

# **ORION**

The Orion is a charming Tuscan-style threebedroom, one-bathroom home designed for comfortable and efficient living. The lower portion of the walls is constructed from stone, adding a touch of natural texture while upper 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 design. Small, triangular awning-like structures above select windows add a subtle architectural detail and offer some shade.

Inside, the Orion features a simple L-shaped floor plan. The living and kitchen areas are centrally located and seamlessly integrated into a single open-plan room. Two bedrooms are thoughtfully positioned adjacent to each other on one end of the house, while the third bedroom is placed on the opposite end, offering flexibility and privacy for different living arrangements.

## 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



# BEDROOM 3 149 SF

# **FLOOR PLAN**

988 SF

3 Bed Rooms

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**DISCLAIMER** 

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**MATERIALS SHOPPING LIST**  MATERIALS SHOPPING LIST

# **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.



**KEY PLAN** 

NO.	DESCRIPTION	DATE
	•	

NOTE:

LEGEND:

PROJECT

136-Orion-988-3Bd1Ba-Tuscan-**Base-550** 

DRAWING NAME

## INTRODUCTION

CLIENT	NAME:		
PROJEC	CT NUMBER:		
DATE:			
DESIGN	IED BY:		
DRAWN	BY:		
CHECKI	 =D BY:		

**I101** 

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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.

## 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

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

Foundation Plan: Detailed plan to establish a solid foundation.

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

Architectural Elevations: Exterior views showcasing the design.

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

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

## **MECHANICAL**

The mechanical package includes everything needed to guide HVAC

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.

BOM (Bill Of Materials) (Separately Attached)

## **ELECTRICAL**

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

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

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

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

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

## **PLUMBING**

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

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

Detailed Riser Diagrams: Provide information needed to properly

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

proper drainage.

install all vertical plumbing risers and vent stacks.

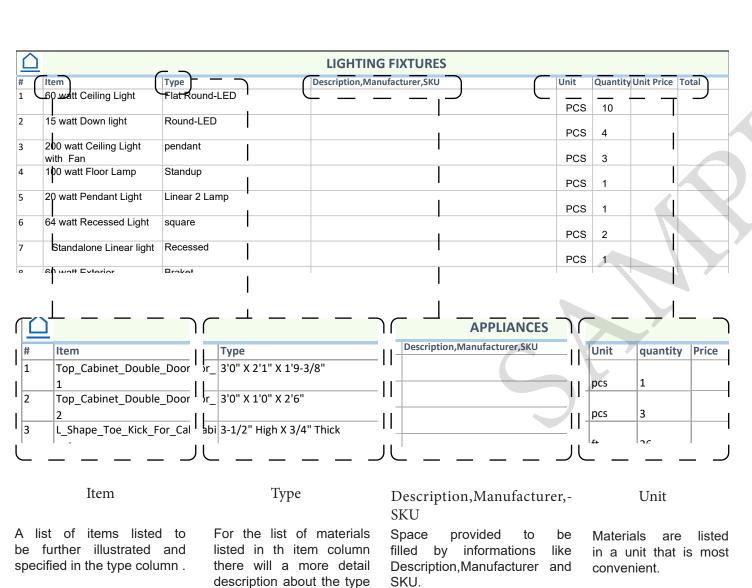
Bill of Materials: A complete list of every component needed, from pipes to fixtures.

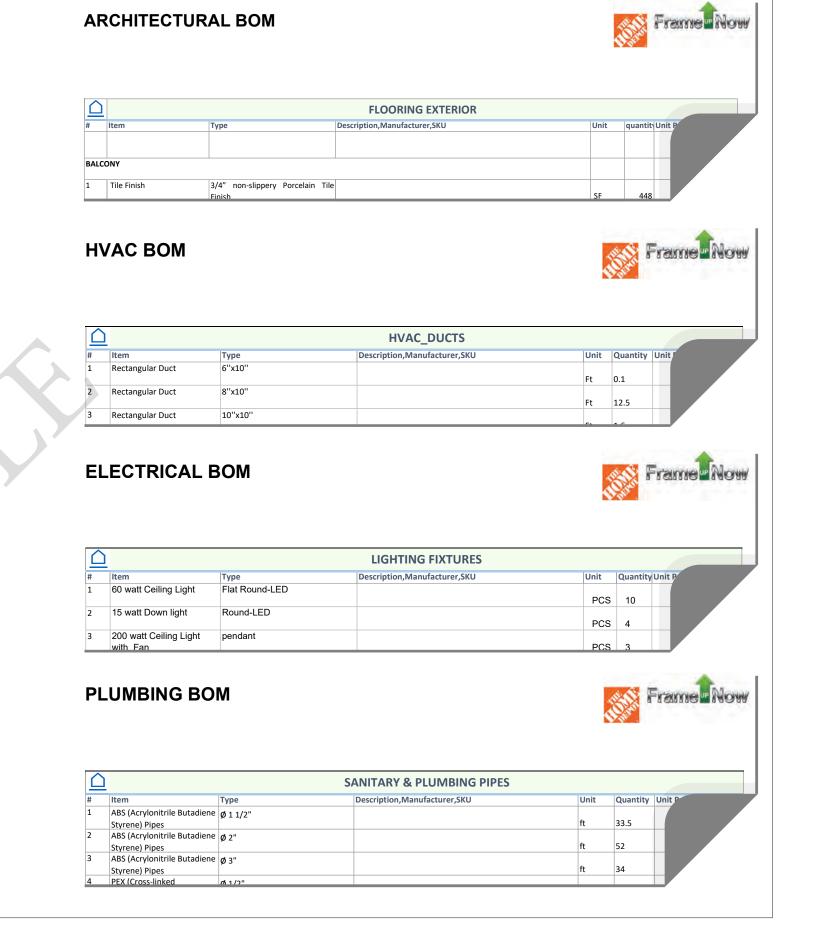


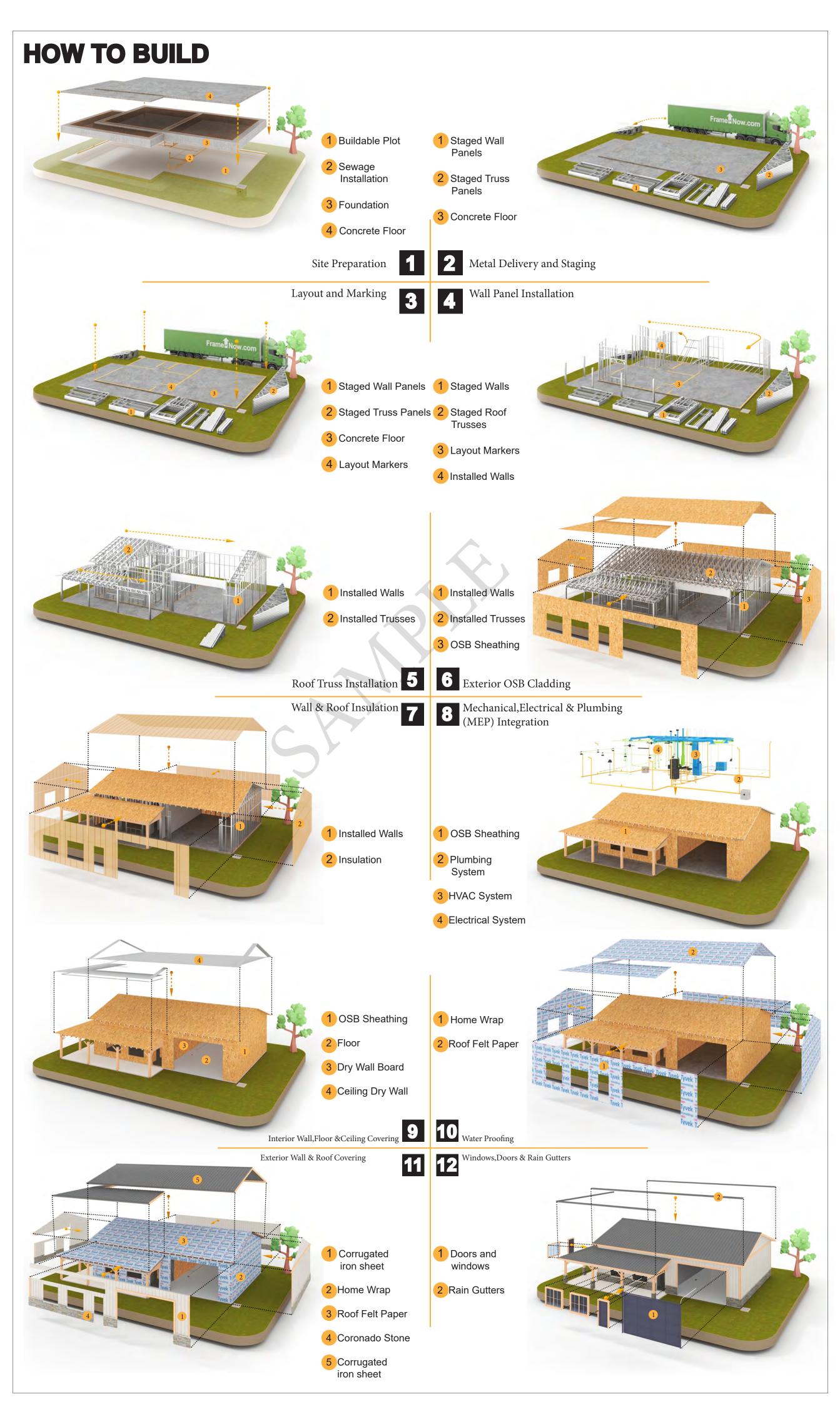
The Bill of Materials (BOM) is a crucial document that compiles the material requirements from different disciplines into a centralized inventory, enabling efficient procurement, inventory management, and cost estimation for a specified project or

**ELECTRICAL BOM** 











**KEY PLAN** 

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

136-Orion-988-3Bd1Ba-Tuscan-**Base-550** 

**DRAWING NAME** 

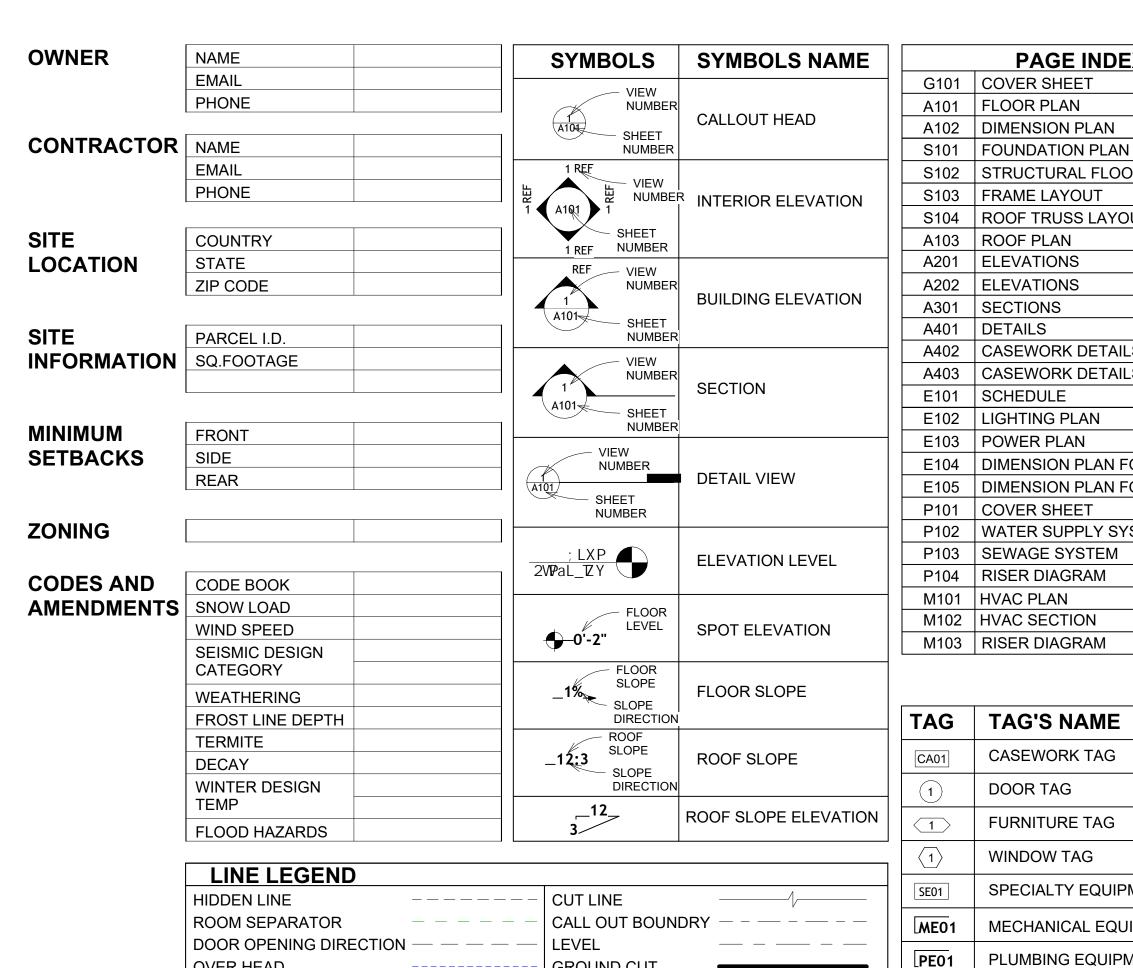
# INTRODUCTION

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

1102

SCALE:

of the Material.



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12001(12)(1
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CASEWORK TAG

**FURNITURE TAG** 

SPECIALTY EQUIPMENT TAG

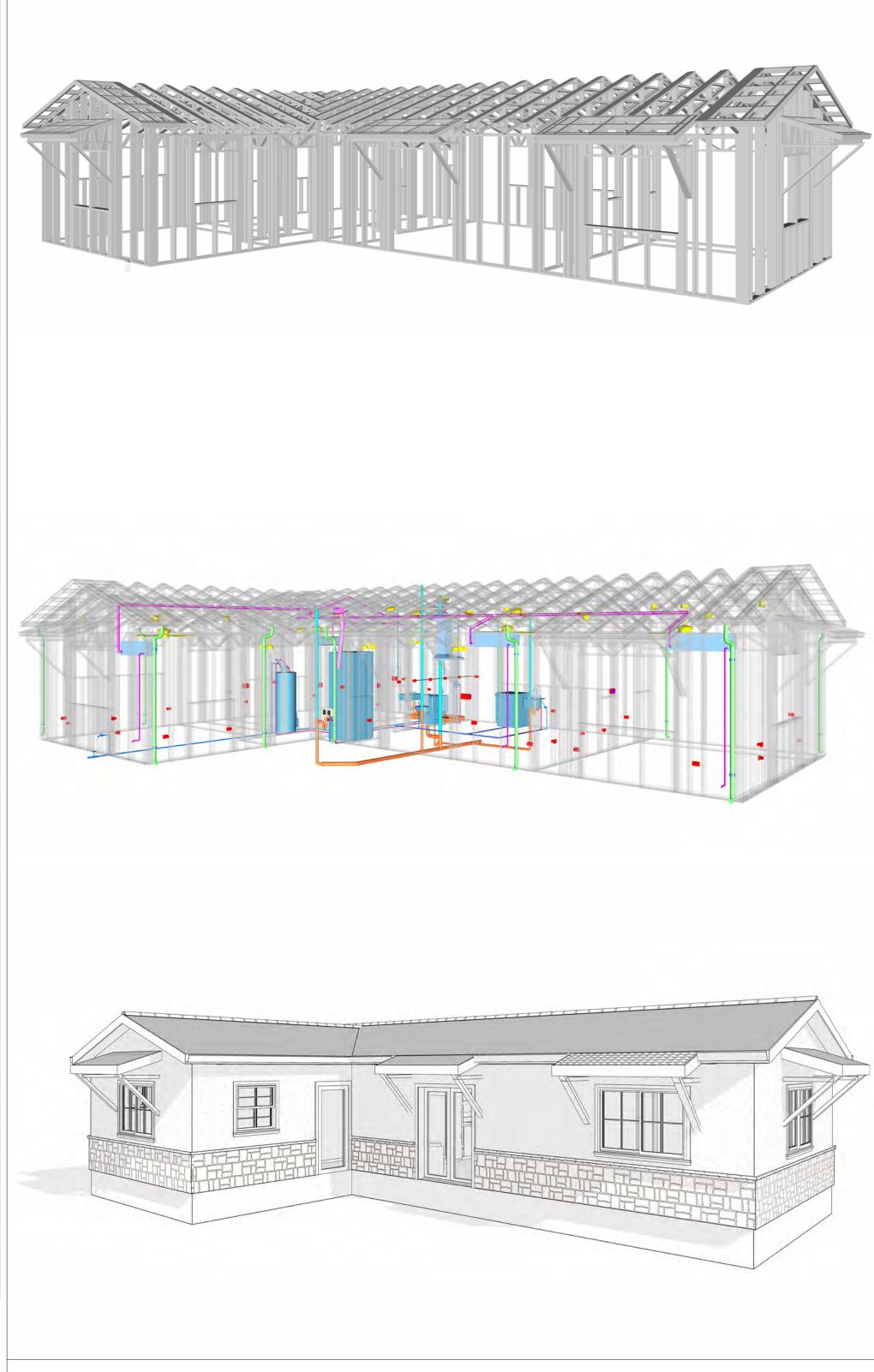
MECHANICAL EQUIPMENT TAG

WINDOW TAG

DOOR TAG

	5 <u>E</u>	SPECIAL EQUIPMENT
	SF	SQUARE FEET
]	SIMP. STHD8	SIMPSON STRAP THE HOLDDOWN
-	SIMP. ABE66	SIMPSON ANCHOR BOLT EDGE
	TV	TELEVISION
	UNO	UNLESS NOTED OTHERWISE
	W/	WITH
	W/D	WASHER/DRYER
	AC	AIR CONDITIONING UNIT
	ACC	AIR COOLED CONDENSER
	ACCU	AIR COOLED CONDSENSING
	AHU	AIRTHANDLING 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 UN
	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

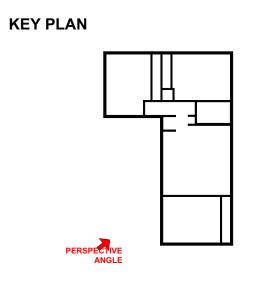




136 ORION 988 3Bd 1Ba **TUSCAN BASE 550** 

SQUARE FOOT	AGE		
LIVING 988			
TOTAL	988		





DESCRIPTION	DAT	
	DESCRIPTION	

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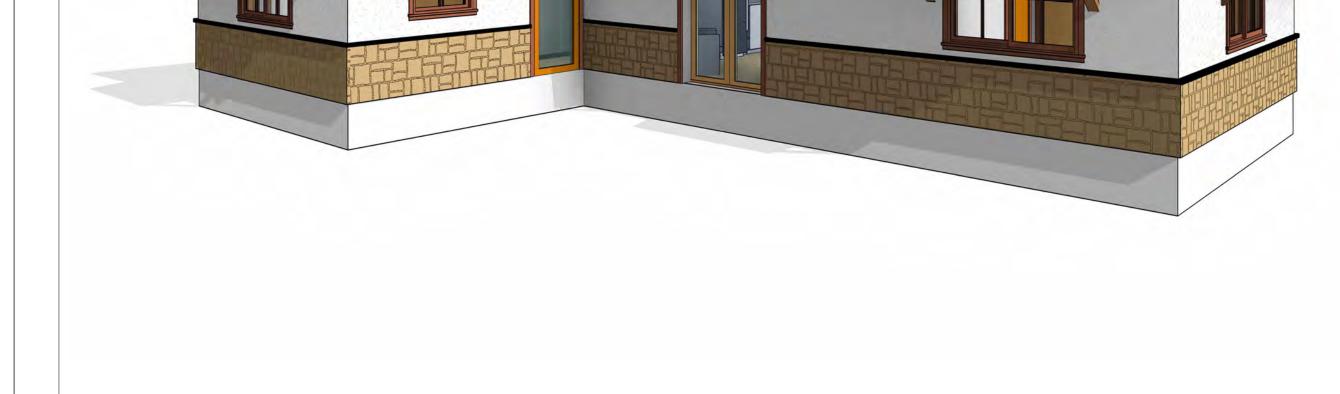
LEGEND:

136 ORION 988 3Bd 1Ba **TUSCAN BASE 550** 

**COVER SHEET** 

Client Name	CLIENT NAME:	
0061_12	PROJECT NUMBER:	
3/20/2025 5:16:36 PI	DATE:	
Designe	DESIGNED BY:	
Autho	DRAWN BY:	
Checke	CHECKED BY:	

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## **GENERAL NOTES**

- 1. THIS DRAWING DEPICTS THE ARCHITECTURAL (SPACE LAYOUT, FURNISHING, FLOOR, WALLS, ROOFS, FOUNDATION, WINDOWS AND DOORS) SYSTEMS. IT PROVIDES A VISUAL REPRESENTATION OF THE ARCHITECTURAL LAYOUT AND COMPONENTS.
- THE ARCHITECTURAL DRAWINGS ARE PREPARED TO MEET THE SPECIFIC REQUIREMENTS OF THE BUILDING, AS PER THE PROJECT SPECIFICATIONS AND APPLICABLE CODES AND STANDARDS. 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:

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.

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.

