ORZO RESIDENCE

BAY CREEK, VIRGINIA

APRIL 20 2022

REDESIGNED CONSTRUCTION / PRICING SET

SHEET INDEX

IMPORTANT GENERAL NOTES:

THESE PLANS ARE PROVIDED FOR GENERAL DESIGN & CONSTRUCTION PURPOSES ONLY.
KOONTZ JONES DESIGN DOES NOT WARRANT ANY MATERIAL, DESIGN DETAILS, COSTS, CONSTRUCTION METHODS, EQUIPMENT, HARDWARE, ETC. WHETHER IMPLIED OR EXPLICITLY NOTED ON THE DRAWINGS.
THE INFORMATION CONTAINED IN THIS CD SET IS INTENDED TO SHOW DESIGN INTENT ONLY, AND BASIC CONSTRUCTION FRAMING.
IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO USE STANDARD INDUSTRY APPROVED CONSTRUCTION PRACTICES THAT WILL INSURE A SAFE, STRUCTURALLY SOUND AND WATERPROOF HOME.

THIS HOME WILL BE BUILT TO COMPLY WITH OR EXCEED THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND/OR THE LOCALLY APPROVED VIRGINIA BUILDING CODE. ALL CODES SHALL HAVE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED ON THIS PLAN WHERE SAME ARE AT VARIANCE.

1. OWNER'S RESPONSIBILITY:
PRIOR TO CONSTRUCTION THE OWNER / BUILDER WILL DETERMINE THAT THE CD'S MEETS THE OWNERS NEEDS AND DESIGN EXPECTATIONS - ANY DESIGN QUESTIONS SHOULD BE DIRECTED TO KOONTZ JONES DESIGN FOR CLARIFICATION OR CORRECTION.

2. DIMENSIONS & ERRORS:
THE GENERAL CONTRACTOR AND OWNER SHALL BECOME FAMILIAR WITH ALL DESIGN ASPECTS OF THE CD'S SET. ANY QUESTIONS SHALL BE VERIFIED BY KOONTZ JONES DESIGN PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND WILL BE RESPONSIBLE FOR ALL ERRORS NOT REPORTED. IF IN DOUBT DO NOT SCALE ANY DRAWINGS.

3. MODIFICATIONS:
ANY CHANGES TO THE CD SET ARE TO BE MADE BY KOONTZ JONES DESIGN OR ITS NOMINATED REPRESENTATIVE WHO SHALL BE A QUALIFIED PROFESSIONAL. KOONTZ JONES DESIGN WILL NOT BE RESPONSIBLE THEREON AFTER IF MODIFICATIONS ARE MADE BY A THIRD PARTY DESIGN PROFESSIONAL OR BUILDER.

4. CHANGE ORDERS:
ALL CHANGES TO THE CONSTRUCTION AND DESIGN OF THIS CD SET WILL BE DONE VIA A WRITTEN CHANGE ORDER FORM SIGNED BY THE OWNER OR GENERAL CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COSTS TO ADJUST CHANGES MADE TO THESE DRAWINGS BEYOND THE ORIGINAL SCOPE AND ANY CONSTRUCTION THAT IS NOT APPROVED BY A WRITTEN CHANGE ORDER.

5. FLOOR ELEVATIONS:
PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR WILL STAKE OUT THE HOUSE, DRIVEWAY, AND FIRST FLOOR ELEVATIONS ON THE LOT FOR THE OWNERS APPROVAL. THIS WILL BE ACCOMPANIED WITH THE SITE PLAN APPROVED IN WRITING BY THE OWNER.ALL FLOOR ELEVATIONS MUST ACCORD WITH ALL ARC REQUIREMENTS AND DESIGN GUIDELINES.

6. OWNERS APPROVAL:
ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION. ROOFING, EXTERIOR FINISHES; (BRICK, SIDING, STUCCO, STONE, ETC.). SUCH APPROVALS SHALL FOLLOW APPROVALS VIA THE ARCHITECTURAL REVIEW BOARD OR ITS REPRESENTATIVES.

7. SQUARE FOOTAGE CALCULATIONS:
THE ACTUAL SQUARE FOOTAGE IS CALCULATED AS THE HEATED, FINISHED INTERIOR SPACE. THIS DOES NOT INCLUDE, PORCHES, UNFINISHED BASEMENTS, OR UNFINISHED BONUS ROOMS. VAULTED OR TWO-STORY SPACES SUCH AS GREAT ROOMS, FOYERS. STAIRS ARE CALCULATED ONCE- ON THE FIRST FLOOR PLAN ONLY.

NOTE:
1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN DESIGNING AND PREPARING THIS CD SET, REVIEWED, CHECKED FOR ACCURACY, THE INSTALLER, OWNER, OR CONTRACTOR MUST CHECK THAT ALL THE DETAILS AND DIMENSIONS AND BE SOLELY RESPONSIBLE FOR ANY CHANGES OR ADJUSTMENTS REQUIRED DURING ACTUAL CONSTRUCTION.
NO REPRESENTATION IS MADE OR IMPLIED FOR ACCURACY. IF IN DOUBT, DO NOT SCALE ANY DRAWING.
2. THESE PLANS MUST BE REVIEWED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. ALL FRAME FASTENERS, SIZING, WIND LOADING, PIERS AND COLUMNS SHALL BE BASED UPON THE STRUCTURAL ENGINEERS INFORMATION AND ALL SIGNED AND SEALED DRAWINGS PROVIDED.

INTERNAL BUILDING AREAS:

MAIN FLOOR:	HEATED & COOLED	+/- 2,473.12 SQ.FT.
	UNHEATED - GARAGE, PORCH & DECK	+/- 1,508.92 SQ.FT.
UPPER FLOOR:	UNHEATED - ATTIC / STORAGE	+/- 641.63 SQ.FT.
TOTAL UNHEATED AREA:		**+/- 2,150.55 SQ.FT.**
TOTAL HEATED & COOLED AREA:		**+/- 2,473.12 SQ.FT.**

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE
150 SOUTH PAGE STREET
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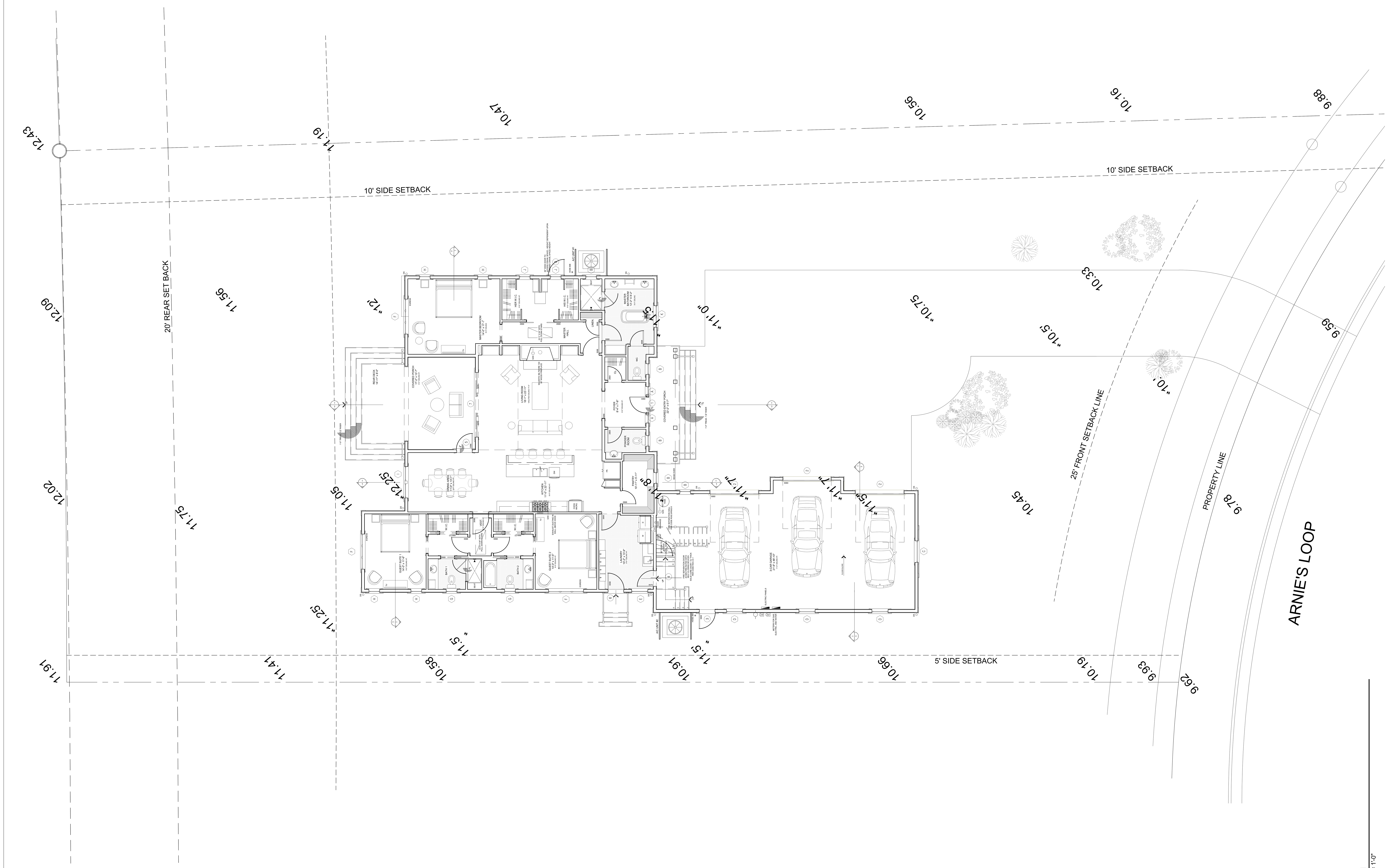
REVISIONS:
REV A: 03-29-22 REDESIGN
REV B: 05.03.22 GARAGE WINDOW STREET-SIDE REVISED

ORZO RESIDENCE - LOT 5
ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

COVER SHEET

DATE: 2022-04-21
DESIGNED BY: NAS
DRAWN BY: MLR/JMS
CHECKED BY: NAS
Q.C. BY: NAS
SCALE:
PROJECT #: KDJ21038

SHEET NUMBER#:
A0



SITE PLAN
SCALE: 1/8" = 1'-0"

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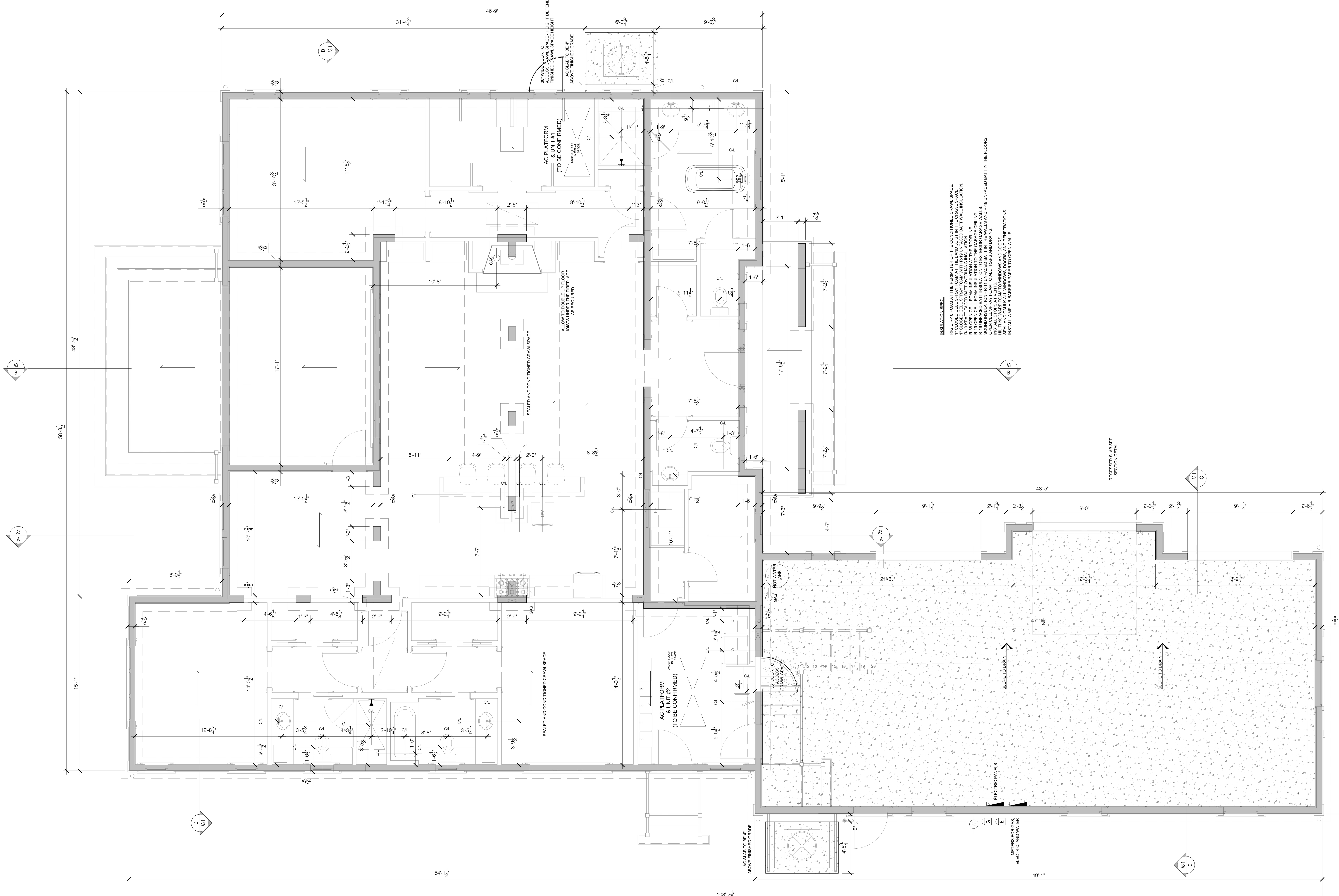
ORZO RESIDENCE - LOT 5
ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

SITE PLAN

DATE: 2022-04-22
DESIGNED BY: NAS
DRAWN BY: MLR/JMS
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD21038

SHEET NUMBER#:
SP



INSULATION SPEC.

RIGID R-10 FOAM AT THE PERIMETER OF THE CONDITIONED CRAWL SPACE.
1" CLOSED CELL SPRAY FOAM AT THE BAND JOIST IN THE CRAWL SPACE.
1" CLOSED CELL SPRAY FOAM WITH R-19 UNFACED BATT WALL INSULATION.
R-19 KRAFT FACED BATT OVERHANG INSULATION.
R-38 OPEN CELL FOAM INSULATION AT THE ROOFLINE.
R-19 OPEN CELL FOAM INSULATION TO THE GARAGE CEILING.
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SOUND INSULATION - R-11 UNFACED BATT IN THE WALLS AND R-19 UNFACED BATT IN THE FLOORS.
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HILITI NO WARP FOAM TO WINDOWS AND DOORS.
SEAL AND CAULK ALL WINDOWS, DOORS, AND PENETRATIONS.
INSTALL WMP AIR BARRIER PAPER TO OPEN WALLS.

