### WINDOW SCHEDULE

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### Door Schedule

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### Notes:
1. WINDOW SPECIFICATIONS BASED ON PELLA PRO-LINE UNITS.
2. NEW WINDOW EXTERIORS SHALL BE ALUMINUM CLAD. ALL NEW WINDOW INTERIORS SHALL BE FACTORY PRIMED.
3. WINDOWS SHALL BE GLAZED WITH 'LOW-E' TYPE DOUBLE PANE GLASS, AND SHALL BE TEMPERED WHERE REQUIRED.
4. WINDOWS LABELED AS 'EGRESS' SHALL BE COMPLIANT WITH 2012 IRC EGRESS REQUIREMENTS, AS MODIFIED BY THE VUSBC. WINDOWS SHALL MEET MIN. CODE REQUIRED 5.7 SF (5.0 SF FOR BSMTS.) CLEAR AREA WITH THE NORMAL OPERATION (OR REMOVAL) OF THE SASH(S).
5. Egress Subcontractor shall provide any required calculations and/or drawings required by building officials having jurisdiction over the project.
6.建築者/建物の規制に従って、窓の最小開口高は24インチ、最小開口幅は20インチとなります。

### MINIMUM CONSTRUCTION STANDARDS

**INTERIOR Trim and Doors:**
1. Refer to Door & Hardware Schedule for additional information.
2. Provide interior door trim, casing molding, chair rail, paneling and base molding as shown in the drawings.
3. All joints, trim work, and paneling shall be filled with putty and/or molding as required prior to finish painting.
4. Joint compound and mosaic tiles should be provided for flashing around doors and windows.
5. Interior trim shall be pine or fir material and shall be of constant quality.

**INTERIOR Wall Construction:**
1. Refer to Wall Type Legend on drawings for wall type components and materials.
2. Walls shall be finished with a minimum of 1-1/2" gypsum board or drywall, except for bathroom and powder room areas. Wainscot trim shall be of the same material as trimming on adjacent walls.
3. Optional finishes include paint grade, primer grade or prefinished. 
4. Provide 1 coat of wood primer and 2 coats of paint w/ water repellent and slope backing.
5. Provide 1 coat primer + 2 coats semi-gloss paint at all new interior locations scheduled to receive paint. 

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NORTH 34TH STREET

NEW SITE PLAN

1. Site Walls - Basement
2. Site Walls - 1st Floor
3. Site Plan

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

THE JATOBA
LOT 901B
4665 NORTH 34TH STREET
ARLINGTON, VIRGINIA 22207

CONSTRUCTION DOCUMENTS 3/21/2017

SCALE: 1/4" = 1'-0"
1. PRE-PRIMED WOOD RAILING & HANDRAIL SYSTEM. RAILING SYSTEM SHALL BE 36" HIGH (PER R312.2). 4" x 4" P.T. NEWELL POSTS, WRAPPED W/ 1x6 PVC WITH PYRAMIDAL CAPS AS SHOWN ON DRAWINGS. TYPICAL RAILING SYSTEM SHALL BE SMOOT SM-8840 TOP RAIL, LWM-237 BALLUSTER STOCK, AND SM-8841 BOTTOM RAIL. BALLUSTER SPACING SHALL BE 3-15/16" (PER R312.3). HANDRAIL SHALL BE CONTINUOUS FROM BOTTOM RISER TO TOP TREAD, AND BRACKETS (PAINTED).

4. COMPOSITE 'TREX' TYPE DECKING ON STAIR TREADS, RISERS, AND PORCH.

5. PAINT GRADE WOOD (POPLAR & BIRCH PLYWOOD) BUILT-IN SHELVING/CABINETRY. REFER TO INTERIOR TRIM SCOPE OF WORK FOR ADDITIONAL INFORMATION.

6. PAINT GRADE WOOD (POPLAR & BIRCH PLYWOOD) BUILT-IN MUD ROOM WORK FOR ADDITIONAL INFORMATION.

8. FOUR, 16" DEEP, PAINT GRADE SHELVES SPACED EVENLY FROM 18" A.F.F. TO 72" A.A.F. SUPPORTED BY CONTINUOUS STEEL SHELVING BRACKETS.