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

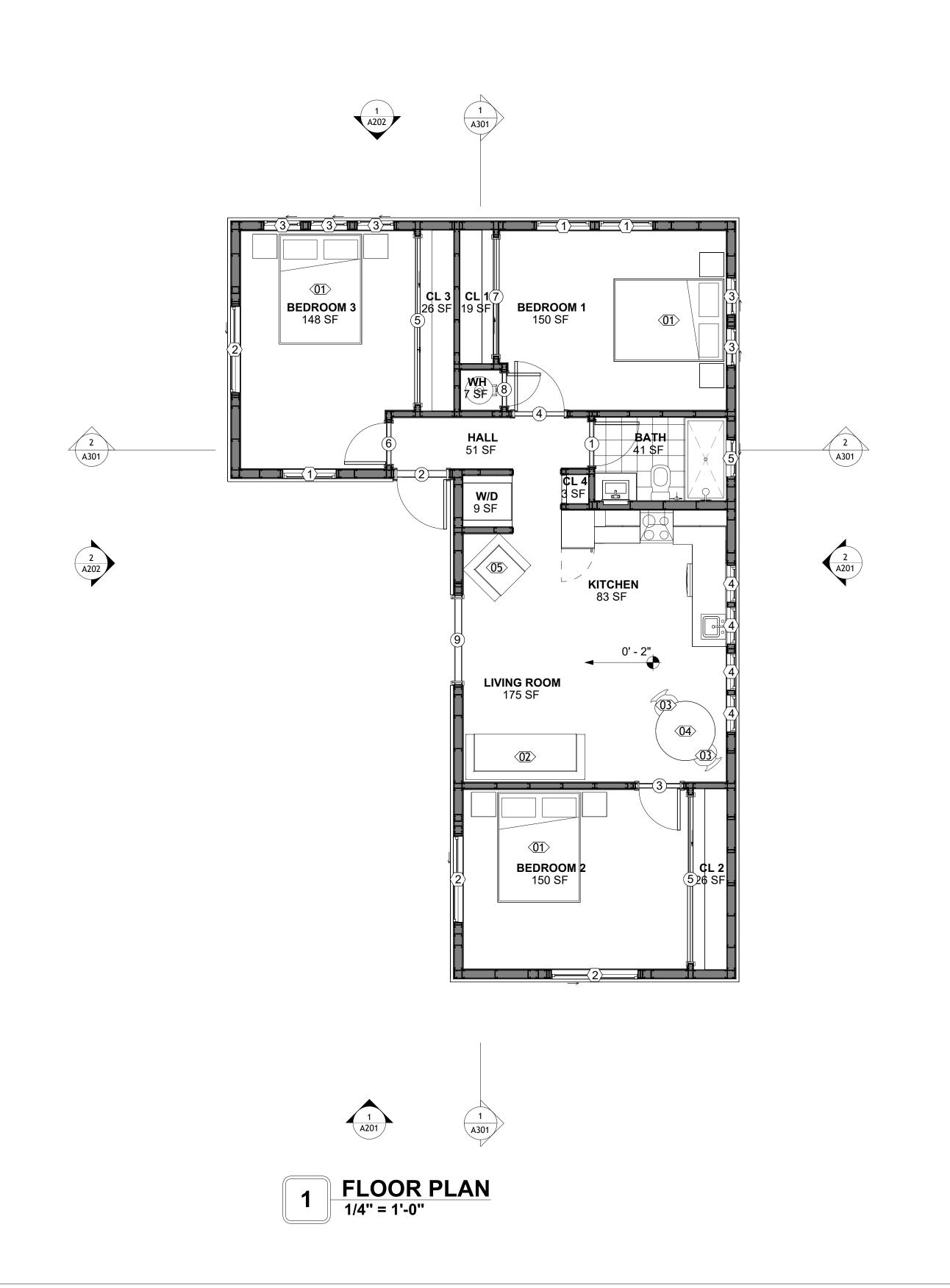
REFER TO SHEETS A201 & A202 FOR GENERAL NOTES ON EXTERNAL FINISHING MATERIALS

## ABOUT FLOORS:

- 1. THE SPOT ELEVATION INDICATES THE FINISHED FLOOR ELEVATION.
- FINISHED FLOORS PER PLANS.
- 3. FIELD VERIFY FOR DIMENSION DROP 4" FOR SHOWER AND BATHTUB USE.
- 1% SLOPE ON OUTDOOR BALCONIES FOR WATER RUN OFF.
- 2% SLOPE TOWARDS THE SHOWER DRAIN FOR SUFFICIENT DRAINAGE. 4" DROP AT THE DOOR LEADING TO EXTERIOR BALCONY FROM THE MAIN LIVING AREA.
- 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	THREE SEAT SOFA	1			
03	DINING CHAIR	2			
04	COFFE TABLE	1			
05	ONE SEAT SOEA	1			

ROOM FINISH SCHEDULE							
ROOM NUMBE R	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT	COM MEN TS
	I				T==	T	I
01	BEDROOM 2	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
02	CL 2	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
03	BEDROOM 3	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
04	CL 3	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
05	CL 1	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
06	BEDROOM 1	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
07	WH	VINYL TILES	CONCRETE	CERAMIC TILE	DRY WALL	8' - 0"	
08	W/D	VINYL TILES	CONCRETE	CERAMIC TILE	DRY WALL	8' - 0"	
09	HALL	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
10	BATH	VINYL TILES	CONCRETE	CERAMIC TILE	MRD	8' - 0"	
11	KITCHEN	HARDWOOD	CONCRETE	WALL PAINT + CERAMIC	DRY WALL	8' - 0"	
12	LIVING ROOM	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
13	CL 4	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	





**KEY PLAN** 

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

136 ORION 988 3Bd 1Ba **TUSCAN BASE 550** 

DRAWING NAME

**FLOOR PLAN** 

Client Name	CLIENT NAME:	
0061_12	PROJECT NUMBER:	
3/20/2025 5:16:37 PM	DATE:	
Designer	DESIGNED BY:	
Author	DRAWN BY:	
Checker	CHECKED BY:	

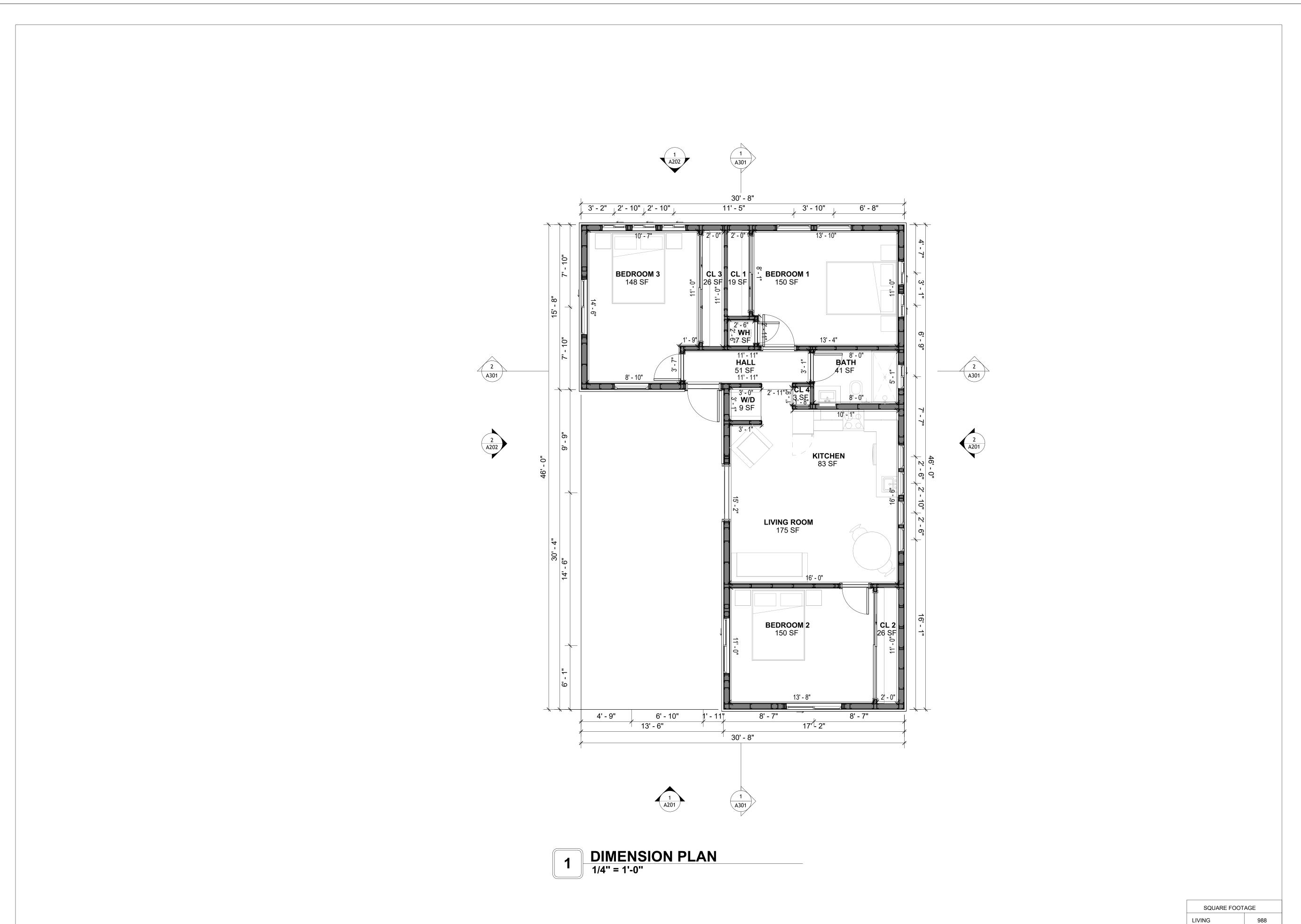
A101

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

SQUARE FOOTAGE

988

TOTAL





KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

136 ORION 988 3Bd 1Ba TUSCAN BASE 550

DRAWING NAME

**DIMENSION PLAN** 

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	3/20/2025 5:16:38 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A102

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

TOTAL

988

## **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.

### . 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:

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.

CONCRETE FINISHES. PANEL RISER LOCATION - WHERE APPLICABLE.

3. UNDERSLAB MECHANICAL REQUIREMENTS.4. STEM WALL BLOCKOUTS.

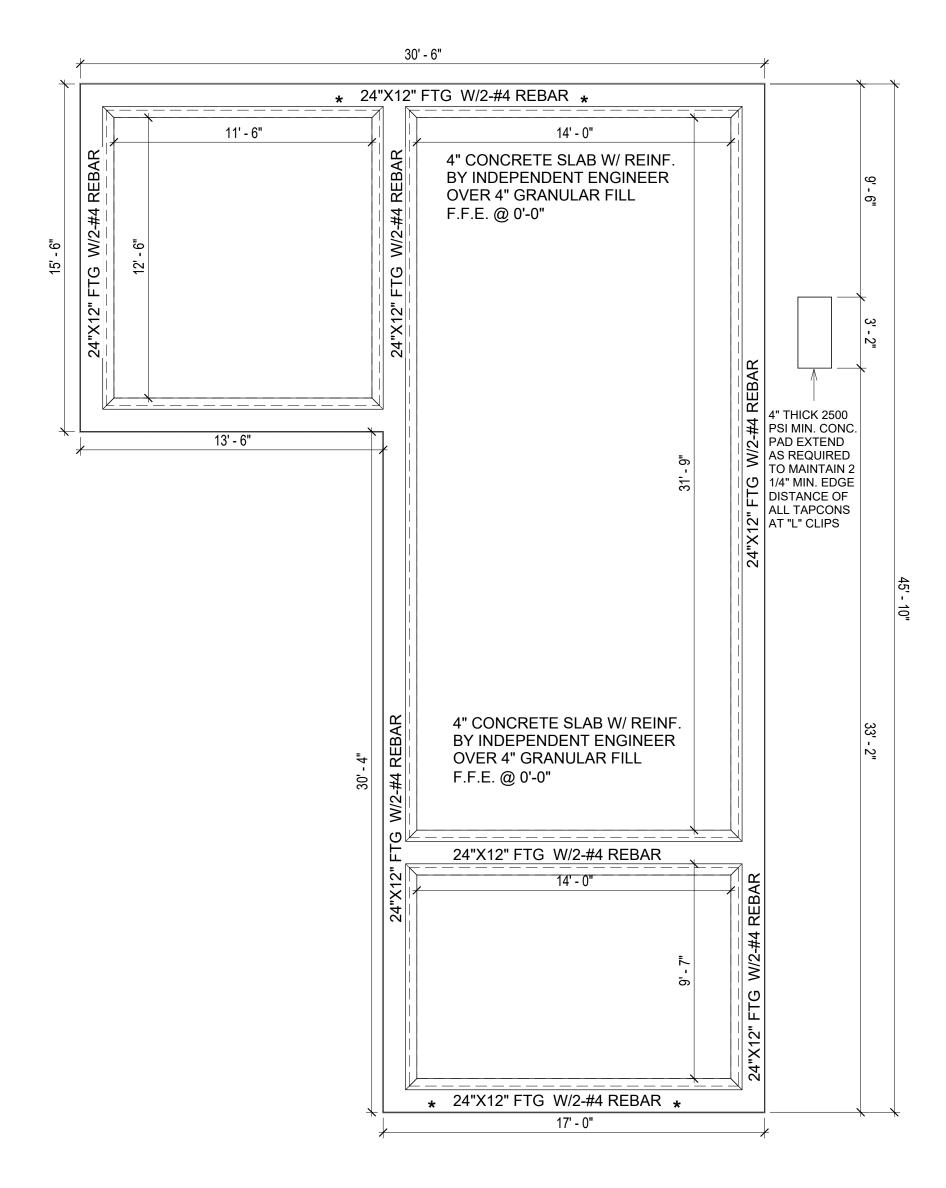
5. UNDERSLAB ELECTRICAL REQUIREMENTS AND PANEL RISER LOCATION. WHERE APPLICABLE.

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"



**KEY PLAN** 

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

136 ORION 988 3Bd 1Ba TUSCAN BASE 550

DRAWING NAME

**FOUNDATION PLAN** 

Client Name	CLIENT NAME:
0061_12	PROJECT NUMBER:
3/20/2025 5:16:39 PM	DATE:
Designer	DESIGNED BY:
Author	DRAWN BY:
Checker	CHECKED BY:

SQUARE FOOTAGE

LIVING 988

TOTAL 988

**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:

1. CONCRETE SLAB SHALL BE 6" THICK WITH 1/2" DIAMETER TENDONS PER LAYOUT PLAN, CENTERED IN SLAB THICKNESS, OVER APPROVED SUBBASE PER GENERAL STRUCTURE NOTES

2. TERMITE PROTECTION SHALL BE PROVIDED PER IRC SECTION R318.1
3. NONE TYPICAL ANCHOR BOLT SPACING AT SHEAR WALL AND HOLD DOWN SPECIFICATIONS PER APPROVED ARCHITECTURAL PLANS.

INSTALL HOLDOWNS BEFORE CONCRETE SLAB POUR.
 EXISTING FILL ON-SITE SHALL BE COMPACTED IN ACCORDANCE WITH THE

REQUIREMENTS IN THE GEOTECHNICAL REPORT.

6. ALL FLOOR SLABS ARE REINFORCED ON CONCRETE SLABS.

## SPECIAL INSPECTION IS REQUIRED FOR THICKENED FOUNDATION CONSTRUCTION

1. REINFORCEMENT 2. 2300 PSI CONCRETE POUR

## B) **REINFORCEMENT FOR CONCRETE**:

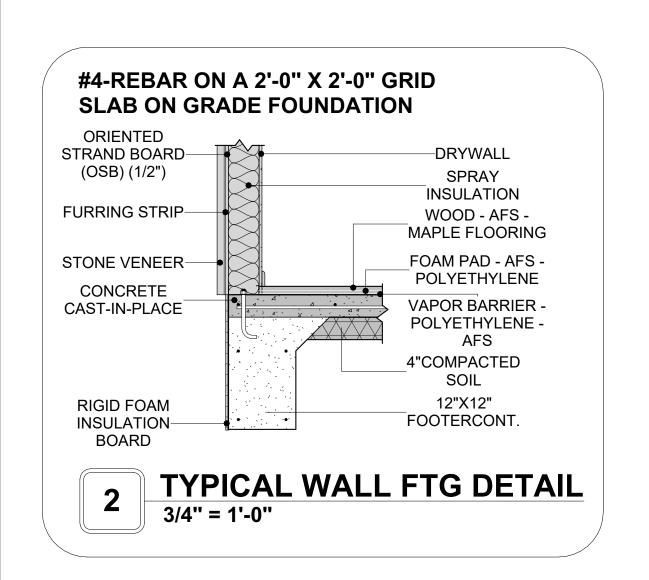
 ALL REINFORCING SLABS BARS SIZE 10MM OR LARGER SHALL BE DEFORMED IN ACCORDANCE TO ASTM-A706, AND BARS SMALLER THAN 10 MM MAYBE PLAIN.
 UNLESS OTHERWISE NOTED IN PLANS, THE YIELD STRENGTH OF REINFORCING BARS SHALL BE:

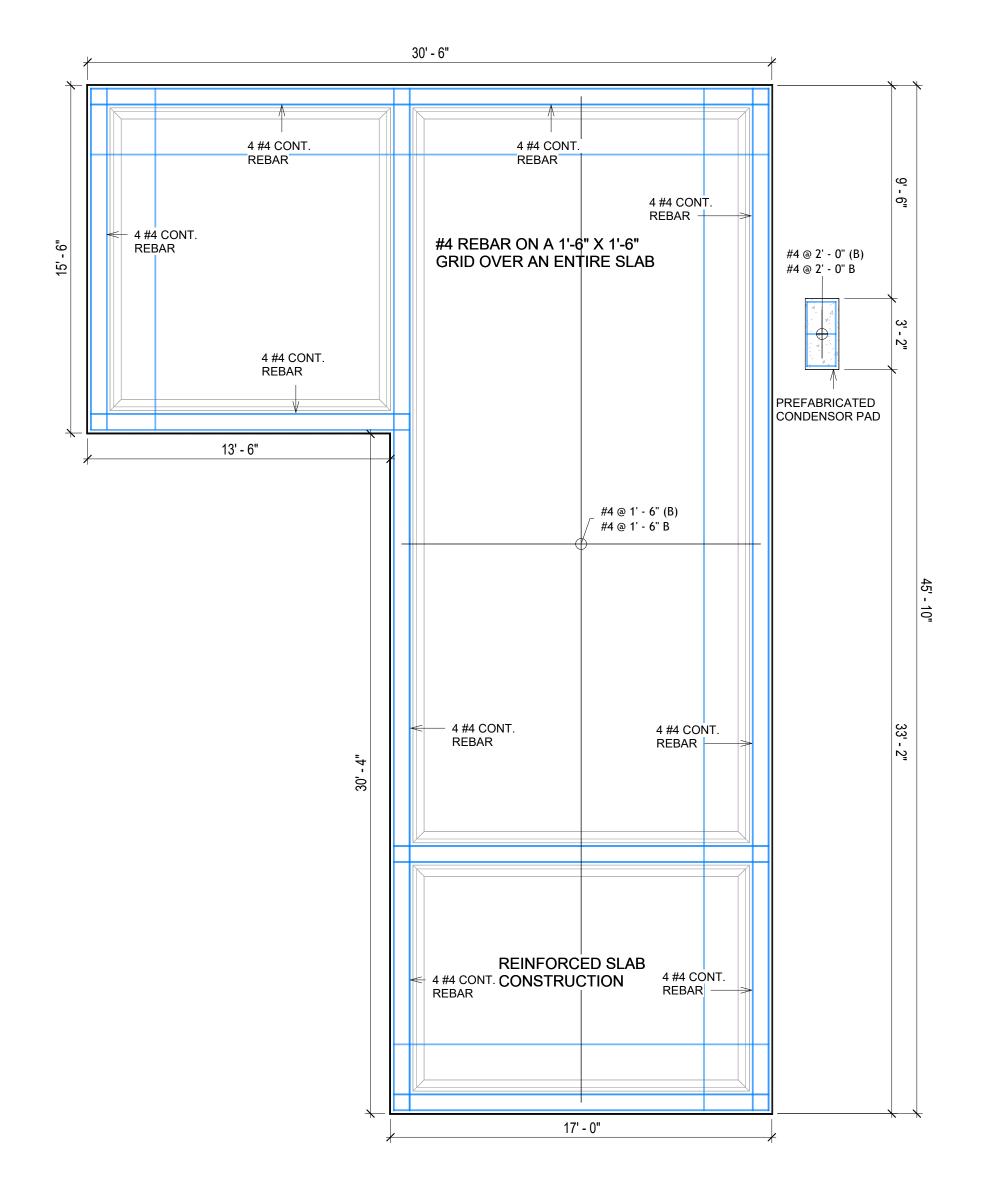
> A) FOOTING = 40,000 PSI B) NON-LOAD BEARING WALLS AND PARAPETS= 40,000 PSI

- 3. SPLICES SHALL BE SECURELY WIRED TOGETHER AND SHALL LAP OR EXTEND
- 4. GRADE OF STEEL FOR RCC WORKS SHALL BE GRADE 4 10.
- 5. BAR NOTATIONS GIVES INFORMATION
  - A) BAR SIZE
    B) SPACING(IF REQUIRED)
- 6. LAP REINFORCEMENT ONLY AT LOCATION SHOWN IN THE DRAWINGS
- 7. REINFORCEMENT SHALL NOT BE CUT, VENT OR HEATED ON SITE WITHOUT ENGINEERS' APPROVAL.
- C) CONCRETE SLAB NOTES
- 1. ALL SLAB REINFORCEMENT SHALL BE 20MM CLEAR MINIMUM FROM BOTTOM AND FROM TOP OF SLAB
- 2. REINFORCEMENT IN CONTINUOUS ELEVATED SLAB SHALL BE CUT AS FOLLOWS.

## NOTE:

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





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



**KEY PLAN** 

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

136 ORION 988 3Bd 1Ba TUSCAN BASE 550

DRAWING NAME

STRUCTURAL FLOOR PLAN

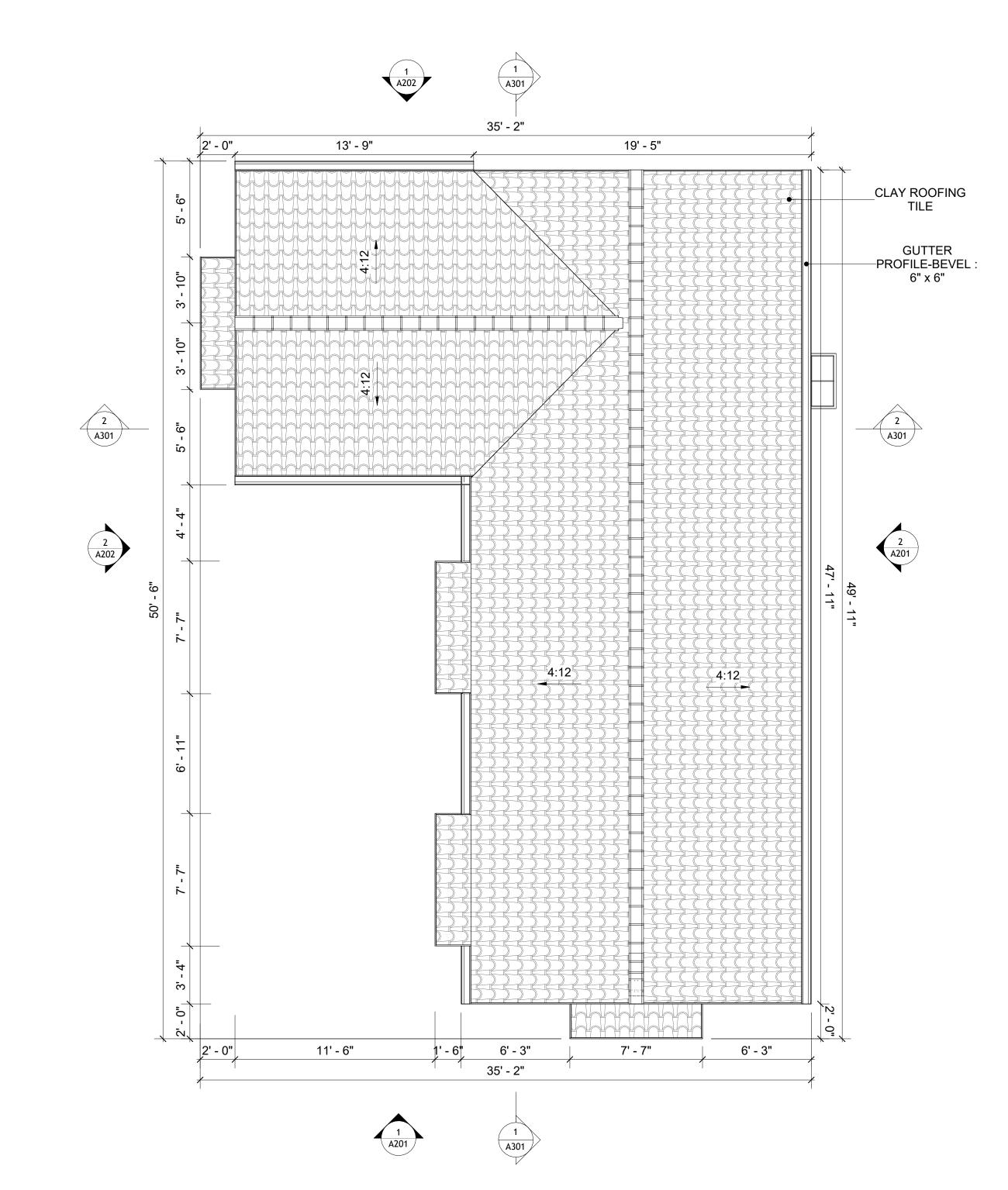
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0061_12	PROJECT NUMBER:	
3/20/2025 5:16:39 PM	DATE:	
Designer	DESIGNED BY:	
Author	DRAWN BY:	
Checker	CHECKED BY:	

**S102** 

## **ROOF NOTES**

- . 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.





