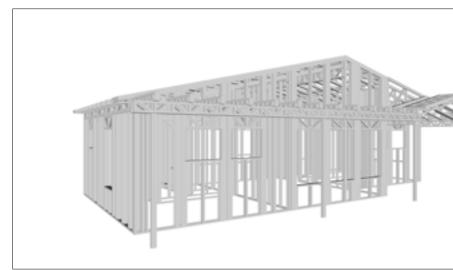


ORCHARD

The Orchard is a charming Spanish-style two-bedroom, two-bathroom home designed for comfortable. The walls are finished with a light stucco, creating a warm and traditional aesthetic. A simple gable roof covered in terracotta tiles provides shelter and complements the overall Spanish style. A covered porch, featuring slender timber supports, extends from the main entrance, providing a touch of architectural detail.

Inside, the house features a simple rectangular layout with the living, dining, and kitchen areas merged into a single open space. The two bedrooms are thoughtfully located on either side of the living area, offering privacy and quiet retreats.



Materials Shopping List

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

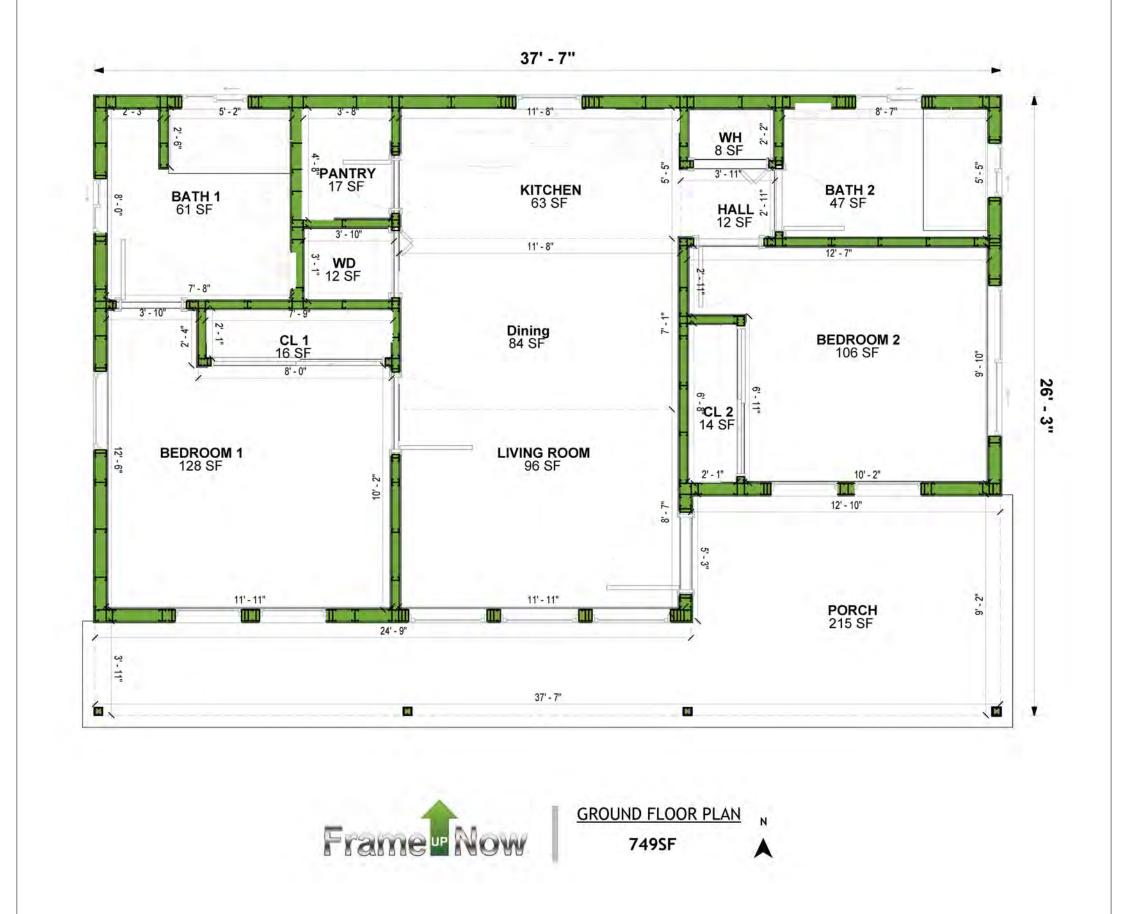
Record your selection and the price of the item. Then do the math to determine the cost for your selections and the total cost of finishing your home.



