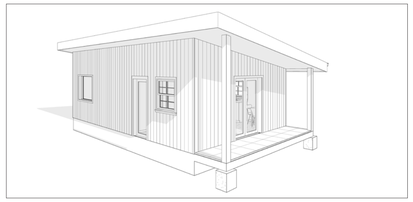

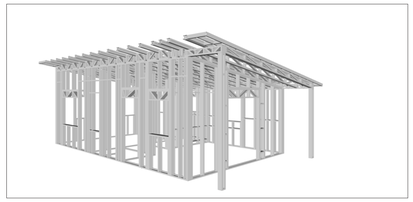

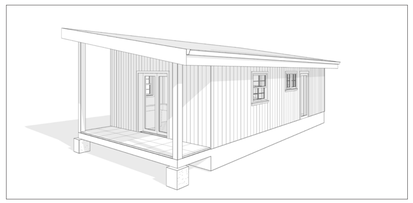

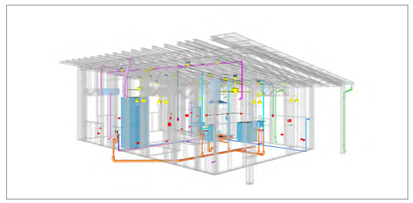

BENNETT

The Bennett is a stylish and efficient one-bedroom, one-bathroom modern home. Its exterior is characterized by clean lines and a minimalist aesthetic. The light-colored vertical siding creates a sense of height and a contemporary look. The slightly angled roofline, with its clean edge, adds a touch of architectural interest and reinforces the modern design. A simple covered porch, supported by slender wooden posts, provides a welcoming entrance and a small outdoor space.

Inside, the Bennett features a simple rectangular layout with the front of the house dedicated to the living, dining, and kitchen areas, which are seamlessly merged into a single large open room. The bedroom is thoughtfully located at the back of the house, offering a private and secluded retreat. Functional spaces such as the bathroom, laundry, and closets are strategically placed between the living areas and the bedroom, creating a clear separation and enhancing the overall functionality of the home.

Materials Shopping List

Please print and take this Materials Shopping List to your favorite Home Depot and ask for assistance in selecting the materials, fixtures and fittings to complete your new home.

Record your selection and the price of the item. Then do the math to determine the cost for your selections and the total cost of finishing your home.

< CLICK HERE >
To Go To Materials Shopping List

FLOOR PLAN

499 SF

1 Bed Room

Covered Porch

TABLE OF CONTENTS

RENDERINGS 1
- ABOUT THE HOME — 01
- RENDERINGS — 01

FLOOR PLAN 1
- SCHEMATIC FLOOR PLAN — 01
- HOME SPECS — 01
- DISCLAIMER — 01

ABOUT 1
- ABOUT FrameUpNow — 01
- ABOUT HouseDocs — 01

DESCRIPTIONS 2
- BOM (Bill Of Materials) — 02
- STRUCTURAL — 02
- ARCHITECTURAL — 02
- MECHANICAL — 02
- ELECTRICAL — 02
- PLUMBING — 02

MATERIALS LIST 2
- MATERIALS LIST PREVIEW — 02

HOW TO BUILD 2
- CONSTRUCTION STEPS — 02

ARCHITECTURAL 3
- COVER SHEET — 03
- FLOOR PLAN — 04
- DIMENSION PLAN — 05
- FOUNDATION PLAN — 06
- STRUCTURAL FLOOR PLAN — 07
- ~~WALL FRAME LAYOUT~~ — 08
- ~~ROOF TRUSS LAYOUT~~ — 09
- ROOF PLAN — 10
- ARCHITECTURAL ELEVATIONS — 11
- ARCHITECTURAL ELEVATIONS — 12
- ARCHITECTURAL SECTIONS — 13
- ARCHITECTURAL DETAILS — 14
- ARCHITECTURAL CASEWORK — 15

STRUCTURAL 16
- ~~COVER SHEET~~ — 16
- ~~GENERAL NOTES~~ — 17
- ~~WALL FRAME LAYOUT~~ — 18
- ~~WALL PANEL & LAYOUT PLAN~~ — 19
- ~~ROOF TRUSS LAYOUT~~ — 20
- ~~STRUCTURAL SECTIONS~~ — 21
- ~~WALL BRACING LAYOUT~~ — 22
- ~~HOLD-DOWN PLAN~~ — 23
- ~~STRUCTURAL DETAILS 1~~ — 24
- ~~STRUCTURAL DETAILS 2~~ — 25
- ~~STRUCTURAL DETAILS 3~~ — 26
- ~~TRUSS BLOCKING LAYOUT~~ — 27
- ~~SHEETROCK BACKING~~ — 28
- ~~ROOF BRACING LAYOUT~~ — 29

MECHANICAL 30
- COVER SHEET — 30
- HVAC PLAN — 31

ELECTRICAL 32
- SCHEDULE — 32
- LIGHTING — 33
- POWER PLAN — 34
- DIMENSION FOR LIGHTING — 35
- DIMENSION FOR FITTING — 36

PLUMBING 37
- NOTES AND SCHEDULES — 37
- WATER SUPPLY & SEWAGE SYSTEM — 38

MATERIALS SHOPPING LIST 39
- MATERIALS SHOPPING LIST — 39

ABOUT

FrameUpNow

FrameUpNow is a design and manufacturing company providing precision-engineered home framing solutions. We offer a catalog of Affordable Homes, Tiny Homes, Garages, Shops and Barndominiums. FrameUpNow manufactures cold-formed steel (CFS) also known as Light Gauge Steel (LGS) framing components that conform to our engineered metal house frame plans or can be purchased as DIY skeleton kits.

The CFS/LGS framing is lightweight, easily assembled, and does not require heavy equipment or specialized labor, enabling homeowners to erect the frame themselves in just a few days. Unlike wood, the steel framing is impervious termites and bores, warping, expansion, and fire.

Our home plans come complete with a structural engineered stamp for permit approvals. Customers receive a full BOM also known as a Materials Shopping List to purchase finish materials from a Building Materials retailer. FrameUpNow prides itself on the quality and efficiency of our precision-engineered home framing solutions for construction professionals and DIY homeowners.

DISCLAIMER

DISCLAIMER: This documentation and all it's contents are the intellectual property of FrameUpNow. It is provided solely for marketing the services of FrameUpNow. The preliminary information is not approved for actual construction use and is not warranted to be complete or accurate. Unauthorized copying, distribution, or application of these proprietary materials, in any form or format, is strictly prohibited. FrameUpNow assumes no liability for any issues arising from improper use of this marketing content.

FrameUpNow
Tuscon,AZ, USA
888-864-0184
inquire@frameupnow.com
www.frameupnow.com

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

104-Bennett-499-1Bd1Ba-Modern-550

DRAWING NAME

INTRODUCTION

CLIENT NAME:
PROJECT NUMBER:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:

I101

SCALE:

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DESCRIPTIONS

MATERIALS LIST

The BOM (Bill Of Materials) package, known as the Materials Shopping List document, provides:

Comprehensive Inventory: Detailed lists of essential materials sourced from architectural, mechanical, HVAC, electrical, and plumbing design drawing sets.

Precise Curation: Each item meticulously selected and organized for accuracy and efficiency in project planning.

Customizable Options: Customers can modify listed items to their preferences and calculate costs accordingly, ensuring alignment with personal project needs and budget.

Dedicated Space for Details: Includes tables for customers to note Home Depot SKU numbers or product descriptions for selected items, facilitating seamless purchasing and coordination with suppliers.

Customer Convenience: Take the list to Home Depot or preferred suppliers for accurate pricing, helping align the total home budget with personal financial plans.

Simplify your construction journey with our Materials Shopping List document, where detailed preparation meets streamlined implementation for your dream home.

STRUCTURAL

The structural drawings package provides an exhaustive set of detailed plans essential for the precise assembly of your building. This comprehensive package includes:

Framing Plans: Detailed layouts for all framing components.
Truss Layouts: Clear instructions for truss placement and construction.

Panel Length Plans: Specifications for panel dimensions.
Framing Elevations and Sections: Precise elevation and sectional views for accurate construction.

Truss and Wall Blocking Plans: Plans for truss and wall blocking to ensure structural integrity.

Hold-Down Plan: Detailed hold-down requirements for stability.
Snap Sheet: Reference sheet for quick identification of components.

Structural Details and Bracing Plans: Complete details and bracing plans for all structural elements.

Accompanying these plans is a comprehensive Bill of Materials (BOM) that lists every necessary building component, from cold formed steel (CFS) frames to fasteners.

ARCHITECTURAL

With the comprehensive architectural package, both builders and DIY homeowners can confidently execute the construction.

The architectural package includes:

Furnished Floor Plans: Complete with furniture layouts for a clear understanding of space utilization.

Detailed Dimension Plans: Ensures precise measurements, from the overall footprint down to the exact placement of windows and doors.

Foundation Plan: Detailed plan to establish a solid foundation.

Wall Framing and Truss Layout: Comprehensive plans for wall framing and truss placement.

Architectural Elevations: Exterior views showcasing the design.

Strategic Building Sections: Critical cross-sectional details for a thorough understanding of the build.

Casework Drawings and Diagrams: Suggested designs for built-in caseworks, such as kitchen cabinets.

MECHANICAL

The mechanical package includes everything needed to guide HVAC installation:

Detailed HVAC Floor Plan: Precisely maps out the placement of air handlers, ductwork, and vents throughout the home's layout.

HVAC Sections and Riser Diagrams: Technical drawings offering critical cross-sectional details and piping schematics, ensuring proper integration of the heating and cooling system into the home's structure.

Bill of Materials: A complete list of all necessary HVAC components.

ELECTRICAL

The electrical package includes all the plans and documentation needed to guide the installation of your home's electrical system:

Detailed Power Plan: Precisely maps out the placement of outlets, switches, and other power components throughout the layout.

Comprehensive Lighting Plan: Shows the optimal locations for lighting fixtures, sconces, and other illumination sources to create a well-lit, functional interior.

Dimensioned Electrical Layout: Provides exact dimensions and measurements to ensure proper placement of all electrical elements.

Bill of Materials: A complete list of every component needed, from circuit breakers to wiring.

PLUMBING

The plumbing package includes everything needed to guide the installation of your home's water supply and drainage systems:

Detailed Water Supply System Plan: Precisely maps out the placement of pipes, valves, and plumbing fixtures throughout the home.

Comprehensive Sewage System Plan: Shows the optimal routing and sizing of drain lines to effectively remove waste and ensure proper drainage.

Detailed Riser Diagrams: Provide information needed to properly install all vertical plumbing risers and vent stacks.

Bill of Materials: A complete list of every component needed, from pipes to fixtures.

BOM (Bill Of Materials) (Separately Attached)

BOM

The Bill of Materials (BOM) is a crucial document that compiles the material requirements from different disciplines into a centralized inventory, enabling efficient procurement, inventory management, and cost estimation for a specified project or system.

ELECTRICAL BOM

LIGHTING FIXTURES

#	Item	Type	Description,Manufacturer,SKU	Unit	Quantity	Unit Price	Total
1	60 watt Ceiling Light	Flat Round-LED		PCS	10		
2	15 watt Down light	Round-LED		PCS	4		
3	200 watt Ceiling Light with Fan	pendant		PCS	3		
4	100 watt Floor Lamp	Standup		PCS	1		
5	20 watt Pendant Light	Linear 2 Lamp		PCS	1		
6	64 watt Recessed Light	square		PCS	2		
7	Standalone Linear light	Recessed		PCS	1		
8	60 watt Exterior	Bracket					

APPLIANCES

#	Item	Type	Description,Manufacturer,SKU	Unit	quantity	Price
1	Top_Cabinet_Double_Door 1	r_ 3'0" X 2'1" X 1'9-3/8"		pcs	1	
2	Top_Cabinet_Double_Door 2	r_ 3'0" X 1'0" X 2'6"		pcs	3	
3	L_Shape_Toe_Kick_For_Cal	bi 3-1/2" High X 3/4" Thick				

Item

A list of items listed to be further illustrated and specified in the type column .

Type

For the list of materials listed in th item column there will a more detail description about the type of the Material.

Description,Manufacturer,-SKU

Space provided to be filled by informations like Description,Manufacturer and SKU.

Unit

Materials are listed in a unit that is most convenient.

ARCHITECTURAL BOM

FLOORING EXTERIOR

#	Item	Type	Description,Manufacturer,SKU	Unit	quantity	Unit P
BALCONY						
1	Tile Finish	3/4" non-slippery Porcelain Tile Finish		SF	448	

HVAC BOM

HVAC_DUCTS

#	Item	Type	Description,Manufacturer,SKU	Unit	Quantity	Unit P
1	Rectangular Duct	6"x10"		Ft	0.1	
2	Rectangular Duct	8"x10"		Ft	12.5	
3	Rectangular Duct	10"x10"		Ft	1.5	

ELECTRICAL BOM

LIGHTING FIXTURES

#	Item	Type	Description,Manufacturer,SKU	Unit	Quantity	Unit P
1	60 watt Ceiling Light	Flat Round-LED		PCS	10	
2	15 watt Down light	Round-LED		PCS	4	
3	200 watt Ceiling Light with Fan	pendant		PCS	3	

PLUMBING BOM

SANITARY & PLUMBING PIPES

#	Item	Type	Description,Manufacturer,SKU	Unit	Quantity	Unit P
1	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 1 1/2"		ft	33.5	
2	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 2"		ft	52	
3	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 3"		ft	34	
4	PEX (Cross-linked	ø 1/2"				

SAMPLE

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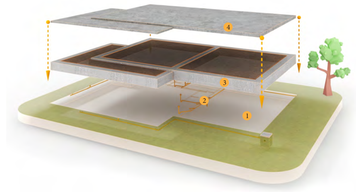
HOW TO BUILD

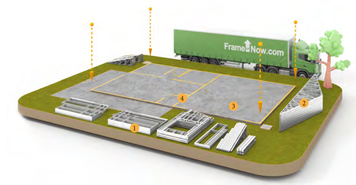


1. Buildable Plot
2. Sewage Installation
3. Foundation
4. Concrete Floor

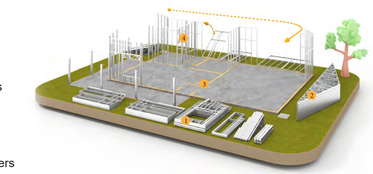
1. Staged Wall Panels
2. Staged Truss Panels
3. Concrete Floor

1 Site Preparation

2 Metal Delivery and Staging



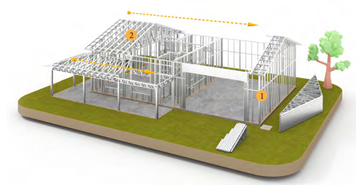
1. Staged Wall Panels
2. Staged Truss Panels
3. Concrete Floor
4. Layout Markers



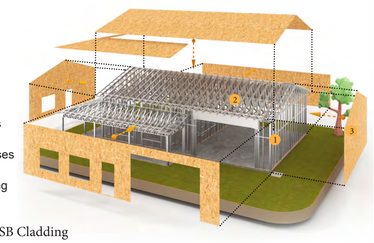
1. Staged Walls
2. Staged Roof Trusses
3. Layout Markers
4. Installed Walls

3 Layout and Marking

4 Wall Panel Installation



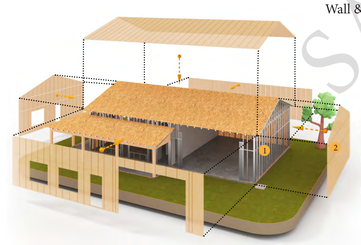
1. Installed Walls
2. Installed Trusses



1. Installed Walls
2. Installed Trusses
3. OSB Sheathing

5 Roof Truss Installation

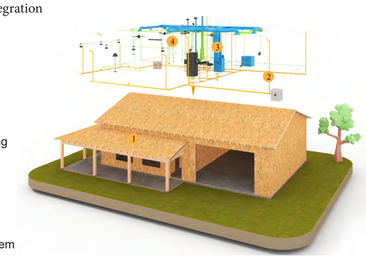
6 Exterior OSB Cladding



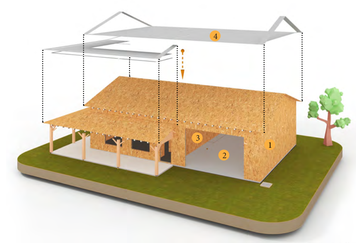
1. Installed Walls
2. Insulation

7 Wall & Roof Insulation

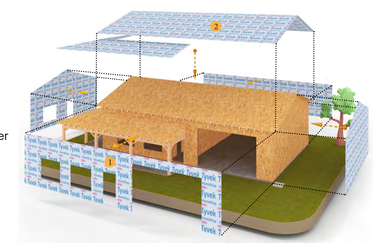
8 Mechanical,Electrical & Plumbing (MEP) Integration



1. OSB Sheathing
2. Plumbing System
3. HVAC System
4. Electrical System



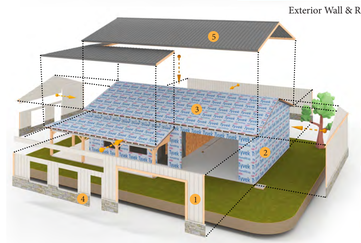
1. OSB Sheathing
2. Floor
3. Dry Wall Board
4. Ceiling Dry Wall



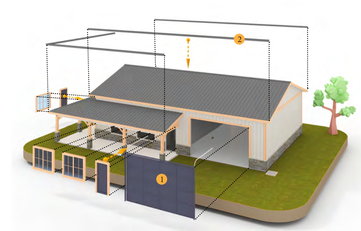
1. Home Wrap
2. Roof Felt Paper

9 Interior Wall,Floor &Ceiling Covering

10 Water Proofing



1. Corrugated iron sheet
2. Home Wrap
3. Roof Felt Paper
4. Coronado Stone
5. Corrugated iron sheet



1. Doors and windows
2. Rain Gutters

11 Exterior Wall & Roof Covering

12 Windows,Doors & Rain Gutters

SAMPLE

FrameUpNow
Tuscon,AZ, USA
888-864-0184
inquire@frameupnow.com
www.frameupnow.com

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

104-Bennett-499-1Bd1Ba-Modern-550

DRAWING NAME

INTRODUCTION

CLIENT NAME:
PROJECT NUMBER:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:

I102

SCALE:

OWNER	NAME	
	EMAIL	
	PHONE	
CONTRACTOR	NAME	
	EMAIL	
	PHONE	
SITE LOCATION	COUNTRY	
	STATE	
	ZIP CODE	
SITE INFORMATION	PARCEL I.D.	
	SQ.FOOTAGE	
MINIMUM SETBACKS	FRONT	
	SIDE	
	REAR	
ZONING		
CODES AND AMENDMENTS	CODE BOOK	
	SNOW LOAD	
	WIND SPEED	
	SEISMIC DESIGN CATEGORY	
	WEATHERING	
	FROST LINE DEPTH	
	TERMITE	
	DECAY	
	WINTER DESIGN TEMP	
	FLOOD HAZARDS	

SYMBOLS	SYMBOLS NAME
VIEW NUMBER / A104 / SHEET NUMBER	CALLOUT HEAD
1 REF / REF / REF / 1 REF / VIEW NUMBER / A101 / SHEET NUMBER	INTERIOR ELEVATION
REF / VIEW NUMBER / 1 / A101 / SHEET NUMBER	BUILDING ELEVATION
VIEW NUMBER / 1 / A101 / SHEET NUMBER	SECTION
VIEW NUMBER / A101 / SHEET NUMBER	DETAIL VIEW
Name / Elevation	ELEVATION LEVEL
FLOOR LEVEL / 0'-2"	SPOT ELEVATION
FLOOR SLOPE / 1% / SLOPE DIRECTION	FLOOR SLOPE
ROOF SLOPE / 12:3 / SLOPE DIRECTION	ROOF SLOPE
12 / 3	ROOF SLOPE ELEVATION

LINE LEGEND

HIDDEN LINE		CUT LINE	
ROOM SEPARATOR		CALL OUT BOUNDRY	
DOOR OPENING DIRECTION		LEVEL	
OVER HEAD		GROUND CUT	

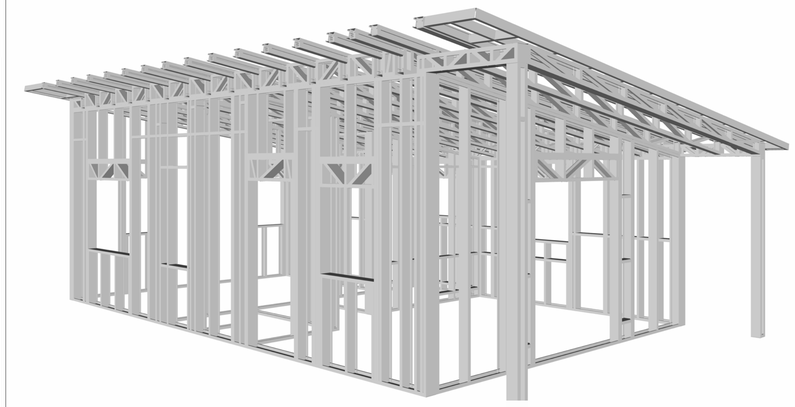
PAGE INDEX

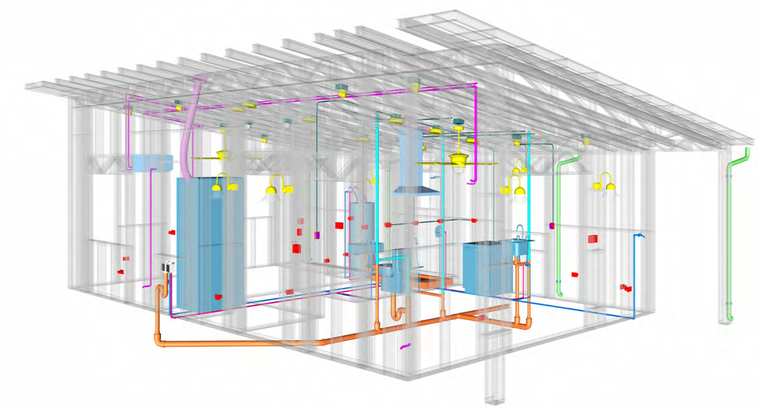
G101	COVER SHEET
A101	FLOOR PLAN
A102	DIMENSION PLAN
S101	FOUNDATION PLAN
S102	STRUCTURAL FLOOR PLAN
S103	FRAME LAYOUT
S104	ROOF TRUSS LAYOUT
A103	ROOF PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A301	SECTIONS
A401	DETAILS
A402	CASEWORK DETAILS
A403	CASEWORK DETAILS
E101	SCHEDULE
E102	LIGHTING PLAN
E103	POWER PLAN
E104	DIMENSION PLAN FOR LIGHT FIXTURE
E105	DIMENSION PLAN FOR FITTING
P101	COVER SHEET
P102	WATER SUPPLY SYSTEM
P103	SEWAGE SYSTEM
P104	RISER DIAGRAM
M101	HVAC PLAN
M102	HVAC SECTION
M103	RISER DIAGRAM

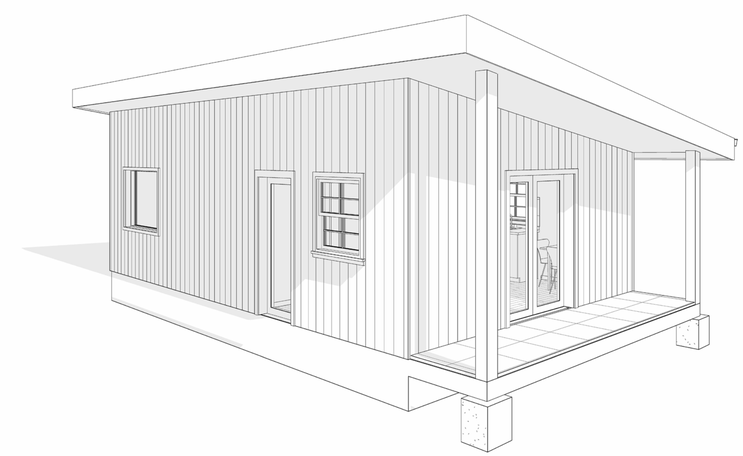
TAG	TAG'S NAME
CA01	CASEWORK TAG
1	DOOR TAG
1	FURNITURE TAG
1	WINDOW TAG
SE01	SPECIALTY EQUIPMENT TAG
ME01	MECHANICAL EQUIPMENT TAG
PE01	PLUMBING EQUIPMENT TAG