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

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REVISIONS:
REV A: 03-29-22 REDESIGN
REV B: 05.03.22 GARAGE WINDOW STREET-SIDE REVISED
REV C: 05.09.2022 RAISED SLAB REMOVED FROM REAR SCREENED PORCH

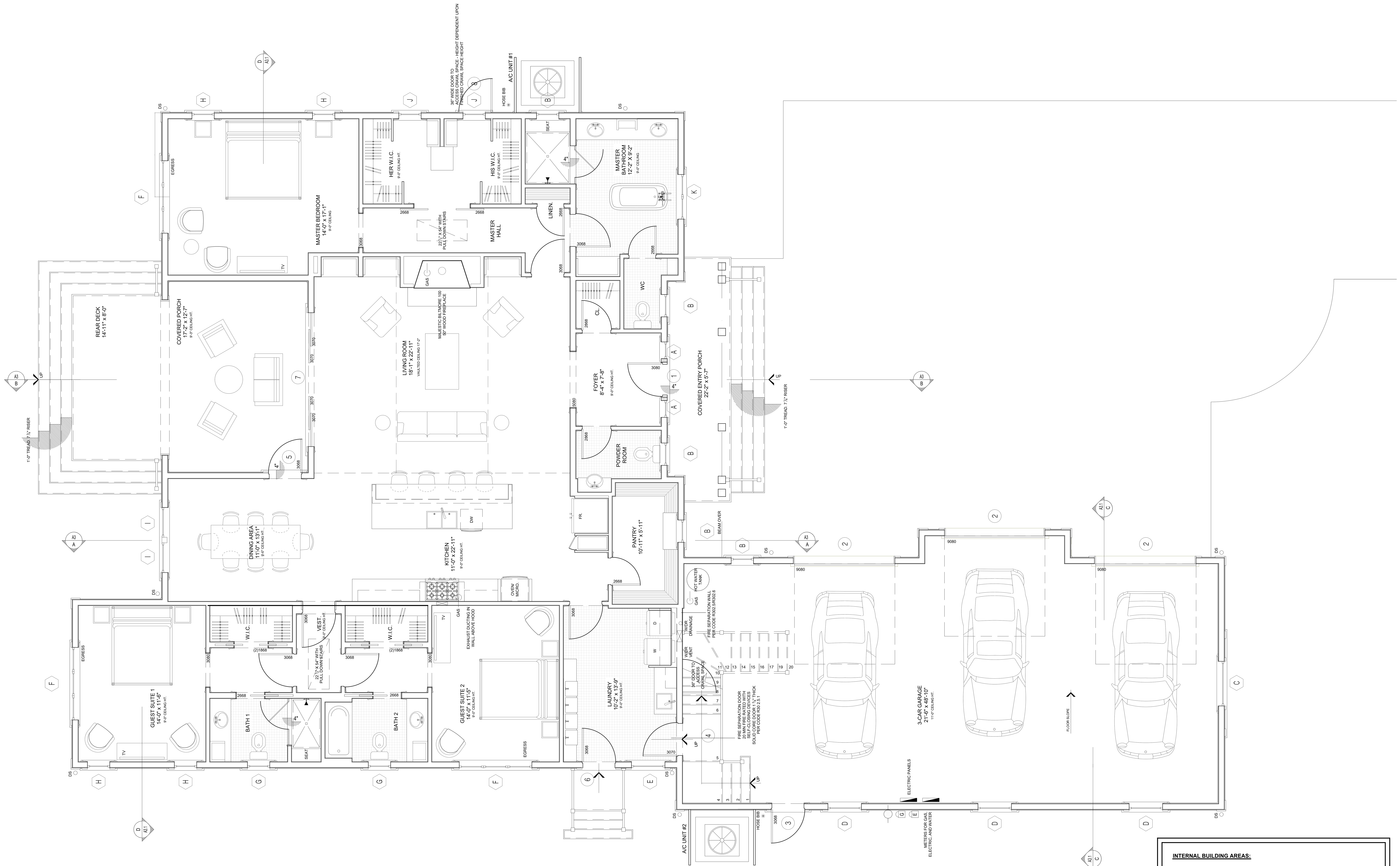
ORZO RESIDENCE - LOT 5

ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

PLUMBING FIXTURE LOCATION/FOUNDATION PLAN

DATE: 2022-04-20
DESIGNED BY: NAS
DRAWN BY: MLR/JMS
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD21038

SHEET NUMBER#:
P1



MAIN LEVEL - FLOOR PLAN
SCALE: 1/4" = 1'-0"

INTERNAL BUILDING AREAS:

MAIN FLOOR:	HEATED & COOLED	+/- 2,473.12 SQ.FT.
	UNHEATED - GARAGE, PORCH & DECK	+/- 1,508.92 SQ.FT.
UPPER FLOOR:	UNHEATED - ATTIC / STORAGE	+/- 641.63 SQ.FT.
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TOTAL HEATED & COOLED AREA:		**+/- 2,473.12 SQ.FT.**

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REVISIONS:
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ORZO RESIDENCE - LOT 5
ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

MAIN LEVEL - NOTED FLOOR PLAN

DATE: 2022-04-20
DESIGNED BY: NAS
DRAWN BY: MLR
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD21038

SHEET NUMBER#:
A1

INTERNAL BUILDING AREAS:

MAIN FLOOR:	HEATED & COOLED	+/- 2,473.12 SQ.FT.
	UNHEATED - GARAGE, PORCH & DECK	+/- 1,508.92 SQ.FT.
UPPER FLOOR:	UNHEATED - ATTIC / STORAGE	+/- 641.63 SQ.FT.
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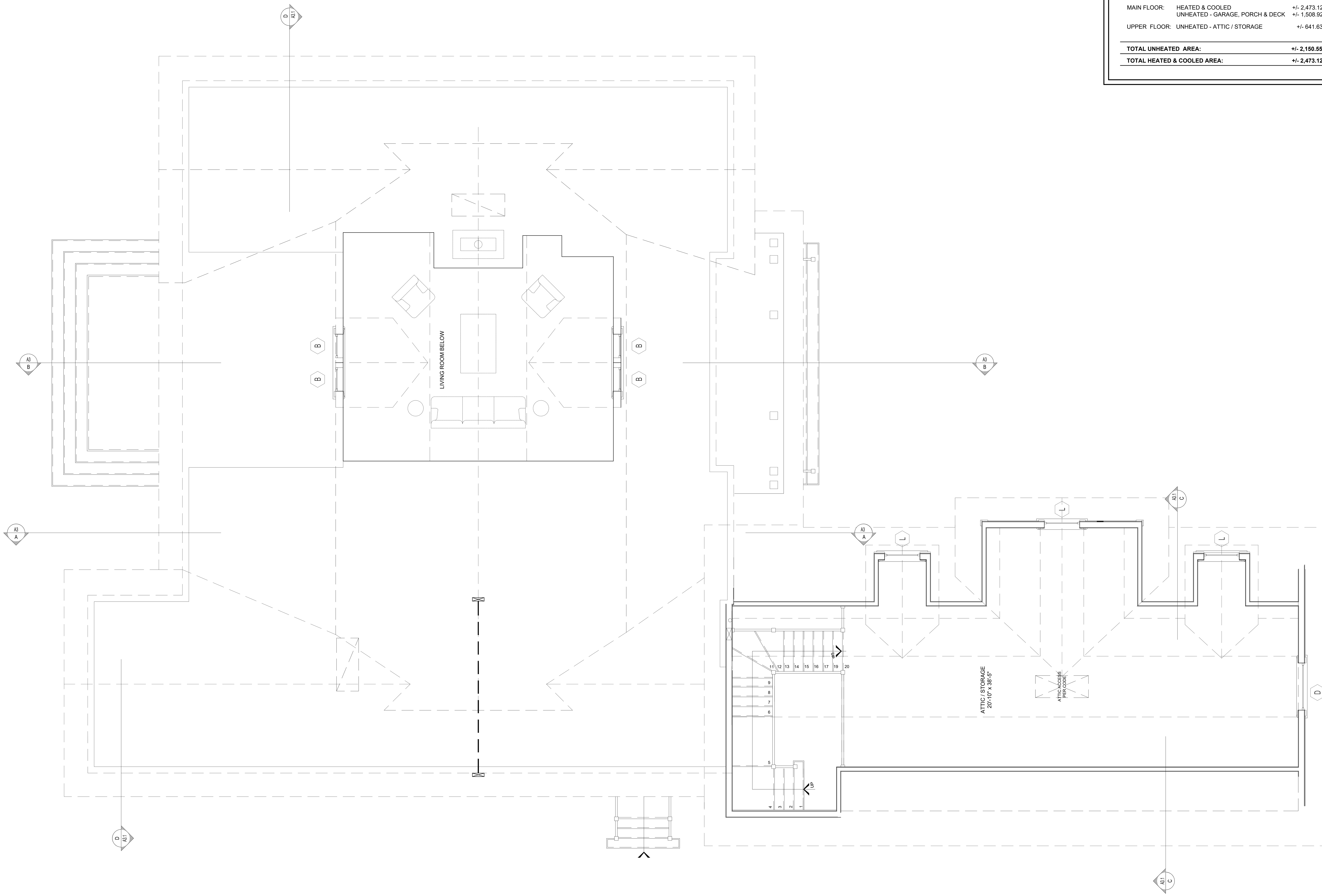
TOTAL HEATED & COOLED AREA:		**+/- 2,473.12 SQ.FT.**



UPPER LEVEL - FLOOR PLAN

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

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REVISIONS:
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REV B: 05.03.22 GARAGE WINDOW STREET-SIDE REVISED

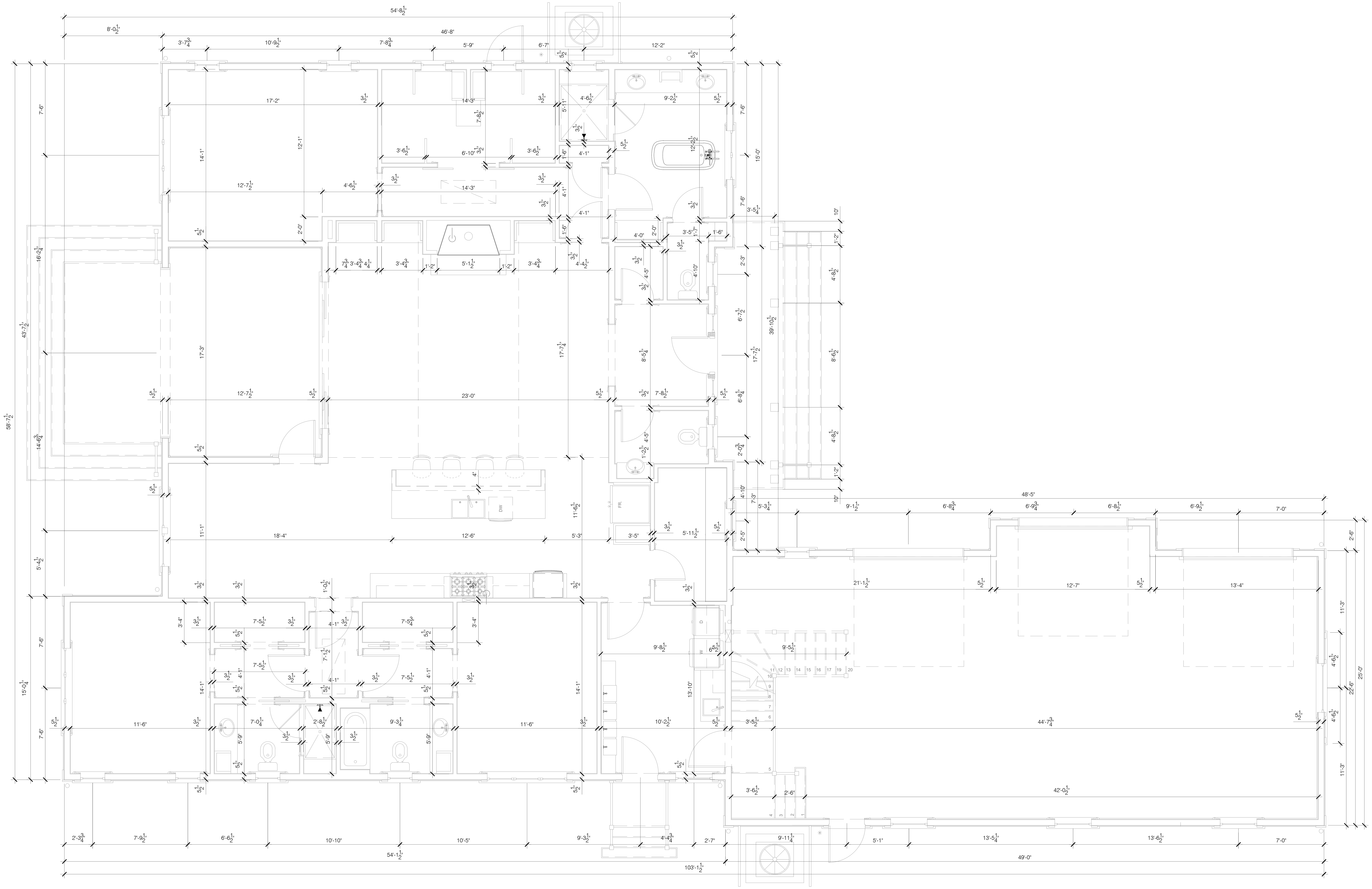
ORZO RESIDENCE - LOT 5

ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

UPPER LEVEL - NOTED FLOOR PLAN

DATE: 2022-04-20
DESIGNED BY: NAS
DRAWN BY: MLR/JMS
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD21038

SHEET NUMBER#:
A1.1



MAIN LEVEL - DIMENSIONED FLOOR PLAN

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

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REVISIONS:
REV A: 03-29-22 REDESIGN
REV B: 05.03.22 GARAGE WINDOW STREET-SIDE REVISED

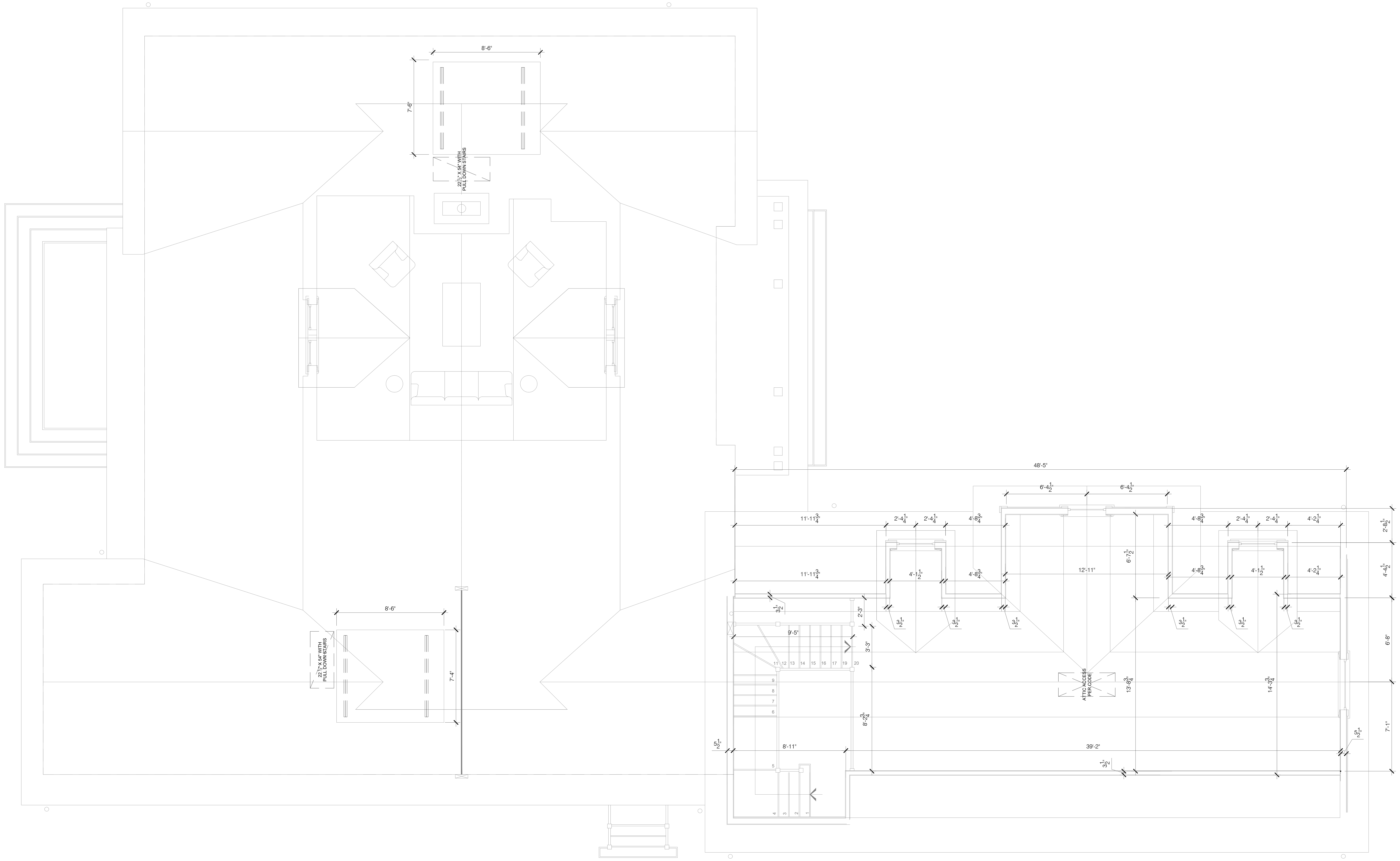
ORZO RESIDENCE - LOT 5

ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

FLOOR PLAN - MAIN LEVEL - DIMENSIONED FLOOR PLAN

DATE: 2022-04-20
DESIGNED BY: NAS
DRAWN BY: MLR/JMS
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD2038