9. STAIN GRADE OAK GUARDRAIL, 36" HIGH. PAINT GRADE 4" x 4" NEWELL POSTS AND 1.25" x 1.25" BALLUSTERS. BALLUSTER SPACING SHALL BE 3-15/16".

10. PAINT GRADE PINE STAIR TREADS AND RISERS, BOXED STAIRS.

11. INSTALL 1/2" GYPSUM BOARD UNDER STAIR SURFACE AND ON WALLS IN ENCLOSED ACCESSIBLE SPACE UNDER STAIRS PER R302.7.

ENERGY EFFICIENCY

- All wall types shall be insulated consistent with the prescriptive energy efficiency requirements stated in the 2012 IRC.
- WALL TYPES:
  - TYPE 1: 2x6 WOOD STUDS @ 16" O.C. W/ VAPOR BARRIER, 1/2" GWB ON INSIDE FACE, 1/2" OSB SHEATHING W/ SIDING PER ELEVATIONS.
  - TYPE 2: 2x4 WOOD STUDS @ 16" O.C., 1/2" GWB ON INSIDE FACE & R15 INSULATION.
  - TYPE 3: INTERIOR PARTITION

- WALL TYPE LEGEND

- WALLS A - LIGHTWEIGHT CONCRETE
- WALLS B - PRESSURE TREATED WOOD
- WALLS C - 2" RECLAIMED WOOD

- WINDOW/DOOR U-FACTOR: .35 MAX.
- WALL INSULATION: R-19
- CEILING/ROOF INSULATION: R-38
- UNFINISHED BSMT. INSULATION: R-10/13 (R-10 Continuous, R-13 Framing Cavity)
- CRAWL SPACE INSULATION: R-10/13 (R-10 Continuous, R-13 Framing Cavity)

- ENERGY RATING: RATED AS A VERY ENERGY EFFICIENT HOME.
1. Pre-Primed Wood Railing & Handrail System. Railing system shall be 25'-8" 13'-6" Rail. Balluster spacing shall be 3-15/16" (PER R312.3).

2. Tub and shower floors & walls shall be finished with a non-absorbent surface at least 6' above the floor PER R307.2.

3. Oak Stair Treads / Paint Grade Risers.

4. Energy Efficiency
   - This project shall be constructed in conformance with the prescriptive energy efficiency requirements stated in the 2012 IRC, Section Eleven.

5. Wall Insulation: R-19

6. Unfinished Bsmt. Insulation: R-10/13 (R-10 Continuous, R-13 Framing Cavity)

7. 16" Deep Paint Grade Shelf & Coat Rod @ 72" A.F.F. Shelf shall have 2 8'-63/4" 51/2" 8'-11/4" 8'-11/4" 51/2" 1'-71/2" 4'-10" 1'-7 1/2" 51/2"

8. Four, 16" Deep, Paint Grade Shelves spaced evenly from 18" A.F.F. to 72" and 1.25" x 1.25" Ballusters. Balluster spacing shall be 3-15/16".


10. Install 1/2" Gypsum Board under stair surface and on walls in trellised enclosed accessible space under stairs per R302.7.

11. Library

12. 1/2 Bath

13. 1/2 Bath

14. Pantry

15. Butler's Pantry

16. Pantry

17. Butlers Pantry

18. 1/2 Bath

19. 1/2 Bath

20. Pantry

21. Pantry
36" HIGH (PER R312.2). 4" x 4" P.T. NEWELL POSTS, WRAPPED W/ 1x6 PVC WITH PYRAMIDAL CAPS AS SHOWN ON DRAWINGS. TYPICAL RAILING SYSTEM SHALL BE RAIL. BALLUSTER SPACING SHALL BE 3-15/16" (PER R312.3).

HANDRAIL SHALL BE CONTINUOUS FROM BOTTOM RISER TO TOP TREAD, AND SHALL BE ATTACHED TO NEWELL POSTS WITH EXTERIOR GRADE BRASS FASTENERS.

PAINT GRADE WOOD (POPLAR & BIRCH PLYWOOD) BUILT-IN MUD ROOM CUBBIES WITH SHOE SHELVES BELOW. REFER TO INTERIOR TRIM SCOPE OF WORK.

16" DEEP PAINT GRADE SHELF & COAT ROD @ 72" A.F.F. SHELF SHALL HAVE PAINT GRADE 3/4" x 1-1/2" NOSING.