SQUARE FOOT	SQUARE FOOTAGE			
LIVING	LIVING 988			
TOTAL	988			



**KEY PLAN** 

NO.	DESCRIPTION	DATE
		·

NOTE:

LEGEND:

PROJE

136 ORION 988 3Bd 1Ba TUSCAN BASE 550

DRAWING NAME

ROOF PLAN

Client Name	CLIENT NAME:
0061_12	PROJECT NUMBER:
3/20/2025 5:16:42 PM	DATE:
Designer	DESIGNED BY:
Author	DRAWN BY:
Checker	CHECKED BY:

A103

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

## **ABOUT WALL FINISHING**

### CLAY ROOFING TILE

CLAY ROOFING TILE REFERS TO THICK, DURABLE TILES MADE FROM NATURAL CLAY, APPLIED AS A ROOFING MATERIAL TO PROVIDE PROTECTION AND AESTHETIC APPEAL. THESE TILES ARE KNOWN FOR THEIR LONGEVITY, RESISTANCE TO WEATHER CONDITIONS, AND TRADITIONAL APPEARANCE. THEY OFFER THE BENEFITS OF NATURAL INSULATION AND ENVIRONMENTAL SUSTAINABILITY WHILE ENHANCING THE EXTERIOR DESIGN OF BUILDINGS.

IN THIS SPECIFIC PROJECT, CLAY ROOFING TILE IS USED AS A PRIMARY ROOFING MATERIAL TO ENSURE DURABILITY AND VISUAL APPEAL.

## STONE VENEER

STONE VENEER REFERS TO THIN LAYERS OF NATURAL OR MANUFACTURED STONE APPLIED TO A STRUCTURAL WALL, KNOWN FOR THEIR REALISTIC APPEARANCE AND RELATIVE LIGHTNESS. THESE VENEERS PROVIDE THE AESTHETIC OF STONE WITHOUT THE COST AND WEIGHT OF FULL STONE CONSTRUCTION, CONTRIBUTING TO A BEAUTIFUL AND COSTEFFECTIVE EXTERIOR FINISH.

IN THIS SPECIFIC PROJECT, STONE VENEER IS USED A FINISH MATERIAL ON EXTERIOR WALL.

## **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.

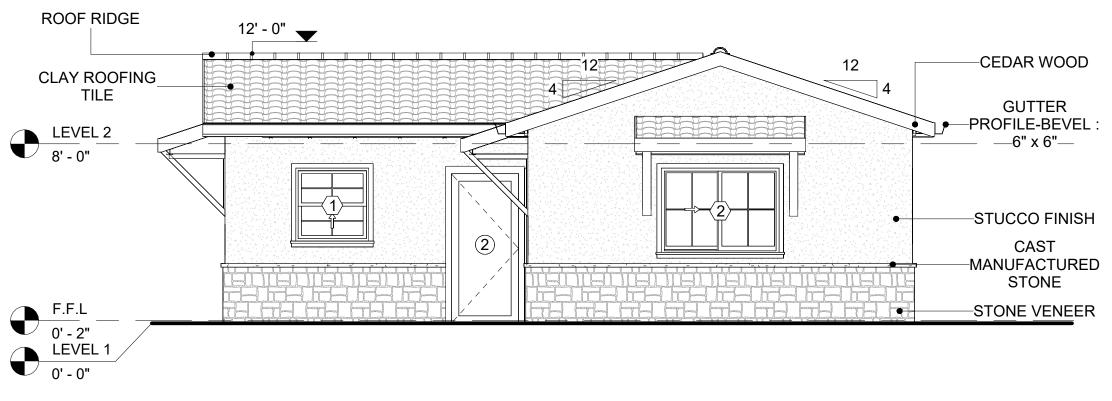
IN THIS SPECIFIC PROJECT, CEDAR WOOD IS USED AS A FURRING STRIP AND A FINISH MATERIAL ON BEAMS AND COLUMNS.

CEDAR WOOD AS A FURRING STRIPS PROVIDE THERMAL INSULATION AND MOISTURE MANAGEMENT. THE VERTICAL CEDAR WOOD FURRING STRIPS ARE ATTACHED TO HOME WRAP USING CORROSION-RESISTANT FASTENERS (HOT-DIP GALVANIZED SCREWS), ENSURING PROPER PENETRATION INTO THE WALL FRAMING.

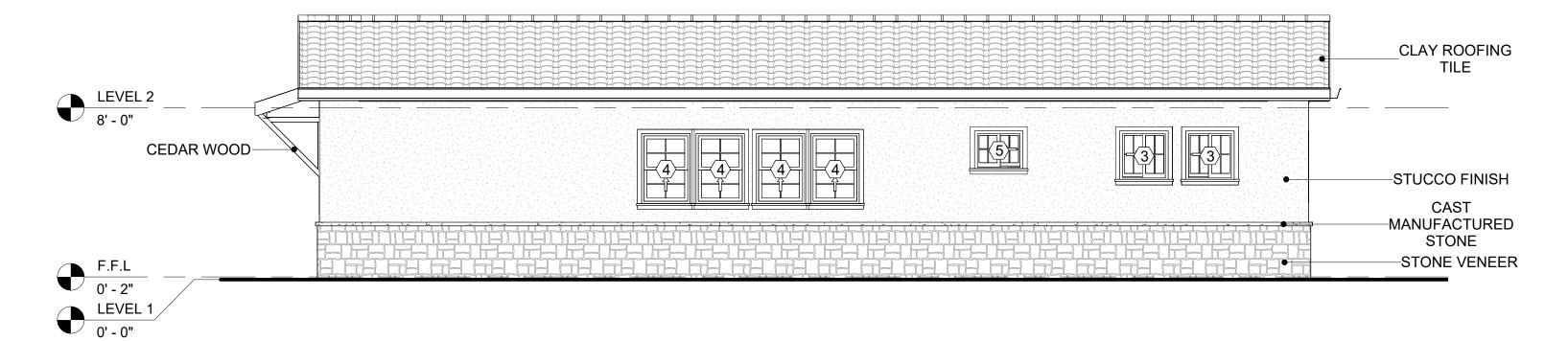
## CAST MANUFACTURED STONE

MANUFACTURED STONE, ALSO KNOWN AS CULTURED OR ARTIFICIAL STONE, IS A SYNTHETIC BUILDING MATERIAL MADE FROM A BLEND OF CEMENT, AGGREGATES, AND PIGMENTS TO MIMIC THE APPEARANCE OF NATURAL STONE. IT IS LIGHTWEIGHT, DURABLE, AND CUSTOMIZABLE IN COLOR AND TEXTURE.

IN THIS PROJECT, MANUFACTURED STONE IS USED AS THE COPING MATERIAL, PROVIDING A DURABLE AND AESTHETIC FINISH THAT MIMICS THE APPEARANCE OF NATURAL STONE.



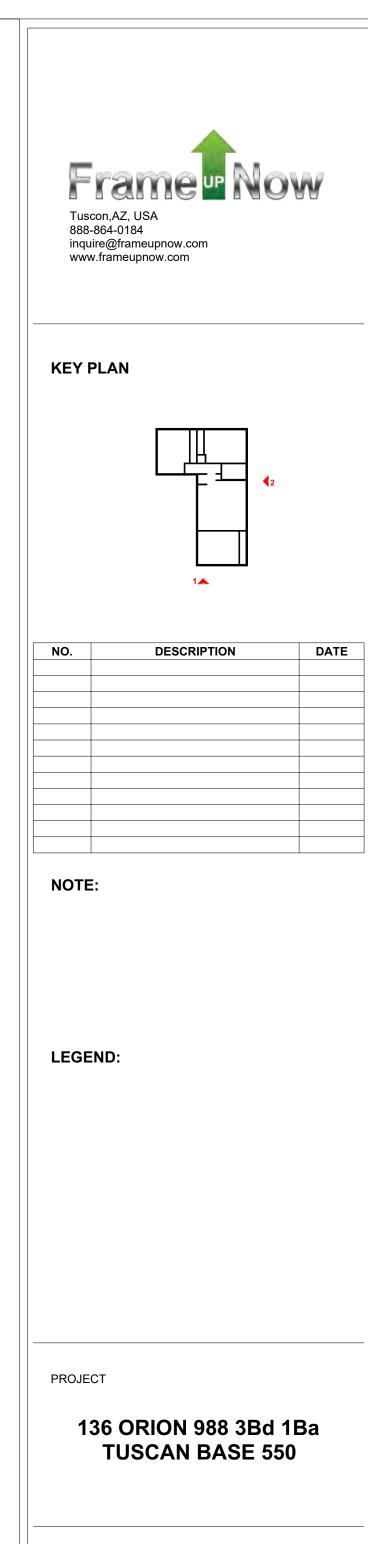
1 FRONT ELEVATION
1/4" = 1'-0"





	DOOR SCHEDULE						
TYPE			SIZE				
MAR K	SUPPLIER	SUPPLIER DOOR TYPE LOCATIO N	WIDTH	HEIGHT	COUNT		
1	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	2' - 8"	6' - 8"	1	
2	HOME DEPOT	EXTERIOR SINGLE PANEL SWINGING	INTERIOR	3' - 0"	6' - 8"	1	
3	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	2' - 6"	6' - 8"	1	
4	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	3' - 0"	6' - 8"	1	
5	HOME DEPOT	INTERIOR DOUBLE PANEL SLIDING	INTERIOR	10' - 0"	6' - 8"	2	
6	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	2' - 6"	6' - 8"	1	
7	HOME DEPOT	INTERIOR DOUBLE PANEL SLIDING	INTERIOR	7' - 0"	6' - 8"	1	
8	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	2' - 0"	6' - 8"	1	
9	HOME DEPOT	EXTERIOR DOUBLE PANEL SWINGING	INTERIOR	5' - 0"	6' - 8"	1	

WINDOW SCHEDULE						
				SIZE		
<b>TYPE MARK</b>	SUPPLIER	WINDOW TYPE	WIDTH	HEIGHT	COUNT	
					·	
1	HOME DEPOT	SINGLE HUNG	3' - 3"	3' - 3"	3	
2	HOME DEPOT	SLIDING	5' - 3"	3' - 9"	3	
3	HOME DEPOT	SLIDING	2' - 3"	2' - 3"	5	
4	HOME DEPOT	SINGLE HUNG	2' - 3"	3' - 3"	4	
5	HOME DEPOT	SLIDING	2' - 3"	1' - 9"	1	



ARCHITECTURAL ELEVATIONS

Client Name	CLIENT NAME:
0061_12	PROJECT NUMBER:
3/20/2025 5:16:45 PM	DATE:
Designer	DESIGNED BY:
Author	DRAWN BY:
Checker	CHECKED BY:

## **ABOUT WALL FINISHING**

## **CLAY ROOFING TILE**

CLAY ROOFING TILE REFERS TO THICK, DURABLE TILES MADE FROM NATURAL CLAY, APPLIED AS A ROOFING MATERIAL TO PROVIDE PROTECTION AND AESTHETIC APPEAL. THESE TILES ARE KNOWN FOR THEIR LONGEVITY, RESISTANCE TO WEATHER CONDITIONS, AND TRADITIONAL APPEARANCE. THEY OFFER THE BENEFITS OF NATURAL INSULATION AND ENVIRONMENTAL SUSTAINABILITY WHILE ENHANCING THE EXTERIOR DESIGN OF BUILDINGS.

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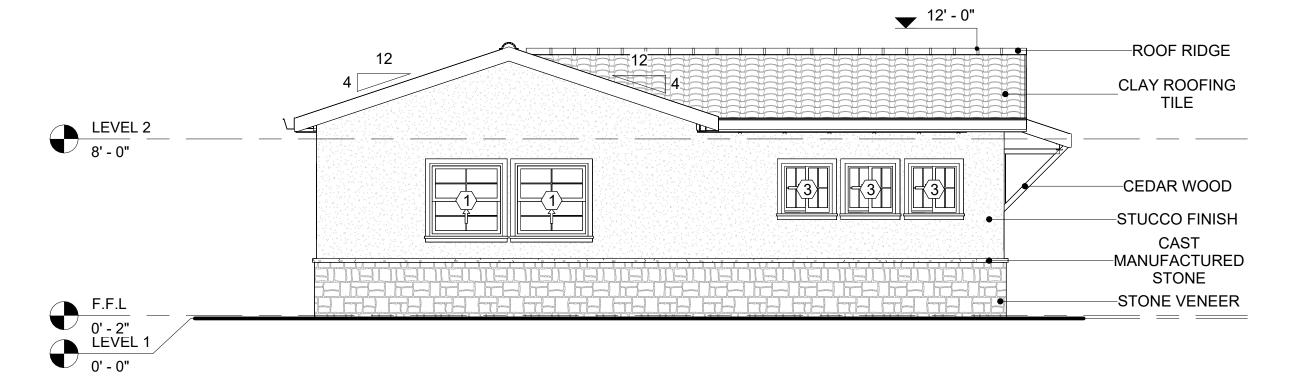
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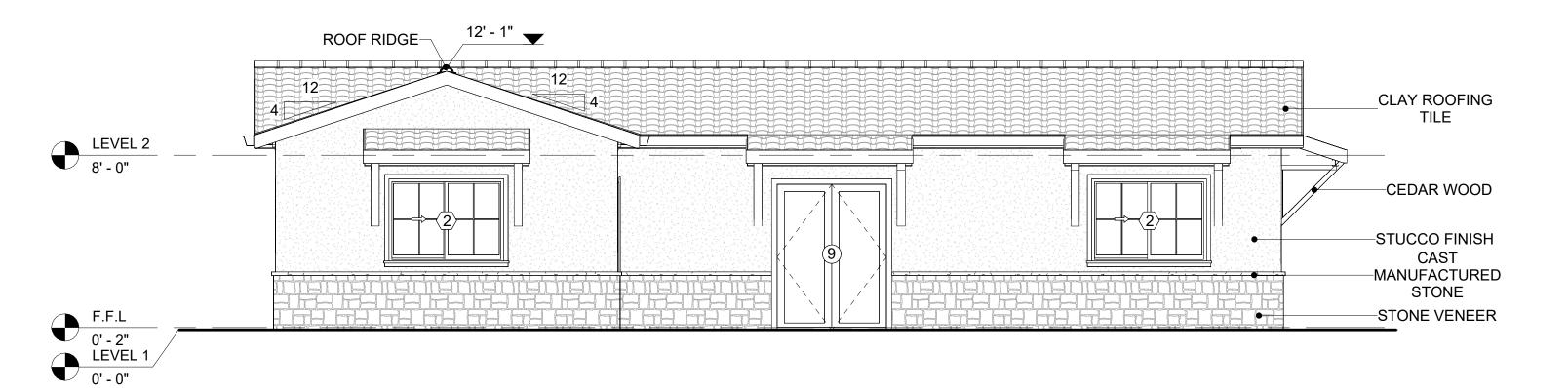
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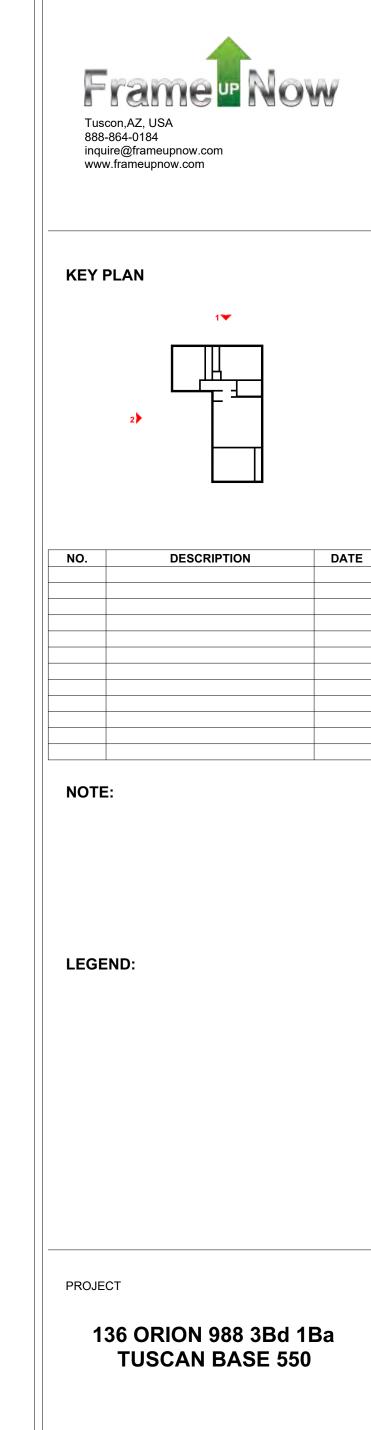
IN THIS PROJECT, MANUFACTURED STONE IS USED AS THE COPING MATERIAL, PROVIDING A DURABLE AND AESTHETIC FINISH THAT MIMICS THE APPEARANCE OF NATURAL STONE.