SHEET NUMBER#:
A1.2



UPPER LEVEL - DIMENSIONED FLOOR PLAN

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

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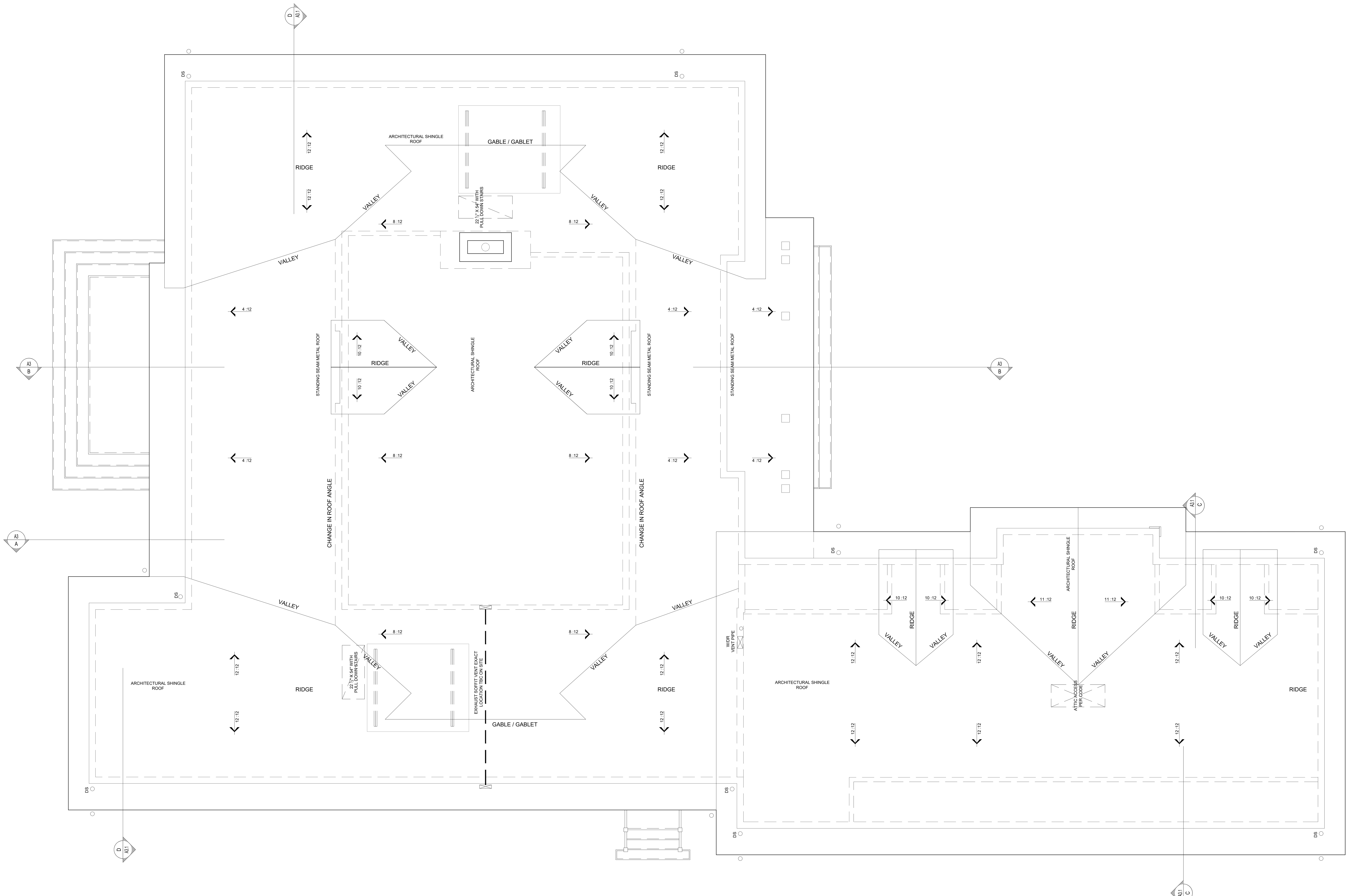
ORZO RESIDENCE - LOT 5

ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

FLOOR PLAN - UPPER LEVEL -DIMENSIONED FLOOR PLAN

DATE: 2022-04-20
DESIGNED BY: NAS
DRAWN BY: MLR/JMS
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD21038

SHEET NUMBER#:
A1.3



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

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ORZO RESIDENCE - LOT 5
ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

ROOF PLAN

DATE: 2021-04-20
DESIGNED BY: NAS
DRAWN BY: MLR/JMS
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KDJ21038

SHEET NUMBER#:
A1.4

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

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

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REVISIONS:
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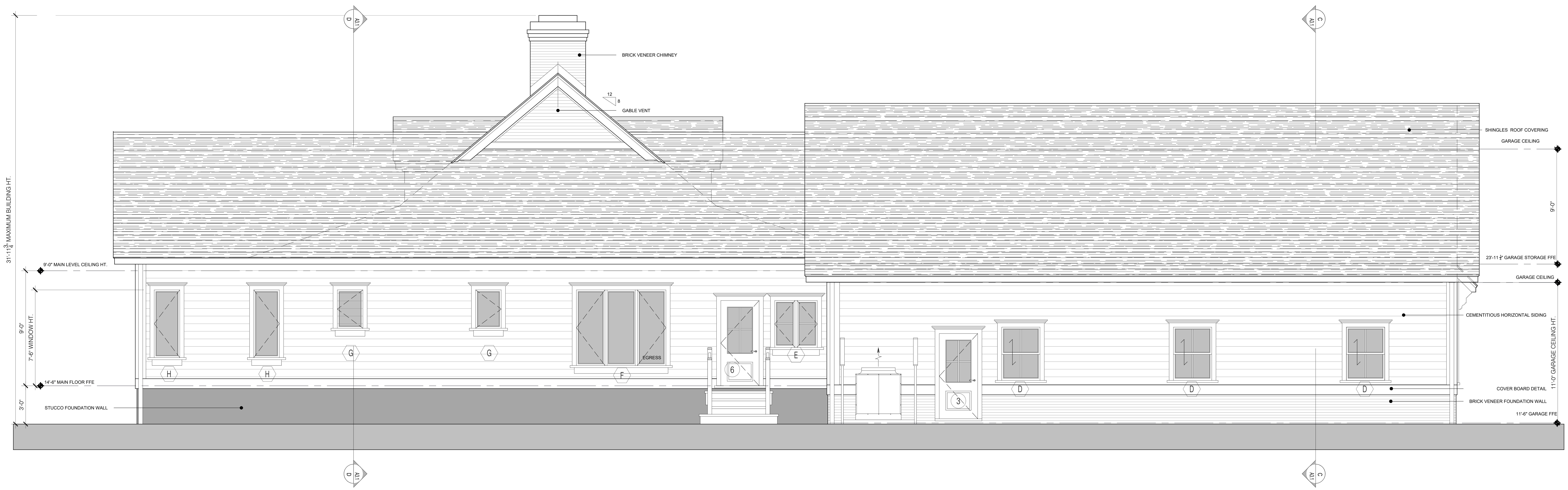
ORZO RESIDENCE - LOT 5
ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

EXTERIOR ELEVATIONS - FRONT AND REAR

DATE: 2022-04-20
DESIGNED BY: NAS
DRAWN BY: MLR/JMS
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD21038

SHEET NUMBER#:
A2

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



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

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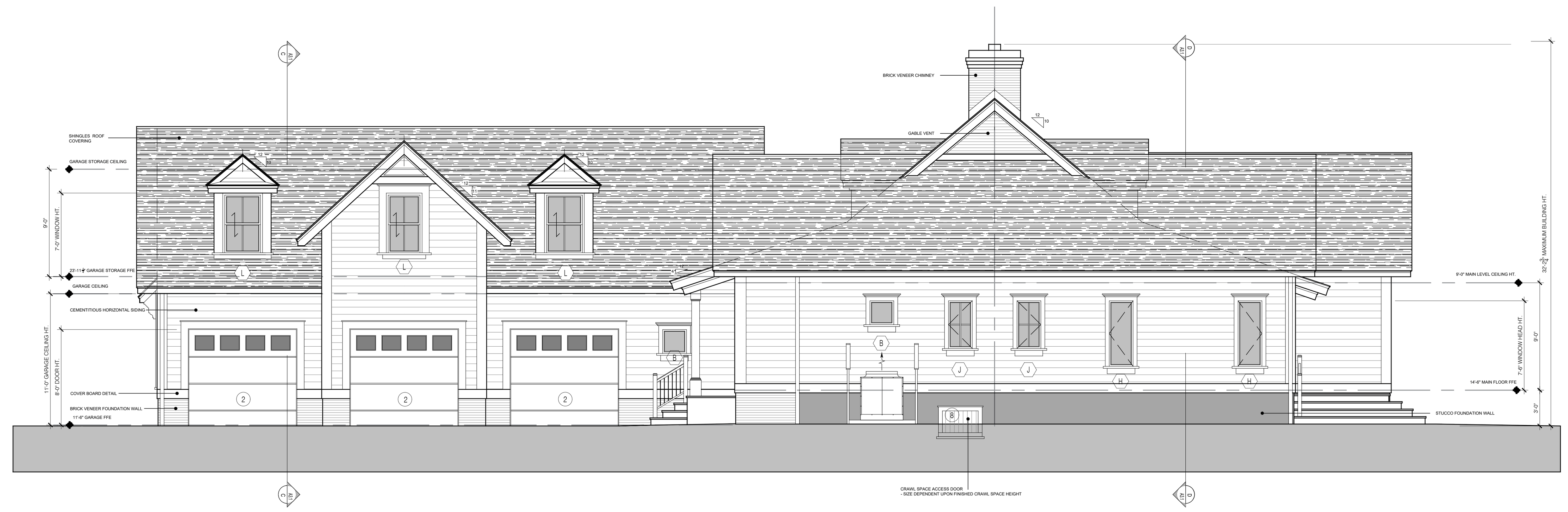
ORZO RESIDENCE - LOT 5
ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

EXTERIOR ELEVATIONS - LEFT AND RIGHT - SIDE

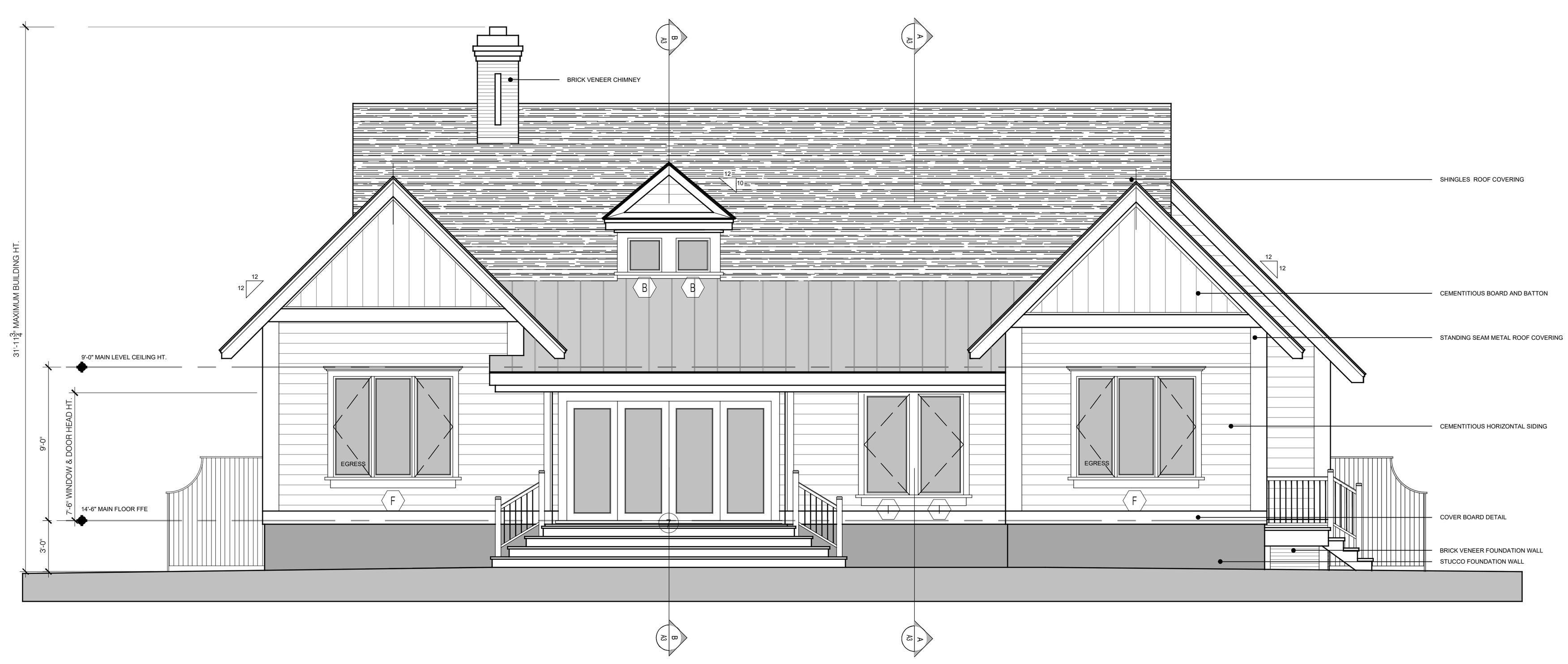
DATE: 2022-04-20
DESIGNED BY: NAS
DRAWN BY: MLR/JMS
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD21038

SHEET NUMBER#:
A2.1

FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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REVISIONS:
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ORZO RESIDENCE - LOT 5

ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

EXTERIOR ELEVATIONS - ALL SIDES

DATE: 2022-04-20
DESIGNED BY: NAS
DRAWN BY: MLR/JMS
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD21038

SHEET NUMBER#:
A2.2

INSULATION SPEC.

RIGID R-10 FOAM AT THE PERIMETER OF THE CONDITIONED CRAWL SPACE.
1" CLOSED CELL SPRAY FOAM AT THE BAND JOIST IN THE CRAWL SPACE.
1" CLOSED CELL SPRAY FOAM WITH R-19 UNFACED BATT WALL INSULATION.
R-19 KRAFT FACED BATT OVERHANG INSULATION.
R-38 OPEN CELL FOAM INSULATION AT THE ROOFLINE.
R-19 OPEN CELL FOAM INSULATION TO THE GARAGE CEILING.
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SOUND INSULATION - R-11 UNFACED BATT IN THE WALLS AND R-19 UNFACED BATT IN THE FLOORS.
OPEN CELL SPRAY FOAM TO ALL TRAPS AND DRAINS.
INSTALL STOPS AT VENTS.
HILITI NO WARP FOAM TO WINDOWS AND DOORS.
SEAL AND CAULK ALL WINDOWS, DOORS, AND PENETRATIONS.
INSTALL WMP AIR BARRIER PAPER TO OPEN WALLS.

BUILDING SECTION - A

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

INSULATION SPEC.

RIGID R-10 FOAM AT THE PERIMETER OF THE CONDITIONED CRAWL SPACE.
1" CLOSED CELL SPRAY FOAM AT THE BAND JOIST IN THE CRAWL SPACE.
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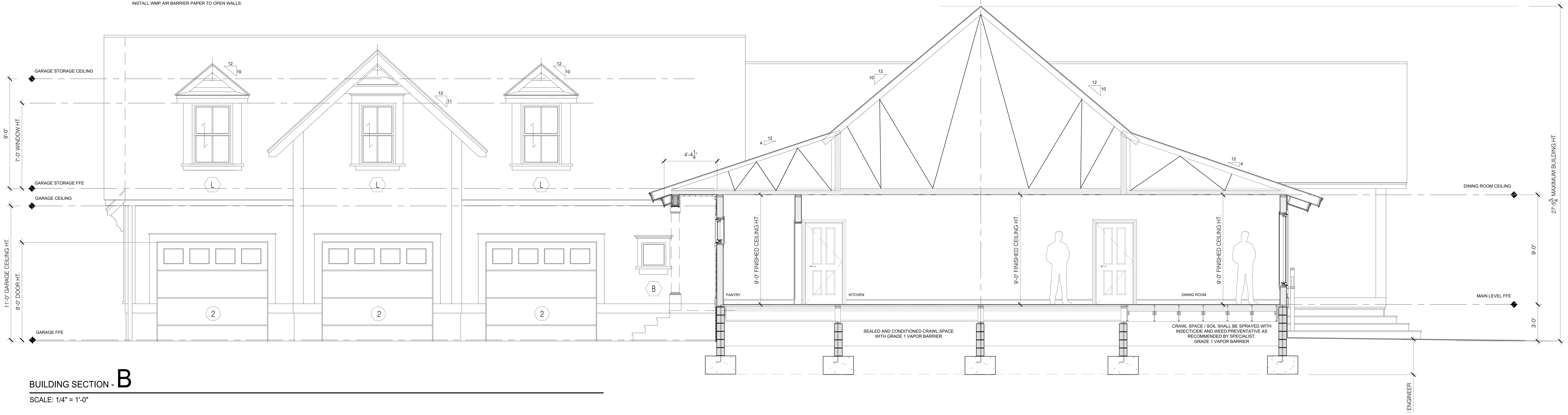

BUILDING SECTION - B

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

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REVISIONS:
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ORZO RESIDENCE - LOT 5

ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

CONSTRUCTION BUILDING SECTIONS

DATE: 2021-20-22
DESIGNED BY: NAS
DRAWN BY: JMS
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD21038

SHEET NUMBER#:
A3

INSULATION SPEC.

