FENESTRATION MAXIMUM SHGC: 0.40
CEILING ASSEMBLY R-VALUE: R-38
WOOD FRAME WALL R-VALUE: R-15
FLOOR ASSEMBLY R-VALUE: R-19
BASEMENT WALL R-VALUE: R-15
SLAB R-VALUE & DEPTH: R-10, 2 FT
SOUND INSULATION: R-13

1 BASEMENT PLAN

A1

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

NOTE: 1. PROVIDE SOUND INSULATION FOR ALL ELEVATOR SHAFTS, BATHS, POWDERS, UTILITY, AND LAUNDRY ROOMS.

KULINSKI GROUP ARCHITECTS P.C.

KULINSKI GROUP ARCHITECTS P.C.

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FRUCHT RESIDENCE - NEW CONSTRUCTION

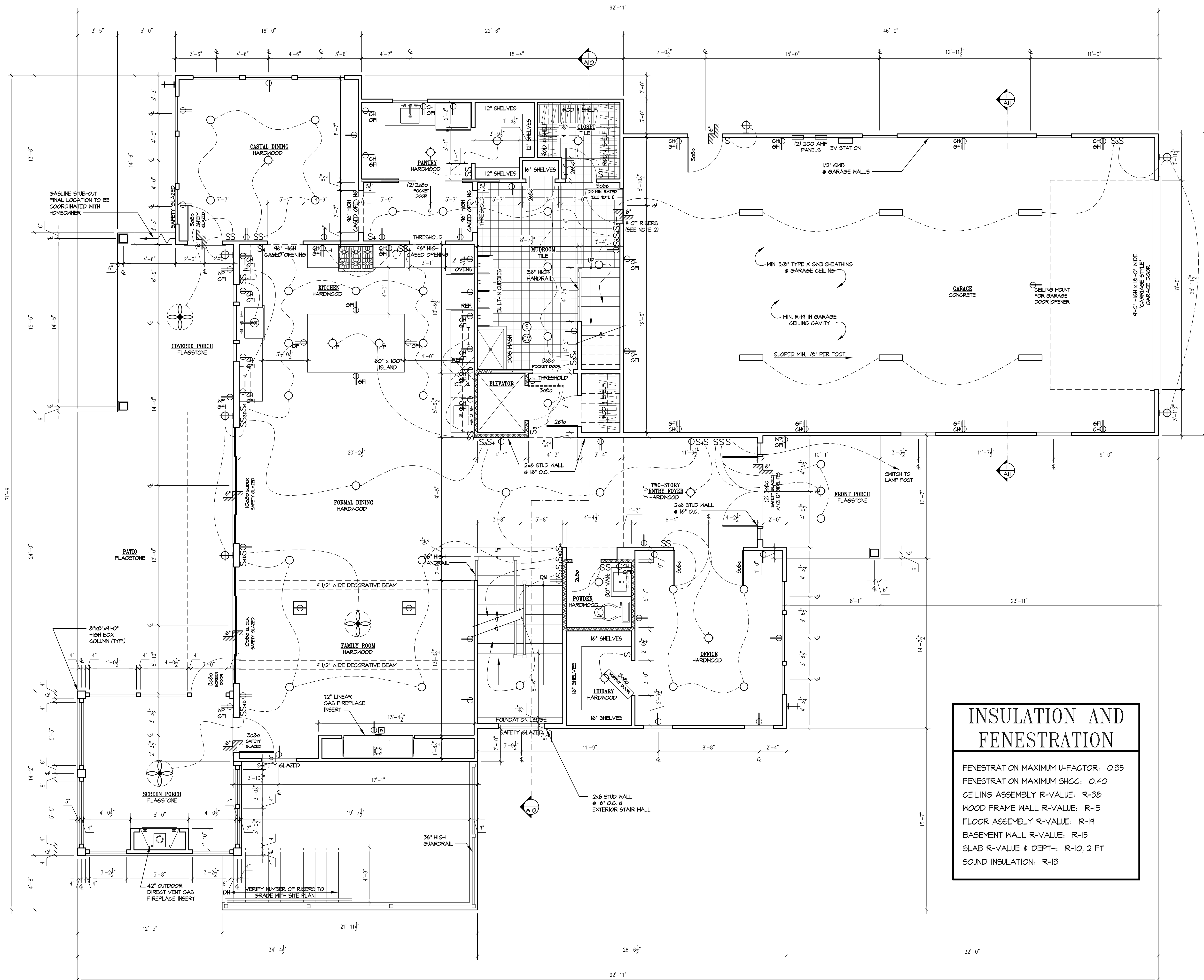
5019 BURKE DRIVE

ALEXANDRIA, VA

22309

BASEMENT PLAN

2025-PLANS



1 FIRST FLOOR PLAN

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

- NOTE: 1. GARAGE ENTRY DOOR TO BE EQUIPPED WITH SELF-CLOSING HINGES OR SIMILAR SELF CLOSING HARDWARE.
2. REFER TO SITE PLAN FOR NUMBER OF RISERS TO GRADE.