ABBREVIATION

AFS	ACTION FLOOR SYSTEMS
ASTM D698	AMERICAN SOCIETY FOR TESTING AND MATERIAL
CA	CASEWORK
EL	ELECTRICAL
F.F.E	FINISHED FLOOR ELEVATION
F.F.L	FINISHED FLOOR LEVEL
FTG	FOOTINGS
HVAC	HEATING, VENTILATION & AIR CONDITIONING
IRC	INTERNATIONAL RESIDENCE CODE
IMC	INTERNATIONAL MECHANICAL CODE
MAX.	MAXIMUM
ME	MECHANICAL
MIN.	MINIMUM
NO.	NUMBER
O.C	ON CENTER
OSB	ORIENTED STRAND BOARD
PL	PLUMBING
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
REF	REFERENCE
RG	RIGHT GARAGE
SE	SPECIAL EQUIPMENT
SF	SQUARE FEET
SIMP. STHD8	SIMPSON STRAP THE HOLDDOWN
SIMP. ABE66	SIMPSON ANCHOR BOLT EDGE
TV	TELEVISION
UNO	UNLESS NOTED OTHERWISE
W/	WITH
W/D	WASHER/DRYER
AC	AIR CONDITIONING UNIT
ACC	AIR COOLED CONDENSER
ACCU	AIR COOLED CONDSENSING UNIT
AHU	AIR HANDLING UNIT
CC	COOLING COIL
CD	CEILING DIFFUSER
CFm	Cubic Feet Per Minute
CR	CEILING REGISTER
CU	CONDENSING UNIT
CW	COLD WATER
E/A	EXHAUST AIR
EF	EXHAUST FAN
ET	EXPANSION TANK
EX.	EXISTING
FC	FLEXIBLE CONNECTION
FCU	FAN COIL UNIT
FLR.	FLOOR
HC	HEATING COIL
HE	AIR TO AIR HEAT EXCHANGER
HV	HEATING AND VENTILATING UNIT
IV	INLET VANES
MER	MECHANICAL ROOM
MAX.	MAXIMUM
MIN.	MINIMUM
R/A	RETURN AIR
RCU	RECIPROCATING CHILLER UNIT
RF	RETURN FAN
S/A	SUPPLY AIR
SCD	SMOKE CONTROL DAMPER
SP	STATIC PRESSURE







104-BENNETT-499-1BD/1BA-MODERN-550

SQUARE FOOTAGE	
LIVIN G	499
PORCH	68
TOTAL	567

FrameUpNow
Tuscon,AZ, USA
888-864-0184
inquire@frameupnow.com
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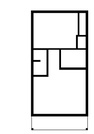
KEY PLAN



PERSPECTIVE ANGLE

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

104 BENNETT 499 1BD/1BA MODERN 550

DRAWING NAME

COVER SHEET

CLIENT NAME:	**Client Name**
PROJECT NUMBER:	**0061_12**
DATE:	**3/8/2025 5:08:34 PM**
DESIGNED BY:	**Designer**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**

G101

SCALE: **As indicated**

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GENERAL NOTES

1. THIS DRAWING DEPICTS THE ARCHITECTURAL (SPACE LAYOUT, FURNISHING, FLOOR, WALLS, ROOFS, FOUNDATION, WINDOWS AND DOORS) SYSTEMS. IT PROVIDES A VISUAL REPRESENTATION OF THE ARCHITECTURAL LAYOUT AND COMPONENTS.
2. THE ARCHITECTURAL DRAWINGS ARE PREPARED TO MEET THE SPECIFIC REQUIREMENTS OF THE BUILDING, AS PER THE PROJECT SPECIFICATIONS AND APPLICABLE CODES AND STANDARDS.
3. THE CONSTRUCTION OF THIS HOME SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), INTERNATIONAL MECHANICAL CODE (IMC), THE INTERNATIONAL PLUMBING STANDARD, THE NATIONAL ELECTRICAL STANDARD AND ALL OTHER APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
4. COORDINATION WITH OTHER TRADES HAS BEEN DONE ON A DESIGN LEVEL. THIS DRAWING SHALL BE READ TOGETHER WITH THE ME, EL AND PL DESIGN DRAWINGS TO ENSURE PROPER CONSTRUCTION AND INTEGRATION OF THE BUILDING SYSTEMS.

ABOUT WALLS:

1. SHOWER WALL COVERING
   BATHTUB AND SHOWER SPACES (WALLS AND FLOORS) WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE.

2. WALL PAINT (INTERNAL)
   THE TYPICAL THICKNESS OF LATEX WALL PAINT IS 1/32 OF AN INCH FOR A SINGLE COAT. AND DOUBLE COAT (1/16") SHALL BE APPLIED FOR DURABILITY.

3. ADHESIVES:
   THE ADVISABLE TYPE OF ADHESIVE FOR THIS PROJECT IS EPOXY ADHESIVES BECAUSE THEY ARE KNOWN FOR THEIR HIGH STRENGTH, DURABILITY, AND RESISTANCE TO MOISTURE, CHEMICALS AND HEAT.

REFER TO SHEETS A201 & A202 FOR GENERAL NOTES ON EXTERNAL FINISHING MATERIALS

ABOUT FLOORS:

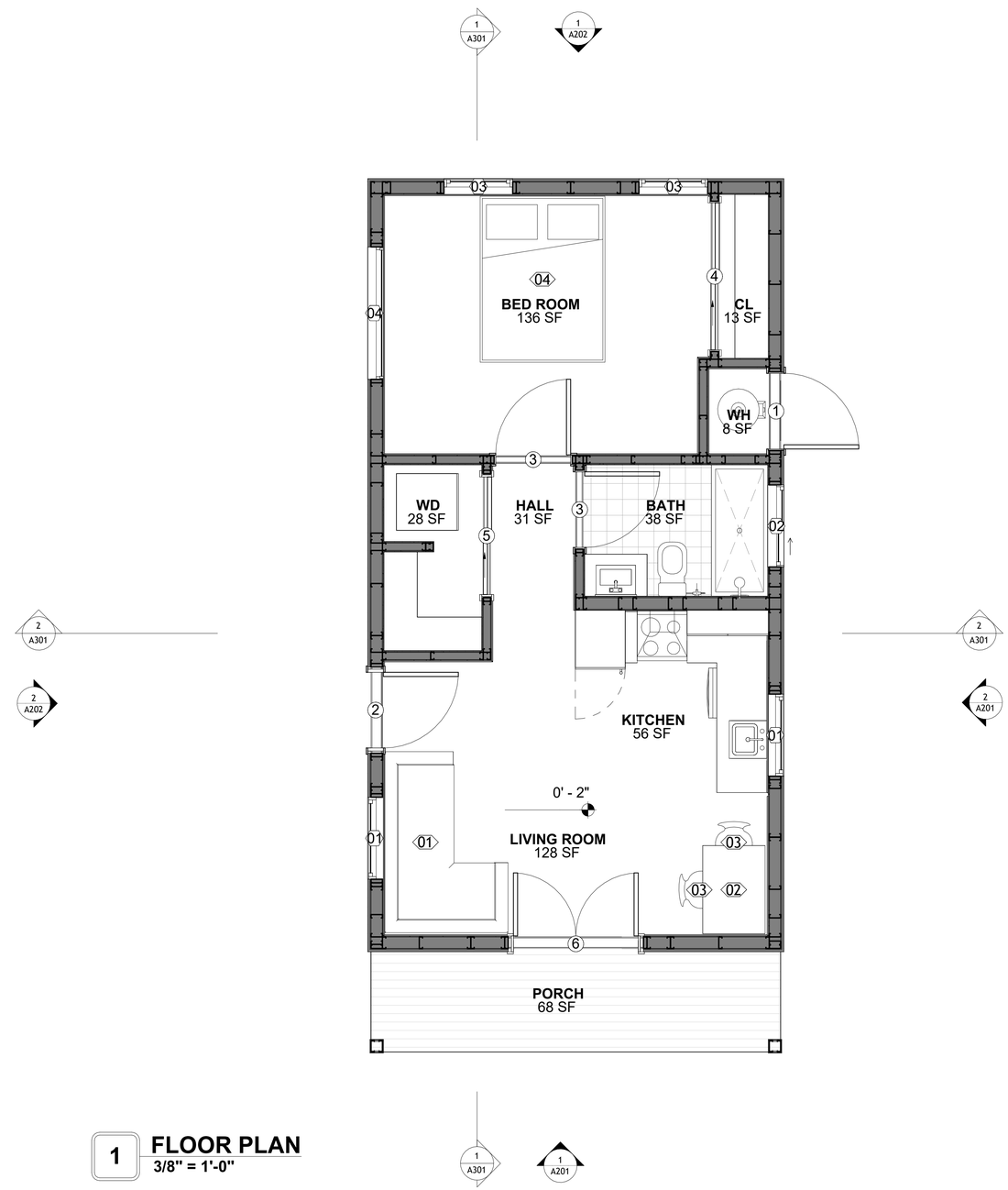
1. THE SPOT ELEVATION INDICATES THE FINISHED FLOOR ELEVATION.
2. FINISHED FLOORS PER PLANS.
3. FIELD VERIFY FOR DIMENSION DROP 4" FOR SHOWER AND BATHTUB USE.
4. 1% SLOPE ON OUTDOOR BALCONIES FOR WATER RUN OFF.
5. 2% SLOPE TOWARDS THE SHOWER DRAIN FOR SUFFICIENT DRAINAGE.
6. 4" DROP AT THE DOOR LEADING TO EXTERIOR BALCONY FROM THE MAIN LIVING AREA.
7. 5% SLOPE FOR GARAGE IS USED, WHICH SHOULD BE CHECKED WITH THE LOCAL GARAGING ZONING LAWS.

FURNITURE SCHEDULE

TYPE MARK	TYPE	COUNT
01	FOUR SIT 85" X 85"	1
02	CLOSED - 900 X 660MM 2	1
03	DINING CHAIR	2
04	QUEEN 60" X 79"	1

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT	COMMENTS
01	LIVING ROOM	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
02	KITCHEN	HARDWOOD	CONCRETE	WALL PAINT + CERAMIC	DRY WALL	8' - 0"	
03	BED ROOM	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
04	CL	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
05	BATH	VINYL TILES	CONCRETE	CERAMIC TILE	MRD	8' - 0"	
06	WH	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
07	WD	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
08	HALL	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
09	PORCH	PROCELAIN TILE	CONCRETE	EXTERIOR-GRADE PLYWOOD	PLYWOOD	8' - 0"	



1 **FLOOR PLAN**
3/8" = 1'-0"

SQUARE FOOTAGE	
LIVING	499
PORCH	68
TOTAL	567

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NOTE:

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PROJECT

104 BENNETT 499 1BD/1BA MODERN 550

DRAWING NAME

FLOOR PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
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SCALE: **As indicated**

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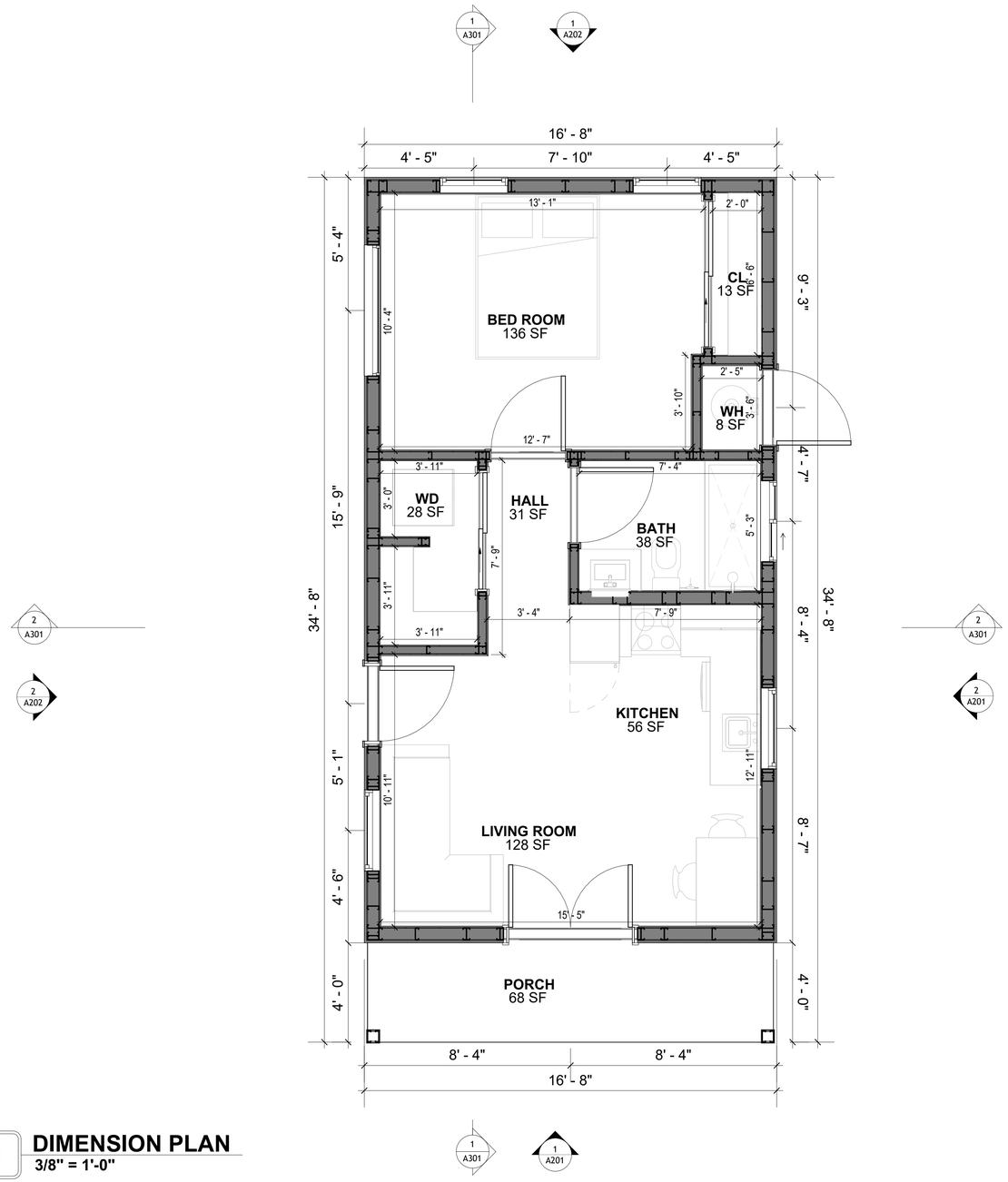

1 DIMENSION PLAN

3/8" = 1'-0"

DIMENSIONS IN THE ARCHITECTURAL DRAWINGS CONSIDER FINISHING MATERIALS. FOR PRECISE MEASUREMENTS OF THE STRUCTUAL FRAMING, REFER TO THE ATTACHED STRUCTURAL PLAN SET.

SQUARE FOOTAGE	
LIVIN G	499
PORCH	68
TOTAL	567

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NOTE:

LEGEND:

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DRAWING NAME

DIMENSION PLAN

CLIENT NAME:	**Client Name**
PROJECT NUMBER:	**0061_12**
DATE:	**3/8/2025 5:08:36 PM**
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A102

SCALE: **3/8" = 1'-0"**

FOUNDATION NOTES

NOTES:
TERMITES PRETREATMENT BY LICENSED CONTRACTOR UNDER SLAB AND AROUND FOOTINGS. ALL AREAS BELOW SLABS SHALL BE TREATED NO MORE THAN 24 HOURS PRIOR TO CONCRETE POUR. EVIDENCE OF TREATMENT MUST BE PROVIDED PRIOR TO PLACING OF CONCRETE.

1. **MATERIALS:**
ALL INTERIOR CONCRETE SLABS SHALL BE A MIN. OF 4" THICK CONCRETE OVER 4" COMPACTED AGGREGATE BASE (ASTM D698), FINISH ELEVATIONS AS NOTED ON DRAWINGS, 6" ABOVE ADJACENT GRADE, LEVEL SLABS TO 1/8"-10' MAX.. CONCRETE SLABS SHALL BE 2500# PSI AT 28 DAYS. A 4" ALLOWABLE SLUMP.

2. **PAD PREPARATION:**
- EXCAVATION FOR FOOTING SHALL BE NEAT.
- FOOTINGS SHALL BE POURED IMMEDIATELY AFTER EXCAVATION AND APPROPRIATE INSPECTION.
- ALL REINFORCING STEEL MARKED "CONTINUOUS" SHALL BE LAPPED 36 BAR DIAMETERS AT SPLICES AND AROUND CORNERS OR INTERSECTIONS WITH A STANDARD 90 DEGREE BEND ON CORNER BARS. LAP WIRE MESH ONE FULL MESH AT SIDE AND END LAPS.
- ALL HARDWARE TO BE SIMPSON OR EQUIVALENT.
- EXTERIOR FRAME WALL TO BE SECURED WITH 1/2"X10" ANCHOR BOLTS 4'-0" O.C. FOR 1-STORY AND 2'-8" O.C. FOR 2-STORY. BOLTS SHALL BE LOCATED WITHIN 1'-0" OF EACH END PIECE AND SHALL HAVE A MIN. OF TWO BOLTS PER PIECE.
-FOUNDATION ANCHOR STRAPS SHALL BE PERMITTED,ACCORDING TO RESIDENTIAL CODE 2021
- ALL INTERIOR WALLS TO BE SECURED WITH POWER DRIVEN PINS PER MANUFACTURER SPECIFICATION USE PIN SPACING EQUIVALENT TO 1/2" ANCHOR BOLTS.
- ALL CONSTRUCTION TO CONFORM TO THE 2012 IRC
- R-10 RIGID INSULATION OUTSIDE OF EXTERIOR FOUNDATION WALLS UNDER LIVING AREA.
- CONCRETE PAD FOR CONDENSER THICKNESS IS 4" MIN UNLESS OTHERWISE NOTED.

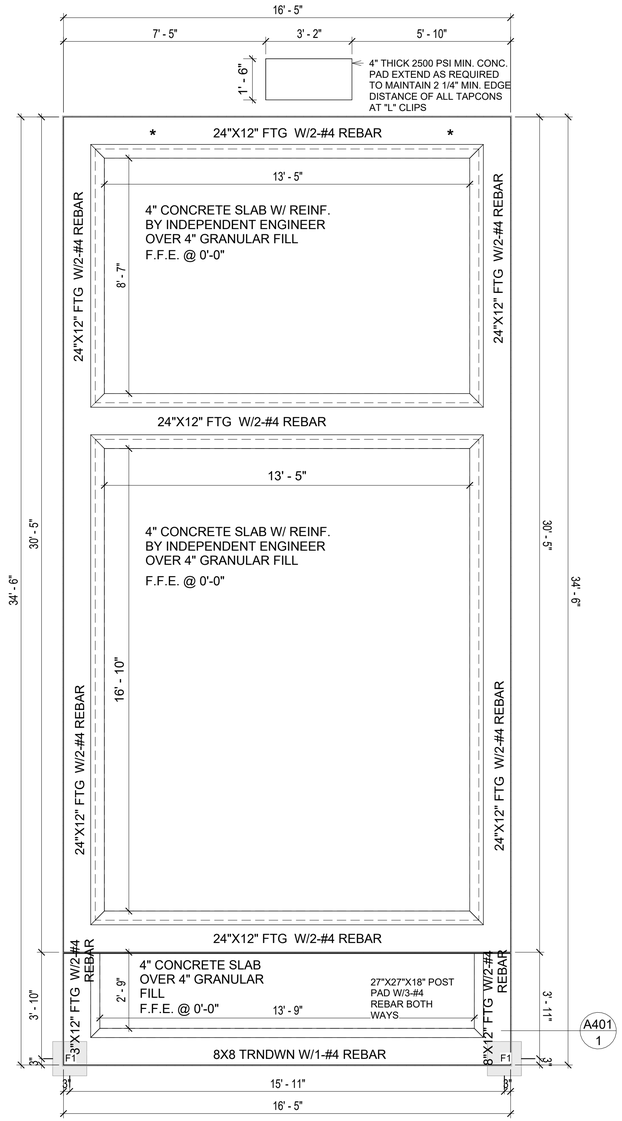
3. **CONCRETE CONSTRUCTION:**
- THE SLAB SHALL BE UNDERLAIN BY A VAPOR BARRIER/RETARDER IN THE LIVING AREA (TYPICALLY POLYETHYLENE, UNLESS MORE STRINGENT PROTECTION REQUIRED BY THE ARCHITECT, ENGINEER, FLOOR COVERING MANUFACTURER, OR ACCEPTED PRACTICE). UNLESS OTHERWISE REQUIRED, BARRIER MAY BE OMITTED AT GARAGES, PORCHES AND PATIOS WITHOUT FLOOR COVERINGS. IT IS BEYOND THE SCOPE OF THESE PLANS TO DETERMINE THE APPLICABILITY OF THESE MORE STRINGENT REQUIREMENTS. BUILDER SHALL VERIFY PRIOR TO CONSTRUCTION.

4. **REINFORCEMENT :**
- IF CONSTRUCTED ON ACTIVE SOILS, THE LONG TERM PERFORMANCE OF THE FOUNDATION IS DEPENDENT ON MAINTENANCE BY THE OWNER. THUS THE BUILDER SHALL ADVISE THE OWNER OF THE FOLLOWING:
1. DRAINAGE MUST BE MAINTAINED. WATER SHALL NEVER BE ALLOWED TO POND NEAR THE FOUNDATION.
2. THE SOIL AROUND THE FOUNDATION SHALL BE MAINTAINED IN A RELATIVELY DAMP CONDITION,SUCH AS THAT REQUIRED TO KEEP A LAWN GREEN. IF IT DRIES OUT IT WILL SHRINK. IF IT GETS WET, IT WILL HEAVE UPWARD.
3. SLABS ON THE SHORTER SIDE USES MAIN BARS ARE USED IN THIS DIRECTION ONLY WITH SMALLER DIAMETER DISTRIBUTION BARS ARE PLACED, FORMING A MAT OR GRID.
4. ALL REINFORCEMENT BARS SIZE 10MM OR LARGER IN ACCORDANCE TO ASTM
3. ANCHOR BOLTS AT ALL EXTERIOR WALLS SHALL BE MINIMUM 1/2 INCH DIAMETER WITH A MAXIMUM SPACING OF 6'-0" ON CENTER, UNLESS NOTED OTHERWISE.
4. ANCHOR BOLTS SHALL BE INSTALLED WITHIN 12 INCHES OF EACH END OF EACH SILL PLATE WITH AT LEAST TWO ANCHOR BOLTS FOR EACH BOLTS FOR EACH SILL PLATE LONGER THAN 12 INCHES.
5. SIMPSONS SILL ANCHORS MAYBE SUBSTITUTED FOR ANCHOR BOLTS AT THE SAME SPACING.
6. EXTERIOR CONCRETE SLABS WHICH ARE NOT PART OF THE MAIN SLAB SHALL BE MINIMUM 4 INCHES THICK WITH NO STEEL REINFORCING BARS REQUIRED, UNLESS NOTED OTHERWISE ON FOUNDATION PLAN.

VERIFY THE FOLLOWING PRIOR TO POURING:

1. ALL HOLDDOWNS , STRAP, AND POST LOCATIONS.
2. CONCRETE FINISHES. PANEL RISER LOCATION - WHERE APPLICABLE.
3. UNDERSLAB MECHANICAL REQUIREMENTS.
4. STEM WALL BLOCKOUTS.
5. UNDERSLAB ELECTRICAL REQUIREMENTS AND PANEL RISER LOCATION. WHERE APPLICABLE.
6. PROVIDE THE FOLLOWING:
   - PVC SLEEVES THROUGH FTG IF REQUIRED
   - 20' #4 COPPER GROUND BAR.
7. SLOPE FINISH GRADE AWAY FROM FOOTING.

NOTE: FIELD VERIFY ALL DIMENSIONS SEE DIMENSIONED ARCHITECTURAL DRAWINGS



1 **FOUNDATION PLAN**
3/8" = 1'-0"

SQUARE FOOTAGE	
LIVING	499
PORCH	68
TOTAL	567

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KEY PLAN

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NOTE:

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PROJECT

104 BENNETT 499 1BD/1BA MODERN 550

DRAWING NAME

FOUNDATION PLAN

CLIENT NAME:	**Client Name**
PROJECT NUMBER:	**0061_12**
DATE:	**3/8/2025 5:08:36 PM**
DESIGNED BY:	**Designer**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**

S101

SCALE: **3/8" = 1'-0"**

GENERAL NOTES

NOTES:
-ALL BEARING WALLS SHOULD HAVE A THICKENED SLAB PER SECTION PER DETAIL A401/5.