FOUR, 16" DEEP, PAINT GRADE SHELVES SPACED EVENLY FROM 18" A.F.F. TO 72" A.F.F.

PAINT GRADE PINE STAIR TREADS AND RISERS, BOXED STAIRS. INSTALL 1/2" GYPSUM BOARD UNDER STAIR SURFACE AND ON WALLS IN ENCLOSED ACCESSIBLE SPACE UNDER STAIRS PER R302.7.

ENERGY EFFICIENCY

- INSULATION: R-38 CEILING/ROOF INSULATION
- UNFINISHED BSMT. INSULATION: R-10/13 (R-10 Continuous, R-13 Framing Cavity)
- CRAWL SPACE INSULATION: R-10/13 (R-10 Continuous, R-13 Framing Cavity)

 master suite
16'-4" X 15'-0"

bedroom 5
12'-0" X 16'-2"

bedroom 4
12'-0" X 12'-3"

en-suite
19" X 25" R.O., BOTTOM OF SPACE

hall
13'-0" X 15'-1"

coffe bar
7. 16" DEEP PAINT GRADE SHELF & COAT ROD @ 72" A.F.F. SHELF SHALL HAVE PAINT GRADE 3/4" x 1-1/2" NOSING.

8. FOUR, 16" DEEP, PAINT GRADE SHELVES SPACED EVENLY FROM 18" A.F.F. TO 72" A.F.F.

energy efficiency

- CEILING/ROOF INSULATION: R-38
- UNFINISHED BSMT. INSULATION: R-10/13 (R-10 Continuous, R-13 Framing Cavity)
- CRAWL SPACE INSULATION: R-10/13 (R-10 Continuous, R-13 Framing Cavity)

TYPE 1
2x6 WOOD STUDS @ 16" O.C. W/ EXTERIOR WALL R19 FIBERGLASS INSULATION & VAPOR BARRIER, OSB SHEATHING W/ SIDING PER ELEVATIONS.

TYPE 3
2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GWB ON EACH SIDE.

 TYPE 2
2x6 WOOD STUDS @ 16" O.C. W/ 1/2" GWB ON INSIDE FACE & R15 GWB ON INSIDE FACE & R15

Energy Efficiency

- CEILING/ROOF INSULATION: R-38
- UNFINISHED BSMT. INSULATION: R-10/13 (R-10 Continuous, R-13 Framing Cavity)
- CRAWL SPACE INSULATION: R-10/13 (R-10 Continuous, R-13 Framing Cavity)

This project shall be constructed in conformance with the prescriptive energy efficiency requirements stated in the 2012 IRC, Section Eleven.

- TYPE 1
  - 2X6 WOOD STUDS @ 16" O.C. W/ EXTERIOR WALL R19 FIBERGLASS INSULATION & VAPOR BARRIER, OSB SHEATHING W/ SIDING PER ELEVATIONS.

- TYPE 3
  - 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" GWB ON EACH SIDE.

- TYPE 2
  - 2X6 WOOD STUDS @ 16" O.C. W/ 1/2" GWB ON INSIDE FACE & R15 GWB ON INSIDE FACE & R15
1. PROVIDE NEW FIBERGLASS REINFORCED ASPHALT SHINGLE ROOFING FOR ALL ROOFS, UNLESS NOTED OTHERWISE. MINIMUM ROOFING WARRANTY SHALL BE 30 YEARS. SHINGLES SHALL BE ARCHITECTURAL TABBED SHINGLES. SHINGLE COLOR SHALL BE CHOSEN BY ARCHITECT. PROVIDE FLASHING, UNDERLAYMENT AND ICE & WATER SHIELD AS REQUIRED. PROVIDE BLACK ALUMINUM DRIP EDGE AT ALL EAVES AND RAKES.

2. PROVIDE CONTINUOUS RIDGE VENTS AT ALL NEW MAIN ROOF RIDGES (PORCH ROOFS SHALL ALSO BE VENTED AT ROOF/WALL CONNECTION).

3. PROVIDE BLACK COR-A-VENT S-400 STRIP SOFFIT VENTS ALL NEW ROOF EAVES. REFER TO BUILDING SECTION FOR EAVE DETAILS.

4. PROVIDE PREFINISHED ALUMINUM GUTTERS AND OVERSIZED DOWNSPOUTS AS SHOWN ON PLANS AND ELEVATIONS. GUTTERS SHALL BE K-STYLE UNLESS NOTED OTHERWISE. GUTTER AND DOWNSPOUT COLOR SHALL BE SELECTED BY ARCHITECT.