< CLICK HERE >

To Go To Materials Shopping List





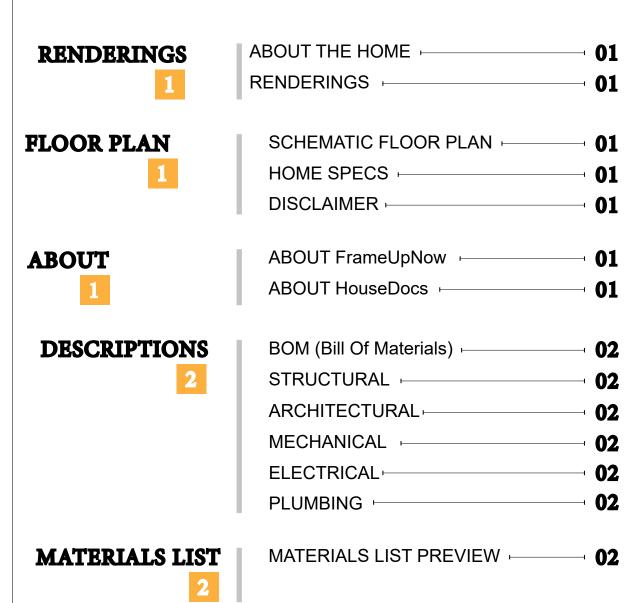
FLOOR PLAN

749 SF

2 Bed Rooms



TABLE OF CONTENTS



ARCHITECTURAL

HOW TO BUILD

COVER SHEET - 03

FLOOR PLAN - 04

DIMENSION PLAN - 05

FOUNDATION PLAN - 06

STRUCTURAL FLOOR PLAN - 07

WALL FRAME LAYOUT - 08

ROOF TRUSS LAYOUT - 09

ROOF PLAN - 10

ARCHITECTURAL ELEVATIONS - 11

ARCHITECTURAL SECTIONS - 13

ARCHITECTURAL DETAILS - 14

ARCHITECTURAL CASEWORK - 15

CONSTRUCTION STEPS

STRUCTURAL

GENERAL NOTES

WALL FRAME LAYOUT

WALL PANEL & LAYOUT PLAN

ROOF TRUSS LAYOUT | 20
STRUCTURAL SECTIONS | 21
WALL BRACING LAYOUT | 22
HOLD-DOWN PLAN | 23
STRUCTURAL DETAILS 1 | 24
STRUCTURAL DETAILS 2 | 25
STRUCTURAL DETAILS 3 | 26
TRUSS BLOCKING LAYOUT | 27

SHEETROCK BACKING - 28
ROOF BRACING LAYOUT - 29

MECHANICAL COVER SHEET - 31

HVAC PLAN

ELECTRICAL SCH

 SCHEDULE
 33

 LIGHTING
 34

 POWER PLAN
 35

 DIMENSION FOR LIGHTING
 36

 DIMENSION FOR FITTING
 37

PLUMBING 37

NOTES AND SCHEDULES → 38
WATER SUPPLY & SEWAGE SYSTEM → 39

32

MATERIALS SHOPPING LIST MATERIALS SHOPPING LIST — 4

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

196-Orchard-749-2Bd2Ba-Spanish-550

DRAWING NAME

INTRODUCTION

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

1101

SCALE:

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marketing content.

DESCRIPTIONS

MATERIALS LIST

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

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

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

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

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

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

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

MECHANICAL

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.

ELECTRICAL

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.

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.

The plumbing package includes everything needed to guide the

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

Bill of Materials: A complete list of every component needed, from

PLUMBING

installation of your home's water supply and drainage systems:

proper drainage.

install all vertical plumbing risers and vent stacks.

pipes to fixtures.