A) **FOUNDATION PLAN NOTES:**

1. CONCRETE SLAB SHALL BE 6" THICK WITH 1/2" DIAMETER TENDONS PER LAYOUT PLAN, CENTERED IN SLAB THICKNESS, OVER APPROVED SUBBASE PER GENERAL STRUCTURE NOTES.
2. TERMITE PROTECTION SHALL BE PROVIDED PER IRC SECTION R318.1
3. NONE TYPICAL ANCHOR BOLT SPACING AT SHEAR WALL AND HOLD DOWN SPECIFICATIONS PER APPROVED ARCHITECTURAL PLANS.
4. INSTALL HOLDOWNS BEFORE CONCRETE SLAB POUR.
5. EXISTING FILL ON-SITE SHALL BE COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS IN THE GEOTECHNICAL REPORT.
6. ALL FLOOR SLABS ARE REINFORCED ON CONCRETE SLABS.

SPECIAL INSPECTION IS REQUIRED FOR THICKENED FOUNDATION CONSTRUCTION

1. REINFORCEMENT
2. 2300 PSI CONCRETE POUR

B) **REINFORCEMENT FOR CONCRETE:**

1. ALL REINFORCING SLABS BARS SIZE 10MM OR LARGER SHALL BE DEFORMED IN ACCORDANCE TO ASTM-A706, AND BARS SMALLER THAN 10 MM MAYBE PLAIN.
2. UNLESS OTHERWISE NOTED IN PLANS, THE YIELD STRENGTH OF REINFORCING BARS SHALL BE:

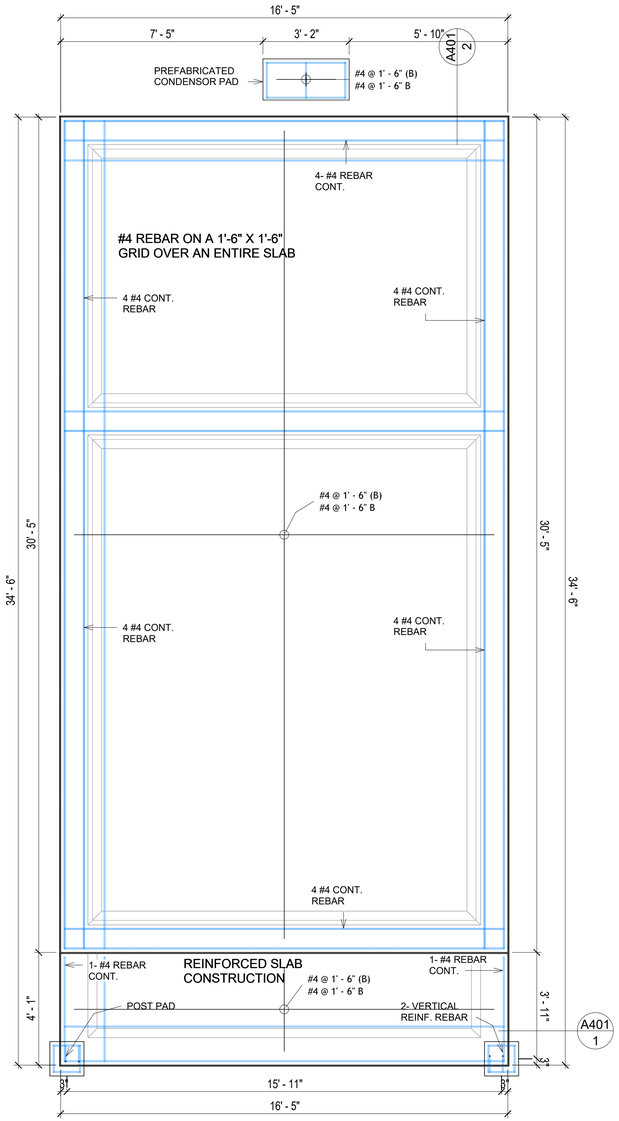
   A) FOOTING = 40,000 PSI
   B) NON-LOAD BEARING WALLS AND PARAPETS= 40,000 PSI

3. SPLICES SHALL BE SECURELY WIRED TOGETHER AND SHALL LAP OR EXTEND
4. GRADE OF STEEL FOR RCC WORKS SHALL BE GRADE 4 10.
5. BAR NOTATIONS GIVES INFORMATION
   A) BAR SIZE
   B) SPACING(IF REQUIRED)
6. LAP REINFORCEMENT ONLY AT LOCATION SHOWN IN THE DRAWINGS
7. REINFORCEMENT SHALL NOT BE CUT, VENT OR HEATED ON SITE WITHOUT ENGINEERS' APPROVAL.

C) **CONCRETE SLAB NOTES**

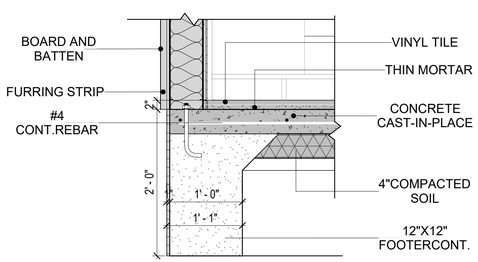
1. ALL SLAB REINFORCEMENT SHALL BE 20MM CLEAR MINIMUM FROM BOTTOM AND FROM TOP OF SLAB.
2. REINFORCEMENT IN CONTINUOUS ELEVATED SLAB SHALL BE CUT AS FOLLOWS.

NOTE:
- THIS IS A SCHEMATIC PLAN FOR THE PURPOSE OF LOCATING AND IDENTIFYING FOUNDATION REINFORCING ELEMENTS ONLY. VERIFY ALL DIMENSIONS, DROPS, OFFSETS AND FEATURES WITH THE ARCHITECTURAL PLANS BEFORE FORMING THE FOUNDATION.

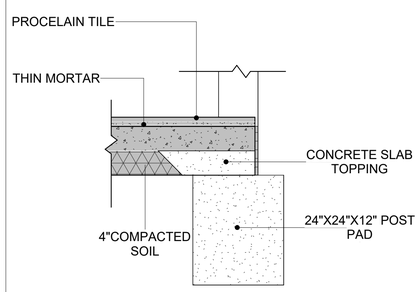


1 **FOUNDATION REBAR PLAN**
3/8" = 1'-0"

#4-REBAR ON A 2'-0" X 2'-0" GRID SLAB ON GRADE FOUNDATION



2 **TYPICAL WALL FTG DETAIL**
1" = 1'-0"



3 **TURNDOWN/POST PAD**
1" = 1'-0"

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KEY PLAN

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NOTE:

LEGEND:

PROJECT

104 BENNETT 499 1BD/1BA MODERN 550

DRAWING NAME

STRUCTURAL FLOOR PLAN

CLIENT NAME:	**Client Name**
PROJECT NUMBER:	**0061_12**
DATE:	**3/8/2025 5:08:37 PM**
DESIGNED BY:	**Designer**
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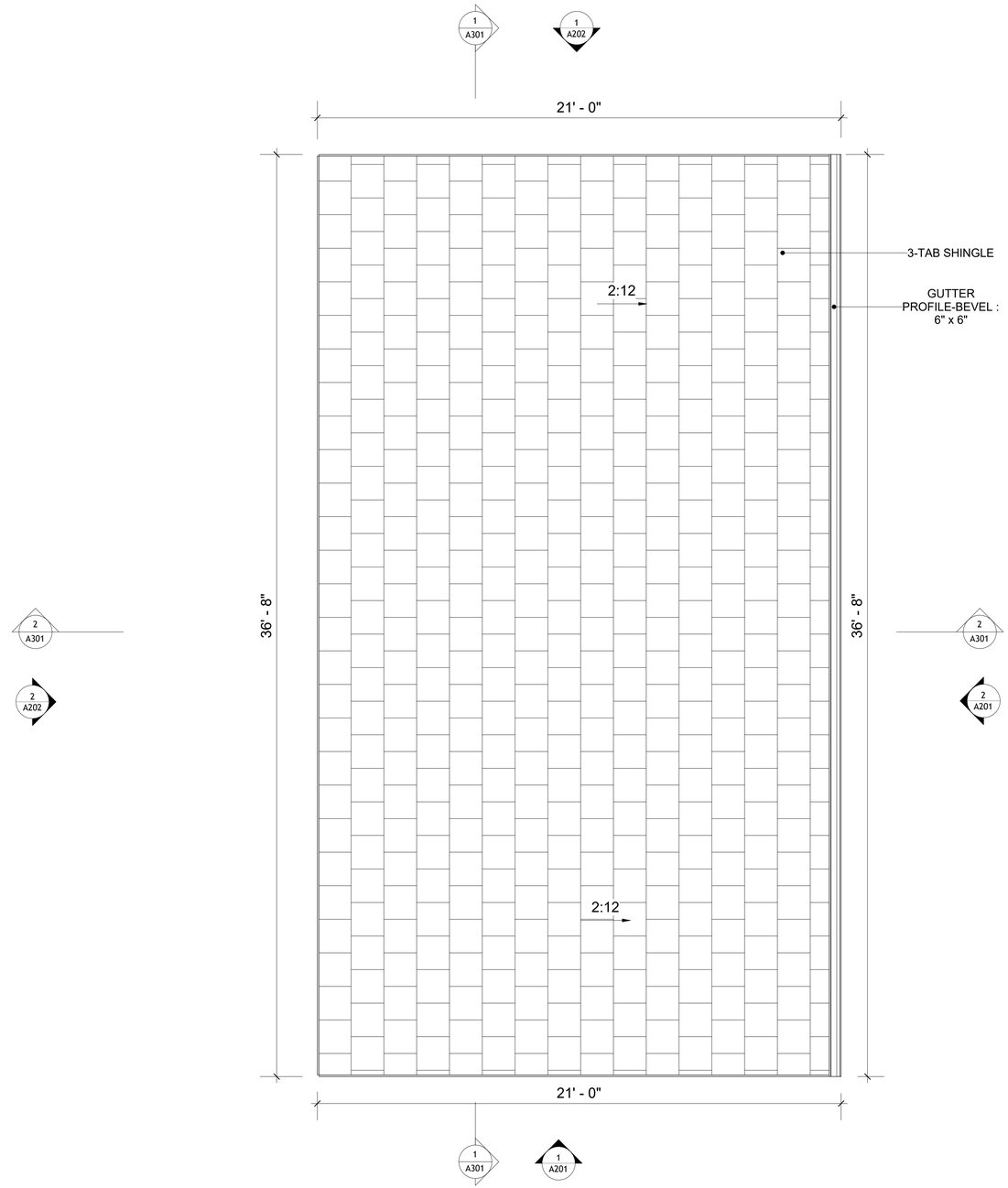
S102

SCALE: **As indicated**

ROOF NOTES

1. ROOFING COMPOSITION ROOFING PER OWNERS/BUILDERS SPECIFICATIONS INSTALL PER MANUFACTURE SPECIFICATIONS ON 1/2" ORIENTED STRAND BOARD ON PRE-ENGINEERED TRUSS @ 24" O.C. (UNO.)
2. 73" OVERHANG AT EAVES (UNO.)
3. ENDS OF ALL TRUSSES AND JOISTS TO BE FULLY BLOCKED. PROVIDE SOLID BLOCKING AT ALL RIDGES AND VALLEYS
4. SHEATHING TO BE 1/2", 3/8" OSB SHEAR PANEL AND EQUIVALENT. UNDERSIDE OF PORCH TRUSSES TO BE FINISHED WITH MOISTURE RESISTANT DRYWALL, TAPED AND TEXTURED.
5. EXPOSED EAVES AND OTHER WEATHER EXPOSED AREAS TO BE SHEATHED WITH EXTERIOR GRADE PLYWOOD.
6. ALL MATERIALS THICKNESS AND SIZE ARE THE MINIMUM. Refer TO LOCAL STANDARDS FOR ACTUAL THICKNESS AND LAYERING OF MATERIALS.
7. ENGINEERED TRUSS CALCULATIONS TO BE SUBMITTED TO BUILDING DEPARTMENT PRIOR TO FABRICATION AND INSTALLATION.
8. TRUSS MANUFACTURER TO SPECIFY HANGER CONNECTORS FOR TRUSS COMPONENTS (TYPICAL)
9. DESIGNER ASSUMES THAT TRUSSES BEAR ON ALL EXTERIOR PERIMETER WALLS (TYPICAL) OR BEAMS.
10. PROVIDE GALVANIZED STEEL FLASHING WITH A LENGTH OF 10 FEET, WIDTH OF 12 INCHES, AND THICKNESS OF 24 GAUGE.



1 ROOF PLAN
3/8" = 1'-0"

SQUARE FOOTAGE	
LIVIN G	499
PORCH	68
TOTAL	567

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DRAWING NAME

ROOF PLAN

CLIENT NAME:	**Client Name**
PROJECT NUMBER:	**0061_12**
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ABOUT WALL FINISHING

CEDAR WOOD

CEDAR WOOD REFERS TO THE WOOD FROM VARIOUS SPECIES OF CEDAR TREES, WHICH ARE CONIFEROUS EVERGREEN TREES KNOWN FOR THEIR DISTINCT AROMA AND NATURAL RESISTANCE TO DECAY AND INSECTS.

IN THIS SPECIFIC PROJECT, CEDAR WOOD IS USED A FINISH MATERIAL ON BEAMS AND COLUMNS.

BOARD AND BATTEN

BOARD AND BATTEN REFERS TO A TYPE OF EXTERIOR SIDING CONSISTING OF WIDE VERTICAL BOARDS JOINED TOGETHER WITH NARROWER STRIPS OF WOOD, CALLED BATTENS. THESE BATTENS ARE PLACED OVER THE SEAMS BETWEEN THE BOARDS, CREATING A DISTINCTIVE, RUSTIC, AND TEXTURED APPEARANCE.

BOARD AND BATTEN OFFERS DURABILITY AND A VERTICAL EMPHASIS TO A BUILDING'S FACADE. IT'S KNOWN FOR ITS RELATIVE SIMPLICITY OF INSTALLATION AND ITS ABILITY TO CREATE SHADOW LINES, ADDING DEPTH AND VISUAL INTEREST.

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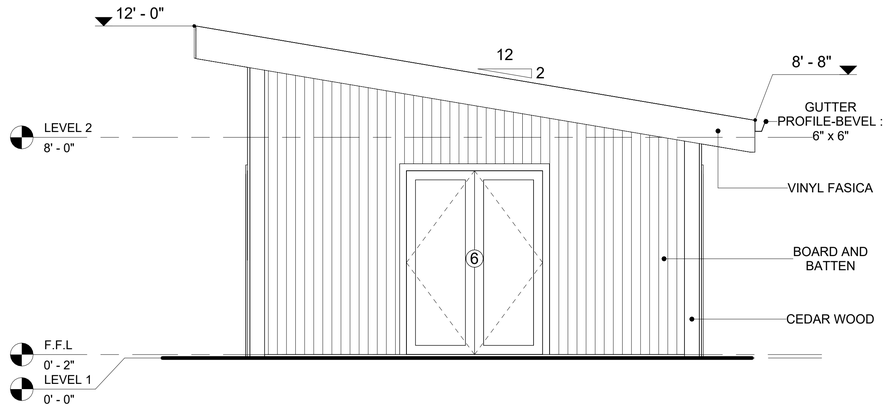
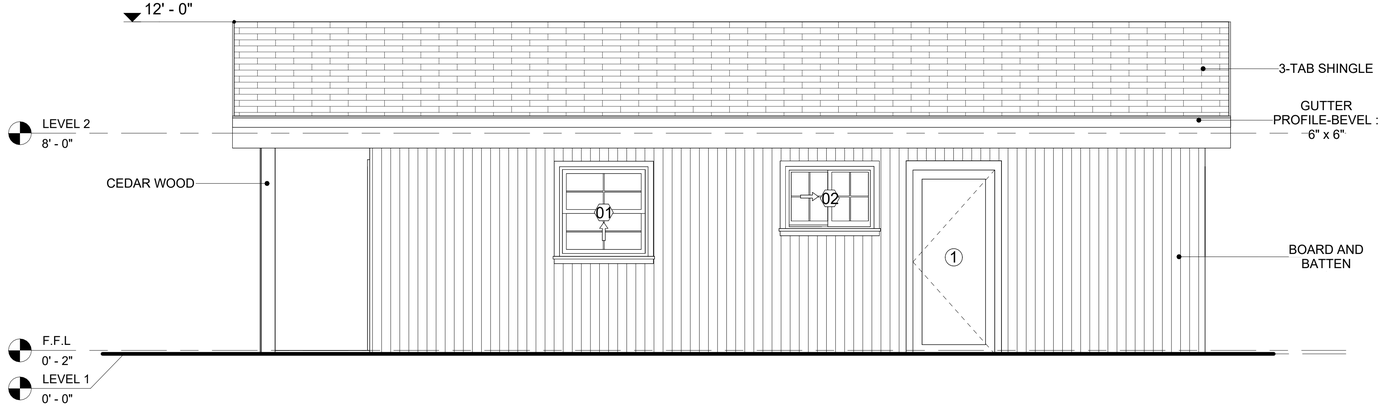


1 FRONT ELEVATION
3/8" = 1'-0"



2 RIGHT SIDE ELEVATION
3/8" = 1'-0"

DOOR SCHEDULE

TYPE MARK	SUPPLIER	DOOR TYPE	LOCATION	SIZE WIDTH	SIZE HEIGHT	COUNT
1	HOME DEPOT	EXTERIOR SINGLE PANEL SWINGING	INTERIOR	3' - 0"	6' - 8"	1
2	HOME DEPOT	EXTERIOR SINGLE PANEL SWINGING	INTERIOR	3' - 0"	6' - 8"	1
3	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	3' - 0"	6' - 8"	2
4	HOME DEPOT	INTERIOR DOUBLE PANEL SLIDING	INTERIOR	5' - 10"	6' - 8"	1
5	HOME DEPOT	INTERIOR DOUBLE PANEL SLIDING	INTERIOR	4' - 8"	6' - 8"	1
6	HOME DEPOT	EXTERIOR DOUBLE PANEL SWINGING	INTERIOR	5' - 0"	6' - 8"	1

WINDOW SCHEDULE

TYPE MARK	SUPPLIER	WINDOW TYPE	SIZE WIDTH	SIZE HEIGHT	COUNT
01	HOME DEPOT	SINGLE HUNG	3' - 3"	3' - 3"	2
02	HOME DEPOT	SLIDING	3' - 3"	2' - 3"	1
03	HOME DEPOT	SINGLE HUNG	2' - 9"	3' - 3"	2
04	HOME DEPOT	FIXED	5' - 3"	3' - 9"	1

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NOTE:

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PROJECT

104 BENNETT 499 1BD/1BA MODERN 550

DRAWING NAME

ARCHITECTURAL ELEVATIONS

CLIENT NAME:	**Client Name**
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DATE:	**3/8/2025 5:08:41 PM**
DESIGNED BY:	**Designer**
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SCALE: **As indicated**

ABOUT WALL FINISHING

CEDAR WOOD

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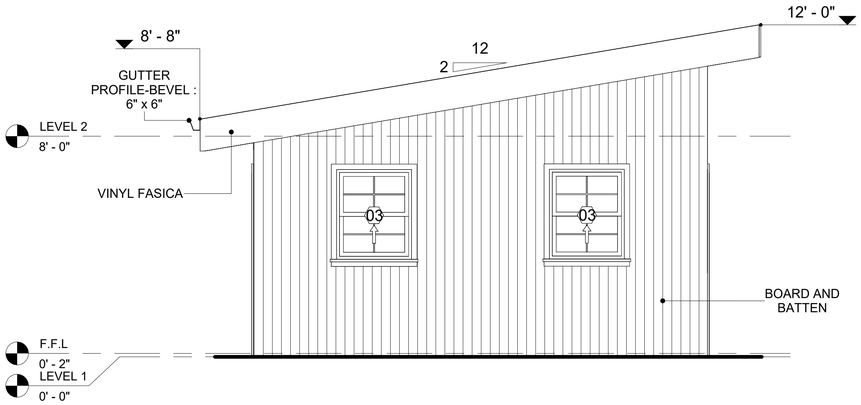
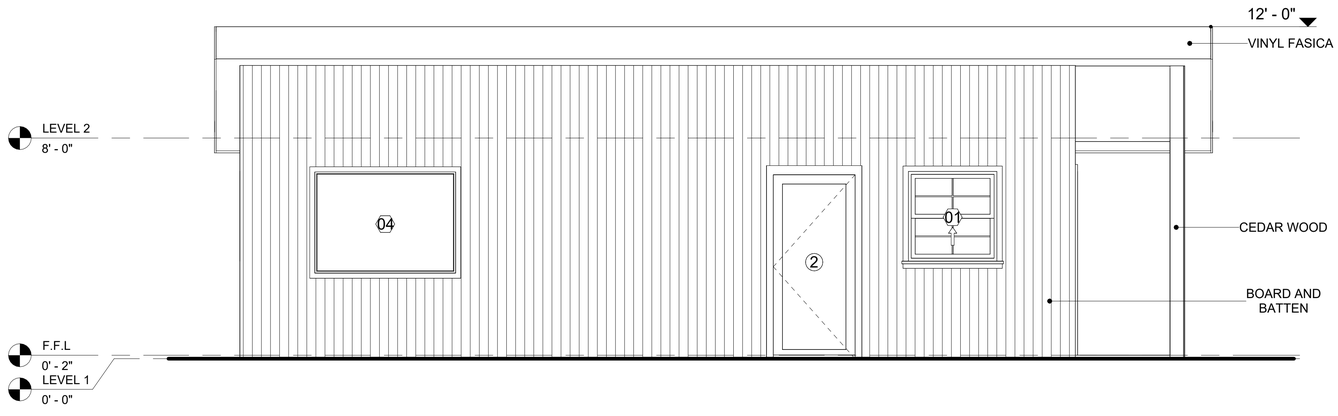
BOARD AND BATTEN OFFERS DURABILITY AND A VERTICAL EMPHASIS TO A BUILDING'S FACADE. IT'S KNOWN FOR ITS RELATIVE SIMPLICITY OF INSTALLATION AND ITS ABILITY TO CREATE SHADOW LINES, ADDING DEPTH AND VISUAL INTEREST.

IN THIS SPECIFIC PROJECT, BOARD AND BATTEN ARE USED AS A WALL FINISH SIDING.