3. PROVIDE SOUND INSULATION FOR ALL ELEVATOR SHAFTS, BATHS, POWDERS, UTILITY, AND LAUNDRY ROOMS.

SYMBOLS LIST

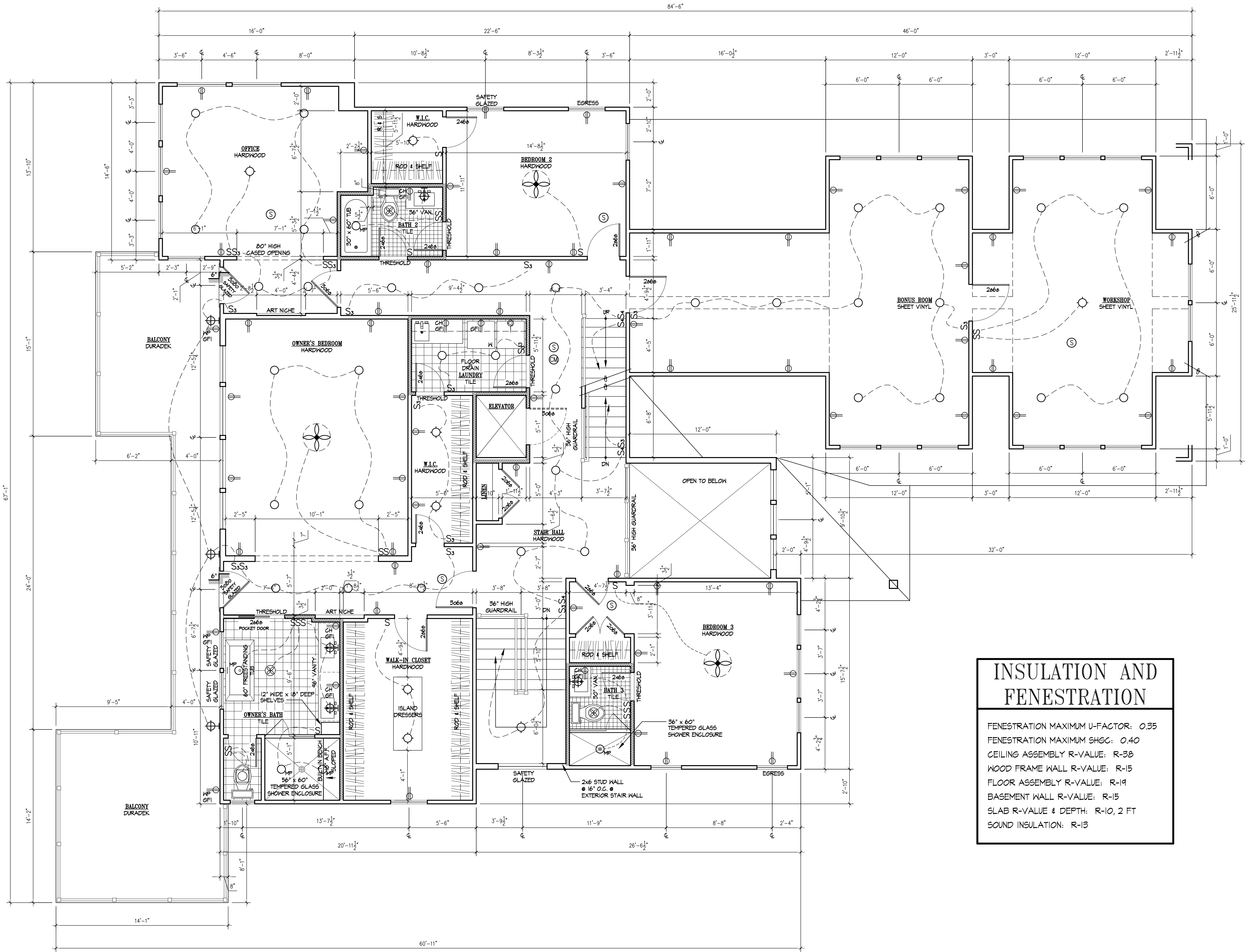
	NEW FULL HEIGHT WALL
	NEW PARTIAL HEIGHT WALL
	SURFACE MOUNTED FLUORESCENT
	RECESSED DOWNLIGHT MP = MOISTURE PROOF
	RECESSED WALL WASHER
	SURFACE MOUNTED FIXTURE P = PENDANT FIXTURE
	WALL MOUNTED FIXTURE
	UNDERCOUNTER LIGHTING
	CEILING FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	GARBAGE DISPOSAL
	EXHAUST FAN
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	FLOOR MOUNTED DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE MP = MOISTURE PROOF CH = COUNTER HEIGHT GFI = GROUND FAULT INTERRUPTER
	SEPARATELY SWITCHED RECEPTACLE
	SPECIAL USE OUTLET
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	THREE WAY DIMMER SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	MULTI MEDIA OUTLET
	HOSE BIBB
	FLOOD LIGHT

