

ORION

The Orion is a charming Spanish-style three-bedroom, two-bathroom home designed for comfortable and efficient living. The exterior walls are finished with a light stucco, creating a warm and traditional aesthetic. A simple gable roof covered in terracotta tiles provides shelter and complements the overall Spanish style. A notable architectural feature is the integrated tower element, adding vertical interest and a unique focal point to the design. The prominent covered porch and pergola supported by substantial timber posts, creating a welcoming outdoor space. Arched openings and decorative window details further enhance the Spanish architectural character.

Inside, the Orion features a simple L-shaped plan. The living, dining, and kitchen areas are seamlessly merged into a single large room at one end of the house, creating a spacious and versatile living space. The bedrooms are thoughtfully located on the other end of the plan, offering private and quiet retreats. Functional spaces, such as the bathrooms and laundry, are strategically placed between the living area and the bedrooms, 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



TABLE OF CONTENTS

RENDERINGS 1	ABOUT THE HOME RENDERINGS	01 01
FLOOR PLAN 1	SCHEMATIC FLOOR PLAN HOME SPECS DISCLAIMER	01 01 01
ABOUT 1	ABOUT FrameUpNow ABOUT HouseDocs	01 01
DESCRIPTIONS 2	BOM (Bill Of Materials) STRUCTURAL ARCHITECTURAL MECHANICAL ELECTRICAL PLUMBING	02 02 02 02 02 02
MATERIALS LIST 2	MATERIALS LIST PREVIEW	02
HOW TO BUILD 2	CONSTRUCTION STEPS	02
ARCHITECTURAL 3	COVER SHEET FLOOR PLAN DIMENSION PLAN FOUNDATION PLAN STRUCTURAL FLOOR PLAN WALL FRAME LAYOUT ROOF TRUSS LAYOUT ROOF PLAN ARCHITECTURAL ELEVATIONS ARCHITECTURAL ELEVATIONS ARCHITECTURAL SECTIONS ARCHITECTURAL DETAILS ARCHITECTURAL CASEWORK	03 04 05 06 07 08 09 10 11 12 13 14 15
STRUCTURAL 16	COVER SHEET GENERAL NOTES WALL FRAME LAYOUT WALL PANEL & LAYOUT PLAN ROOF TRUSS LAYOUT STRUCTURAL SECTIONS WALL BRACING LAYOUT HOLD-DOWN PLAN STRUCTURAL DETAILS 1 STRUCTURAL DETAILS 2 STRUCTURAL DETAILS 3 TRUSS BLOCKING LAYOUT SHEETROCK BACKING ROOF BRACING LAYOUT	16 17 18 19 20 21 22 23 24 25 26 27 28 29
MECHANICAL 30	COVER SHEET HVAC PLAN	30 31
ELECTRICAL 32	SCHEDULE LIGHTING POWER PLAN DIMENSION FOR LIGHTING DIMENSION FOR FITTING	32 33 34 35 36
PLUMBING 37	NOTES AND SCHEDULES WATER SUPPLY & SEWAGE SYSTEM	37 38
MATERIALS SHOPPING LIST 39	MATERIALS SHOPPING LIST	39

ABOUT

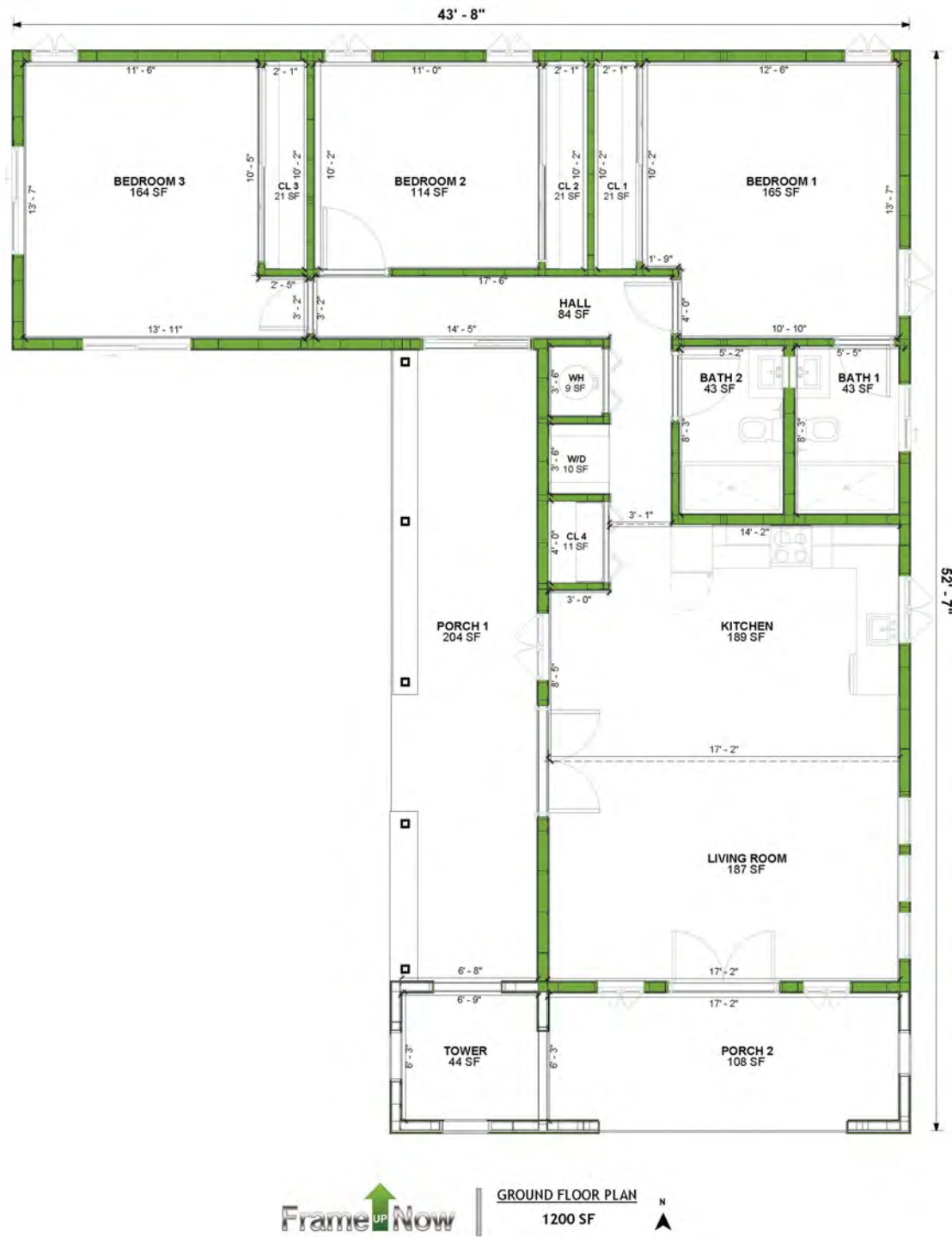


FrameUpNow is a design and manufacturing company providing precision-engineered home framing solutions. We offer a catalog of Affordable Homes, Tiny Homes, Garages, Shops and Barndominiums. FrameUpNow manufactures cold-formed steel (CFS) also known as Light Gauge Steel (LGS) framing components that conform 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.

FLOOR PLAN



- 1198 SF
- 3 Bed Rooms
- Covered Porch

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

134-Orion-1198-
3Bd2Ba-Spanish-
Tower-550

DRAWING NAME

INTRODUCTION

CLIENT NAME:

PROJECT NUMBER:

DATE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

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.

1101

SCALE:

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.

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.

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.

PLUMBING

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

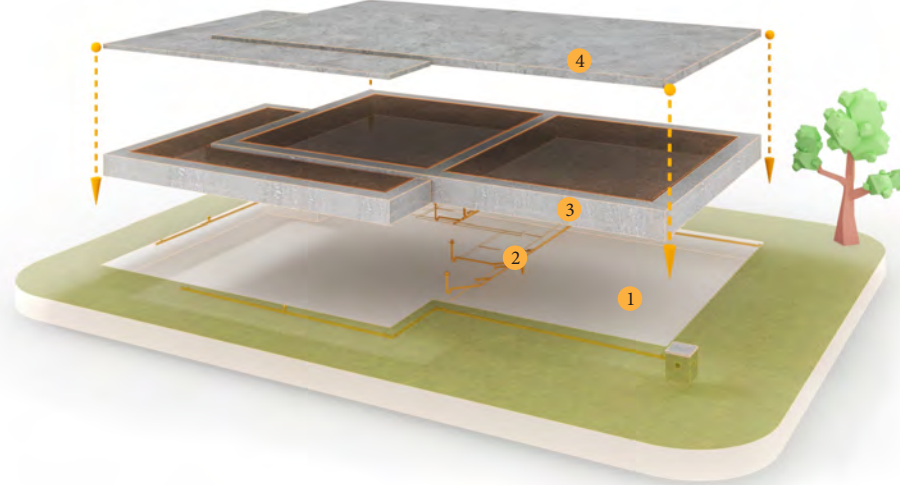
Detailed Water Supply System Plan: Precisely maps out the placement of pipes, valves, and plumbing fixtures throughout the home.

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

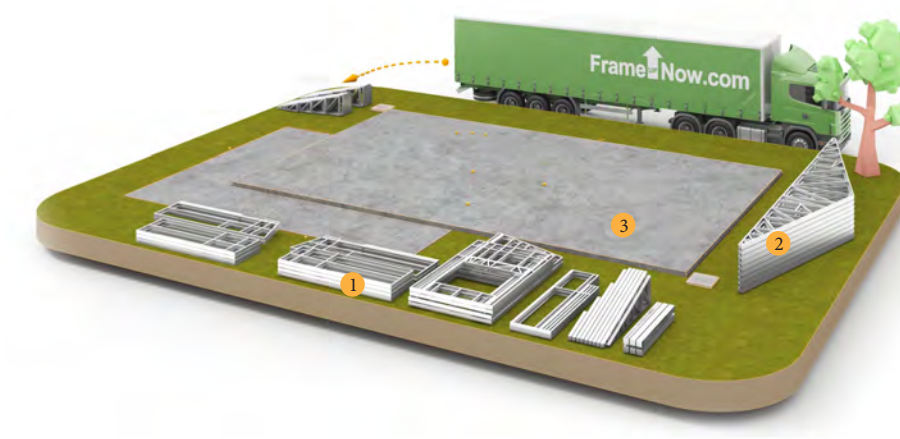
Detailed Riser Diagrams: Provide information needed to properly install all vertical plumbing risers and vent stacks.

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

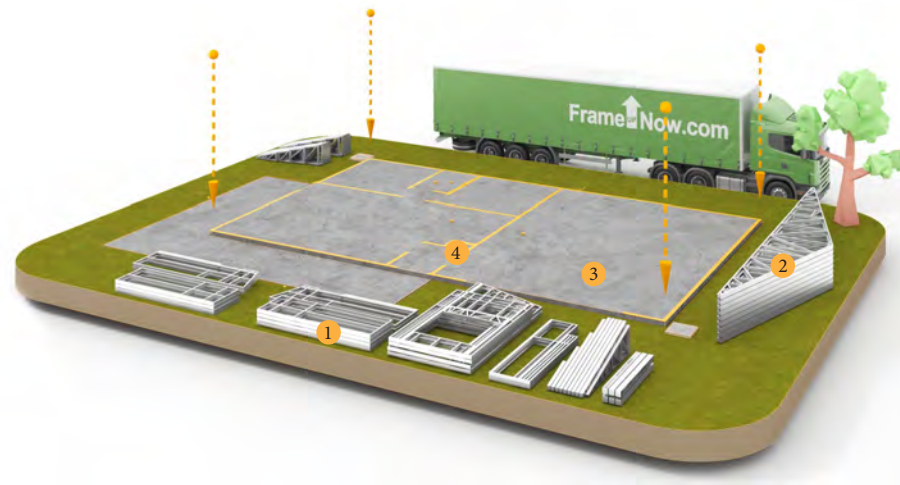
HOW TO BUILD



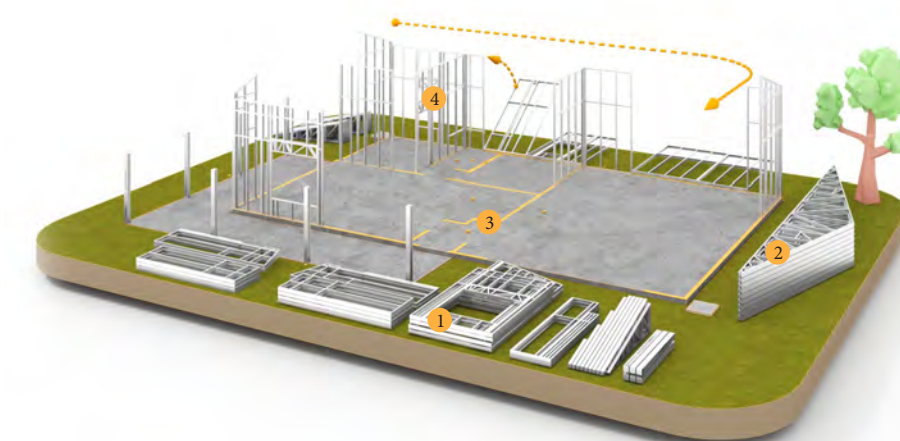
- 1 Buildable Plot
- 2 Sewage Installation
- 3 Foundation
- 4 Concrete Floor



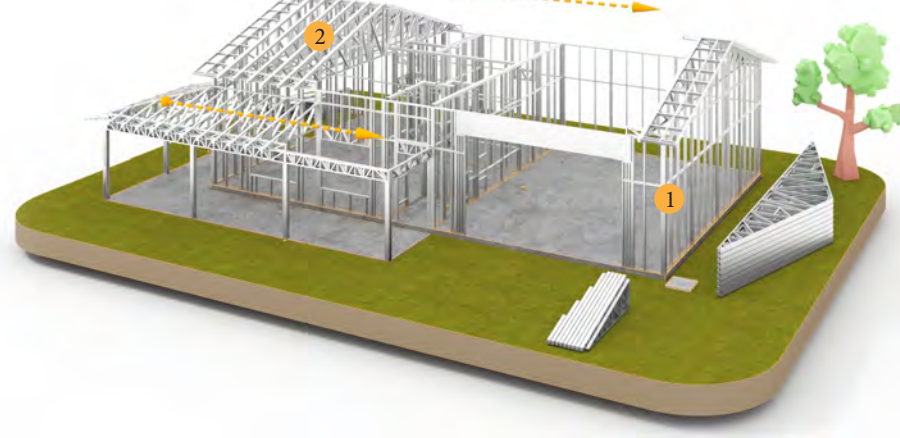
- 1 Staged Wall Panels
- 2 Staged Truss Panels
- 3 Concrete Floor



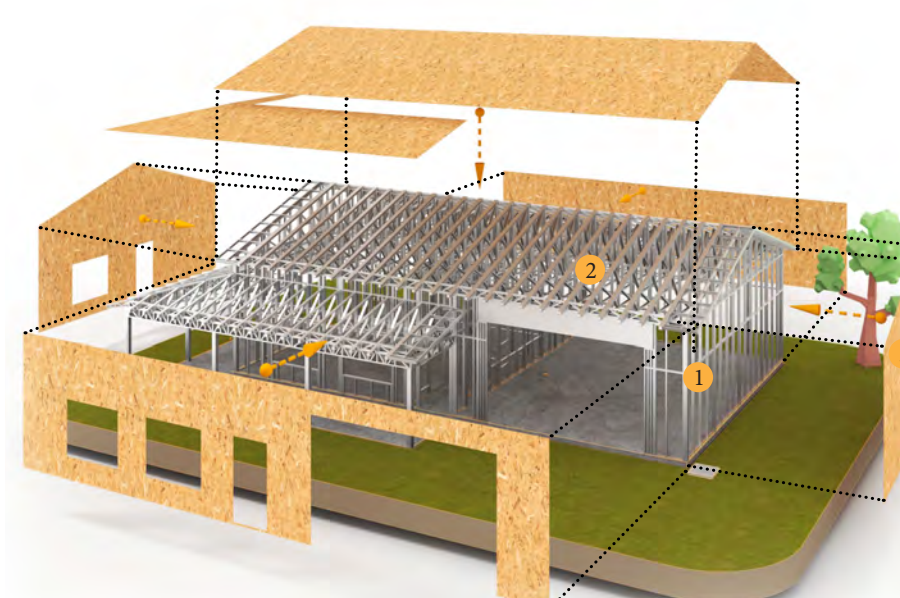
- 1 Staged Wall Panels
- 2 Staged Truss Panels
- 3 Concrete Floor
- 4 Layout Markers



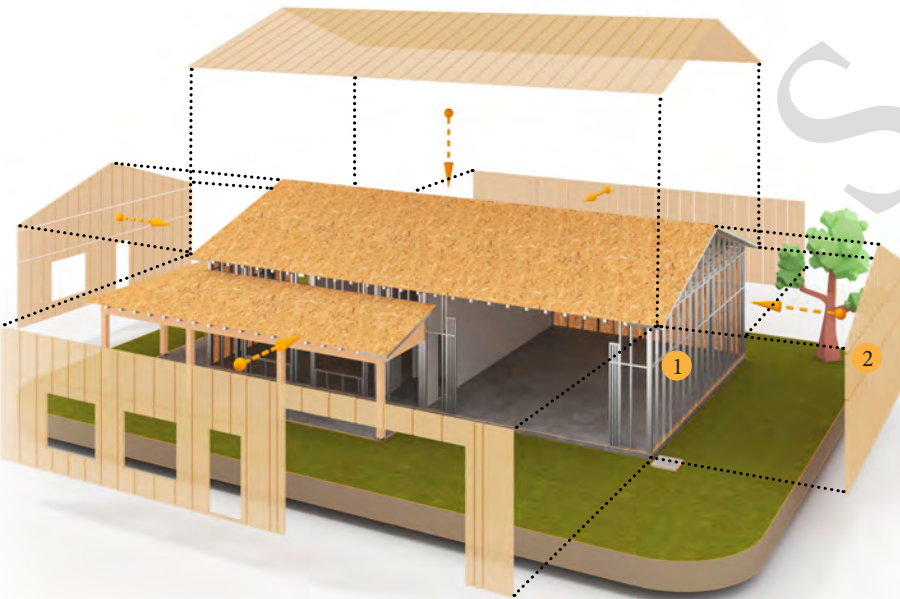
- 1 Staged Walls
- 2 Staged Roof Trusses
- 3 Layout Markers
- 4 Installed Walls



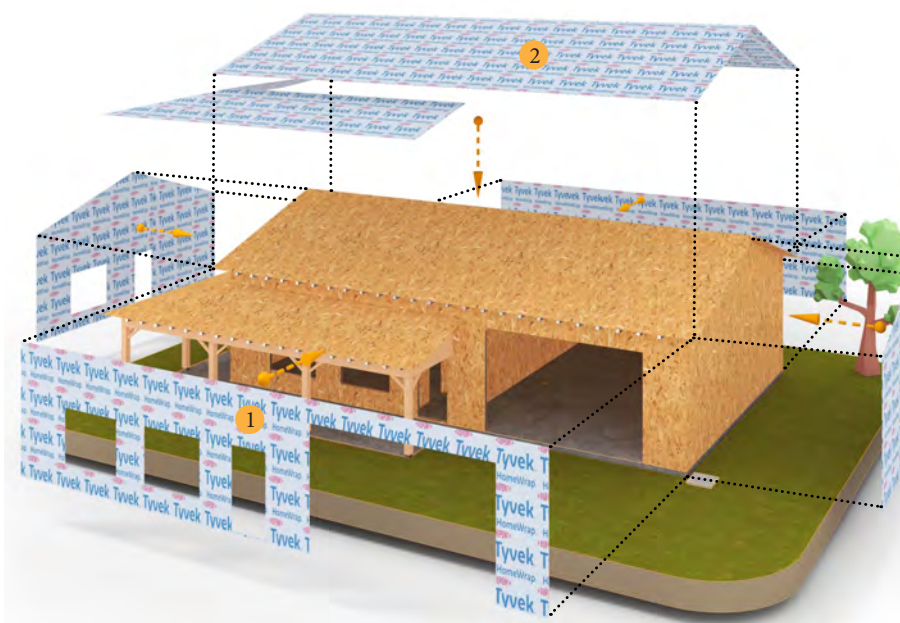
- 1 Installed Walls
- 2 Installed Trusses



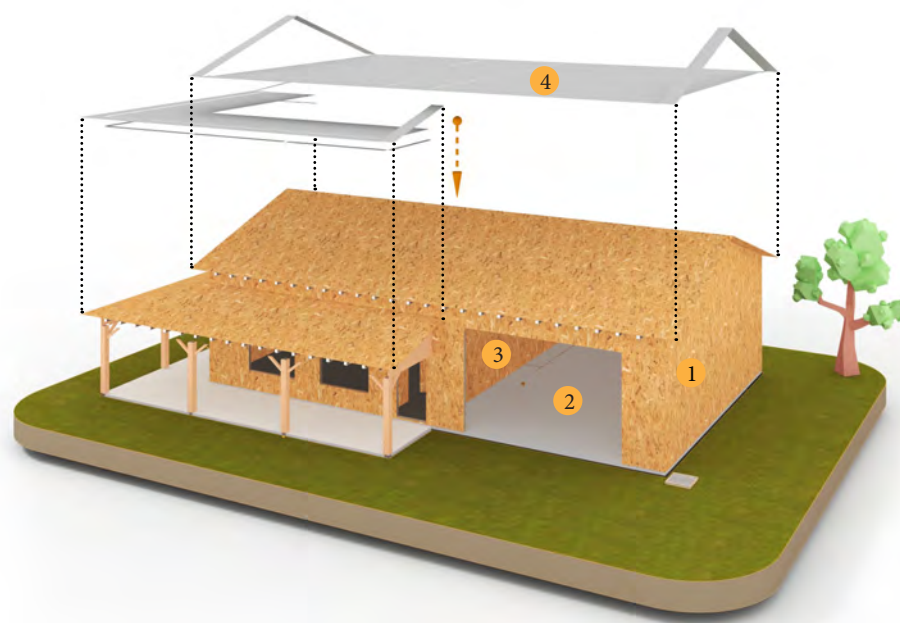
- 1 Installed Walls
- 2 Installed Trusses
- 3 OSB Sheathing



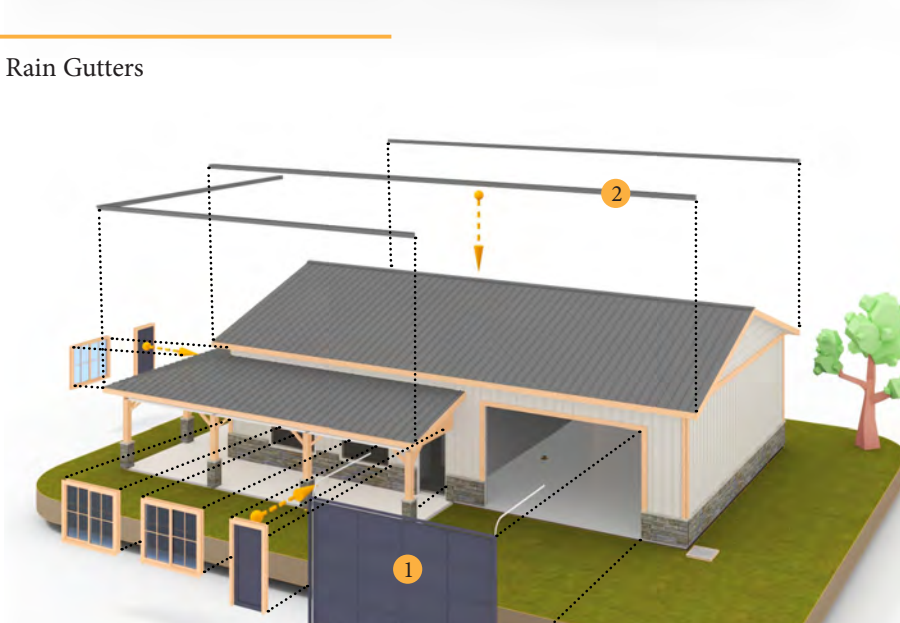
- 1 OSB Sheathing
- 2 Plumbing System
- 3 HVAC System
- 4 Electrical System



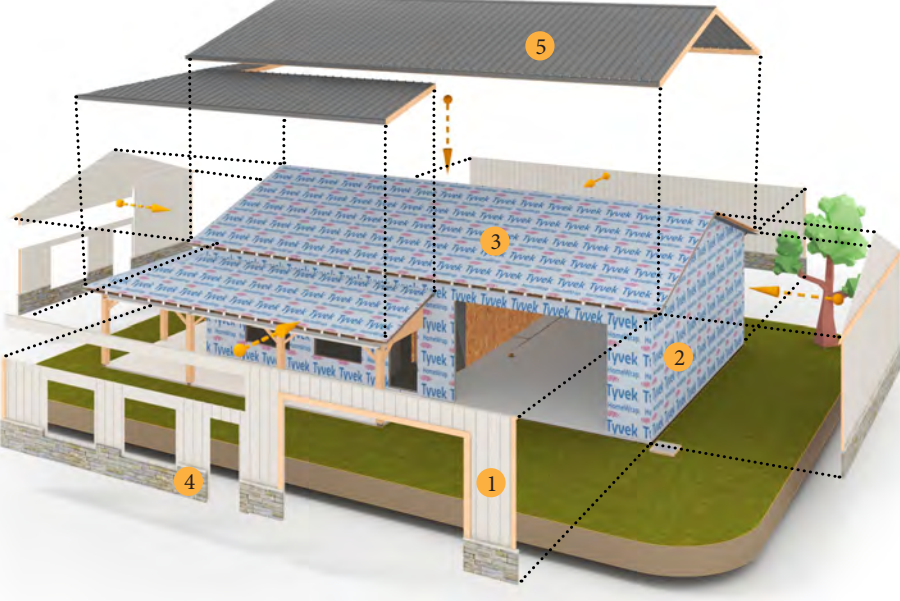
- 1 Home Wrap
- 2 Roof Felt Paper



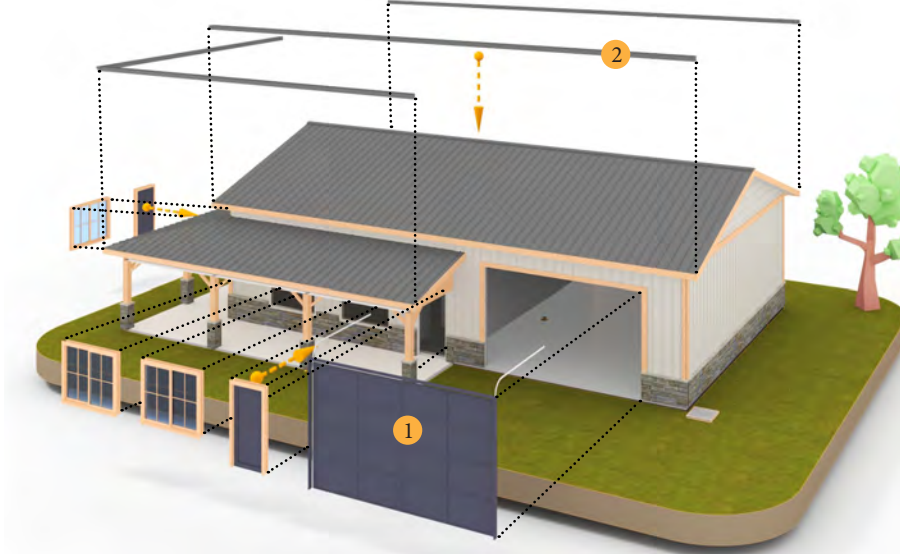
- 1 OSB Sheathing
- 2 Floor
- 3 Dry Wall Board
- 4 Ceiling Dry Wall



- 1 Home Wrap
- 2 Roof Felt Paper



- 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

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

134-Orion-1198-3Bd2Ba-Spanish-Tower-550

DRAWING NAME

INTRODUCTION

CLIENT NAME: _____

PROJECT NUMBER: _____

DATE: _____

DESIGNED BY: _____


DRAWN BY: _____

CHECKED BY: _____

I102

SCALE:

BOM (Bill Of Materials) (Separately Attached)



THE ORION 3BED 2BATH MATERIAL SHOPPING LIST

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

#	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					
3	200 watt Ceiling Light with Fan	pendant		PCS	4		
4	100 watt Floor Lamp	Standup		PCS	3		
5	20 watt Pendant Light	Linear 2 Lamp		PCS	1		
6	64 watt Recessed Light	square		PCS	1		
7	Standalone Linear light	Recessed		PCS	2		
8	20 watt Recessed Light	Recessed		PCS	1		

APPLIANCES

#	Item	Type	Description,Manufacturer,SKU	Unit	quantity	Price
1	Top_Cabinet_Double_Door	3'0" X 2'1" X 1'9-3/8"		PCS	1	
2	Top_Cabinet_Double_Door	3'0" X 1'10" X 2'6"		PCS	3	
3	L_Shape_Toe_Kick_For_Cal	3-1/2" High X 3/4" Thick		PCS	1	

ARCHITECTURAL BOM

#	Item	Type	Description,Manufacturer,SKU	Unit	Quantity	Unit Price	Total
1	Tile Finish	3/4" non-slippery Porcelain Tile		SF	458		

HVAC BOM

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

ELECTRICAL BOM

#	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		

PLUMBING BOM

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

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	

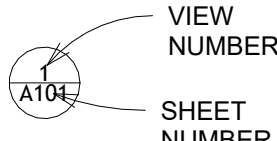
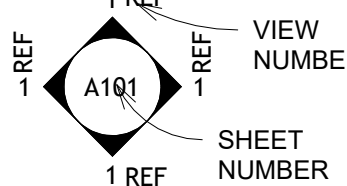
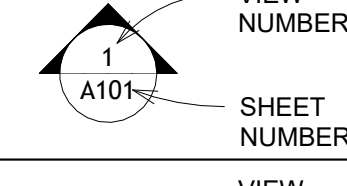
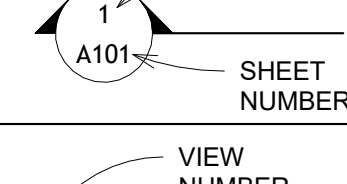
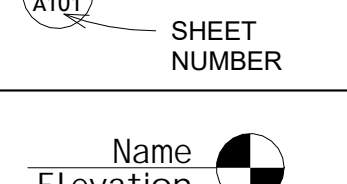