**REAR ELEVATION** 



LEFT SIDE ELEVATION



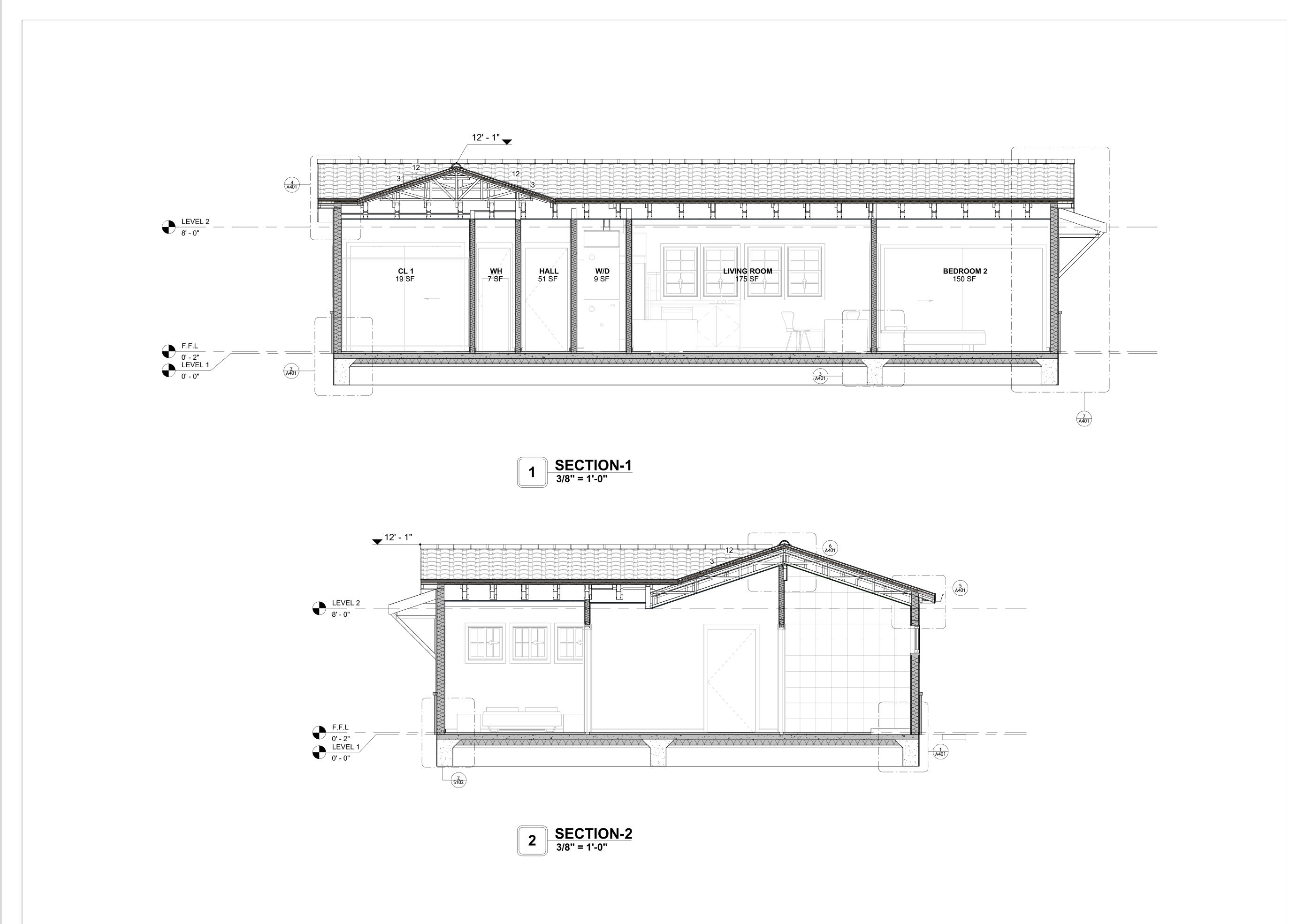
136 ORION 988 3Bd 1Ba

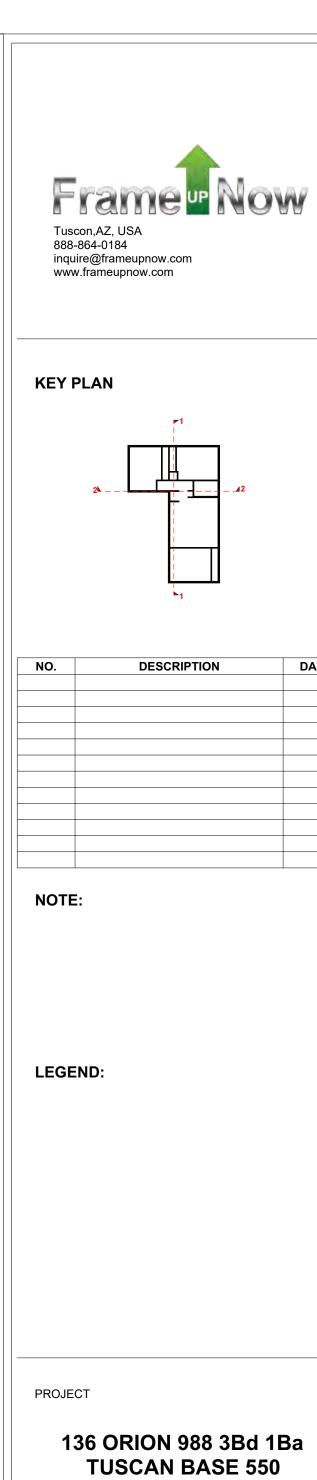
DRAWING NAME

## **ARCHITECTURAL ELEVATIONS**

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0061_12	PROJECT NUMBER:
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Designe	DESIGNED BY:
Autho	DRAWN BY:
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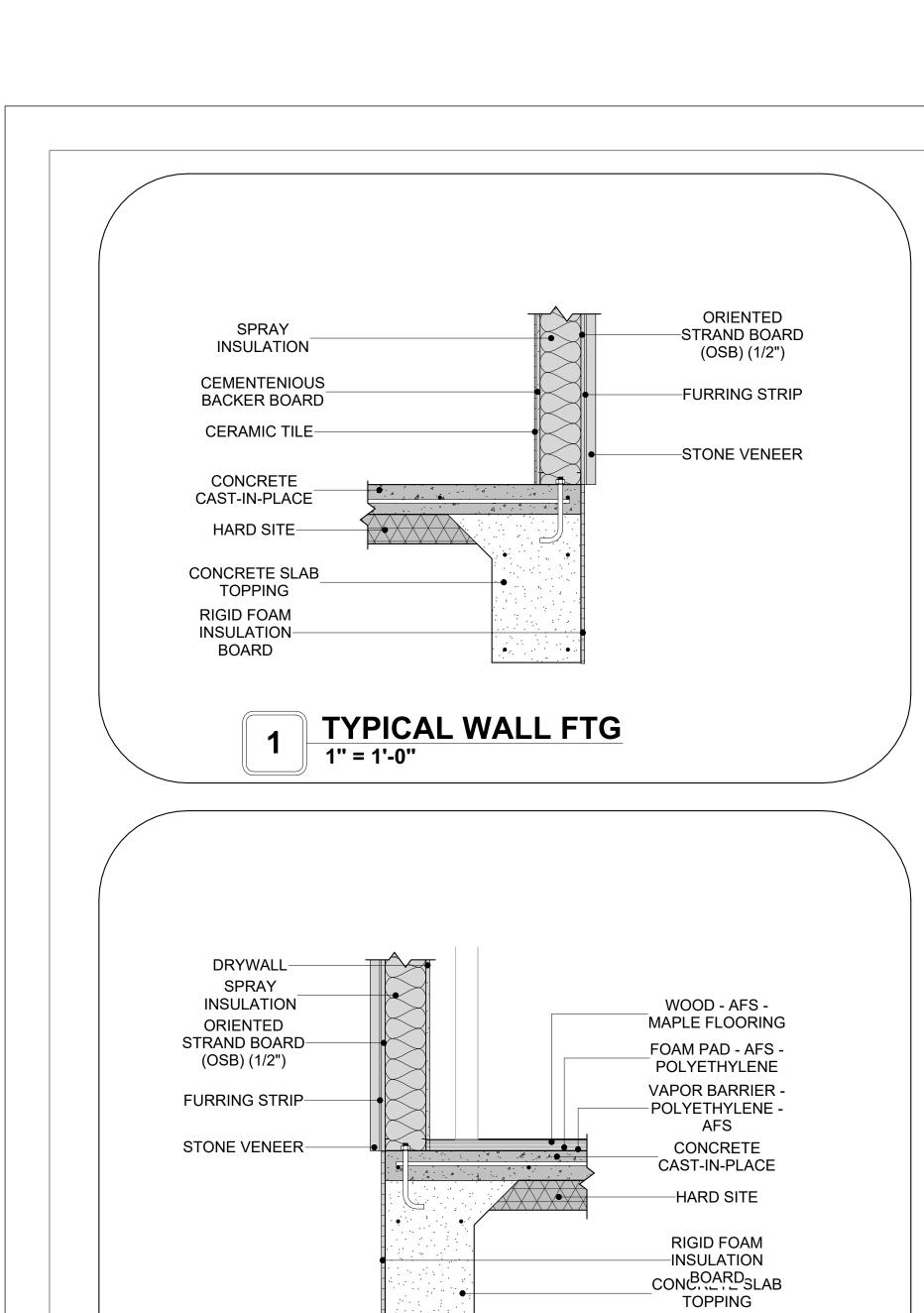
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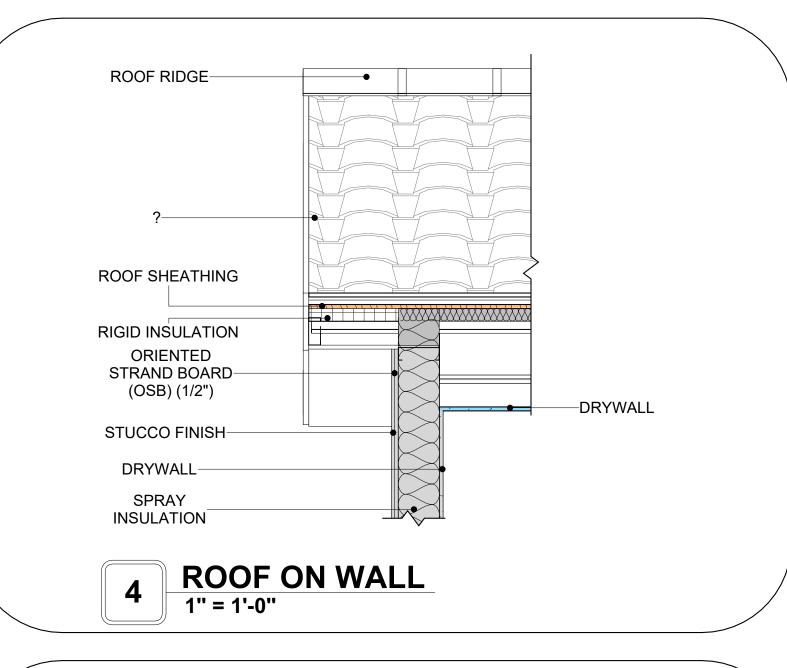
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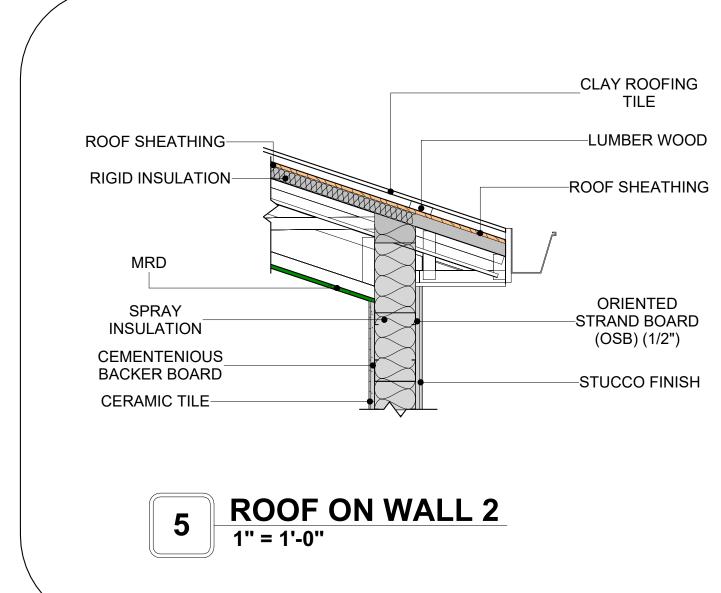
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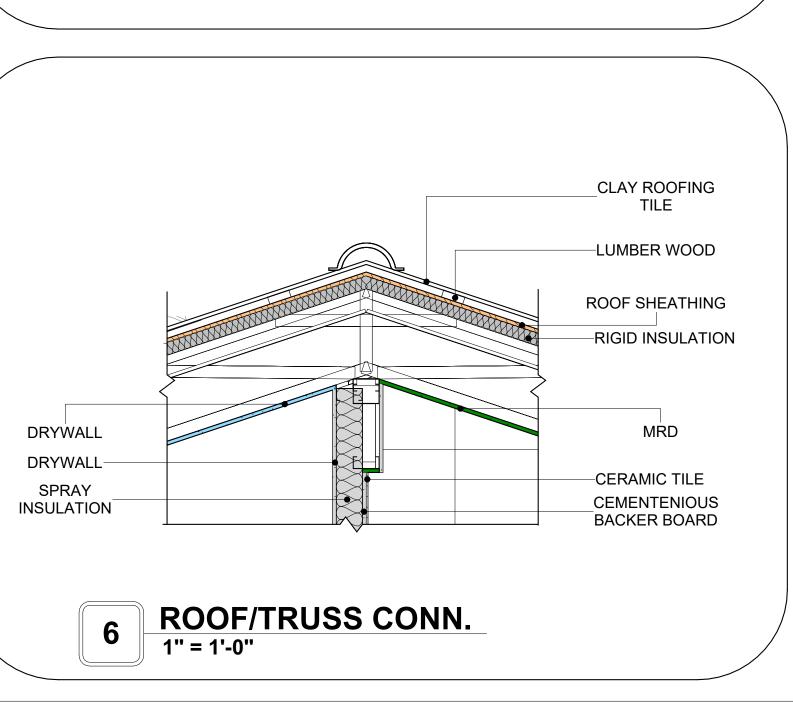
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DATE:	3/20/2025 5:16:50 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

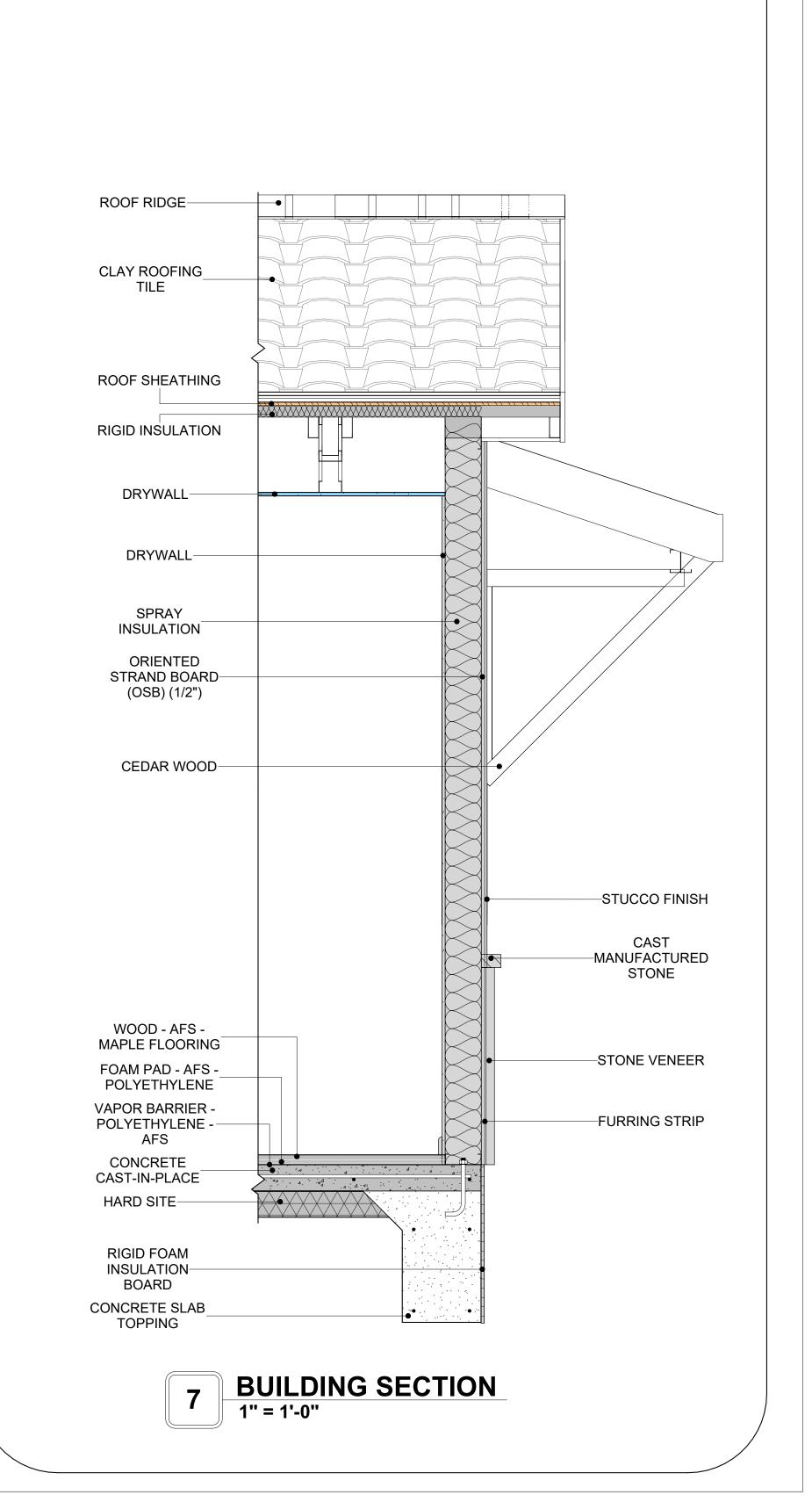
A301













NO.	DESCRIPTION	DATE
•		·
NOTE:		

LEGEND:

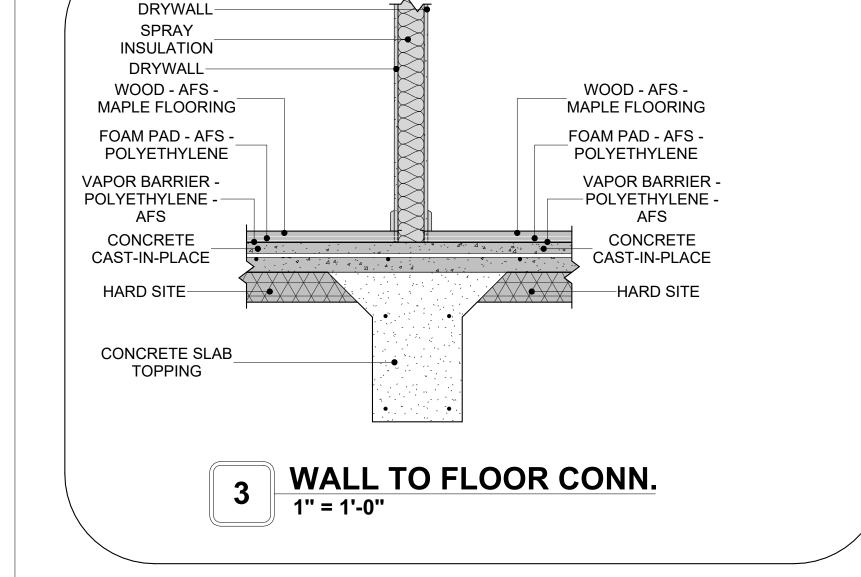
PROJECT 136 ORION 988 3Bd 1Ba **TUSCAN BASE 550** 

DRAWING NAME

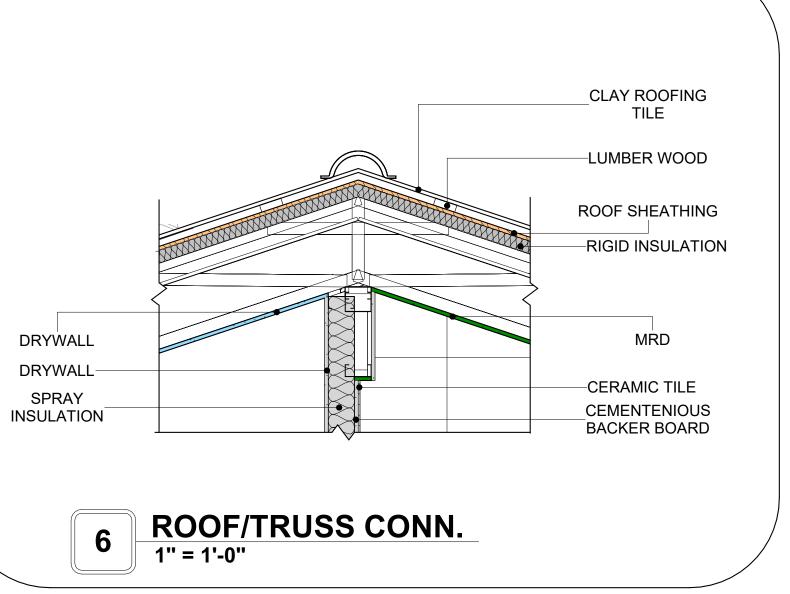
ARCHITECTURAL DETAILS

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0061_12	PROJECT NUMBER:	
3/20/2025 5:16:52 PM	DATE:	
Designer	DESIGNED BY:	
Author	DRAWN BY:	
Checker	CHECKED BY:	

A401 SCALE: 1" = 1'-0"



**TYPICAL WALL FTG 2** 



## **CASEWORK GENERAL NOTES**

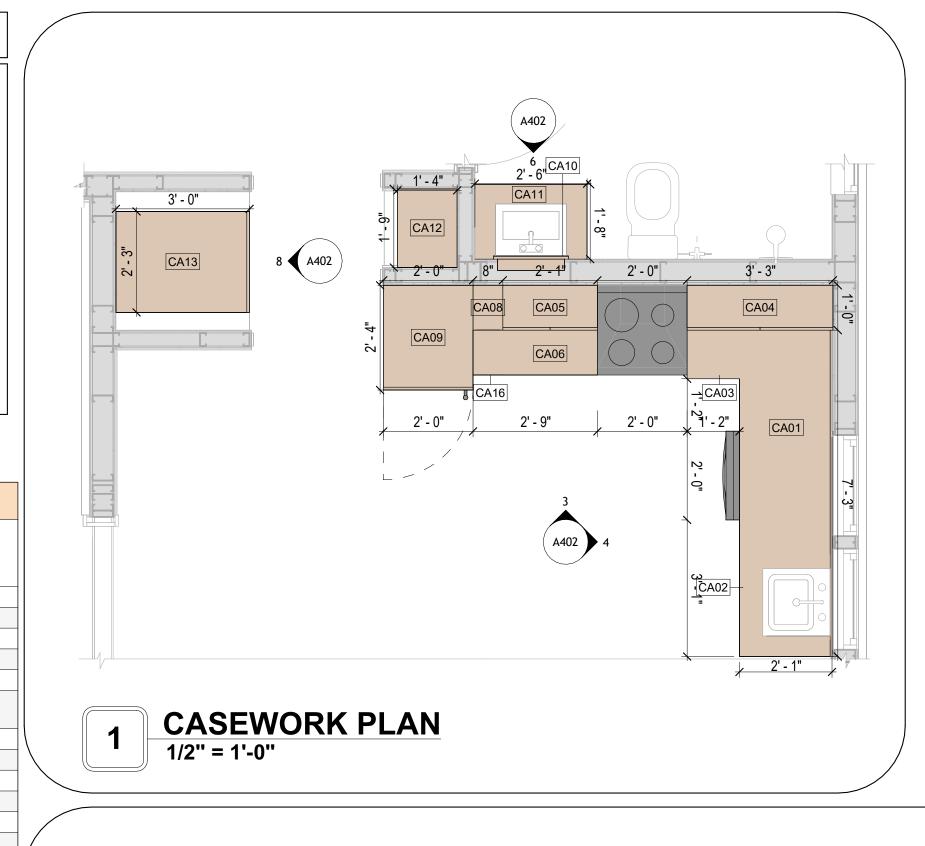
- ALL CABINET HEIGHTS INCLUDE COUNTERTOPS. DIMENSIONS ARE TO THE NEAREST INCH.
   DIVISIONS IN CASEWORK ARE SHOWN FOR CLARITY AND DO NOT REPRESENT BREAKS IN THE
- COUNTERTOP.

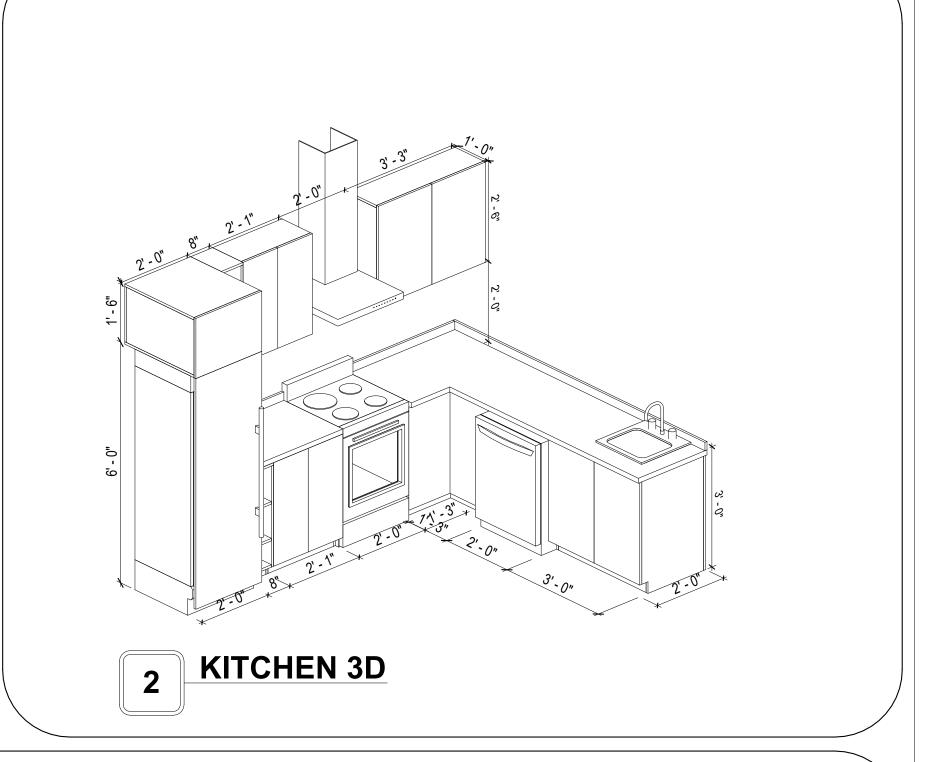
  3. PROVIDE CONTINUOUS COUNTERTOP OVER ALL SIMILAR HEIGHT CASEWORK, UNLESS AND
- 3. PROVIDE CONTINUOUS COUNTERTOP OVER ALL SIMILAR HEIGHT CASEWORK, UNLESS AND OTHERWISE NOTED.
- 4. MANUFACTURER AND CATALOG NUMBERS ARE FOR REFERENCE AND ILLUSTRATION PURPOSES ONLY.
- DOTTED LINES INDICATE WALL HUNG CABINETS, DIVISIONS OF BASE CABINETS BELOW THE
   COUNTERTOP, FURNITURE NOT IN THE CONTRACT OR PROJECTION SCREENS -SEE CASEWORK KEY AND SPECIFICATIONS.
- 7. ALL CABINETS AND DRAWERS TO HAVE CAM LOCKS EXCEPT FOR SINK BASE CABINETS.
  8. ALL EXPOSED SURFACES (EXPOSED TO VIEW FROM ANY PERSPECTIVE) TO BE COVERED WITH
- LAMINATE.