GENERAL NOTES

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FLOOR ASSEMBLY R-VALUE: R-19
BASEMENT WALL R-VALUE: R-15
SLAB R-VALUE & DEPTH: R-10, 2 FT
SOUND INSULATION: R-13



1 SECOND FLOOR PLAN

A3 SCALE: 1/4" = 1'-0"
NOTE: 1. PROVIDE SOUND INSULATION FOR ALL ELEVATOR SHAFTS, BATHS, POWDERS, UTILITY, AND LAUNDRY ROOMS.

INSULATION AND FENESTRATION

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FLOOR ASSEMBLY R-VALUE: R-19
BASEMENT WALL R-VALUE: R-15
SLAB R-VALUE & DEPTH: R-10, 2 FT
SOUND INSULATION: R-13

SYMBOLS LIST	
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	NEW PARTIAL HEIGHT WALL
	SURFACE MOUNTED FLUORESCENT
	RECESSED DOWNLIGHT MP = MOISTURE PROOF
	RECESSED WALL WASHER
	SURFACE MOUNTED FIXTURE P = PENDANT FIXTURE
	WALL MOUNTED FIXTURE
	UNDERCOUNTER LIGHTING
	CEILING FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	GARBAGE DISPOSAL
	EXHAUST FAN
	COMBINATION LIGHT/EXHAUST FAN
	FLOOR MOUNTED DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE WP = WEATHER PROOF CH = COUNTER HEIGHT GFI = GROUND FAULT INTERRUPT
	SEPARATELY SWITCHED RECEPTACLE
	SPECIAL USE OUTLET
	SINGLE POLE SWITCH
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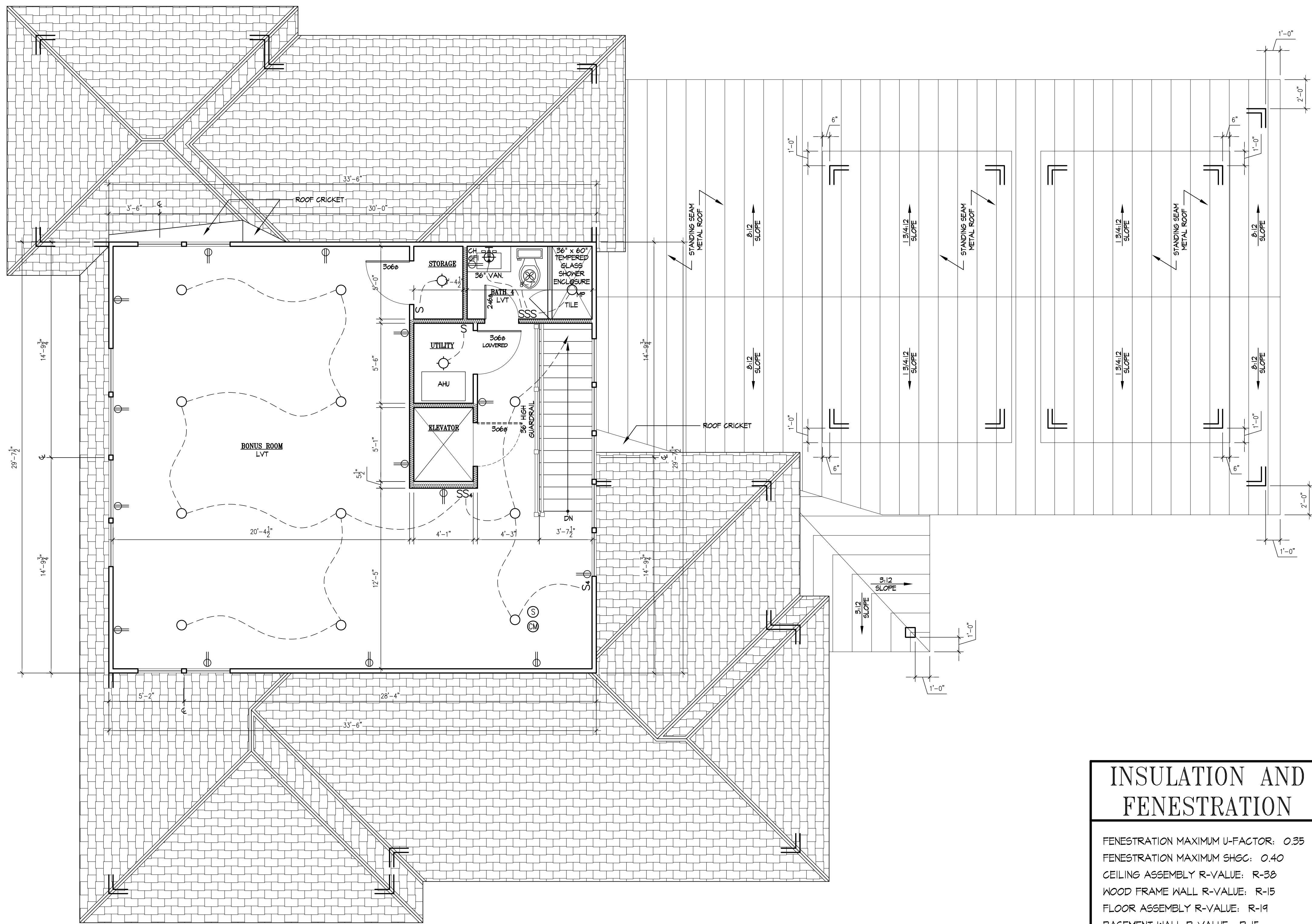
KULINSKI GROUP ARCHITECTS P.C.
KULINSKIGROUP.COM | 703.836.7243

FRUCHT RESIDENCE - NEW CONSTRUCTION
5019 BURKE DRIVE
ALEXANDRIA, VA 22309

SECOND FLOOR PLAN

REVISIONS		
ADDN.	-	1 9/21/2022
PROJECT NUMBER		
2057	DATE	1/17/2022
	SCALE	AS NOTED
DRAWN KAD	DESIGNED KGA	APPROVED
SHEET NUMBER		
A3	2057-PLANS	

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1 THIRD FLOOR PLAN
A4 SCALE: 1/4" = 1'-0"
NOTE: 1. PROVIDE SOUND INSULATION FOR ALL ELEVATOR SHAFTS, BATHS, POWDERS, UTILITY, AND LAUNDRY ROOMS.