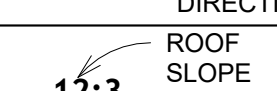
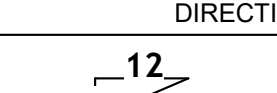
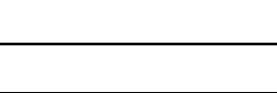
ZONING

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CODES AND AMENDMENTS

CODE BOOK	
SNOW LOAD	
WIND SPEED	
SEISMIC DESIGN CATEGORY	
WEATHERING	
FROST LINE DEPTH	
TERMITE	
DECAY	
WINTER DESIGN TEMP	
FLOOD HAZARDS	

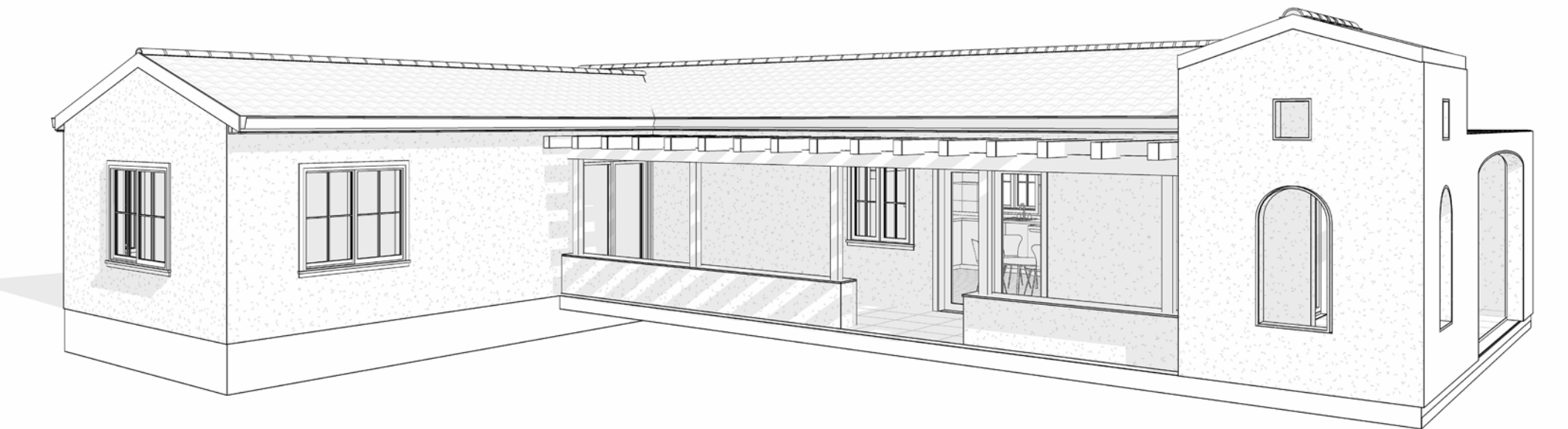
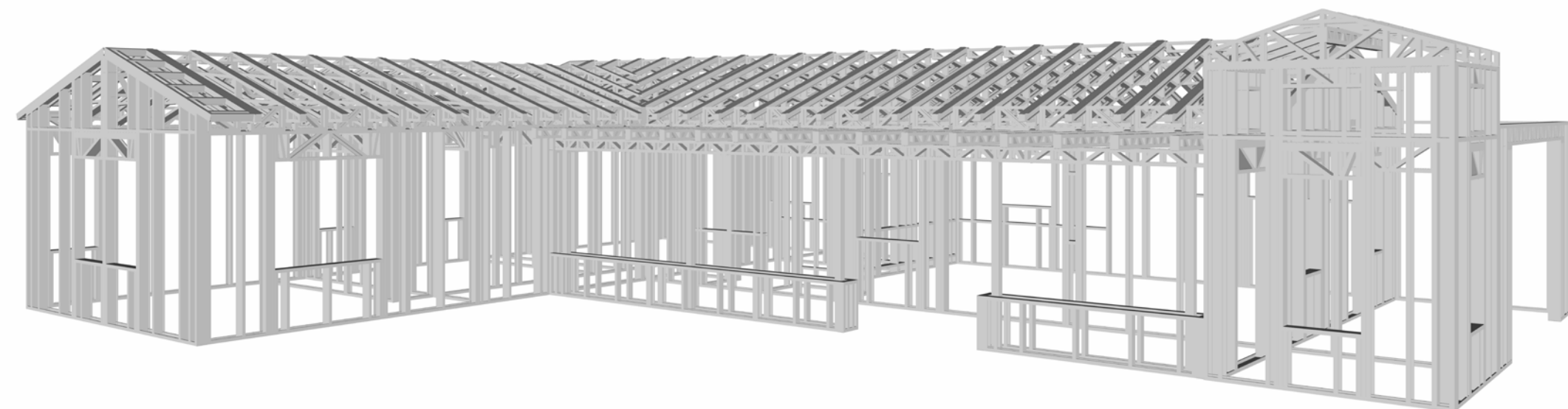
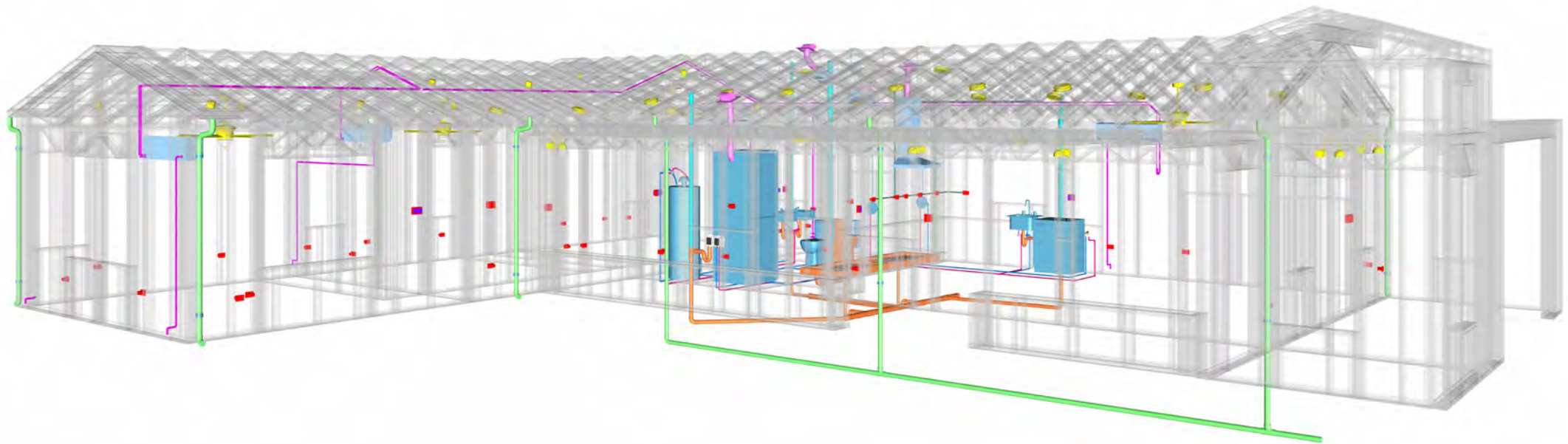
LINE LEGEND			
HIDDEN LINE	----	CUT LINE	----
ROOM SEPARATOR	----	CALL OUT BOUNDRY	----
DOOR OPENING DIRECTION	----	LEVEL	----
OVER HEAD	----	GROUND CUT	----

SYMBOLS	SYMBOLS NAME
	CALLOUT HEAD
	INTERIOR ELEVATION
	BUILDING ELEVATION
	SECTION
	DETAIL VIEW
	ELEVATION LEVEL
	SPOT ELEVATION
	FLOOR SLOPE
	ROOF SLOPE
	ROOF SLOPE ELEVATION

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

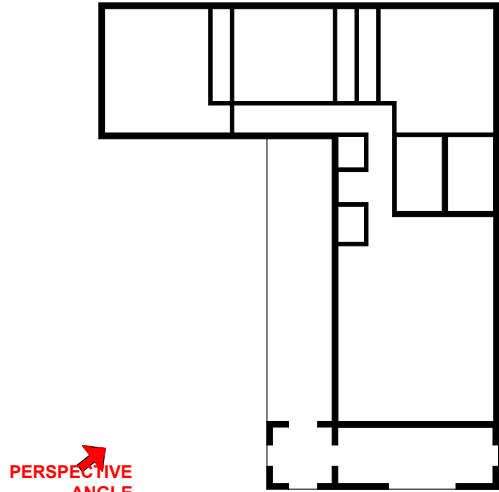
ABBREVIATION	
AFS	ACTION FLOOR SYSTEMS
ASTM D698	AMERICAN SOCIETY FOR TESTING AND MATERIAL
CA	CASEWORK
EL	ELECTRICAL
F.F.E	FINISHED FLOOR ELEVATION
F.F.L	FINISHED FLOOR LEVEL
FTG	FOOTINGS
HVAC	HEATING, VENTILATION & AIR CONDITIONING
IRC	INTERNATIONAL RESIDENCE CODE
IMC	INTERNATIONAL MECHANICAL CODE
MAX.	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 CONDENSING 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



134 ORION 1198 3Bd 2Ba SPANISH TOWER 550

SQUARE FOOTAGE	
LIVING	1200
FRONT PORCH	174
SIDE PORCH	217
TOTAL	1591

KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

134 ORION 1198 3Bd 2Ba
SPANISH TOWER
550

DRAWING NAME

COVER SHEET

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	3/22/2025 2:59:12 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

G101

SCALE: As indicated

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	KING SIZE BED	3
02	FOUR SIT 65" X 95"	1
03	ONE SEAT SOFA	1
04	COFFE TABLE	1
05	DINING CHAIR	4

ROOM FINISH SCHEDULE							
ROOM NUMBE R	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT	COM MENT S
01	LIVING ROOM	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
02	KITCHEN	HARDWOOD	CONCRETE	WALL PAINT + CERAMIC	DRY WALL	8' - 0"	
03	BEDROOM 1	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
04	BEDROOM 2	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
05	BEDROOM 3	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
06	BATH 2	VINYL TILES	CONCRETE	CERAMIC TILE	MRD	8' - 0"	
07	BATH 1	VINYL TILES	CONCRETE	CERAMIC TILE	MRD	8' - 0"	
08	CL 1	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
09	CL 2	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
10	CL 3	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
11	CL 4	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
12	W/D	VINYL TILES	CONCRETE	CERAMIC TILE	DRY WALL	8' - 0"	
13	WH	VINYL TILES	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
14	HALL	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
15	PORCH 1	PROCELAIN TILE	CONCRETE	STUCCO FINISH	PLYWOOD	8' - 0"	
16	PORCH 2	PROCELAIN TILE	CONCRETE	STUCCO FINISH	PLYWOOD	8' - 0"	
17	TOWER	PROCELAIN TILE	CONCRETE	STUCCO FINISH	PLYWOOD	8' - 0"	

1

FLOOR PLAN

1/4" = 1'-0"



SQUARE FOOTAGE	
LIVING	1200
FRONT PORCH	174
SIDE PORCH	217
TOTAL	1591

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

134 ORION 1198 3Bd 2Ba
SPANISH TOWER
550

DRAWING NAME

FLOOR PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	3/22/2025 2:59:14 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A101

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

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

134 ORION 1198 3Bd 2Ba
SPANISH TOWER
550

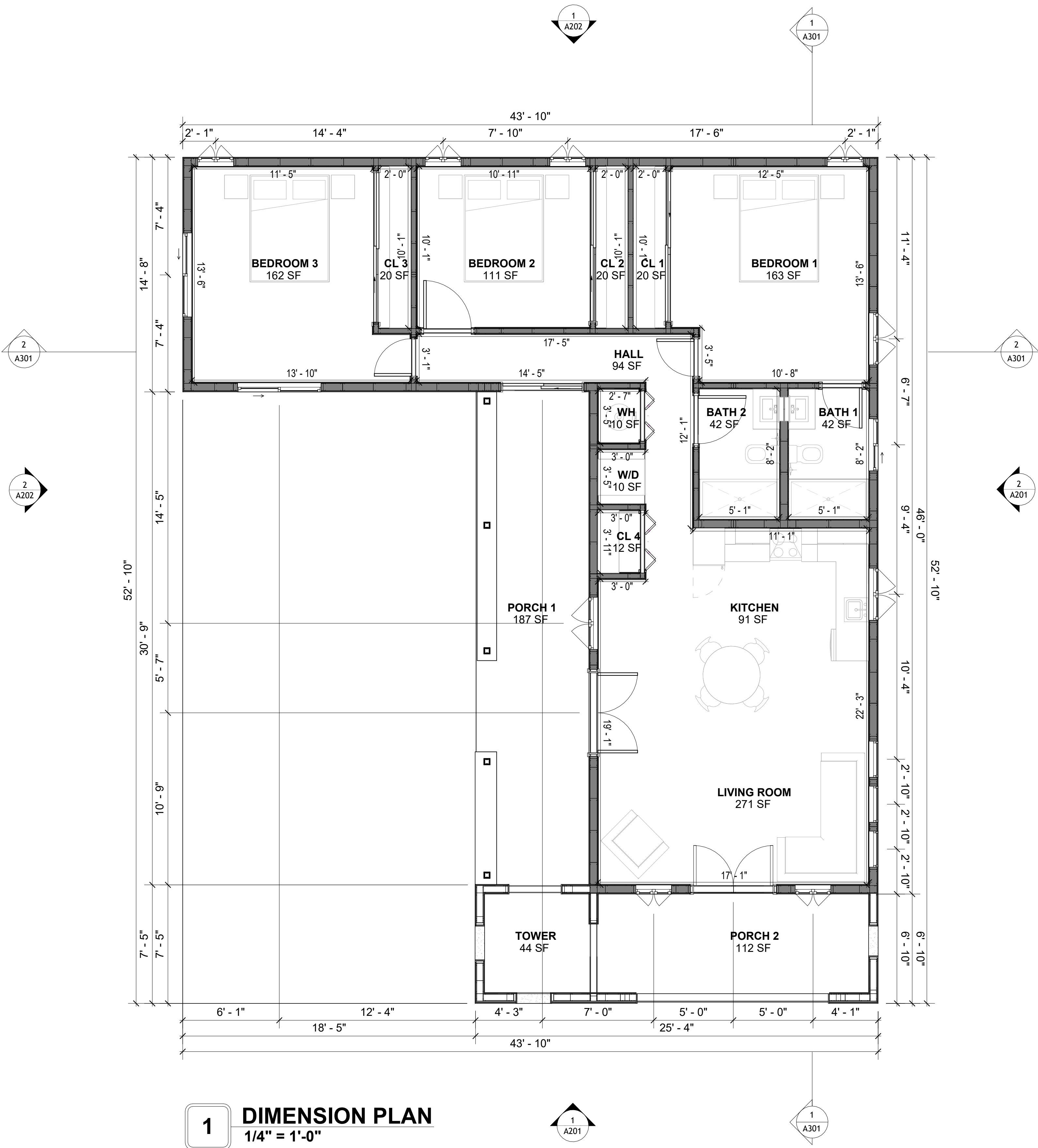
DRAWING NAME

DIMENSION PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	3/22/2025 2:59:15 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A102

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



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

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.

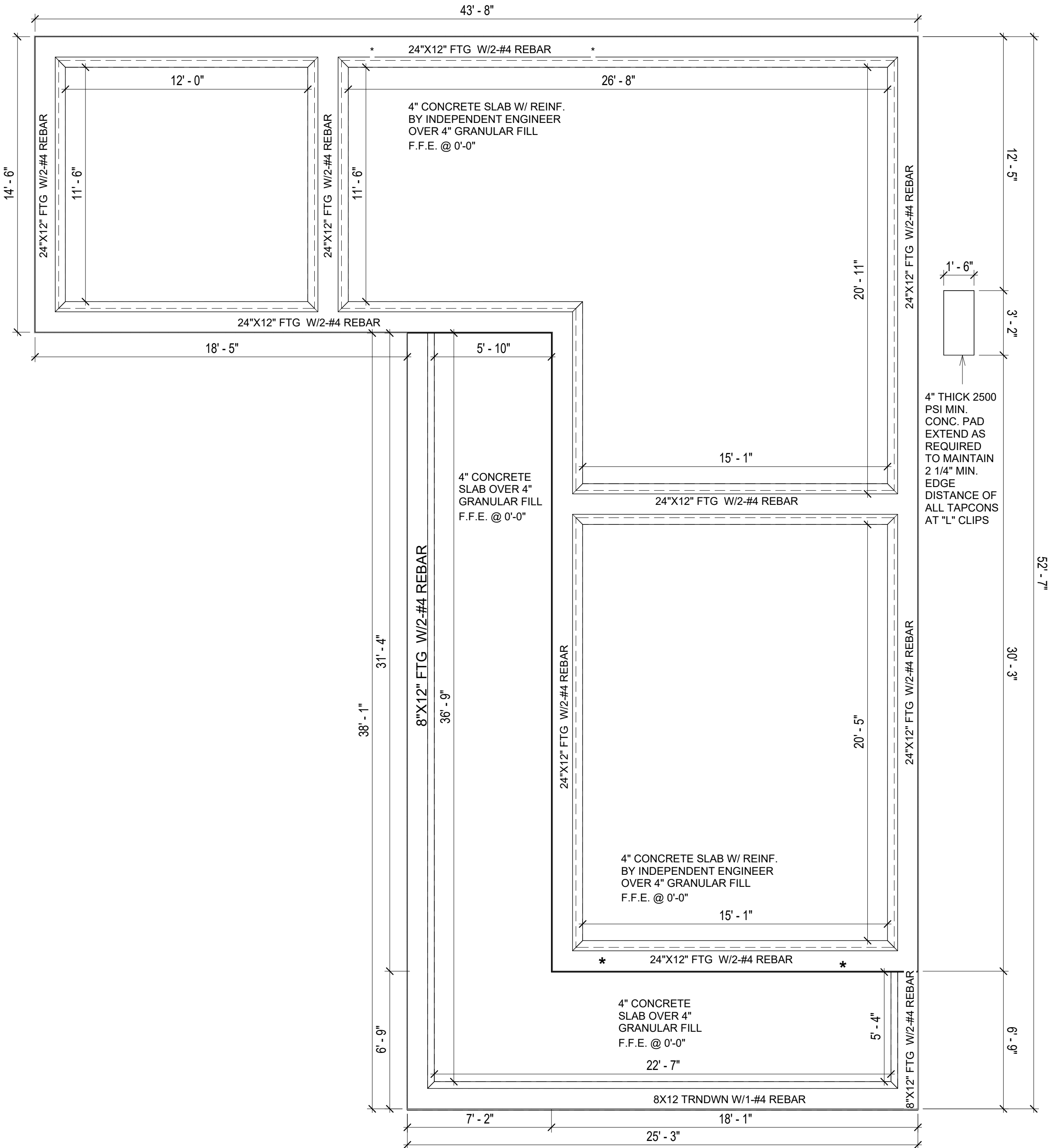
3. **CONCRETE CONSTRUCTION:**
- THE SLAB SHALL BE UNDERLAIN BY A VAPOR BARRIER/RETARDER IN THE LIVING AREA (TYPICALLY POLYETHYLENE, UNLESS MORE STRINGENT PROTECTION REQUIRED BY THE ARCHITECT, ENGINEER, FLOOR COVERING MANUFACTURER, OR ACCEPTED PRACTICE). UNLESS OTHERWISE REQUIRED, BARRIER MAY BE OMITTED 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
1/4" = 1'-0"

SQUARE FOOTAGE	
LIVING	1200
FRONT PORCH	174
SIDE PORCH	217
TOTAL	1591

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

134 ORION 1198 3Bd 2Ba
SPANISH TOWER
550

DRAWING NAME

FOUNDATION PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	3/22/2025 2:59:16 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

S101

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

GENERAL NOTES

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

A) FOUNDATION PLAN NOTES:

- 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.
- TERMITE PROTECTION SHALL BE PROVIDED PER IRC SECTION R318.1
- NONE TYPICAL ANCHOR BOLT SPACING AT SHEAR WALL AND HOLD DOWN SPECIFICATIONS PER APPROVED ARCHITECTURAL PLANS.
- INSTALL HOLDDOWNS BEFORE CONCRETE SLAB POUR.
- EXISTING FILL ON-SITE SHALL BE COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS IN THE GEOTECHNICAL REPORT.
- ALL FLOOR SLABS ARE REINFORCED ON CONCRETE SLABS.

SPECIAL INSPECTION IS REQUIRED FOR THICKENED FOUNDATION CONSTRUCTION

- REINFORCEMENT
- 2300 PSI CONCRETE POUR

B) REINFORCEMENT FOR CONCRETE:

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

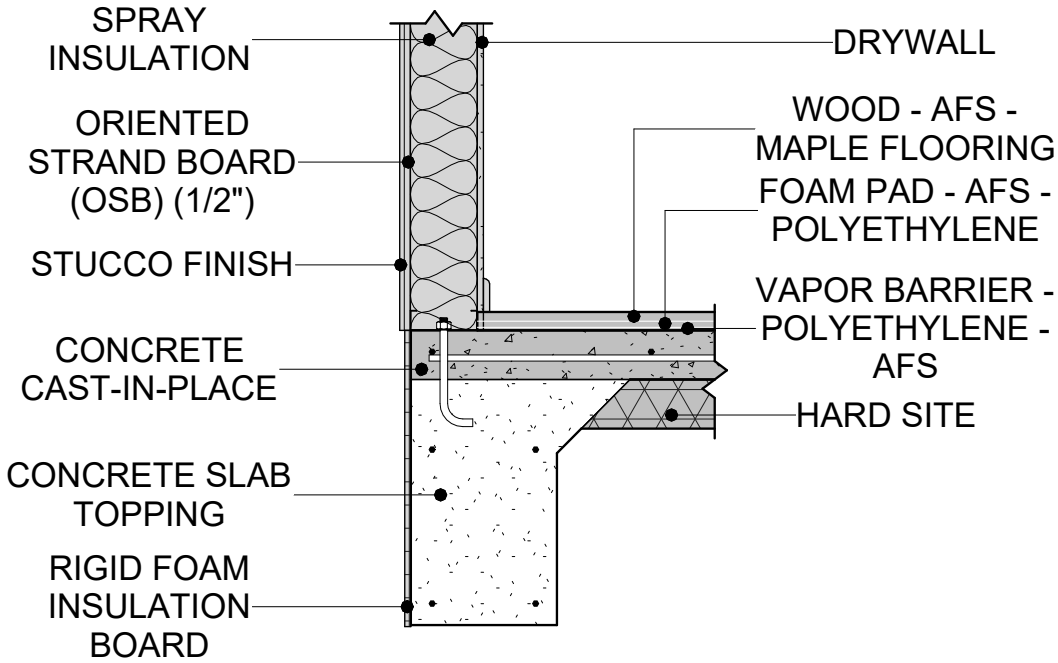
- A) FOOTING = 40,000 PSI
B) NON-LOAD BEARING WALLS AND PARAPETS= 40,000 PSI

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

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

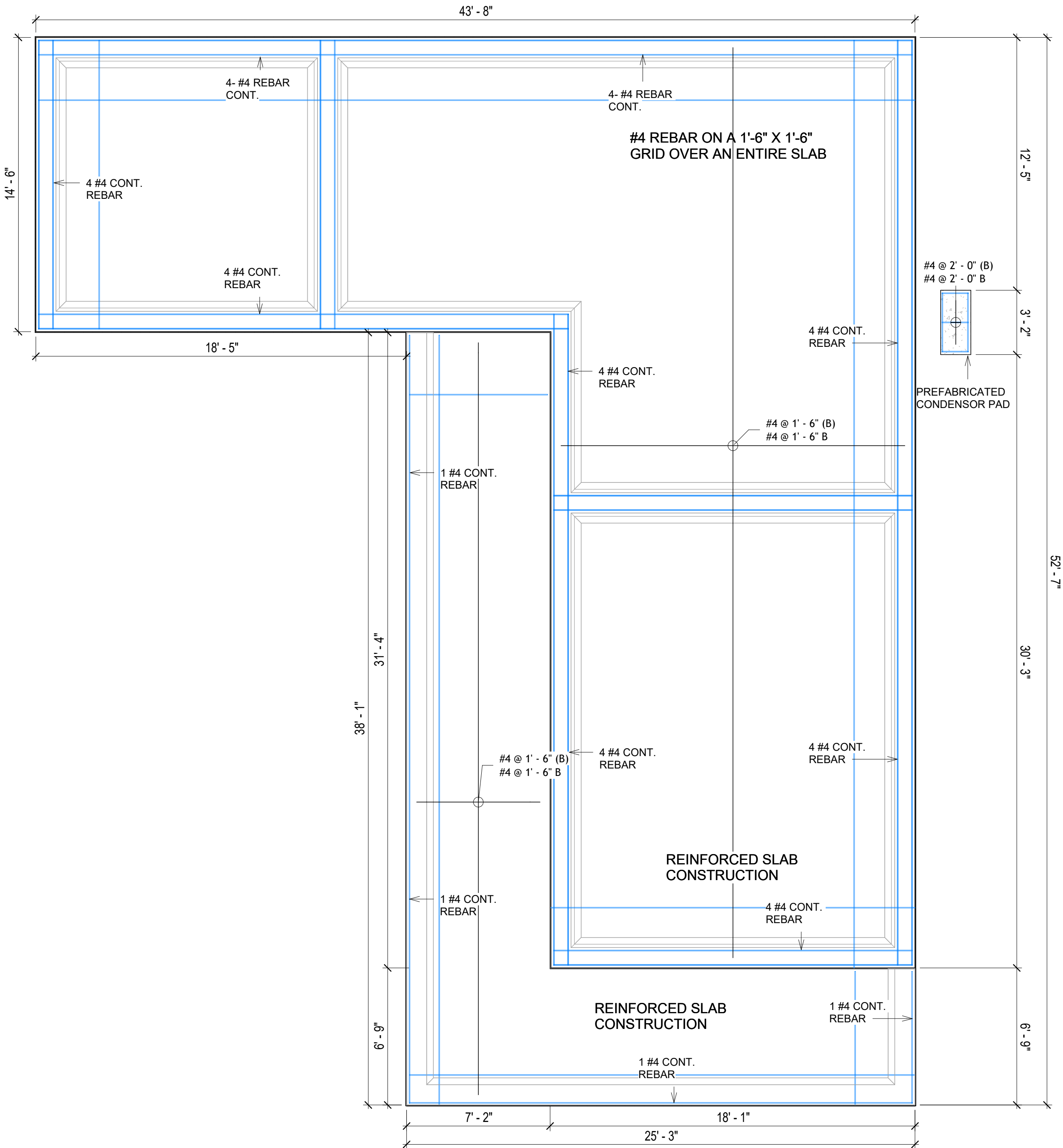
NOTE:
- THIS IS A SCHEMATIC PLAN FOR THE PURPOSE OF LOCATING AND IDENTIFYING FOUNDATION REINFORCING ELEMENTS ONLY. VERIFY ALL DIMENSIONS, DROPS, OFFSETS AND FEATURES WITH THE ARCHITECTURAL PLANS BEFORE FORMING THE FOUNDATION.

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



2

TYPICAL WALL FTG DETAIL
3/4" = 1'-0"



1

FOUNDATION REBAR PLAN
1/4" = 1'-0"

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

134 ORION 1198 3Bd 2Ba
SPANISH TOWER
550

DRAWING NAME

STRUCTURAL FLOOR PLAN

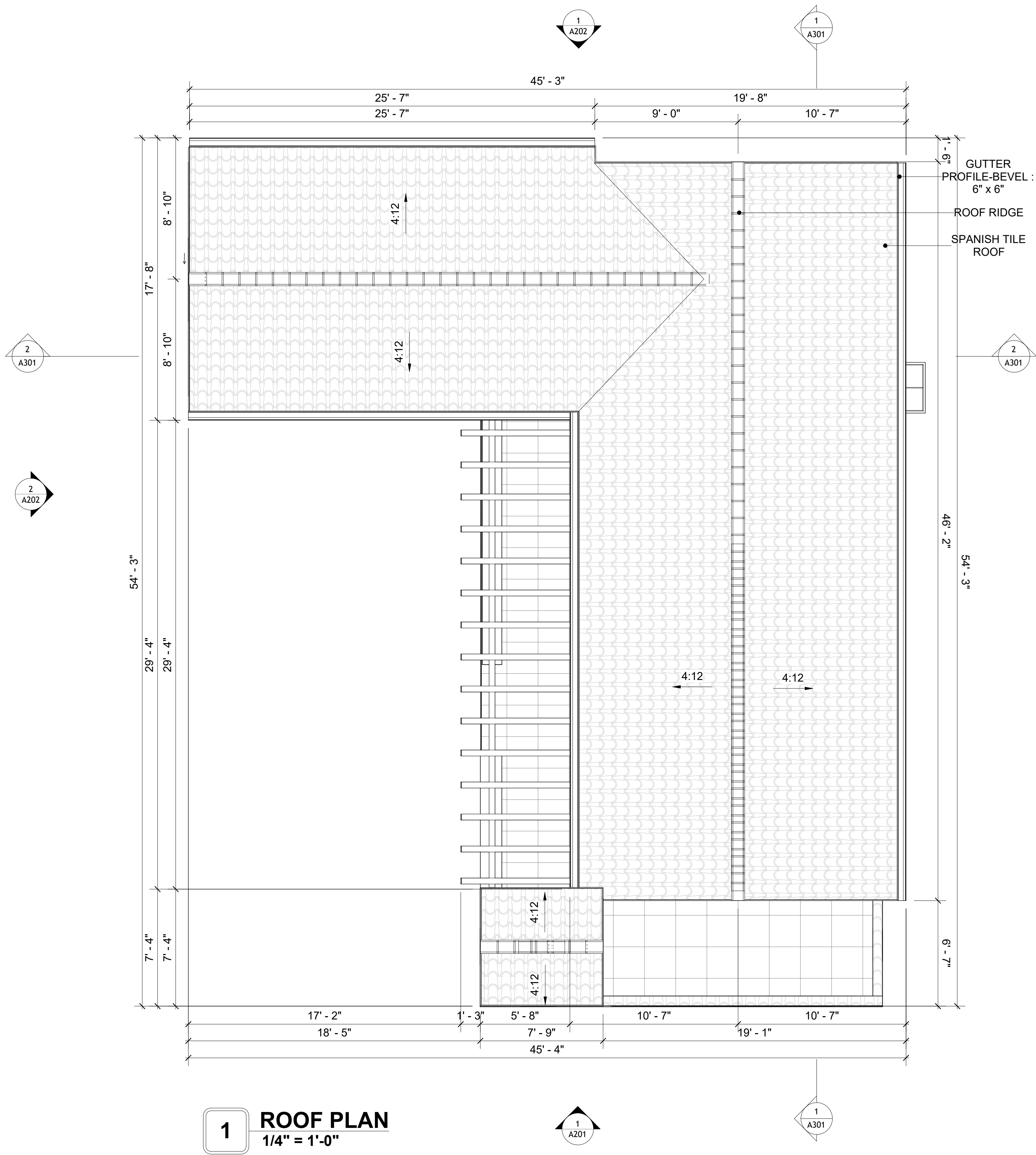
CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	3/22/2025 2:59:17 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

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
1/4" = 1'-0"

SQUARE FOOTAGE	
LIVING	1200
FRONT PORCH	174
SIDE PORCH	217
TOTAL	1591

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

134 ORION 1198 3Bd 2Ba
SPANISH TOWER
550

DRAWING NAME

ROOF PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	3/22/2025 2:59:21 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A103

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

ABOUT WALL FINISHING

STUCCO FINISH

STUCCO IS A CEMENT-BASED EXTERIOR WALL FINISH THAT OFFERS A DURABLE, WEATHER-RESISTANT, AND CUSTOMIZABLE CLADDING SOLUTION FOR BUILDINGS.