5. ALL ROOF FLASHING SHALL BE PREFINISHED BLACK ANODIZED ALUMINUM.

6. PROVIDE SPLASH BLOCKS FOR ALL DOWNSPOUTS UNLESS NOTED OTHERWISE.

ROOF PLAN GENERAL NOTES:

- PROVIDE SPECIFICATIONS RECOMMENDED BY TRADITION HOMES, LLC.
- PROVIDE APPROVAL OF CONTRACTOR IF WORK TO BE SUBCONTRACTED.
- PROVIDE ADVANCED NOTICE FOR ANY VENDOR SPECIFICATIONS.
- PROVIDE COMPLIANCE WITH ALL LOCAL AND STATE CODES.
- PROVIDE INSTALLATION OF ALL SHINGLE ROOF SYSTEMS PER MANUFACTURER'S INSTRUCTIONS.
- PROVIDE INSTALLATION OF ALL METAL ROOF SYSTEMS PER MANUFACTURER'S INSTRUCTIONS.
- PROVIDE INSTALLATION OF ALL ROOF VENTS PER MANUFACTURER'S INSTRUCTIONS.
- PROVIDE INSTALLATION OF ALL ROOF FLASHING PER MANUFACTURER'S INSTRUCTIONS.
- PROVIDE INSTALLATION OF ALL METAL GUTTERS PER MANUFACTURER'S INSTRUCTIONS.
- PROVIDE INSTALLATION OF ALL METAL DOWNSPOUTS PER MANUFACTURER'S INSTRUCTIONS.
- PROVIDE INSTALLATION OF ALL METAL VENTS PER MANUFACTURER'S INSTRUCTIONS.
- PROVIDE INSTALLATION OF ALL METAL FLASHING PER MANUFACTURER'S INSTRUCTIONS.

?? WHAT IS GOING ON WITH ROOF HERE??
CEILING PLAN GENERAL NOTES
1. LIGHT FIXTURES SHALL BE CENTERED IN CEILINGS UNLESS NOTED OTHERWISE.
2. REFER TO BUILDING SECTION FOR CEILING HEIGHTS. HEIGHTS ARE MEASURED FROM THE FINISHED FLOOR TO THE UNDERSIDE OF THE CEILING. REFER TO CEILING PLANS FOR SOFFIT HEIGHTS.
3. ARROWS ON CEILING PLAN INDICATE DIRECTION OF CEILING SLOPE (FROM HIGH TO LOW). SLOPED CEILINGS ARE DETERMINED BY RAFTER PITCH, FLAT CEILINGS BY COLLAR TIES OR CEILING JOISTS.

CEILING PLAN KEYED NOTES
1. LIGHT FIXTURES SHALL BE CENTERED IN CEILINGS UNLESS NOTED OTHERWISE.
2. REFER TO BUILDING SECTION FOR CEILING HEIGHTS. HEIGHTS ARE MEASURED FROM THE FINISHED FLOOR TO THE UNDERSIDE OF THE CEILING. REFER TO CEILING PLANS FOR SOFFIT HEIGHTS.
3. ARROWS ON CEILING PLAN INDICATE DIRECTION OF CEILING SLOPE (FROM HIGH TO LOW). SLOPED CEILINGS ARE DETERMINED BY RAFTER PITCH, FLAT CEILINGS BY COLLAR TIES OR CEILING JOISTS.

LIGHT FIXTURE SCHEDULE

MANUFACTURER MODEL NUMBER LAMP NOTESTYPE

CEILING FAN/LIGHT

T.B.D. T.B.D. T.B.D.

EXTERIOR SCONCE

T.B.D. T.B.D.

INTERIOR SCONCE

T.B.D.

DAMPPROOF DOWNLIGHT

T.B.D. T.B.D. T.B.D.

RECESSED DOWNLIGHT

T.B.D.

RECESSED DOWNLIGHT

T.B.D.

HALLGEN UNDERCABINET LIGHT

T.B.D. T.B.D. T.B.D.