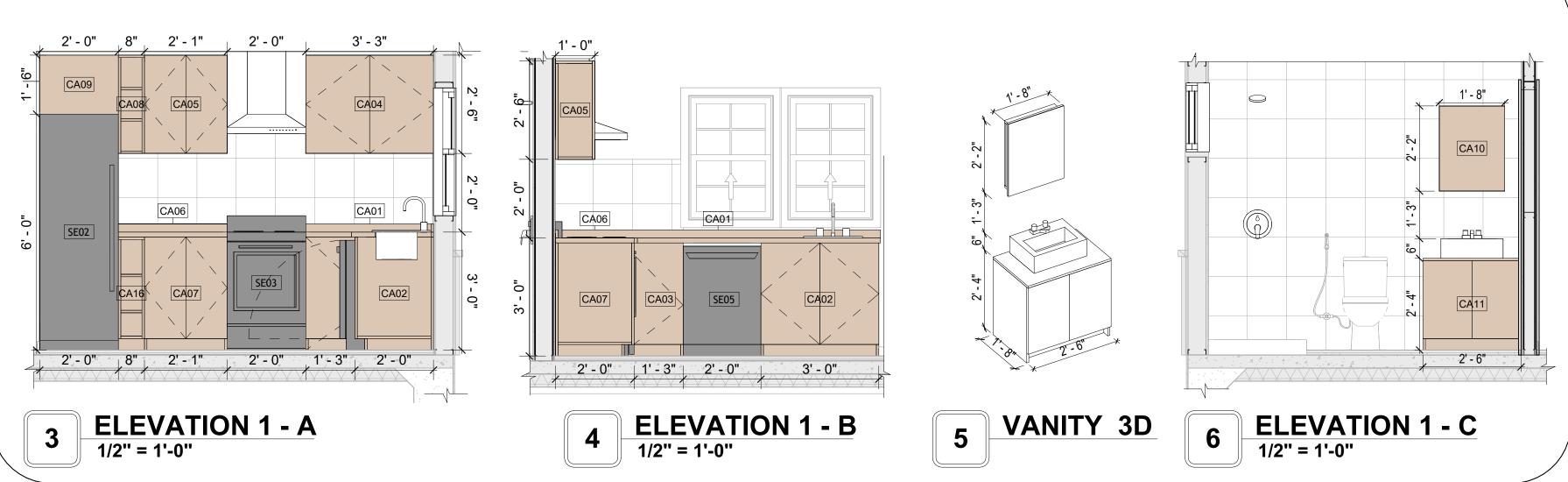
  9 ALL CASEWORK WHICH MEETS A WALL AT ONE OR BOTH ENDS. TO BE PROVIDED WITH FILLER
- 9. ALL CASEWORK WHICH MEETS A WALL AT ONE OR BOTH ENDS, TO BE PROVIDED WITH FILLER PANELS AND SCRIBED TO THE WALL(S) AS REQUIRED.
- 10. ALL CABINETS AND DRAWERS ARE PROVIDED WITH RECESSED HANDLES.
  11. CONTRACTOR TO FIELD VERIFY ALL CLEAR OPENINGS PRIOR TO MILLWORK OR CASEWORK
- FABRICATION.
  12. CASEWORK DRAWINGS ARE DIAGRAMMATIC IN NATURE TO SHOW DESIGN INTENT.

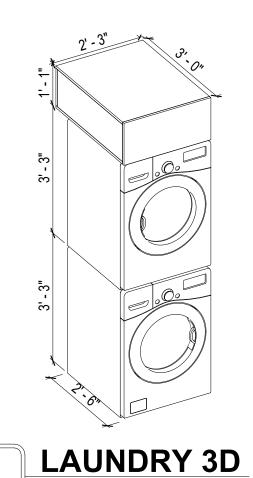
	CASEWORK SCHEDULE					
TYPE MAR K	TYPE	COUN T	HEIGHT	WIDTH	DEPTH	AREA
01	L-SHAPE COUNTER TOP 158	1	0' - 4"	7' - 0"	7' - 0"	2 SF
02	BASE CABINET DOUBLE DOOR 2	1	2' - 11"	3' - 0"	2' - 0"	9 SF
03	BASE CABINET L-SHAPED	1	2' - 11"	3' - 3"	3' - 3"	9 SF
04	WALL CABINET DOUBLE DOOR 2 158	1	2' - 6"	3' - 3"	1' - 0"	8 SF
05	WALL CABINET DOUBLE DOOR 3 159.186 2	1	2' - 6"	2' - 1"	1' - 0"	5 SF
06	LINEAR COUNTER TOP 2 159.186 2	1	0' - 4"	2' - 9"	2' - 0"	1 SF
07	BASE CABINET DOUBLE DOOR 2 187	1	2' - 11"	2' - 1"	2' - 0"	6 SF
80	WALL FILLER	1	2' - 6"	0' - 8"	1' - 0"	2 SF
09	LAUNDRY OPEN CABINET	1	1' - 6"	2' - 0"	2' - 4"	3 SF
10	RECESSED_MED_CABINET	1	2' - 0"	1' - 6"	0' - 3"	3 SF
11	VANITY 2	1	2' - 4"	2' - 6"	1' - 8"	6 SF
12	CLOSET_1	1	5' - 11"	1' - 9"	1' - 4"	10 SF
13	LAUNDRY OPEN CABINET 3 159.186	1	1' - 1"	2' - 3"	3' - 0"	2 SF
14	CLOSET_3	2	5' - 11"	11' - 0"	1' - 4"	65 SF
15	CLOSET_3 2	1	5' - 11"	8' - 1"	1' - 4"	48 SF
16	BASE_FILLER_1	1	2' - 11"	0' - 8"	2' - 0"	2 SF
GRAND	TOTAL	17				

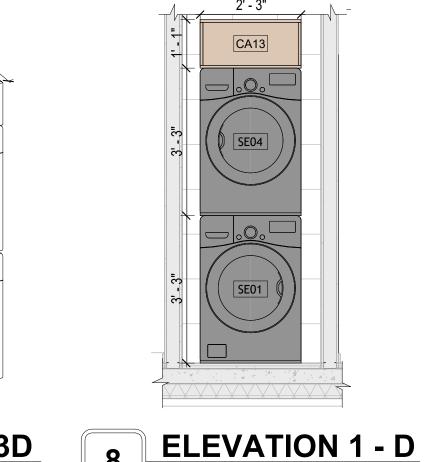
TYPE	COUNT
VASHER-FRONT-LOAD	1
REFRIGERATOR	1
RANGE	1
RYER-FRONT-LOAD	1
DISHWASHER	1
	WASHER-FRONT-LOAD REFRIGERATOR RANGE DRYER-FRONT-LOAD DISHWASHER



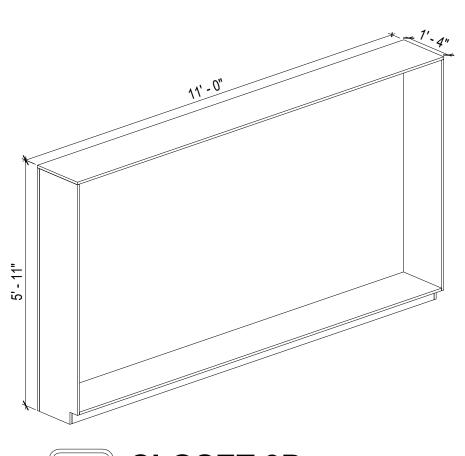






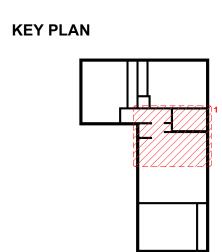


1/2" = 1'-0"



9 CLOSET 3D





DESCRIPTION	DATE
	DESCRIPTION

NOTE:

LEGEND:

PROJECT

136 ORION 988 3Bd 1Ba TUSCAN BASE 550

DRAWING NAME

## ARCHITECTURAL CASEWORK

Client Name	CLIENT NAME:
0061_12	PROJECT NUMBER:
3/20/2025 5:16:54 PM	DATE:
Designer	DESIGNED BY:
Author	DRAWN BY:
Checker	CHECKED BY:

A402

## **GENERAL NOTES**

AND BRACED TO PREVENT SAGGING, AIR LEAKAGE, OR VIBRATION.

1. THIS DRAWING DEPICTS THE HVAC (HEATING, VENTILATION, AND AIR CONDITIONING) SYSTEM FOR THE ORION 3BD 1BA TUSCAN BASE. 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

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

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 BEMODIFY WITH THE SPECIFIC LOCATIONS AND WIRING DETAILS WILL BE DETERMINED DURING THE CONTROL SYSTEM DESIGN AND INSTALLATION.

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

10. COORDINATION WITH OTHER TREADS HAS BEEN DONE ON A DESIGN LEVEL. THIS DRAWING SHALL BE READ TOGETHER WITH THE AR, EL AND SN

DESIGN DRAWINGS TO ENSURE PROPER INSTALLATION AND INTEGRATION OF THE HVAC SYSTEMS. 11. THE HVAC CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES, AND FOR SCHEDULING AND COORDINATING

WITH THE LOCAL BUILDING DEPARTMENT AND UTILITY PROVIDERS TO ENSURE A TIMELY AND COMPLIANT INSTALLATION. 12. ALL DUCTWORK PENETRATIONS THROUGH WALLS, FLOORS, OR CEILINGS SHALL BE PROPERLY SEALED AND FIRE-STOPPED USING APPROVED

METHODS AND MATERIALS TO MAINTAIN THE INTEGRITY OF THE BUILDING'S FIRE-RESISTANCE RATINGS.

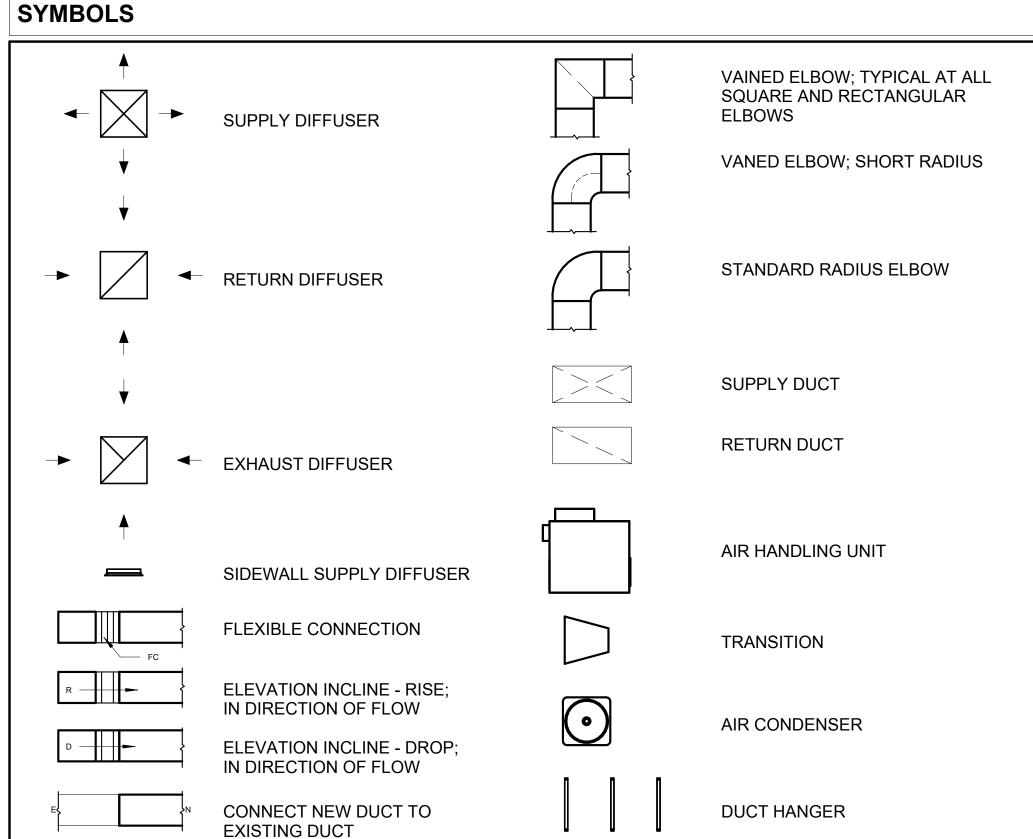
13. HVAC EQUIPMENT SHALL BE INSTALLED LEVEL AND PLUMB, AND IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. PROVIDE ADEQUATE CLEARANCES AROUND EQUIPMENT FOR PROPER AIRFLOW, SERVICE ACCESS, AND CODE COMPLIANCE.

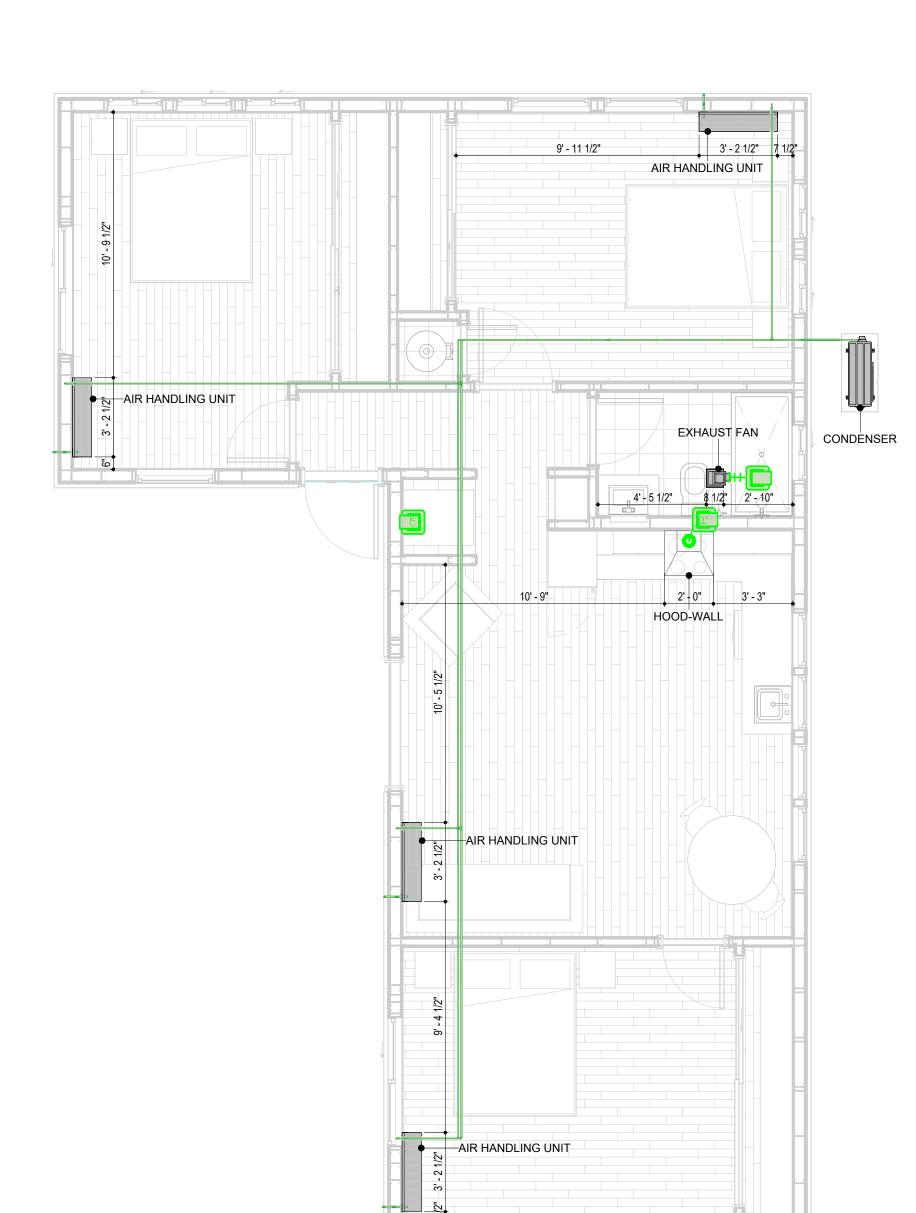
14. ALL HVAC EQUIPMENT AND COMPONENTS, INCLUDING THERMOSTATS, DAMPERS, AND ACCESS PANELS, SHALL BE LOCATED IN ACCESSIBLE AREAS FOR EASY SERVICING AND MAINTENANCE. PROVIDE ADEQUATE SPACE AROUND EQUIPMENT FOR PROPER AIRFLOW AND SERVICE ACCESS.

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

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

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







## **HVAC COLOR SCHEME**

AIR CONDITIONING PIPE LINE

REFRIGERANT LINE SCHEDULE			
CATAGORY	DESCRIPTION	DIAMETER	LENGTH
PIPE TYPES	COPPER	1/4"	0.84
PIPE TYPES	COPPER	3/8"	96.46
PIPE TYPES	COPPER	1/2"	0.82
PIPE TYPES	COPPER	3/4"	120.43

REFRIGERANT LINE FITTING SCHEDULE				
CATAGORY	DESCRIPTION	Size	Count	
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	1/2"ø-1/2"ø	1	
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	1/4"ø-1/4"ø	1	
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	3/4"ø-3/4"ø	30	
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	3/8"ø-3/8"ø	18	
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	5	
TRANSITION - GENERIC	TRANSITION - GENERIC: STANDARD	3/4"ø-5/8"ø	4	
TRANSITION - GENERIC	TRANSITION - GENERIC: STANDARD	3/8"ø-1/4"ø	1	

N	MECHANICAL EQUIPMENT SCHED	ULE		
CATAGORY	DESCRIPTION	COUNT		
AIR HANDLING UNIT	AIR HANDLING UNIT: WALL MOUNTED	4		
CONDENSER	CONDENSER: OUT DOOR 1			
EXHAUST FAN	EXHAUST FAN: 75 CFM 1			
	HOOD-WALL: VENT	1		

DUCT FITTING SCHEDULE						
CATAGORY DESCRIPTION COUNT						
ROUND TRANSITION - ANGLE	45 DEGREE	5				

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

FLEX DUCT SCHEDULE					
DESCRIPTION	DESCRIPTION	LENGTH	DIAMETER	COUNT	
FLEX DUCT ROUND	FLEX-ROUND	9.19	4"	3	
GRAND TOTAL: 3		9.19	1	1	



**KEY PLAN** 

DESCRIPTION	DATE
	DESCRIPTION

NOTE:

LEGEND:

PROJECT

136-Orion-988-3Bd 1Ba Tuscan-Base-550

DRAWING NAME

**HVAC PLAN** 

CLIENT NAME: Owner PROJECT NUMBER: 15\_0001 DATE: 3/10/2025 2:55:15 AM Designer DESIGNED BY: DRAWN BY: Author CHECKED BY: Checker

M101

## **ELECTRICAL NOTES**

- 1. THIS DRAWING DEPICTS THE ELECTRICAL SYSTEM FOR THE 136\_Orion\_988\_3Bd1Ba\_Tuscan\_Base\_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.
- THE ELECTRICAL SYSTEM INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL BUILDING CODE (IBC), AND ALL OTHER APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
- 4. LOCATIONS AS NEEDED, DEVICES ARE SHOWN ON PLANS IN APPROXIMATE IDEAL LOCATIONS, UNLESS SPECIFICALLY DIMMENSIONED.
- 5. OPEN WALLS AS NEEDED TO ALLOW FOR NEW ELECTRICAL INSTALLATIONS. 6. LABEL ALL CIRCUITS ON JUNCTION BOXES, RECEPTACLES, DATA, SMOKE DETECTOR, AND EQUIPMENT
- IN PANEL BOX.
- 7. INSTALL RACEWAY AS NEEDED FOR DDC, ACCESS CONTROL, LOW VOLTAGE WIRING & DATA.
- 8. RELABEL POWER, DATA & FIRE ALARM FOR ROOM #CHANGES.
- 9. VERIFY ALL CIRCUITS LABELED ON PRINT ARE CORRECT BEFORE WORKING ON THEM. 10. NOTE ON SITE PLAN – ALL CHANGES OR MISSING DETAIL TO BE INCORPORATED INTO THE MASTER
- PLAN.
- 11. DRAWINGS ARE DIAGRAMMATIC ONLY FOR THE PURPOSE OF SHOWING FIXTURE AND OUTLET LOCATIONS.
- 12. ELECTRICAL CONTRACTOR TO VERIFY SERVICE SIZE BY CALCULATION BASED UPON ACTUAL NAME PLATE RATINGS OF SELECTED EQUIPMENT.
- 13. VERIFY LOCATION OF SERVICE ENTRANCE WITH POWER COMPANY. PROVIDE UFER GROUND IN
- BUILDING FOUNDATION AT SERVICE ENTRANCE LOCATION.
- AT THE SERVICE ENTRANCE LOCATION WHERE APPROVED BY LOCAL SERVICE PROVIDER. 15. PROVIDE WATERPROOF FIXTURES IN ALL HIGH MOISTURE AREAS (EXTERIOR, SHOWER AND TUB

14. PROVIDE A MIN. OF 20 FEET OF ONE \*4 BARE COPPER UFER WIRE EMBEDDED IN CONCRETE FOOTING

- 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	<b>MAIN</b>	<b>PANEL</b>	CALCS
------------------	-------------	--------------	-------

ELECTRICAL CALCS	
LIGHT AND OUTLETS 988	@ 3W 2,964 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	26,264 W
FRIST 10,000 @ 100% REMAINDER @ 40% MINI. SPLIT UNITS	10,000 W 6,506 W 2880 W

TOTAL 19,386 W

19,386 W DIVIDED BY 240V = 81 AMPS TOTAL

(USE 200 AMP SERVICE)