RIGID R-10 FOAM AT THE PERIMETER OF THE CONDITIONED CRAWL SPACE.
1" CLOSED CELL SPRAY FOAM AT THE BAND JOIST IN THE CRAWL SPACE.
1" CLOSED CELL SPRAY FOAM WITH R-19 UNFACED BATT WALL INSULATION.
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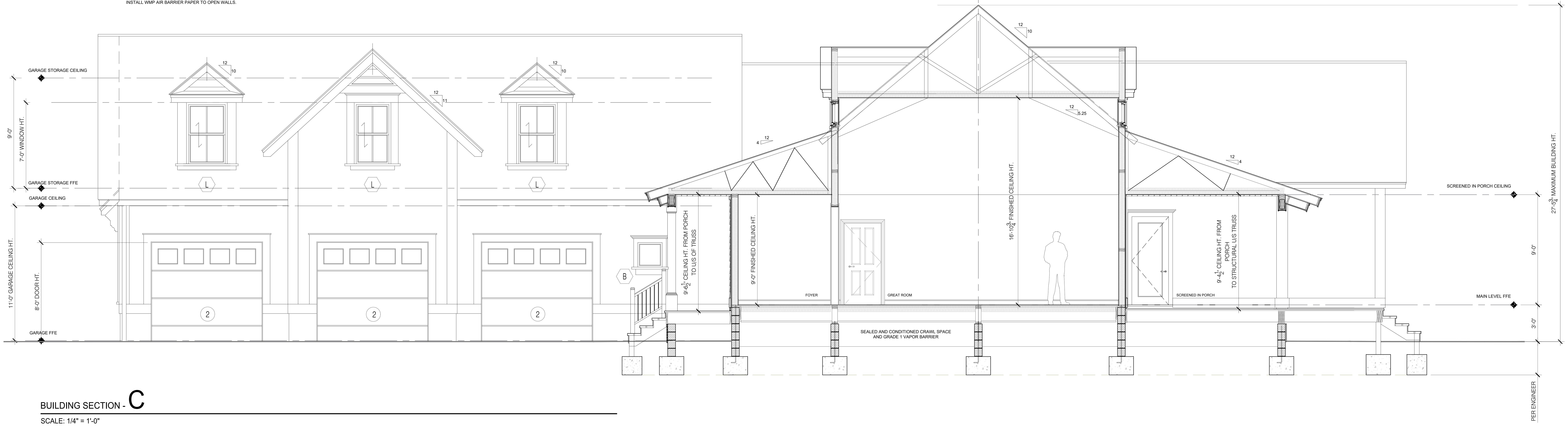
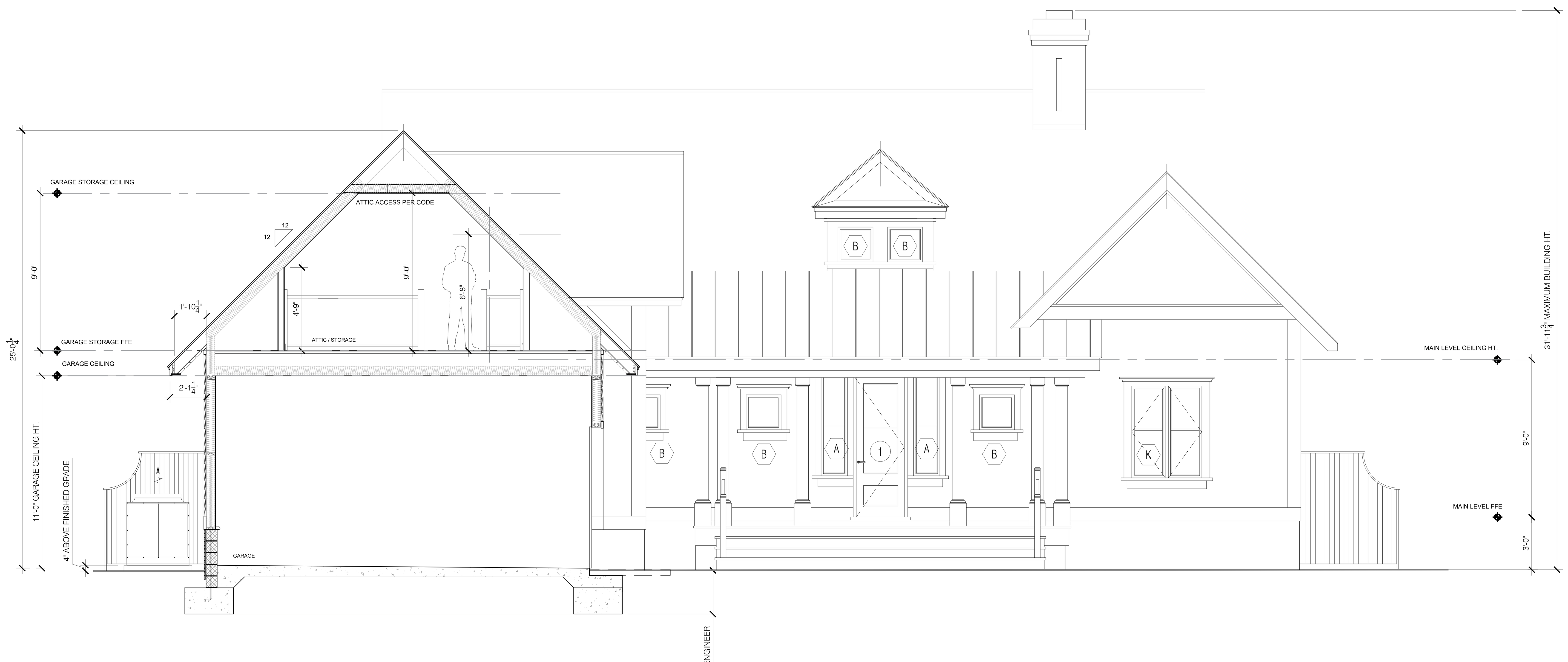


BUILDING SECTION - C

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



BUILDING SECTION - D

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

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REVISIONS:
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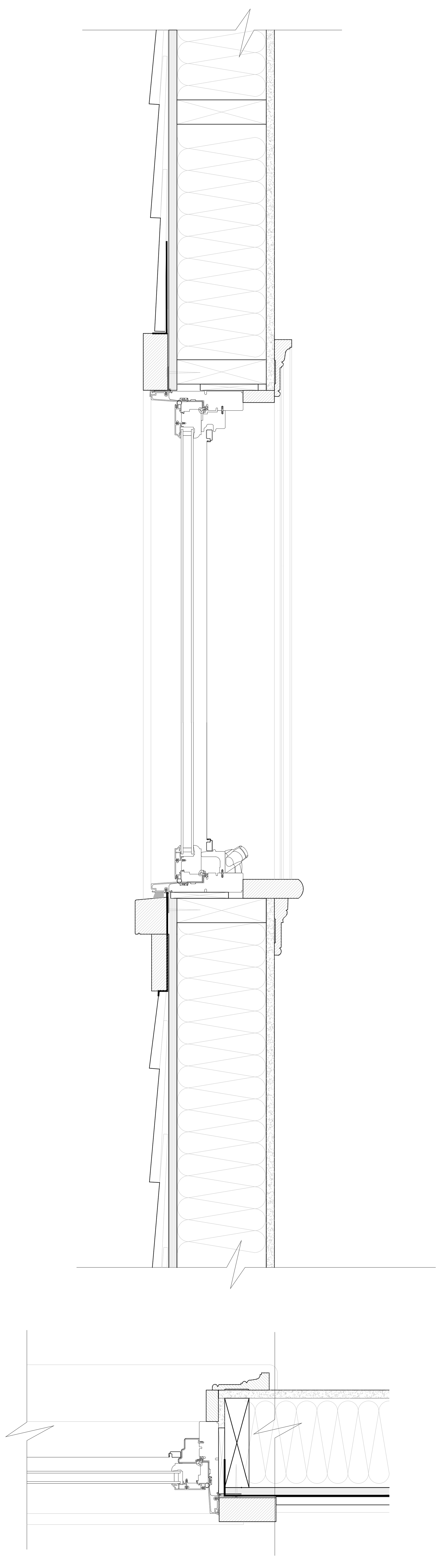
REV B: 05.03.22 GARAGE WINDOW STREET-SIDE REVISED
REV C: 05.09.2022 RAISED SLAB REMOVED FROM REAR SCREENED PORCH

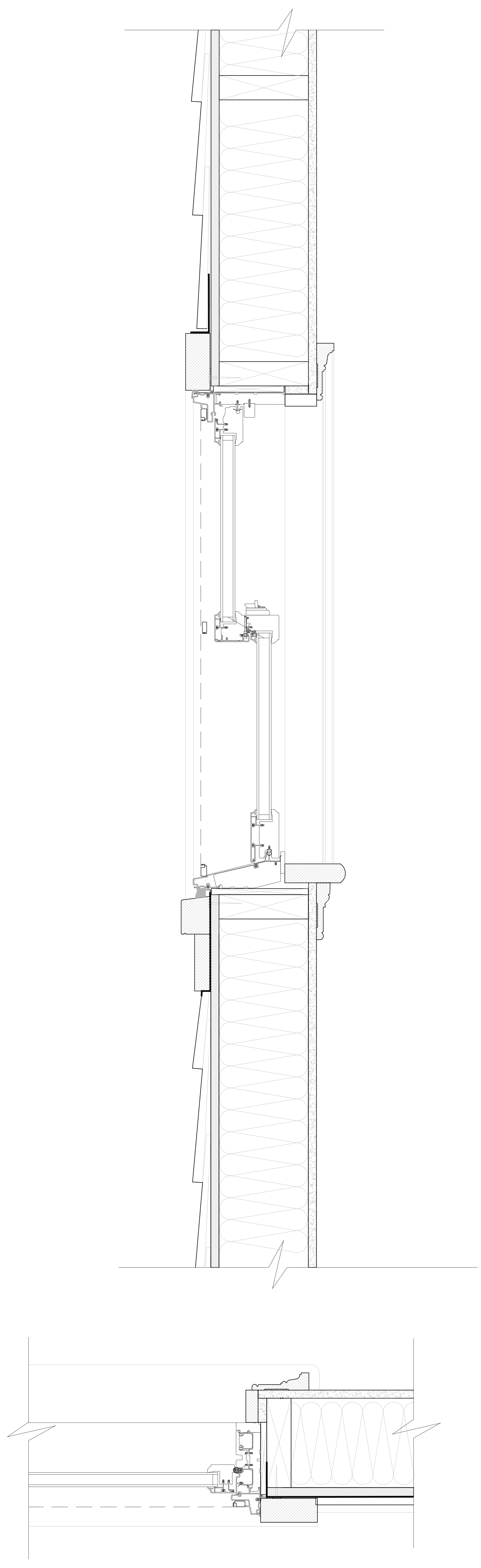
ORZO RESIDENCE - LOT 5
ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

CONSTRUCTION BUILDING SECTIONS

DATE: 2022-04-20
DESIGNED BY: NAS
DRAWN BY: JMS
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD21038

SHEET NUMBER#:
A3.1





CASEMENT

DOUBLE HUNG

BUILDING DETAIL - A. WINDOW HEAD & SILL SECTIONS

SCALE: 3" = 1'-0"

DATE: 2021-11-22
DESIGNED BY: NAS
DRAWN BY: JMS
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD21038

SHEET NUMBER#:
A3.2

ORZO RESIDENCE - LOT 5

ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

CONSTRUCTION BUILDING SECTIONS

REVISIONS:
REV A: 03-29-22 REDESIGN
REV B: 05.03.22 GARAGE WINDOW STREET-SIDE REVISED

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

150 SOUTH PAGE STREET
SOUTHERN PINES, NC 28387
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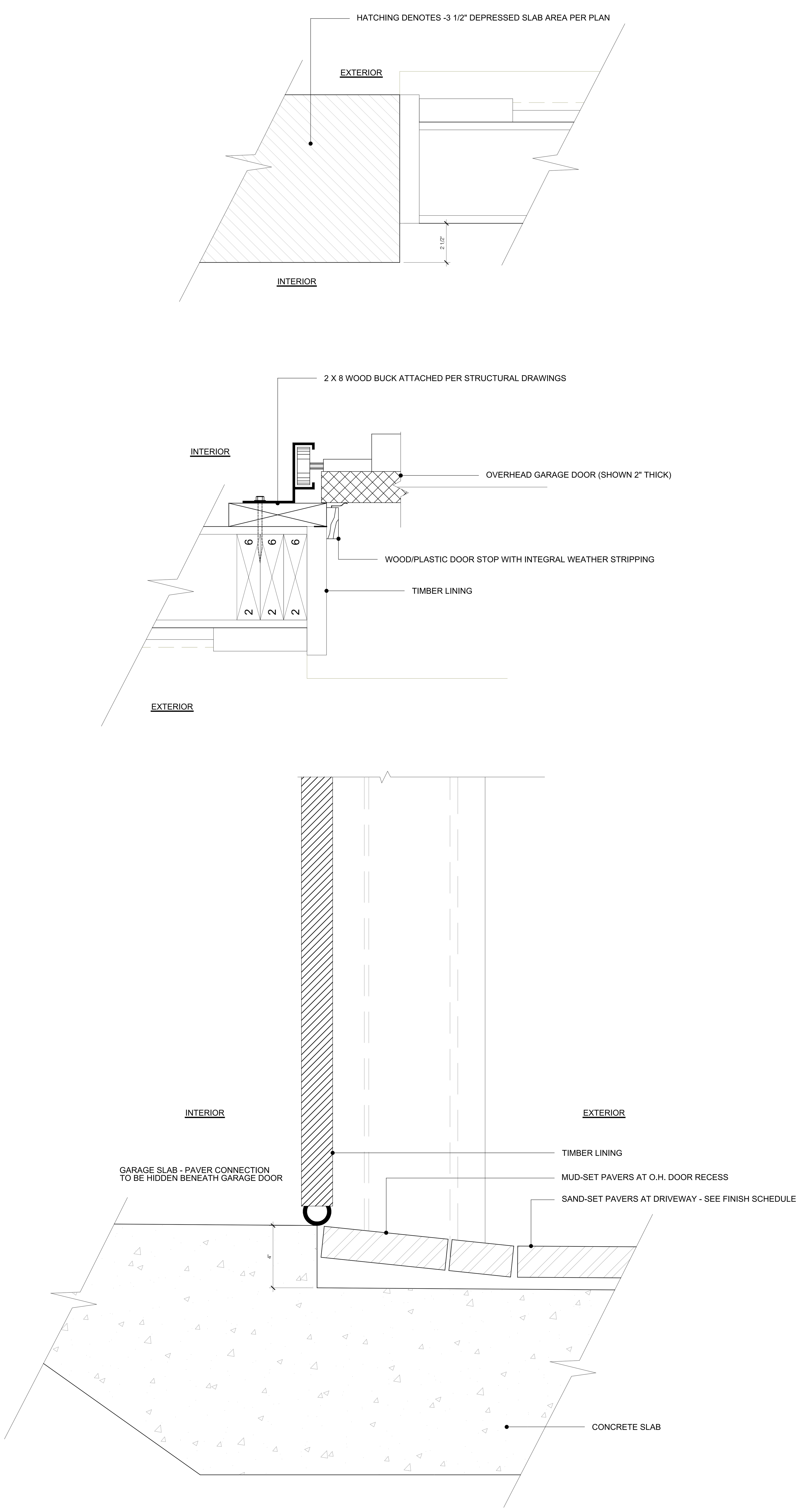

BUILDING DETAIL - B. GARAGE DOOR THRESHOLD AND FRAME DETAILS
SCALE: 3" = 1'-0"

DATE: 2021-04-22
DESIGNED BY: NAS
DRAWN BY: JMS
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD21038