SMOKE DETECTOR

FIREX N/A HARD WIRED W/ BATTERY BACKUP

EXHAUST FAN/LIGHT COMBO

T.B.D.

BROAN / NUTONE MODEL #744 PROVIDE 2 FUNCTION SWITCH AND GFCI CIRCUIT

FLUORESCENT FIXTURE

T.B.D. 1' x 4' SURFACE MOUNT (2) T-8 CONTRACTOR SUPPLIED, SUB-CONTRACTOR INSTALLED

JUNO 5RLD WET LOCATION TRIM KIT

11.5 Watt LED

JUNO JUNO JUNO

11.5 Watt LED 11.5 Watt LED 9.6 Watt LED

JUNO 5RLD 5" TRIM KIT JUNO 4RLD 4" TRIM KIT JUNO

IC20-LED24 IC20-LED24 IC1-LED24

440LEDG4 4" EYEBALL TRIM KIT

SWITCHING LEGEND

SINGLE POLE LIGHT SWITCH

DIMMABLE SINGLE POLE LIGHT SWITCH

MULTIPLE POLE LIGHT SWITCH

DIMMABLE MULTIPLE POLE LIGHT SWITCH

SWITCHING LEGEND

SINGLE POLE LIGHT SWITCH

DIMMABLE SINGLE POLE LIGHT SWITCH

MULTIPLE POLE LIGHT SWITCH

DIMMABLE MULTIPLE POLE LIGHT SWITCH

BROAN / NUTONE MODEL #744 PROVIDE 2 FUNCTION SWITCH AND GFCI CIRCUIT
CEILING PLAN GENERAL NOTES
1. LIGHT FIXTURES SHALL BE CENTERED IN CEILINGS UNLESS NOTED OTHERWISE.
2. REFER TO BUILDING SECTION FOR CEILING HEIGHTS. HEIGHTS ARE MEASURED FROM THE
   FINISHED FLOOR TO THE UNDERSIDE OF THE CEILING. REFER TO CEILING PLANS FOR SOFFIT
   HEIGHTS.
3. ARROWS ON CEILING PLAN INDICATE DIRECTION OF CEILING SLOPE (FROM HIGH TO LOW).
   SLOPED CEILINGS ARE DETERMINED BY RAFTER PITCH, FLAT CEILINGS BY COLLAR TIES OR CEILING
   JOISTS.
4. SWITCHES & COVERPLATES SHALL BE WHITE. SWITCHES SHALL BE PADDLE 'DECORA' STYLE.
5. PROVIDE I.C. TYPE FRAME IN KITS FOR RECESSED FIXTURES IN INSULATED CEILINGS.

CEILING PLAN KEYED NOTES
1. FANS SHALL BE WIRED (3 WIRE) TO SINGLE INTEGRATED LIGHT/FAN SWITCH
2. PAINT GRADE 'BEADBOARD' PORCH
3. CEILING LEGEND
4. NOTE: THE FRAMING SUB CONTRACTOR SHALL COORDINATE THE LOCATION OF RECESSED
   LIGHT FIXTURES WITH THE CEILING AND/OR ROOF FRAMING SO THAT FIXTURES CAN BE
   PLACED IN LOCATIONS SHOWN.

LIGHT FIXTURE SCHEDULE

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SWITCHING LEGEND
- SINGLE POLE LIGHT SWITCH
- DIMMABLE SINGLE POLE LIGHT SWITCH
- MULTIPLE POLE LIGHT SWITCH
- DIMMABLE MULTIPLE POLE LIGHT SWITCH

SCALE: 1/4" = 1'-0"
CEILING PLAN GENERAL NOTES
1. LIGHT FIXTURES SHALL BE CENTERED IN CEILINGS UNLESS NOTED OTHERWISE.
2. REFER TO BUILDING SECTION FOR CEILING HEIGHTS. HEIGHTS ARE MEASURED FROM THE FINISHED FLOOR TO THE UNDERSIDE OF THE CEILING. REFER TO CEILING PLANS FOR SOFFIT HEIGHTS.
3. ARROWS ON CEILING PLAN INDICATE DIRECTION OF CEILING SLOPE (FROM HIGH TO LOW). SLOPED CEILINGS ARE DETERMINED BY RAFTER PITCH, FLAT CEILINGS BY COLLAR TIES OR CEILING JOISTS.
4. SWITCHES & COVERPLATES SHALL BE WHITE. SWITCHES SHALL BE PADDLE ‘DECORA’ STYLE.
5. PROVIDE I.C. TYPE FRAME IN KITS FOR RECESSED FIXTURES IN INSULATED CEILINGS.