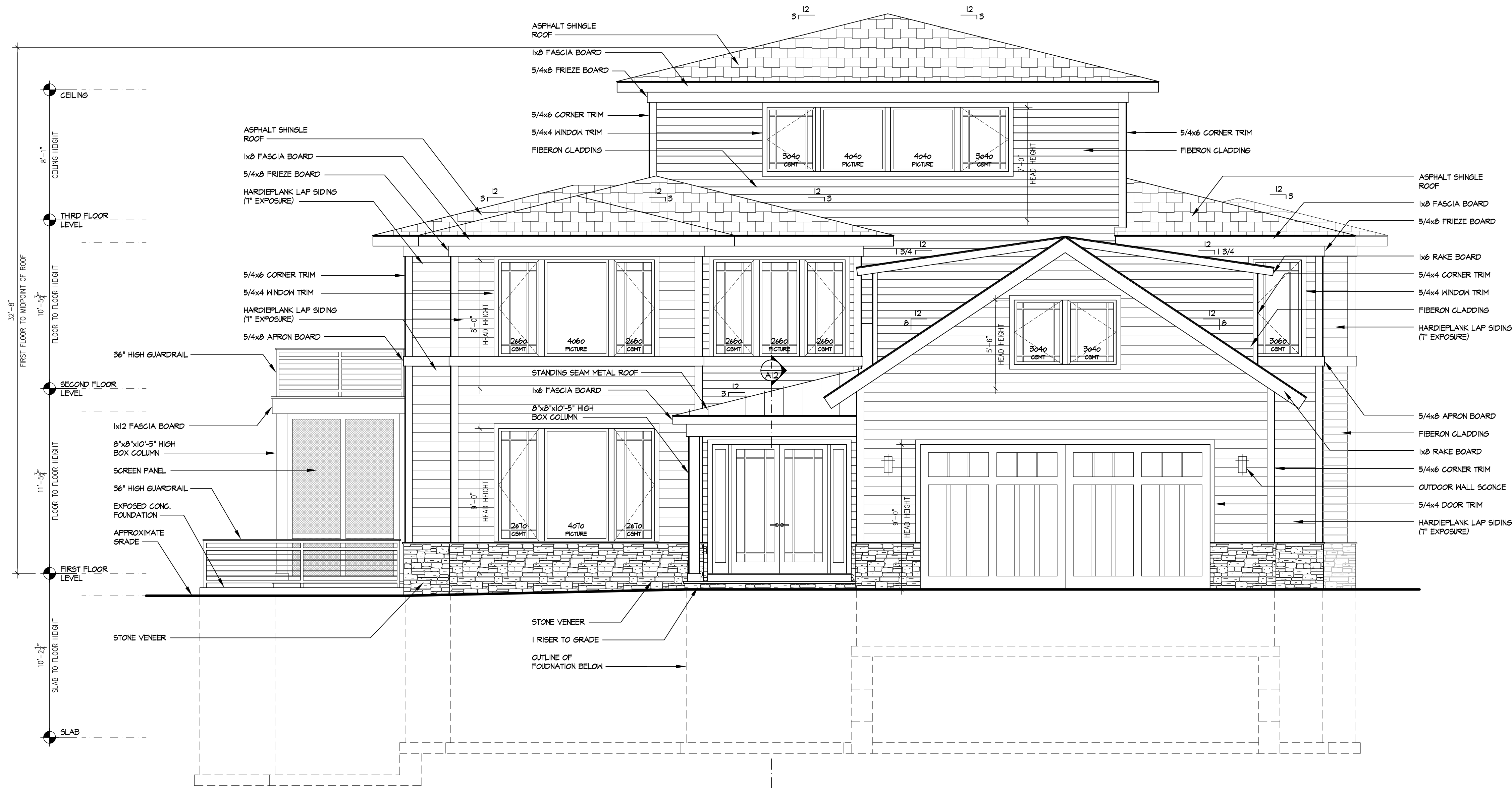
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BASEMENT WALL R-VALUE: R-15
SLAB R-VALUE & DEPTH: R-10, 2 FT
SOUND INSULATION: R-13

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	UNDERCOUNTER LIGHTING
	CEILING FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	GARBAGE DISPOSAL
	EXHAUST FAN
	COMBINATION LIGHT/EXHAUST FAN
	FLOOR MOUNTED DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE MP = WEATHER PROOF CH = COUNTER HEIGHT GFI = GROUND FAULT INTERRUPT
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	SPECIAL USE OUTLET
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1 FRONT ELEVATION
A6 SCALE: 1/4" = 1'-0"