SHEET NUMBER#:
A3.3

ORZO RESIDENCE - LOT 5
ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

CONSTRUCTION BUILDING SECTIONS

REVISIONS:
REV A: 03-29-22 REDESIGN
REV B: 05.03.22 GARAGE WINDOW STREET-SIDE REVISED

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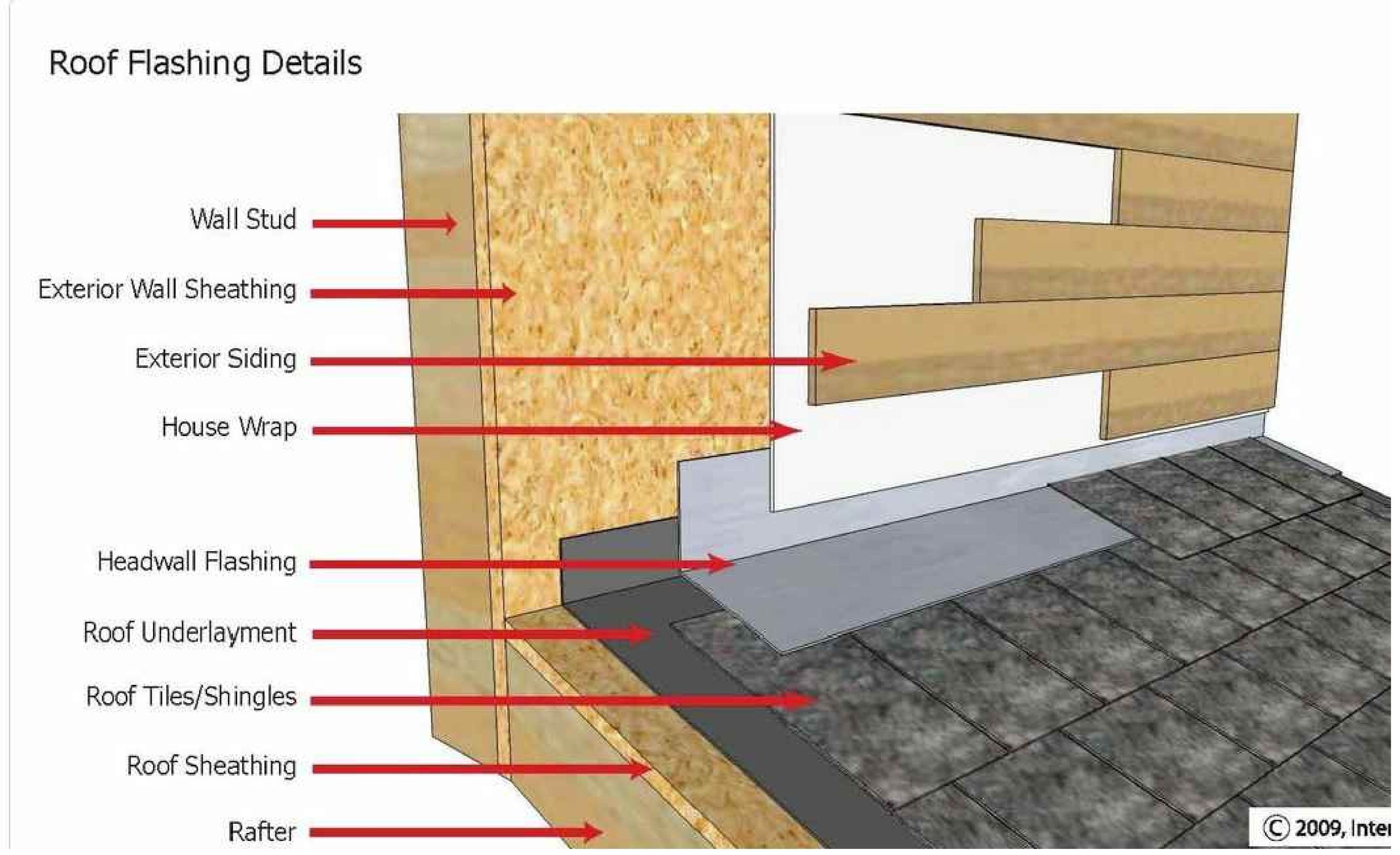
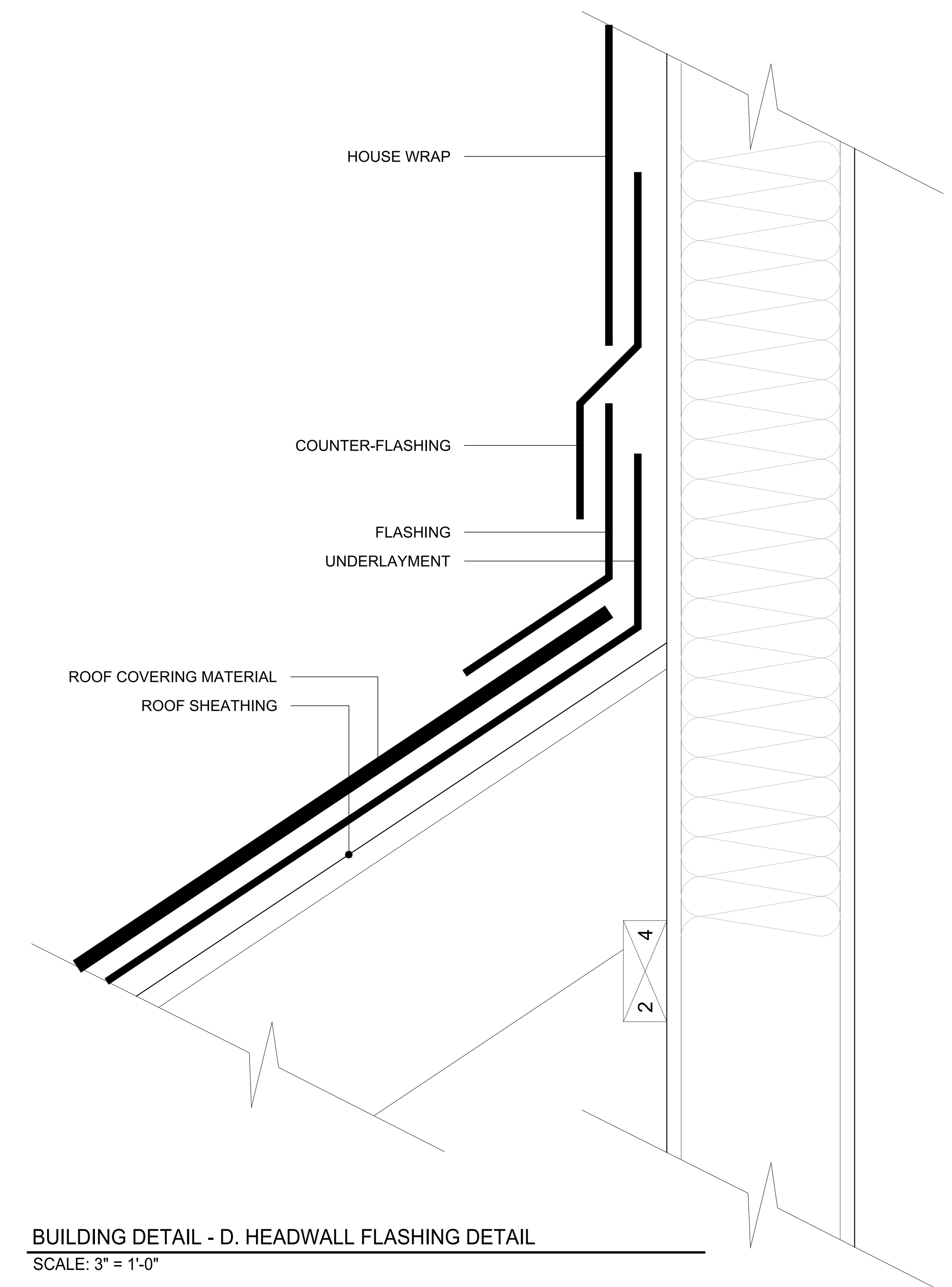
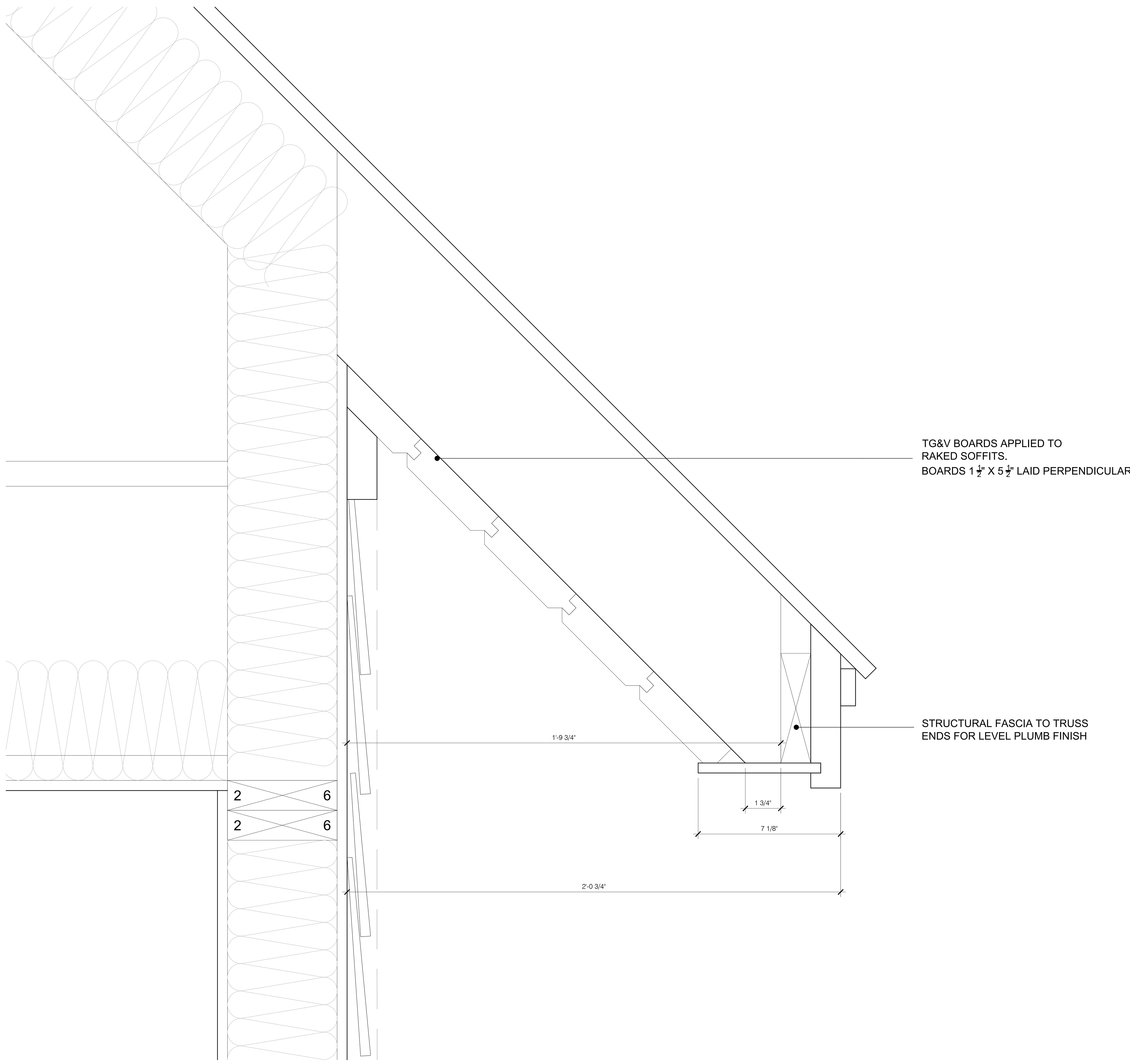
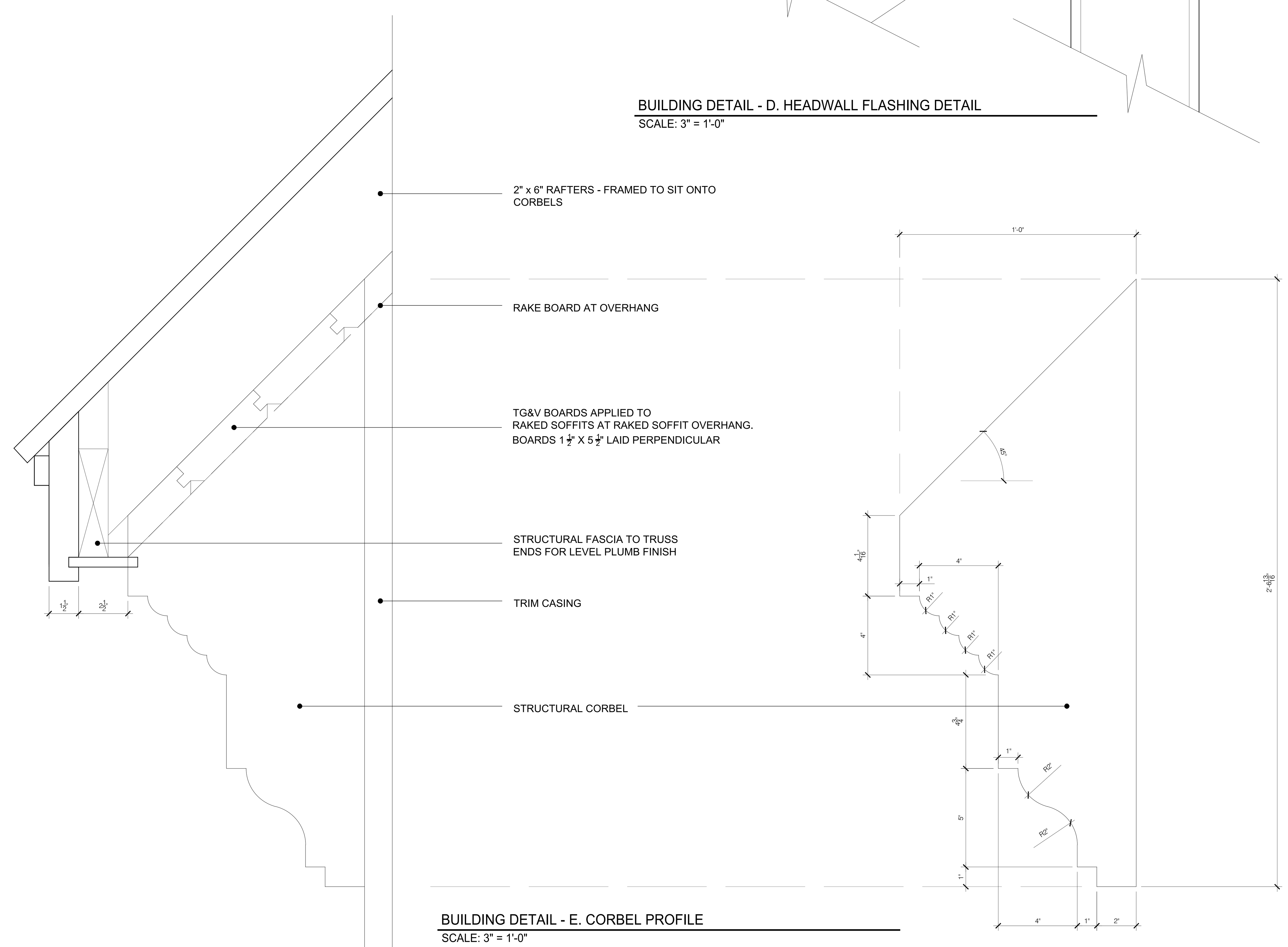




BUILDING DETAIL - D. HEADWALL FLASHING DETAIL
SCALE: 3" = 1'-0"



BUILDING DETAIL - C. RAKED / SLOPED EAVES DETAILS
SCALE: 3" = 1'-0"



BUILDING DETAIL - E. CORBEL PROFILE
SCALE: 3" = 1'-0"

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REVISIONS:
REV A: 03-29-22 REDESIGN
REV B: 05.03.22 GARAGE WINDOW STREET-SIDE REVISED

ORZO RESIDENCE - LOT 5
ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

CONSTRUCTION BUILDING SECTIONS

DATE: 2022-04-20
DESIGNED BY: NAS
DRAWN BY: JMS
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD21038

SHEET NUMBER#:
A3.4

WINDOW SCHEDULE

WINDOWS: MARVIN SIGNATURE COLLECTION - 'ELEVATE' (WOOD / ALUMINUM CLAD).

MARK	SIZE (WxH)	WINDOW TYPE	LOCATION	NOTES
A	1'-6" X 5'-11 1/8" (FS)	FIXED	FRONT ENTRY / FOYER	
B	2'-0" X 1'-11 1/8 " (FS)	FIXED	LIVING ROOM, PANTRY, M. BATHROOM, POWDER, GARAGE	
C	3'-11 1/2" X 5'-3 3/4" (FS)	DOUBLE HUNG	GARAGE	
D	3'-1 1/2" X 4'- 3 3/4" (FS)	DOUBLE HUNG	GARAGE, LOFT OVER GARAGE	
E	3'-4" X 3'-7 1/4" (FS)	CASEMENT	LAUNDRY	
F	7'-0" X 5'-11 1/8" (FS)	CASEMENT	MASTER BED ROOM, GUEST SUITE 1, GUEST SUITE 2	EGRESS.
G	2'-0" X 2'-11 1/8" (FS)	CASEMENT	GUEST BATH 1, GUEST BATH 2	
H	2'-0" X 5'-3 1/8" (FS)	CASEMENT	MASTER BEDROOM, GUEST SUITE 1	
I	2'-8" X 5'-11 1/8" (FS)	CASEMENT	DINING ROOM	
J	2'-0" X 3'-11 1/8" (FS)	CASEMENT	MASTER W.I.C.	
K	4'-0" X 5'-3 1/8" (FS)	CASEMENT	M. BATHROOM	
L	2'-11 1/2" X 4'-11 3/4" (FS)	DOUBLE HUNG	LOFT OVER GARAGE	

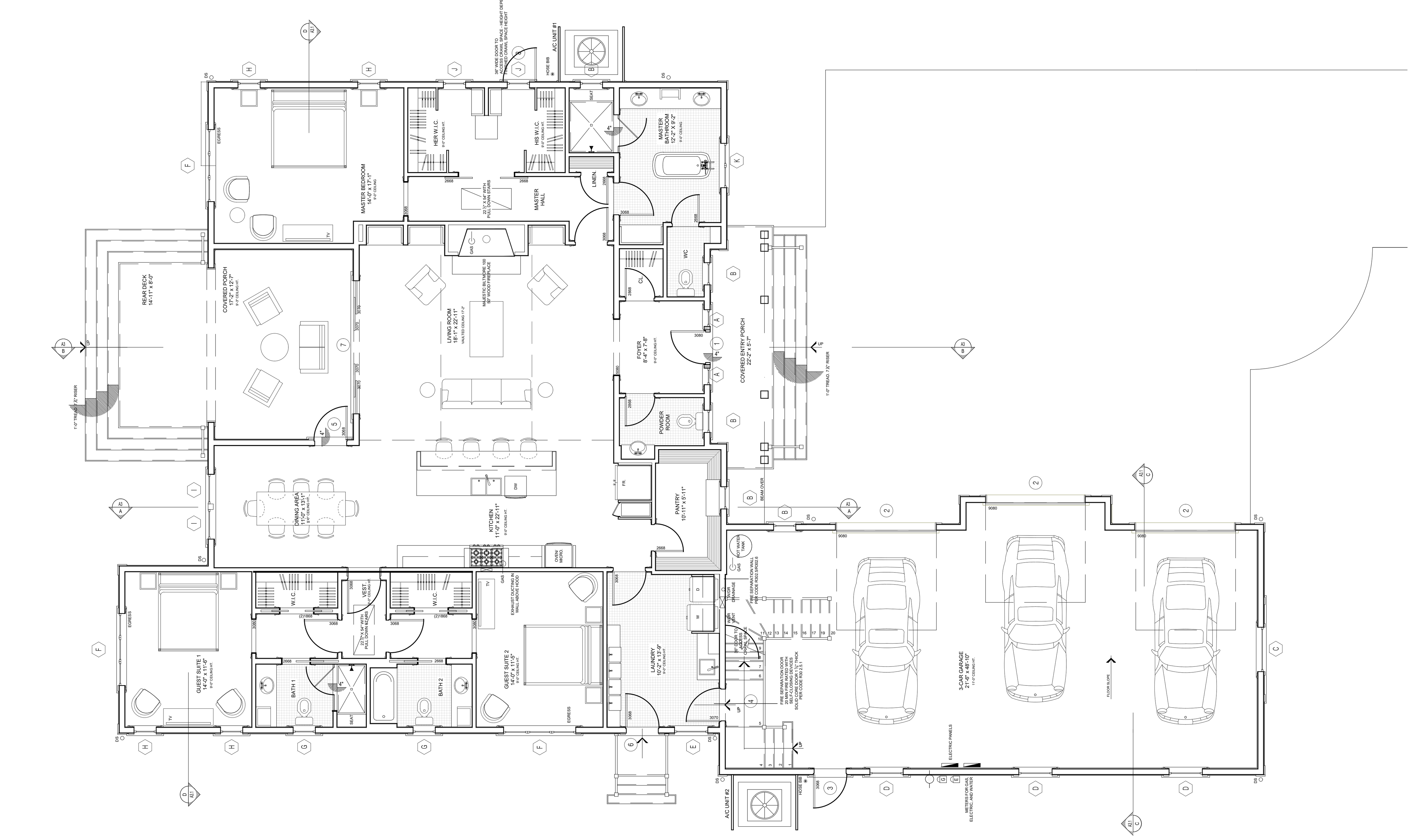
DOOR SCHEDULE

DOORS: TO BE - THERMATRU SMOOTHSTAR. (MARK 4 TO BE CONFIRMED BY CLIENT/BUILDER.)