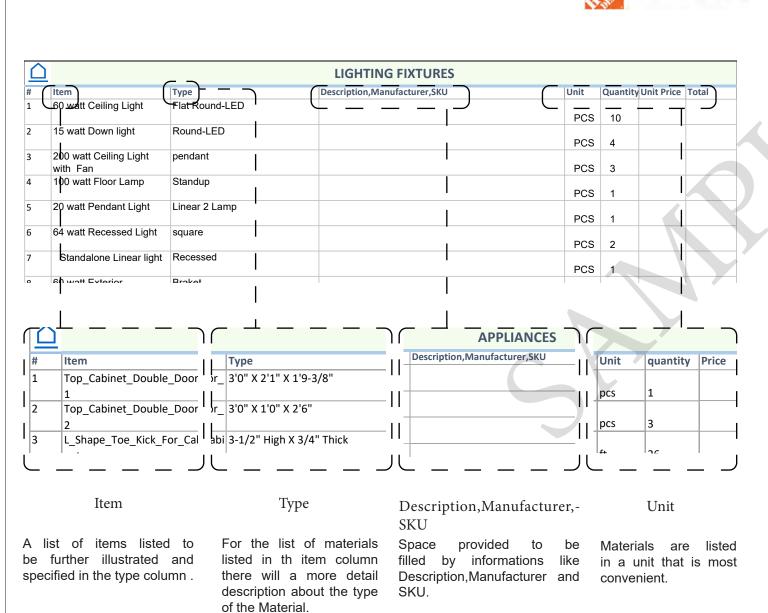
BOM (Bill Of Materials) (Separately Attached)