1 **REAR ELEVATION**
3/8" = 1'-0"



2 **LEFT SIDE ELEVATION**
3/8" = 1'-0"

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KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

104 BENNETT 499 1BD/1BA MODERN 550

DRAWING NAME

ARCHITECTURAL ELEVATIONS

CLIENT NAME:	**Client Name**
PROJECT NUMBER:	**0061_12**
DATE:	**3/8/2025 5:08:43 PM**
DESIGNED BY:	**Designer**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**

A202

SCALE: **As indicated**

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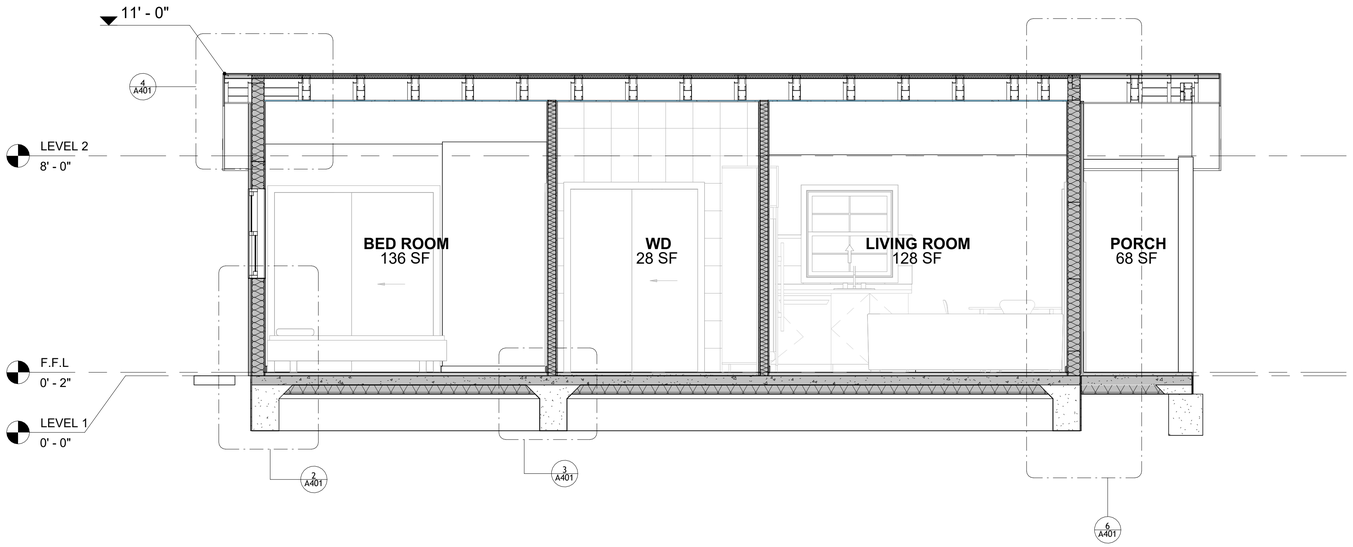
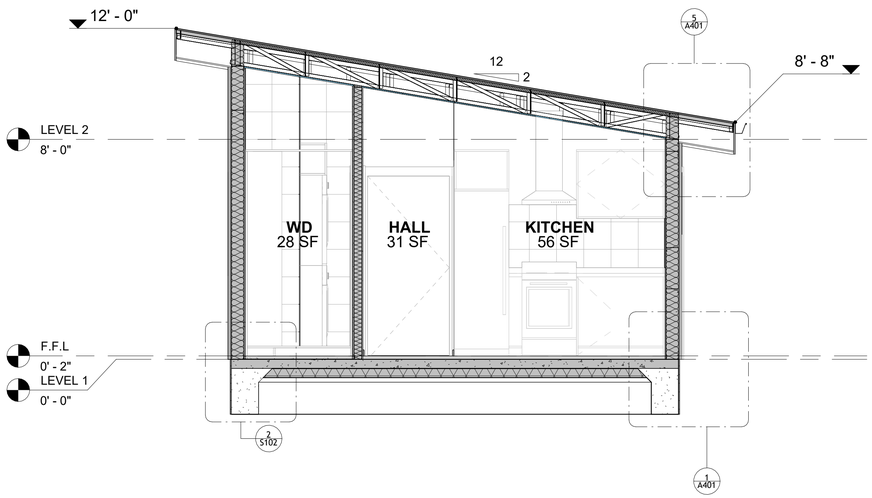


1 SECTION-1

3/8" = 1'-0"



2 SECTION-2

3/8" = 1'-0"

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KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

104 BENNETT 499 1BD/1BA MODERN 550

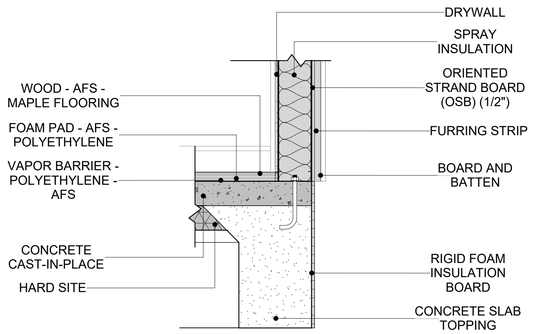
DRAWING NAME

ARCHITECTURAL SECTIONS

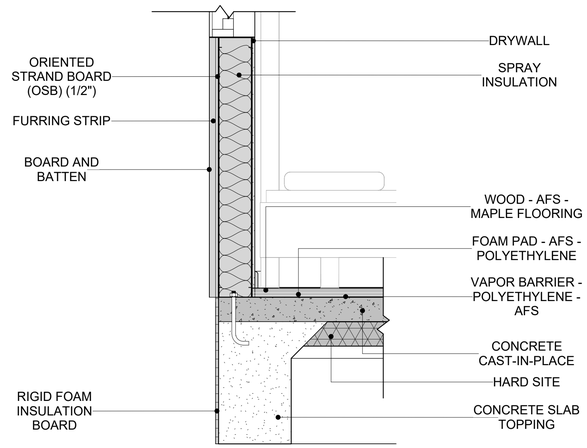
CLIENT NAME:	**Client Name**
PROJECT NUMBER:	**0061_12**
DATE:	**3/8/2025 5:08:44 PM**
DESIGNED BY:	**Designer**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**

A301

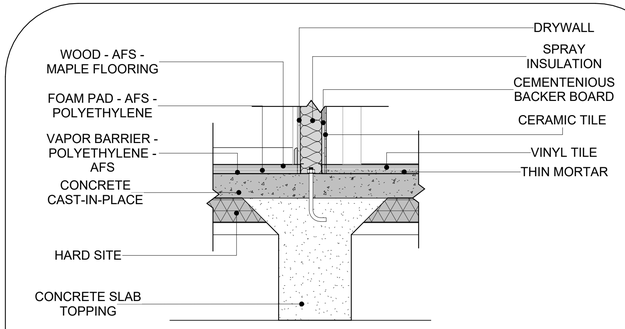
SCALE: **As indicated**



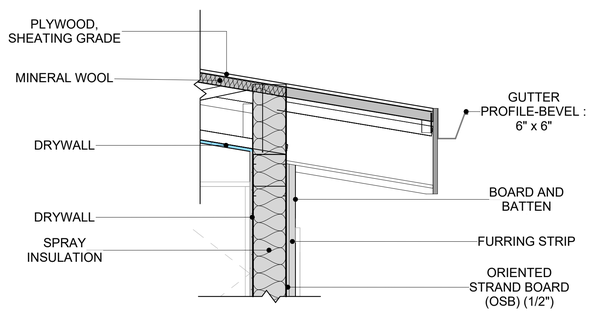
1 TYPICAL WALL FTG
1" = 1'-0"



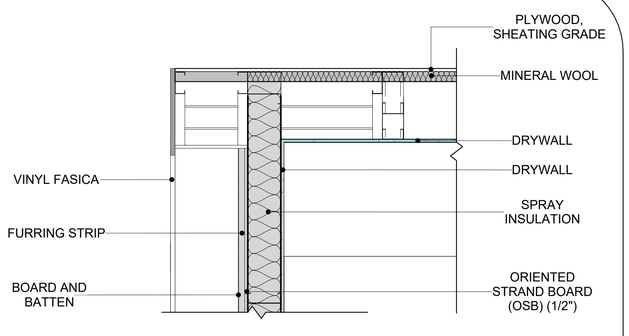
2 TYPICAL WALL FTG2
1" = 1'-0"



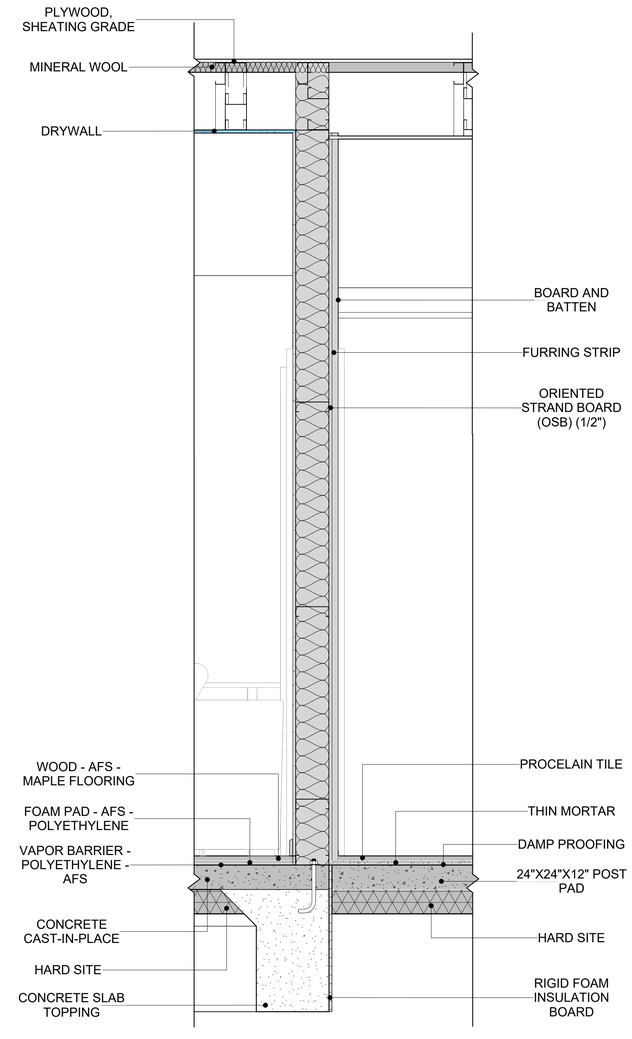
3 ROOF/TRUSS CONN.
1" = 1'-0"



5 WALL TO ROOF CONN.
1" = 1'-0"



4 ROOF ON WALL
1" = 1'-0"



6 BUILDING SECTION
1" = 1'-0"

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KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

104 BENNETT 499 1BD/1BA MODERN 550

DRAWING NAME

ARCHITECTURAL DETAILS

CLIENT NAME:	**Client Name**
PROJECT NUMBER:	**0061_12**
DATE:	**3/8/2025 5:08:46 PM**
DESIGNED BY:	**Designer**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**

A401

SCALE: **1" = 1'-0"**

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CASEWORK GENERAL NOTES

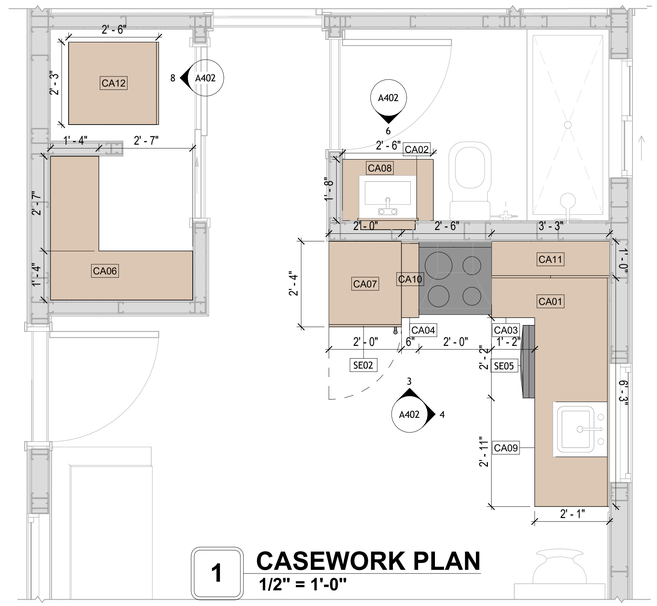
1. ALL CABINET HEIGHTS INCLUDE COUNTERTOPS. DIMENSIONS ARE TO THE NEAREST INCH.
2. DIVISIONS IN CASEWORK ARE SHOWN FOR CLARITY AND DO NOT REPRESENT BREAKS IN THE COUNTERTOP.
3. PROVIDE CONTINUOUS COUNTERTOP OVER ALL SIMILAR HEIGHT CASEWORK, UNLESS AND OTHERWISE NOTED.
4. MANUFACTURER AND CATALOG NUMBERS ARE FOR REFERENCE AND ILLUSTRATION PURPOSES ONLY.
5. DOTTED LINES INDICATE WALL HUNG CABINETS, DIVISIONS OF BASE CABINETS BELOW THE
6. COUNTERTOP, FURNITURE NOT IN THE CONTRACT OR PROJECTION SCREENS -SEE CASEWORK KEY AND SPECIFICATIONS.
7. ALL CABINETS AND DRAWERS TO HAVE CAM LOCKS EXCEPT FOR SINK BASE CABINETS.
8. ALL EXPOSED SURFACES (EXPOSED TO VIEW FROM ANY PERSPECTIVE) TO BE COVERED WITH LAMINATE.
9. ALL CASEWORK WHICH MEETS A WALL AT ONE OR BOTH ENDS, TO BE PROVIDED WITH FILLER PANELS AND SCRIBED TO THE WALL(S) AS REQUIRED.
10. ALL CABINETS AND DRAWERS ARE PROVIDED WITH RECESSED HANDLES.
11. CONTRACTOR TO FIELD VERIFY ALL CLEAR OPENINGS PRIOR TO MILLWORK OR CASEWORK FABRICATION.
12. CASEWORK DRAWINGS ARE DIAGRAMMATIC IN NATURE TO SHOW DESIGN INTENT.

CASEWORK SCHEDULE

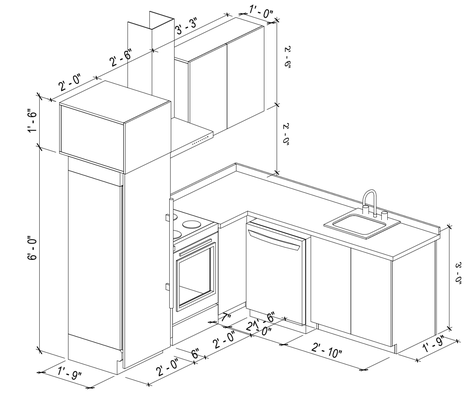
TYPE MARK	TYPE	COUNT	HEIGHT	WIDTH	DEPTH	AREA
01	L-SHAPE COUNTER TOP	1	0' - 4"	7' - 0"	7' - 0"	2 SF
02	RECESSED_MED_CABINET 2	1	2' - 0"	1' - 6"	0' - 3"	3 SF
03	BASE CABINET L-SHAPED	1	2' - 11"	3' - 3"	3' - 3"	9 SF
04	WALL FILLER	1	2' - 11"	0' - 6"	2' - 0"	1 SF
05	CLOSET_4	1	6' - 0"	6' - 6"	1' - 4"	39 SF
06	CLOSET_L_SHAPE 2	1	7' - 6"	4' - 9"	5' - 10"	36 SF
07	REFRIGERATOR TOP	1	1' - 6"	2' - 0"	2' - 4"	3 SF
08	VANITY	1	2' - 4"	2' - 6"	1' - 8"	6 SF
09	BASE CABINET DOUBLE DOOR 3	1	2' - 11"	2' - 10"	2' - 0"	8 SF
10	LINEAR COUNTER TOP 2	1	0' - 4"	0' - 6"	2' - 1"	0 SF
11	WALL CABINET DOUBLE DOOR 2	1	2' - 6"	3' - 3"	1' - 0"	8 SF
12	LAUNDRY OPEN CABINET 3	1	1' - 2"	2' - 3"	2' - 6"	3 SF
GRAND TOTAL		12				

SPECIALTY EQUIPMENT SCHEDULE

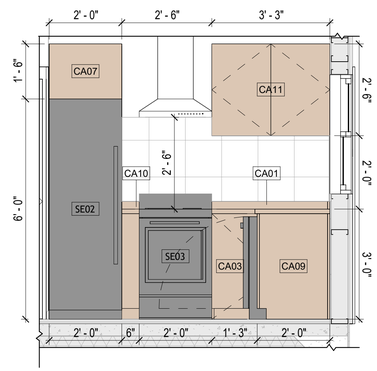
TYPE MARK	TYPE	COUNT
01	WASHER-FRONT-LOAD	1
02	REFRIGERATOR	1
03	RANGE	1
04	DRYER-FRONT-LOAD	1
05	DISHWASHER	1
GRAND TOTAL: 5		



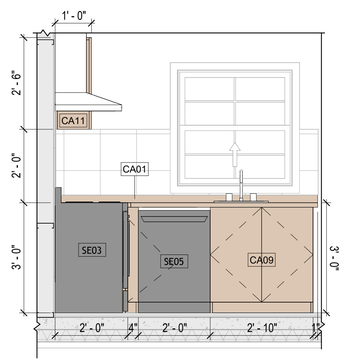
1 CASEWORK PLAN
1/2" = 1'-0"



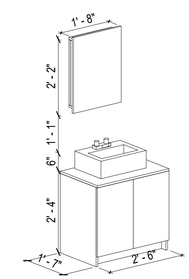
2 KITCHEN 3D



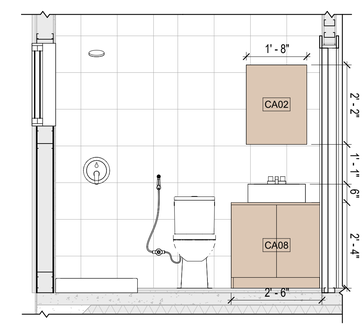
3 ELEVATION 1 - A
1/2" = 1'-0"



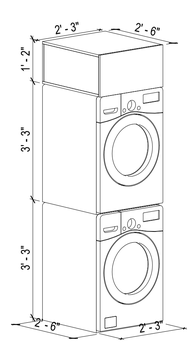
4 ELEVATION 1 - B
1/2" = 1'-0"



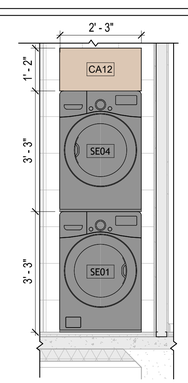
5 VANITY 3D



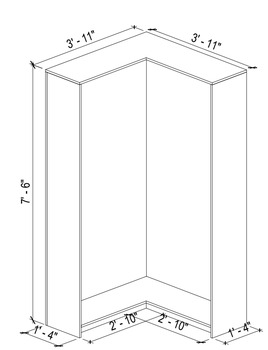
6 ELEVATION 1 - D
1/2" = 1'-0"



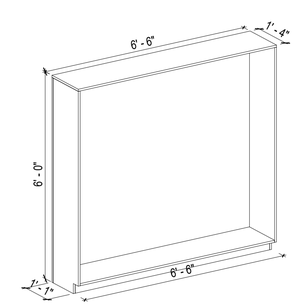
7 LAUNDRY 3D



8 ELEVATION 1 - E
1/2" = 1'-0"



9 CLOSET 3D 2



10 CLOSET 3D

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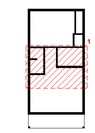
KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

104 BENNETT 499 1BD/1BA MODERN 550

DRAWING NAME

ARCHITECTURAL CASEWORK

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	3/8/2025 5:08:48 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A402

SCALE: As indicated

GENERAL NOTES

1. THIS DRAWING DEPICTS THE HVAC (HEATING, VENTILATION, AND AIR CONDITIONING) SYSTEM FOR THE BENNETT 1BD 1BA MODERN. IT PROVIDES A VISUAL REPRESENTATION OF THE SYSTEM LAYOUT AND COMPONENTS.

2.THE HVAC SYSTEM IS DESIGNED TO MEET THE SPECIFIC REQUIREMENTS OF THE BUILDING, INCLUDING HEATING, COOLING, AND VENTILATION NEEDS, AS PER THE PROJECT SPECIFICATIONS AND APPLICABLE CODES AND STANDARDS.

3. THE HVAC SYSTEM INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC), INTERNATIONAL RESIDENTIAL CODE (IRC), AND ALL OTHER APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.

4. THE EQUIPMENT SHOWN ON THIS DRAWING INCLUDES BUT IS NOT LIMITED TO AIR HANDLING UNITS (AHUS), CHILLERS, BOILERS, COOLING TOWERS, PUMPS, DUCTWORK, DIFFUSERS, GRILLES, AND CONTROL DEVICES.

5. ALL EQUIPMENT, DUCTWORK, AND PIPING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, LOCAL CODES, AND INDUSTRY BEST PRACTICES.

6. ALL DUCTWORK SHALL BE SIZED, FABRICATED, AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACCA MANUAL D AND THE SMACNA HVAC DUCT CONSTRUCTION STANDARDS. DUCTWORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, PROPERLY SUPPORTED AND BRACED TO PREVENT SAGGING, AIR LEAKAGE, OR VIBRATION.

7. CONDENSATE DRAINAGE PIPING SHALL BE PROPERLY PITCHED TO ENSURE POSITIVE DRAINAGE TO AN APPROVED DISPOSAL LOCATION, SUCH AS A FLOOR DRAIN, SUMP PUMP, OR EXTERIOR GRADE. CONDENSATE LINES SHALL BE INSULATED TO PREVENT SWEATING.

8. THE LOCATION OF CONTROL PANELS AND SENSORS INDICATED ON THIS DRAWING CAN BE MODIFY WITH THE SPECIFIC LOCATIONS AND WIRING DETAILS WILL BE DETERMINED DURING THE CONTROL SYSTEM DESIGN AND INSTALLATION.

9. THE HVAC SYSTEM DESIGN CONSIDER ENERGY EFFICIENCY, INDOOR AIR QUALITY, OCCUPANT COMFORT, AND NOISE CONTROL, FOLLOWING APPLICABLE GUIDELINES AND REGULATIONS.

10. COORDINATION WITH OTHER TREADS HAS BEEN DONE ON A DESIGN LEVEL. THIS DRAWING SHALL BE READ TOGETHER WITH THE AR, EL AND SN DESIGN DRAWINGS TO ENSURE PROPER INSTALLATION AND INTEGRATION OF THE HVAC SYSTEMS.

11. THE HVAC CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES, AND FOR SCHEDULING AND COORDINATING WITH THE LOCAL BUILDING DEPARTMENT AND UTILITY PROVIDERS TO ENSURE A TIMELY AND COMPLIANT INSTALLATION.

12. ALL DUCTWORK PENETRATIONS THROUGH WALLS, FLOORS, OR CEILINGS SHALL BE PROPERLY SEALED AND FIRE-STOPPED USING APPROVED METHODS AND MATERIALS TO MAINTAIN THE INTEGRITY OF THE BUILDING'S FIRE-RESISTANCE RATINGS.

13. HVAC EQUIPMENT SHALL BE INSTALLED LEVEL AND PLUMB, AND IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. PROVIDE ADEQUATE CLEARANCES AROUND EQUIPMENT FOR PROPER AIRFLOW, SERVICE ACCESS, AND CODE COMPLIANCE.

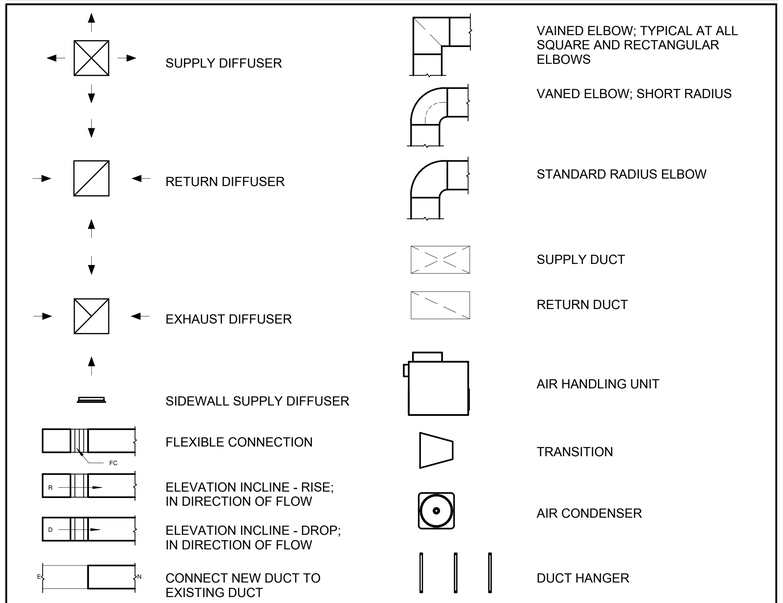
14. ALL HVAC EQUIPMENT AND COMPONENTS, INCLUDING THERMOSTATS, DAMPERS, AND ACCESS PANELS, SHALL BE LOCATED IN ACCESSIBLE AREAS FOR EASY SERVICING AND MAINTENANCE. PROVIDE ADEQUATE SPACE AROUND EQUIPMENT FOR PROPER AIRFLOW AND SERVICE ACCESS.

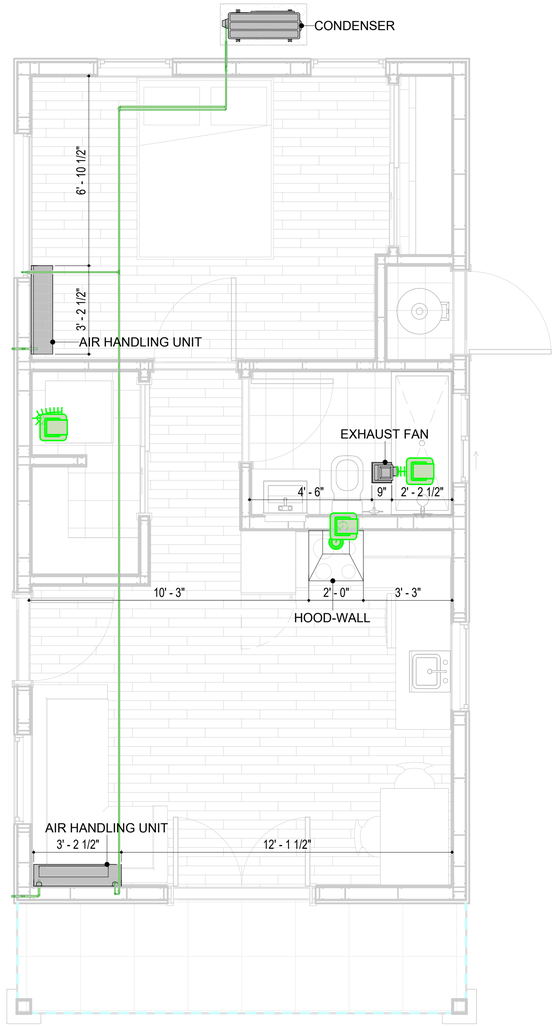
15. THE HVAC SYSTEM SHALL BE BALANCED AND ADJUSTED TO ENSURE PROPER AIRFLOW, TEMPERATURE DISTRIBUTION, AND SYSTEM PERFORMANCE THROUGHOUT THE RESIDENCE. PROVIDE A WRITTEN REPORT DOCUMENTING THE FINAL SYSTEM BALANCE.