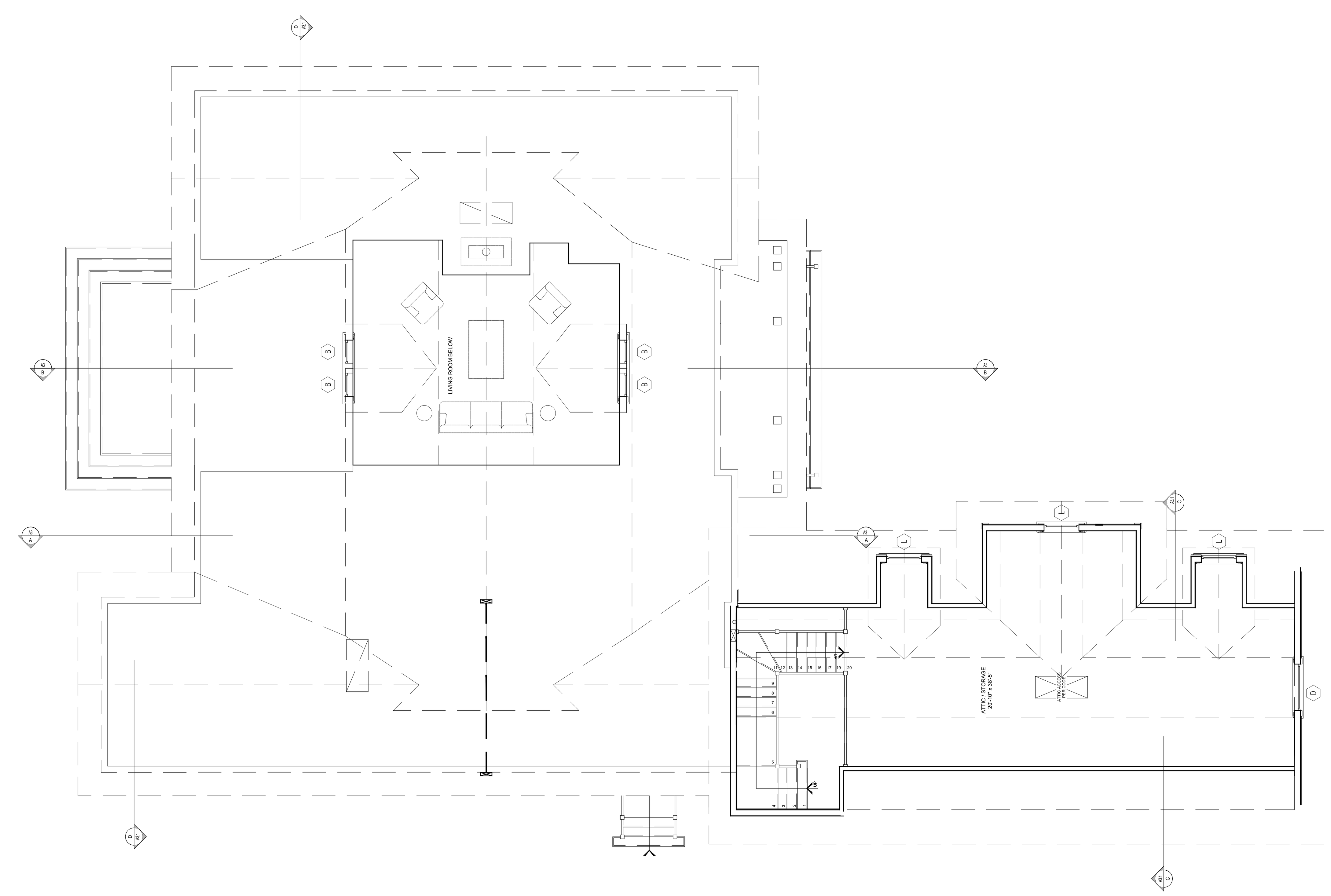
MARK	SIZE (UNIT SIZE WxH)	DOOR TYPE	LOCATION	NOTES
1	3'-1 5/8" X 8'-0"	SINGLE DOOR	FRONT ENTRY	
2	9'-0" X 8'-0" (3)	UP AND OVER	GARAGE	
3	3'-1 5/8" X 6'-8"	SINGLE	GARAGE	
4	3'-1 5/8" X 6'-8"	SINGLE	LAUNDRY / GARAGE	20 MIN. FIRE SEPARATION DOOR W/ SELF-CLOSING DEVICE.
5	3'-1 5/8" X 6'-8"	SINGLE	DINING ROOM	
6	3'-1 5/8" X 6'-8"	SINGLE	LAUNDRY	
7	12'-0" X 7'-0"	QUAD.	LIVING ROOM	INNER DOORS SLIDE EXTERNALLY OVER FIXED SIDE DOORS.
8	3'-0" WIDE	SINGLE	CRAWL SPACE ACCESS	DOOR HEIGHT IS SUBJECT TO FINISHED CRAWL SPACE HEIGHT

EXTERIOR OPENING NOTES:

1. FRONT ENTRANCE DOOR SHALL BE THERMATRUE UNLESS OTHERWISE NOTED.
2. ALL WINDOWS SHALL BE MARVIN SIGNATURE COLLECTION - 'ELEVATE' UNLESS OTHERWISE NOTED.
3. ALL WINDOWS IN SHOWERS, IF REQUIRED, SHALL BE MARVIN WET WINDOWS.
4. ALL SINGLE DOORS SHALL BE THERMATRU SMOOTHSTAR UNLESS OTHERWISE NOTED.
5. ALL GARAGE DOORS SHALL BE AMARR CARRIAGE HOUSE DOORS UNLESS OTHERWISE NOTED.
6. CONTRACTORS TO VERIFY ALL WINDOW & DOOR OPENINGS WITH MANUFACTURERS SPECIFICATIONS PRIOR TO PLACEMENT OF BUCKS.
7. SEE STRUCTURAL DRAWINGS OR WINDOW SPEC'S FOR CODE WIND DESIGN PRESSURES.
8. PROVIDE THRESHOLD & WEATHER-STRIPPING AT ALL EXTERIOR DOORS.
9. ALL EGRESS WINDOWS SHALL PROVIDE A MIN NET CLEAR AREA OPENING OF 5.7 SQ FT (24"H x 20" W) & SILLS NO HIGHER THAN 44" ABOVE FINISHED FLOOR IN ACCORDANCE WITH FBC R-310.
10. ANY OPERABLE WINDOW MORE THAN 72" ABOVE GRADE SHALL HAVE A MIN SILL HEIGHT OF 24" PER FBC R 312.21.



MAIN FLOOR
SCALE: 1/8" = 1'-0"



UPPER FLOOR
SCALE: 1/8" = 1'-0"

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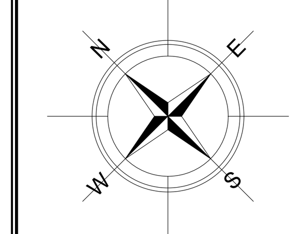


ORZO RESIDENCE - LOT 5
ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

WINDOW AND DOOR SCHEDULES

DATE: 2021-04-22
DESIGNED BY: NAS
DRAWN BY: MLR
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD21038

SHEET NUMBER#:
A4

GENERAL ELECTRICAL NOTES:

1. THE ENTIRE INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE BUILDING CODE, THE PROVISIONS OF NFPA AND OF ALL LOCAL CODES, RULES AND ORDINANCES HAVING JURISDICTION.
2. AS A MINIMUM, ALL EQUIPMENT SHALL MEET APPLICABLE STANDARDS, FOR TYPE OF EQUIPMENT AND INTENDED USE, OF THE FOLLOWING:
   A.) AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
   B.) ILLUMINATING ENGINEERS SOCIETY (IES)
   C.) AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
   D.) NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
3. IT SHALL BE UNDERSTOOD THAT ALL WORK PERFORMED SHALL BE BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. SAID CONTRACTOR SHALL MEET ALL REQUIREMENTS SET FORTH BY ANY LOCAL ORDINANCE AND GOVERNING AUTHORITIES.
4. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
5. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL LIGHTING PRODUCT SHOWN ON DESIGN DOCUMENTS:
   A.) ALL 120 VOLT WIRE AND WIRING.
   B.) ALL LOW VOLTAGE SUPPLY & CONTROL EQUIPMENT WIRING FOR "SINGLE-COLOR" LED LIGHTING FIXTURES.
   C.) ALL LOW VOLTAGE SUPPLY, CONTROL & COMMUNICATION (DMX) WIRING FOR "RGB" (COLOR-CHANGING) LIGHTING FIXTURES.
6. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECESS CLOCK BOX RECEPTACLES, RECEPTACLES, FLOOR BOXES, J-BOXES, POWER PANELS AND OTHER MISC. ELECTRICAL DEVICES TO MAKE A WORKING SYSTEM.
7. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY AND ALL CONDUIT RUNS.
8. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING FINAL LOCATION FOR ALL FLOOR BOXES WITH OWNER PRIOR TO ROUGH-IN.
9. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING MOUNTING HEIGHTS FOR ALL DECORATIVE FIXTURES WITH OWNER AND PROVIDE APPROPRIATE BRACING FOR ALL CHANDELIERS AND CEILING FANS.
10. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR:
    A.) N.E.C. LOCAL AND STATE CODES AND MUST NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES PRIOR TO SAFE INSTALLATION PRACTICES.
    B.) VERIFY THE USE OF IC RATED AND NON-IC RATED FIXTURE HOUSINGS PRIOR TO INSTALLATION AND ENSURE INSULATION IS KEPT 3 INCHES AWAY FROM NON-IC RATED FIXTURE HOUSINGS.
    C.) VERIFY THE USE OF AFCI BREAKERS.
    D.) PROVIDING SECONDARY LOW VOLTAGE FEEDS FROM TRANSFORMERS WITH FUSE PROTECTION. USING A MINIMUM OF 10 GAUGE WIRE, SECONDARY LOW VOLTAGE FEEDS SHOULD NOT EXCEED 600 WATTS FOR 24 VOLTS - OR - 300 WATTS FOR 12 VOLTS.
    E.) INSTALLING LIGHTING AND LIGHTING CONTROL PRODUCT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
11. ELECTRICAL CONTRACTOR WILL NOT SUBSTITUTE ANY FIXTURES WITHOUT PRIOR APPROVAL AND WILL NOTIFY GENERAL CONTRACTOR OF ANY CONFLICTS ENCOUNTERED. ANY DEVIATION FROM SCHEDULES OR PLANS MUST BE SUBMITTED IN WRITING.
12. ELECTRICAL CONTRACTOR WILL NOT MAKE ANY CHANGES TO THE LIGHTING CONTROL SCHEDULES, LOAD WIRING, OR PANEL LOCATIONS WITHOUT NOTIFYING GENERAL CONTRACTOR.
13. ELECTRICAL CONTRACTOR WILL NOT MAKE ANY CHANGES TO LIGHTING FIXTURE PLACEMENT WITHOUT NOTIFYING GENERAL CONTRACTOR. IN THE EVENT THAT STRUCTURAL OR MECHANICAL ELEMENTS PREVENT LOCATING FIXTURE PER PLANS, THE ELECTRICAL CONTRACTOR SHALL GET APPROVAL FROM GENERAL CONTRACTOR PRIOR TO RELOCATING FIXTURE.
14. ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR REPLACEMENT COST OF ANY LIGHTING EQUIPMENT DAMAGE DUE TO MIS-WIRING AND PROVIDE THE LABOR NECESSARY TO REPLACE ANY FAILED OR DEFECTIVE LIGHTING EQUIPMENT WITHIN THE ONE-YEAR WARRANTY.
15. ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR SAFE STORAGE OF EQUIPMENT RECEIVED INCLUDING THE REPLACEMENT COST OF ANY LOST OR STOLEN MATERIALS AFTER SIGNING OF DELIVERY TICKET.
16. ELECTRICAL CONTRACTOR SHALL MAINTAIN A RED LINED DRAWING SET AND PROVIDE A COPY TO GENERAL CONTRACTOR AT TRIM PHASE.
17. ELECTRICAL CONTRACTOR SHALL INSTALL 40 WATT MINIMUM LAMP ON SOCKET WITH PIGTAIL ON ANY J-BOX WHERE DECORATIVE FIXTURE IS NOT INSTALLED AT THE TIME OF LIGHTING CONTROL SYSTEM STARTUP.
18. IF APPLICABLE: UNLESS OTHERWISE NOTED, RECEPTACLES SHOWN ON PLAN ARE FOR LIGHTING PURPOSES ONLY. HALF-SWITCHED, HORIZONTALLY MOUNTED RECEPTACLES SHALL HAVE THE RIGHT SIDE SWITCHED. VERTICALLY MOUNTED RECEPTACLES SHALL HAVE THE BOTTOM SIDE SWITCHED. HALF-SWITCHED RECEPTACLES SHALL BE SUPPLIED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
19. ELECTRICAL CONTRACTOR TO LAMP PER FIXTURE SCHEDULE. FINAL LAMP AIMING AND LAMPING WILL BE DETERMINED AT A FINAL ADJUSTMENT DATE. GENERAL CONTRACTOR PROVIDED BY ELECTRICAL CONTRACTOR WILL MAKE ADJUSTMENTS DURING A DAYTIME AND EVENING INSPECTION.
20. ELECTRICAL CONTRACTOR SHALL KEEP ALL AREAS WHERE WORK IS BEING PERFORMED FREE FROM DEBRIS AT ALL TIMES AND SAID AREAS SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.
21. ALL CONDUCTORS SHALL BE COPPER, TYPE THHN/THWN EXCEPT WHERE OTHERWISE REQUIRED BY U.L. OR CODES. MINIMUM WIRE SIZE SGAKK VE #12 AWG EXCLUDING CONTROL WIRING.
22. ALUMINUM CONDUCTORS ARE PERMITTED AS ALLOWED BY CODE.
23. ALL CONDUITS SHALL BE GALVANIZED RIGID STEEL (GRS) EXCEPT THAT:
    A.) PVC CONDUITS MAY BE USED UNDERGROUND PROVIDED ELBOWS AND RISERS ARE GRS, WHERE SUBJECT TO PHYSICAL DAMAGE.
    B.) ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, DAMP OR CORROSIVE CONDITIONS.
    C.) LIQUID TIGHT FLEXIBLE CONDUIT WHERE REQUIRED.
    D.) FLEXIBLE METALLIC CONDUIT WHERE REQUIRED IN DRY LOCATIONS ONLY.
24. THE CONTRACTOR SHALL NOT SCALE THE ELECTRICAL DRAWINGS, REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT UNLESS NOTED BY INTERIOR DESIGNER.
25. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR FOR THE ADVANCED ORDERING OF LONG LEAD TIME ITEMS, AS TO NOT INTERFERE WITH THE PRODUCTION OF OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME. THE CONTRACTOR SHALL NOT ORDER ANY ITEMS UNTIL APPROVED SHOP DRAWINGS ARE RETURNED TO HIM.
26. ALL CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. THE EXACT ROUTING SHALL BE DETERMINED IN THE FIELD. UNLESS NOTED OTHERWISE.
27. WHERE CORE DRILLING OF FLOORS/WALLS IS REQUIRED, THE CONTRACTOR SHALL SEAL OPENINGS WATERTIGHT AFTER UTILITIES HAVE BEEN INSTALLED. LOCATION OF CORED HOLES SHALL COORDINATE WITH LOCATION OF EQUIPMENT IN A MANNER THAT IS CLEAN AND FUNCTIONAL. THE CONTRACTOR SHALL INSTALL ONLY ONE CONDUIT PER HOLE AND SEAL THE OPENING AROUND THE CONDUIT.
28. PROVIDE FIRE RETARDANT U.L. APPROVED SEALANT ON ALL PENETRATIONS, WALLS AND STRUCTURAL SLABS. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY PRIOR TO SUBMITTING BID, THE LOCATIONS OF ALL SUCH FIRE RATED PARTITIONS, WALLS, AND STRUCTURAL SLABS.
29. ALL DISCONNECT SWITCHES SHALL BE SIZED BY NEC REQUIREMENTS TO ACCOMMODATE EQUIPMENT SERVED, INCLUDING REQUIRED FUSES U.O.N. SWITCHED SHALL BE HORSEPOWER RATED FOR MAX. HORSEPOWER, HEAVY DUTY TYPE.
30. THE CONTRACTOR SHALL VERIFY CIRCUIT PROTECTIVE DEVICE RATINGS FOR EQUIPMENT PRIOR TO INSTALLATION.
31. ALL FUSES SHALL BE CURRENT LIMITING, PER U.L., RATED 600V. OR 250V. AS REQUIRED, WITH:
    A.) NON TIME DELAY FUSES IN MAIN SWITCHED AND SWITCHES FEEDING PANELS.
    B.) TIME DELAY FUSES FOR MOTOR AND HVAC CIRCUITS.
32. WIREWAYS SHALL BE SIZED AS REQUIRED, PER NEC, U.O.N.
33. ALL CIRCUIT BREAKERS SHALL BE INVERSE TIME TYPE (THERMAL-MAGNETIC). TWO AND THREE POLE CIRCUIT BREAKERS SHALL BE COMMON TRIP. TIE HANDLES ARE NOT PERMITTED.
34. ALL ELECTRICAL EQUIPMENT SHALL BE RAINTIGHT (NEMA 3R) WHERE EXPOSED TO THE WEATHER. ALL FLEX CONDUITS CONNECTED TO SUCH EQUIPMENT SHALL BE LIQUIDTIGHT.
35. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES AS REQUIRED FOR OTHER CLASSIFIED AREAS. U.O.N.
36. ALL CONNECTIONS TO GROUND RODS SHALL BE MADE WITH U.L. APPROVED WELDED CONNECTIONS, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL FORM A GROUNDING ELECTRODE SYSTEM AS PER NEC 250-50.
37. PROPER PLASTER RINGS SHALL BE USED WITH OUTLETS BOXES. PLASTER RINGS SHALL BE A MAXIMUM OF $\frac{1}{8}$" FROM THE FINISHED SURFACE OF THE DRYWALL AFTER THE DRYWALL IS INSTALLED. PROPER COORDINATION BETWEEN THE ELECTRICAL CONTRACTOR AND THE GENERAL CONTRACTOR FOR RING INSTALLATION IS REQUIRED. NO "GOOF" RINGS WILL BE ALLOWED. ALL OUTLET BOXES SHALL BE SECURELY FASTENED. ANY AND ALL IMPROPERLY INSTALLED PLASTER RINGS OR OUTLET BOXES SHALL BE REMOVED AND A NEW RING OR OUTLET INSTALLED AT THE CONTRACTOR'S EXPENSE.