IN THIS SPECIFIC PROJECT, AMERICAN STUCCO SYSTEMS IS USED AS A FINISH MATERIAL BECAUSE IT IS GENERALLY CONSIDERED A WATER-RESISTANT EXTERIOR FINISH AND USES A THREE-COAT APPLICATION PROCESS.

3/8-INCH OF IT IS APPLIED AS AN EXTERNAL WALL FINISH AS IT IS THE MOST COMMON AND WIDELY ACCEPTED STANDARD THICKNESS FOR STUCCO EXTERIOR WALL FINISHES. THIS MULTI-LAYER APPROACH ALSO HELPS CREATE A STRONG, CRACK-RESISTANT STUCCO SURFACE.

THIS STANDARD STUCCO IS APPLIED OVER OSB SHEATHINGS
(FOR COLD FORMED STRUCTURE CONSTRUCTION).

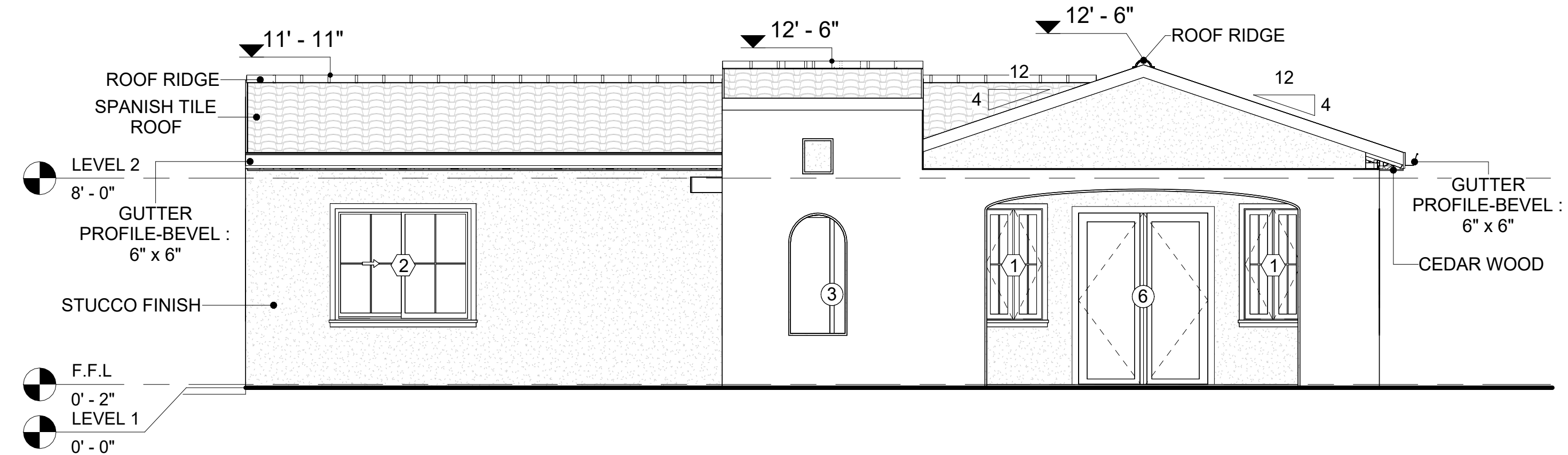
IT IS NOT DIRECTLY TROWELED OVER THE OSB BUT OVER A WATER-RESISTANT BARRIER (HOMEWRAPE) AND METAL/PLASTIC LATH THAT ARE INSTALLED ON TOP SURFACE OF THE OSB TO PROVIDE AN ADDITIONAL LAYER OF PROTECTION AGAINST MOISTURE INTRUSION.

REGULAR INSPECTION AND PROMPT REPAIR OF ANY CRACKS, CHIPS, OR DAMAGE TO THE STUCCO FINISH IS IMPORTANT. THIS MAINTAINS THE STUCCO'S WATER-RESISTANT PROPERTIES OVER THE BUILDING'S LIFE SPAN.

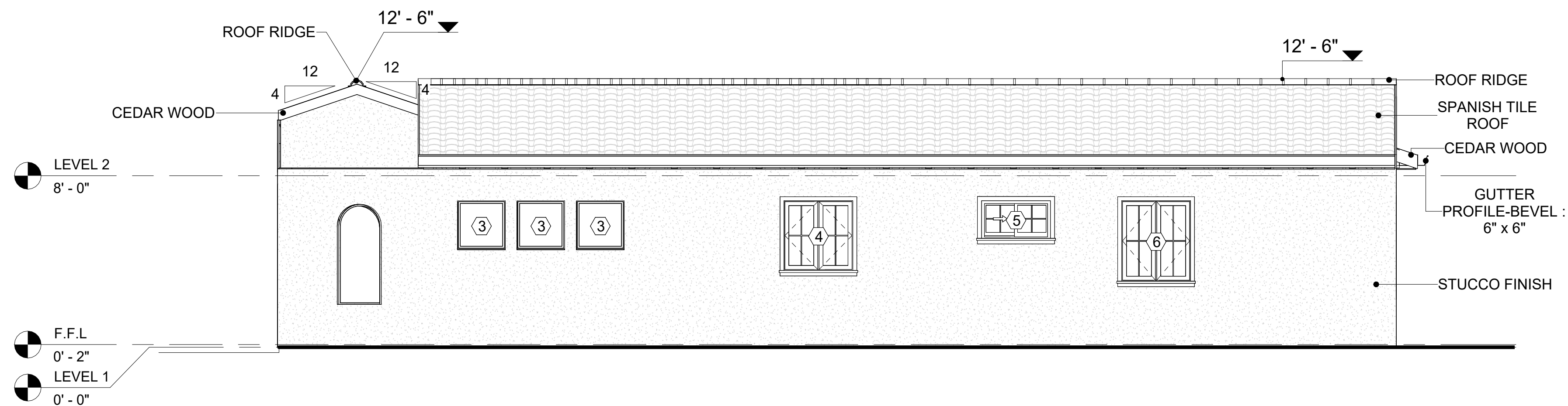
CEDAR WOOD

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.



1 FRONT ELEVATION



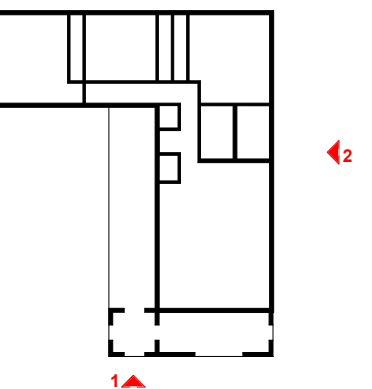
2 RIGHT SIDE ELEVATION

Door Schedule						
Type MAR K	Supplier	Door Type	Locatio N	Size		Count
				Width	Height	
1	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	2' - 6"	6' - 8"	1
2	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	3' - 0"	6' - 8"	2
3	HOME DEPOT	PATIO DOUBLE PANEL SLIDING	EXTERIOR	5' - 0"	6' - 8"	1
4	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	2' - 4"	6' - 8"	2
5	HOME DEPOT	INTERIOR DOUBLE PANEL SLIDING	INTERIOR	9' - 4"	6' - 8"	3
6	HOME DEPOT	EXTERIOR DOUBLE PANEL SWINGING	INTERIOR	5' - 0"	6' - 8"	2
7	HOME DEPOT	DOOR-BIFOLD 9052	INTERIOR	3' - 0"	6' - 8"	1
8	HOME DEPOT	DOOR-BIFOLD 9052	INTERIOR	3' - 6"	6' - 8"	1

WINDOW SCHEDULE					
TYPE MARK	SUPPLIER	WINDOW TYPE	SIZE		COUNT
			WIDTH	HEIGHT	
1	HOME DEPOT	CASEMENT	2' - 3"	4' - 3"	6
2	HOME DEPOT	SLIDING	5' - 3"	4' - 3"	2
3	HOME DEPOT	FIXED	2' - 3"	2' - 3"	3
4	HOME DEPOT	CASEMENT	3' - 3"	3' - 3"	1
5	HOME DEPOT	SLIDING	3' - 3"	1' - 9"	1
6	HOME DEPOT	CASEMENT	3' - 3"	3' - 9"	2



KEY PLAN

[illegible]

NOTE:

LEGEND:

PROJECT

134 ORION 1198 3Bd 2Ba
SPANISH TOWER
550

DRAWING NAME

ARCHITECTURAL ELEVATIONS

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	3/22/2025 2:59:26 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A201

SCALE: As indicated

ABOUT WALL FINISHING

STUCCO FINISH

STUCCO IS A CEMENT-BASED EXTERIOR WALL FINISH THAT OFFERS A DURABLE, WEATHER-RESISTANT, AND CUSTOMIZABLE CLADDING SOLUTION FOR BUILDINGS.

IN THIS SPECIFIC PROJECT, AMERICAN STUCCO SYSTEMS IS USED AS A FINISH MATERIAL BECAUSE IT IS GENERALLY CONSIDERED A WATER-RESISTANT EXTERIOR FINISH AND USES A THREE-COAT APPLICATION PROCESS.

3/8-INCH OF IT IS APPLIED AS AN EXTERNAL WALL FINISH AS IT IS THE MOST COMMON AND WIDELY ACCEPTED STANDARD THICKNESS FOR STUCCO EXTERIOR WALL FINISHES. THIS MULTI-LAYER APPROACH ALSO HELPS CREATE A STRONG, CRACK-RESISTANT STUCCO SURFACE.

THIS STANDARD STUCCO IS APPLIED OVER OSB SHEATHINGS (FOR COLD FORMED STRUCTURE CONSTRUCTION).

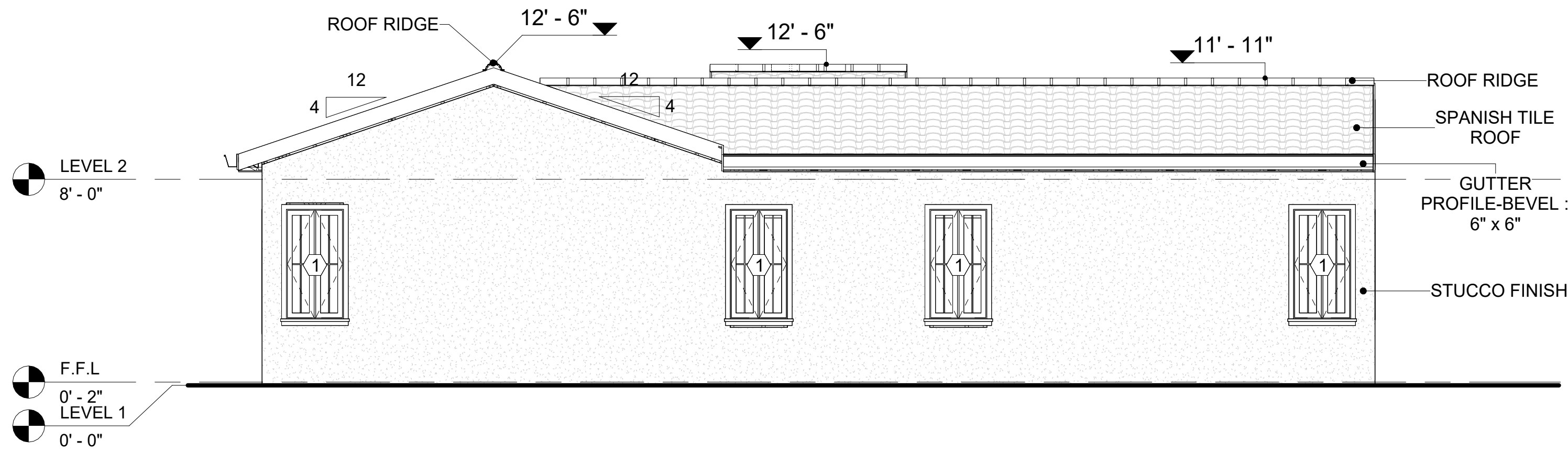
IT IS NOT DIRECTLY TROWELED OVER THE OSB BUT OVER A WATER-RESISTANT BARRIER (HOMEWRAP) AND METAL/PLASTIC LATH THAT ARE INSTALLED ON TOP SURFACE OF THE OSB TO PROVIDE AN ADDITIONAL LAYER OF PROTECTION AGAINST MOISTURE INTRUSION.

REGULAR INSPECTION AND PROMPT REPAIR OF ANY CRACKS, CHIPS, OR DAMAGE TO THE STUCCO FINISH IS IMPORTANT. THIS MAINTAINS THE STUCCO'S WATER-RESISTANT PROPERTIES OVER THE BUILDING'S LIFE SPAN.

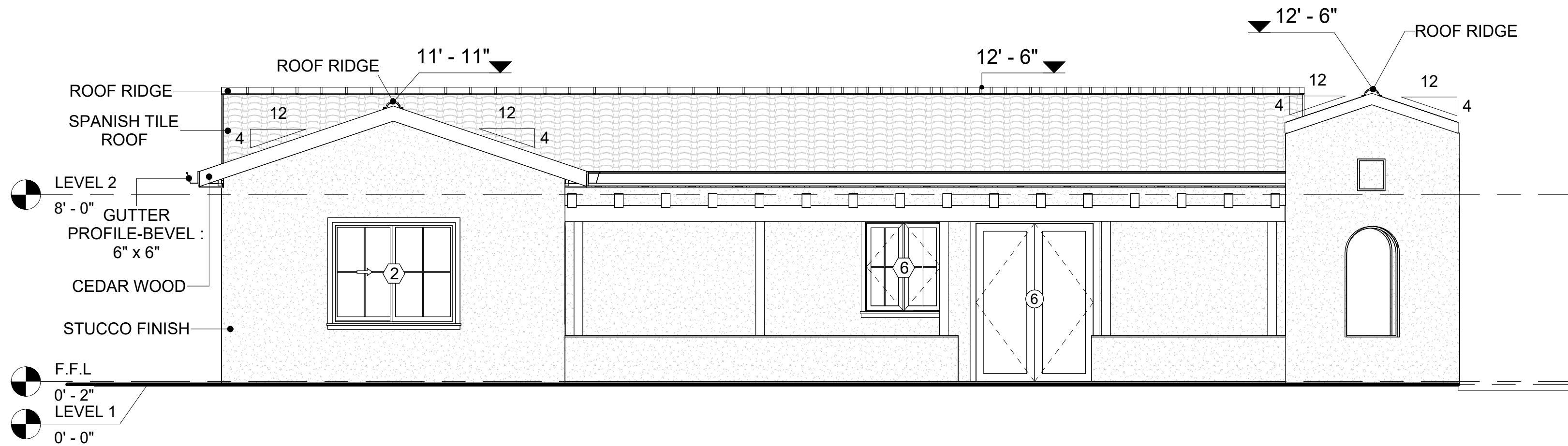
CEDAR WOOD

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.

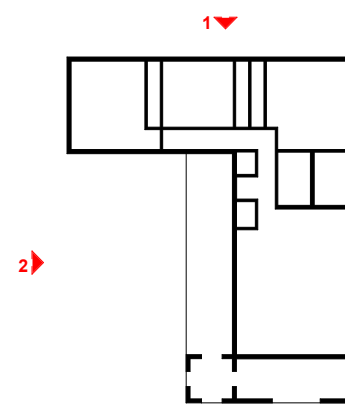


1 REAR ELEVATION
1/4" = 1'-0"



2 LEFT SIDE ELEVATION
1/4" = 1'-0"

KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

134 ORION 1198 3Bd 2Ba
SPANISH TOWER
550

DRAWING NAME

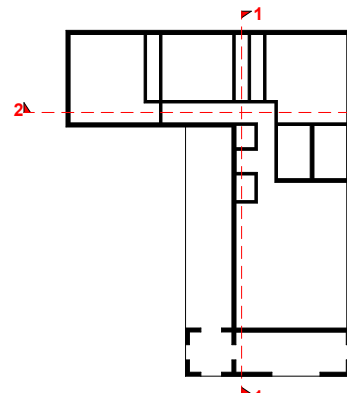
ARCHITECTURAL ELEVATIONS

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	3/22/2025 2:59:31 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A202

SCALE: As indicated

KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

134 ORION 1198 3Bd 2Ba
SPANISH TOWER
550

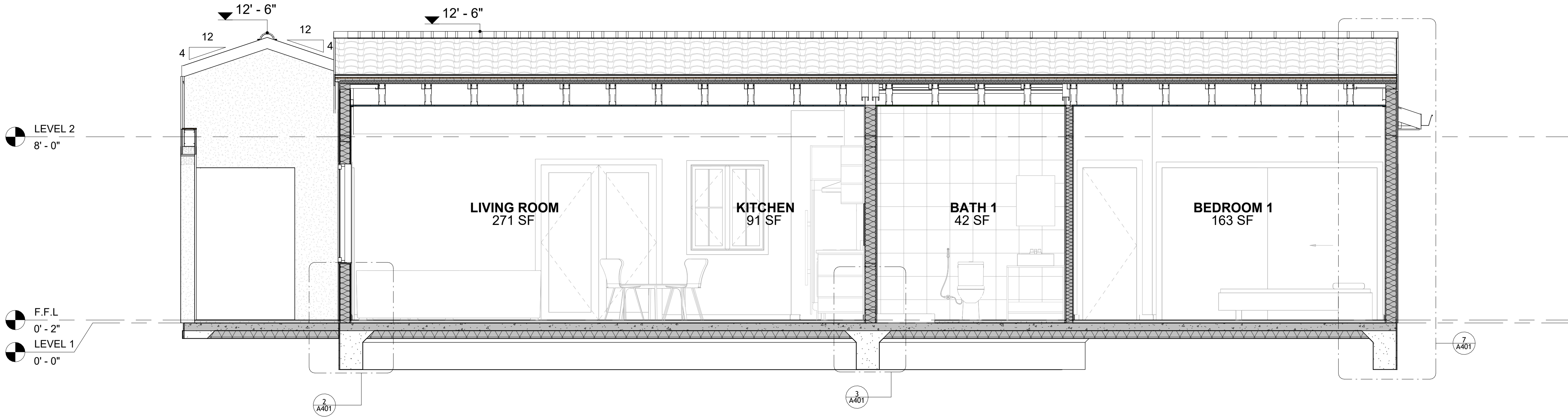
DRAWING NAME

ARCHITECTURAL SECTIONS

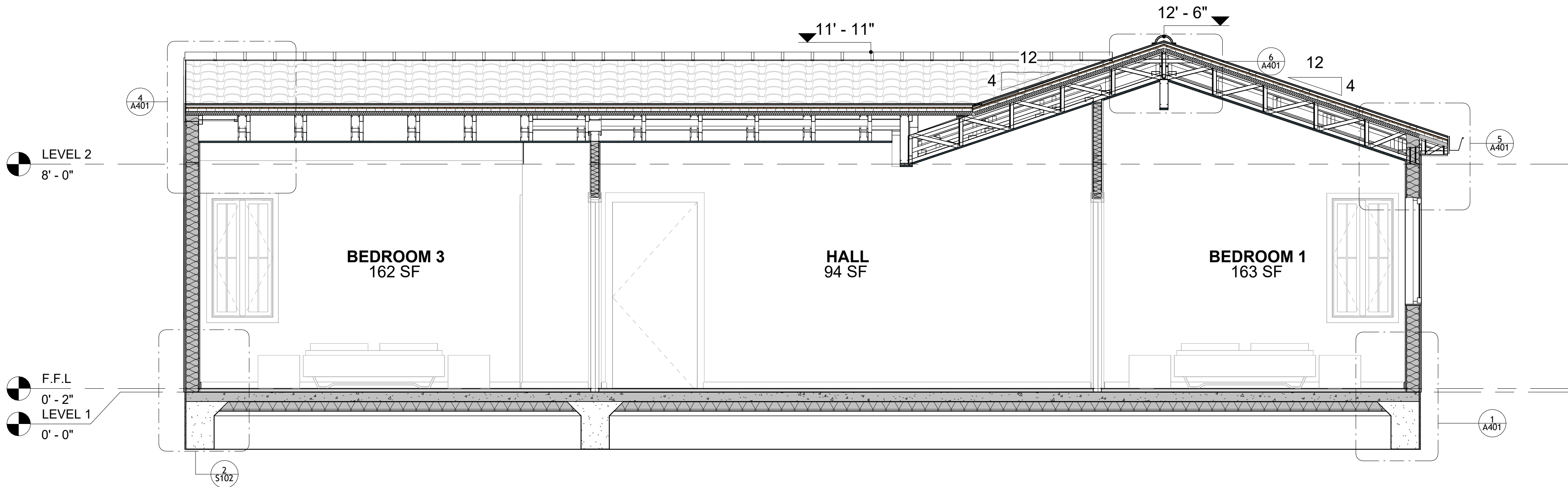
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PROJECT NUMBER:	0061_12
DATE:	3/22/2025 2:59:34 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A301

SCALE: As indicated



1 SECTION-3
3/8" = 1'-0"



2 SECTION-2
3/8" = 1'-0"

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

134 ORION 1198 3Bd 2Ba
SPANISH TOWER
550

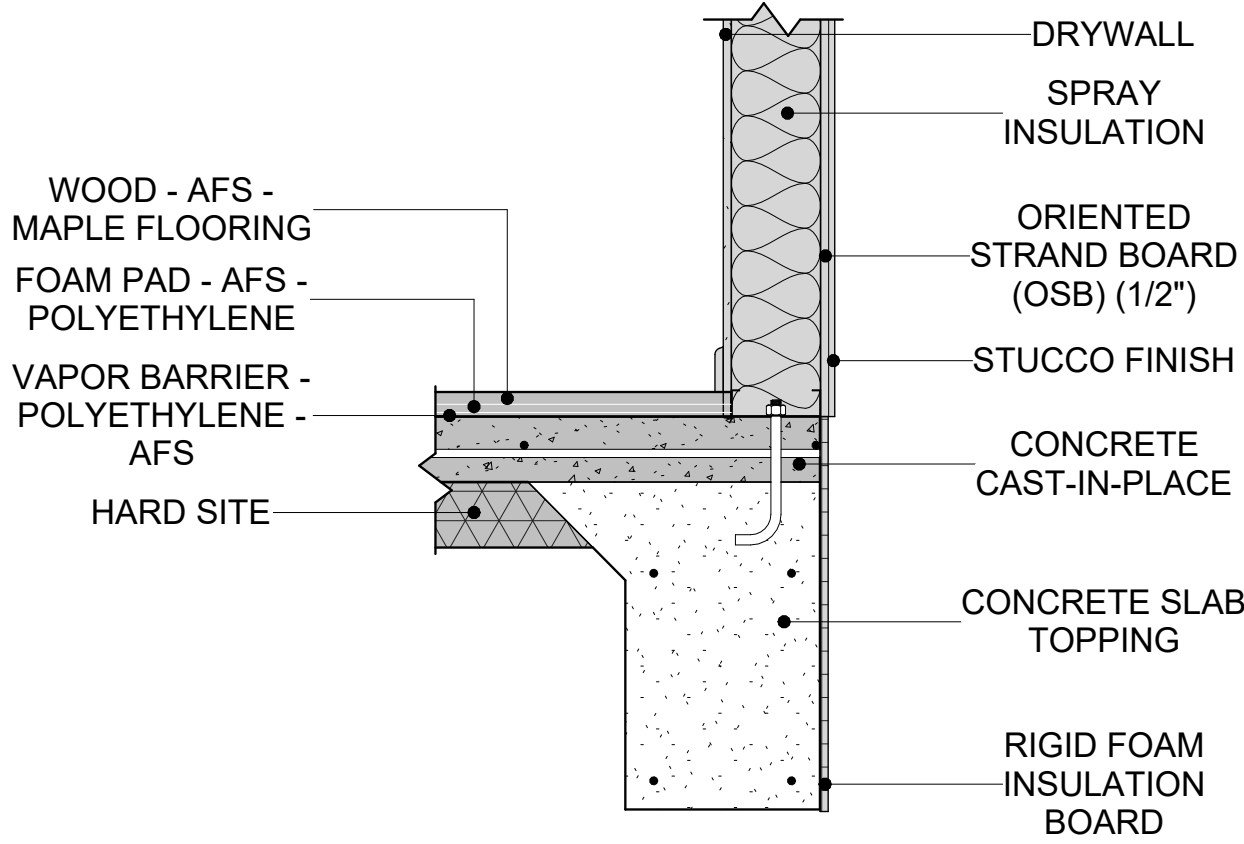
DRAWING NAME

ARCHITECTURAL DETAILS

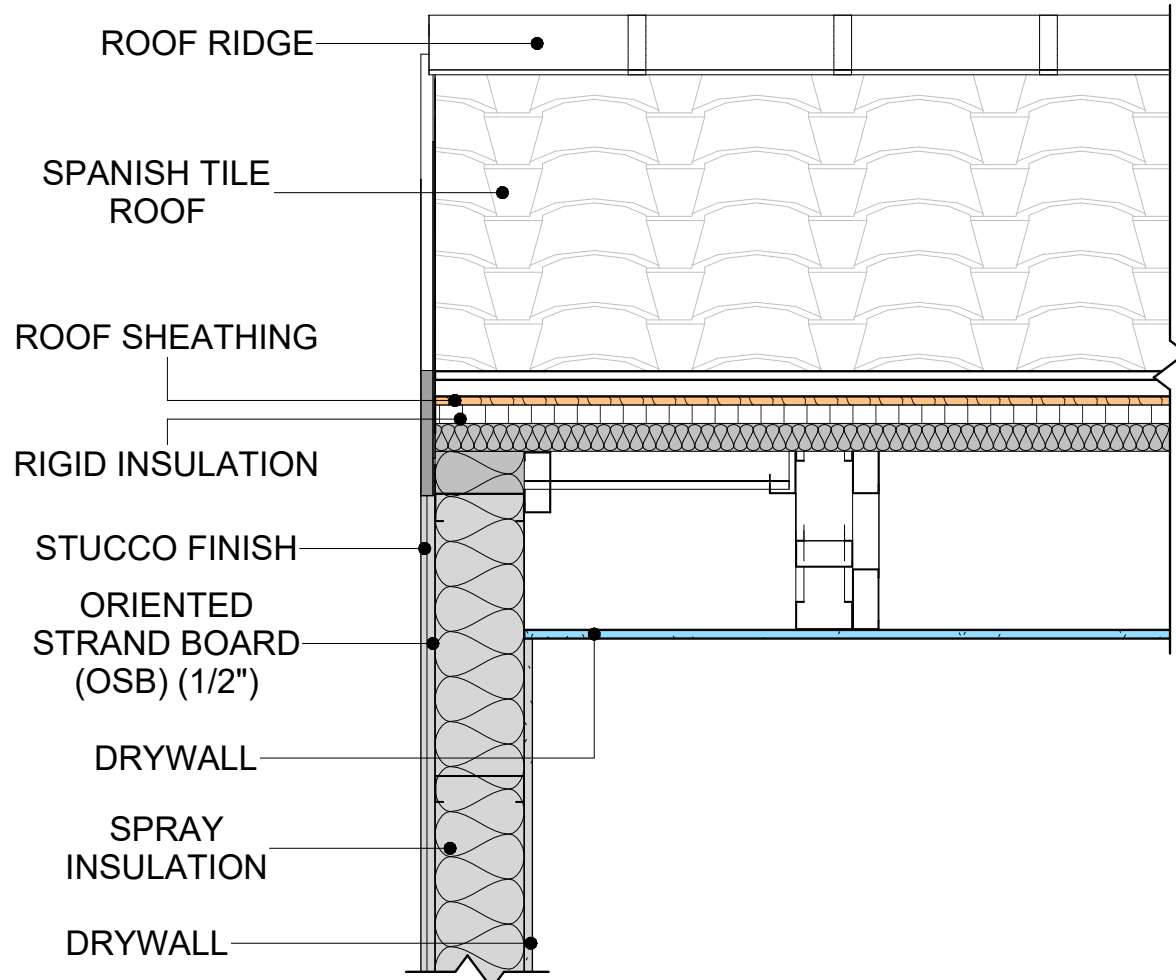
CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	3/22/2025 2:59:35 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A401