16. ANY DEVIATIONS OR MODIFICATIONS TO THE HVAC SYSTEM DESIGN SHALL BE REVIEWED AND APPROVED BY THE RESPONSIBLE DESIGN PROFESSIONALS AND COMMUNICATED TO ALL RELEVANT PARTIES INVOLVED IN THE CONSTRUCTION PROCESS.

17. FOR ANY INQUIRIES OR CLARIFICATIONS REGARDING THE HVAC SYSTEM DESIGN, PLEASE CONSULT THE RESPONSIBLE DESIGN PROFESSIONALS OR THE PROJECT MANAGEMENT TEAM.

SYMBOLS





1 **HVAC PLAN**
3/8" = 1'-0"

HVAC COLOR SCHEME

AIR CONDITIONING PIPE LINE

REFRIGERANT LINE SCHEDULE

CATAGORY	DESCRIPTION	DIAMETER	LENGTH
PIPE TYPES	COPPER	1/4"	0.63
PIPE TYPES	COPPER	3/8"	55.78
PIPE TYPES	COPPER	1/2"	0.56
PIPE TYPES	COPPER	3/4"	62.20

REFRIGERANT LINE FITTING SCHEDULE

CATAGORY	DESCRIPTION	Size	Count
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	1/4"ø-1/4"ø	1
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	3/4"ø-3/4"ø	18
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	3/8"ø-3/8"ø	12
TEE - GENERIC	TEE - GENERIC: STANDARD	3/4"ø-3/4"ø-3/4"ø	1
TEE - GENERIC	TEE - GENERIC: STANDARD	3/8"ø-3/8"ø-3/8"ø	1
TRANSITION - GENERIC	TRANSITION - GENERIC: STANDARD	3/4"ø-1/2"ø	3
TRANSITION - GENERIC	TRANSITION - GENERIC: STANDARD	3/4"ø-5/8"ø	2
TRANSITION - GENERIC	TRANSITION - GENERIC: STANDARD	3/8"ø-1/4"ø	1

MECHANICAL EQUIPMENT SCHEDULE

CATAGORY	DESCRIPTION	COUNT
AIR HANDLING UNIT	AIR HANDLING UNIT: WALL MOUNTED	2
CONDENSER	CONDENSER: OUT DOOR	1
EXHAUST FAN	EXHAUST FAN: 75 CFM	1
	HOOD-WALL: VENT	1

DUCT FITTING SCHEDULE

CATAGORY	DESCRIPTION	COUNT
ROUND TRANSITION - ANGLE	45 DEGREE	5

DUCT ACCESSORY SCHEDULE

CATAGORY	DESCRIPTION	COUNT
ROOF VENT	3" DIAMETER	3

FLEX DUCT SCHEDULE

DESCRIPTION	DESCRIPTION	LENGTH	DIAMETER	COUNT
FLEX DUCT ROUND	FLEX-ROUND	9.43	4"	3
GRAND TOTAL: 3		9.43		

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KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

104-Bennett-499-1Bd1Ba Modern-550

DRAWING NAME

HVAC PLAN

CLIENT NAME:	**Owner**
PROJECT NUMBER:	**15_0001**
DATE:	**3/3/2025 11:50:30 PM**
DESIGNED BY:	**Designer**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**

M101

SCALE: **As indicated**

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ELECTRICAL NOTES

1. THIS DRAWING DEPICTS THE ELECTRICAL SYSTEM FOR THE 104-Bennett-499-1Bd1Ba Modern-550. IT PROVIDES A VISUAL REPRESENTATION OF THE ELECTRICAL LAYOUT AND COMPONENTS, INCLUDING POWER DISTRIBUTION, LIGHTING, AND CONTROL SYSTEMS.
2. THE ELECTRICAL SYSTEM IS DESIGNED TO MEET THE SPECIFIC REQUIREMENTS OF THE BUILDING, INCLUDING POWER DISTRIBUTION, LIGHTING, AND SPECIALIZED ELECTRICAL EQUIPMENT NEEDS, AS PER THE PROJECT SPECIFICATIONS AND APPLICABLE CODES AND STANDARDS.
3. THE ELECTRICAL SYSTEM INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL BUILDING CODE (IBC), AND ALL OTHER APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
4. LOCATIONS AS NEEDED, DEVICES ARE SHOWN ON PLANS IN APPROXIMATE IDEAL LOCATIONS, UNLESS SPECIFICALLY DIMMENSIONED.
5. OPEN WALLS AS NEEDED TO ALLOW FOR NEW ELECTRICAL INSTALLATIONS.
6. LABEL ALL CIRCUITS ON JUNCTION BOXES, RECEPTACLES,DATA, SMOKE DETECTOR, AND EQUIPMENT IN PANEL BOX.
7. INSTALL RACEWAY AS NEEDED FOR DDC, ACCESS CONTROL, LOW VOLTAGE WIRING & DATA.
8. RELABEL POWER, DATA & FIRE ALARM FOR ROOM #CHANGES.
9. VERIFY ALL CIRCUITS LABELED ON PRINT ARE CORRECT BEFORE WORKING ON THEM.
10. NOTE ON SITE PLAN – ALL CHANGES OR MISSING DETAIL TO BE INCORPORATED INTO THE MASTER PLAN.
11. DRAWINGS ARE DIAGRAMMATIC ONLY FOR THE PURPOSE OF SHOWING FIXTURE AND OUTLET LOCATIONS.
12. ELECTRICAL CONTRACTOR TO VERIFY SERVICE SIZE BY CALCULATION BASED UPON ACTUAL NAME PLATE RATINGS OF SELECTED EQUIPMENT.
13. VERIFY LOCATION OF SERVICE ENTRANCE WITH POWER COMPANY. PROVIDE UFER GROUND IN BUILDING FOUNDATION AT SERVICE ENTRANCE LOCATION.
14. PROVIDE A MIN. OF 20 FEET OF ONE *4 BARE COPPER UFER WIRE EMBEDDED IN CONCRETE FOOTING AT THE SERVICE ENTRANCE LOCATION WHERE APPROVED BY LOCAL SERVICE PROVIDER.
15. PROVIDE WATERPROOF FIXTURES IN ALL HIGH MOISTURE AREAS (EXTERIOR, SHOWER AND TUB CEILINGS ETC.)
16. PROVIDE DEDICATED CIRCUITS TO EACH BATH, DEN, FAMILY ROOM, BEDROOM, LOFT, KITCHEN REFRIGERATOR, KITCHEN FREEZER DISHWASHER, AND ANY AREA/ITEM SPECIFIED BY OWNER.
17. INCANDESCENT FIXTURES WITH OPEN OR PARTIALLY ENCLOSED LAMPS, PENDANT FIXTURES, AND LAMP HOLDERS ARE NOT PERMITTED IN CLOSETS.
18. ALL WORKMANSHIP AND MATERIALS TO CONFORM WITH THE 2015 IRC.
19. PROVIDE A MIN. OF 20 FEET OF ONE *4 BARE COPPER UFER WIRE EMBEDDED IN CONCRETE FOOTING AT THE SERVICE ENTRANCE LOCATION WHERE APPROVED BY LOCAL SERVICE PROVIDER.
20. PROVIDE A BONDING CONDUCTOR CONSISTING OF A MINIMUM OF ONE *4 BARE COPPER WIRE CONNECTING THE BUILDING'S METAL WATER PIPING SYSTEM TO THE SERVICE EQUIPMENT ENCLOSURE GROUNDING.

MAIN PANEL CALCS

ELECTRICAL CALCS		
LIGHT AND OUTLETS	499 @ 3W	1,497 W
3 APPLIANCE CIRCUITS		4,500 W
DRYER		2,000 W
WASHER		2,000 W
RANGE		5,000 W
WATER HEATER		5,000 W
REFRIG.		1,800 W
DISHWASHER & DISPOSAL		3000 W
TOTAL		24,797 W
FRIST 10,000 @ 100%		10,000 W
REMAINDER @ 40%		5,919W
MINI. SPLIT UNITS		10,000 W
TOTAL		25,919 W

25,919 W DIVIDED BY 240V = 104 AMPS TOTAL

(USE 200 AMP SERVICE)

ELECTRICAL ABBREVIATIONS LIST

1P	1 POLE (2P, 3P, 4P, ETC.)	CTR	CENTER
A	AMPERE	CU	COPPER
AC	ABOVE COUNTER OR AIR CONDITIONER	DCP	DOMESTIC WATER CIRCULATING PUMP
ACLG	ABOVE CEILING	DEPT	DEPARTMENT
ADO	AUTOMATIC DOOR OPENER	DET	DETAIL
AF	AMP FRAME	DIA	DIAMETER
AFF	ABOVE FINISHED FLOOR	DISC	DISCONNECT
AFG	ABOVE FINISHED GRADE	DIST	DISTRIBUTION
AFI	ARC FAULT CIRCUIT INTERRUPTER	DN	DOWN
AHU	AIR HANDLING UNIT	DPR	DAMPER
AL	ALUMINUM	DS	SAFETY DISCONNECT SWITCH
ALT	ALTERNATE	DT	DOUBLE THROW
AMP	AMPERE	DWG	DRAWING
AMPL	AMPLIFIER	DDC	DIRECT DIGITAL CONTROL
ANNUN	ANNUNCIATOR APPROX APPROXIMATELY	EC	ELECTRICAL CONTRACTOR
AQ-STAT	AQUASTAT	ELEC	ELECTRIC, ELECTRICAL
ARCH	ARCHITECT, ARCHITECTURAL	ELEV	ELEVATOR
AS	AMP SWITCH	EM	EMERGENCY
AT	AMP TRIP	EMS	ENERGY MANAGEMENT SYSTEM
ATS	AUTOMATIC TRANSFER SWITCH	EMT	ELECTRICAL METALLIC TUBING
AUTO	AUTOMATIC	EP	ELECTRIC PNEUMATIC
AUX	AUXILIARY	EQUIP	EQUIPMENT
AV	AUDIO VISUAL	EWC	ELECTRIC WATER COOLER
AWG	AMERICAN WIRE GAUGE	EXIST	EXISTING
BATT	BATTERY	EXH	EXHAUST
BD	BOARD	EXP	EXPLOSION PROOF
BLDG	BUILDING	FA	FIRE ALARM
BMS	BUILDING MANAGEMENT SYSTEM	FABP	FIRE ALARM BOOSTER POWER
C	CONDUIT	SUPPLY PANEL	SUPPLY PANEL
CAB	CABINET	FACP	FIRE ALARM CONTROL PANEL
CAT	CATALOG	FCU	FAN COIL UNIT
CATV	CABLE TELEVISION	FIXT	FIXTURE
CB	CIRCUIT BREAKER	FLR	FLOOR
CCTV	CLOSED CIRCUIT TELEVISION	FLUOR	FLUORESCENT
CKT	CIRCUIT	FU	FUSE
CLG	CEILING	FUDS	FUSED SAFETY DISCONNECT SWITCH
COMB	COMBINATION	GA	GAUGE
CMPR	COMPRESSOR	GAL	GALLON
CONN	CONNECTION	GALV	GALVANIZED
CONST	CONSTRUCTION	GC	GENERAL CONTRACTOR
CONT	CONTINUATION OR CONTINUOUS	GEN	GENERATOR
CONTR	CONTRACTOR	GFI	GROUND FAULT CIRCUIT INTERRUPTER
CONV	CONVECTOR	GFP	GROUND FAULT PROTECTOR
CP	CIRCULATING PUMP	GND	GROUND
CRT	CATHODE-RAY TUBE	GRS	GALVANIZED RIGID STEEL (CONDUIT)
CT	CURRENT TRANSFORMER	GYP BD	GYPSUM BOARD

HT	HEIGHT
HTG	HEATING
HTR	HEATER
HV	HIGH VOLTAGE
HVAC	HEATING, VENTILATING AND AIR
CONDITIONING	CONDITIONING
HWP	HYDRONIC WATER PUMP
IC	INTERRUPTING CAPACITY
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
INCAND	INCANDESCENT
IR	INFRARED
I/W	INTERLOCK WITH
J-BOX	JUNCTION BOX
KV	KILOVOLT
KVA	KILOVOLT-AMPERE
KVAR	KILOVOLT-AMPERE REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
LOC	LOCATE OR LOCATION
LT	LIGHT
LTG	LIGHTING
LTNG	LIGHTNING
LV	LOW VOLTAGE
MAX	MAXIMUM
MAG.S	MAGNETIC STARTER
M/C	MOMENTARY CONTACT
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDC	MAIN DISTRIBUTION CENTER
MDP	MAIN DISTRIBUTION PANEL
MFR	MANUFACTURERMAIN FUSED
	DISCONNECT SWITCH
MH	MANHOLE
MIC	MICROPHONE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MMS	MANUAL MOTOR STARTER
MOA	MULTIOUTLET ASSEMBLY
MSP	MOTOR STARTER PANELBOARD
MSBD	MAIN SWITCHBOARD
MT	MOUNT
MT.C	EMPTY CONDUIT
UL	UNDERWRITERS LABORATORIES

Branch Panel:

Location: KITCHEN 02
Supply From:
Mounting: Recessed
Enclosure: Type 1

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type:
Mains Rating: 200 A
MCB Rating: 1 A

Notes:

Circuit Number	Circuit Description	Number of Elements	Rating	Length	Wire Size	A		B		Wire Size	Length	Rating	Number of Elements	Circuit Description	Circuit Number
1	BED LIGHT& SMOKE DETECTOR	14	20 A	51' - 3 5/8"	1-#12, 1-#12, 1-#12	748 VA	720 VA			1-#12, 1-#12, 1-#12	41' - 6 27/32"	20 A	4	BED RECEPTACLE	2
3	BATH GFCI & LIGHT	7	20 A	19' - 0 31/32"	1-#12, 1-#12, 1-#12			576 VA	277 VA	1-#14, 1-#14, 1-#14	15' - 2 27/32"	15 A	6	KITCHEN LIGHT	4
5	LIVING LIGHT	8	15 A	45' - 8 3/16"	1-#14, 1-#14, 1-#14	209 VA	400 VA			1-#14, 1-#14, 1-#14	30' - 7 15/16"	15 A	6	OUTDOOR LIGHT	6
7	WATER HEATER	1	30 A	22' - 4 21/32"	2-#10, 1-#10, 1-#10			2250 VA	2500 VA	2-#10, 1-#10, 1-#10	29' - 9 9/16"	30 A	1	DRYER	8
9	--	--	--	--	--	2250 VA	2500 VA			--	--	--	--	--	10
11	REFRIGERATOR	1	20 A	17' - 0 1/32"	1-#12, 1-#12, 1-#12			1800 VA	2500 VA	2-#8, 1-#8, 1-#10	13' - 1 3/8"	50 A	1	RANGE	12
13	OVEN HOOD	1	20 A	9' - 0 1/32"	1-#12, 1-#12, 1-#12	180 VA	2500 VA			--	--	--	--	--	14
15	KITCHEN GFCI	3	20 A	15' - 2 1/8"	1-#12, 1-#12, 1-#12			540 VA	1200 VA	1-#12, 1-#12, 1-#12	12' - 10 1/16"	20 A	1	DISHWASHER	16
17	LIVING RECEPTACLE	4	20 A	34' - 7 15/16"	1-#12, 1-#12, 1-#12	720 VA	540 VA			1-#12, 1-#12, 1-#12	32' - 9 7/16"	20 A	3	OUTDOOR GFCI	18
19	WASHING MASHEIN	1	20 A	32' - 8 15/16"	1-#12, 1-#12, 1-#12			1200 VA							20
21															22
23															24
25															26
						10746 VA		12840 VA							
						90 A		107 A							

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting - Dwelling Unit	600 VA	100.00%	600 VA		
Other	1064 VA	100.00%	1064 VA	**Total Conn. Load:**	23585 VA
Receptacle	1440 VA	100.00%	1440 VA	**Total Est. Demand:**	22585 VA
Lighting	200 VA	100.00%	200 VA	**Total Conn.:**	98 A
WATER HEATER	4500 VA	100.00%	4500 VA	**Total Est. Demand:**	94 A
RANGE	5000 VA	80.00%	4000 VA		
DRYER	5000 VA	100.00%	5000 VA		
REFRIGERATOR	1800 VA	100.00%	1800 VA		
OVEN HOOD	1620 VA	100.00%	1620 VA		
WASHING MASHEIN	2400 VA	100.00%	2400 VA		

Notes:

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KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

104-Bennett-499-1Bd1Ba Modern-550

DRAWING NAME

SCHEDULE

CLIENT NAME:	**Owner**
PROJECT NUMBER:	**0199_12**
DATE:	**3/5/2025 11:29:08 AM**
DESIGNED BY:	**Designer**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**

E101

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

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ELECTRICAL NOTE

A. PROVIDE INTERCONNECTED SMOKE ALARMS IN EACH SLEEPING ROOMS, OUTSIDE EACH SLEEPING ROOM, ON EACH STORY, IN THE HALL OR ADJACENT ROOM LUHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALL EXCEEDS THE HALL BY 24'. SMOKE ALARMS SHALL BE PERMANENTLY HARD WIRED WITH BATTERY BACKUP.
B. RECEPTACLE OUTLETS FOR RANGES AND CLOTHES DRYERS SHALL BE A THREE POLE WITH GROUND TYPE. FOUR WIRE GROUNDING-TYPE FLEXIBLE CORDS WILL BE REQUIRED FOR CONNECTION OF RANGES AND CLOTHES DRYERS. THE BONDING JUMPER SHALL NOT BE CONNECTED BETWEEN NEUTRAL TERMINAL AND THE FRAME OF THE APPLIANCE.
C. TWO OR MORE 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, BREAKFAST NOOK, AND DINING ROOM. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
D. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SERVICE THE LAUNDRY ROOM. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.
E. ALL RECEPTACLES WITH IN 6' OF A WET BAR SINK OR KITCHEN SINK TO SERVE COUNTER TOP SURFACES MUST BE GFCI. ON KITCHEN COUNTERS 12' OR WIDER NO POINT ALONG THE WALL SHALL BE MORE THAN 2' FROM A RECEPTACLE. ALL RECEPTACLES WITH IN 6' OF KITCHEN SINK MUST BE GFCI. AT LEAST ONE GFCI RECEPTACLE SHALL BE INSTALLED IN THE BATHROOM ADJACENT TO EACH BASIN.
F. FIXTURES INCLUDING CEILING FANS THAT ARE LOCATED IN DAMP LOCATIONS SHALL BE LISTED TO BE SUITABLE FOR SUCH LOCATIONS PER 2012 IRC
G. PROVIDE ONE (1) SWITCHED OUTLET @ ALL BEDROOMS AND DEN
H. CEILING FANS NOT EXCEEDING 35 LBS. (WITH OR WITHOUT ACCESSORIES MAY BE SUPPORTED BY OUTLET BOXES PROVIDED THE OUTLET BOXES ARE IDENTIFIED FOR SUCH USE PER 2012 IRC
I. ELECTRICAL OUTLET BOXES ON OPPOSITE SIDES OF FIRE RATED WALLS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24".
J. OUTLET BOXES IN THE WALLS BETWEEN THE GARAGE AND DWELLING SHALL BE METAL OR U.L. APPROVED FIRE RESISTIVE PLASTIC. BOXES IN GARAGE CEILING SHALL BE METAL.
K. ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLTS SINGLE PHASE 15 AND 20 AMPS RECEPTACLE OUTLETS INSTALLED IN THE DWELLING SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER, EXCEPT GFCI RECEPTICLES.

NOTE:

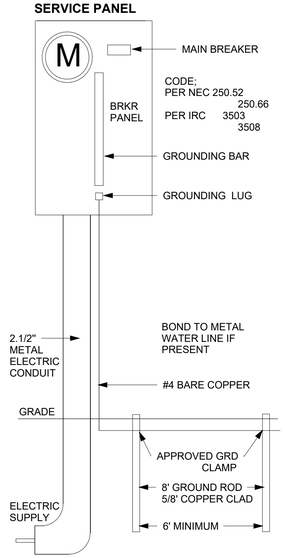
A. RECEPTACLES MUST BE PROVIDED IN HALLWAYS 10'-0" OR MORE IN LENGTH. FOR A ONE FAMILY DWELLINGS AND EACH OF A TWO FAMILY DWELLING THAT IS AT GRADE LEVEL, AT LEAST ONE WP-GFCI RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6'-6" ABOVE GRADE SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING.

NOTE: APPLIANCE DISCONNECT

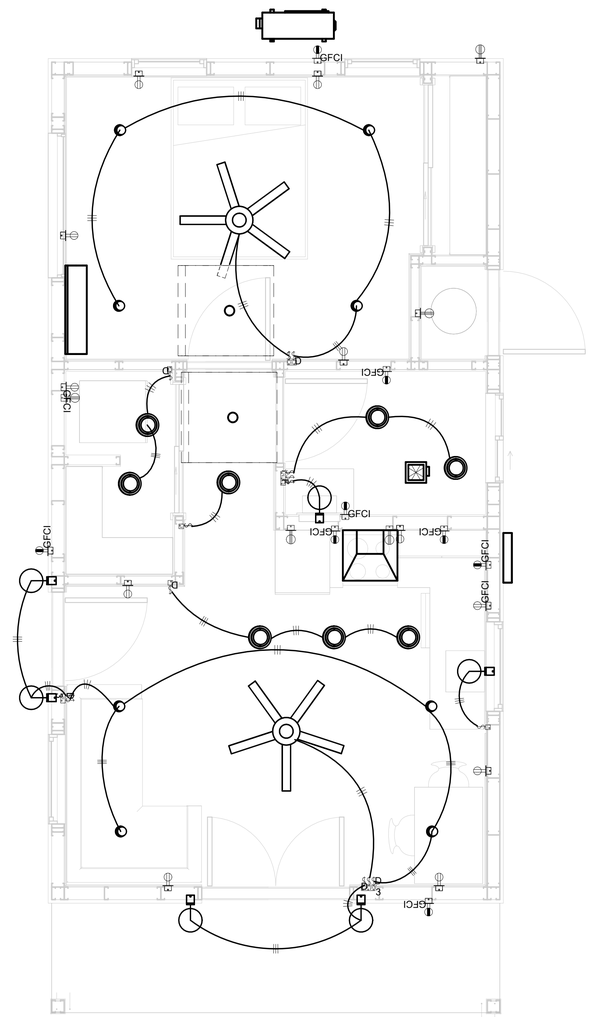
E4001.5 GROUNDING OF ENCLOSURES.
METAL ENCLOSURES FOR SWITCHES OR CIRCUIT BREAKERS SHALL BE CONNECTED TO AN EQUIPMENT GROUNDING CONDUCTOR.
METAL ENCLOSURES FOR SWITCHES OR CIRCUIT BREAKERS USED AS SERVICE EQUIPMENT SHALL COMPLY WITH THE PROVISIONS OF SECTION E3609.4. WHERE NONMETALLIC ENCLOSURES ARE USED WITH METAL RACEWAYS OR METAL-ARMORED CABLES, PROVISIONS SHALL BE MADE FOR CONNECTING THE EQUIPMENT GROUNDING CONDUCTOR.
NONMETALLIC BOXES FOR SWITCHES SHALL BE INSTALLED WITH A WIRING METHOD THAT PROVIDES OR INCLUDES AN EQUIPMENT GROUNDING CONDUCTOR. (404.12)

ELECTRICAL LEGEND

	Electrical Lights With Fan
	Waterproof Recessed Can Light
	Pendant Light
	Recessed Can Light
	Wall Lamp
	Standalone linear
	Single Switch
	Three way Switch
	Fan Switch
	Duplex Receptacle
	Triplex Receptacle
GFCI	GFCI Receptacle
	Exhaust Fan
	Smoke and heat detector



2 **SERVICE PANEL DIAGRAM**
12" = 1'-0"



1 **1 - Lighting**
3/8" = 1'-0"

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KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

104-Bennett-499-1Bd1Ba Modern-550

DRAWING NAME

LIGHTING

CLIENT NAME:	Owner
PROJECT NUMBER:	0199_12
DATE:	3/5/2025 11:29:10 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E102

SCALE: As indicated

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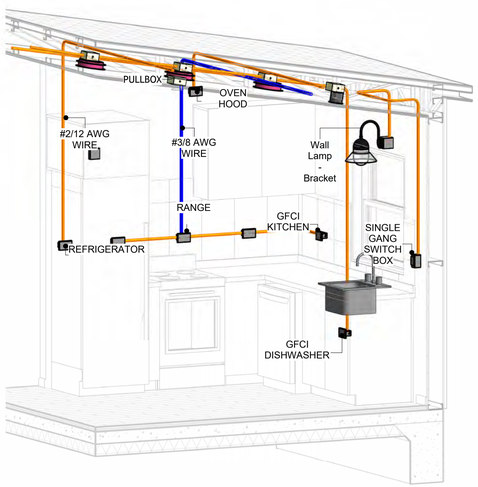
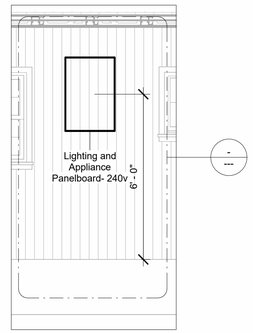
NOTES: CONDUIT, CABLE AND WIRING

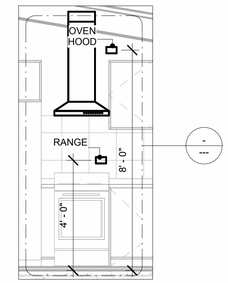
1. Use Metalic Conduits (IMC) for cables running under concrete slabs.
2. Use IMC for circuits with high voltage appliances (240 volts and above)
3. For circuits with 120 volts consider using EMT or PVC conduits if needed.
4. For Low voltage applications up to 50 volts consider using non metalic conduits.
5. All conduits to be used in the project must conform to the latest National Electrical Code (NEC), 2015.
6. All wiring and cables to be used in the project must also conform to the latest National Electrical Code (NEC), 2015.
7. All cables and wires used should be rated for their respective loading and should be gauged and conform to the NEC.