ELECTRICAL DEVICES:	HEIGHT ABOVE FINISHED FLOOR:
DUPLEX RECEPTACLES ABOVE COUNTER	MUST KEEP AWAY FROM TILE BACKSPLASH IF CODE WILL ALLOW. IF REQUIRED BY CODE SPEAK TO DESIGNER FOR LOCATION.
DUPLEX RECEPTACLES	16" AFF TOP OF BOX
TELEPHONE OUTLET	16" AFF TOP OF BOX
EXTERIOR GFI DUPLEX RECEPTACLES	12" ABOVE POOL PAVERS 18" ABOVE GRADE
GARAGE GFI DUPLEX RECEPTACLES	48" ABOVE GARAGE FLOOR
RECIRCULATING PUMP	72" ABOVE GARAGE FLOOR ADJACENT TO WATER HEATER. DEDICATED CIRCUIT
RECESSED TELEVISION COMBO BOX	72" AFF TO CENTER LINE
SWITCHES	48" AFF TO CENTER LINE
DOOR BELL BUTTON	48" AFF TO CENTER LINE
DOOR CHIME	(2) DOOR CHIMES PER HOME. ONE HALLWAY 12" FROM CEILING VERIFY IF CONFLICTS WITH CROWN. SECOND IN OUTDOOR LIVING AREA.
THERMOSTAT	54"-60" VERIFY WITH CLIENT
KITCHEN HOOD FAN WHIP	80" AFF VERIFY WITH MANUFACTURERS SPEC AND JOB SUPER
KITCHEN WALL HUNG MICROWAVE	VERIFY HEIGHT WITH CABINET DRAWINGS. DEDICATED CIRCUIT.
KITCHEN DISH WASHER DUPLEX RECEPTACLE	16" AFF TO CENTER
GARAGE DISPOSAL DUPLEX RECEPTACLE	16" AFF TO CENTER
KITCHEN RANGE/COOKTOP	PER MANUFACTURES SPECIFICATIONS. DEDICATED CIRCUIT.
KITCHEN REFRIGERATOR	PER MANUFACTURES SPECIFICATIONS. DEDICATED CIRCUIT.
WASHER/DRYER	30" AFF TO TOP OF BOX. DRYER TO HAVE DEDICATED CIRCUIT.

DECORATIVE LIGHTING:	HEIGHT ABOVE FINISHED FLOOR:
FRONT DOOR COACH LIGHTS	72" MIN. TO 84" AFF TO CENTER LINE. MUST BE VERIFIED WITH FIXTURE SELECTED.
GARAGE DOOR COACH LIGHTS	84" AFF TO CENTER LINE MUST BE VERIFIED WITH FIXTURE SELECTED.
BATHROOM VANITY LIGHTS	BAR LIGHT 80" MIN. VERIFY HEIGHT ON ID'S SCONCES 66" MIN. TO 72". VERIFY HEIGHT ON ID'S
STAIRWAY LANDING FIXTURE	84" AFF STAIR LANDING. VERIFY WITH DESIGNER.
DINING ROOM & BREAKFAST FIXTURE	64" TO THE BOTTOM OF FIXTURE. NEED TO VERIFY WITH DESIGNER.

CODE REQUIREMENTS:

- 6'-0" IN FROM ROOM CORNER PLACE FIRST OUTLET; 12'-0" ON CENTER AROUND WALLS
- NO OUTLETS ON WALLS LESS THAN 24" IN LENGTH
- SWITCH NO MORE THAN 6'-0" FROM DOOR OR ENTRANCE OF ROOM
- ALL OUTLETS CENTER ON WALL UNLESS CODE PROHIBITS

ELECTRICAL NOTES:

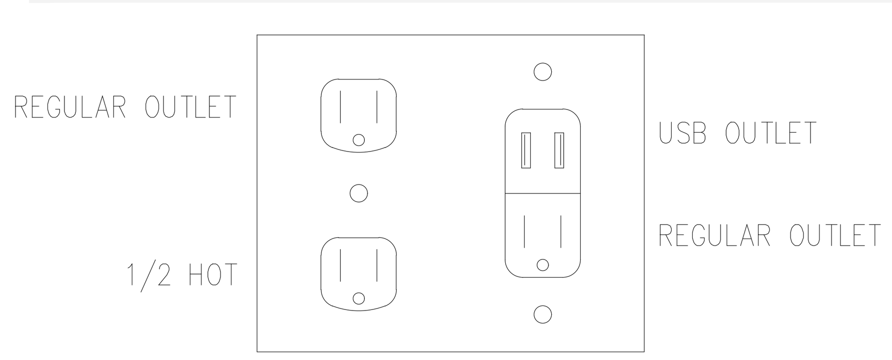
1. PROVIDE AND INSTALL CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. ALL SMOKE DETECTORS SHALL NOT BE LOCATED WITHIN THREE FEET OF A BATHROOM OR AN A/C SUPPLY.
2. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
3. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
4. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
5. ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
6. AFCI OUTLETS ARE TO BE INSTALLED IN ALL LIVING AREAS PER NEC 2008, 210.12
7. ADD OUTLET IF APPLICABLE AT POOL DECK FOR HYDROPONIC SYSTEM.
8. PROJECT WALK-THRU WITH GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR TO BE SCHEDULED PRIOR TO ELECTRICAL ROUGH-IN.
9. REFER TO CABINET DRAWINGS AND LIGHTING DETAILS FOR POWER STUB-OUT LOCATIONS FOR BUILT-IN AND CABINET LIGHTING.
10. ALL LIGHT COVED AND LIGHT POCKETS SHALL BE PAINTED WITH "FLAT" PAINT TO MINIMIZE LAMP IMAGE ELECTION.

STANDARD ELECTRICAL & LIGHTING KEY

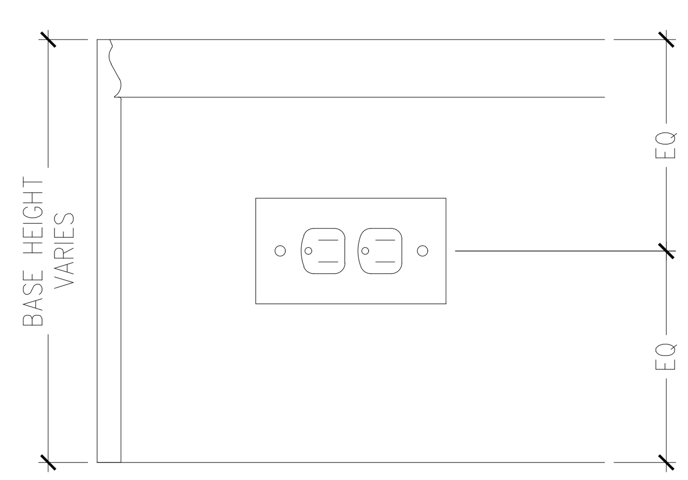
LV	WIRING CIRCUIT
	WIRING CIRCUIT LOW VOLTAGE
	LIGHTING CONTROL
	WALL SWITCH SINGLE POLE
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	FAN SWITCH
	DIMMER SWITCH
	THREE-WAY DIMMER SWITCH
	DIMMER SWITCH ON SYSTEM
	SINGLE POLE SWITCH ON SYSTEM
	PUSH BUTTON SWITCH (GARAGE DOOR)
	MOTORIZED SHADE (INTERIOR)
MS EX	MOTORIZED SHUTTERS (EXTERIOR)
DB	DOOR BELL
CH	CHIMES
	DUPLEX OUTLET
	GROUND FAULT DUPLEX OUTLET ABOVE COUNTER
GFI	GROUND FAULT INTERRUPTER DUPLEX OUTLET
WP/GFI	WEATHERPROOF GROUND FAULT DUPLEX OUTLET
	HALF-SWITCHED DUPLEX OUTLET
	DEDICATED OUTLET
220V	220 VOLT OUTLET
	FLOOR OUTLET
	HALF SWITCHED FLOOR OUTLET
	TELEPHONE/DATA-FLOOR
	CLOCK BOX-WALL
TV COMBO BOX 72" AFF	RECESSED TV COMBINATION BOX
	TELEPHONE/DATA-WALL
USB	ELECTRICAL OUTLET / USB COMBO
DTV	DTV SHOWERING SYSTEM
	KEYPAD-SYSTEM CONTROL
T	THERMOSTAT
	KEYPAD FOR ALARM
HD	HEAT DETECTOR
	EXHAUST FAN
	AV EXHAUST FAN
L	LANDSCAPE LIGHTING (POWER/SWITCH LEG)
SD	CARBON MONOXIDE/SMOKE DETECTOR COMBINATION UNIT
S	SPEAKER (OPTIONAL)
	GARBAGE DISPOSAL
DO	ELECTRIC DOOR OPERATOR (GARAGE)
	CAMERA

	WHIP FOR LIGHTING
	3" RECESSED INCANDESCENT CEILING LIGHT
	4" RECESSED INCANDESCENT CEILING LIGHT
	5" RECESSED INCANDESCENT CEILING LIGHT
VP2	5" VAPOR PROOF INCANDESCENT RECESSED CEILING LIGHT
RJB	JUNCTION BOX REINFORCED CEILING MOUNT
	CEILING JUNCTION BOX
SM	SURFACE MOUNTED INCANDESCENT CEILING LIGHT
D	PENDANT LIGHT
D	CHANDELIER (REINFORCED CEILING MOUNT)
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
DEX	DECORATIVE EXTERIOR SCONCE
LED	AIMABLE RECESSED DOWN LIGHT LED
LED	RECESSED LED DOWN LIGHT
	PUCK LIGHT
	DOUBLE LAMP CEILING LIGHT (CLOSET)
	TRIPLE LAMP CEILING LIGHT (CLOSET)
	JAMB LIGHT FIXTURE
	TRACK LIGHT FIXTURE
	FLUORESCENT FIXTURE-SURFACE MOUNT
	CEILING FAN
	SINGLE FLOOD LIGHT
	DOUBLE FLOOD LIGHTS
	UC STRIP LIGHT
	STRIP LIGHT ABOVE CABINET
	TOE KICK STRIP LIGHT
	UNDER CABINET LIGHT
	PLUG MOLD
	COVE LIGHTING-LINEAR
10 WATT 12 VOLT	TRANSFORMER
DRIVER 96W 24V	DRIVER
D	DEMARCATION BOX
E	ELECTRIC METER
	ELECTRIC PANEL
	DISCONNECT SWITCH
G	GAS METER
	WATER METER
	GAS VALVE
	AIR SWITCH
	PIN LIGHT

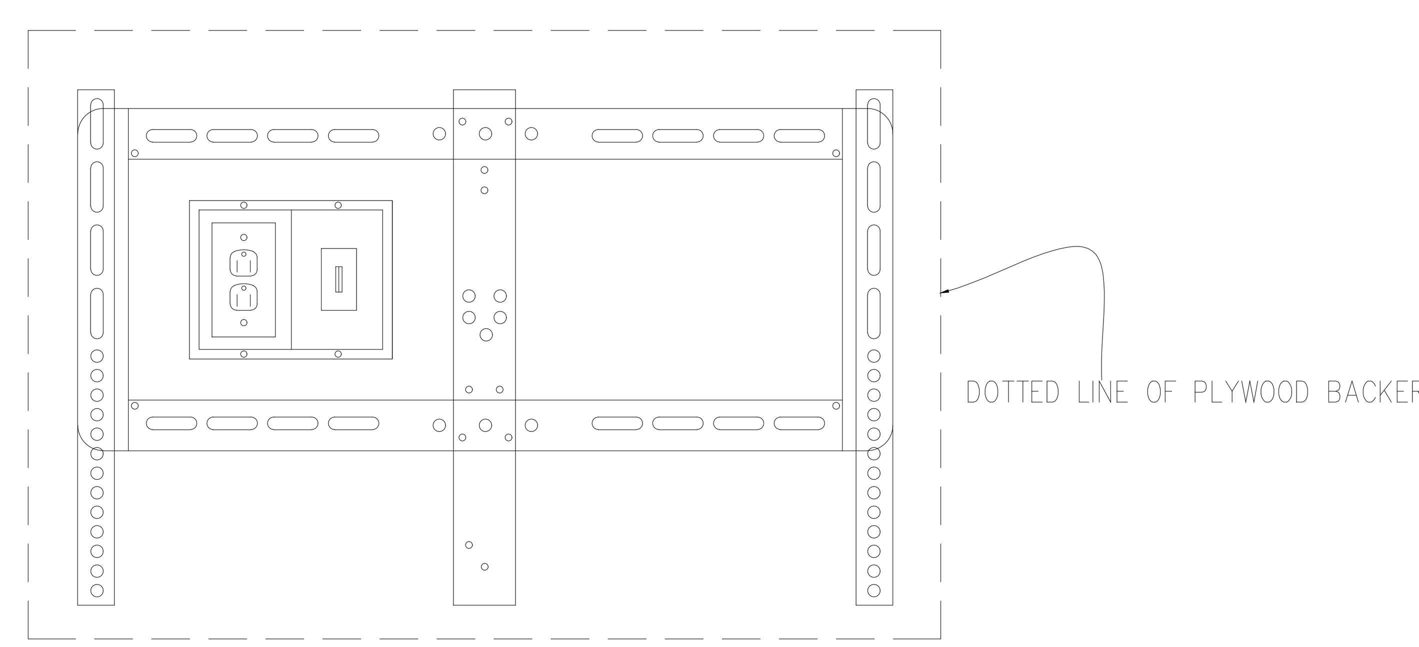
NOTE: DECORATIVE FIXTURES AND FANS NOT INCLUDED



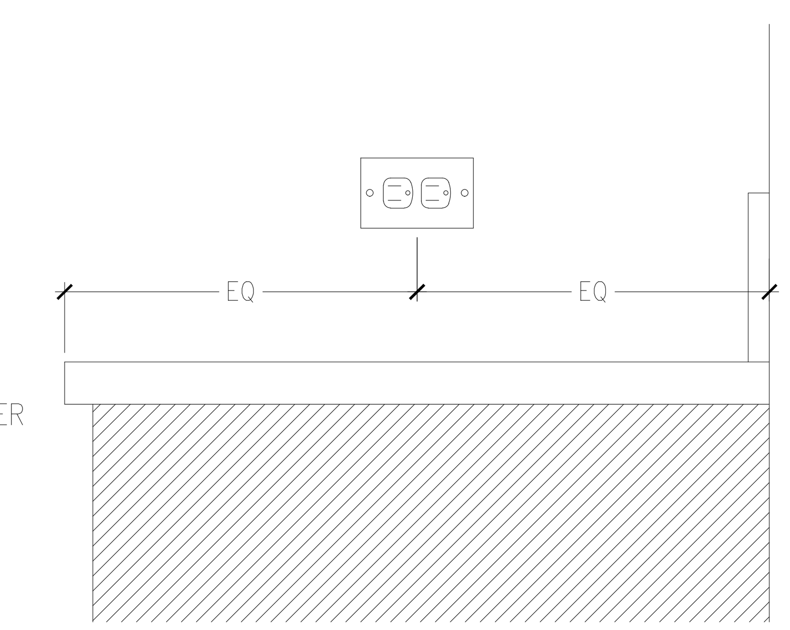
a Duplex/USB Outlet
N.T.S.



b Base Board Outlet
(If Applicable per Community standards)
N.T.S.



c TV Combo Box
N.T.S.



d Above Counter Outlet
N.T.S.