CEILING PLAN KEYS NOTES
1. FANS SHALL BE WIRED (3 WIRE) TO SINGLE INTEGRATED LIGHT/FAN SWITCH.

LIGHT FIXTURE SCHEDULE

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<th>MODEL</th>
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PAINT GRADE 'BEADBOARD' PORCH CEILING PANELING.
TELE/DATA/TV NOTES
1. TELEPHONE CABLING SHALL BE CAT-5 DATA CABLE.
2. COORDINATE HOME RUN LOCATION OF TELEPHONE CABLE WITH CONTRACTOR.
3. COORDINATE HOME RUN OF CABLE TV WIRING WITH CONTRACTOR.

NATURAL GAS SERVICE NOTES
1. PROVIDE GAS SERVICE TO DIRECT VENT FIREPLACE.
2. PROVIDE GAS SERVICE TO KITCHEN COOKTOP, WATER HEATER(S), AND HVAC.
3. PROVIDE GAS SERVICE TO EXTERIOR GRILLE LOCATION - COORDINATE WITH CONTRACTOR.
4. PROVIDE CALCULATIONS AND LOAD SHEETS IF REQUIRED FOR UTILITY SERVICE CONNECTION.

STRUCTURAL SLAB
GENERAL NOTES
1. THE ELECTRICAL SUBCONTRACTOR SHALL PROVIDE POWER AS REQUIRED FOR APPLIANCES, HVAC EQUIPMENT, AND WATER HEATERS IN ADDITION TO POWER FOR CONVENIENCE OUTLETS SHOWN ON PLANS.
2. CIRCUITS IN NEW BEDROOM SPACES SHALL BE ARC FAULT INTERRUPTER TYPE PER NATIONAL ELECTRIC CODE.
3. GFI CIRCUITS IN BATHROOMS SHALL BE 20 AMP, DEDICATED.
4. SUBCONTRACTORS SHALL COORDINATE WITH CONTRACTOR REGARDING UTILITY REQUIREMENTS (GAS, ELECTRIC, WATER) FOR CONTRACTOR SUPPLIED APPLIANCES.
5. WALL SWITCHES FOR HALF-SWITCHED RECEPTACLES SHALL BE GANGED WITH LIGHT FIXTURE WALL SWITCHES ADJACENT TO ROOM ENTRY DOORS.
6. OUTLETS, DEVICES AND COVERPLATES SHALL BE WHITE.