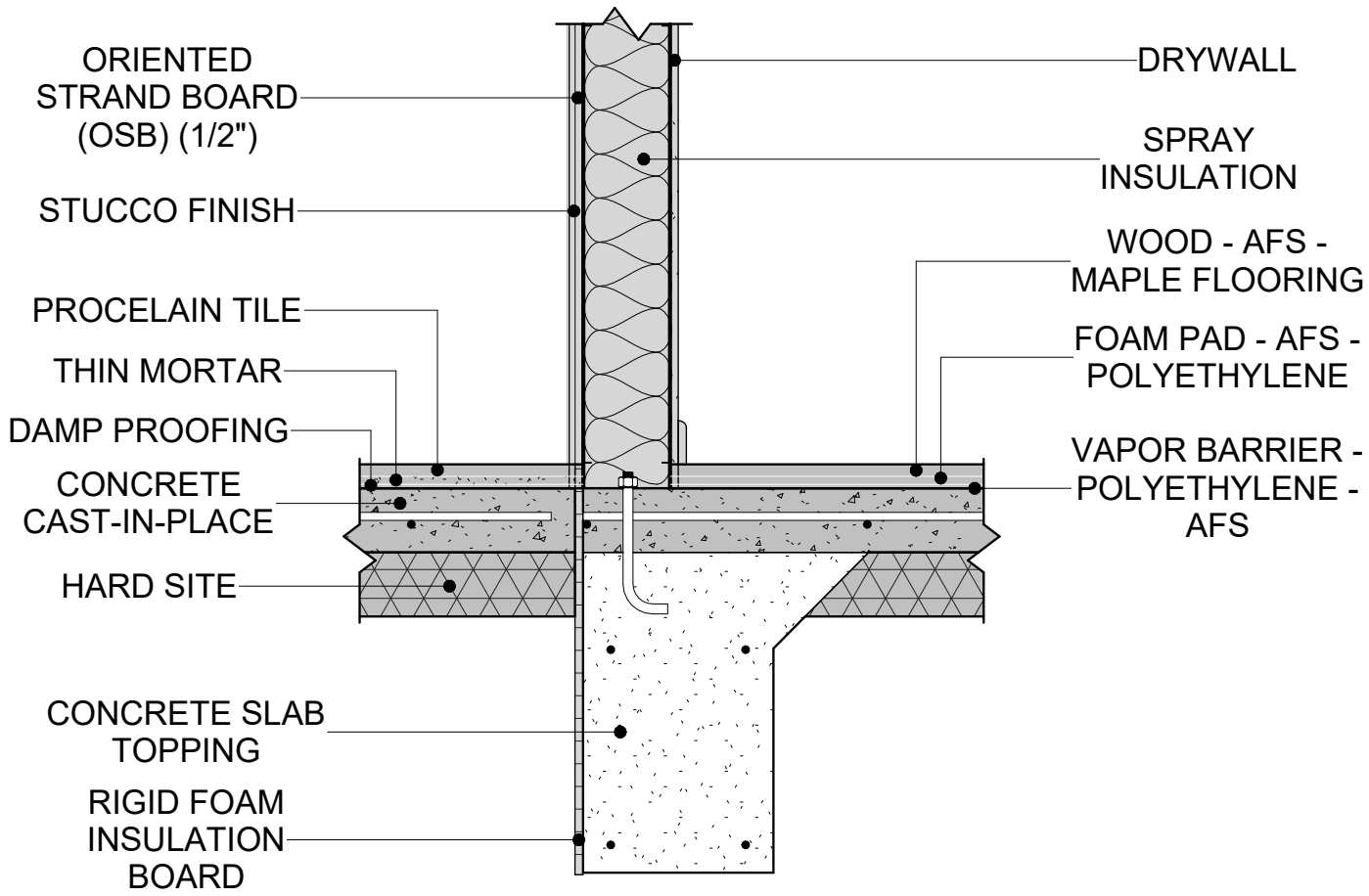
SCALE: 1" = 1'-0"



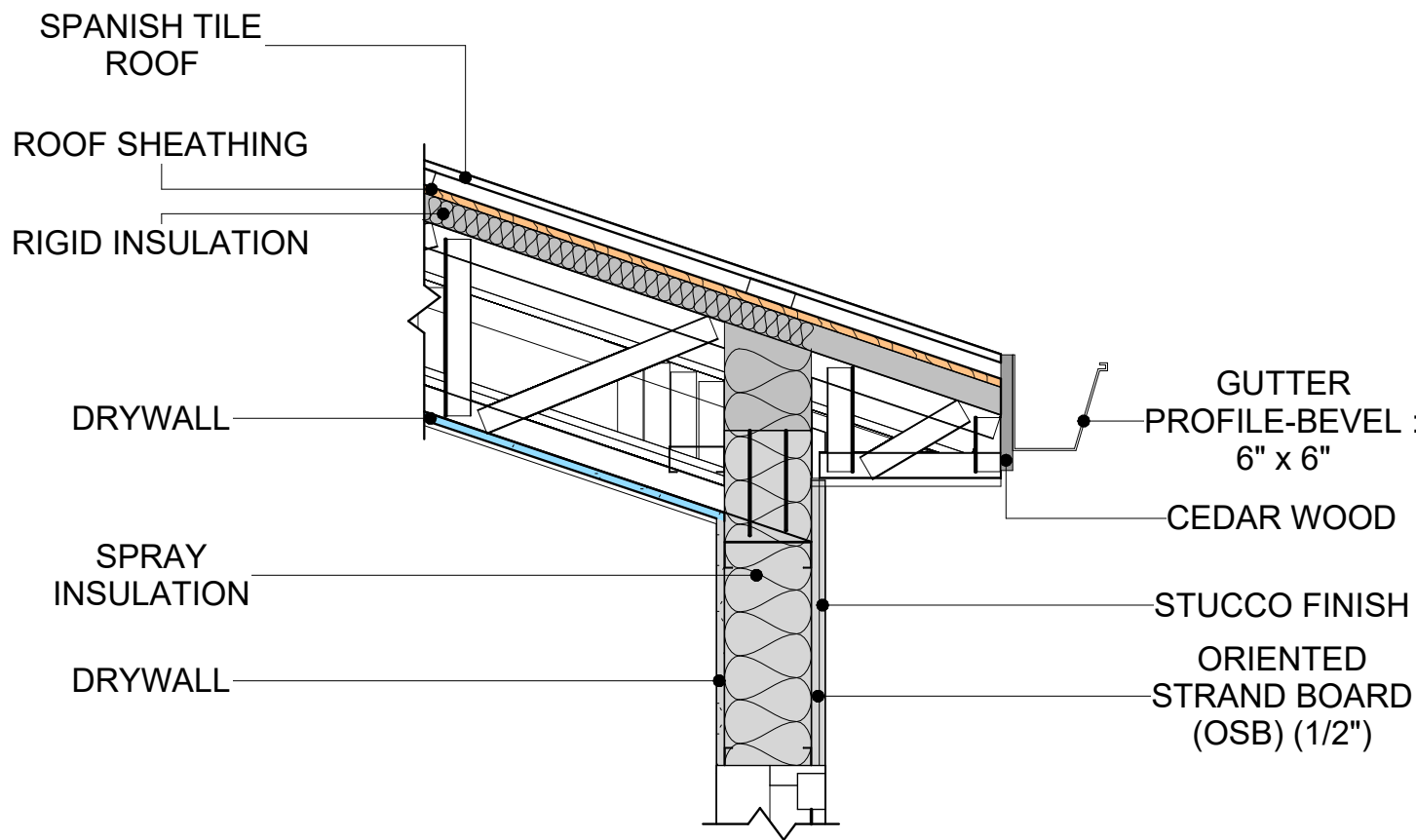
1 TYPICAL WALL FTG
1" = 1'-0"



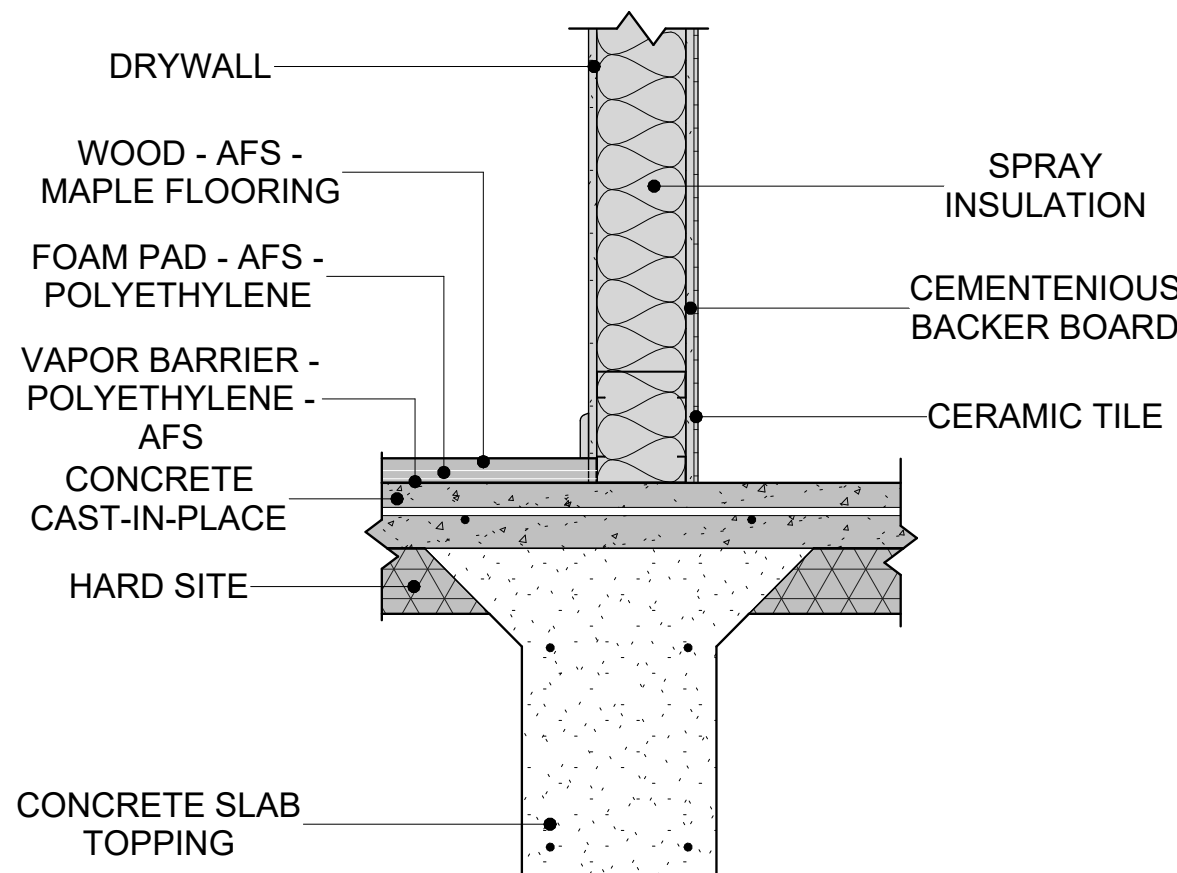
4 ROOF ON WALL
1" = 1'-0"



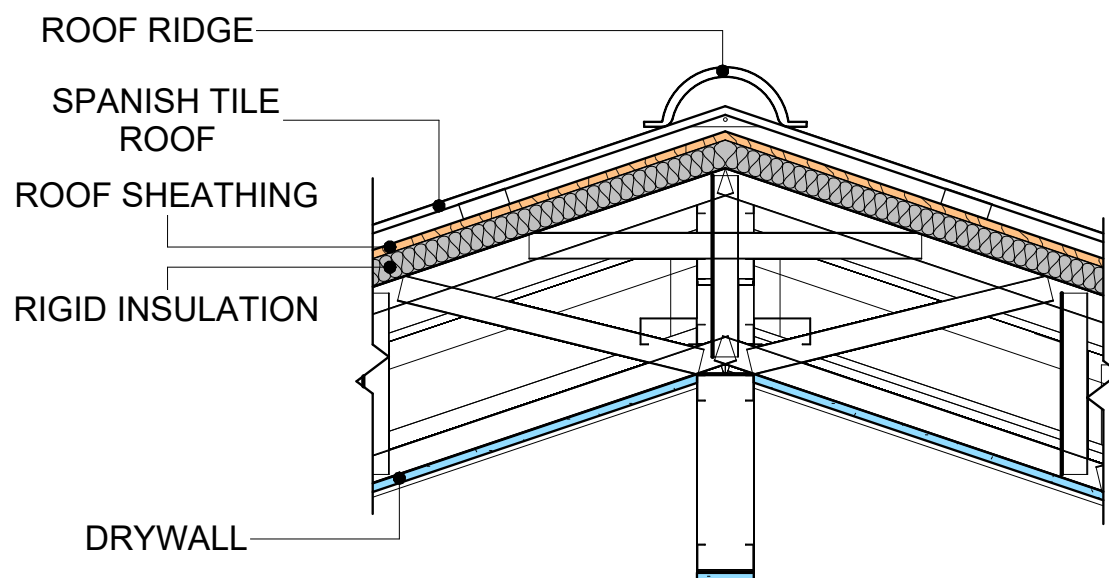
2 TYPICAL WALL FTG2
1" = 1'-0"



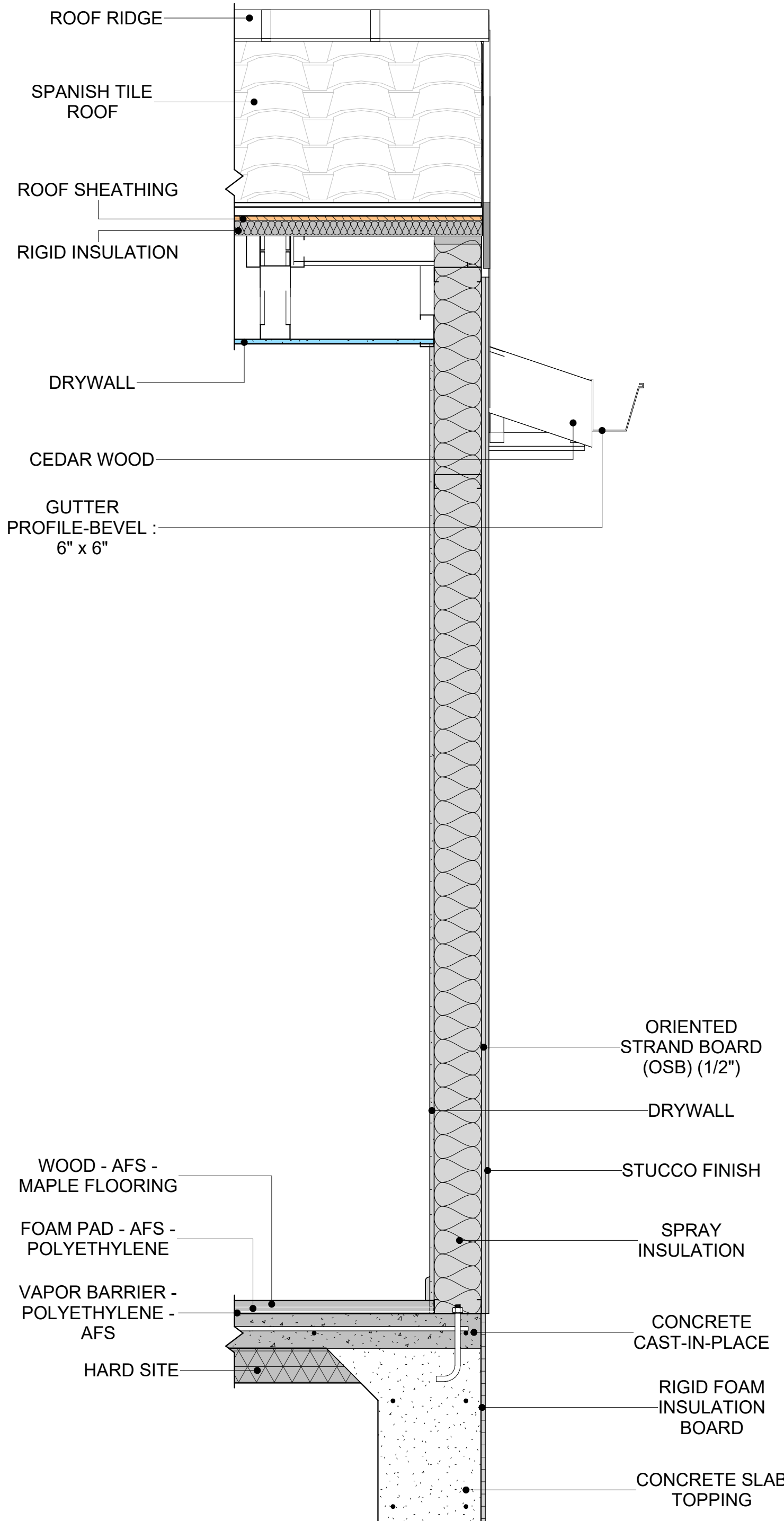
5 ROOF ON WALL 2
1" = 1'-0"



3 WALL TO FLOOR CONN.
1" = 1'-0"



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



7 BUILDING SECTION
1" = 1'-0"

- 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 COUNTERTOP. FURNITURE NOT IN THE CONTRACT OR PROJECTION SCREENS -SEE CASEWORK KEY AND SPECIFICATIONS.
6.

ALL CABINETS AND DRAWERS TO HAVE CAM LOCKS EXCEPT FOR SINK BASE CABINETS.
7.

ALL EXPOSED SURFACES (EXPOSED TO VIEW FROM ANY PERSPECTIVE) TO BE COVERED WITH LAMINATE.
8.

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.
9.

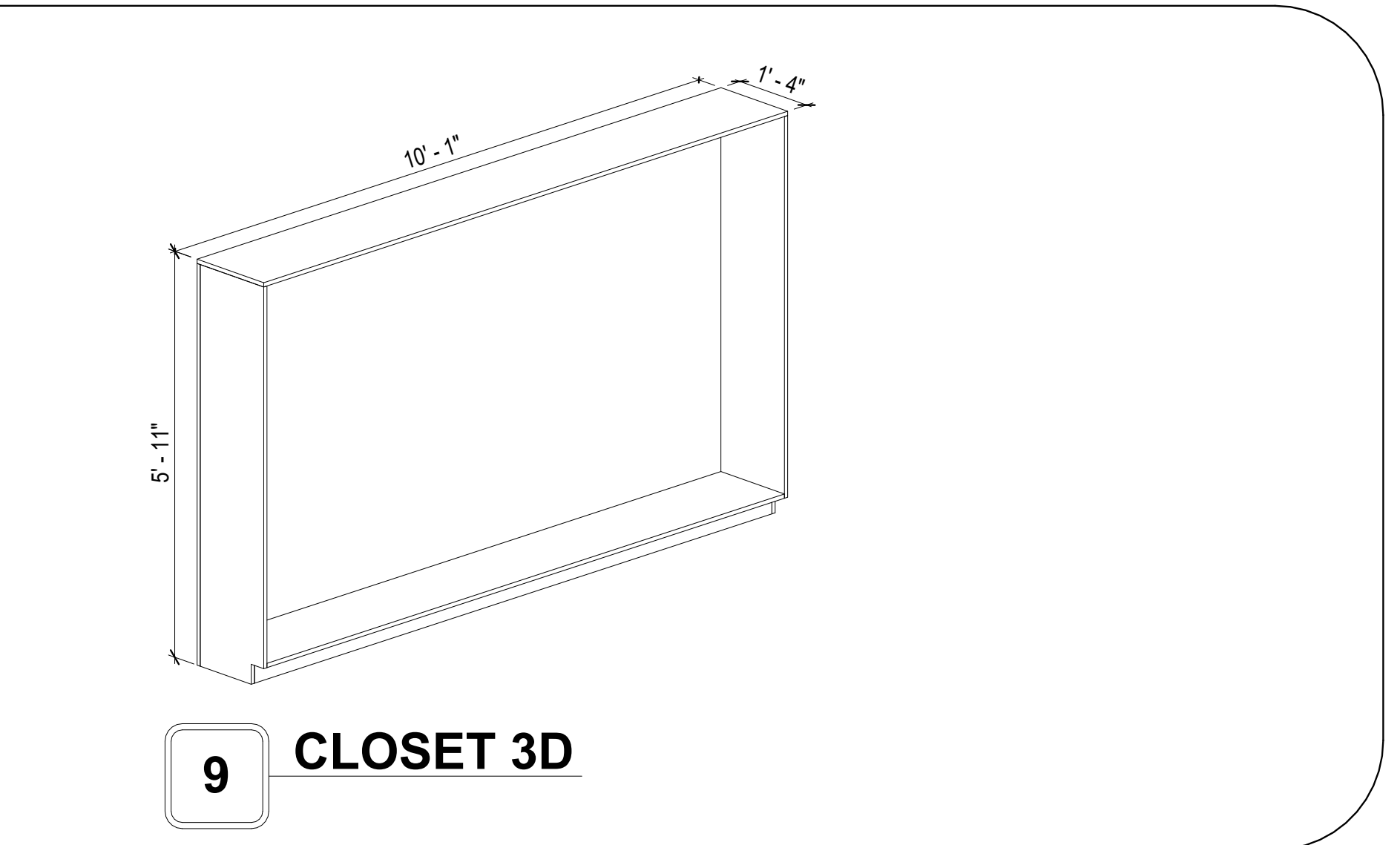
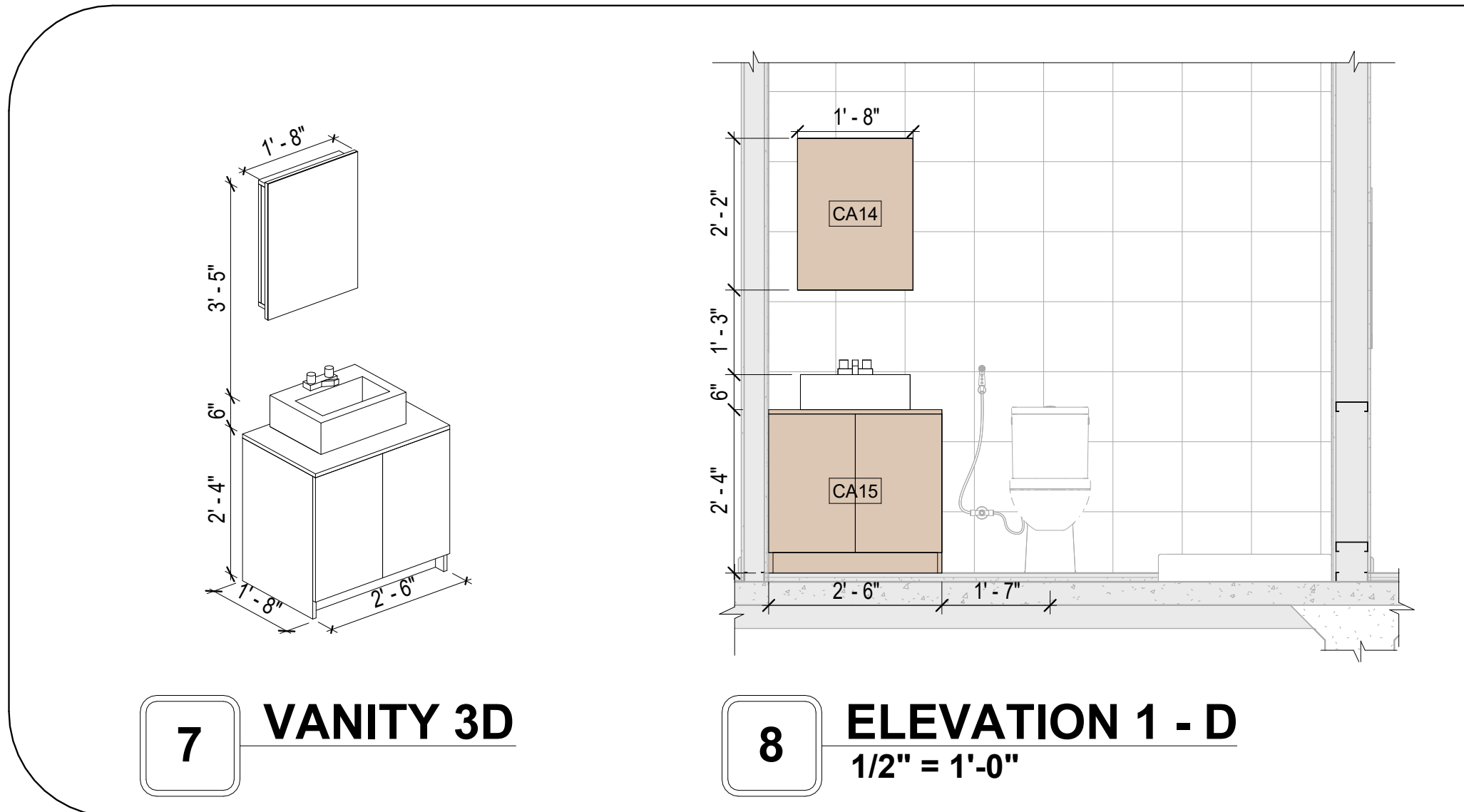
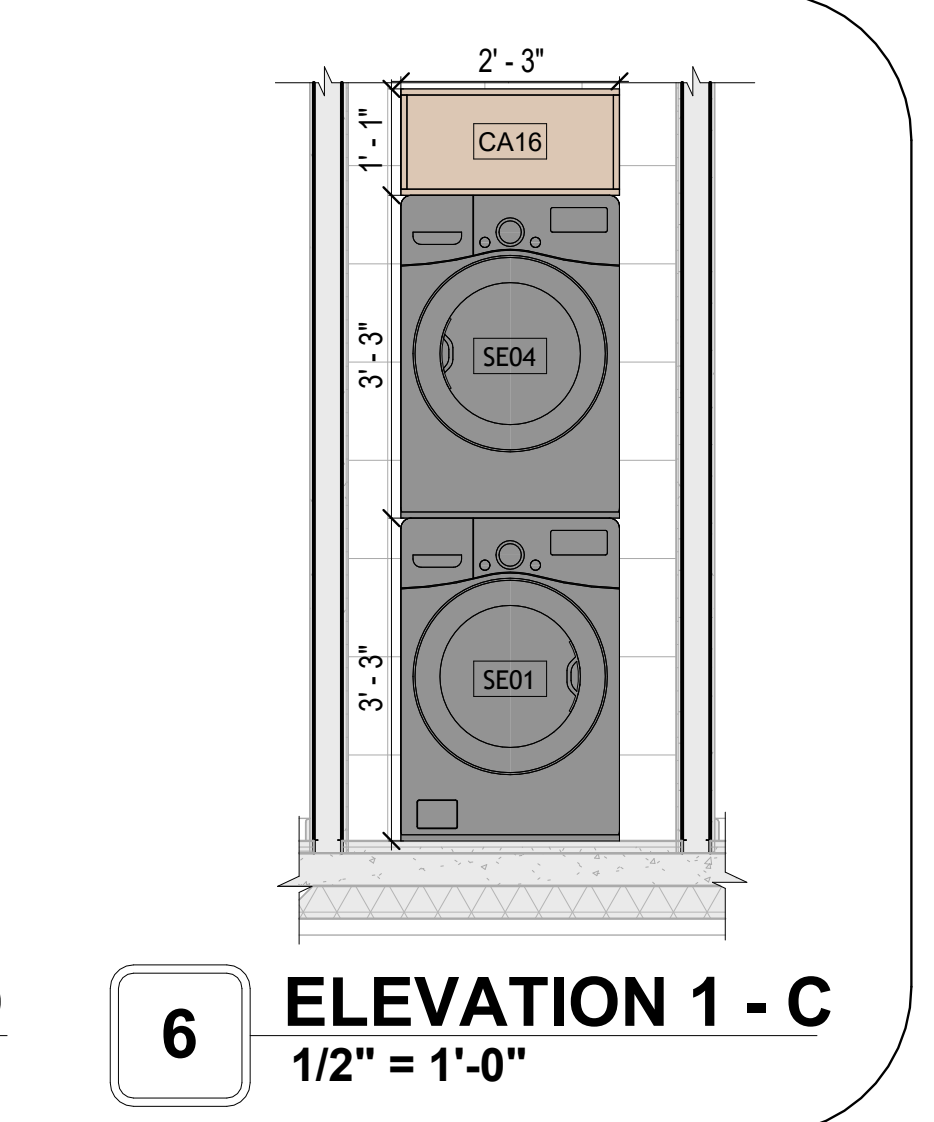
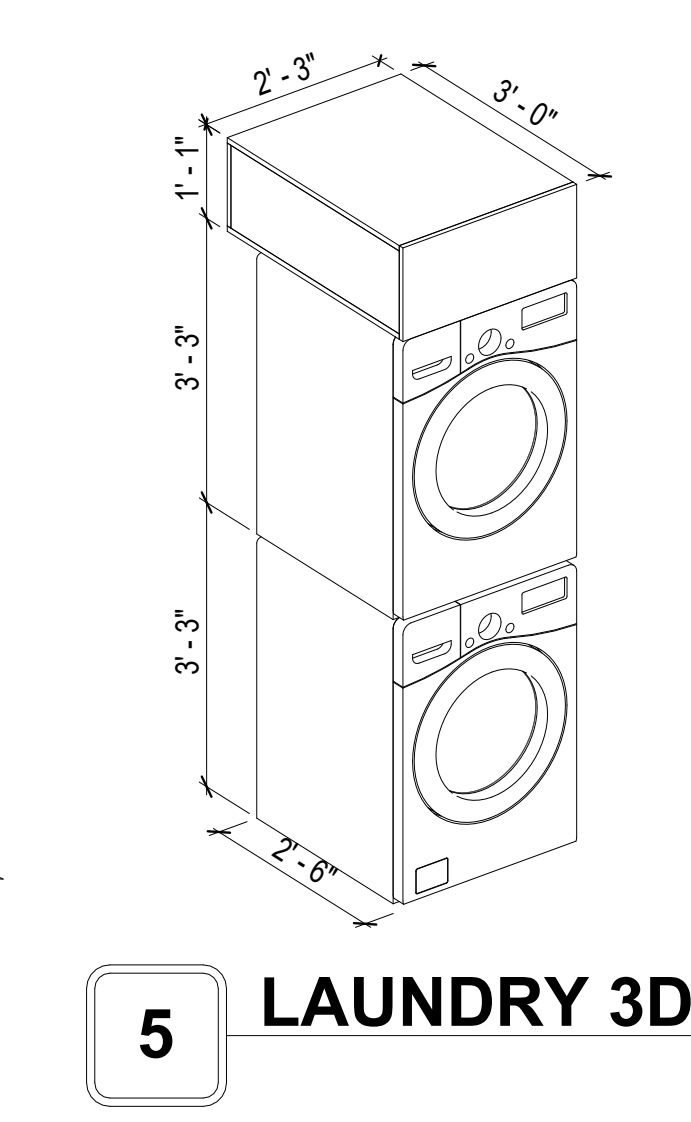
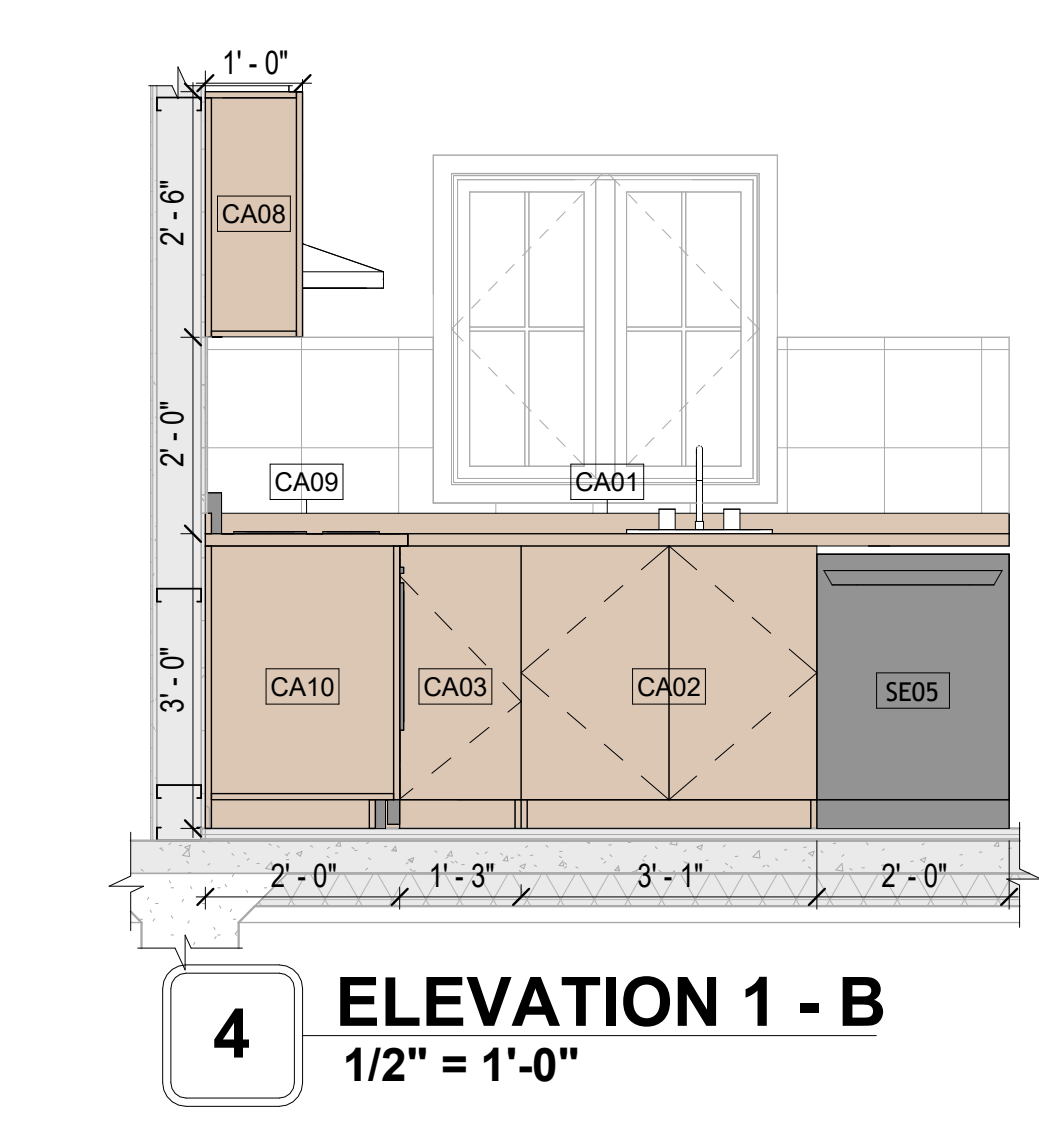
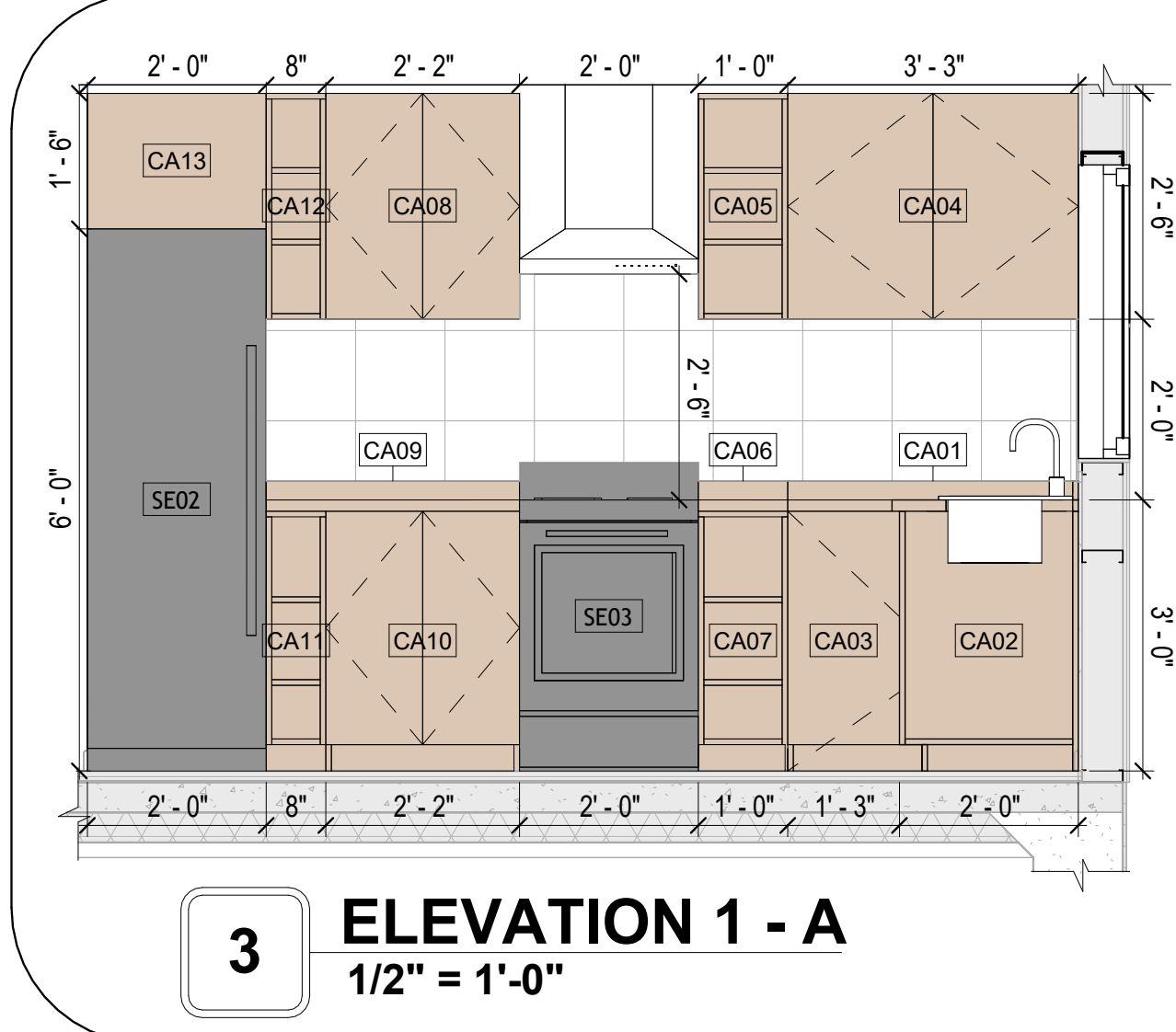
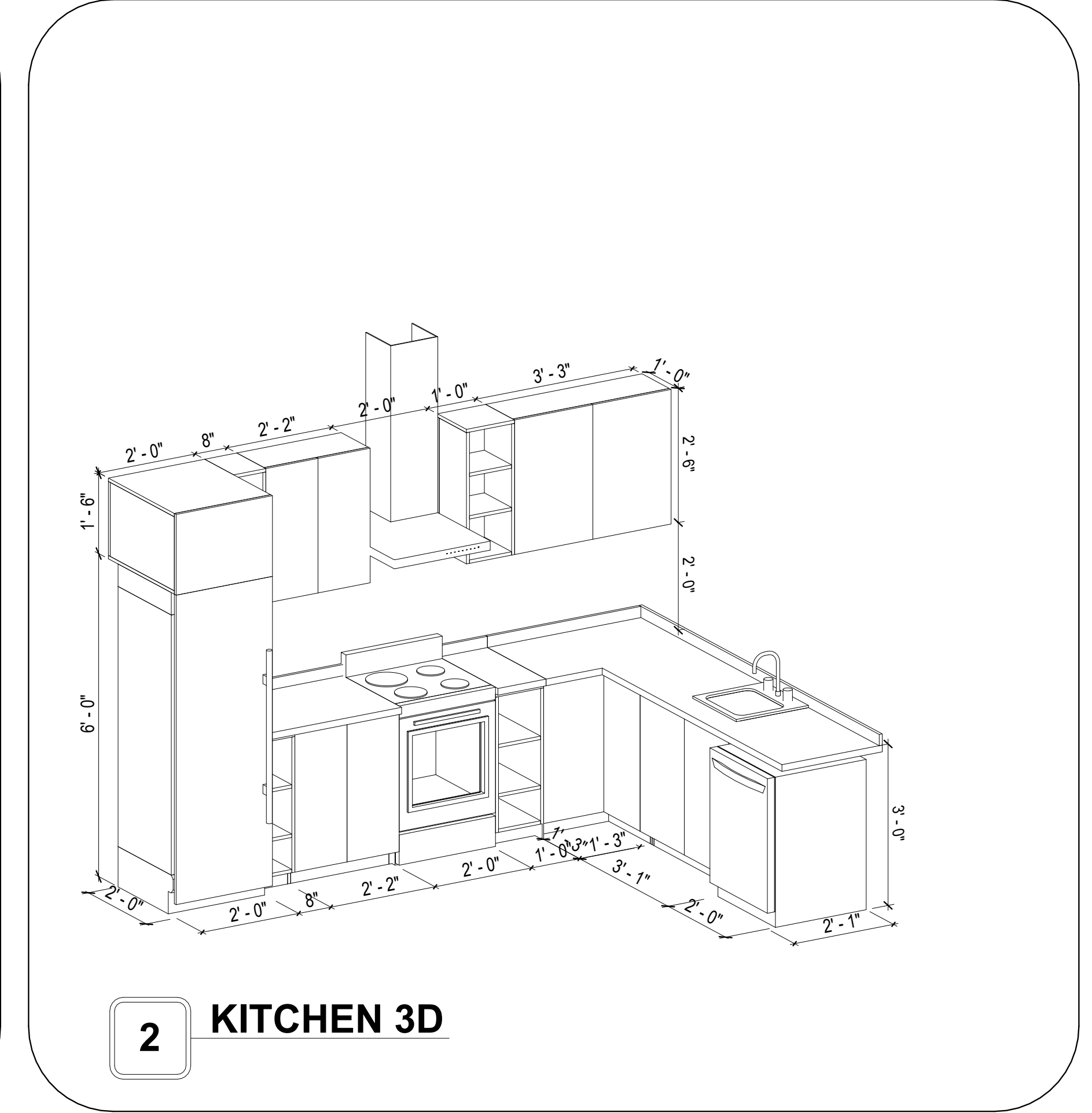
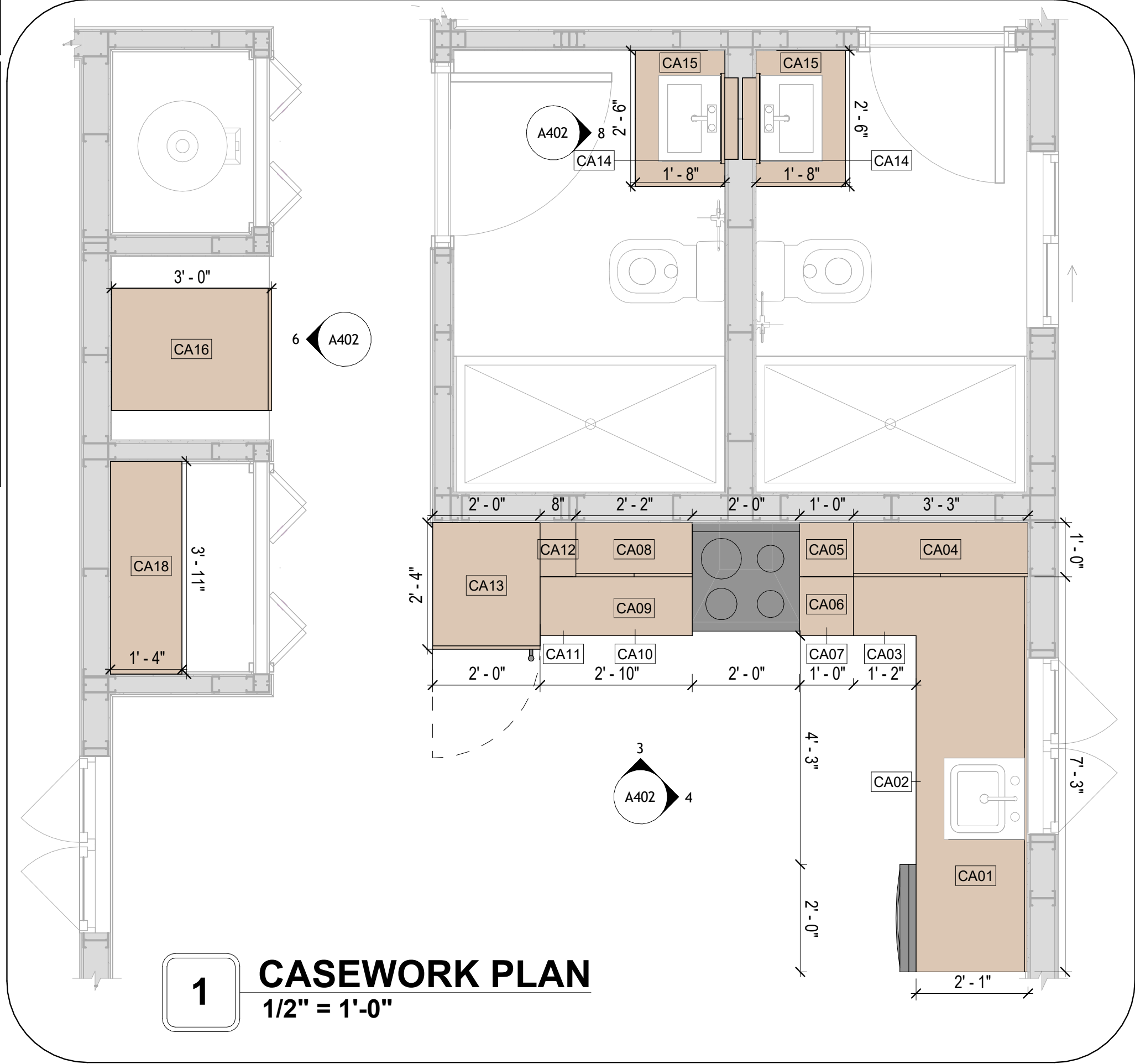
ALL CABINETS AND DRAWERS ARE PROVIDED WITH RECESSED HANDLES.
10.