## **ELECTRICAL ABBREVIATIONS LIST**

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

## **Branch Panel:**

Location: BATH 10 Supply From: Mounting: Recessed

Enclosure: Type 1

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

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

Circuit Numb er	Circuit Description	Number of	Rating	Length	Wire Size	A		E	,	Wire Size	Length	Rating	Number of		Circuit Numb er
1	CONDENCER	1	60 A	14' - 2 3/8"	2-#6, 1-#6, 1-#10	750 VA	1080 VA			1-#12, 1-#12, 1-#12	56' - 2 3/16"	20 A	6	BEDROOM 3 RECEPTACLES	2
3								750 VA	456 VA	1-#12, 1-#12, 1-#12	37' - 2 3/4"	20 A	10	KITCHEN AND LIVING ROOM LIGHT POINTS	4
5	BEDROOM 3 LIGHT UNITS	10	20 A	45' - 11 25/32"	1-#12, 1-#12, 1-#12	568 VA	568 VA			1-#12, 1-#12, 1-#12	30' - 3 1/16"	20 A	10	BEDROOM 1 LIGHT POINTS	6
7	BEDROOM 2 LIGHT UNITS	10	20 A	44' - 3 7/32"	1-#12, 1-#12, 1-#12			568 VA	336 VA	1-#12, 1-#12, 1-#12	17' - 9 15/16"	20 A	5	BATH UNITS	8
9	BEDROOM 1 RECEPTACLES	5	20 A	39' - 7 11/16"	1-#12, 1-#12, 1-#12	900 VA	900 VA			1-#12, 1-#12, 1-#12	44' - 3 15/16"	20 A	5	LIVING ROOM RECEPTACLES	10
11	BEDROOM RECEPTACLES	6	20 A	53' - 11 11/16"	1-#12, 1-#12, 1-#12			1080 VA	1200 VA	1-#12, 1-#12, 1-#12	27' - 9 3/4"	20 A	1	GFCI WASHER	12
13	DRYER	1	30 A	25' - 10"	2-#10, 1-#10, 1-#10	750 VA	1500 VA			1-#12, 1-#12, 1-#12	18' - 10 1/16"	20 A	1	REFRIGERATOR	14
15								750 VA	720 VA	1-#12, 1-#12, 1-#12	16' - 9"	20 A	4	GFCI KITCHEN	16
17	RANGE	1	50 A	12' - 8 1/4"	2-#8, 1-#8, 1-#10	750 VA	1200 VA			1-#10, 1-#10, 1-#10	13' - 7 7/16"	30 A	1	GFCI DISH WASHER	18
19								750 VA	1080 VA	1-#12, 1-#12, 1-#12	53' - 4 3/16"	20 A	6	GFCI OUT DOOR	20
21	OUT-DOOR AND HALL LIGHT POINTS	10	20 A	36' - 8 7/16"	1-#12, 1-#12, 1-#12	474 VA	750 VA			2-#10, 1-#10, 1-#10	31' - 5 1/4"	30 A	1	WATER HEATER	22
23									750 VA						24
25															26
						10180	VA	8438	3 VA						l
						85 .	A	70	Α						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel	Totals
Lighting - Dwelling Unit	400 VA	100.00%	400 VA		
Other	2016 VA	100.00%	2016 VA	Total Conn. Load:	18618 VA
Receptacle	15840 VA	81.57%	12920 VA	Total Est. Demand:	15698 VA
Lighting	400 VA	100.00%	400 VA	Total Conn.:	78 A
				Total Est. Demand:	65 A



**KEY PLAN** 

www.frameupnow.com

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

**PROJECT** 

136-ORION-988-3Bd1Ba **TUSCAN BASE-550** 

DRAWING NAME

## **SCHEDULE**

CLIENT NAME:	Owner
PROJECT NUMBER:	0240_15
DATE:	3/20/2025 7:40:36 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E101

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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
- ELECTRICAL OUTLET BOXES ON OPPOSITE SIDES OF FIRE RATED WALLS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24".
- 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

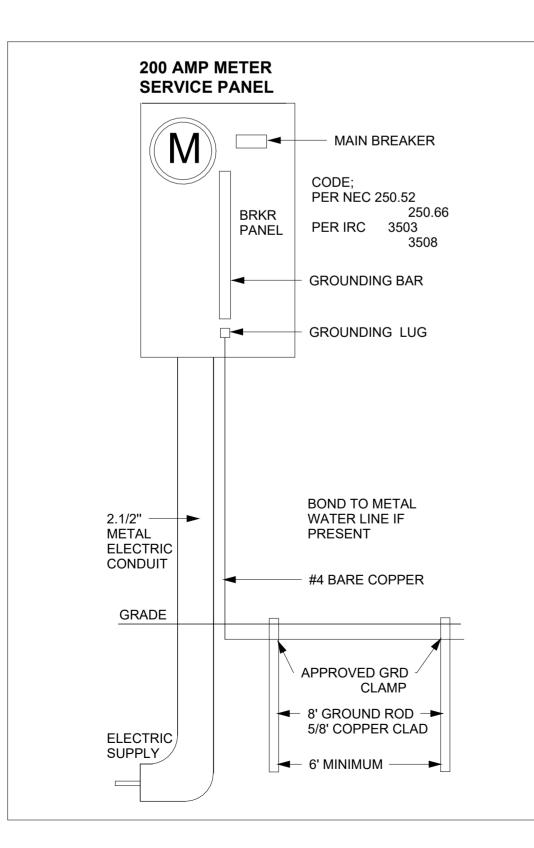
EQUIPMENT SHALL COMPLY WITH THE PROVISIONS OF SECTION E3609.4. WHERE NONMETALLIC ENCLOSURES ARE USED WITH METAL RACEWAYS OR METAL-ARMORED

CABLES, PROVISIONS SHALL BE MADE FOR CONNECTING THE EQUIPMENT GROUNDING

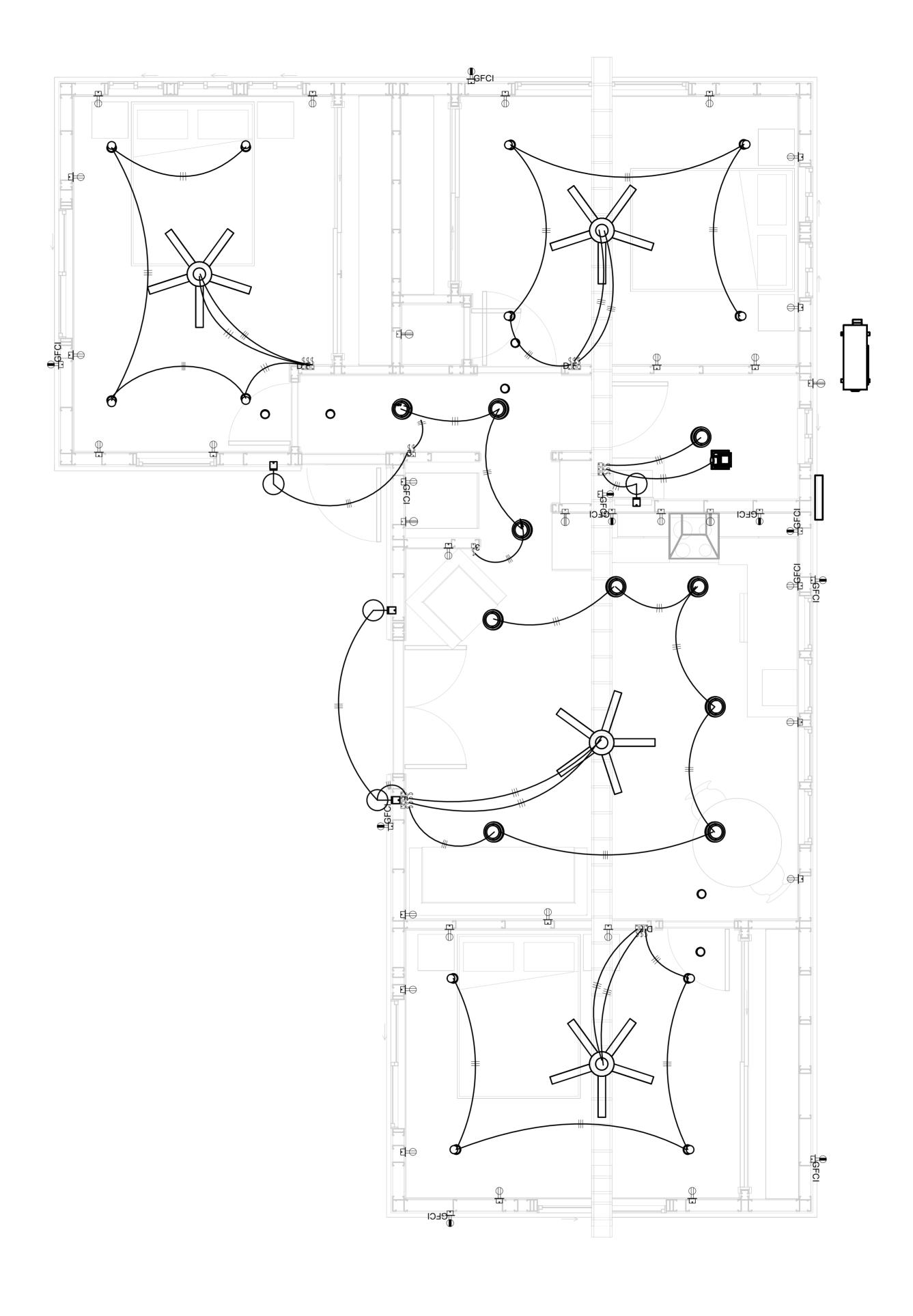
CONDUCTOR. NONMETALLIC BOXES FOR SWITCHES SHALL BE INSTALLED WITH A WIRING METHOD THAT

PROVIDES OR INCLUDES AN EQUIPMENT GROUNDING CONDUCTOR. (404.12)

## **ELECTRICAL LEGEND Electrical Lights With Fan Waterproof Recessed Can Light** 0 **Pendant Light** 0 Recessed Can Light **-**□ Wall Lamp Standalone linear Single Switch ₩ ₩ Three way Switch Fan Switch ₩ $\ominus$ **Duplex Receptacle** Triplex Receptacle **GFCI Receptacle** $\boxtimes$ Exhaust Fan Smoke and heat detector



SERVICE PANEL DIAGRAM 12" = 1'-0"



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



**KEY PLAN** 

NO.	DESCRIPTION	DATI	

NOTE:

LEGEND:

**PROJECT** 

136-ORION-988-3Bd1Ba **TUSCAN BASE-550** 

DRAWING NAME

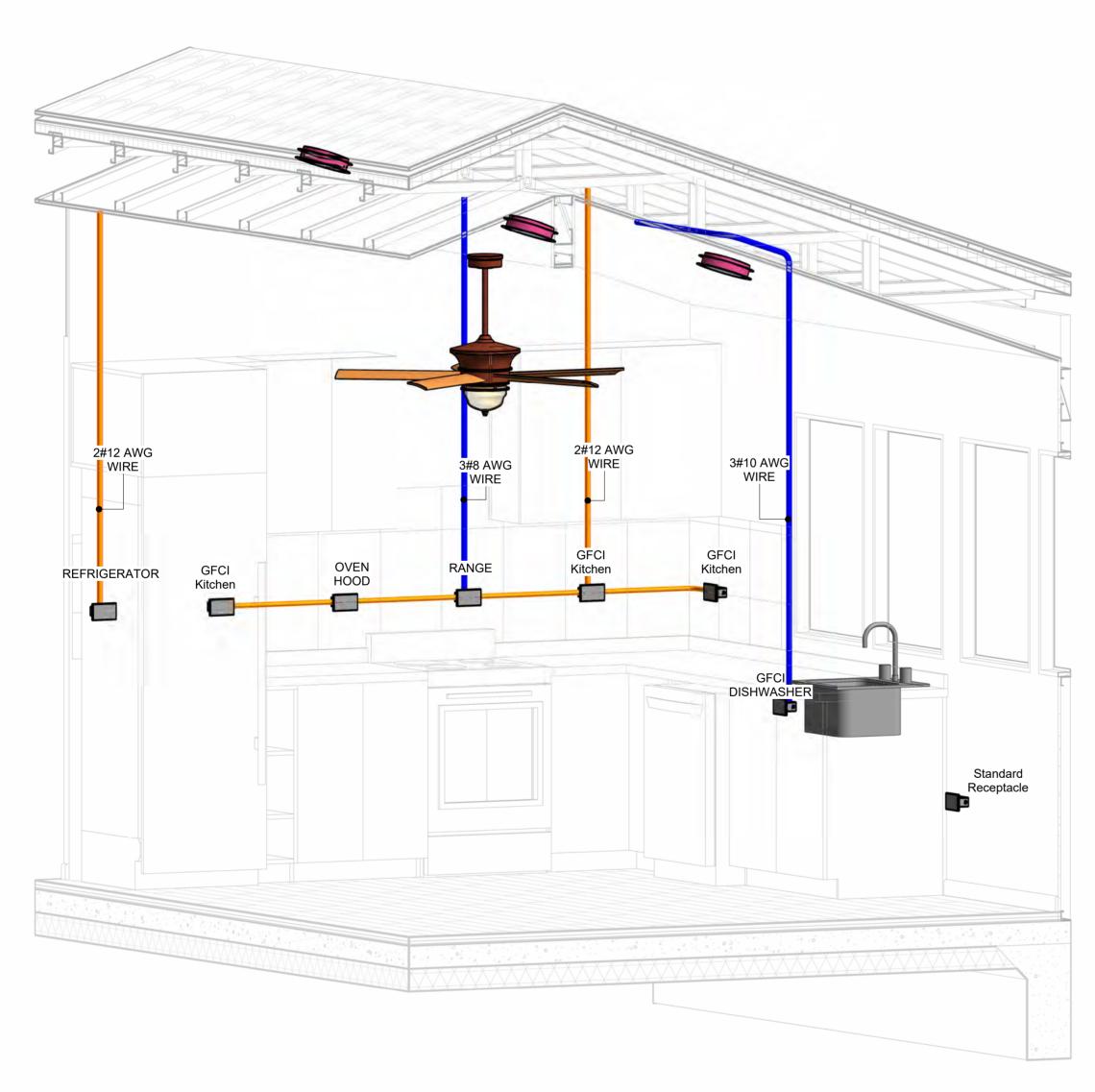
# **LIGHTING**

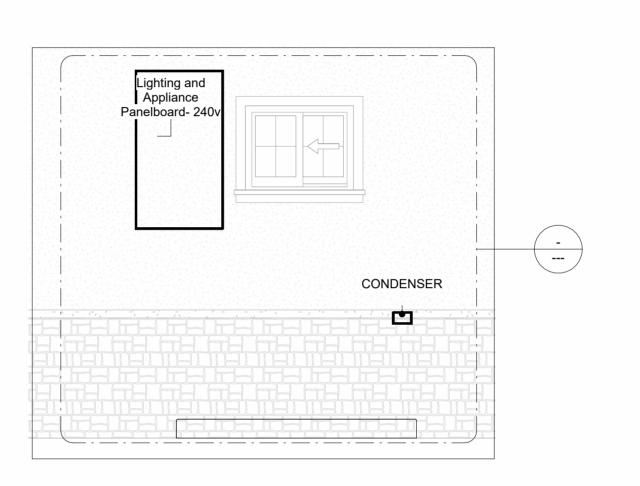
Owner	CLIENT NAME:
0240_15	PROJECT NUMBER:
3/20/2025 7:40:39 AN	DATE:
Designer	DESIGNED BY:
Author	DRAWN BY:
Checker	CHECKED BY:

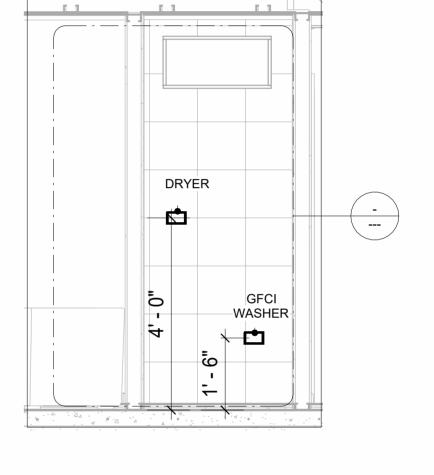
E102

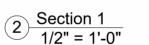
## **NOTES: CONDUIT, CABLE AND WIRING**

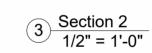
- Use Metalic Conduits (IMC) for cables running under concrete slabs.
   Use IMC for circuits with high voltage appliances (240 volts and above)
   For circuits with 120 volts consider using EMT or PVC conduits if needed.
   For Low voltage applications up to 50 volts consider using non metalic conduits.
   All conduits to be used in the project must conform to the latest National Electrical Code (NEC),
- 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.

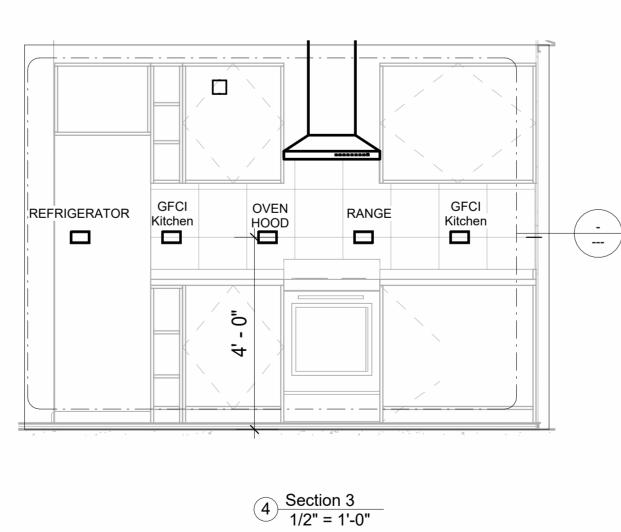


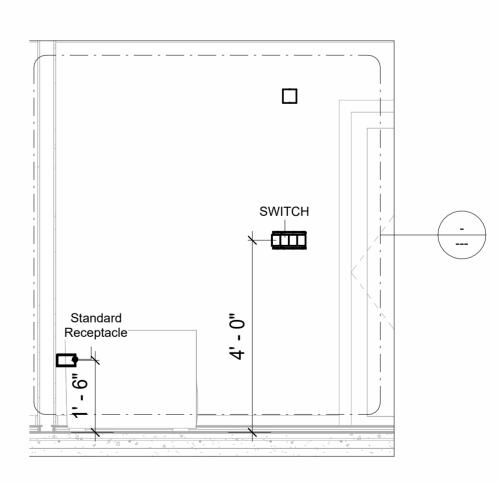










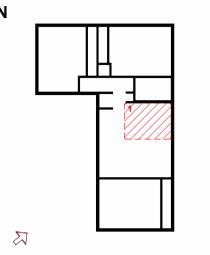


6 Section 4 1/2" = 1'-0"

**3D-KITCHEN** 

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

**KEY PLAN** 



NO.	DESCRIPTION	DATE	

NOTE:

LEGEND:

PROJECT

136-ORION-988-3Bd1Ba **TUSCAN BASE-550** 

DRAWING NAME

## **POWER**

CLIENT NAME:	Owner
PROJECT NUMBER:	0240_15
DATE:	3/20/2025 7:41:11 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E103

SCALE: As indicated

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## **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.

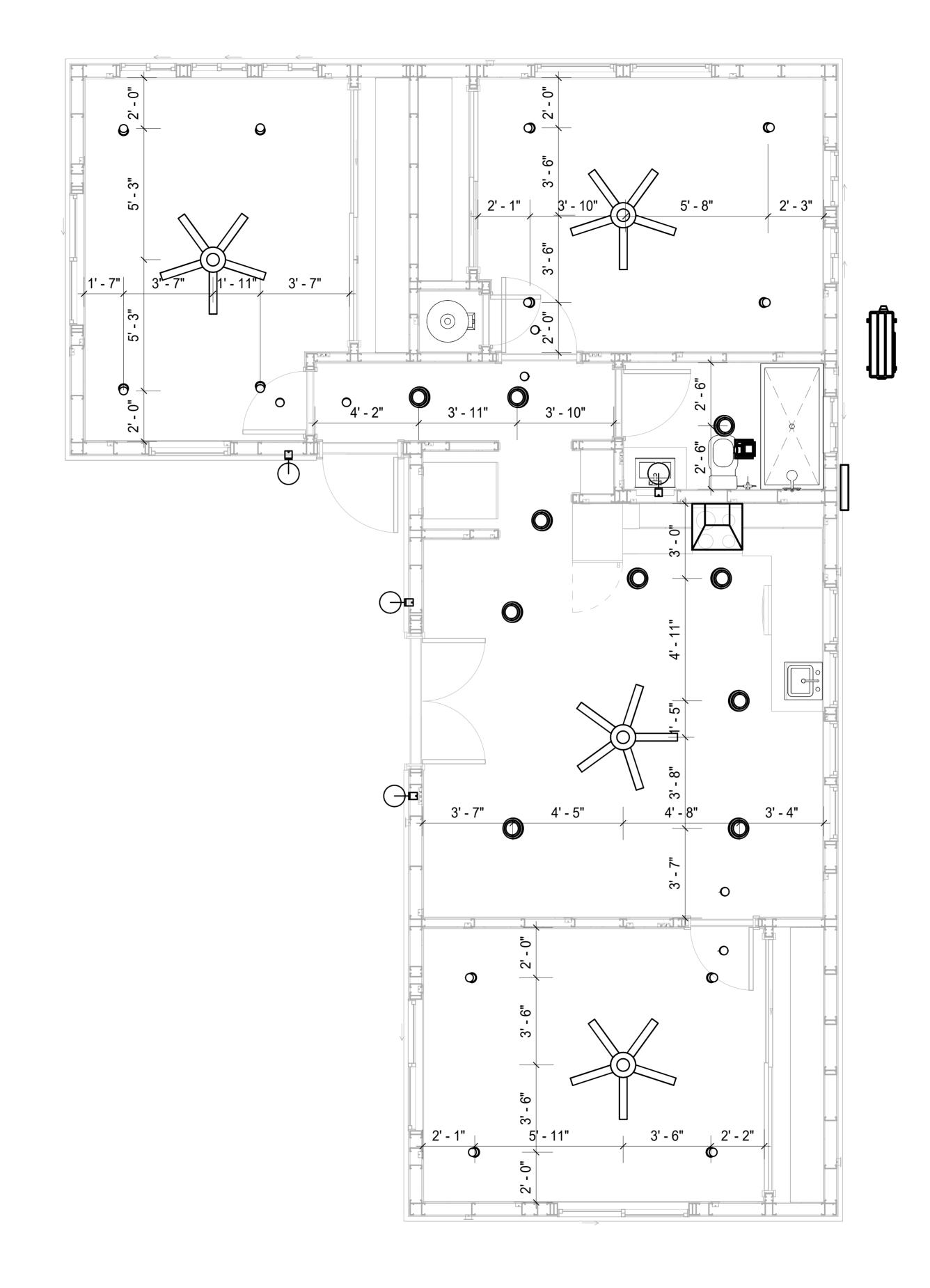
## **NOTES: SWITCH JUNCTION BOX**

- 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).