APPLIANCE LEGEND
WATER LINE W/ SHUTOFF
48" BUILT-IN
SUB-ZERO
A
15 AMP, 115V ELEC.
REFRIGERATOR T.B.D.
T.B.D.
WOLF
48" GAS RANGE
B
10 AMP, 120V ELEC.
15 AMP, 120V ELEC.
BOSCH
DISHWASHER
C
PUMP
15 AMP, 120V ELEC.
15 AMP, 120V ELEC.
ICE MAKER
H
15 AMP, 120V ELEC.
ICE MAKER
I
15 AMP, 120V ELEC.
15 AMP, 120V ELEC.
1/2 HP T.B.D.
WASHING MACH.
G
ELEC. DRYER
H
15 AMP, 120V ELEC.
15 AMP, 120V ELEC.
BAR SINK ELKAY - STAINLESS STEEL
F
GAS LINE
G
W/ SHUTOFF
WASHING MACH.
G
ELEC. DRYER
H
15 AMP, 120V ELEC.
15 AMP, 120V ELEC.
BAR SINK ELKAY - STAINLESS STEEL
F
GAS LINE
G
W/ SHUTOFF
WASHING MACH.
G
ELEC. DRYER
H
15 AMP, 120V ELEC.
15 AMP, 120V ELEC.
BAR SINK ELKAY - STAINLESS STEEL
F
GAS LINE
G
W/ SHUTOFF
WASHING MACH.
G
ELEC. DRYER
H
15 AMP, 120V ELEC.
15 AMP, 120V ELEC.
BAR SINK ELKAY - STAINLESS STEEL
F
GAS LINE
G
W/ SHUTOFF
WASHING MACH.
G
ELEC. DRYER
H
15 AMP, 120V ELEC.
15 AMP, 120V ELEC.
BAR SINK ELKAY - STAINLESS STEEL
F
GAS LINE
G
W/ SHUTOFF
WASHING MACH.
G
ELEC. DRYER
H
15 AMP, 120V ELEC.
15 AMP, 120V ELEC.
BAR SINK ELKAY - STAINLESS STEEL
F
GAS LINE
G
W/ SHUTOFF
WASHING MACH.
G
ELEC. DRYER
H
15 AMP, 120V ELEC.
15 AMP, 120V ELEC.
BAR SINK ELKAY - STAINLESS STEEL
F
GAS LINE
G
W/ SHUTOFF
WASHING MACH.
G
ELEC. DRYER
H
15 AMP, 120V ELEC.
15 AMP, 120V ELEC.
BAR SINK ELKAY - STAINLESS STEEL
F
GAS LINE
G
W/ SHUTOFF
WASHING MACH.
G
ELEC. DRYER
H
15 AMP, 120V ELEC.
15 AMP, 120V ELEC.
BAR SINK ELKAY - STAINLESS STEEL
F
GAS LINE
G
W/ SHUTOFF
WASHING MACH.
G
ELEC. DRYER
H
15 AMP, 120V ELEC.
15 AMP, 120V ELEC.
BAR SINK ELKAY - STAINLESS STEEL
F
GAS LINE
G
W/ SHUTOFF
WASHING MACH.
G
ELEC. DRYER
H
15 AMP, 120V ELEC.
15 AMP, 120V ELEC.
BAR SINK ELKAY - STAINLESS STEEL
F
GAS LINE
G
W/ SHUTOFF
WASHING MACH.
G
ELEC. DRYER
H
15 AMP, 120V ELEC.
15 AMP, 120V ELEC.
BAR SINK ELKAY - STAINLESS STEEL
F
GAS LINE
G
W/ SHUTOFF
WASHING MACH.
G
ELEC. DRYER
H
15 AMP, 120V ELEC.
15 AMP, 120V ELEC.
BAR SINK ELKAY - STAINLESS STEEL
F
GAS LINE
G
W/ SHUTOFF
WASHING MACH.
G
ELEC. DRYER
H
15 AMP, 120V ELEC.
15 AMP, 120V ELEC.
BAR SINK ELKAY - STAINLESS STEEL
F
GAS LINE
G
W/ SHUTOFF
WASHING MACH.
G
ELEC. DRYER
H
15 AMP, 120V ELEC.
15 AMP, 120V ELEC.
TELE/DATA/TV NOTES
2. Co ordinate home run location of telephone cable with contractor.
3. Co ordinate home run of cable TV wiring with contractor.

NATURAL GAS SERVICE NOTES
1. Provide gas service to direct vent fireplace.
2. Provide gas service to kitchen cooktop, water heater(s), and HVAC system.
3. Provide gas service to exterior grille location - coordinate with.
4. Provide calculations and load sheets if required for utility service connection.

GENERAL NOTES
1. The electrical subcontractor shall provide power as required for appliances, HVAC equipment, and water heaters in addition to power for convenience outlets shown on plans.
2. Circuits in new bedroom spaces shall be arc fault interrupter type per.
3. Subcontractors shall co ordinate with contractor regarding utility requirements (gas, electric, water) for contractor supplied appliances.
4. Outlets, devices and coverplates shall be white.

APPLIANCE LEGEND

48" BUILT-IN SUB-ZERO [15 AMP, 115V ELEC.]
48" GAS RANGE [3/4" GAS LINE, T.B.D. 15 AMP, 120V ELEC.]
BOSCH DISHWASHER [15 AMP, 120V ELEC.]
INSINKERATOR DISPOSER [15 AMP, 120V ELEC.]
48" RANGE HOOD [48" WALL OVENS] [20 AMP, 120V ELEC.]
WASHING MACH. [ELEC. DRYER]
BEV. FRIDGE [ICE MAKER 15 AMP, 120V ELEC.]
BAR SINK [HALF SWITCHED DUPLEX OUTLET]
FOR EXTERIOR GAS GRILL [QUADRUPLEX OUTLET]
PROVIDE FREEZE PROOF VALVE HOSE BIB [DUPLEX OUTLET, GROUND FAULT PROTECTED]

MAIN HOUSE HVAC SYSTEM DESCRIPTION
A new high efficiency gas-fired forced air heating/cooling system located in the basement shall be provided to serve the basement and the first floor. New ductwork shall be provided as required. The new ductwork for this zone shall be run in the basement. Provide a digital, programmable thermostat at an appropriate location on the first floor for this zone. Exterior equipment shall be located as shown on the site plan.