CONTRACTOR TO FIELD VERIFY ALL CLEAR OPENINGS PRIOR TO MILLWORK OR CASEWORK FABRICATION.
11.

CASEWORK DRAWINGS ARE DIAGRAMMATIC IN NATURE TO SHOW DESIGN INTENT.

CASEWORK SCHEDULE						
TYPE MAR K	TYPE	COUN T	HEIGHT	WIDTH	DEPTH	AREA
01	L-SHAPE COUNTER TOP 158	1	0' - 4"	7' - 0"	7' - 0"	2 SF
02	BASE CABINET DOUBLE DOOR 2	1	2' - 11"	3' - 1"	2' - 0"	9 SF
03	BASE_CABINET_L-SHAPED	1	2' - 11"	3' - 3"	3' - 3"	9 SF
04	WALL CABINET DOUBLE DOOR 2 158	1	2' - 6"	3' - 3"	1' - 0"	8 SF
05	WALL FILLER 2	1	2' - 6"	1' - 0"	1' - 0"	3 SF
06	LINEAR COUNTER TOP 2 159.186 2 2	1	0' - 4"	1' - 0"	2' - 1"	0 SF
07	BASE_FILLER_1 2	1	2' - 11"	1' - 0"	2' - 0"	3 SF
08	WALL CABINET DOUBLE DOOR 3 159.186 2	1	2' - 6"	2' - 2"	1' - 0"	5 SF
09	LINEAR COUNTER TOP 2 159.186 2	1	0' - 4"	2' - 10"	2' - 1"	1 SF
10	BASE_CABINET_DOUBLE_DOOR	1	2' - 11"	2' - 2"	2' - 0"	6 SF
11	BASE_FILLER_1	1	2' - 11"	0' - 8"	2' - 0"	2 SF
12	WALL FILLER	1	2' - 6"	0' - 8"	1' - 0"	2 SF
13	LAUNDRY OPEN CABINET	1	1' - 6"	2' - 0"	2' - 4"	3 SF
14	RECESSED_MED_CABINET	2	2' - 0"	1' - 6"	0' - 3"	3 SF
15	VANITY 2	2	2' - 4"	2' - 6"	1' - 8"	6 SF
16	LAUNDRY OPEN CABINET 3 159.186	1	1' - 1"	2' - 3"	3' - 0"	2 SF
17	CLOSET_3	3	5' - 11"	10' - 1"	1' - 4"	60 SF
18	CLOSET	1	5' - 11"	3' - 11"	1' - 4"	23 SF
GRAND TOTAL		22				

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		



KEY PLAN		
NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

134 ORION 1198 3Bd 2Ba
SPANISH TOWER
550

DRAWING NAME

ARCHITECTURAL CASEWORK

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	3/22/2025 2:59:37 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

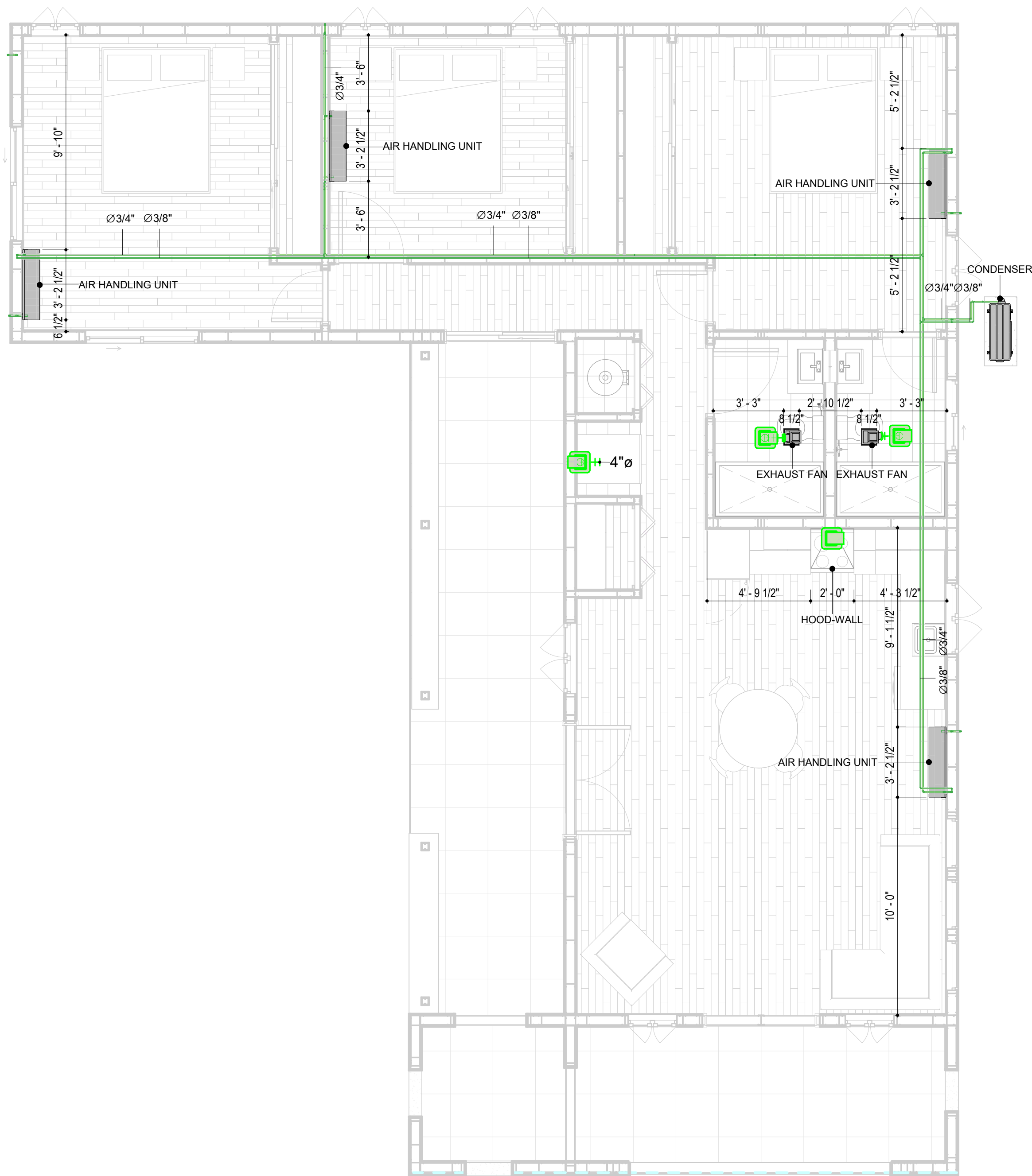
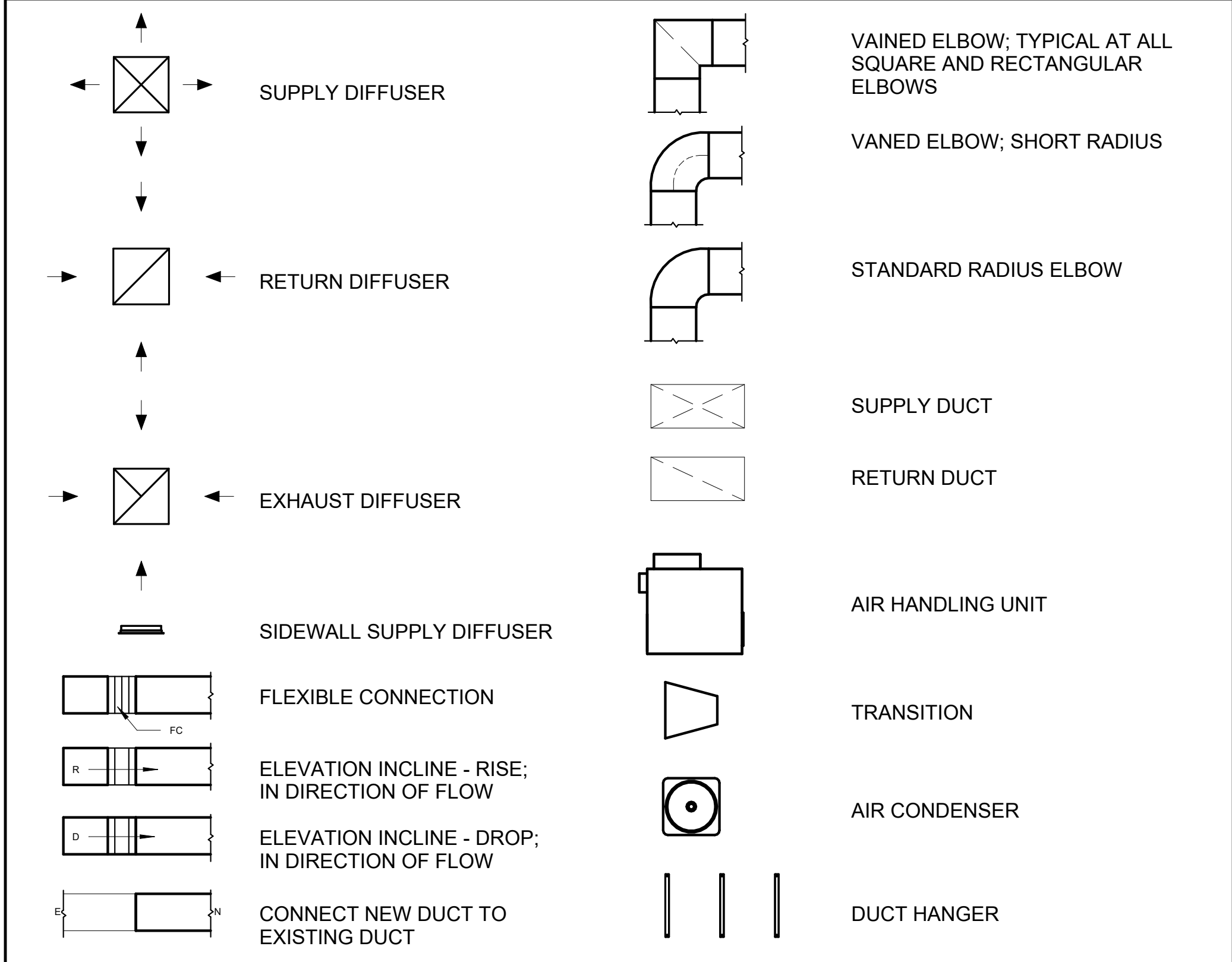
A402

SCALE: As indicated

GENERAL NOTES

1. THIS DRAWING DEPICTS THE HVAC (HEATING, VENTILATION, AND AIR CONDITIONING) SYSTEM FOR THE ORION 3BD1BA SPANISH TOWER. 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 MODIFIED 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 TRENDS 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

1/4" = 1'-0"

HVAC COLOR SCHEME

— AIR CONDITIONING PIPE
LINE

REFRIGERANT LINE SCHEDULE			
CATAGORY	DESCRIPTION	DIAMETER	LENGTH
PIPE TYPES	COPPER	3/8"	105.01
PIPE TYPES	<BY CATEGORY>	5/8"	0.17
PIPE TYPES	COPPER	3/4"	138.79

REFRIGERANT LINE FITTING SCHEDULE			
CATEGORY	DESCRIPTION	Size	Count
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	3/4"ø-3/4"ø	38
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	3/8"ø-3/8"ø	26
TEE - GENERIC	TEE - GENERIC: STANDARD	3/4"ø-3/4"ø-3/4"ø	3
TEE - GENERIC	TEE - GENERIC: STANDARD	3/8"ø-3/8"ø-3/8"ø	3
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	4
CONDENSER	CONDENSER: OUT DOOR	1
EXHAUST FAN	EXHAUST FAN: 75 CFM	2
	HOOD-WALL: VENT	1

DUCT FITTING SCHEDULE		
CATAGORY	DESCRIPTION	COUNT
ROUND TRANSITION - ANGLE	45 DEGREE	7

DUCT ACCESSORY SCHEDULE		
CATAGORY	DESCRIPTION	COUNT
ROOF VENT	3" DIAMETER	4

FLEX DUCT SCHEDULE				
DESCRIPTION	DESCRIPTION	LENGTH	DIAMETER	COUNT
FLEX DUCT ROUND	FLEX-ROUND	9.99	4"	4
GRAND TOTAL: 4		9.99		

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inquire@frameupnow.com
www.frameupnow.com

KEY PLAN

[illegible]

NOTE:

LEGEND:

PROJECT

134-Orion-1198 3Bd2Ba
Spanish-Tower-550

DRAWING NAME

HVAC PLAN

CLIENT NAME:	Owner
PROJECT NUMBER:	15_0001
DATE:	3/22/2025 1:29:31 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

M101

SCALE: As indicated

ELECTRICAL NOTES

1. THIS DRAWING DEPICTS THE ELECTRICAL SYSTEM FOR THE 134_Orion_1198_3Bd2Ba_Spanish_Tower_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 DIMMENTIONED.
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	1,198 @ 3W	3,594 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		26,894 W	
FRIST 10,000 @ 100% REMAINDER @ 40% MINI. SPLIT UNITS		10,000 W 6,758 W 10,000 W	
TOTAL		26,758 W	
26,758 W DIVIDED BY 240V = 111 AMPS TOTAL			
(USE 200 AMP SERVICE)			

ELECTRICAL ABBREVIATIONS LIST

1P A AC ACLG ADO AF AFF AFG AFI AHU AL ALT AMP AMPL ANNUN AQ-STAT ARCH AS AT ATS AUTO AUX AV AWG BATT BD BLDG BMS C CAB CAT CATV CB CCTV CKT CLG COMB CMPR CONN CONST CONT CONTR CONV CP CRT CT	1 POLE (2P, 3P, 4P, ETC.) AMPERE ABOVE COUNTER OR AIR CONDITIONER ABOVE CEILING AUTOMATIC DOOR OPENER AMP FRAME ABOVE FINISHED FLOOR ABOVE FINISHED GRADE ARC FAULT CIRCUIT INTERRUPTER AIR HANDLING UNIT ALUMINUM ALTERNATE AMPERE AMPLIFIER ANNUNCIATOR APPROX APPROXIMATELY AQUASTAT ARCHITECT, ARCHITECTURAL AMP SWITCH AMP TRIP AUTOMATIC TRANSFER SWITCH AUTOMATIC AUXILIARY AUDIO VISUAL AMERICAN WIRE GAUGE BATTERY BOARD BUILDING BUILDING MANAGEMENT SYSTEM CONDUIT CABINET CATALOG CABLE TELEVISION CIRCUIT BREAKER CLOSED CIRCUIT TELEVISION CIRCUIT CEILING COMBINATION COMPRESSOR CONNECTION CONSTRUCTION CONTINUATION OR CONTINUOUS CONTRACTOR CONVECTOR CIRCULATING PUMP CATHODE-RAY TUBE CURRENT TRANSFORMER	CTR CU DCP DEPT DET DIA DISC DIST DN DPR DS DT DWG DDC EC ELEC ELEV EM EMS EMT EP EQUIP EWC EXIST EXH EXP FA FABP FACAP FCU FIXT FLR FLUOR FU FUDS GA GAL GALV GC GEN GFI GFP GND GRS GYP BD	CENTER COPPER DOMESTIC WATER CIRCULATING PUMP DEPARTMENT DETAIL DIAMETER DISCONNECT DISTRIBUTION DOWN DAMPER SAFETY DISCONNECT SWITCH DOUBLE THROW DRAWING DIRECT DIGITAL CONTROL ELECTRICAL CONTRACTOR ELECTRIC, ELECTRICAL ELEVATOR EMERGENCY ENERGY MANAGEMENT SYSTEM ELECTRICAL METALLIC TUBING ELECTRIC PNEUMATIC EQUIPMENT ELECTRIC WATER COOLER EXISTING EXHAUST EXPLOSION PROOF FIRE ALARM FIRE ALARM BOOSTER POWER SUPPLY PANEL FIRE ALARM CONTROL PANEL FAN COIL UNIT FIXTURE FLOOR FLUORESCENT FUSE FUSED SAFETY DISCONNECT SWITCH GAUGE GALLON GALVANIZED GENERAL CONTRACTOR GENERATOR GROUND FAULT CIRCUIT INTERRUPTER GROUND FAULT PROTECTOR GROUND GALVANIZED RIGID STEEL (CONDUIT) GYPSUM BOARD	HT HTG HTR HV HVAC DIA HWP IC IG IMC INCAND IR I/W J-BOX KV KVA KVAR KW KWH LOC LT LTG LTNG LV MAX MAG.S M/C MC MCB MCC MDC MDP MFR MH MIC MIN MISC MLO MMS MOA MSP MSBD MT MT.C UL	HEIGHT HEATING HEATER HIGH VOLTAGE HEATING, VENTILATING AND AIR CONDITIONING HYDRONIC WATER PUMP INTERRUPTING CAPACITY ISOLATED GROUND INTERMEDIATE METAL CONDUIT INCANDESCENT INFRARED INTERLOCK WITH JUNCTION BOX KIOVOLT KIOVOLT-AMPERE KIOVOLT-AMPERE REACTIVE KILOWATT KILOWATT HOUR LOCATE OR LOCATION LIGHT LIGHTING LIGHTNING LOW VOLTAGE MAXIMUM MAGNETIC STARTER MOMENTARY CONTACT MECHANICAL CONTRACTOR MAIN CIRCUIT BREAKER MOTOR CONTROL CENTER MAIN DISTRIBUTION CENTER MAIN DISTRIBUTION PANEL MANUFACTURERMAIN FUSED DISCONNECT SWITCH MANHOLE MICROPHONE MINIMUM MISCELLANEOUS MAIN LUGS ONLY MANUAL MOTOR STARTER MULTIOUTLET ASSEMBLY MOTOR STARTER PANELBOARD MAIN SWITCHBOARD MOUNT EMPTY CONDUIT UNDERWRITERS LABORATORIES
--	--	--	--	---	---