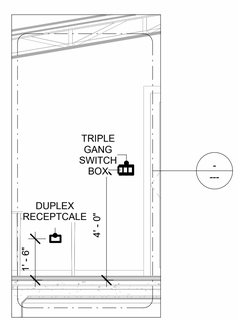
1 **3D-KITCHEN**



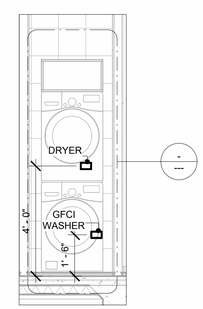
2 **Section 1**
3/8" = 1'-0"



3 **Section 2**
3/8" = 1'-0"



4 **Section 3**
3/8" = 1'-0"



5 **Section 4**
3/8" = 1'-0"

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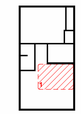
KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

104-Bennett-499-1Bd1Ba Modern-550

DRAWING NAME

POWER

CLIENT NAME:	**Owner**
PROJECT NUMBER:	**0199_12**
DATE:	**3/5/2025 11:29:33 AM**
DESIGNED BY:	**Designer**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**

E103

SCALE: **As indicated**

NOTES: LIGHT

1. LIGHT FIXTURES AND LUMINARIES SHALL CONFORM TO THE NEC, THE IRC AND LOCAL SAFETY & BUILDING CODE.
2. ALL LIGHTING FIXTURES SHOULD CONFORM TO THE DESIGN ELECTRICAL LOAD AND SHALL BE PROPERLY WIRED AND MOUNTED BY QUALIFIED ELECTRICIAN FOLLOWING MANUFACTURERS SPECIFICATIONS.
3. CEILING FANS AND FANS WITH LIGHT WITH WEIGHT EXCEEDING 35 LBS SHOULD BE PROVIDED WITH STRUCTURAL BACKING FOR SUPPORT AND SHALL BE FIXED AS PER MANUFACTURERS SPECIFICATIONS.
4. EXTERIOR LIGHTS SHALL CONFORM TO LOCAL BUILDING CODE AND GUIDELINES.

NOTES: SWITCH JUNCTION BOX

1. THE MINIMUM SIZE OF JUCTION BOX TO BE USED IS 2"X4"X(1.5" OR 3.5" DEEP) THIS ARE TO BE USED FOR SINGLE GANG SWITCH OR OUTLETS.
2. FOR DOUBLE GANG (2 GANG) OUTLETS AND SWITCHS THE MINIMUM SIZE OF THE JUCTION BOX TO BE PROVIDED SHALL NOT BE LESS THAN 4"X4"X(1.5" OR 3.5" DEEP)
3. FOR THREE GANG (3 GANG) OUTLETS AND SWITCHS THE MINIMUM SIZE OF THE JUCTION BOX SHALL NOT BE LESS THAN 6"X4"X(1.5" OR 3.5" DEEP).

FITTING SCHEDULE(PULL BOX)

FAMILY	COUNT	DESCRIPTION
PULLBOX1	20	#1/4 PULLBOX

ELECTRICAL FIXTURE SCHEDULE (SWITCH BOX)

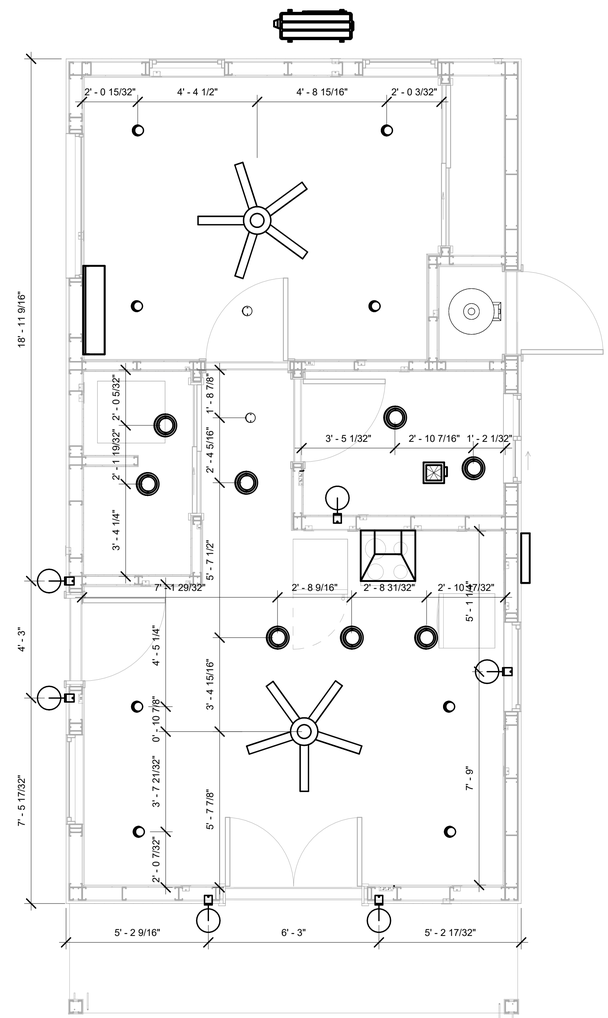
TYPE	COUNT
DOUBLE GANG SWITCH BOX	2
SINGLE GANG SWITCH BOX	4
TRIPLE GANG SWITCH BOX	2

LIGHTING DEVICE

TYPE	COUNT
DIMMER	4
FAN SWITCH	1
SINGLE POLE	7
THREE WAY WITH DIMMER	2

LIGHTING FIXTURE

LIGHTING FIXTURE TYPE	VOLTAGE	ELECTRICAL LOAD	COUNT
ELECTRICAL_LIGHTS_FAN-LIGHT1	120 V/1-100 VA- 120 V/1-100 VA	200 A, 120 V/240 V, SINGLE PHASE, 3 WIRES	2
LIGHTING_OTHER_LUMENWERX_SHELL-RECESSED-8	120 V/1-60 VA	200 A, 120 V/240 V, SINGLE PHASE, 3 WIRES	8
SASSO 100 ROUND WALLWASHER TRIM	120 V/1-28 VA	200 A, 120 V/240 V, SINGLE PHASE, 3 WIRES	8
WALL LAMP - BRACKET	120 V/1-100 VA	200 A, 120 V/240 V, SINGLE PHASE, 3 WIRES	6



1 **DIMENSION FOR LIGHT FIXTURES**
3/8" = 1'-0"

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KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

104-Bennett-499-1Bd1Ba Modern-550

DRAWING NAME

DIMENSION PLAN FOR LIGHT FIXTURES

CLIENT NAME:	Owner
PROJECT NUMBER:	0199_12
DATE:	3/5/2025 11:29:35 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E104

SCALE: As indicated

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NOTES;

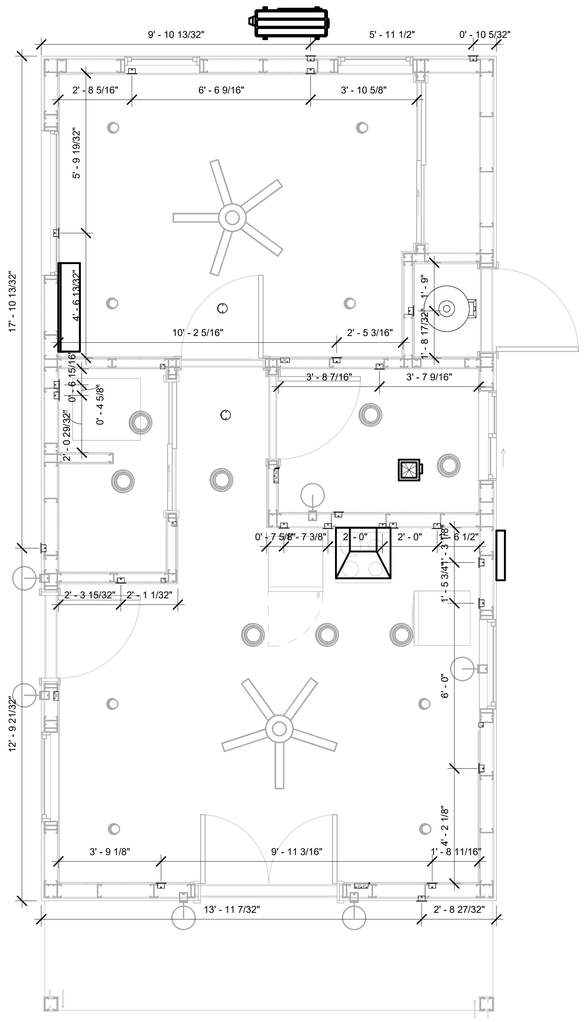
1. VERIFY EQUIPMENT PLUG CONFIGURATION BEFORE PURCHASING RECEPTACLES
2. FOR ALL EQUIPMENT.
3. COORDINATE EXACT LOCATION OF LIGHT FIXTURES, WALL SWITCHES, RECEPTACLES AND OTHER DEVICES WITH ARCHITECTURAL DRAWINGS.
4. USE METALLIC JUNCTION BOX WITH THE GFCI RECEPTACLES, WITH HIGHT VOLTAGE.

ELECTRICAL FIXTURE SCHEDULE (RECEPTACLE)

TYPE	COUNT
CONDENSER	1
DRYER	1
DUPLEX RECEPTCALE	8
GFCI BATH ROOM	2
GFCI DISHWASHER	1
GFCI KITCHEN	3
GFCI OUT DOOR	3
GFCI WASHER	1
OVEN HOOD	1
RANGE	1
REFRIGERATOR	1
WATER HEATER	1

ELECTRICAL OUTLET SCHEDULE

TYPE	CIRCUIT NUMBER	ELECTRICAL DATA	COUNT
CONDENSER		120 V/1-5000 VA	1
DUPLEX RECEPTCALE	2	120 V/1-180 VA	4
GFCI BATH ROOM	3	120 V/1-180 VA	2
WATER HEATER	7,9	240 V/2-4500 VA	1
DRYER	8,10	240 V/2-5000 VA	1
REFRIGERATOR	11	120 V/1-1800 VA	1
RANGE	12,14	240 V/2-5000 VA	1
OVEN HOOD	13	120 V/1-180 VA	1
GFCI KITCHEN	15	120 V/1-180 VA	3
GFCI DISHWASHER	16	120 V/1-1200 VA	1
DUPLEX RECEPTCALE	17	120 V/1-180 VA	4
GFCI OUT DOOR	18	120 V/1-180 VA	3
GFCI WASHER	19	120 V/1-1200 VA	1



1 **DIMENSION FOR FITTINGS**
3/8" = 1'-0"

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FrameUpNow
Tuscon,AZ, USA
888-864-0184
inquire@frameupnow.com
www.frameupnow.com

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

104-Bennett-499-1Bd1Ba Modern-550

DRAWING NAME

DIMENSION PLAN FOR FITTINGS

CLIENT NAME:	Owner
PROJECT NUMBER:	0199_12
DATE:	3/5/2025 11:29:36 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E105

SCALE: As indicated

SHEET LIST

SHEET NUMBER	SHEET NAME
P101	NOTE AND SCHEDULE
P102	WATER SUPPLY AND SEWAGE SYSTEM

PIPE COLOR SCHEME

- DOMESTIC COLD WATER
- DOMESTIC HOT WATER
- SANITARY VENT
- SANITARY SEWER
- STORM DRAINAGE
- GRAY WATER
- GAS LINE

PLUMBING NOTES

1. THE PLUMBING SYSTEM IS DESIGNED TO MEET THE BUILDING'S DOMESTIC WATER SUPPLY, SANITARY DRAINAGE, AND STORM DRAINAGE REQUIREMENTS, AS PER PROJECT SPECIFICATIONS AND APPLICABLE CODES.
2. THE SYSTEM INSTALLATION SHALL COMPLY WITH THE LATEST INTERNATIONAL PLUMBING CODE (IPC), INTERNATIONAL RESIDENTIAL CODE (IRC), AND ALL OTHER RELEVANT LOCAL, STATE, AND NATIONAL REGULATIONS.
3. ALL PLUMBING WORK SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC) AND THE LOCAL PLUMBING CODE.
4. PLUMBING SYSTEMS SHALL BE TESTED AND INSPECTED IN ACCORDANCE WITH THE LOCAL PLUMBING CODE REQUIREMENTS.
5. PLUMBING FIXTURES SHALL BE INSTALLED WITH THE APPROPRIATE TRIM, FITTINGS, AND ACCESSORIES, AS RECOMMENDED BY THE MANUFACTURER.
6. PIPING SHALL BE PROPERLY SUPPORTED AND SECURED TO PREVENT SAGGING, MOVEMENT, AND VIBRATION.
7. SHUT-OFF VALVES SHALL BE PROVIDED AT ALL BRANCH CONNECTIONS AND AT THE INLET AND OUTLET OF EACH PIECE OF EQUIPMENT.
8. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AS REQUIRED BY THE LOCAL PLUMBING CODE TO PROTECT THE POTABLE WATER SYSTEM.
9. PLUMBING FIXTURES AND EQUIPMENT SHALL BE ACCESSIBLE FOR MAINTENANCE AND SERVICING.
10. EXPOSED PLUMBING PIPING AND FIXTURES SHALL BE INSULATED TO PREVENT CONDENSATION AND ENERGY LOSS.
11. DEAD ENDS IN THE DRAINAGE SYSTEM MUST BE AVOIDED, EXCEPT WHERE NECESSARY TO INSTALL A CLEANOUT IN AN ACCESSIBLE LOCATION, AND MUST HAVE A VENTED CONNECTION TO THE OUTSIDE ATMOSPHERE.
12. THE VERTICAL DEFLECTION OF PVC PIPE MUST NOT EXCEED 5%, AND NO DEFLECTION IS PERMITTED FOR IRON PIPE.
13. WORK MUST BE PROPERLY COORDINATED WITH OTHER TRADES TO AVOID CONFLICTS, REFERRING TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR INFORMATION REGARDING CEILING ELEVATIONS, SPACE CLEARANCES, WALL AND PARTITION LOCATIONS, ETC.
14. ALL FIXTURES SHALL HAVE ACCESSIBLE STOPS.
15. DOMESTIC WATER PIPING SHALL BE PEX, AND PVC PIPING IS NOT ACCEPTABLE FOR INTERIOR USE.
16. VENT TERMINATIONS SHALL BE LOCATED AT LEAST 10 FEET FROM OR 3 FEET ABOVE ANY OPERABLE WINDOW, DOOR OPENING, AIR INTAKE, OR VENT SHAFT, AND AT LEAST 3 FEET IN EVERY DIRECTION FROM ANY LOT LINE, ALLEY, OR STREET.
17. PIPE AND FITTINGS UTILIZED IN THE WATER SUPPLY SYSTEM SHALL HAVE A MAXIMUM OF 8 PERCENT LEAD.
18. ACRYLONITRILE BUTADIENE STYRENE (ABS) SHALL BE USED FOR THE SEWERAGE AND VENTILATION SYSTEM.
19. CROSS-LINKED POLYETHYLENE (PEX) SHALL BE USED FOR THE WATER SUPPLY SYSTEM.
20. POLYVINYL CHLORIDE (PVC) SHALL BE USED FOR THE RAIN WATER SYSTEM.
21. THE MIMIMUM WATER SUPPLY DEPTH UNDER FLOOR FINISH SHOUD BE 1/2".
22. ANY PIPE INSTALLED UNDERGROUND MUST HAVE AT LEAST 12 INCHES OF CLEARANCE BETWEEN THE OUTSIDE OF THE PIPE AND ANY OTHER UNDERGROUND STRUCTURE.
23. THE MINIMUM CLEARANCE BETWEEN COLD AND HOT WATER LINES IN RESIDENTIAL HOMES MAINTAIN A MINIMUM DISTANCE OF 6 INCHES.
24. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES : A MINIMUM OF 12 INCHES BETWEEN POTABLE WATER SUPPLY LINES (COLD AND HOT WATER) AND SANITARY SEWER LINES.

ABBREVIATIONS

Ø	DIAMETER
ABS	ACRYLONITRILE BUTADIENE STYRENE
ABV	ABOVE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
BFF	BELOW FINISHED FLOOR
BLW	BELOW
CO	CLEAN OUT
CW	COLD WATER
D	DEGREE
DFU	DRANAGE FIXTURE UNIT
DIA	DIAMETER
DN	DOWN
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FL	FLOOR
FS	FLOOR SINK
FT	FOOT/FEET
HB	HOSE BIB
HW	HOT WATER
IN	INCH
MIN	MINIMUM
NO	NUMBER
NTS	NOT TO SCALE
PEX	CROSS-LINKED POLYETHYLENE
PLBG	PLUMBING
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
RD	ROOF DRAIN
RED	REDUCER
RM	ROOM
RW	RAIN WATER
SF	SQUARE FOOT
V	VENT
VTR	VENT THROUGH ROOF
W	WASTE
WCO	WALL CLEAN OUT
WSFU	WATER SUPPLY FIXTURE UNIT

PLUMBING LEGEND

	CAP
	BEND 45 DEG
	BEND 90 DEG
	TEE REDUCING
	TEE
	CLEAN TWO-WAY
	WYE 45 DEG
	WYE 45 DEG DOUBLE
	WYE COMBINATION
	P-TRAP

PIPE SCHEDULE

MATERIAL	DIAMETER	LENGTH
ACRYLONITRILE BUTADIENE STYRENE (ABS)	1 1/2"	37 FT
ACRYLONITRILE BUTADIENE STYRENE (ABS)	2"	8 FT
ACRYLONITRILE BUTADIENE STYRENE (ABS)	3"	25 FT
CROSS-LINKED POLYETHYLENE (PEX)	1/2"	34 FT
CROSS-LINKED POLYETHYLENE (PEX)	3/4"	85 FT
CROSS-LINKED POLYETHYLENE (PEX)	1"	3 FT
POLYVINYL CHLORIDE - RIGID	2"	34 FT

FITTING SCHEDULE

FITTING	SIZE	QTY
DOMESTIC COLD WATER		
PEX 90 DEGREE ELBOW	1/2"ø-1/2"ø	8
PEX 90 DEGREE ELBOW	3/4"ø-3/4"ø	5
PEX TEE ELBOW	3/4"ø-3/4"ø-3/4"ø	7
PEX TRANSITION ELBOW	1"ø-3/4"ø	1
PEX TRANSITION ELBOW	3/4"ø-1/2"ø	5
DOMESTIC HOT WATER		
PEX 90 DEGREE ELBOW	1/2"ø-1/2"ø	7
PEX 90 DEGREE ELBOW	3/4"ø-3/4"ø	6
PEX TEE ELBOW	3/4"ø-3/4"ø-3/4"ø	4
PEX TRANSITION ELBOW	3/4"ø-1/2"ø	4
RAIN WATER		
PVC 90 DEG BEND ELBOW	2"ø-2"ø	12
SEWAGE		
ABS 90 DEGREE BEND ELBOW	1 1/2"ø-1 1/2"ø	2
ABS 90 DEGREE BEND ELBOW	2"ø-2"ø	1
ABS 90 DEGREE BEND ELBOW	3"ø-3"ø	3
ABS P-TRAP	1 1/2"ø-1 1/2"ø	1
ABS P-TRAP	2"ø-2"ø	2
ABS P-TRAP	3"ø-3"ø	1
ABS REDUCER ELBOW	3"ø-1 1/2"ø	3
ABS REDUCER ELBOW	3"ø-2"ø	3
ABS TEE ELBOW	1 1/2"ø-1 1/2"ø-1 1/2"ø	3
ABS TEE ELBOW	2"ø-2"ø-2"ø	1
ABS TEE ELBOW	3"ø-3"ø-3"ø	6
VENT		
ABS 90 DEGREE BEND ELBOW	1 1/2"ø-1 1/2"ø	2
ABS REDUCER ELBOW	2"ø-1 1/2"ø	2
ABS TEE ELBOW	1 1/2"ø-1 1/2"ø-1 1/2"ø	2
ABS VENT CAP ELBOW	1 1/2"ø	3

FIXTURE CONNECTION SCHEDULE

FAMILY	W	V	TRAP	CW	HW	QTY	DFU	TOT.	WFU	TOT.	NOTES
DISHWASHER	2"	1-1/2"	1-1/2"	1/2"	1/2"	1		0			DRAIN TO SEWER SEE PLANS
DRYER	N/A	N/A	N/A	N/A	N/A	1		0			
HANGING PIPES CLAMP						8		0			
SHOWER TRAY						1		0			
SHOWER TRIM	-	-	-	1/2"	1/2"	1		0			
SINK ISLAND SINGLE	2"	1-1/2"	1-1/2"	1/2"	1/2"	1		0			
VANITY SINK						1		0			
WASHER	2"	1-1/2"	2"	1/2"	1/2"	1		0			DRAINS TO GRAY WATER OR SEWER SEE PLANS
WATER CLOSET	3"	2"	3"	1/2"	1/2"	1		0			
WATER HEATER	N/A	N/A	N/A	3/4"	3/4"	1		0			

FIXTURE SCHEDULE

FIXTURE	QTY	DESCRIPTION
DISHWASHER	1	DRAIN TO SEWER SEE PLANS
DRYER	1	
HANGING PIPES CLAMP	8	
SHOWER TRAY	1	
SHOWER TRIM	1	
SINK ISLAND SINGLE	1	
VANITY SINK	1	
WASHER	1	DRAINS TO GRAY WATER OR SEWER SEE PLANS
WATER CLOSET	1	
WATER HEATER	1	

ACCESSORIES & FITTINGS SCHEDULE

FIXTURE	QTY	DESCRIPTIONS
DISHWASHER CONNECTOR	1	
HOSE BIB	1	
LAUNDRY SWEAT CONNECTOR	1	
SHUTOFF VALVE	6	

PLUMBING SCHEDULE

FIXTURE	TRAP	WASTE	VENT	C.W	H.W
DISHWASHER	1-1/2"	2"	1-1/2"	1/2"	1/2"
DRYER	N/A	N/A	N/A	N/A	N/A
SHOWER TRAY					
SHOWER TRIM	-	-	-	1/2"	1/2"
SINK ISLAND SINGLE	1-1/2"	2"	1-1/2"	1/2"	1/2"
VANITY SINK					
WASHER	2"	2"	1-1/2"	1/2"	1/2"
WATER CLOSET	3"	3"	2"	1/2"	1/2"
WATER HEATER	N/A	N/A	N/A	3/4"	3/4"