A new heating/cooling zone for the second floor shall be provided. This zone shall be served by an electrically driven heating/cooling, single duct forced air system (heat pump). Provide ductwork, registers, and grilles as required. Exterior equipment shall be located within the walls, and shall only be visible where exiting from the wall to serve the new zone. Provide a digital, programmable thermostat at an appropriate location on the second floor for this zone.

The HVAC subcontractor shall provide a duct layout and manual-J calculations for the heating/cooling system.

ELECTRICAL SERVICE NOTES
1. The new electrical service shall be 400 amp service. Provide new panel boards.
2. The contractor shall pay Dominion Virginia Power Company directly for electrical service.

PLUMBING SERVICE NOTES
1. All new supply plumbing shall be CPVC. Provide appropriate fittings as required. All new drains & vents shall be PVC pipe.
2. Hot water shall be provided by two 50 gallon 'Powervent' water heaters where shown.

PLUMBING FIXTURE LEGEND

KOHLER 2-PIECE TOILET
KOHLER VITREOUS CHINA LAVATORY
KOHLER 3-WALL ALCOVE TUB
KITCHEN SINK ELKAY - STAINLESS STEEL
LAUNDRY SINK ELKAY - STAINLESS STEEL
BAR SINK [UNDERMOUNT]
GAS LINE FOR EXTERIOR GAS GRILL
PROVIDE FREEZE PROOF VALVE HOSE BIB [DUPLEX OUTLET, EXTERIOR WATERPROOF]
HALF SWITCHED DUPLEX OUTLET [QUADRUPLEX OUTLET] [DUPLEX OUTLET, GROUND FAULT PROTECTED] [FLOOR OUTLET] [GROUPED OUTLETS WHERE APPLICABLE] [TV JACK]

SCALE: 1/4" = 1'-0"
TELE/DATA/TV NOTES
1. TELEPHONE CABLING SHALL BE CAT-5 DATA CABLE.
2. COORDINATE HOME RUN LOCATION OF TELEPHONE CABLE WITH CONTRACTOR.

NATURAL GAS SERVICE NOTES
3. PROVIDE GAS SERVICE TO EXTERIOR GRILLE LOCATION - COORDINATE WITH CONTRACTOR.
4. PROVIDE CALCULATIONS AND LOAD SHEETS IF REQUIRED FOR UTILITY SERVICE CONNECTION.

GENERAL NOTES
APPLIANCES, HVAC EQUIPMENT, AND WATER HEATERS IN ADDITION TO POWER FOR THE NEW BEDROOM SPACES SHALL BE ARC FAULT INTERRUPTER TYPE PER NATIONAL ELECTRIC CODE.
2. CIRCUITS IN NEW BEDROOM SPACES SHALL BE 20 AMP., DEDICATED.
3. WALL Switches FOR HALF-SWITCHED RECEPTACLES SHALL BE GANGED WITH LIGHT OUTLETS, DEVICES AND COVERPLATES SHALL BE WHITE.

APPLIANCE LEGEND
- WATER LINE W/ SHUTOFF
- SUB-ZERO REFRIGERATOR T.B.D.
- T.B.D. 10 AMP, 120V ELEC.
- 15 AMP, 120V ELEC.
- BOSCH
- INSINKERATOR DISPOSER 15 AMP, 120V ELEC.
- 3/4 HP T.B.D.
- 1497 CHAIN BRIDGE ROAD
- T.B.D. 40 AMP, 240V ELEC.
- T.B.D. BEV. FRIDGE T.B.D. 15 AMP, 120V ELEC.
- ICE MAKER 15 AMP, 120V ELEC.
- T.B.D. T.B.D.
- WOLF
- T.B.D.
- WATER HEATER 20 AMP, 120V ELEC.
- T.B.D.
- ELEC. DRYER
- T.B.D.
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