Branch Panel:															
Location: BEDROOM 1 03						Volts: 120/240 Single				A.I.C. Rating:					
Supply From:						Phases: 1				Mains Type:					
Mounting: Recessed						Wires: 3				Mains Rating: 200 A					
Enclosure: Type 1										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	CONDENCER	1	60 A	21' - 6 7/32"	2-#6, 1-#6, 1-#10	750 VA	750 VA			2-#10, 1-#10, 1-#10	44' - 9 1/16"	30 A	1	DRYER	2
3	--	--	--	--	--			750 VA	750 VA	--	--	--	--	--	4
5	RANGE	1	50 A	36' - 1 1/2"	2-#8, 1-#8, 1-#10	750 VA	396 VA			1-#12, 1-#12, 1-#12	46' - 2 7/8"	20 A	8	KITCHEN LIGHT POINTS	6
7	--	--	--	--	--			750 VA	1200 VA	1-#10, 1-#10, 1-#10	38' - 2 1/8"	30 A	1	DISH WASHER	8
9	WATER HEATER	1	30 A	42' - 10 11/16"	2-#10, 1-#10, 1-#10	750 VA	336 VA			1-#12, 1-#12, 1-#12	23' - 1 3/8"	20 A	5	BATH 1 UNITS	10
11	--	--	--	--	--			750 VA	336 VA	1-#12, 1-#12, 1-#12	36' - 0 1/2"	20 A	5	BATH 2 UNITS	12
13	BEDROOM 1 LIGHT POINTS	10	20 A	27' - 2 11/32"	1-#12, 1-#12, 1-#12	568 VA	336 VA			1-#12, 1-#12, 1-#12	57' - 0 19/32"	20 A	8	LIVING ROOM LIGHT POINTS	14
15	BEDROOM 1 RECEPTACLES	6	20 A	27' - 6 1/2"	1-#12, 1-#12, 1-#12			1080 VA	1440 VA	1-#10, 1-#10, 1-#10	71' - 9 25/32"	20 A	8	LIVING ROOM AND HALL RECEPTACLES	16
17	BEDROOM 2 LIGHT UNITS	10	20 A	40' - 11 27/32"	1-#12, 1-#12, 1-#12	568 VA	1200 VA			1-#12, 1-#12, 1-#12	46' - 8 3/16"	20 A	1	GFCI WASHER	18
19	REFRIGERATOR	1	20 A	40' - 9 1/4"	1-#12, 1-#12, 1-#12			1500 VA	900 VA	1-#12, 1-#12, 1-#12	38' - 4 1/2"	20 A	5	GFCI KITCHEN RECEPTACLES	20
21	BEDROOM 2 RECEPTACLES	5	20 A	43' - 4 7/32"	1-#12, 1-#12, 1-#12	900 VA	300 VA			1-#12, 1-#12, 1-#12	48' - 0 1/2"	20 A	9	HALL LIGHT POINTS	22
23	BEDROOM 3 LIGHT POINTS	9	20 A	54' - 11 7/16"	1-#12, 1-#12, 1-#12			388 VA	500 VA	1-#12, 1-#12, 1-#12	62' - 10 17/32"	20 A	8	OUTDOOR LIGHT POINTS	24
25	BEDROOM 3 RECEPTACLES	5	20 A	63' - 9 13/32"	1-#12, 1-#12, 1-#12	900 VA	720 VA			1-#12, 1-#12, 1-#12	65' - 0 7/16"	20 A	4	GFCI OUT-DOOR RECEPTACLES	26
						9220 VA		10319 VA							
						77 A		86 A							
Legend:															
Load Classification				Connected Load		Demand Factor		Estimated Demand		Panel Totals					
Lighting - Dwelling Unit				800 VA		100.00%		800 VA							
Other				2196 VA		100.00%		2196 VA		Total Conn. Load: 19540 VA					
Receptacle				16200 VA		80.86%		13100 VA		Total Est. Demand: 16440 VA					
Lighting				400 VA		100.00%		400 VA		Total Conn.: 81 A					
										Total Est. Demand: 69 A					
Notes:															



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

134-ORION-1198-3Bd2Ba
SPANISH-TOWER-550

DRAWING NAME

SCHEDULE

CLIENT NAME:	Owner
PROJECT NUMBER:	0377_15
DATE:	3/20/2025 11:26:45 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E101

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

ELECTRICAL NOTE

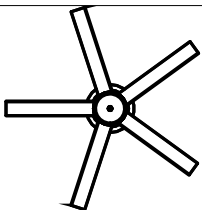













- A. PROVIDE INTERCONNECTED SMOKE ALARMS IN EACH SLEEPING ROOMS, OUTSIDE EACH SLEEPING ROOM, ON EACH STORY, IN THE HALL OR ADJACENT ROOM LUHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALL EXCEEDS THE HALL BY 24'. SMOKE ALARMS SHALL BE PERMANENTLY HARD WIRED WITH BATTERY BACKUP.
- B. RECEPTACLE OUTLETS 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.

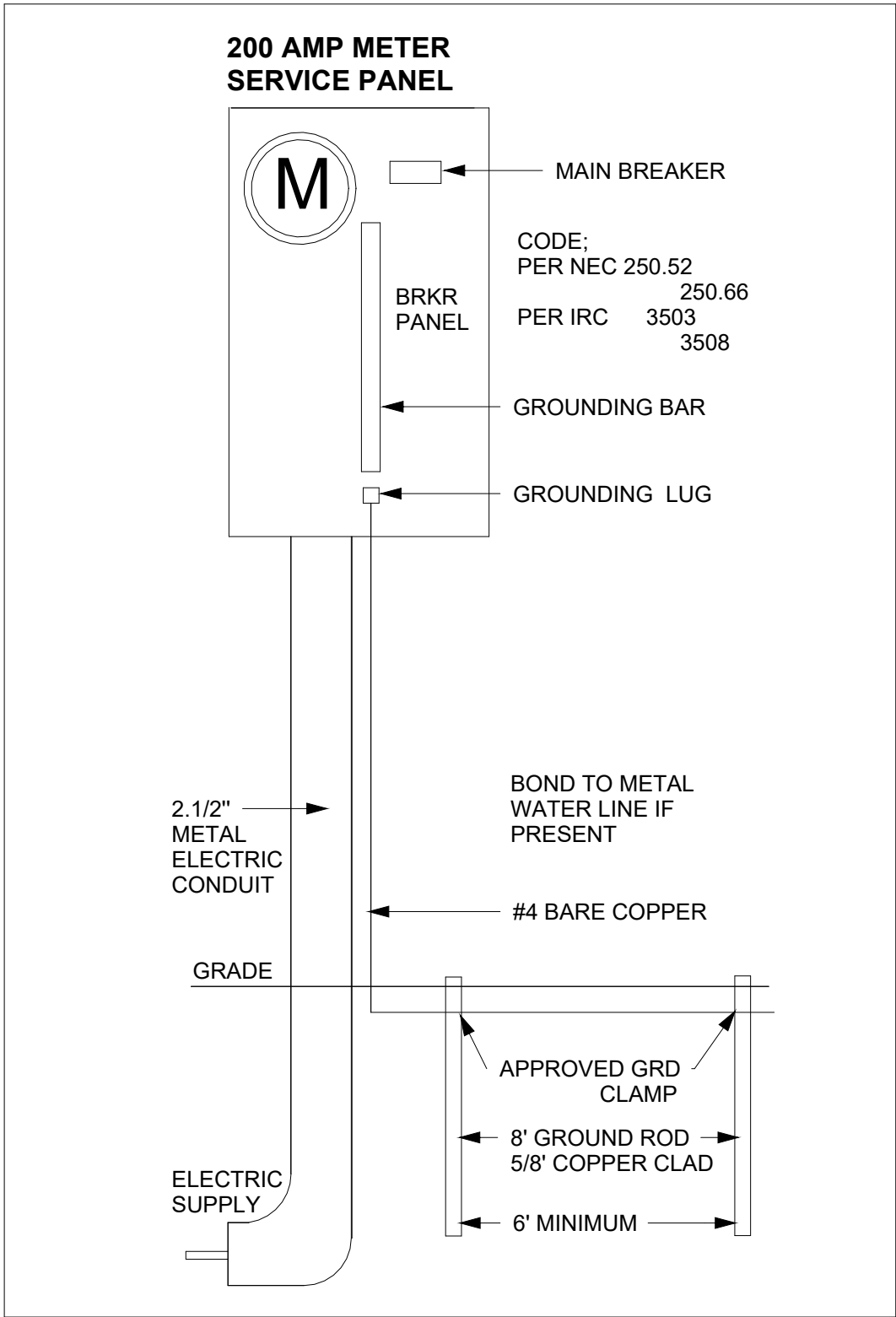
NOTE:

- 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.

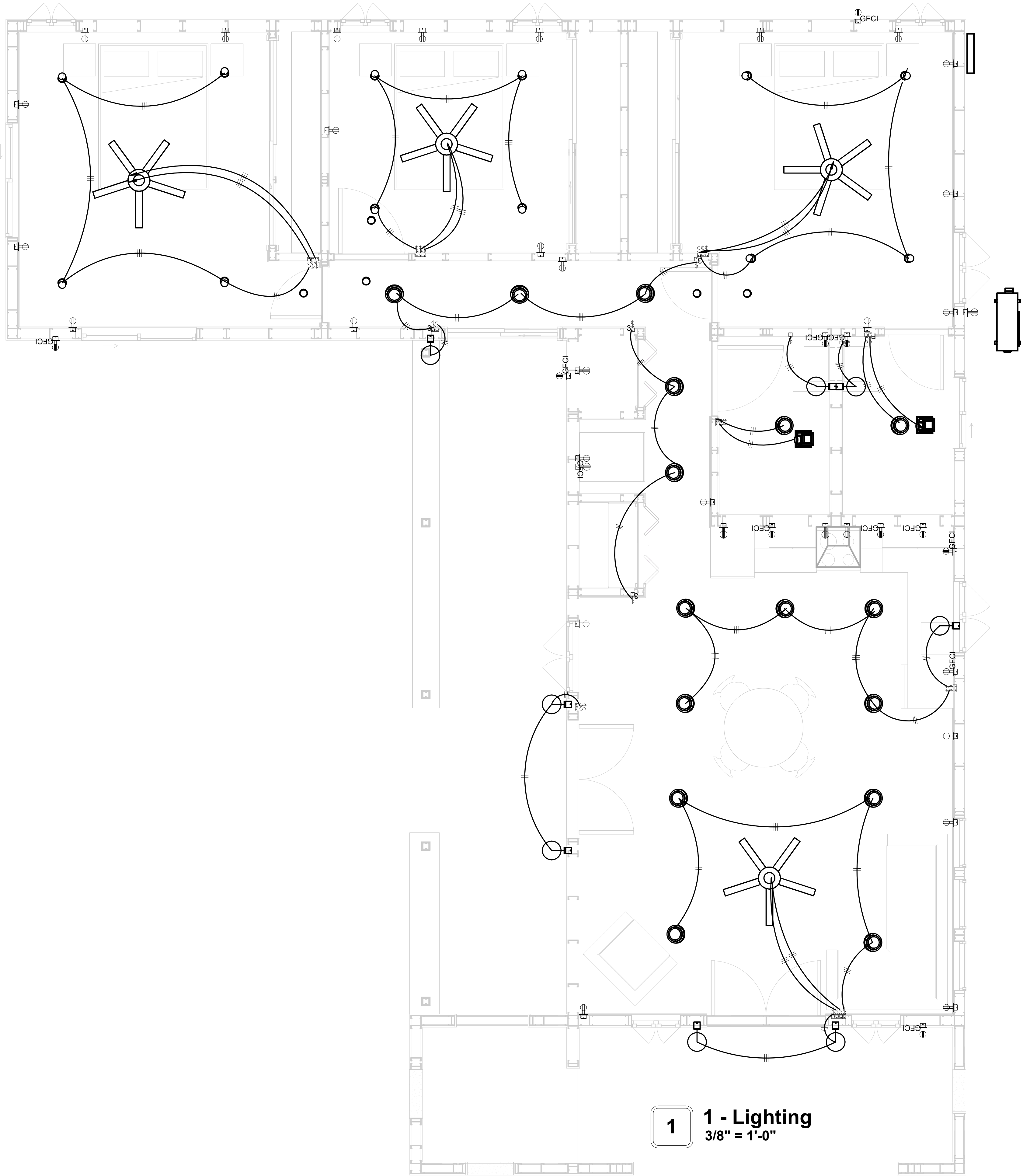
NOTE: APPLIANCE DISCONNECT

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 Receptacle
	Exhaust Fan
	Smoke and heat detector



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



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

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

134-ORION-1198-3Bd2Ba
SPANISH-TOWER-550

DRAWING NAME

LIGHTING

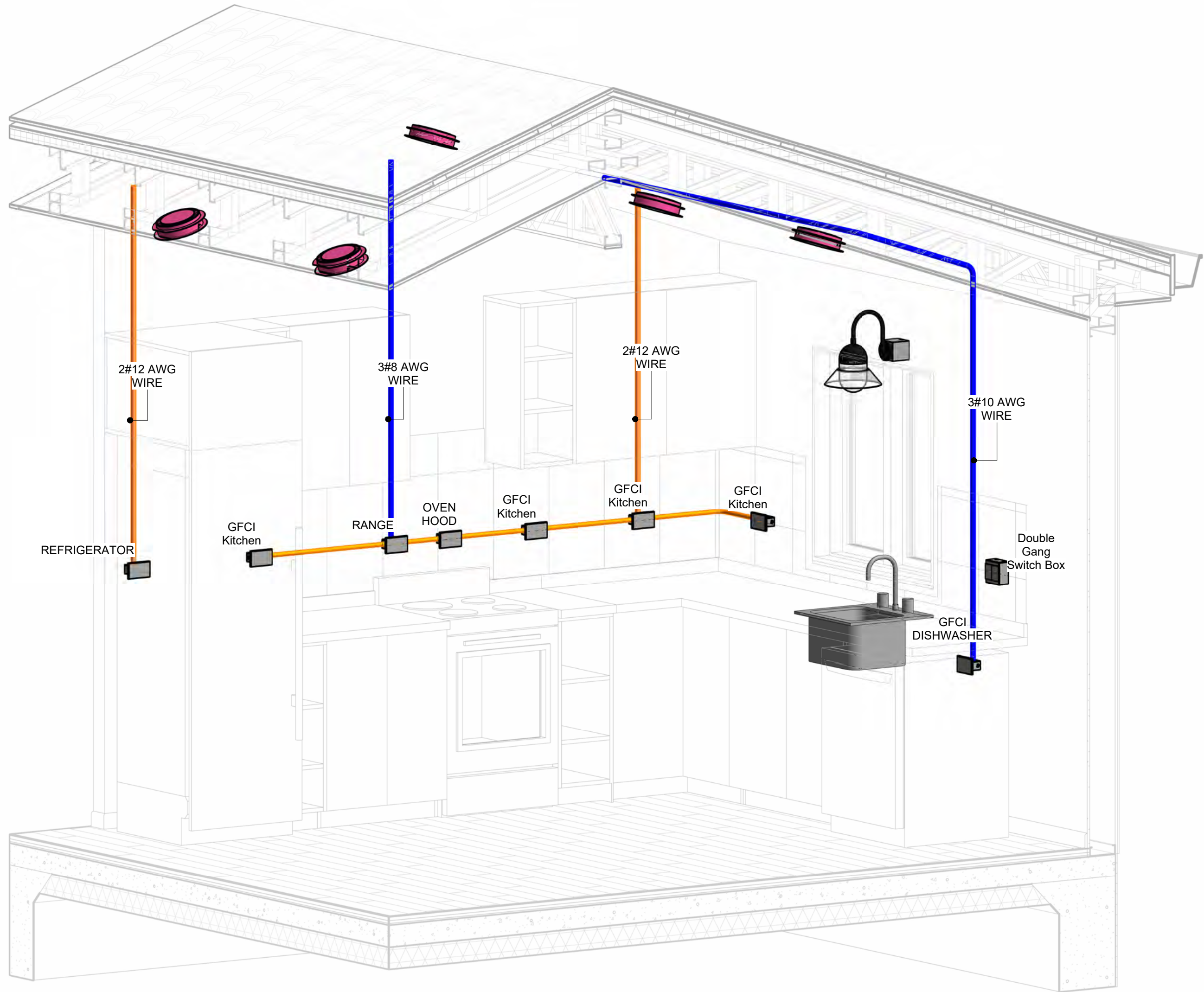
CLIENT NAME:	Owner
PROJECT NUMBER:	0377_15
DATE:	3/20/2025 11:26:48 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E102

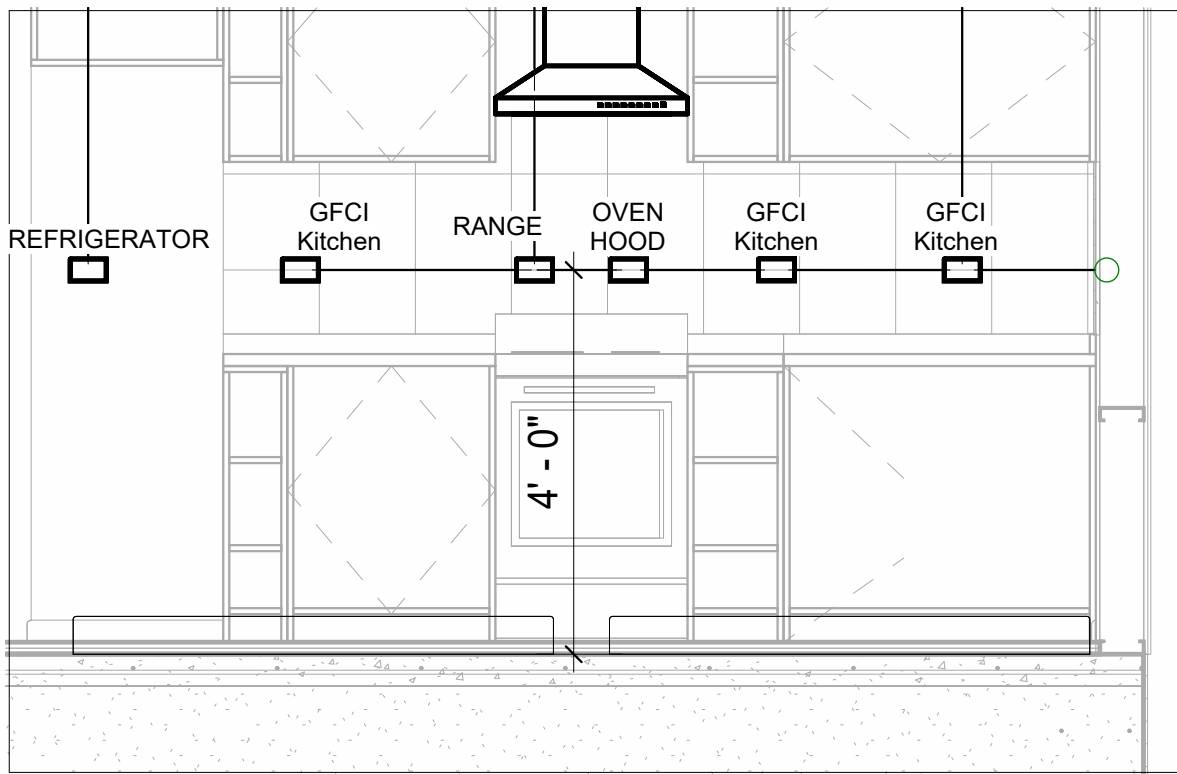
NOTES: CONDUIT, CABLE AND WIRING

1. Use Metallic 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 metallic 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.

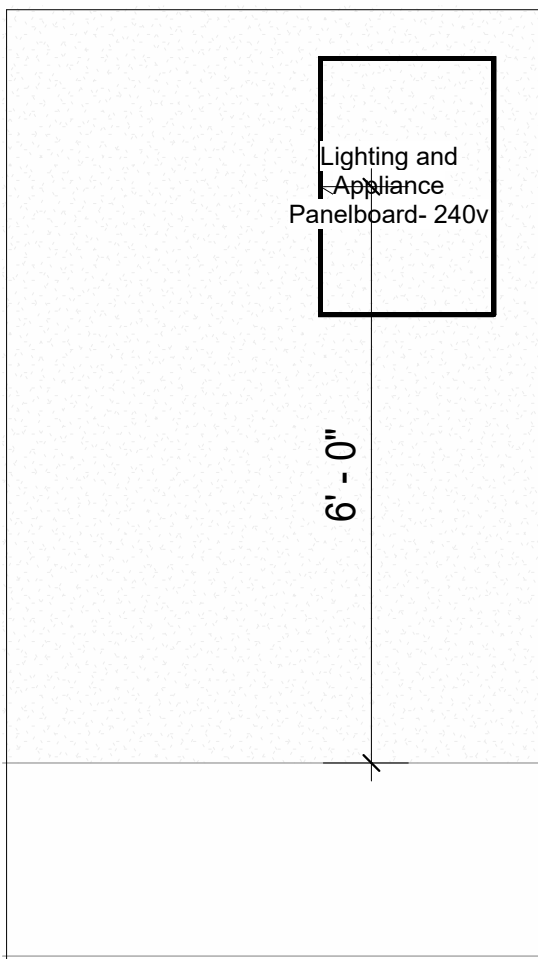
Conduit Schedule		
Type	Length	Size
2#12 AWG WIRE	10.67 ft	1/2"ø
3#8 AWG WIRE	5.73 ft	1/2"ø
3#10 AWG WIRE	5.62 ft	1/2"ø
Electrical Metallic Tubing (EMT)	7.99 ft	1/2"ø
Intermidate Metal Conduit (IMC)	9.35 ft	1/2"ø



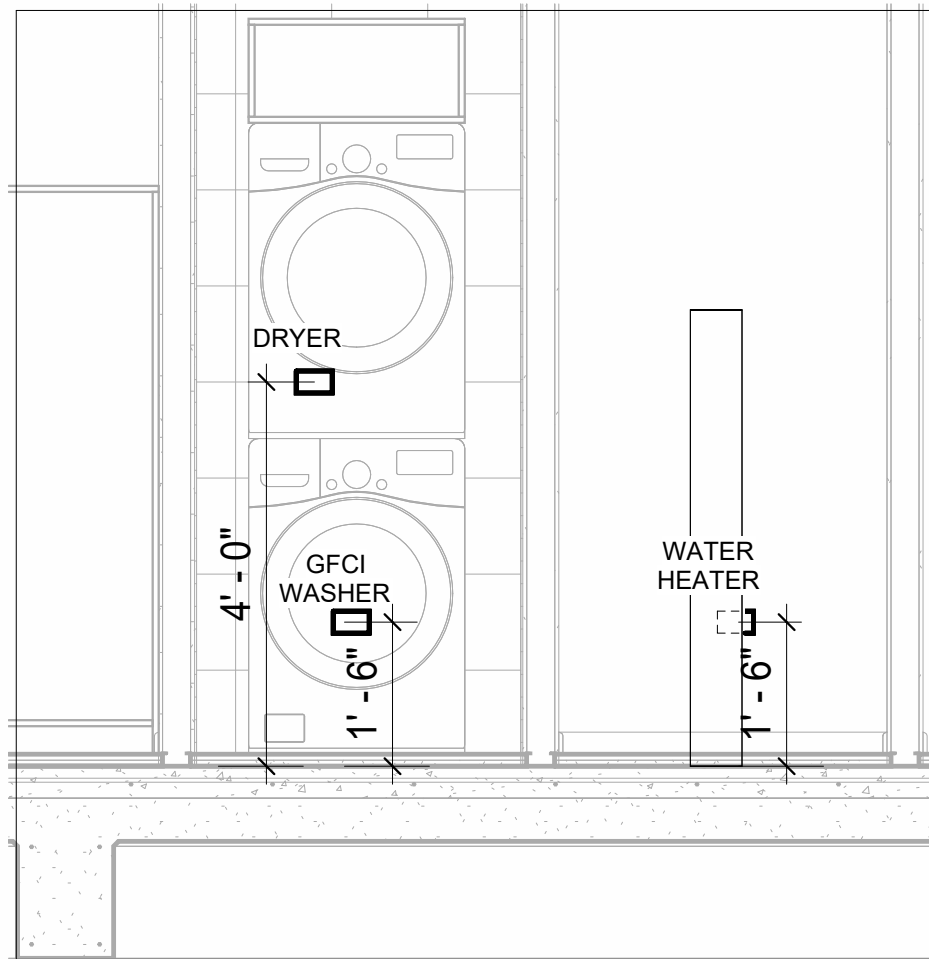
1 3D-KITCHEN



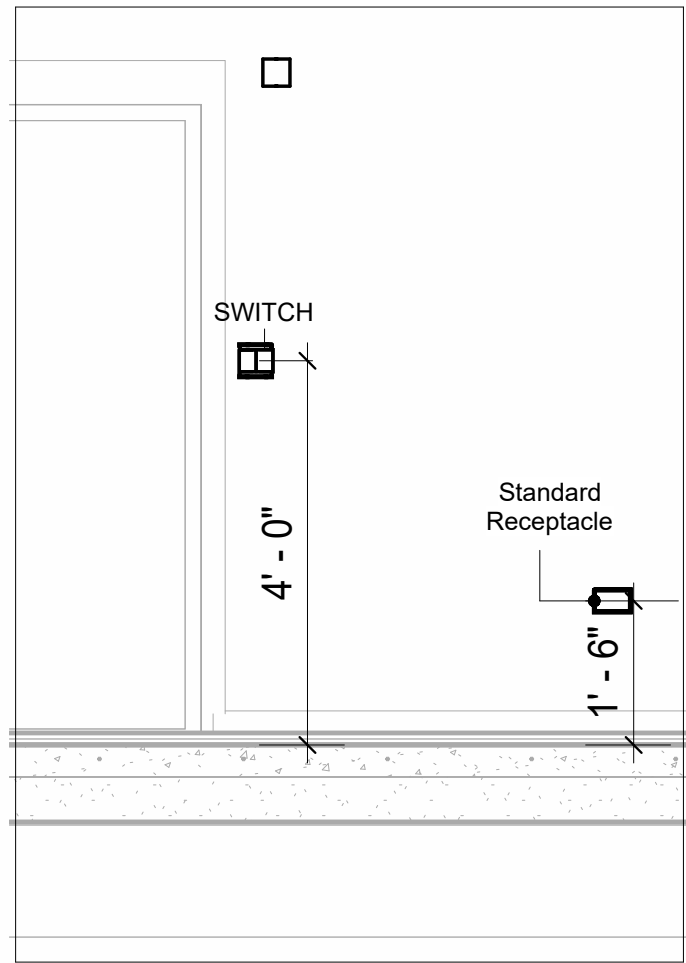
2 Section 1
1/2" = 1'-0"



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

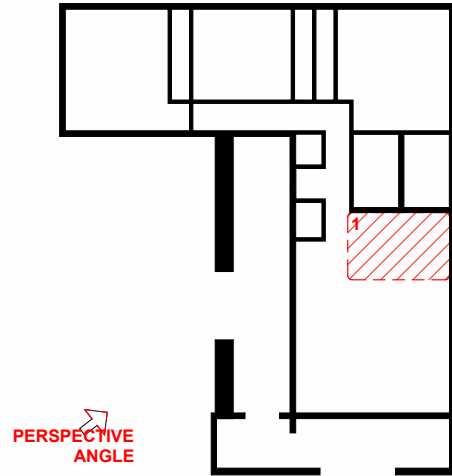


4 Section 3
1/2" = 1'-0"



6 Section 4
1/2" = 1'-0"

KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

134-ORION-1198-3Bd2Ba
SPANISH-TOWER-550

DRAWING NAME

POWER

CLIENT NAME:	Owner
PROJECT NUMBER:	0377_15
DATE:	3/20/2025 11:27:14 PM
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).