WATER FIXTURE UNIT SCHEDULE

FAMILY	QTY	UNIT VALUE	TOTAL
DISHWASHER	1		0
DRYER	1		0
SHOWER TRAY	1		0
SHOWER TRIM	1		0
SINK ISLAND SINGLE	1		0
VANITY SINK	1		0
WASHER	1		0
WATER CLOSET	1		0
WATER HEATER	1		0

WASTE FIXTURE UNIT SCHEDULE

FAMILY	QTY	DFU VALUES	TOTAL
DISHWASHER	1		0
DRYER	1		0
HANGING PIPES CLAMP	8		0
SHOWER TRAY	1		0
SHOWER TRIM	1		0
SINK ISLAND SINGLE	1		0
VANITY SINK	1		0
WASHER	1		0
WATER CLOSET	1		0
WATER HEATER	1		0

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KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

104-Bennett-499-1Bd1Ba Modern-550

DRAWING NAME

NOTE AND SCHEDULE

CLIENT NAME:	
PROJECT NUMBER:	0199_12
DATE:	3/3/2025 9:44:05 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

P101

SCALE: 1/2" = 1'-0"

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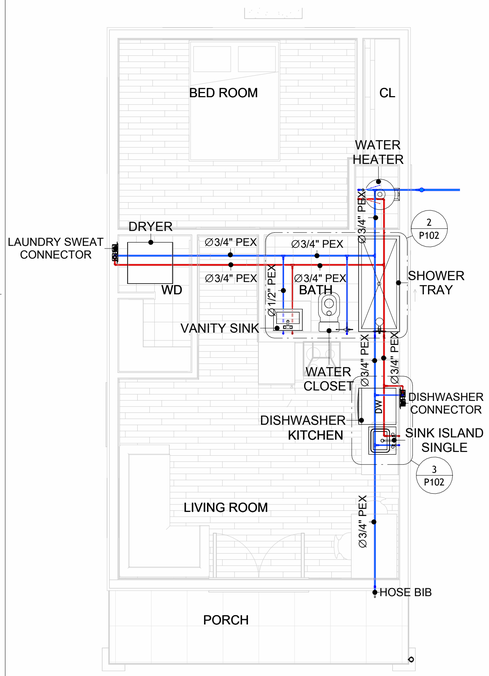
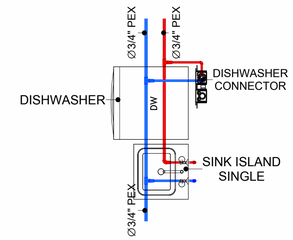
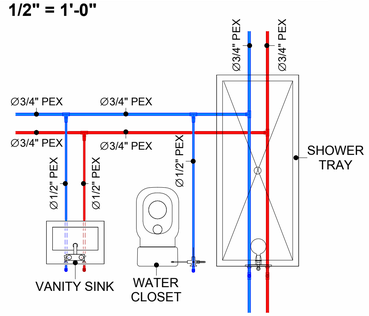


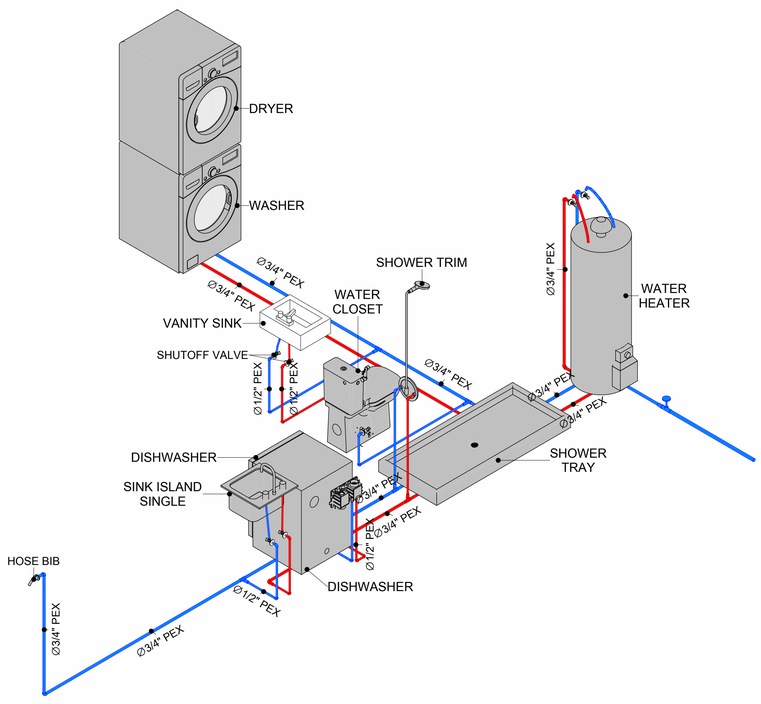
1 OVERALL WATER SUPPLY
1/4" = 1'-0"



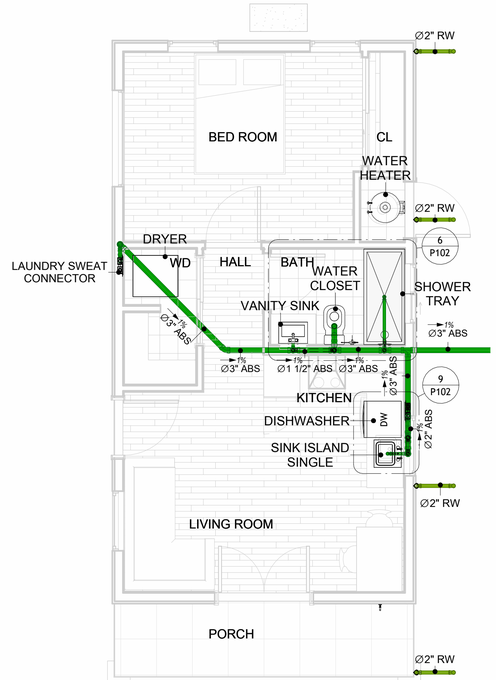
2 KITCHEN WATER SUPPLY
1/2" = 1'-0"



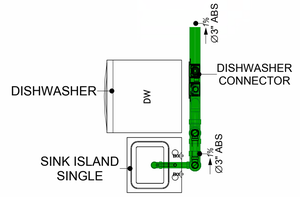
3 BATH WATER SUPPLY
1/2" = 1'-0"



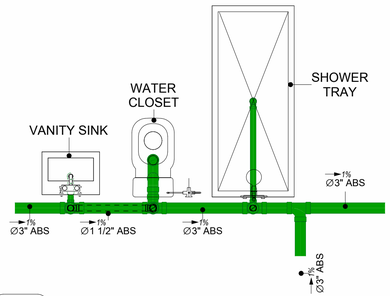
4 WATER SUPPLY RISER DIAGRAM



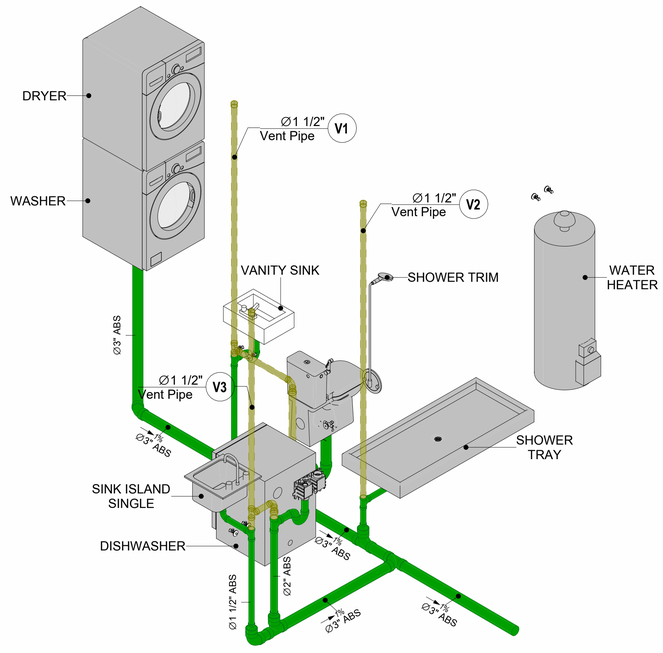
5 OVERALL SANITARY
1/4" = 1'-0"



6 KITCHEN SEWAGE
1/2" = 1'-0"



9 BATH
1/2" = 1'-0"



8 SEWAGE RISER DIAGRAM

PIPE COLOR SCHEME
- DOMESTIC COLD WATER
- DOMESTIC HOT WATER
- SANITARY VENT
- SANITARY SEWER
- STORM DRAINAGE
- GRAY WATER
- GAS LINE

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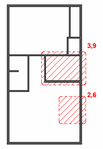
KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

104-Bennett-499-1Bd1Ba
Modern-550

DRAWING NAME

WATER SUPPLY AND SEWAGE SYSTEM

CLIENT NAME:	
PROJECT NUMBER:	0199_12
DATE:	3/3/2025 9:44:35 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

P102

SCALE: As indicated

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Materials Shopping List

Please print and take this Materials Shopping List to your favorite Home Depot and ask for assistance in selecting the materials, fixtures and fittings to complete your new home.

Record your selection and the price of the item. Then do the math to determine the cost for your selections and the total cost of finishing your home.

Have It Your Way!

The material types listed in this document were selected based on personal preferences. The Customer is encouraged to make changes to the material types in accordance with local customs, regulations, and personal preferences.
Have It Your Way!

20 good reasons to frame a home with metal and not wood

FrameUpNow.com

	Why build your ADU with metal vs wood	Wood	Metal	Explanation
1	DIY Construction Benefit	☐	☑	The wall frames, trusses and beams can be erected in a just a few days
2	Minimal Construction Skills Required	☐	☑	Pre-assembled walls and trusses require no specialized skills to errect
3	Build as DIY, Hybrid or by a General Contractor	☐	☑	Do it yourself, Hybrid (involve special contractors) or hire a General Contractor
4	Build It As You Can Afford It	☐	☑	Impervious to Weather - build as you have the time and money
5	Up Front Cost of Framing Materials	☑	☐	As to only the framing material, wood is less expensive
6	Total Cost To Build	☐	☑	Savings in time, labor, and other areas make light gauge steel LESS expensive
7	Termites and wood boring insects	☐	☑	Termites, carpenter ants and wood boring insects eat wood, not metal
8	Mold resistant	☐	☑	Metal does not attract mold
9	Damage caused by exterior and interior flooding	☐	☑	Metal needs no reconditioning after a flood
10	Fire Resistant	☐	☑	Non-combustible
11	Lower insurance rates	☐	☑	Many insurance underwriters now provide lower rates for metal framed homes
12	Walls, trusses, and beams retain their original form	☐	☑	Perfectly straight walls - no shimming of drywall
13	Corners are 90 degrees	☐	☑	No need for templating of countertops to adjust for out of square corners
14	Strength and weight	☐	☑	Metal is stronger than wood and weighs less - no need for crane to lift ADU trusses
15	IBC Engineered Stamp	☐	☑	If an engineering stamp is necessary, months of waiting are saved
16	Complete BOM (Materials Shopping List)	☐	☑	Take the materials shopping list to Home Depot and start shopping/pricing
17	Flexible in Seismic Areas - Won't Fracture	☐	☑	Light gauge steel is flexible and won't fracture when the earth moves
18	No Waste At Job Site	☐	☑	Steel is the most recycled material in the world. A typical wood home has 20-30% waste
19	Environmentally Friendly	☐	☑	Trees don't have to be destroyed and the source of most metal is from recycling
20	How-To Videos Included	☐	☑	How-to videos provide simple assembly instructions
21	Relationship Counselor	☐	☑	Eliminate emotional uphevels - save time, money, and preserve the relationship

Universal Requirements - some or all may be required

1	Site plan	7	Earthquake (fault) evaluation
2	Electrical Supply Connection	8	Foundation Plan - subject to soils
3	Sewer Connection	9	Compliance with local energy codes: insulation home wrap and flashing
4	Fresh Water Supply Connection	10	Engineering for wind speed and snow load.
5	Set Backs	11	State and Local ordinances regarding ADUs
6	Soils Evaluation	12	Local Architect and/or Engineer may be necessary

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Bennett-1Bd 1Ba-Modern

Bennett-1Bd 1Ba-Modern

MATERIAL SHOPPING LIST

Have It Your Way!

The material types listed in this document were selected based on personal preferences. The Customer is encouraged to make changes to the material types in accordance with local customs, regulations, and personal preferences. Have It Your Way!

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TOC

Table Of Content

#	Name	Link		Page No
1	Cover Page	Cover Page		1
2	TOC	TOC		2
3	ELECTRICAL BOM	ELECTRICAL BOM		3
5	HVAC BOM	HVAC BOM		7
4	PLUMBING BOM	PLUMBING BOM		10
6	ARCHITECTURAL BOM	ARCHITECTURAL BOM		15

Have It Your Way!

The material types listed in this document were selected based on personal preferences. The Customer is encouraged to make changes to the material types in accordance with local customs, regulations, and personal preferences. Have It Your Way!

GENERAL NOTES

1	This BOM (Bill of Materials) is prepared as a Materials Shopping List to help builders and DIYers gain a complete understanding of most if not all elements required for the complete construction of this structure, according to the original design documents provided by FrameUpNow.
2	All quantities and specifications are subject to change based on the final design, field measurements, availability of products and customer preferences. The customer should verify all information prior to purchasing materials.
3	All products and elements in the list shall conform to the International Residential Code (IRC), or any other local and international building codes, safety regulations, and standards that are applicable to the location of the structure.
4	If any changes are made by the customer to the list of materials specified in this document, the customer is responsible for assuring that the correct type and quantity of materials are utilized in accordance with local building codes.
5	FrameUpNow, will not be held responsible for any misuse of this document, the products listed, or for deviations from the content that are made due to changes in specifications, pricing, availability, or customer preferences.
6	The customer is advised to consult a qualified professional or technician prior to purchasing materials for specialized construction system items. Some items including but not limited to caseworks, doors and windows may require as built measurements prior to purchase to confirmation of final dimensions.
7	If there are additional trim elements or specific installation methods, the total amount of materials needed might vary. Consider any additional trim required for corners, intersections, or other architectural details that might cause this variations before procedding to purchase and construction.

ARCHITECTURAL BOM

Bennett-1Bd 1Ba-Modern							
ARCHITECTURAL MATERIAL SHOPPING LIST							
No.	Item	Type	Unit	Quantity	Unit Price	Total	Description
	APPLIANCES						
1	Refrigerator		PCS	1			
2	Range		PCS	1			
3	Washer		PCS	1			
4	Dryer		PCS	1			
5	Dish Washer		PCS	1			
6	Oven		PCS	0			
7	Microwave		PCS	0			
	CASEWORKS						
1	Kitchen Cabinet		FT	12.89			
2	Laundry Cabinet		FT	2.25			
3	Vanity Cabinet		FT	2.5			
4	Medicine Cabinet		PCS	1			
5	Kitchen countertop		SF	18.22			
6	Laundry Countertop		PCS	0			
7	Bathroom Countertop		SF	0			
8	Island		FT	0			
9	Peninsula		FT	0			
10	Closets		SF	74.9			
	CEILING						
1	Ceiling Board	Dry Wall	SF	365			
2	Dry Wall Fastener	Screw	PCS	638.75			
3	Vapor Retarder	Polyethylene film	SF	469			
4	Vapor Retarder Fastener	Nails with washer heads	PCS	1407			
5	Ceiling Board (MRD)	Moisture resistant drywall	SF	40			
6	MRD Fastener		PCS	70			
7	Ceiling Board	Marine Plywood	SF	64			
8	Marine Plywood Fastener	Screw	PCS	112			
9	Dry Wall Tape		FT	234.5			
	FLOORING						
1	Main Living Space		SF	213.02			
2	Bathroom		SF	64.9			
3	Bedroom		SF	148.7			
4	Porch		SF	67.38			
	STRUCTURE						
1	Foundation		SF	564.32			
	WALLS EXTERIOR						
1	Board		SF	775			
2	Batten	9 batten/board	SF	217.96875			
3	Batten and Board Fastener	Self-drilling screws(100/pkt)	PKT	13.078125			
4	Wall Shteathing (OSB)		SF	775			
5	Shteathing Fastener	Self-drilling screws(100/pkt)	PKT	7.75			
6	Wall Homewrap		SF	775			
7	Homewrap Fastener	Stapled fastener (200/pkt)	PKT	2.945			
8	Furring Strip		PCS	0			
9	Furring Strip Fastener	Self-drilling screws(100/pkt)	PKT	0			
10	Wall Paint		SF	775			
11	Stone Copping	Masonry stone	SF	0			
12	Stone Veneer	Masonry stone	SF	0			
13	Mortar for Stone Veneer		SF	0			
14	Wall Insulation		SF	2311			
	WALLS INTERIOR						
1	Cementitious Backer Board		SF	321			
2	Kerdi membrane		SF	321			
3	Kerdi membrane Fastener		SF	321			
4	Wall Ceramic Tile		SF	321			
5	Drywall Board		SF	1138			
6	Drywall Fastener	Self-drilling screws(100/pkt)	PKT	11.38			
7	Wall Paint		SF	1138			
8	Drywall Tape		FT	214			
9	Wall Sweep		FT	112			

ARCHITECTURAL BOM

	DOORS						
1	Exterior Swinging	3' - 0" X 6'-8"	PCS	2			
2	Interior Swinging	3' - 0" X 6'-8"	PCS	2			
3	Interior Sliding	5' - 10" X 6'-8"	PCS	1			
4	Interior Sliding	4' - 8" X 6'-8"	PCS	1			
5	Exterior Swinging	5' - 0" X 6'-8"	PCS	1			
6	Exterior Door Trim		FT	51			
7	Interior Door Trim		FT	191			
8	Entry Lock set			3			
9	Privacy Lock set			2			
10	Passage Lock set			2			
	WINDOWS						
1	Hung	3' - 3" X 3'-3"	PCS	2			
2	Sliding	3' - 3" X 2'-3"	PCS	1			
3	Hung	2' - 9" X 3'-3"	PCS	2			
4	Awning	5' - 3" X 3'-9"	PCS	1			
5	Exterior Window Trim		FT	80			
6	Interior Window Trim		FT	80			
	ROOF						
1	Roof Covering		SF	758			
2	Roof Covering Fastener		PCS	379			
3	Roof Felt Paper		SF	758			
4	Roof Felt Paper Fastener		PCS	2274			
5	Roof Sheathing		SF	758			
6	Roof Sheathing Fastener		PCS	6064			
7	Batten		FT	0			
8	Batten Fastener		PCS	0			
9	Soffit		SF	183			
10	Soffit Fastener		PCS	91.5			
11	Fascia		FT	115			
12	Fascia board fastener		PCS	57.5			
13	Roof Insulation		SF	758			

ELECTRICAL BOM

Bennett-1Bd 1Ba-Modern					
ELECTRICAL MATERIAL SHOPPING LIST					
No.	Item	Type	Unit	Quantity	Description
	LIGHTING FIXTURES				
1	Kitchen Ceiling Light		PCS	3	
2	Kitchen Wall Mounted Light		PCS	1	
3	Exterior Wall Mounted Light		PCS	4	
4	Livingroom Ceiling Light With Fan		PCS	1	
5	Bedroom Ceiling Light With Fan		PCS	1	
6	Dining Ceiling Light		PCS	0	
7	Bath Wall Mounted Light		PCS	1	
8	Bathroom Ceiling Light		PCS	2	
9	Livingroom Ceiling Light		PCS	4	
10	Bedroom Ceiling Light		PCS	4	
11	Hall & Entry Ceiling Light		PCS	1	
12	Closet Ceiling Light		PCS	2	
13	Smoke Detector		PCS	2	
	ELECTRICAL FITTINGS				
14	Standard Receptacle 120V	20A	PCS	8	
15	GFCI Receptacle 120V	20 A	PCS	11	
16	GFCI Receptacle 240V	30 A	PCS	2	
17	GFCI Receptacle 240V	50 A	PCS	1	
18	GFCI Receptacle 240V	60 A	PCS	1	
19	Fan Switch		PCS	1	
20	Single Pole Switch		PCS	7	
21	Three Way Switch		PCS	2	
22	Dimmer Switch		PCS	4	
	ELECTRICAL CONDUITS & WIRING				
23	ROMEX 14 AWG	14/2/W/ground	FT	92	
24	ROMEX 12 AWG	12/3/W/ground	FT	266	
25	ROMEX 12 AWG	12/2/W/ground	FT	0	
26	ROMEX 10 AWG	10/3/W/ground	FT	0	
27	ROMEX 10 AWG	10/2/W/ground	FT	53	
28	Romex 8 AWG	8/3/W/ground	FT	0	
29	Romex 8 AWG	8/2/W/ground	FT	13	
30	ROMEX 6 AWG	6/3/W/ground	FT	0	
31	Bare Copper Ground Wire 6 AWG		FT	38	
	ELECTRICAL BOXES & CIRCUTES				
32	Panelboard -240V 1 Phase MLO	200 AMP	PCS	1	
33	Circuit breaker	15 A	PCS	3	
34	Circuit breaker	20 A	PCS	10	
35	Circuit breaker	30 A	PCS	2	
36	Circuit breaker	50 A	PCS	1	
37	Circuit breaker	60 A	PCS	1	
39	Single Gang Switch Box		PCS	4	
40	Double Gang Switch Box		PCS	2	
41	Triple Gang Switch Box		PCS	2	
42	Pull Box	#1/4	PCS	20	
43	Receptacle Box		PCS	24	

PLUMBING BOM

Bennett-1Bd 1Ba-Modern							
PLUMBING SYSTEM MATERIAL SHOPPING LIST							
No.	Item	Type	Unit	Quantity	Unit Price	Total	Description
⌂	PLUMBING FIXTURES & ACCESSORIES						
1	Bath Tub (Alcove Tub)		PCS	0			
2	Kitchen Sink		PCS	1			
3	Kitchen Faucets		PCS	1			
4	Vanity Sink		PCS	1			
5	Bath room Faucets		PCS	1			
6	Water Closet		PCS	1			
7	Shower Trim		PCS	1			
8	Shower Tray		PCS	1			
9	Water Heater		PCS	1			
10	Hose Bib		PCS	1			
11	Shutoff Valve		PCS	6			
12	Hanging pipe clamp		PCS	8			
13	Gate Valve		PCS	1			
14	Dishwasher Supply Single Connector		PCS	1			
15	Dishwasher Sewage Single Connector		PCS	1			
16	Laundry Sweat Connector		PCS	1			
⌂	SANITARY & PLUMBING PIPES						
1	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 1"	FT	0			
2	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 1 1/2"	FT	37			
3	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 2"	FT	8			
4	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 3"	FT	25			
5	PEX (Cross-linked polyethylene) Pipes	ø 1/2"	FT	34			
6	PEX (Cross-linked polyethylene) Pipes	ø 3/4"	FT	85			
7	PEX (Cross-linked polyethylene) Pipes	ø 1"	FT	3			
8	PVC Pipes Sch.80 - Rigid	ø 1 1/2"	FT	0			
9	PVC Pipes Sch.80 - Rigid	ø 2"	FT	34			
10	PVC Pipes Sch.80 - Rigid	ø 3"	FT	0			
11	Flex Pipe Round	ø 1/2"	PCS	6			
12	Flex Pipe Round	ø 3/4"	PCS	34			
13	Flex Pipe Round	ø 1"	PCS	0			