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W: www.koontzjonesdesign.com

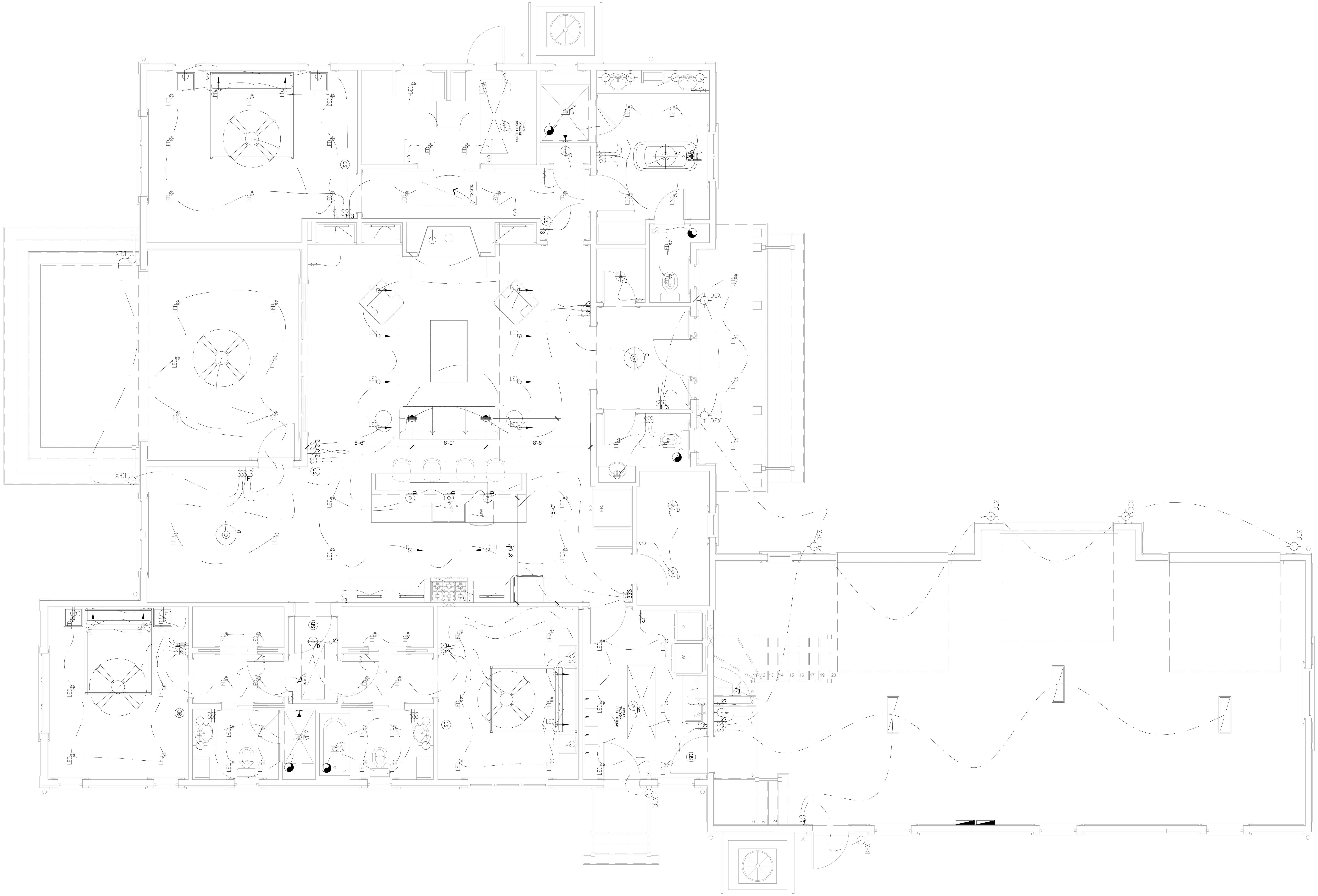
REVISIONS:
REV A: 03-29-22 REDESIGN
REV B: 05.03.22 GARAGE WINDOW STREET-SIDE REVISED

ORZO RESIDENCE - LOT 5
ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

ELECTRICAL COVER SHEET

DATE: 2022-04-07
DESIGNED BY: NAS
DRAWN BY: MLR
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD2038

SHEET NUMBER#:
E1



ELECTRICAL LIGHTING PLAN - MAIN FLOOR PLAN

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

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REVISIONS:
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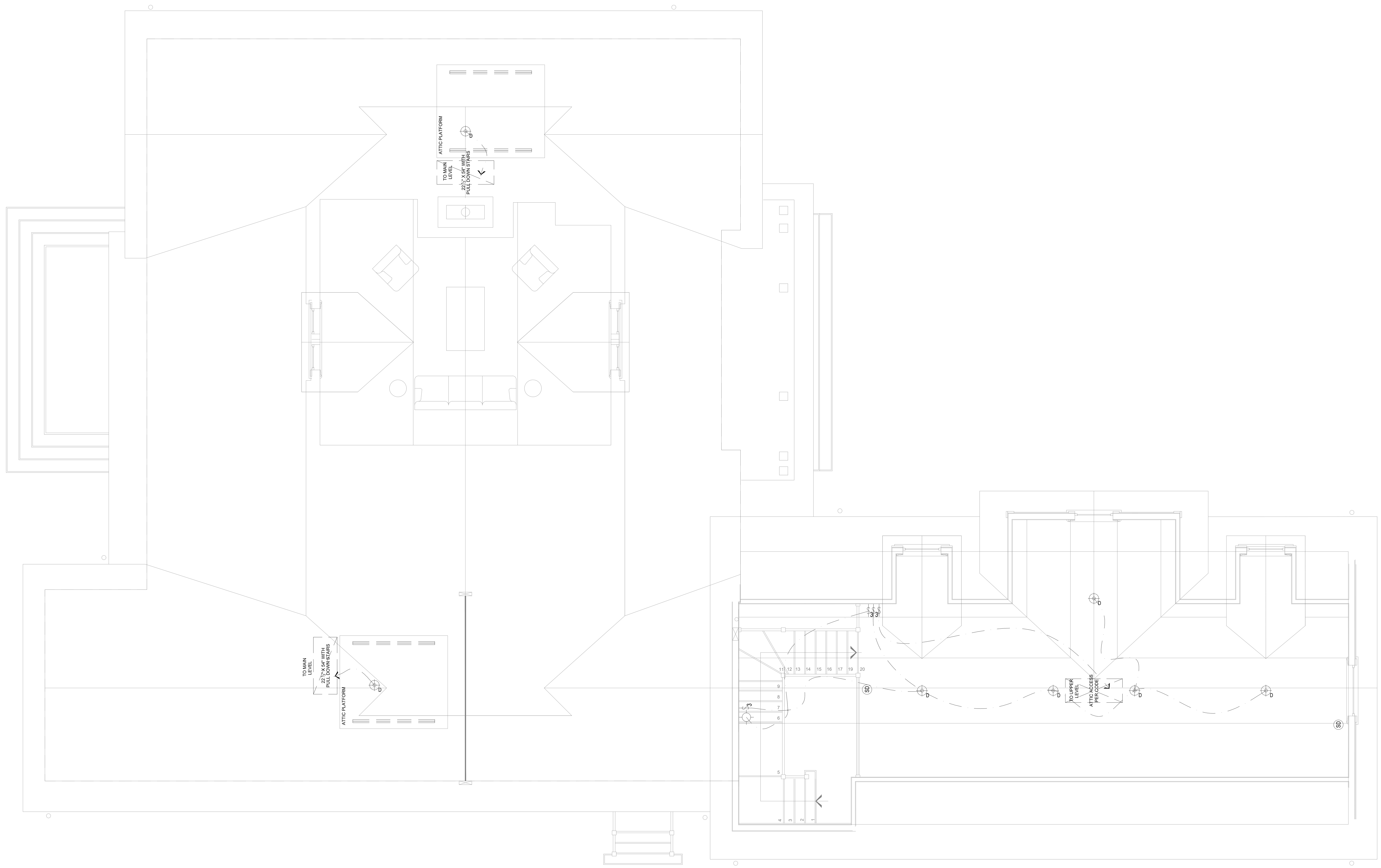
ORZO RESIDENCE - LOT 5

ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

ELECTRICAL LIGHTING PLAN - MAIN LEVEL

DATE: 2022-04-20
DESIGNED BY: NAS
DRAWN BY: MLR
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD21038

SHEET NUMBER#:
E1.1



ELECTRICAL LIGHTING PLAN - UPPER FLOOR PLAN

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

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REVISIONS:
REV A: 03-29-22 REDESIGN
REV B: 05.03.22 GARAGE WINDOW STREET-SIDE REVISED

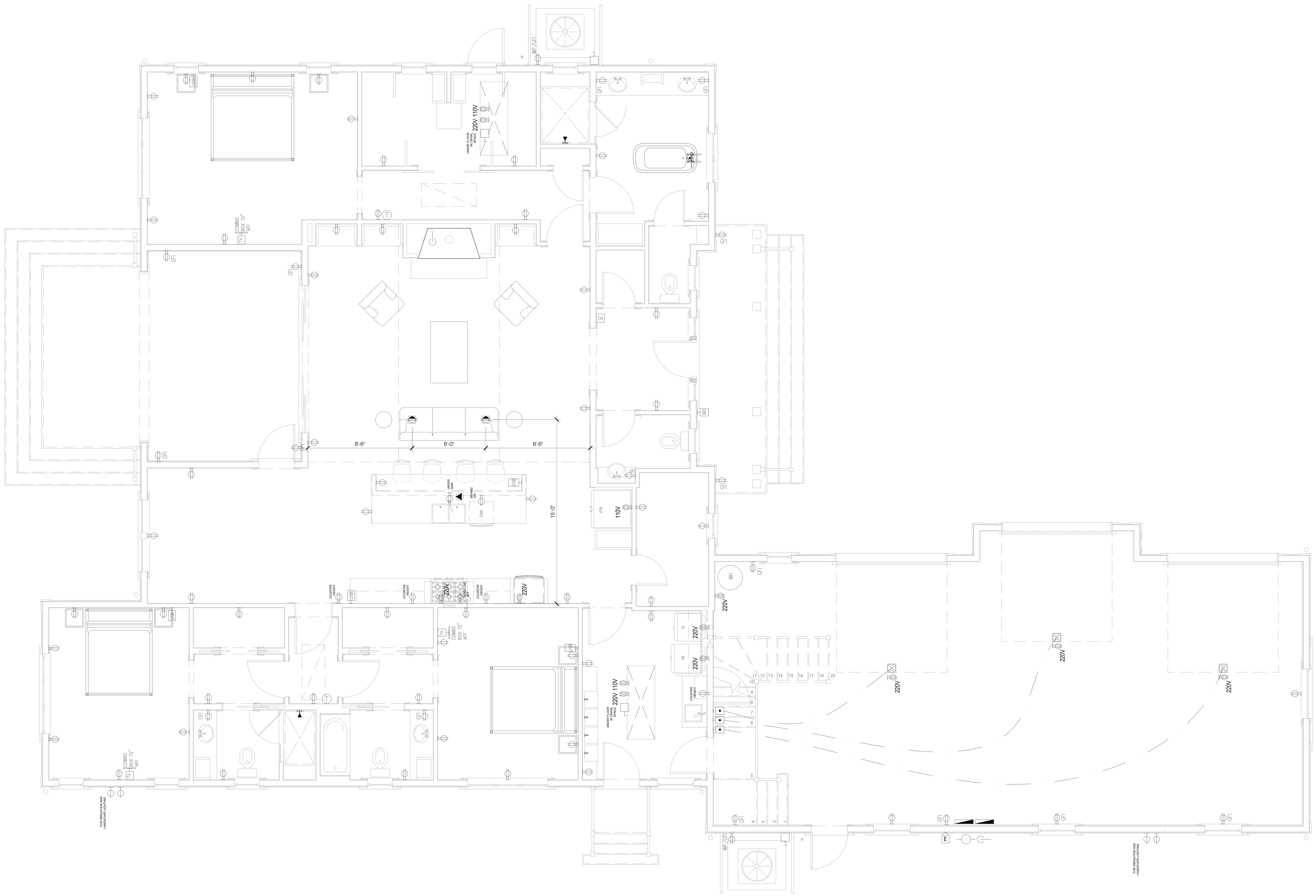
ORZO RESIDENCE - LOT 5

ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

ELECTRICAL LIGHTING PLAN - UPPER LEVEL

DATE: 2022-04-20
DESIGNED BY: NAS
DRAWN BY: MLR
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD21038

SHEET NUMBER#:
E1.2



ELECTRICAL POWER PLAN - MAIN FLOOR PLAN

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

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REVISIONS:
REV A: 03-29-22 REDESIGN
REV B: 05.03.22 GARAGE WINDOW STREET-SIDE REVISED

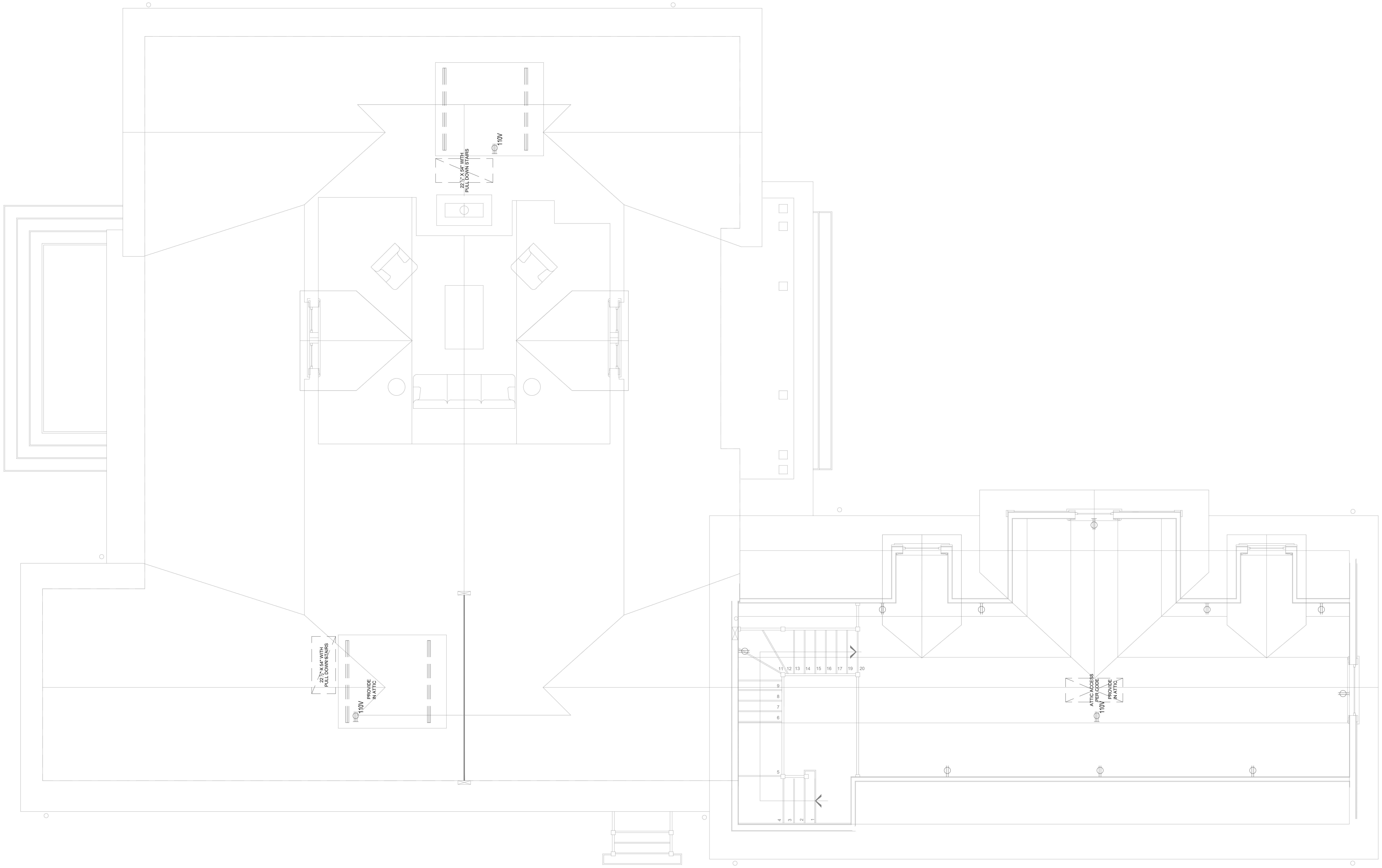
ORZO RESIDENCE - LOT 5

ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

ELECTRICAL POWER PLAN - MAIN LEVEL

DATE: 2022-04-20
DESIGNED BY: NAS
DRAWN BY: MLR
CHECKED BY: NSA
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD21038

SHEET NUMBER#:
E1.3



ELECTRICAL POWER PLAN - UPPER FLOOR PLAN

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

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REVISIONS:
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ORZO RESIDENCE - LOT 5

ARNIES LOOP, THE SIGNATURE - BAY CREEK, VIRGINIA

ELECTRICAL POWER PLAN - UPPER LEVEL

DATE: 2022-04-20
DESIGNED BY: NAS
DRAWN BY: MLR
CHECKED BY: NAS
Q.C. BY: NAS
SCALE: AS SHOWN
PROJECT #: KJD21038

SHEET NUMBER#:
E1.4