Conduit Fitting Schedule(junction box)

Family	Count	Description

Electrical Fixture Schedule (SWITCH BOX)

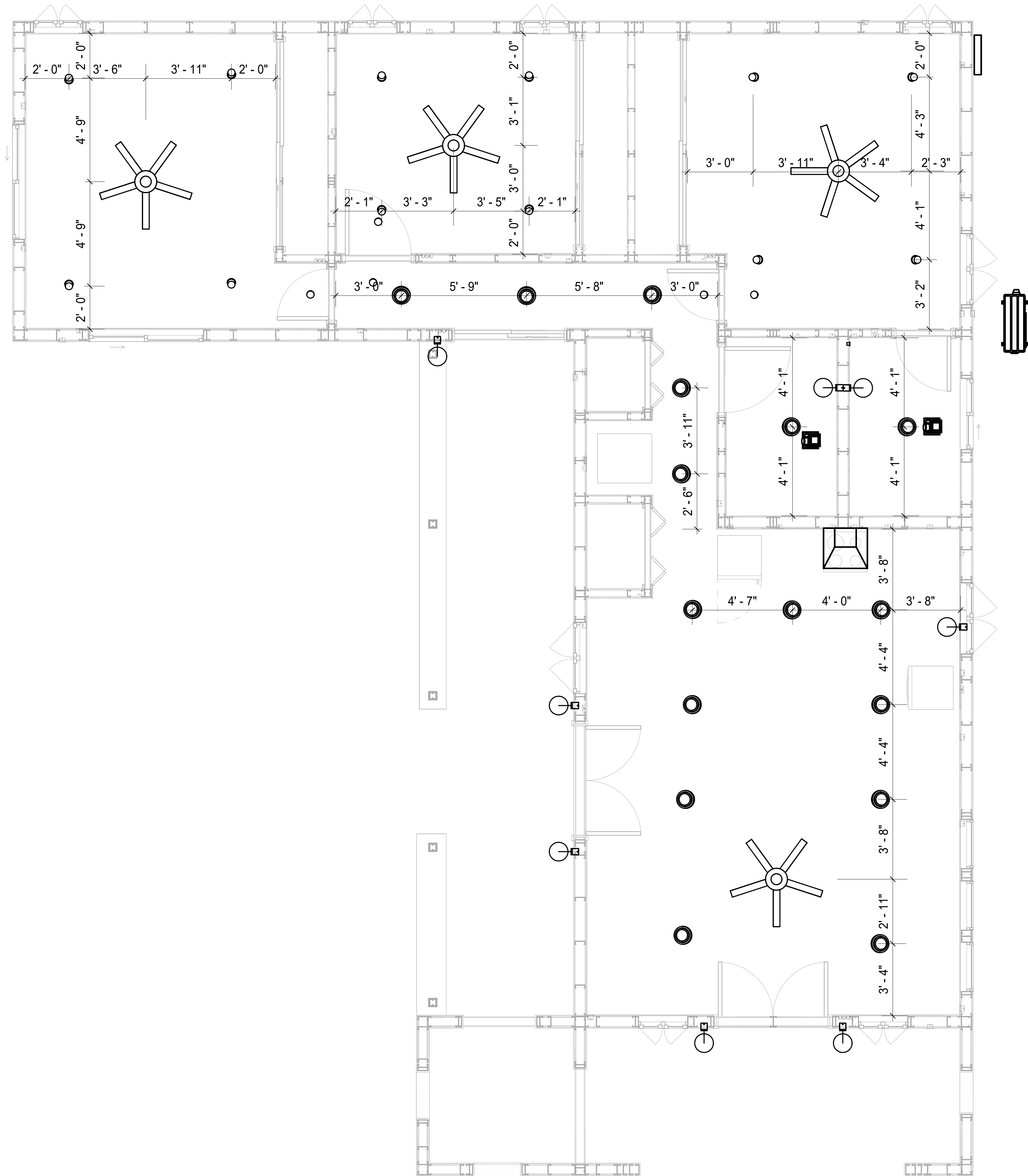
Type	Count
Double Gang Switch Box	5
Single Gang Switch Box	5
Triple Gang Switch Box	4

Lighting Device

Type	Count
Fan switch	2
Single Pole	22
Three Way	4

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	4
Lighting_Recessed	120 V/1-60 VA	200 A, 120 V/240 V, Single Phase, 3 Wires	16
SASSO 100 round wallwasher trim	120 V/1-28 VA	200 A, 120 V/240 V, Single Phase, 3 Wires	12
Wall Lamp - Bracket	120 V/1-100 VA	200 A, 120 V/240 V, Single Phase, 3 Wires	8



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

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

134-ORION-1198-3Bd2Ba
SPANISH-TOWER-550

DRAWING NAME

DIMENSION PLAN
FOR LIGHT FIXTURES

CLIENT NAME:	Owner
PROJECT NUMBER:	0377_15
DATE:	3/20/2025 11:27:16 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E104

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

NOTES;

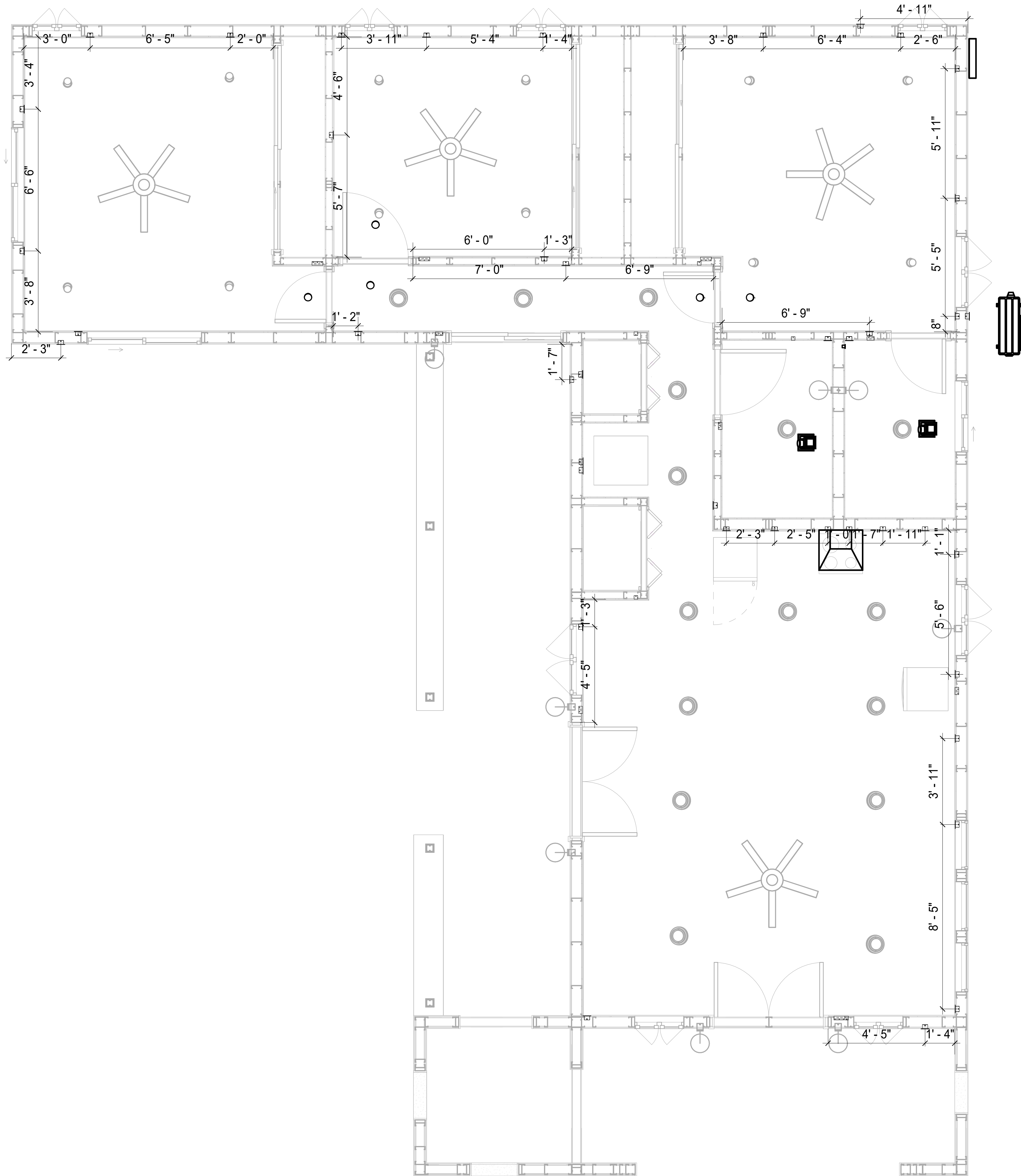
1. VERIFY EQUIPMENT PLUG CONFIGURATION BEFORE PURCHASING RECEPTACLES
2. FOR ALL EQUIPMENT.
3. COORDINATE EXACT LOCATION OF LIGHT FIXTURES, WALL SWITCHES, RECEPTACLES AND OTHER DEVICES WITH ARCHITECTURAL DRAWINGS.
4. USE METALLIC JUNCTION BOX WITH THE GFCI RECEPTACLES, WITH HIGHT VOLTAGE.

Electrical Fixture Schedule (Receptacle)

Type	Count
CONDENSER	1
DRYER	1
GFCI BATH ROOM	2
GFCI DISHWASHER	1
GFCI Kitchen	4
GFCI OUT DOOR	4
GFCI WASHER	1
OVEN HOOD	1
RANGE	1
REFRIGERATOR	1
Standard	23
Standard Receptacle	1
WATER HEATER	1

Electrical Outlet Schedule

Type	Circuit Number	Electrical Data	Count
CONDENSER	1,3	240 V/2-1500 VA	1
DRYER	2,4	240 V/2-1500 VA	1
RANGE	5,7	240 V/2-1500 VA	1
GFCI DISHWASHER	8	120 V/1-1200 VA	1
WATER HEATER	9,11	240 V/2-1500 VA	1
GFCI BATH ROOM	10	120 V/1-180 VA	1
GFCI BATH ROOM	12	120 V/1-180 VA	1
Standard	15	120 V/1-180 VA	6
Standard	16	120 V/1-180 VA	7
Standard Receptacle	16	120 V/1-180 VA	1
GFCI WASHER	18	120 V/1-1200 VA	1
REFRIGERATOR	19	120 V/1-1500 VA	1
GFCI Kitchen	20	120 V/1-180 VA	4
OVEN HOOD	20	120 V/1-180 VA	1
Standard	21	120 V/1-180 VA	5
Standard	25	120 V/1-180 VA	5
GFCI OUT DOOR	26	120 V/1-180 VA	4



1

DIMENSION PLAN FOR FITTINGS

3/8" = 1'-0"

FrameUPNow

Tucson, AZ, USA
888-864-0184
Inquire@frameupnow.com
www.frameupnow.com

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

134-ORION-1198-3Bd2Ba
SPANISH-TOWER-550

DRAWING NAME

DIMENSION PLAN FOR FITTINGS

CLIENT NAME:	Owner
PROJECT NUMBER:	0377_15
DATE:	3/20/2025 11:27:17 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E105

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











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 MINIMUM WATER SUPPLY DEPTH UNDER FLOOR FINISH SHOULD 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"	23 FT
ACRYLONITRILE BUTADIENE STYRENE (ABS)	2"	37 FT
ACRYLONITRILE BUTADIENE STYRENE (ABS)	3"	29 FT
CROSS-LINKED POLYETHYLENE (PEX)	1/2"	89 FT
CROSS-LINKED POLYETHYLENE (PEX)	3/4"	63 FT
POLYVINYL CHLORIDE - RIGID	2"	117 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	10
PEX TEE ELBOW	1/2"ø-1/2"ø-1/2"ø	4
PEX TEE ELBOW	3/4"ø-3/4"ø-3/4"ø	4
PEX TRANSITION ELBOW	3/4"ø-1/2"ø	3
DOMESTIC HOT WATER		
PEX 90 DEGREE ELBOW	1/2"ø-1/2"ø	11
PEX 90 DEGREE ELBOW	3/4"ø-3/4"ø	5
PEX TEE ELBOW	1/2"ø-1/2"ø-1/2"ø	4
PEX TEE ELBOW	3/4"ø-3/4"ø-3/4"ø	2
PEX TRANSITION ELBOW	3/4"ø-1/2"ø	3

RAIN WATER		
PVC 90 DEG BEND ELBOW	2"ø-2"ø	28
PVC TEE ELBOW	2"ø-2"ø-2"ø	2

SEWAGE		
ABS 90 DEGREE BEND ELBOW	1 1/2"ø-1 1/2"ø	2
ABS 90 DEGREE BEND ELBOW	2"ø-2"ø	3
ABS 90 DEGREE BEND ELBOW	3"ø-3"ø	2
ABS P-TRAP	1 1/2"ø-1 1/2"ø	3
ABS P-TRAP	2"ø-2"ø	2
ABS REDUCER ELBOW	2"ø-1 1/2"ø	1
ABS REDUCER ELBOW	3"ø-1 1/2"ø	1
ABS REDUCER ELBOW	3"ø-2"ø	1
ABS TEE ELBOW	2"ø-2"ø-2"ø	1
ABS TEE ELBOW	3"ø-3"ø-3"ø	2
ABS TEE REDUCER ELBOW	3"ø-3"ø-1 1/2"ø	2
ABS TEE REDUCER ELBOW	3"ø-3"ø-2"ø	1
ABS TRAP P	1 1/2"ø-1 1/2"ø	2
WASTE DOUBLE TEE	1 1/2"ø-1 1/2"ø-1 1/2"ø-1 1/2"ø	1
WASTE DOUBLE TEE	2"ø-2"ø-2"ø-2"ø	1
WASTE DOUBLE TEE	3"ø-3"ø-3"ø-3"ø	1

VENT		
ABS VENT CAP ELBOW	1 1/2"ø	1
ABS VENT CAP ELBOW	2"ø	2
ABS VENT CAP ELBOW	3"ø	1

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						20		0			
SHOWER TRAY	2"	1-1/2"	1-1/2"	1/2"	1/2"	2		0			
SHOWER TRIM	-	-	-	1/2"	1/2"	2		0			
SINK ISLAND SINGLE	2"	1-1/2"	1-1/2"	1/2"	1/2"	1		0			
VANITY SINK	2"	1-1/2"	1-1/2"	1/2"	1/2"	2		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"	2		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	20	
SHOWER TRAY	2	
SHOWER TRIM	2	
SINK ISLAND SINGLE	1	
VANITY SINK	2	
WASHER	1	DRAINS TO GRAY WATER OR SEWER SEE PLANS
WATER CLOSET	2	
WATER HEATER	1	

ACCESSORIES & FITTINGS SCHEDULE		
FIXTURE	QTY	DESCRIPTIONS
DISHWASHER CONNECTOR	1	
LAUNDRY SWEAT CONNECTOR	1	
SHUTOFF VALVE	8	

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	1-1/2"	2"	1-1/2"	1/2"	1/2"
SHOWER TRIM	-	-	-	1/2"	1/2"
SINK ISLAND SINGLE	1-1/2"	2"	1-1/2"	1/2"	1/2"
VANITY SINK	1-1/2"	2"	1-1/2"	1/2"	1/2"
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
HANGING PIPES CLAMP	20		0
SHOWER TRAY	2		0
SHOWER TRIM	2		0
SINK ISLAND SINGLE	1		0
VANITY SINK	2		0
WASHER	1		0
WATER CLOSET	2		0
WATER HEATER	1		0

WASTE FIXTURE UNIT SCHEDULE			
FAMILY	QTY	DFU VALUES	TOTAL
DISHWASHER	1		0
DRYER	1		0
HANGING PIPES CLAMP	20		0
SHOWER TRAY	2		0
SHOWER TRIM	2		0
SINK ISLAND SINGLE	1		0
VANITY SINK	2		0
WASHER	1		0
WATER CLOSET	2		0
WATER HEATER	1		0



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

134-Orion-1198-3Bd/2Ba
Spanish-Tower-550

DRAWING NAME

NOTE AND SCHEDULE

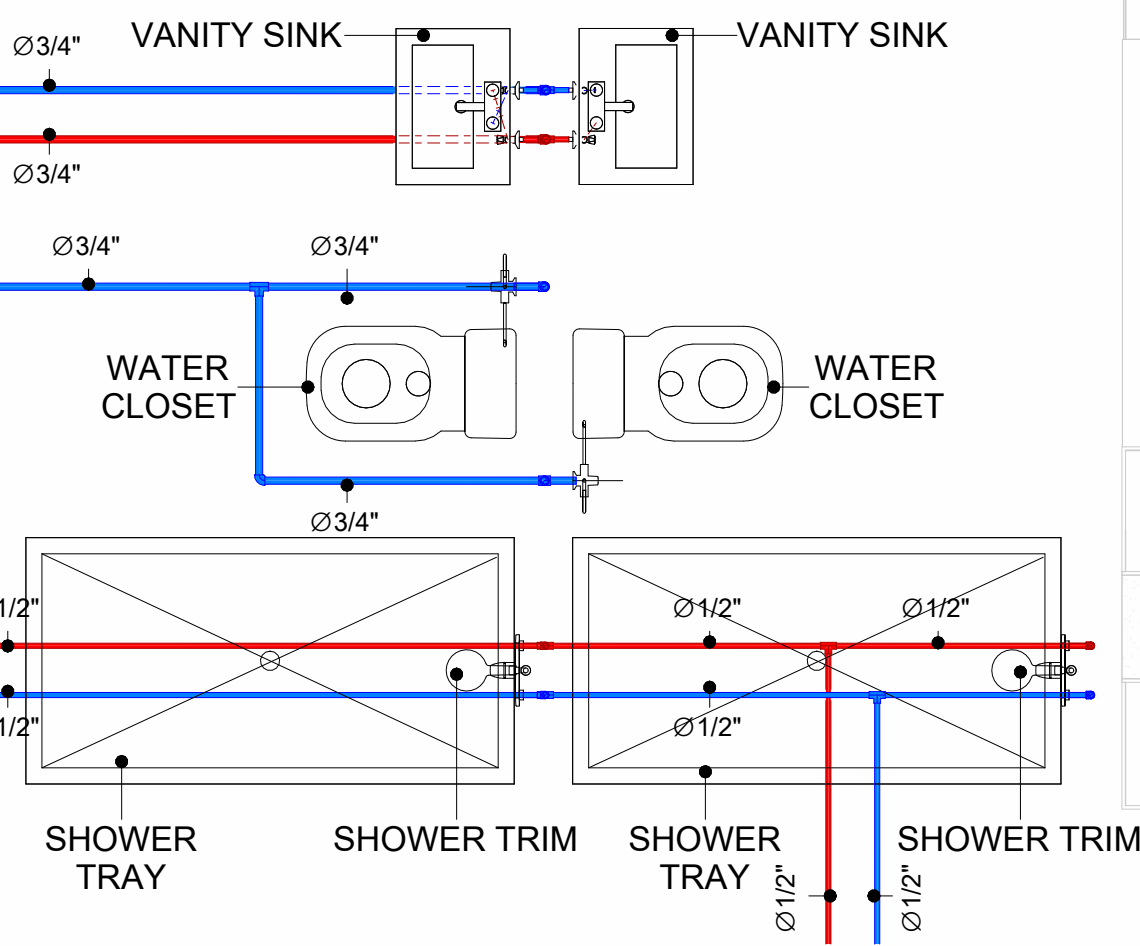
CLIENT NAME:	
PROJECT NUMBER:	0381_15
DATE:	3/21/2025 9:32:08 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

P101

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

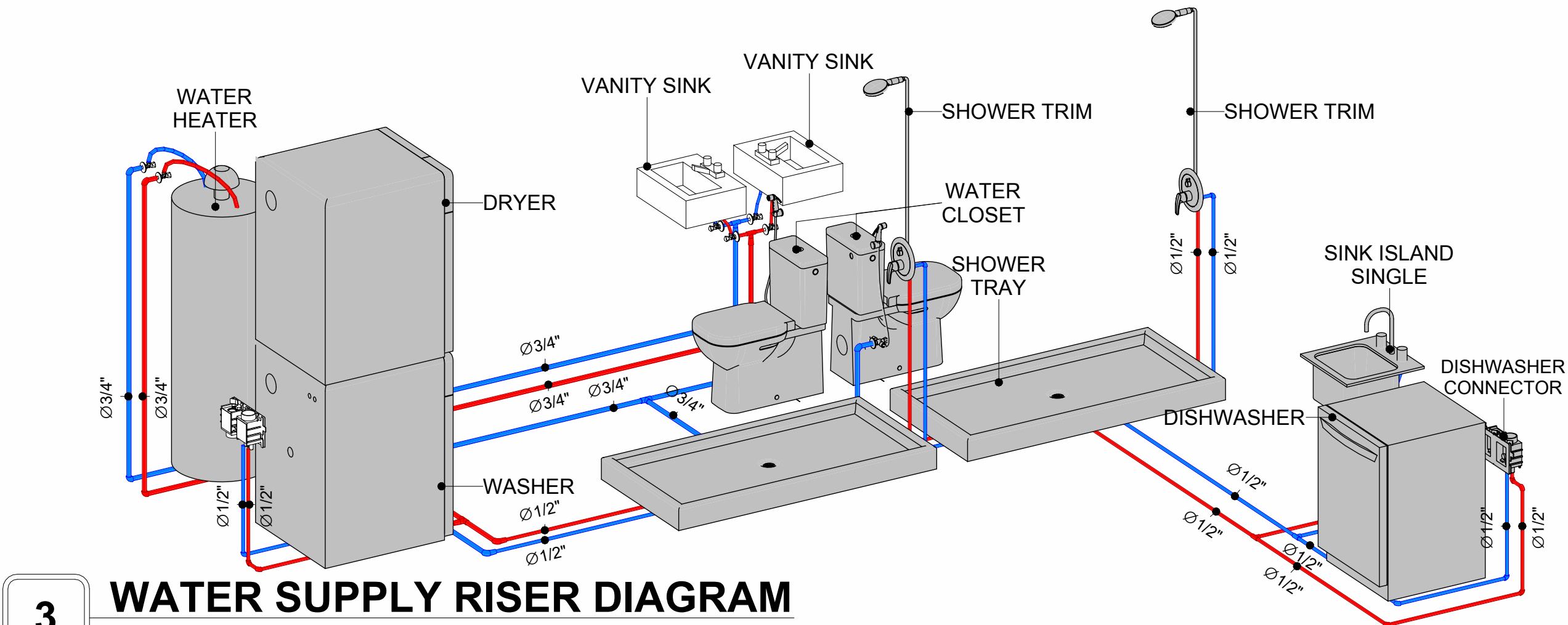
1

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



2

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

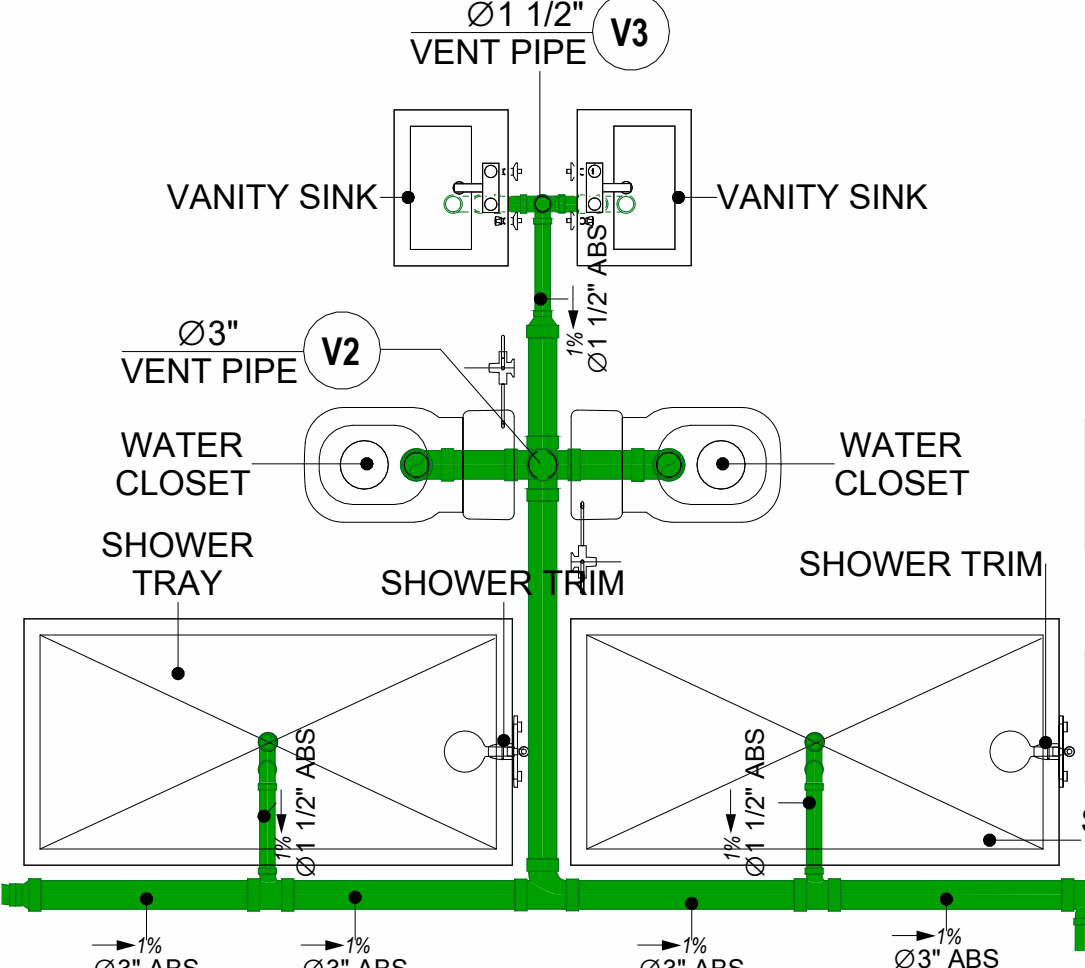


3

WATER SUPPLY RISER DIAGRAM

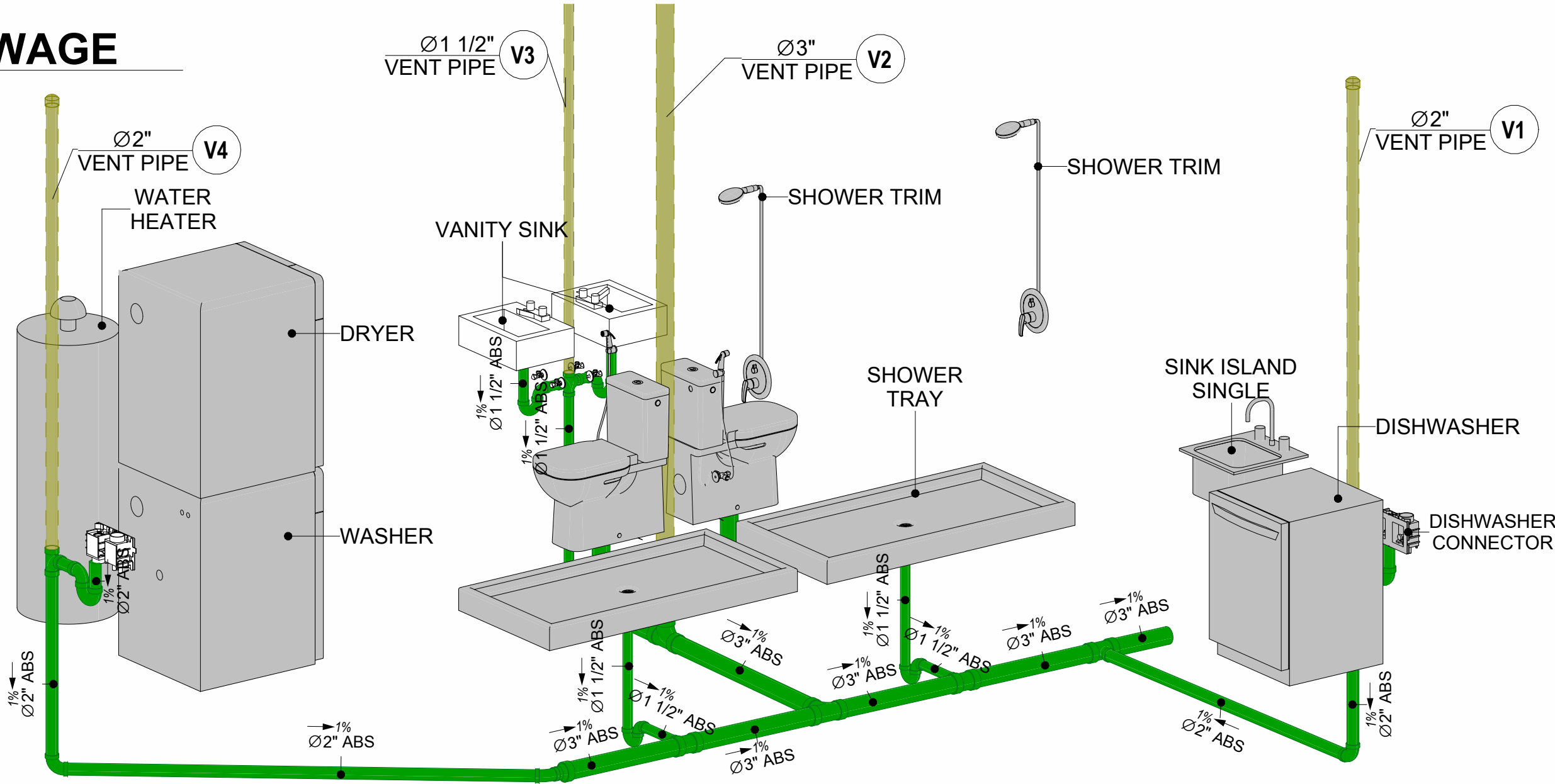
4

OVERALL SEWAGE
1/4" = 1'-0"



5

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



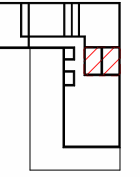
6

SEWAGE RISER DIAGRAM

PIPE COLOR SCHEME

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

KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

134-Orion-1198-3Bd/2Ba
Spanish-Tower-550

DRAWING NAME

WATER SUPPLY AND
SEWAGE SYSTEM

CLIENT NAME:	
PROJECT NUMBER:	0381_15
DATE:	3/21/2025 9:32:40 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

P102

SCALE: As indicated

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!

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Have It Your Way!