PLUMBING BOM

⌂	PIPE FITTINGS						
24	PEX 90 Degree Elbow	1/2"ø-1/2"ø	PCS	8			
25	PEX 90 Degree Elbow	3/4"ø-3/4"ø	PCS	5			
26	PEX Tee Elbow	3/4"ø-3/4"ø-3/4"ø	PCS	7			
27	PEX Transition Elbow	1"ø-3/4"ø	PCS	1			
28	PEX Transition Elbow	3/4"ø-1/2"ø	PCS	5			
29	PEX 90 Degree Elbow	1/2"ø-1/2"ø	PCS	7			
30	PEX 90 Degree Elbow	3/4"ø-3/4"ø	PCS	6			
31	PEX Tee Elbow	3/4"ø-3/4"ø-3/4"ø	PCS	4			
32	PEX Transition Elbow	3/4"ø-1/2"ø	PCS	4			
33	PVC 90 Deg Bend Elbow	2"ø-2"ø	PCS	12			
34	ABS 90 Degree Bend Elbow	1 1/2"ø-1 1/2"ø	PCS	2			
35	ABS 90 Degree Bend Elbow	2"ø-2"ø	PCS	1			
36	ABS 90 Degree Bend Elbow	3"ø-3"ø	PCS	3			
37	ABS P-Trap	1 1/2"ø-1 1/2"ø	PCS	1			
38	ABS P-Trap	2"ø-2"ø	PCS	2			
39	ABS P-Trap	3"ø-3"ø	PCS	1			
40	ABS Reducer Elbow	3"ø-1 1/2"ø	PCS	3			
41	ABS Reducer Elbow	3"ø-2"ø	PCS	3			
42	ABS TEE Elbow	1 1/2"ø-1 1/2"ø-1 1/2"ø	PCS	3			
43	ABS TEE Elbow	2"ø-2"ø-2"ø	PCS	1			
44	ABS TEE Elbow	3"ø-3"ø-3"ø	PCS	6			
45	ABS 90 Degree Bend Elbow	1 1/2"ø-1 1/2"ø	PCS	2			
46	ABS Reducer Elbow	2"ø-1 1/2"ø	PCS	2			
47	ABS TEE Elbow	1 1/2"ø-1 1/2"ø-1 1/2"ø	PCS	2			
48	ABS Vent Cap Elbow	1 1/2"ø	PCS	3			

HVAC BOM

Bennett-1Bd 1Ba-Modern							
HVAC SYSTEM MATERIAL SHOPPING LIST							
No.	Item	Type	Unit	Quantity	Unit Price	Total	Description
⌂	HVAC_DUCTS						
1	PIPE (REFRIGERANT LINE)	1/4" Ø	FT	0.63			
2	PIPE (REFRIGERANT LINE)	3/4" Ø	FT	55.78			
3	PIPE (REFRIGERANT LINE)	1/2" Ø	FT	0.56			
4	PIPE (REFRIGERANT LINE)	3/4" Ø	FT	62.2			
5	DRAYER HOSE	5" Ø	FT	5			
6	FLEX DUCT ROUND	4"	FT	4.43			
⌂	DUCT FITTINGS & ACCESSORIES						
7	ELBOW (REFRIGERANT LINE)	1/2" (Ø)-1/2" (Ø)	PCS	1			
8	ELBOW (REFRIGERANT LINE)	1/4" (Ø)-1/4" (Ø)	PCS	1			
9	ELBOW (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)	PCS	18			
10	ELBOW (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)	PCS	12			
11	TRANSITION (REFRIGERANT	3/4" (Ø)-1/2" (Ø)	PCS	3			
12	TRANSITION (REFRIGERANT	3/4" (Ø)-3/8" (Ø)	PCS	2			
13	TRANSITION (REFRIGERANT	3/8" (Ø)-1/4" (Ø)	PCS	1			
14	TEE (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)-3/4" (Ø)	PCS	1			
15	TEE (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)-3/8" (Ø)	PCS	1			
16	ROUND TRANSITION(ANGLE)	3/4" (Ø)-3/4" (Ø)-3/4" (Ø)	PCS	5			
⌂	HVAC_EQUIPMENTS						
17	AIR HANDLING UNIT	WALL MOUNTED	PCS	2			
18	CONDENSER	OUTDOOR UNIT	PCS	1			
19	EXHAUST FAN	75 CFM	PCS	1			
20	EXHAUST HOOD	WALL MOUNTED	PCS	1			
21	HOOD-WALL: VENT	HOOD-WALL: VENT	PCS	1			
22	DRAYER: VENT	DRAYER: VENT	PCS	1			
23	ROOF VENT	3"(Ø)	PCS	1			
21							
22							
23							
24							

TOC

Table Of Content

#	Name	Link		Page No
1	Cover Page	Cover Page		1
2	TOC	TOC		2
3	ELECTRICAL BOM	ELECTRICAL BOM		3
5	HVAC BOM	HVAC BOM		7
4	PLUMBING BOM	PLUMBING BOM		10
6	ARCHITECTURAL BOM	ARCHITECTURAL BOM		15

Have It Your Way!

The material types listed in this document were selected based on personal preferences. The Customer is encouraged to make changes to the material types in accordance with local customs, regulations, and personal preferences. Have It Your Way!

GENERAL NOTES

1	This BOM (Bill of Materials) is prepared as a Materials Shopping List to help builders and DIYers gain a complete understanding of most if not all elements required for the complete construction of this structure, according to the original design documents provided by FrameUpNow.
2	All quantities and specifications are subject to change based on the final design, field measurements, availability of products and customer preferences. The customer should verify all information prior to purchasing materials.
3	All products and elements in the list shall conform to the International Residential Code (IRC), or any other local and international building codes, safety regulations, and standards that are applicable to the location of the structure.
4	If any changes are made by the customer to the list of materials specified in this document, the customer is responsible for assuring that the correct type and quantity of materials are utilized in accordance with local building codes.
5	FrameUpNow, will not be held responsible for any misuse of this document, the products listed, or for deviations from the content that are made due to changes in specifications, pricing, availability, or customer preferences.
6	The customer is advised to consult a qualified professional or technician prior to purchasing materials for specialized construction system items. Some items including but not limited to caseworks, doors and windows may require as built measurements prior to purchase to confirmation of final dimensions.
7	If there are additional trim elements or specific installation methods, the total amount of materials needed might vary. Consider any additional trim required for corners, intersections, or other architectural details that might cause this variations before procedding to purchase and construction.

ELECTRICAL BOM

LIGHTING FIXTURES

#	Item	Type	Description,Manufacturer,SKU	Unit	Quantity	Unit Price	Total
1	Kitchen Ceiling Light			PCS	3		
2	Kitchen Wall Mounted Light			PCS	1		
3	Exterior Wall Mounted Light			PCS	4		
4	Livingroom Ceiling Light With Fan			PCS	1		
5	Bedroom Ceiling Light With Fan			PCS	1		
6	Dining Ceiling Light			PCS	0		
7	Bathroom Wall Mounted Light			PCS	1		
8	Bathroom Ceiling Light			PCS	2		
9	Livingroom Ceiling Light			PCS	4		
10	Bedroom Ceiling Light			PCS	4		
11	Hall & Entry Ceiling Light			PCS	1		
12	Closet Ceiling Light			PCS	2		
12	Smoke Detector			PCS	2		
13							
14							
15							

ELECTRICAL BOM

ELECTRICAL FITTINGS

#	Item	Type	Description,Manufacturer,SKU	Unit	Quantity	Unit Price	Total
1	Standard Receptacle 120V	20A		PCS	8		
2	GFCI Receptacle 120V	20 A		PCS	11		
3	GFCI Receptacle 240V	30 A		PCS	2		
4	GFCI Receptacle 240V	50 A		PCS	1		
5	GFCI Receptacle 240V	60 A		PCS	1		
6	Fan Switch			PCS	1		
7	Single Pole Switch			PCS	7		
8	Three Way Switch			PCS	2		
9	Dimmer Switch			PCS	4		
10							
11							
12							
13							
14							
15							

ELECTRICAL BOM

ELECTRICAL CONDUITS & WIRING

#	Item	Type	Description,Manufacturer,SKU	Unit	Quantity	Unit Price	Total
1	ROMEX 14 AWG	14/2/W/ground		FT	92		
2	ROMEX 12 AWG	12/3/W/ground		FT	266		
3	ROMEX 12 AWG	12/2/W/ground		FT	0		
4	ROMEX 10 AWG	10/3/W/ground		FT	0		
5	ROMEX 10 AWG	10/2/W/ground		FT	53		
6	Romex 8 AWG	8/3/W/ground		FT	0		
7	Romex 8 AWG	8/2/W/ground		FT	13		
8	ROMEX 6 AWG	6/2/W/ground		FT	0		
9	Bare Copper Ground Wire 6 AWG			FT	38		
10							
11							
12							
13							
14							
15							
16							

ELECTRICAL BOM

ELECTRICAL BOXES & CIRCUTES

#	Item	Type	Description,Manufacturer,SKU	Unit	Quantity	Unit Price	Total
1	Panelboard -240V 1 Phase MLO	200 AMP		PCS	1		
2	Circuit breaker	15 A		PCS	3		
3	Circuit breaker	20 A		PCS	10		
4	Circuit breaker	30 A		PCS	2		
5	Circuit breaker	50 A		PCS	1		
6	Circuit breaker	60 A		PCS	1		
7	Single Gang Switch Box			PCS	4		
8	Double Gang Switch Box			PCS	2		
9	Triple Gang Switch Box			PCS	2		
10	Pull Box	#1/4		PCS	20		
11	Receptacle Box			PCS	24		
12							
13							
14							
15							

HVAC BOM

HVAC_DUCTS 01							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	PIPE (REFRIGERANT LINE)	1/4" (Ø)		FT	0.63		
	PIPE (REFRIGERANT LINE)	3/8" (Ø)		FT	55.78		
	PIPE (REFRIGERANT LINE)	1/2" (Ø)		FT	0.56		
2	PIPE (REFRIGERANT LINE)	3/4"' (Ø)		FT	62.2		
3	DRAYER HOSE	4" (Ø)		FT	5		
4	FLEX DUCT ROUND	4" (Ø)		FT	4.43		
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							

HVAC BOM

DUCT FITTINGS & ACCESSORIES

#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ELBOW (REFRIGERANT LINE)	1/2" (Ø)-1/2" (Ø)		PCS	1		
2	ELBOW (REFRIGERANT LINE)	1/4" (Ø)-1/4" (Ø)		PCS	1		
3	ELBOW (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)		PCS	18		
4	ELBOW (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)		PCS	12		
5	TRANSITION (REFRIGERANT LINE)	3/4" (Ø)-1/2" (Ø)		PCS	3		
6	TRANSITION (REFRIGERANT LINE)	3/4" (Ø)-5/8" (Ø)		PCS	2		
7	TRANSITION (REFRIGERANT LINE)	3/8" (Ø)-1/4" (Ø)		PCS	1		
8	TEE (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)-3/4" (Ø)		PCS	1		
9	TEE (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)-3/8" (Ø)		PCS	1		
11	ROUND TRANSITION(ANGLE)	45 DEGREE		PCS	5		
12							
13							
12							
13							
14							
15							
16							

HVAC BOM

			HVAC_EQUIPMENTS				
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	AIR HANDLING UNIT	WALL MOUNTED		PCS	2		
2	CONDENSER	OUTDOOR UNIT		PCS	1		
3	EXHAUST FAN	75 CFM		PCS	1		
4	EXHAUST HOOD	WALL MOUNTED		PCS	1		
5	HOOD-WALL: VENT	HOOD-WALL: VENT		PCS	1		
6	DRAYER: VENT	DRAYER: VENT		PCS	1		
7	ROOF VENT	3"(Ø)		PCS	1		
8							
9							
10							
11							
12							
13							
14							

PLUMBING BOM

PLUMBING FIXTURES & ACCESSORIES							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Bath Tub (Alcove Tub)			PCS	0		
2	Kitchen Sink			PCS	1		
3	Kitchen faucets			PCS	1		
4	Vanity Sink			PCS	1		
5	Bath room faucets			PCS	1		
6	Water Closet			PCS	1		
7	Shower Trim			PCS	1		
8	Shower Tray			PCS	1		
9	Water Heater			PCS	1		
10	Hose Bib			PCS	1		
11	Shutoff Valve			PCS	6		
12	Hanging pipe clamp			PCS	8		
13	Globe Valve			PCS	1		
14	Dishwasher Supply Single Connector			PCS	1		
15	Dishwasher Sewage Single Connector			PCS	1		
16	Laundry Sweat Connector			PCS	1		

PLUMBING BOM

SANITARY & PLUMBING PIPES

#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 1"		FT	0		
2	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 1 1/2"		FT	37		
3	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 2"		FT	8		
4	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 3"		FT	25		
5	PEX (Cross-linked polyethylene) Pipes	ø 1/2"		FT	34		
6	PEX (Cross-linked polyethylene) Pipes	ø 3/4"		FT	85		
7	PEX (Cross-linked polyethylene) Pipes	ø 1"		FT	3		
8	PVC Pipes Sch.80 - Rigid	ø 1 1/2"		FT	0		
9	PVC Pipes Sch.80 - Rigid	ø 2"		FT	34		
10	PVC Pipes Sch.80 - Rigid	ø 3"		FT	0		
11	Flex Pipe Round	ø 1/2"		FT	6		
12	Flex Pipe Round	ø 3/4"		FT	34		
13	Flex Pipe Round	ø 1"		FT	0		
14							
15							

PLUMBING BOM

PIPE FITTINGS 01

#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	PEX 90 Degree Elbow	1/2"ø-1/2"ø		PCS	8		
2	PEX 90 Degree Elbow	3/4"ø-3/4"ø		PCS	5		
3	PEX Tee Elbow	3/4"ø-3/4"ø-3/4"ø		PCS	7		
4	PEX Transition Elbow	1"ø-3/4"ø		PCS	1		
5	PEX Transition Elbow	3/4"ø-1/2"ø		PCS	5		
6	PEX 90 Degree Elbow	1/2"ø-1/2"ø		PCS	7		
7	PEX 90 Degree Elbow	3/4"ø-3/4"ø		PCS	6		
8	PEX Tee Elbow	3/4"ø-3/4"ø-3/4"ø		PCS	4		
9	PEX Transition Elbow	3/4"ø-1/2"ø		PCS	4		
10	PVC 90 Deg Bend Elbow	2"ø-2"ø		PCS	12		
11	ABS 90 Degree Bend Elbow	1 1/2"ø-1 1/2"ø		PCS	2		
12	ABS 90 Degree Bend Elbow	2"ø-2"ø		PCS	1		
13	ABS 90 Degree Bend Elbow	3"ø-3"ø		PCS	3		
14	ABS P-Trap	1 1/2"ø-1 1/2"ø		PCS	1		
15	ABS P-Trap	2"ø-2"ø		PCS	2		

PLUMBING BOM

PIPE FITTINGS 02							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ABS P-Trap	3"ø-3"ø		PCS	1		
2	ABS Reducer Elbow	3"ø-1 1/2"ø		PCS	3		
3	ABS Reducer Elbow	3"ø-2"ø		PCS	3		
4	ABS TEE Elbow	1 1/2"ø-1 1/2"ø-1 1/2"ø		PCS	3		
5	ABS TEE Elbow	2"ø-2"ø-2"ø		PCS	1		
6	ABS TEE Elbow	3"ø-3"ø-3"ø		PCS	6		
7	ABS 90 Degree Bend Elbow	1 1/2"ø-1 1/2"ø		PCS	2		
8	ABS Reducer Elbow	2"ø-1 1/2"ø		PCS	2		
9	ABS TEE Elbow	1 1/2"ø-1 1/2"ø-1 1/2"ø		PCS	2		
10	ABS Vent Cap Elbow	1 1/2"ø		PCS	3		

ARCHITECTURAL BOM

APPLIANCES

#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Refrigerator			PCS	1		
2	Range			PCS	1		
3	Washer Front Load	Stackable		PCS	1		
4	Dryer Front Load	Stackable		PCS	1		
5	Dish Washer			PCS	1		
6	Oven			PCS	0		
7	Microwave			PCS	0		
8							
9							
10							
11							
12							
13							
14							
15							
16							

ARCHITECTURAL BOM

CASEWORKS 01

#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Kitchen Cabinet			FT	12.89		
2	Laundry Cabinet			FT	2.25		
3	Vanity Cabinet			FT	2.5		
4	Medicine Cabinet			PCS	1		
5	Kitchen countertop			SF	18.22		
6	Laundry Countertop			PCS	0		
7	Bathroom Countertop			SF	0		
8	Island			FT	0		
9	Peninsula			FT	0		
10	Closets			SF	74.9		
11							
12							
13							
14							
15							

ARCHITECTURAL BOM

	CEILING 01						
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	LIVING ROOM AND KITCHEN			SF	189.0		
1	Ceiling Board	Drywall		SF	189		
2	Drywall Fastener	Screw		PCS	331		
3	Vapor Retarder	Polyethylene film		SF	189		
4	Vapor Retarder Fastener	Nails with washer heads		PCS	567		
	BATHROOM			SF	40		
5	Ceiling Board	MRD (Moisture resistant drywall)		SF	40		
6	MRD Fastener	Screw		PCS	70		
	W/H			SF	9.0		
7	Ceiling Board	Drywall		SF	9		
8	Drywall Fastener	Screw		PCS	16		
9	Vapor Retarder	Polyethylene film		SF	9		
10	Vapor Retarder Fastener	Nails with washer heads		PCS	27		
	PORCH			SF	64.0		
11	Ceiling Board	Marine Plywood		SF	64		
12	Exterior Grade Plywood	Screw		PCS	112		

ARCHITECTURAL BOM

	CEILING 02						
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	W/D			SF	30.0		
13	Ceiling Board	Drywall		SF	30		
14	Drywall Fastener	Screw		PCS	53		
15	Vapor Retarder	Polyethylene film		SF	30		
16	Vapor Retarder Fastener	Nails with washer heads		PCS	90		
	BED ROOM			SF	137.0		
17	Ceiling Board	Drywall		SF	137		
18	Drywall Fastener	Screw		PCS	240		
20	Vapor Retarder	Polyethylene film		SF	137		
21	Vapor Retarder Fastener	Nails with washer heads		PCS	411		

ARCHITECTURAL BOM

	FLOORING INTERIOR 01						
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BEDROOM						
1	Bedroom Flooring			SF	135		
2	Wood underlay	Foam Pad Polyethylene		SF	135		
3	Vapor Retarder	Vapor Barrier Polyethylene		SF	135		
	CLOSET						
4	Closet Flooring			SF	13		
5	Wood underlay	Foam Pad Polyethylene		SF	13		
6	Vapor Retarder	Vapor Barrier Polyethylene		SF	13		
	LIVING ROOM AND KITCHEN						
7	Living Area Flooring			SF	213		
8	Wood underlay	Foam Pad Polyethylene		SF	213		
9	Vapor Retarder	Vapor Barrier Polyethylene		SF	213		
	BATHROOM						
10	Tile Finish			SF	27		
11	Adhesive	1/2" Thin set Mortar		SF	27		
12	Vapor Retarder	Vapor Barrier Polyethylene		SF	27		

ARCHITECTURAL BOM

FLOORING INTERIOR 02

#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	W/D						
1	Tile Finish			SF	30		
2	Adhesive	1/2" Thin set Mortar		SF	30		
3	Vapor Retarder	Vapor Barrier Polyethylene		SF	30		
	BOILER ROOM						
1	Tile Finish			SF	9		
2	Adhesive	1/2" Thin set Mortar		SF	9		
3	Vapor Retarder	Vapor Barrier Polyethylene		SF	9		

ARCHITECTURAL BOM

FLOORING EXTERIOR

#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	
	STRUCTURE			SF	879.3		
1	Concrete Slab	4”concrete cast in situ		CF	188.1		
2	Insulation	Rigid insulation		SF	206		
3	Hard core	Compacted soil		CF	133.17		
4	Re-bar	#4 re-bar		Ton	0.6		
5	Concrete Pad	4”concrete cast in situ		CF	1.58		
6	Slab edge	Turndown		CF	168.62		
7	Footing	Cast-in-place concrete		CF	4.68		
	PORCH FRONT						
1	Tile Finish			SF	67.38		
2	Adhesive	1/2” Thin set Mortar		SF	67.38		
3	Vapor Retarder	Vapor Barrier Polyethylene		SF	67.38		

ARCHITECTURAL BOM

WALLS: EXTERIOR

#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Board			SF	775		
2	Batten	9 batten/board		PCS	217.96875		
3	Batten and Board Fastener	Self-drilling screws(100/pkt)		PKT	13.078125		
4	Wall Shteathing (OSB)			SF	775		
5	Shteathing Fastener	Self-drilling screws(100/pkt)		PKT	7.75		
6	Wall Homewrap			SF	775.00		
7	Homewrap Fastener	Stapled fastener (200/pkt)		PKT	2.95		
8	Furring Strip			PCS	0		
9	Furring Strip Fastener	Self-drilling screws(100/pkt)		PKT	0		
10	Wall Paint			SF	775		
11	Stone Copping	Masonry stone		SF	0		
12	Stone Veneer	Masonry stone		SF	0		
13	Mortar for Stone Veneer			SF	0		
14	Wall Insulation			SF	2311		
15							

ARCHITECTURAL BOM

	WALLS: INTERIOR 01						
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BATHROOM			SF	38.0		
1	Cementitious Backer Board			SF	191		
2	Kerdi membrane			SF	191		
3	Kerdi membrane Fastener			SF	191		
4	Wall Ceramic Tile			SF	191		
	BEDROOM			SF	136.0		
5	Drywall Board			SF	348		
6	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.48		
7	Wall Paint			SF	348		
8	Drywall Tape			FT	65.3		
	HALL			SF	29.0		
9	Drywall Board			SF	88		
10	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	0.88		
11	Wall Paint			SF	88		
12	Drywall Tape			FT	17		

ARCHITECTURAL BOM

	WALLS: INTERIOR 02						
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	LIVING ROOM			SF	129.0		
13	Drywall Board			SF	279		
14	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	2.79		
15	Wall Paint			SF	279		
16	Drywall Tape			FT	52.3		
	KITCHEN			SF	55.0		
17	Cementitious Backer Board			SF	19		
18	Drywall Board			SF	115		
19	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.15		
20	Kerdi membrane			SF	19		
21	Kerdi membrane Fastener			SF	19		
22	Wall Ceramic Tile			SF	19		
23	Wall Paint			SF	115		
24	Drywall Tape			FT	21.7		

ARCHITECTURAL BOM

WALLS: INTERIOR 03

#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CLOSET			SF	13.0		
25	Drywall Board			SF	100		
26	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1		
27	Wall Paint			SF	100		
28	Drywall Tape			FT	18.8		
	CLOSET 2			SF	16.0		
29	Drywall Board			SF	132		
30	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.32		
31	Wall Paint			SF	132		
32	Drywall Tape			FT	24.8		

ARCHITECTURAL BOM

WALLS: INTERIOR 04

#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	WD			SF	13.0		
33	Cementitious Backer Board			SF	111		
34	Kerdi membrane			SF	111		
35	Kerdi membrane Fastener			SF	111		
36	Wall Ceramic Tile			SF	111		
	WH			SF	8.0		
37	Drywall Board			SF	76		
38	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	0.76		
39	Wall Paint			SF	76		
40	Drywall Tape			FT	14		
1	Wall Skirting	Ceramic		FT	112		

ARCHITECTURAL BOM

	DOORS						
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Exterior Swinging	3' - 0" X 6'-8"		PCS	2		
2	Interior Swinging	3' - 0" X 6'-8"		PCS	2		
3	Interior Sliding	5' - 10" X 6'-8"		PCS	1		
4	Interior Sliding	4' - 8" X 6'-8"		PCS	1		
5	Exterior Swinging	5' - 0" X 6'-8"		PCS	1		
6	Exterior Door Trim			FT	51		
7	Interior Door Trim			FT	191		
8	Entry Lock set			PCS	3		
9	Privacy Lock set			PCS	2		
10	Passage Lock set			PCS	2		
11							
12							
13							
14							
15							

ARCHITECTURAL BOM

	WINDOWS						
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Hung	3' - 3" X 3'-3"		PCS	2		
2	Sliding	3' - 3" X 2'-3"		PCS	1		
3	Hung	2' - 9" X 3'-3"		PCS	2		
4	Awning	5' - 3" X 3'-9"		PCS	1		
5	Exterior Window Trim			FT	80		
6	Interior Window Trim			FT	80		
7							
8							
9							
10							
11							
12							
13							
14							
15							

ARCHITECTURAL BOM

#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	ROOF 01						
1	Roof Covering			SF	758.0		
2	Roof Covering Fastener			PCS	379		
3	Roof Felt Paper			SF	758.0		
4	Roof Felt Paper Fastener			PCS	2274.0		
5	Roof Sheathing			SF	758.0		
6	Roof Sheathing Fastener			PCS	6064		
7	Batten			FT	0.0		
8	Batten Fastener			PCS	0.0		
9	Soffit			SF	183.0		
10	Soffit Fastener			PCS	91.5		
11	Fascia			FT	115.0		
12	Fascia board fastener			PCS	58		
13	Roof Insulation			SF	758.0		
14							
15							