Electrical Fixture Schedule (SWITCH BOX)		
Туре	Count	
Double Gang Switch Box	1	
Single Gang Switch Box	2	
Triple Gang Switch Box	5	

Lighting Device		
Туре	Count	
Dimmer	3	
Fan switch	4	
Single Pole	10	
Three Way	2	

Lighting Fixture				
Lighting Fixture Type	Voltage	Electrical Load	Count	
Electrical_Lights_Fan-Light1	120 V/1-100 VA- 120 V/1-100 VA	200 A, 120 V/240 V, Single Phase, 3 Wires	4	
Lighting_Recessed	120 V/1-60 VA	200 A, 120 V/240 V, Single Phase, 3 Wires	10	
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	4	



**DIMENSION FOR LIGHT FIXTURES** 

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

**KEY PLAN** 

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

136-ORION-988-3Bd1Ba **TUSCAN BASE-550** 

DRAWING NAME

## **DIMENSION PLAN** FOR LIGHT FIXTURES

Owner
0240_15
3/20/2025 7:41:13 AM
Designer
Author
Checker

E104

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

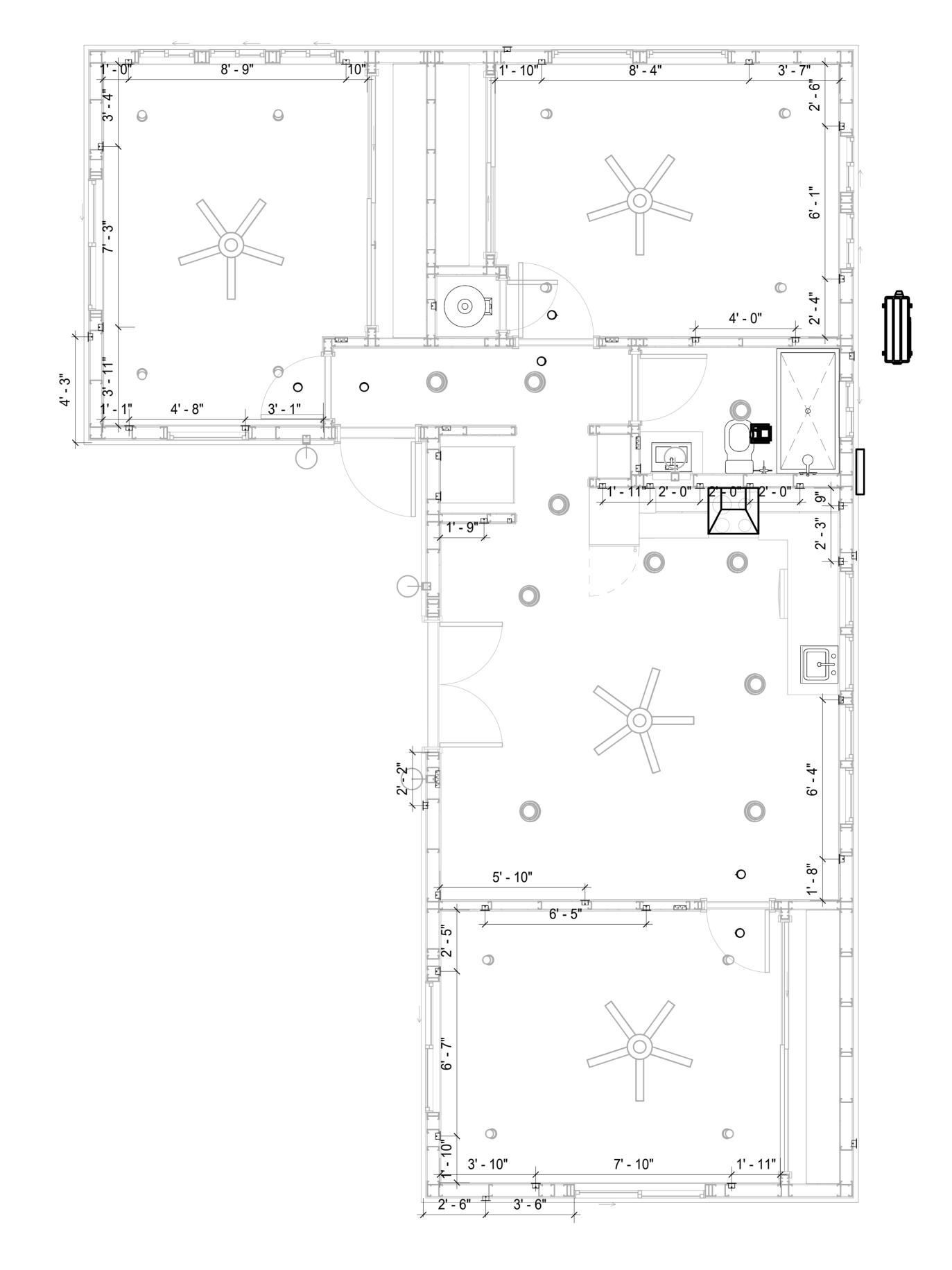
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## NOTES;

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

Electrical Fixture Schedule (Receptacle)		
Type Count		
CONDENSER	1	
DRYER	1	
GFCI BATH ROOM	1	
GFCI DISHWASHER	1	
GFCI Kitchen	3	
GFCI OUT DOOR	6	
GFCI WASHER	1	
OVEN HOOD	1	
RANGE	1	
REFRIGERATOR	1	
Standard Receptacle	23	
water heater	1	

Electrical Outlet Schedule			
Туре	Circuit Number	Electrical Data	Count
Standard Receptacle		120 V/1-180 VA	1
CONDENSER	1,3	240 V/2-1500 VA	1
Standard Receptacle	2	120 V/1-180 VA	6
GFCI BATH ROOM	8	120 V/1-180 VA	1
Standard Receptacle	9	120 V/1-180 VA	5
Standard Receptacle	10	120 V/1-180 VA	5
Standard Receptacle	11	120 V/1-180 VA	6
GFCI WASHER	12	120 V/1-1200 VA	1
DRYER	13,15	240 V/2-1500 VA	1
REFRIGERATOR	14	120 V/1-1500 VA	1
GFCI Kitchen	16	120 V/1-180 VA	3
OVEN HOOD	16	120 V/1-180 VA	1
RANGE	17,19	240 V/2-1500 VA	1
GFCI DISHWASHER	18	120 V/1-1200 VA	1
GFCI OUT DOOR	20	120 V/1-180 VA	6
water heater	22,24	240 V/2-1500 VA	1



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



**KEY PLAN** 

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

136-ORION-988-3Bd1Ba TUSCAN BASE-550

DRAWING NAME

## **DIMENSION PLAN FOR FITTINGS**

CLIENT NAME:	Owner
PROJECT NUMBER:	0240_15
DATE:	3/20/2025 7:41:15 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E105

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

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## SHEET LIST

SHEET NUMBER SHEET NAME

P101 NOTE AND SCHEDULE
P102 WATER SUPPLY AND SEWAGE
SYSTEM

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

## PLUMBING NOTES

- 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
- 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) SHÀLL BÉ USED FOR THE RAIN WATER SYSTEM.
- 21. THE MIMIMUM WATER SUPPLY DEPTH UNDER FLOOR FINISH SHOUD BE 1/2".
- 22. ANY PIPE INSTALLED UNDERGROUND MUST HAVE AT LEAST 12 INCHES OF CLEARANCE BETWEEN THE OUTSIDE OF THE PIPE AND ANY OTHER UNDERGROUND STRUCTURE.
- 23. THE MINIMUM CLEARANCE BETWEEN COLD AND HOT WATER LINES IN RESIDENTIAL HOMES MAINTAIN A MINIMUM DISTANCE OF 6 INCHES.
- 24. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES: A MINIMUM OF 12 INCHES BETWEEN POTABLE WATER SUPPLY LINES (COLD AND HOT WATER) AND SANITARY SEWER LINES.

## **ABBREVIATIONS**

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

## PLUMBING LEGEND

D	CAP
	BEND 45 DEG
B	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"	6 FT					
ACRYLONITRILE BUTADIENE STYRENE (ABS)	2"	42 FT					
ACRYLONITRILE BUTADIENE STYRENE (ABS)	3"	29 FT					
CROSS-LINKED POLYETHYLENE (PEX)	1/2"	52 FT					
CROSS-LINKED POLYETHYLENE (PEX)	3/4"	99 FT					
CROSS-LINKED POLYETHYLENE (PEX)	1"	0 FT					
POLYVINYL CHLORIDE - RIGID	1 1/2"	0 FT					
POLYVINYL CHLORIDE - RIGID	2"	92 FT					

FITTING	CIZE	OTV
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	7
PEX TEE ELBOW	3/4"ø-3/4"ø	7
PEX TRANSITION ELBOW	1"ø-3/4"ø	1
PEX TRANSITION ELBOW	3/4"ø-1/2"ø	5
DOMESTIC HOT WATER		
PEX 90 DEGREE ELBOW	1/2"ø-1/2"ø	8
PEX 90 DEGREE ELBOW	3/4"ø-3/4"ø	9
PEX TEE ELBOW	3/4"ø-3/4"ø	4
PEX TRANSITION ELBOW	3/4"ø-1/2"ø	4
RAIN WATER PVC 90 DEG BEND ELBOW	2"ø-2"ø	31
PVC 90 DEGREE BEND ELBOW	2"ø-2"ø	5
SEWAGE		
ABS 90 DEGREE BEND ELBOW	1 1/2"ø-1 1/2"ø	1
ABS 90 DEGREE BEND ELBOW	2"ø-2"ø	2
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 ABS REDUCER ELBOW	2"ø-1 1/2"ø 3"ø-2"ø	2
		1
ABS TEE ELBOW ABS TEE ELBOW	2"ø-2"ø-2"ø	2 2
ABS TEE ELBOW ABS TEE REDUCER ELBOW	3"ø-3"ø-3"ø	1
ABS TEE REDUCER ELBOW  ABS TEE REDUCER ELBOW	3"ø-3"ø-1 1/2"ø 3"ø-3"ø-2"ø	2
WASTE DOUBLE TEE	2"ø-2"ø-2"ø	1
WASTE DOUBLE TEE		
VENT		
ABS VENT CAP ELBOW	2"ø	3
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						24		0			
SHOWER TRAY						1		0			
SHOWER TRIM	-	-	-	1/2"	1/2"	1		0			
SINK ISLAND SINGLE	2"	1-1/2"	1-1/2"	1/2"	1/2"	1		0			
VANITY SINK	2"	1-1/2"	1-1/2"	1/2"	1/2"	1		0			
WASHER	2"	1-1/2"	2"	1/2"	1/2"	1		0			DRAINS TO GRAY WATER OR SEWER SEE PLANS
WATER CLOSET						1		0			
WATER HEATER	N/A	N/A	N/A	3/4"	3/4"	1		0			

FIXTURE SCHEDULE							
FIXTURE	QTY	DESCRIPTION					
DISHWASHER	1	DRAIN TO SEWER SEE PLANS					
DRYER	1						
HANGING PIPES CLAMP	24						
SHOWER TRAY	1						
SHOWER TRIM	1						
SINK ISLAND SINGLE	1						
VANITY SINK	1						
WASHER	1	DRAINS TO GRAY WATER OR SEWER SEE PLANS					
WATER CLOSET	1						
WATER HEATER	1						

ACCESSORIES & FITTINGS SCHEDULE								
FIXTURE	QTY	DESCRIPTIONS						
DISHWASHER CONNECTOR	1							
HOSE BIB	1							
LAUNDRY SWEAT CONNECTOR	1							
SHUTOFF VALVE	6							

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

WATER FIXTURE UNIT SCHEDULE							
FAMILY QTY UNIT VALUE TO							
DISHWASHER	1		0				
DRYER	1		0				
HANGING PIPES CLAMP	24		0				
SHOWER TRAY	1		0				
SHOWER TRIM	1		0				
SINK ISLAND SINGLE	1		0				
VANITY SINK	1		0				
WASHER	1		0				
WATER CLOSET	1		0				
WATER HEATER	1		0				

WASTE FIXTURE UNIT SCHEDULE								
FAMILY	QTY	DFU VALUES	TOTAL					
DISHWASHER	1		0					
DRYER	1		0					
HANGING PIPES CLAMP	24		0					
SHOWER TRAY	1		0					
SHOWER TRIM	1		0					
SINK ISLAND SINGLE	1		0					
VANITY SINK	1		0					
WASHER	1		0					
WATER CLOSET	1		0					
WATER HEATER	1		0					



**KEY PLAN** 

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

136-Orion-988-3Bd/1Ba Tuscan-Base-550

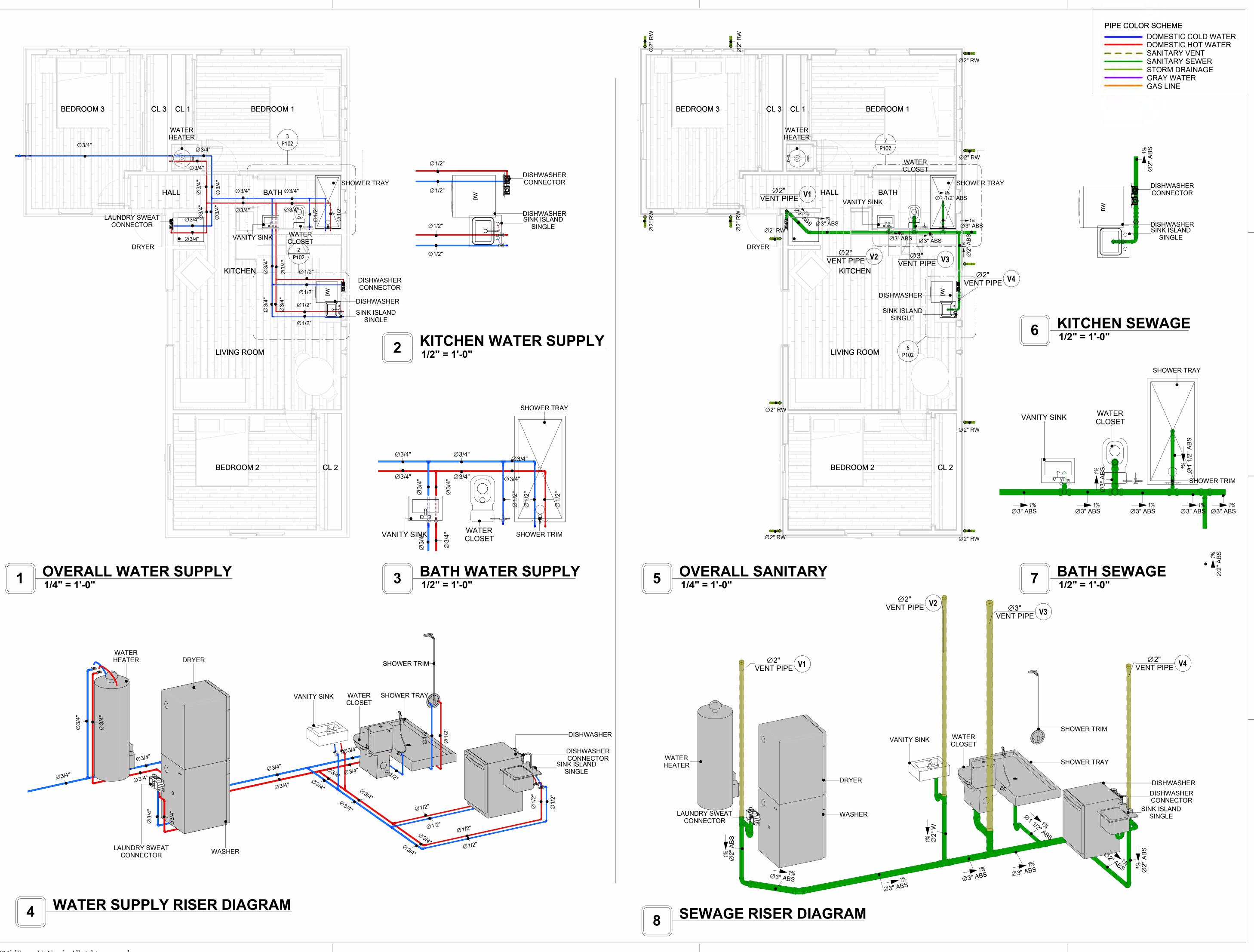
DRAWING NAME

# NOTE AND SCHEDULE

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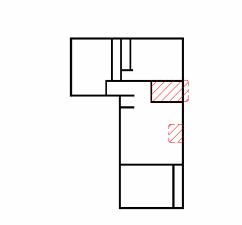
PROJECT NUMBER:	0240_15
DATE:	3/7/2025 3:36:54 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

P101





**KEY PLAN** 



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

136-Orion-988-3Bd/1Ba Tuscan-Porch-550

DRAWING NAME

# WATER SUPPLY AND SEWAGE SYSTEM

CLIENT NAME:	
PROJECT NUMBER:	0240_15
DATE:	3/7/2025 3:38:08 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker
 •	

P102

# Materials Shopping List

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

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

#### **Have It Your Way!**

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

Have It Your Way!



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



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





## Orion-3Bd 1Ba-Tuscan-Base MATERIAL SHOPPING LIST

#### Have It Your Way!

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

## TOC



#### # Name Link Page No 1 Cover Page Cover Page TOC 2 **ELECTRICAL BOM** 3

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#### Have It Your Way!

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

#### **GENERAL NOTES**

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

## **ARCHITECTURAL BOM**



		0	rion-3Bd 1	Ba-Tuscan-	Base		
		ARCHITECTI	URAL MATE	RIAL SHOP	PING LIST		
No.	Item	Туре	Unit	Quantity	Unit Price	Total	Description
Δ	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			
Δ	CASEWORKS						
1	Kitchen Cabinet		FT	16.16			
2	Laundry Cabinet		FT	2.25			
3	Vanity Cabinet		FT	2.5			
4	Medicine Cabinet		PCS	1			
5	Kitchen countertop		SF	25.07			
6	Laundry Countertop		PCS	0			
7	Bathroom Countertop		SF	0			
8	Island		FT	0			
9	Peninsula		FT	0			
10	Closets		SF	188.3			
	CEILING	1	01	100.0			
1	Ceiling Board	Dry Wall	SF	889.54			
	Dry Wall Fastener	Screw	PCS	1556.695			
3	Vapor Retarder	Polyethylene film	SF	1026.19			
4	Vapor Retarder Fastener	Nails with washer heads	PCS	3078.57			
	Ceiling Board (MRD)		SF	43.93			
	MRD Fastener	Moisture resistant drywall	PCS	76.8775			
		Maria a Dhanna d					
7	Ceiling Board	Marine Plywood	SF	92.72			
8	Marine Plywood Fastener	Screw	PCS	162.26			
	Dry Wall Tape		FT	513.095			
<u>^</u>	FLOORING		05	240.4			
	Main Living Space		SF	312.4			
2	Bathroom		SF	45			
3	Bedrooms		SF	515.7			
<u></u>	STRUCTURE		05	200.0			
1	Foundation		SF	988.2			
	WALLS EXTERIOR			l			
1_	Stocco Finish		SF	790			
2	Stone Veneer		SF	361			
3	Mortar Stone Veneer		SF	361			
4	Wall Homewrap		SF	1152			
5	Homewrap Fastener	Stapled fastener (200/pkt)	PKT	0			
	Furring Strip		PCS	0			
	Furring Strip Fastner	Self-drilling screws(100/pkt)	PKT	0			
8	Wall Shteathing (OSB)		SF	1152			
9	Shteathing Fastener	Self-drilling screws(100/pkt)	PKT	11.52			
10	Wall Paint		SF	1152			
11	Wall Insulation		FT	1857			
Δ	WALLS INTERIOR	·					
	Cementitious Backer Board		SF	325			
	Kerdi membrane		SF	325			
	Kerdi membrane Fastener		SF	325			
	Wall Ceramic Tile		SF	325			
	Drywall Board		SF	2134			
	Drywall Fastener	Self-drilling screws(100/pkt)	PKT	21.34			
	Wall Paint	Son drining colows(100/pht)	SF	2134			
,	Drywall Tape		FT	402.6415094			

## **ARCHITECTURAL BOM**



$\cap$	DOORS					
1	Exterior Sliding	5' - 0" X 6'-8"	PCS	1		
2	Exterior Swinging	3' - 0" X 6'-8'	PCS	1		
3	Interior Sliding	10' - 0" X 6'-8'	PCS	2		
4	Interior Sliding	7' - 0" X 6'-8'	PCS	1		
5	Interior Swinging	3' - 0" X 6'-8'	PCS	1		
6	Interior Swinging	2' - 8" X 6'-8'	PCS	1		
7	Interior Swinging	2' - 6" X 6'-8'	PCS	2		
8		2' - 0" X 6'-8'	PCS	1		
9	Interior Swinging Exterior Door Trim	Z - U X 0-0	FT	34.68		
_						
10	Interior Door Trim		FT	328.46		
11	Entry Lock Set		PCS	2		
12	Privacy Lock Set		PCS	5		
13	Passage Lock Set		PCS	3		
<u></u>	WINDOWS	I	1	1-		
1	Sliding	5' - 3" X 3'-9"	PCS	3		
2	Sliding	2' - 3" X 2'-3"	PCS	5		
3	Sliding	2' - 3" X 1'-9"	PCS	1		
4	Swinging	2' - 3" X 3'-3"	PCS	4		
5	Swinging	3' - 3" X 3'-3"	PCS	3		
6	Exterior Window Trim		FT	171		
7	Interior Window Trim		FT	171		
	ROOF					
1	Roof Covering		SF	1286		
2	Roof Covering Fastener		PCS	643		
3	Roof Felt Paper		SF	1286		
4	Roof Felt Paper Fastener		PCS	3858		
5	Roof Sheathing		SF	1286		
6	Roof Sheathing Fastener		PCS	10288		
7	Batten		FT	0		$\neg \neg$
8	Batten Fastener		PCS	0		
9	Soffit		SF	145		$\neg \neg$
10	Soffit Fastener		PCS	72.5		$\neg \neg$
11	Fascia		FT	215		$\neg \neg$
	Fascia board fastener		PCS	107.5		$\neg$
	Roof Insulation		SF	1286		
	1		ļ0.	1.223	 	



	(	Orion-3Bd 1Ba-Tuso	can-Base				
	FI FCTRIC	LECTRICAL MATERIAL SHOPPING LIST					
No.	Item	Type		Quantity	Description		
	LIGHTING FIXTURES						
1	Kitchen Ceiling Light		PCS	3			
2	Exterior Wall Mounted Light		PCS	3			
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	1			
7	Bathroom Ceiling Light		PCS	1			
8	Livingroom Ceiling Light		PCS	2			
9	Bedroom Ceiling Light		PCS	12			
10	Hall & Entry Ceiling Light		PCS	3			
11	Closet Ceiling Light		PCS	0			
	Smoke Detector		PCS	6			
	ELECTRICAL FITTINGS		. 55	<u> </u>			
13	Standard Receptacle 120V	20A	PCS	23			
	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			
	Fan Switch	00 A	PCS	4			
18	Single Pole Switch			10			
19			PCS				
	Three Way Switch Dimmer Switch		PCS	2			
21			PCS	3			
<u></u>	ELECTRICAL CONDUITS & WIRING	4.410 /1414	FT				
	ROMEX 14 AWG	14/2/W/ground	FT	0			
_	ROMEX 12 AWG	12/3/W/ground	FT	0			
_	ROMEX 12 AWG	12/2/W/ground	FT	524			
	ROMEX 10 AWG	10/3/W/ground	FT	71			
_	ROMEX 10 AWG	10/2/W/ground	FT	0			
27	Romex 8 AWG	8/3/W/ground	FT	13			
	Romex 8 AWG	8/2/W/ground	FT	0			
	ROMEX 6 AWG	6/3/W/ground	FT	14			
	Bare Copper Ground Wire 6 AWG		FT	0			
	ELECTRICAL BOXES & CIRCUTES						
	Panelboard -240V 1 Phase MLO	200 AMP	PCS	1			
	Circuit breaker	15 A	PCS	0			
	Circuit breaker	20 A	PCS	14			
	Circuit breaker	30 A	PCS	3			
	Circuit breaker	40 A	PCS	0			
	Circuit breaker	50 A	PCS	1			
	Circuit breaker	60 A	PCS	1			
	Single Gang Switch Box		PCS	2			
40	Double Gang Switch Box		PCS	1			
41	Triple Gang Switch Box		PCS	5			
42	Pull Box	#1/4	PCS	26			
43	Receptacle Box		PCS	41			