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



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

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

Orion-3Bd 2Ba-Spanish-Tower



Orion-3bd2ba-Spanish-Tower

MATERIAL SHOPPING LIST

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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

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ARCHITECTURAL BOM



Orion-3Bd 2Ba-Spanish-Tower							
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	17.25			
2	Laundry Cabinet		FT	2.25			
3	Vanity Cabinet		FT	5			
4	Medicine Cabinet		PCS	2			
5	Kitchen countertop		SF	27.51			
6	Laundry Countertop		PCS	0			
7	Bathroom Countertop		SF	0			
8	Island		FT	0			
9	Peninsula		FT	0			
10	Closets		SF	196.1			
CEILING							
1	Ceiling Board	Dry Wall	SF	1062			
2	Dry Wall Fastener	Screw	PCS	1858.5			
3	Vapor Retarder	Polyethylene film	SF	1161			
4	Vapor Retarder Fastener	Nails with washer heads	PCS	3483			
5	Ceiling Board (MRD)	Moisture resistant drywall	SF	89			
6	MRD Fastener		PCS	155.75			
7	Ceiling Board	Marine Plywood	SF	44			
8	Marine Plywood Fastener	Screw	PCS	78			
9	Dry Wall Tape		FT	598			
FLOORING							
1	Main Living Space		SF	456.4			
2	Bathroom		SF	78.8			
3	Bedrooms		SF	513.3			
4	Porch		SF	310.4			
STRUCTURE							
1	Foundation		SF	1535.4			
WALLS EXTERIOR							
1	Stucco Finish		SF	2051			
2	Stone Veneer		SF	0			
3	Mortar for Stone Veneer		SF	0			
4	Wall Homewrap		SF	2051			
5	Homewrap Fastener	Stapled fastener (200/pkt)	PKT	7.81			
6	Furring Strip		PCS	0			
7	Furring Strip Fastner	Self-drilling screws(100/pkt)	PKT	0			
8	Wall Shteathing (OSB)		SF	2051			
9	Shteathing Fastener	Self-drilling screws(100/pkt)	PKT	20.51			
10	Wall Paint		SF	2051			
11	Wall Insulation		FT	2307			
WALLS INTERIOR							
1	Cementitious Backer Board		SF	573			
2	Kerdi membrane		SF	573			
3	Kerdi membrane Fastener		SF	573			
4	Wall Ceramic Tile		SF	573			
5	Drywall Board		SF	2491			
6	Drywall Fastener	Self-drilling screws(100/pkt)	PKT	24.91			
7	Wall Paint		SF	2491			
8	Drywall Tape		FT	470			
9	Wall Sweep		FT	284			

ARCHITECTURAL BOM



DOORS							
1	Exterior Sliding	5' - 0" X 6'-8"	PCS	1			
2	Exterior Swinging	5' - 0" X 6'-8'	PCS	2			
3	Interior Sliding	9' - 4" X 6'-8'	PCS	3			
4	Interior Bifold	3' - 0" X 6'-8'	PCS	1			
5	Interior Bifold	3' - 6" X 6'-8'	PCS	1			
6	Interior Swinging	3' - 0" X 6'-8'	PCS	2			
7	Interior Swinging	2' - 6" X 6'-8'	PCS	3			
8	Exterior Door Trim		FT	55.02			
9	Interior Door Trim		FT	417.8			
10	Entry Lock Set		PCS	3			
11	Privacy Lock Set		PCS	5			
12	Passage Lock Set		PCS	5			
WINDOWS							
1	Casement	2' - 3" X 4'-3"	PCS	6			
2	Casement	3' - 3" X 3'-9"	PCS	1			
3	Casement	3' - 3" X 3'-3"	PCS	1			
4	Sliding	5' - 3" X 4'-3"	PCS	2			
5	Sliding	3' - 3" X 1'-9"	PCS	1			
6	Awning	2' - 3" X 2'-3"	PCS	3			
7	Exterior Window Trim		FT	166			
8	Interior Window Trim		FT	166			
ROOF							
1	Roof Covering		SF	1480.0			
2	Roof Covering Fastener		PCS	740			
3	Roof Felt Paper		SF	1480.0			
4	Roof Felt Paper Fastener		PCS	4440.0			
5	Roof Sheathing		SF	1480			
6	Roof Sheathing Fastener		PCS	11840			
7	Batten		FT	729.0			
8	Batten Fastener		PCS	548.1			
9	Soffit		SF	127.0			
10	Soffit Fastener		PCS	63.5			
11	Fascia		FT	215.0			
12	Fascia board fastener		PCS	108			
13	Roof Insulation		SF	1480.0			

Orion-3Bd 2Ba-Spanish-Tower

ELECTRICAL MATERIAL SHOPPING LIST

No.	Item	Type	Unit	Quantity	Unit Price	Total	Description
⬇ LIGHTING FIXTURES							
1	Kitchen Ceiling Light		PCS	4			
2	Exterior Wall Mounted Light		PCS	5			
3	Livingroom Ceiling Light With Fan		PCS	1			
4	Bedroom Ceiling Light With Fan		PCS	3			
5	Dining Ceiling Light		PCS	1			
6	Bath Wall Mounted Light		PCS	2			
7	Bathroom Ceiling Light		PCS	2			
8	Livingroom Ceiling Light		PCS	4			
9	Bedroom Ceiling Light		PCS	12			
10	Hall & Entry Ceiling Light		PCS	5			
11	Closet Ceiling Light		PCS	0			
12	Smoke Detector		PCS	5			
⬇ ELECTRICAL FITTINGS							
13	Standard Receptacle 120V	20A	PCS	24			
14	GFCI Receptacle 120V	20 A	PCS	13			
15	GFCI Receptacle 240V	30 A	PCS	3			
16	GFCI Receptacle 240V	50 A	PCS	1			
17	GFCI Receptacle 240V	60 A	PCS	1			
18	Fan Switch		PCS	2			
19	Single Pole Switch		PCS	22			
20	Three Way Switch		PCS	4			
21	Dimmer Switch		PCS	0			
⬇ ELECTRICAL CONDUITS & WIRING							
22	ROMEX 14 AWG	14/2/W/ground	FT	0			
23	ROMEX 12 AWG	12/3/W/ground	FT	0			
24	ROMEX 12 AWG	12/2/W/ground	FT	790			
25	ROMEX 10 AWG	10/3/W/ground	FT	127			
26	ROMEX 10 AWG	10/2/W/ground	FT	0			
27	Romex 8 AWG	8/3/W/ground	FT	36			
28	Romex 8 AWG	8/2/W/ground	FT	0			
29	ROMEX 6 AWG	6/3/W/ground	FT	22			
30	Bare Copper Ground Wire 6 AWG		FT	0			
⬇ ELECTRICAL BOXES & CIRCUTES							
31	Panelboard -240V 1 Phase MLO	200 AMP	PCS	1			
32	Circuit breaker	15 A	PCS	0			
33	Circuit breaker	20 A	PCS	17			
34	Circuit breaker	30 A	PCS	3			
35	Circuit breaker	40 A	PCS	0			
36	Circuit breaker	50 A	PCS	1			
37	Circuit breaker	60 A	PCS	1			
39	Single Gang Switch Box		PCS	5			
40	Double Gang Switch Box		PCS	5			
41	Triple Gang Switch Box		PCS	4			
42	Pull Box	#1/4	PCS	32			
43	Receptacle Box		PCS	42			

Orion-3Bd 2Ba-Spanish-Tower

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	2			
5	Bath room Faucets		PCS	2			
6	Water Closet		PCS	2			
7	Shower Trim		PCS	2			
8	Shower Tray		PCS	2			
9	Water Heater		PCS	1			
10	Hose Bib		PCS	2			
11	Shutoff Valve		PCS	8			
12	Hanging pipe clamp		PCS	19			
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	23			
3	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 2"	FT	37			
4	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 3"	FT	29			
5	PEX (Cross-linked polyethylene) Pipes	ø 1/2"	FT	89			
6	PEX (Cross-linked polyethylene) Pipes	ø 3/4"	FT	63			
7	PEX (Cross-linked polyethylene) Pipes	ø 1"	FT	0			
8	PVC Pipes Sch.80 - Rigid	ø 1 1/2"	FT	0			
9	PVC Pipes Sch.80 - Rigid	ø 2"	FT	115			
10	PVC Pipes Sch.80 - Rigid	ø 3"	FT	0			
11	Flex Pipe Round	ø 1/2"	PCS	8			

PLUMBING BOM



🔗 PIPE FITTINGS							
1	ABS 90 Degree Bend Elbow	1 1/2"ø-1 1/2"ø	PCS	2			
2	ABS 90 Degree Bend Elbow	2"ø-2"ø	PCS	3			
3	ABS 90 Degree Bend Elbow	3"ø-3"ø	PCS	2			
4	ABS P-Trap	1 1/2"ø-1 1/2"ø	PCS	3			
5	ABS P-Trap	2"ø-2"ø	PCS	2			
6	ABS Reducer Elbow	2"ø-1 1/2"ø	PCS	1			
7	ABS Reducer Elbow	3"ø-1 1/2"ø	PCS	1			
8	ABS Reducer Elbow	3"ø-2"ø	PCS	1			
9	ABS TEE Elbow	2"ø-2"ø-2"ø	PCS	1			
10	ABS TEE Elbow	3"ø-3"ø-3"ø	PCS	2			
11	ABS Tee Reducer Elbow	3"ø-3"ø-1 1/2"ø	PCS	2			
12	ABS Tee Reducer Elbow	3"ø-3"ø-2"ø	PCS	1			
13	ABS Trap P	1 1/2"ø-1 1/2"ø	PCS	2			
14	ABS Vent Cap Elbow	1 1/2"ø	PCS	1			
15	ABS Vent Cap Elbow	2"ø	PCS	2			
16	ABS Vent Cap Elbow	3"ø	PCS	1			
17	PEX 90 Degree Elbow	1/2"ø-1/2"ø	PCS	19			
18	PEX 90 Degree Elbow	3/4"ø-3/4"ø	PCS	15			
19	PEX Tee Elbow	1/2"ø-1/2"ø-1/2"ø	PCS	8			
20	PEX Tee Elbow	3/4"ø-3/4"ø-3/4"ø	PCS	6			
21	PEX Transition Elbow	3/4"ø-1/2"ø	PCS	6			
22	PVC 90 Deg Bend Elbow	2"ø-2"ø	PCS	30			
23	WASTE DOUBLE TEE	1 1/2"ø-1 1/2"ø-1 1/2"ø-1	PCS	1			
24	WASTE DOUBLE TEE	2"ø-2"ø-2"ø-2"ø	PCS	1			
25	WASTE DOUBLE TEE	3"ø-3"ø-3"ø-3"ø	PCS	1			
26	ABS Vent Cap Elbow	1 1/2"ø	PCS	1			
27	ABS Vent Cap Elbow	2"ø	PCS	2			
28	ABS Vent Cap Elbow	3"ø	PCS	1			

HVAC BOM

Orion-3Bd 2Ba-Spanish-Tower							
HVAC SYSTEM MATERIAL SHOPPING LIST							
No.	Item	Type	Unit	Quantity	Unit Price	Total	Description
HVAC_DUCTS							
1	PIPE (REFRIGERANT LINE)	3/8" (Ø)	FT	105.01			
2	PIPE (REFRIGERANT LINE)	3/4" (Ø)	FT	139.44			
3	DRAYER HOSE	4" (Ø)	FT	3.6			
4	FLEX DUCT ROUND	4" (Ø)	FT	6.39			
DUCT FITTINGS & ACCESSORIES							
5	ELBOW (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)	PCS	36			
6	ELBOW (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)	PCS	26			
7	TEE (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)-3/4" (Ø)	PCS	3			
8	TEE (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø))-3/8" (Ø)	PCS	3			
9	TRANSITION (REFRIGERANT	3/4" (Ø)-1/2" (Ø)	PCS	3			
10	TRANSITION (REFRIGERANT	3/4" (Ø)-5/8" (Ø)	PCS	2			
11	TRANSITION (REFRIGERANT	3/8" (Ø)-1/4" (Ø)	PCS	1			
HVAC_EQUIPMENTS							
12	AIR HANDLING UNIT	WALL MOUNTED	PCS	4			
13	CONDENSER	OUTDOOR UNIT	PCS	1			
14	EXHAUST FAN	75 CFM	PCS	2			
15	EXHAUST HOOD	WALL MOUNTED	PCS	1			
16	HOOD-WALL: VENT	HOOD-WALL: VENT	PCS	1			
17	DRAYER: VENT	DRAYER: VENT	PCS	1			
18	ROOF VENT	3"(Ø)	PCS	2			

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
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ELECTRICAL BOM



LIGHTING FIXTURES							
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1	Kitchen Ceiling Light			PCS	4		
3	Exterior Wall Mounted Light			PCS	5		
4	Livingroom Ceiling Light With Fan			PCS	1		
5	Bedroom Ceiling Light With Fan			PCS	3		
6	Dining Ceiling Light			PCS	1		
7	Bath Wall Mounted Light			PCS	2		
8	Bathroom Ceiling Light			PCS	2		
9	Livingroom Ceiling Light			PCS	4		
10	Bedroom Ceiling Light			PCS	12		
11	Hall & Entry Ceiling Light			PCS	5		
12	Closet Ceiling Light			PCS	0		
12	Smoke Detector			PCS	5		
13							
14							
15							

ELECTRICAL BOM



ELECTRICAL FITTINGS							
#	Item	Type	Description,Manufacturer,SKU	Unit	Quantity	Unit Price	Total
1	Standard Receptacle 120V	20A		PCS	24		
2	GFCI Receptacle 120V	20 A		PCS	13		
3	GFCI Receptacle 240V	30 A		PCS	3		
4	GFCI Receptacle 240V	50 A		PCS	1		
5	GFCI Receptacle 240V	60 A		PCS	1		
6	Fan Switch			PCS	2		
7	Single Pole Switch			PCS	22		
8	Three Way Switch			PCS	4		
9	Dimmer Switch			PCS	0		
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	0		
3	ROMEX 12 AWG	12/2/W/ground		FT	790		
4	ROMEX 10 AWG	10/3/W/ground		FT	127		
6	Romex 8 AWG	8/3/W/ground		FT	36		
8	ROMEX 6 AWG	6/3/W/ground		FT	22		
9	Bare Copper Ground Wire 6 AWG			FT			
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	0		
3	Circuit breaker	20 A		PCS	17		
4	Circuit breaker	30 A		PCS	3		
5	Circuit breaker	50 A		PCS	1		
6	Circuit breaker	60 A		PCS	1		
7	Single Gang Switch Box			PCS	5		
8	Double Gang Switch Box			PCS	5		
9	Triple Gang Switch Box			PCS	4		
10	Pull Box	#1/4		PCS	32		
11	Receptacle Box			PCS	42		
12							
13							
14							
15							

HVAC BOM

[illegible]


[illegible]

HVAC BOM

	HVAC_EQUIPMENTS						
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	AIR HANDLING UNIT	WALL MOUNTED		PCS	4		
2	CONDENSER	OUTDOOR UNIT		PCS	1		
3	EXHAUST FAN	75 CFM		PCS	2		
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	2		
8							
9							
10							
11							
12							
13							
14							


PLUMBING BOM



<div>  PLUMBING FIXTURES & ACCESSORIES </div>							
#	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	2		
5	Bath room faucets			PCS	2		
6	Water Closet			PCS	2		
7	Shower Trim			PCS	2		
8	Shower Tray			PCS	2		
9	Water Heater			PCS	1		
10	Hose Bib			PCS	2		
11	Shutoff Valve			PCS	8		
12	Hanging pipe clamp			PCS	20		
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		

PLUMBING BOM



<div>  SANITARY & PLUMBING PIPES </div>							
#	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	23		
3	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 2"		FT	37		
4	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 3"		FT	29		
5	PEX (Cross-linked polyethylene) Pipes	ø 1/2"		FT	89		
6	PEX (Cross-linked polyethylene) Pipes	ø 3/4"		FT	63		
7	PEX (Cross-linked polyethylene) Pipes	ø 1"		FT	0		
8	PVC Pipes Sch.80 - Rigid	ø 1 1/2"		FT	0		
9	PVC Pipes Sch.80 - Rigid	ø 2"		FT	115		
10	PVC Pipes Sch.80 - Rigid	ø 3"		FT	0		
11	Flex Pipe Round	ø 1/2"		PCS	8		
12							
13							
14							
15							


PLUMBING BOM



PIPE FITTINGS 01							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ABS 90 Degree Bend Elbow	1 1/2"Ø-1 1/2"Ø		PCS	2		
2	ABS 90 Degree Bend Elbow	2"Ø-2"Ø		PCS	3		
3	ABS 90 Degree Bend Elbow	3"Ø-3"Ø		PCS	2		
4	ABS P-Trap	1 1/2"Ø-1 1/2"Ø		PCS	3		
5	ABS P-Trap	2"Ø-2"Ø		PCS	2		
6	ABS Reducer Elbow	2"Ø-1 1/2"Ø		PCS	1		
7	ABS Reducer Elbow	3"Ø-1 1/2"Ø		PCS	1		
8	ABS Reducer Elbow	3"Ø-2"Ø		PCS	1		
9	ABS TEE Elbow	2"Ø-2"Ø-2"Ø		PCS	1		
10	ABS TEE Elbow	3"Ø-3"Ø-3"Ø		PCS	2		
11	ABS Tee Reducer Elbow	3"Ø-3"Ø-1 1/2"Ø		PCS	2		
12	ABS Tee Reducer Elbow	3"Ø-3"Ø-2"Ø		PCS	1		
13	ABS Trap P	1 1/2"Ø-1 1/2"Ø		PCS	2		
14	ABS Vent Cap Elbow	1 1/2"Ø		PCS	1		
15	ABS Vent Cap Elbow	2"Ø		PCS	2		

PLUMBING BOM



<div>  PIPE FITTINGS 02 </div>							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ABS Vent Cap Elbow	3"ø		PCS	1		
2	PEX 90 Degree Elbow	1/2"ø-1/2"ø		PCS	19		
3	PEX 90 Degree Elbow	3/4"ø-3/4"ø		PCS	15		
4	PEX Tee Elbow	1/2"ø-1/2"ø-1/2"ø		PCS	8		
5	PEX Tee Elbow	3/4"ø-3/4"ø-3/4"ø		PCS	6		
6	PEX Transition Elbow	3/4"ø-1/2"ø		PCS	6		
7	PVC 90 Deg Bend Elbow	2"ø-2"ø		PCS	30		
8	WASTE DOUBLE TEE	1 1/2"ø-1 1/2"ø-1 1/2"ø-1 1/2"ø		PCS	1		
9	WASTE DOUBLE TEE	2"ø-2"ø-2"ø-2"ø		PCS	1		
10	WASTE DOUBLE TEE	3"ø-3"ø-3"ø-3"ø		PCS	1		
11	ABS Vent Cap Elbow	1 1/2"ø		PCS	1		
12	ABS Vent Cap Elbow	2"ø		PCS	2		
13	ABS Vent Cap Elbow	3"ø		PCS	1		
14							
15							

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	17.25		
2	Laundry Cabinet			FT	2.25		
3	Vanity Cabinet			FT	5		
4	Medicine Cabinet			PCS	2		
5	Kitchen countertop			SF	27.51		
6	Laundry Countertop			PCS	0		
7	Bathroom Countertop			SF	0		
8	Island			FT	0		
9	Peninsula			FT	0		
10	Closets			SF	196.1		
11							
12							
13							
14							
15							

ARCHITECTURAL BOM



CEILING 01							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	LIVING ROOM + KITCHEN			SF	394.0		
1	Ceiling Board	Drywall		SF	394		
2	Drywall Fastener	Screw		PCS	690		
3	Vapor Retarder	Polyethylene film		SF	394		
4	Vapor Retarder Fastener	Nails with washer heads		PCS	1182		
	BATH 1			SF	45.0		
5	Ceiling Board	MRD (Moisture resistant drywall)		SF	45		
6	MRD Fastener	Screw		PCS	79		
	BATH 2			SF	44.0		
7	Ceiling Board	MRD (Moisture resistant drywall)		SF	44		
8	MRD Fastener	Screw		PCS	77		
	HALL +WD			SF	98.0		
9	Ceiling Board	Drywall		SF	98		
10	Drywall Fastener	Screw		PCS	172		
11	Vapor Retarder	Polyethylene film		SF	98		
12	Vapor Retarder Fastener	Nails with washer heads		PCS	294		

ARCHITECTURAL BOM



CEILING 02							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BED ROOM 1			SF	173.0		
13	Ceiling Board	Drywall		SF	173		
14	Drywall Fastener	Screw		PCS	303		
15	Vapor Retarder	Polyethylene film		SF	173		
16	Vapor Retarder Fastener	Nails with washer heads		PCS	519		
	BED ROOM 2			SF	147.0		
17	Ceiling Board	Drywall		SF	147		
18	Drywall Fastener	Screw		PCS	257		
19	Vapor Retarder	Polyethylene film		SF	147		
20	Vapor Retarder Fastener	Nails with washer heads		PCS	441		
	BED ROOM 3			SF	172.0		
21	Ceiling Board	Drywall		SF	172		
22	Drywall Fastener	Screw		PCS	301		
23	Vapor Retarder	Polyethylene film		SF	172		
24	Vapor Retarder Fastener	Nails with washer heads		PCS	516		

ARCHITECTURAL BOM



CEILING 03							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
CLOSET 1				SF	22.0		
25	Ceiling Board	Drywall		SF	22		
26	Drywall Fastener	Screw		PCS	39		
27	Vapor Retarder	Polyethylene film		SF	22		
28	Vapor Retarder Fastener	Nails with washer heads		PCS	66		
CLOSET 2				SF	22.0		
29	Ceiling Board	Drywall		SF	22		
30	Drywall Fastener	Screw		PCS	39		
31	Vapor Retarder	Polyethylene film		SF	22		
32	Vapor Retarder Fastener	Nails with washer heads		PCS	66		
CLOSET 3				SF	23.0		
33	Ceiling Board	Drywall		SF	23		
34	Drywall Fastener	Screw		PCS	40		
35	Vapor Retarder	Polyethylene film		SF	23		
36	Vapor Retarder Fastener	Nails with washer heads		PCS	69		

ARCHITECTURAL BOM



CEILING 04							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CLOSET 4			SF	11.0		
37	Ceiling Board	Drywall		SF	11		
38	Drywall Fastener	Screw		PCS	19		
39	Vapor Retarder	Polyethylene film		SF	11		
40	Vapor Retarder Fastener	Nails with washer heads		PCS	33		
	WH			SF	10.0		
41	Ceiling Board	Drywall		SF	10		
42	Drywall Fastener	Screw		PCS	18		
43	Vapor Retarder	Polyethylene film		SF	10		
44	Vapor Retarder Fastener	Nails with washer heads		PCS	30		
	TOWER			SF	44.4		
45	Ceiling Board	Marine Plywood		SF	44		
46	Exterior Grade Plywood	Screw		PCS	78		

ARCHITECTURAL BOM



FLOORING INTERIOR 01							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
BEDROOM #1							
1	Bedroom Flooring			SF	164.4		
2	Wood underlay	Foam Pad Polyethylene		SF	164.4		
3	Vapor Retarder	Vapor Barrier Polyethylene		SF	164.4		
BEDROOM#2							
4	Bedroom Flooring			SF	111.9		
5	Wood underlay	Foam Pad Polyethylene		SF	111.9		
6	Vapor Retarder	Vapor Barrier Polyethylene		SF	111.9		
BEDROOM#3							
7	Bedroom Flooring			SF	163.6		
8	Wood underlay	Foam Pad Polyethylene		SF	163.6		
9	Vapor Retarder	Vapor Barrier Polyethylene		SF	163.6		
CL#1							
10	Closet Flooring			SF	21.1		
11	Wood underlay	Foam Pad Polyethylene		SF	21.1		
12	Vapor Retarder	Vapor Barrier Polyethylene		SF	21.1		

ARCHITECTURAL BOM



FLOORING INTERIOR 02							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
CL#2							
13	Closet Flooring			SF	21.1		
14	Wood underlay	Foam Pad Polyethylene		SF	21.1		
15	Vapor Retarder	Vapor Barrier Polyethylene		SF	21.1		
CL#3							
16	Closet Flooring			SF	21.1		
17	Wood underlay	Foam Pad Polyethylene		SF	21.1		
18	Vapor Retarder	Vapor Barrier Polyethylene		SF	21.1		
CL#4							
19	Closet Flooring			SF	10.8		
20	Wood underlay	Foam Pad Polyethylene		SF	10.8		
21	Vapor Retarder	Vapor Barrier Polyethylene		SF	10.8		
LIVING ROOM AND KITCHEN							
22	Living Area Flooring			SF	456.4		
23	Wood underlay	Foam Pad Polyethylene		SF	456.4		
24	Vapor Retarder	Vapor Barrier Polyethylene		SF	456.4		

ARCHITECTURAL BOM



FLOORING INTERIOR 03							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
BATHROOM#1							
25	Tile Finish			SF	29.4		
26	Adhesive	1/2" Thin set Mortar		SF	29.4		
27	Vapor Retarder	Vapor Barrier Polyethylene		SF	29.4		
BATHROOM#2							
28	Tile Finish			SF	29.4		
29	Adhesive	1/2" Thin set Mortar		SF	29.4		
30	Vapor Retarder	Vapor Barrier Polyethylene		SF	29.4		
W/D							
31	Tile Finish			SF	10.5		
32	Adhesive	1/2" Thin set Mortar		SF	10.5		
33	Vapor Retarder	Vapor Barrier Polyethylene		SF	10.5		
BOILER ROOM							
34	Tile Finish			SF	9.5		
35	Adhesive	1/2" Thin set Mortar		SF	9.5		
36	Vapor Retarder	Vapor Barrier Polyethylene		SF	9.5		

ARCHITECTURAL BOM



FLOORING EXTERIOR							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	
	STRUCTURE			SF	1586.8		
1	Concrete Slab	4"concrete cast in situ		CF	528.9		
2	Insulation	Rigid insulation		SF	409		
3	Hard core	Compacted soil		CF	394		
4	Re-bar	#4 re-bar		Ton	1.42		
5	Concrete Pad	4"concrete cast in situ		CF	1.58		
6	Slab edge	Turndown		CF	393		
	PORCH						
7	Tile Finish			SF	387.6		
8	Adhesive	1/2" Thin set Mortar		SF	387.6		
9	Vapor Retarder	Vapor Barrier Polyethylene		SF	387.6		

ARCHITECTURAL BOM



WALLS: EXTERIOR							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Stucco Finish			SF	2051		
2	Stone Veneer			SF	0		
3	Mortar for Stone Veneer			SF	0		
4	Wall Homewrap			SF	2051		
5	Homewrap Fastener	Stapled fastener (200/pkt)		PKT	7.81		
6	Furring Strip			PCS	0.00		
7	Furring Strip Fastner	Self-drilling screws(100/pkt)		PKT	0.00		
8	Wall Shteathing (OSB)			SF	2051		
9	Shteathing Fastener	Self-drilling screws(100/pkt)		PKT	20.51		
10	Wall Paint			SF	2051		
11	Wall Insulation			FT	2307		
12							
13							
14							
15							

ARCHITECTURAL BOM



WALLS: INTERIOR 01							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
BATH 1				SF	42.0		
1	Cementitious Backer Board			SF	213		
2	Kerdi membrane			SF	213		
3	Kerdi membrane Fastener			SF	213		
4	Wall Ceramic Tile			SF	213		
BATH 2				SF	42.0		
5	Cementitious Backer Board			SF	251		
6	Kerdi membrane			SF	251		
7	Kerdi membrane Fastener			SF	251		
8	Wall Ceramic Tile			SF	251		
BEDROOM 1				SF	164.0		
9	Drywall Board			SF	363		
10	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.63		
11	Wall Paint			SF	363		
12	Drywall Tape			FT	68.1		

ARCHITECTURAL BOM



WALLS: INTERIOR 02							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BEDROOM 2			SF	113.0		
13	Drywall Board			SF	259		
14	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	2.59		
15	Wall Paint			SF	259		
16	Drywall Tape			FT	48.6		
	BEDROOM 3			SF	162.0		
17	Drywall Board			SF	341		
18	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.41		
19	Wall Paint			SF	341		
20	Drywall Tape			FT	63.9		
	LIVING ROOM			SF	270.0		
21	Drywall Board			SF	387		
22	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.87		
23	Wall Paint			SF	387		
24	Drywall Tape			FT	73		

ARCHITECTURAL BOM



WALLS: INTERIOR 03							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	WH			SF	10.0		
25	Drywall Board			SF	84		
26	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	0.84		
27	Wall Paint			SF	84		
28	Drywall Tape			FT	15.8		
	KITCHEN			SF	91.0		
29	Cementitious Backer Board			SF	30		
30	Drywall Board			SF	165		
31	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.65		
32	Kerdi membrane			SF	30		
33	Kerdi membrane Fastener			SF	30		
34	Wall Ceramic Tile			SF	30		
35	Wall Paint			SF	165		
36	Drywall Tape			FT	31.1		

ARCHITECTURAL BOM



WALLS: INTERIOR 04							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CL 1			SF	22.0		
37	Drywall Board			SF	160		
38	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.6		
39	Wall Paint			SF	160		
40	Drywall Tape			FT	30		
	CL 2			SF	22.0		
41	Drywall Board			SF	141		
42	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.41		
43	Wall Paint			SF	141		
44	Drywall Tape			FT	27		
	CL 3			SF	20.0		
45	Drywall Board			SF	161		
46	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.61		
47	Wall Paint			SF	161		
48	Drywall Tape			FT	30		

ARCHITECTURAL BOM



WALLS: INTERIOR 05							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CL 4			SF	11.0		
49	Drywall Board			SF	87		
50	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	0.87		
51	Wall Paint			SF	87		
52	Drywall Tape			FT	16.41509434		
	WD			SF	11.0		
53	Cementitious Backer Board			SF	79		
54	Kerdi membrane			SF	79		
55	Kerdi membrane Fastener			SF	79		
56	Wall Ceramic Tile			SF	79		
	HALL			SF	93.0		
57	Drywall Board			SF	343		
58	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.43		
59	Wall Paint			SF	343		
60	Drywall Tape			FT	64.7		
1	Wall Skirting			FT	284.0		

ARCHITECTURAL BOM



	DOORS						
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Exterior Sliding	5' - 0" X 6'-8"		PCS	1		
2	Exterior Swinging	5' - 0" X 6'-8'		PCS	2		
3	Interior Sliding	9' - 4" X 6'-8'		PCS	3		
4	Interior Bifold	3' - 0" X 6'-8'		PCS	1		
5	Interior Bifold	3' - 6" X 6'-8'		PCS	1		
6	Interior Swinging	3' - 0" X 6'-8'		PCS	2		
7	Interior Swinging	2' - 6" X 6'-8'		PCS	3		
8	Exterior Door Trim			FT	55.02		
9	Interior Door Trim			FT	417.8		
10	Entry Lock Set			PCS	3		
11	Privacy Lock Set			PCS	5		
12	Passage Lock Set			PCS	5		

ARCHITECTURAL BOM



WINDOWS							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Casement	2' - 3" X 4'-3"		PCS	6		
2	Casement	3' - 3" X 3'-9"		PCS	1		
3	Casement	3' - 3" X 3'-3"		PCS	1		
4	Sliding	5' - 3" X 4'-3"		PCS	2		
5	Sliding	3' - 3" X 1'-9"		PCS	1		
6	Awning	2' - 3" X 2'-3"		PCS	3		
7	Exterior Window Trim			FT	166		
8	Interior Window Trim			FT	166		
9							
10							
11							
12							
13							
14							
15							

ARCHITECTURAL BOM



#	ROOF 01						
	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Roof Covering			SF	1480.0		
2	Roof Covering Fastener			PCS	740		
3	Roof Felt Paper			SF	1480.0		
4	Roof Felt Paper Fastener			PCS	4440.0		
5	Roof Sheathing			SF	1480.0		
6	Roof Sheathing Fastener			PCS	11840		
7	Batten			FT	729.0		
8	Batten Fastener			PCS	548.1		
9	Soffit			SF	127.0		
10	Soffit Fastener			PCS	63.5		
11	Fascia			FT	215.0		
12	Fascia board fastener			PCS	108		
13	Roof Insulation			SF	1480.0		
14							
15							