#### PLUMBING BOM

19 PVC 90 Deg Bend Elbow

20 WASTE DOUBLE TEE



#### Orion-3Bd 1Ba-Tuscan-Base PLUMBING SYSTEM MATERIAL SHOPPING LIST Quantity Unit Price Item Unit Total Description □ PLUMBING FIXTURES & ACCESSORIES 1 Bath Tub (Alcove Tub) PCS 2 Kitchen Sink PCS 1 3 Kitchen Faucets PCS 4 Vanity Sink PCS 1 5 Bath room Faucets PCS 6 Water Closet PCS 7 Shower Trim PCS 8 Shower Tray PCS 9 Water Heater PCS 10 Hose Bib PCS 1 11 Shutoff Valve PCS 12 Hanging pipe clamp PCS 24 13 Gate Valve PCS 14 Dishwasher Supply Single Connector PCS 1 15 Dishwasher Sewage Single Connector PCS 16 Laundry Sweat Connector PCS 1 1 ABS (Acrylonitrile Butadiene Styrene) Pipes 2 ABS (Acrylonitrile Butadiene Styrene) Pipes ø 1" FT 0 ø 1 1/2 FT 6 3 ABS (Acrylonitrile Butadiene Styrene) Pipes ø 2" FT 53 4 ABS (Acrylonitrile Butadiene Styrene) Pipes ø 3" FT 31 5 PEX (Cross-linked polyethylene) Pipes ø 1/2' FT 52 6 PEX (Cross-linked polyethylene) Pipes ø 3/4" FT 102 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 91 10 PVC Pipes Sch.80 - Rigid ø 3" FT 0 11 Flex Pipe Round ø 1/2" PCS 8 PIPE FITTINGS 1 ABS 90 Degree Bend Elbow 1 1/2"ø-1 1/2"ø PCS 2 ABS 90 Degree Bend Elbow PCS 2"a-2"a 2 12 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 3 5 ABS P-Trap 2"ø-2"ø PCS 6 ABS Reducer Elbow 2"ø-1 1/2"ø PCS 2 1 7 ABS Reducer Elbow 3"ø-2"ø PCS 1 1 8 ABS TEE Elbow 2"ø-2"ø-2"ø PCS 2 1 9 ABS TEE Elbow 3"ø-3"ø-3"ø PCS 10 ABS Tee Reducer Elbow PCS 2 3"ø-3"ø-1 1/2"ø 1 11 ABS Tee Reducer Elbow 3"ø-3"ø-2"ø PCS 2 1 12 ABS Vent Cap Elbow PCS 2"ø 2 2 13 ABS Vent Cap Elbow 3"ø PCS 14 PEX 90 Degree Elbow 1/2"ø-1/2"ø PCS 16 15 PEX 90 Degree Elbow 3/4"ø-3/4"ø PCS 4 16 16 PEX Tee Elbow 3/4"ø-3/4"ø-3/4"ø PCS 7 11 17 PEX Transition Elbow 1"ø-3/4"ø PCS 18 PEX Transition Elbow 9

PCS

PCS

PCS

36

2

4

6

3/4"ø-1/2"ø

2"ø-2"ø-2"ø

2"ø-2"ø

		Orion-	·3Bd 1Ba-	Tuscan <b>-E</b>	Base		
		HVAC SYSTEM N	MATERIAL	SHOPP	ING LIST		
No.	Item	Туре	Unit	Quantity	Unit Price	Total	Description
	HVAC_DUCTS						
1	PIPE (REFRIGERANT LINE)	1/4" Ø	FT	0.8			
2	PIPE (REFRIGERANT LINE)	3/8" Ø	FT	96.46			
3	PIPE (REFRIGERANT LINE)	1/2" ø	FT	0.82			
4	PIPE (REFRIGERANT LINE)	3/4" Ø	FT	120.43			
5	DRAYER HOSE	5" Ø	FT	4			
6	FLEX DUCT ROUND	4"	FT	5.19			
	DUCT FITTINGS & ACCESSORIES						
7	ELBOW (REFRIGERANT LINE)	1/2" (Ø)-1/2" (Ø)	PCS	1			
8	ELBOW (REFRIGERANT LINE)	1/4" (Ø)-1/4" (Ø)	PCS	1			
9	ELBOW (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)	PCS	30			
10	ELBOW (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)	PCS	18			
11	TRANSITION (REFRIGERANT	3/4" (Ø)-1/2" (Ø)	PCS	5			
12	TRANSITION (REFRIGERANT	3/4" (Ø)-3/8" (Ø)	PCS	4			
13	TRANSITION (REFRIGERANT	3/8" (Ø)-1/4" (Ø)	PCS	1			
14	TEE (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)-3/4" (Ø)	PCS	1			
15	TEE (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)-3/8" (Ø)	PCS	1			
16	ROUND TRANSITION(ANGLE)	45 DEGREE	PCS	5			
	HVAC_EQUIPMENTS						
17	AIR HANDLING UNIT	WALL MOUNTED	PCS	4			
18	CONDENSER	OUTDOOR UNIT	PCS	1			
19	EXHAUST FAN	75 CFM	PCS	1			
20	EXHAUST HOOD	WALL MOUNTED	PCS	1			
21	HOOD-WALL: VENT	HOOD-WALL: VENT	PCS	1			
22	DRAYER: VENT	DRAYER: VENT	PCS	1			
23	ROOF VENT	3"(Ø)	PCS	1			
24							
23							
24							
25							



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#### **Have It Your Way!**

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

#### **GENERAL NOTES**

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



			LIGHTING FIXTURES				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Kitchen Ceiling Light			PCS	3		
3	Exterior Wall Mounted Light			PCS	3		
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	1		
8	Bathroom Ceiling Light			PCS	1		
9	Livingroom Ceiling Light			PCS	2		
10	Bedroom Ceiling Light			PCS	12		
11	Hall & Entry Ceiling Light			PCS	3		
12	Closet Ceiling Light			PCS	0		
12	Smoke Detector			PCS	6		
13							
14							
15							



			ELECTRICAL FITTINGS				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Standard Receptacle 120V	20A		PCS	23		
2	GFCI Receptacle 120V	20 A		PCS	13		
3	GFCI Receptacle 240V	30 A		PCS	3		
1	GFCI Receptacle 240V	50 A		PCS	1		
5	GFCI Receptacle 240V	60 A		PCS	1		
5	Fan Switch			PCS	4		
7	Single Pole Switch			PCS	10		
3	Three Way Switch			PCS	2		
)	Dimmer Switch			PCS	3		
LO		,	·	,			
11							
12							
L3							
14							
15							



		ELECTR	CICAL CONDUITS & WIRING				
#	Item	Туре	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	524		
4	ROMEX 10 AWG	10/3/W/ground		FT	71		
6	Romex 8 AWG	8/3/W/ground		FT	13		
8	ROMEX 6 AWG	6/3/W/ground		FT	14		
9	Bare Copper Ground Wire 6 AWG			FT			
10							
11							
12							
13							
14							
15							
16							



		ELEC	CTRICAL BOXES & CIRCUTES				
#	Item	Туре	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	14		
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	2		
8	Double Gang Switch Box			PCS	1		
9	Triple Gang Switch Box			PCS	5		
10	Pull Box	#1/4		PCS	26		
11	Receptacle Box			PCS	41		
12							
13							
14							
15							

			HVAC_DUCTS 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	<b>Unit Price</b>	Total
1	PIPE (REFRIGERANT LINE)	1/4" (Ø)		FT	0.8		
2	PIPE (REFRIGERANT LINE)	3/8" (Ø)		FT	96.46		
3	PIPE (REFRIGERANT LINE)	1/2" (Ø)		FT	0.82		
4	PIPE (REFRIGERANT LINE)	3/4" (Ø)		FT	120.43		
5	DRAYER HOSE	4" (Ø)		FT	4		
6	FLEX DUCT ROUND	4" (Ø)		FT	5.19		
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							

			DUCT FITTINGS & ACCESSORIES				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ELBOW (REFRIGERANT LINE)	1/2" (Ø)-1/2" (Ø)		PCS	1		
2	ELBOW (REFRIGERANT LINE)	1/4" (Ø)-1/4" (Ø)		PCS	1		
3	ELBOW (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)		PCS	30		
4	ELBOW (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)		PCS	18		
5	TRANSITION (REFRIGERANT LINE)	3/4" (Ø)-1/2" (Ø)		PCS	5		
6	TRANSITION (REFRIGERANT LINE)	3/4" (Ø)-3/8" (Ø)		PCS	4		
7	TRANSITION (REFRIGERANT LINE)	3/8" (Ø)-1/4" (Ø)		PCS	1		
8	TEE (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)-3/4" (Ø)		PCS	1		
9	TEE (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)-3/8" (Ø)		PCS	1		
10	ROUND TRANSITION(ANGLE)	45 DEGREE		PCS	5		
11	110 010 110 110 110 110 110 110 110 110						
12							
13							
14							
15							
16							

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



	PLUMBING FIXTURES & ACCESSORIES  Item   Type   Description, Manufacturer, SKU   Unit   Ouantity   Unit Price   Total									
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total			
1	Bath Tub (Alcove Tub)			PCS	C					
2	Kitchen Sink			PCS	1					
3	Kitchen faucets			PCS	1					
4	Vanity Sink			PCS	1					
5	Bath room faucets			PCS	1					
6	Water Closet			PCS	1					
7	Shower Trim			PCS	1					
8	Shower Tray			PCS	1					
9	Water Heater			PCS	1					
10	Hose Bib			PCS	1					
11	Shutoff Valve			PCS	6					
12	Hanging pipe clamp			PCS	24					
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					



		SANI	TARY & PLUMBING PIPES				
#	Item	Туре	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	6		
3	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 2"		FT	53		
4	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 3"		FT	31		
5	PEX (Cross-linked polyethylene) Pipes	ø 1/2"		FT	52		
6	PEX (Cross-linked polyethylene) Pipes	ø 3/4"		FT	102		
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	91		
10	PVC Pipes Sch.80 - Rigid	ø 3"		FT	0		
11	Flex Pipe Round	ø 1/2"		PCS	8		
12							
13							
14							
15							



	1	Р	IPE FITTINGS 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ABS 90 Degree Bend Elbow	1 1/2"ø-1 1/2"ø		PCS	1		
2	ABS 90 Degree Bend Elbow	2"ø-2"ø		PCS	2		
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	2		
7	ABS Reducer Elbow	3"ø-2"ø		PCS	1		
8	ABS TEE Elbow	2"ø-2"ø-2"ø		PCS	2		
9	ABS TEE Elbow	3"ø-3"ø-3"ø		PCS	2		
10	ABS Tee Reducer Elbow	3"ø-3"ø-1 1/2"ø		PCS	1		
11	ABS Tee Reducer Elbow	3"ø-3"ø-2"ø		PCS	2		
12	ABS Vent Cap Elbow	2"ø		PCS	2		
13	ABS Vent Cap Elbow	3"ø		PCS	1		
14	PEX 90 Degree Elbow	1/2"ø-1/2"ø		PCS	16		
15	PEX 90 Degree Elbow	3/4"ø-3/4"ø		PCS	16		



		PI	PE FITTINGS 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	PEX Tee Elbow	3/4"ø-3/4"ø-3/4"ø		PCS	11		
!	PEX Transition Elbow	1"ø-3/4"ø		PCS	1		
	PEX Transition Elbow	3/4"ø-1/2"ø		PCS	9		
	PVC 90 Deg Bend Elbow	2"ø-2"ø		PCS	36		
)	WASTE DOUBLE TEE	2"Ø-2"Ø-2"Ø-2"Ø		PCS	1		
)							
0							
1							
2							
3							
4							
5							



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



			CASEWORKS 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Kitchen Cabinet			FT	16.16		
2	Laundry Cabinet			FT	2.25		
3	Vanity Cabinet			FT	2.5		
4	Medicine Cabinet			PCS	1		
5	Kitchen countertop			SF	25.07		
6	Laundry Countertop			PCS	0		
7	Bathroom Countertop			SF	0		
8	Island			FT	0		
9	Peninsula			FT	0		
10	Closets			SF	188.3		
11							
12							
13							
14							
15							



			CEILING 01				
‡	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	LIVING ROOM + KITCHEN			SF	277.2		
L	Ceiling Board	Drywall		SF	277		
	Drywall Fastener	Screw		PCS	485		
}	Vapor Retarder	Polyethylene film		SF	277		
	Vapor Retarder Fastener	Nails with washer heads		PCS	832		
	BATH 1			SF	43.9		
i	Ceiling Board	MRD (Moisture resistant drywall)		SF	44		
•	MRD Fastener	Screw		PCS	77		
	HALL +WD			SF	62.5	2.5	
,	Ceiling Board	Drywall		SF	63		
	Drywall Fastener	Screw		PCS	109		
	Vapor Retarder	Polyethylene film		SF	63		
0	Vapor Retarder Fastener	Nails with washer heads		PCS	188		
	BED ROOM 1			SF	159.8		
.1	Ceiling Board	Drywall		SF	160		
2	Drywall Fastener	Screw		PCS	280		
3	Vapor Retarder	Polyethylene film		SF	160		
.4	Vapor Retarder Fastener	Nails with washer heads		PCS	479		



			CEILING 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BED ROOM 2			SF	157.4		
1	Ceiling Board	Drywall		SF	157		
2	Drywall Fastener	Screw		PCS	275		
3	Vapor Retarder	Polyethylene film		SF	157		
4	Vapor Retarder Fastener	Nails with washer heads		PCS	472		
	BED ROOM 3			SF	159.4		
5	Ceiling Board	Drywall		SF	159		
6	Drywall Fastener	Screw		PCS	279		
	Vapor Retarder	Polyethylene film		SF	159		
7	Vapor Retarder Fastener	Nails with washer heads		PCS	478		
8	SHADE			SF	92.7		
9	Ceiling Board	Marine Plywood		SF	93		
10	Exterior Grade Plywood	Screw		PCS	162		
	CLOSET 1			SF	17.9		
11	Ceiling Board	Drywall		SF	18		
12	Drywall Fastener	Screw		PCS	31		
13	Vapor Retarder	Polyethylene film		SF	18		
14	Vapor Retarder Fastener	Nails with washer heads		PCS	53.8		



			CEILING 03				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CLOSET 2			SF	24.3		
15	Ceiling Board	Drywall		SF	24		
16	Drywall Fastener	Screw		PCS	42		
17	Vapor Retarder	Polyethylene film		SF	24		
18	Vapor Retarder Fastener	Nails with washer heads		PCS	73		
	CLOSET 3			SF	24.1		
19	Ceiling Board	Drywall		SF	24		
20	Drywall Fastener	Screw		PCS	42		
21	Vapor Retarder	Polyethylene film		SF	24		
22	Vapor Retarder Fastener	Nails with washer heads		PCS	72		
	WH			SF	7.1		
23	Ceiling Board	Drywall		SF	7		
24	Drywall Fastener	Screw		PCS	12		
25	Vapor Retarder	Polyethylene film		SF	7		
26	Vapor Retarder Fastener	Nails with washer heads		PCS	21		



			FLOORING INTERIOR 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BEDROOM #1						
1	Bedroom Flooring			SF	152		
2	Wood underlay	Foam Pad Polyethylene		SF	152		
3	Vapor Retarder	Vapor Barrier Polyethylene		SF	152		
	BEDROOM#2						
4	Bedroom Flooring			SF	151		
5	Wood underlay	Foam Pad Polyethylene		SF	151		
6	Vapor Retarder	Vapor Barrier Polyethylene		SF	151		
	BEDROOM#3						
7	Bedroom Flooring			SF	149		
8	Wood underlay	Foam Pad Polyethylene		SF	149		
9	Vapor Retarder	Vapor Barrier Polyethylene		SF	149		
	CL#1						
10	Closet Flooring			SF	17		
11	Wood underlay	Foam Pad Polyethylene		SF	17		
12	Vapor Retarder	Vapor Barrier Polyethylene		SF	17		



			FLOORING INTERIOR 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CL#2						
13	Closet Flooring			SF	23		
14	Wood underlay	Foam Pad Polyethylene		SF	23		
15	Vapor Retarder	Vapor Barrier Polyethylene		SF	23		
	CL#3						
16	Closet Flooring			SF	23		
17	Wood underlay	Foam Pad Polyethylene		SF	23		
18	Vapor Retarder	Vapor Barrier Polyethylene		SF	23		
	LIVING ROOM AND KITCH	EN					
19	Living Area Flooring			SF	312		
20	Wood underlay	Foam Pad Polyethylene		SF	312		
21	Vapor Retarder	Vapor Barrier Polyethylene		SF	312		
	BATHROOM						
22	Tile Finish			SF	29		
23	Adhesive	1/2" Thin set Mortar		SF	29		
24	Vapor Retarder	Vapor Barrier Polyethylene		SF	29		



			FLOORING INTERIOR 03				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	W/D						
25	Tile Finish			SF	10		
26	Adhesive	1/2" Thin set Mortar		SF	10		
27	Vapor Retarder	Vapor Barrier Polyethylene		SF	10		
	BOILER ROOM						
28	Tile Finish			SF	7		
29	Adhesive	1/2" Thin set Mortar		SF	7		
30	Vapor Retarder	Vapor Barrier Polyethylene		SF	7		



			FLOORING EXTERIOR				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	
	STRUCTURE			SF	988.2		
1	Concrete Slab	4"concrete cast in situ		CF	329.4		
2	Insulation	Rigid insulation		SF	307		
3	Hard core	Compacted soil		CF	248.9		
4		#4 re-bar		Ton	0.97		
5	Concrete Pad	4"concrete cast in situ		CF	1.58		
6	Slab edge	Turndown		CF	323.7		



			WALLS: EXTERIOR				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Stocco Finish			SF	790		
2	Stone Veneer			SF	361		
3	Mortar Stone Veneer			SF	361		
4	Wall Homewrap			SF	1152		
5	Homewrap Fastener	Stapled fastener (200/pkt)		PKT	0		
6	Furring Strip			PCS	0.00		
7	Furring Strip Fastner	Self-drilling screws(100/pkt)		PKT	0.00		
8	Wall Shteathing (OSB)			SF	1152		
9	Shteathing Fastener	Self-drilling screws(100/pkt)		PKT	11.52		
10	Wall Paint			SF	1152		
11	Wall Insulation			FT	1857		
12							
13							
14							
15							



			WALLS: INTERIOR 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	ВАТН			SF	41.0		
1	Cementitious Backer Board			SF	220		
2	Kerdi membrane			SF	220		
3	Kerdi membrane Fastener			SF	220		
4	Wall Ceramic Tile			SF	220		
	BEDROOM 1			SF	150.0		
5	Drywall Board			SF	334		
6	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.34		
7	Wall Paint			SF	334		
8	Drywall Tape			FT	62.62891431		
	BEDROOM 2	•		SF	150.0		
9	Drywall Board			SF	320		
10	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.2		
11	Wall Paint			SF	320		
12	Drywall Tape			FT	60.0		



			WALLS: INTERIOR 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BEDROOM 3			SF	148.0		
13	Drywall Board			SF	310		
14	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.1		
15	Wall Paint			SF	310		
16	Drywall Tape			FT	58.16135084		
	KITCHEN			SF	83.0		
17	Cementitious Backer Board			SF	27		
18	Drywall Board			SF	149		
19	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.49		
20	Kerdi membrane			SF	27		
21	Kerdi membrane Fastener			SF	27		
22	Wall Ceramic Tile			SF	27		
23	Wall Paint			SF	149		
24	Drywall Tape			FT	28.11320755		



			WALLS: INTERIOR 03				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	LIVING ROOM			SF	175.0		
25	Drywall Board			SF	297		
26	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	2.97		
27	Wall Paint			SF	297		
28	Drywall Tape			FT	56.03773585		
	WH			SF	7.0		
29	Drywall Board			SF	70		
30	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	0.7		
31	Wall Paint			SF	70		
32	Drywall Tape			FT	13.20754717		
	CL 1			SF	19.0		
33	Drywall Board			SF	122		
34	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.22		
35	Wall Paint			SF	122		
36	Drywall Tape			FT	23.01886792		



			WALLS: INTERIOR 04				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CL 2			SF	26.0		
37	Drywall Board			SF	151		
38	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.51		
39	Wall Paint			SF	151		
40	Drywall Tape			FT	28.49056604		
	CL 3			SF	26.0		
41	Drywall Board			SF	158		
42	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.58		
43	Wall Paint			SF	158		
44	Drywall Tape			FT	29.81132075		
	CL 4			SF	3.0		
45	Drywall Board			SF	54		
46	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	0.54		
47	Wall Paint			SF	54		
48	Drywall Tape			FT	10.18867925		



			WALLS: INTERIOR 05				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	WD			SF	9.0		
49	Cementitious Backer Board			SF	78		
50	Kerdi membrane			SF	78		
51	Kerdi membrane Fastener			SF	78		
52	Wall Ceramic Tile			SF	78		
	HALL			SF	51.0		
45	Drywall Board			SF	169		
46	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.69		
47	Wall Paint			SF	169		
48	Drywall Tape			FT	31.88679245		
49	Wall Skirting			FT	236		



			DOORS				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Exterior Sliding	5' - 0" X 6'-8"		PCS	1		
2	Exterior Swinging	3' - 0" X 6'-8'		PCS	1		
3	Interior Sliding	10' - 0" X 6'-8'		PCS	2		
4	Interior Sliding	7' - 0" X 6'-8'		PCS	1		
5	Interior Swinging	3' - 0" X 6'-8'		PCS	1		
6	Interior Swinging	2' - 8" X 6'-8'		PCS	1		
7	Interior Swinging	2' - 6" X 6'-8'		PCS	2		
8	Interior Swinging	2' - 0" X 6'-8'		PCS	1		
9	Exterior Door Trim			FT	34.68	}	
10	Interior Door Trim			FT	328.46		
11	Entry Lock Set			PCS	2		
12	Privacy Lock Set			PCS	5		
13	Passage Lock Set			PCS	3		
14							
15							



			WINDOWS				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Sliding	5' - 3" X 3'-9"		PCS	3		
2	Sliding	2' - 3" X 2'-3"		PCS	5		
3	Sliding	2' - 3" X 1'-9"		PCS	1		
4	Swinging	2' - 3" X 3'-3"		PCS	4		
5	Swinging	3' - 3" X 3'-3"		PCS	3		
6	Exterior Window Trim			FT	171		
7	Interior Window Trim			FT	171		
8							
9							
10							
11							
12							
13							
14							
15							



			ROOF 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Roof Covering			SF	1286.0		
2	Roof Covering Fastener			PCS	643		
3	Roof Felt Paper			SF	1286.0		
4	Roof Felt Paper Fastener			PCS	3858.0		
5	Roof Sheathing			SF	1286.0		
6	Roof Sheathing Fastener			PCS	10288		
7	Batten			FT	0.0		
8	Batten Fastener			PCS	0.0		
9	Soffit			SF	145.0		
10	Soffit Fastener			PCS	72.5		
11	Fascia			FT	215.0		
12	Fascia board fastener			PCS	108		
13	Roof Insulation			SF	1286.0		
14							
15							