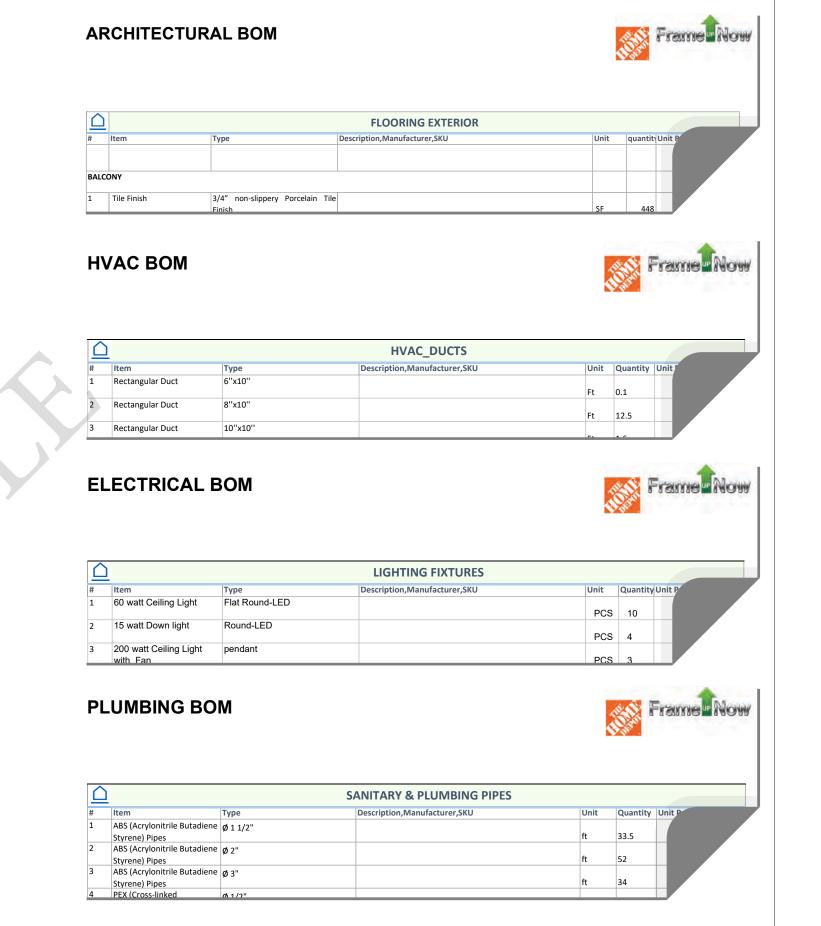


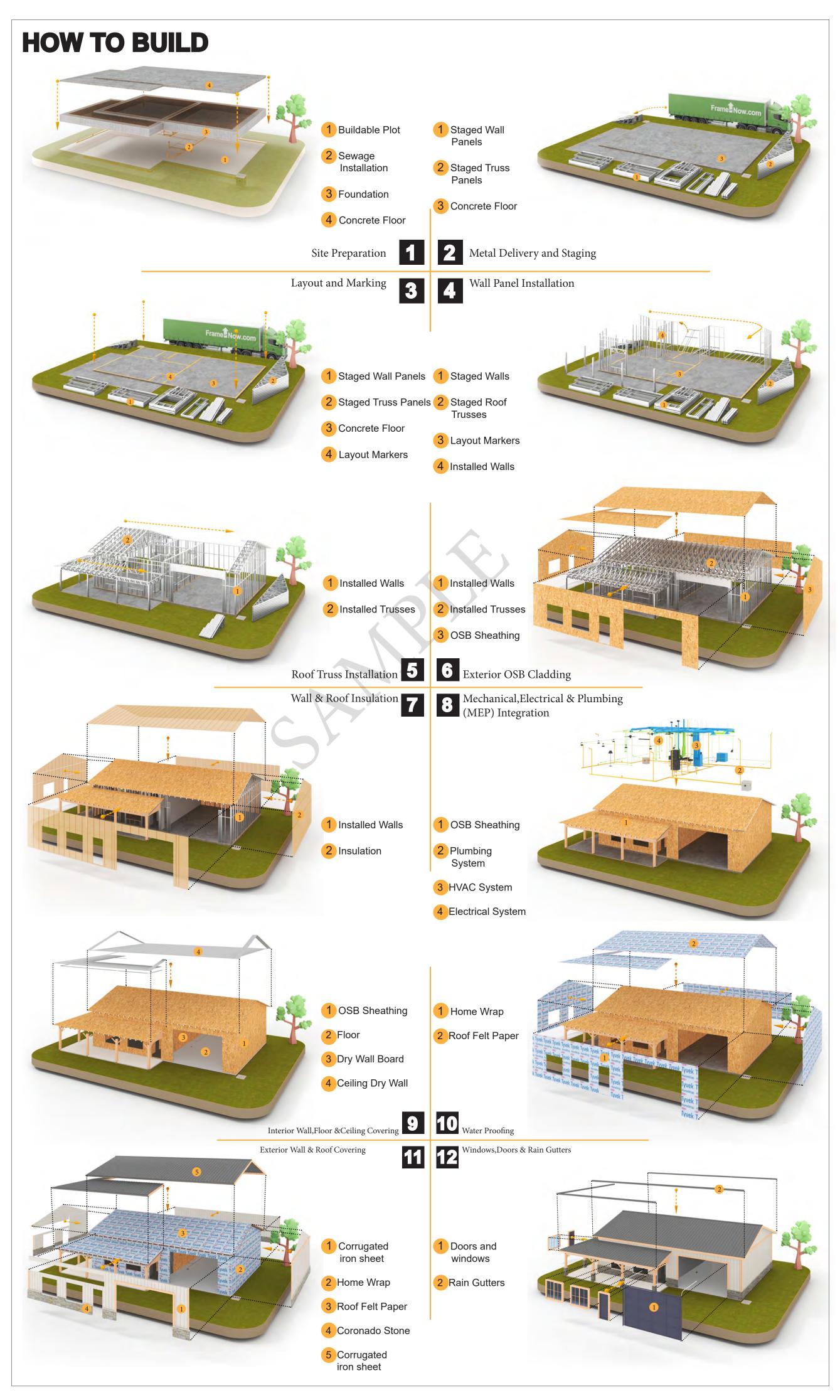
The Bill of Materials (BOM) is a crucial document that compiles the material requirements from different disciplines into a centralized inventory, enabling efficient procurement, inventory management, and cost estimation for a specified project or

ELECTRICAL BOM











KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

196-Orchard-749-2Bd2Ba-Spanish-550

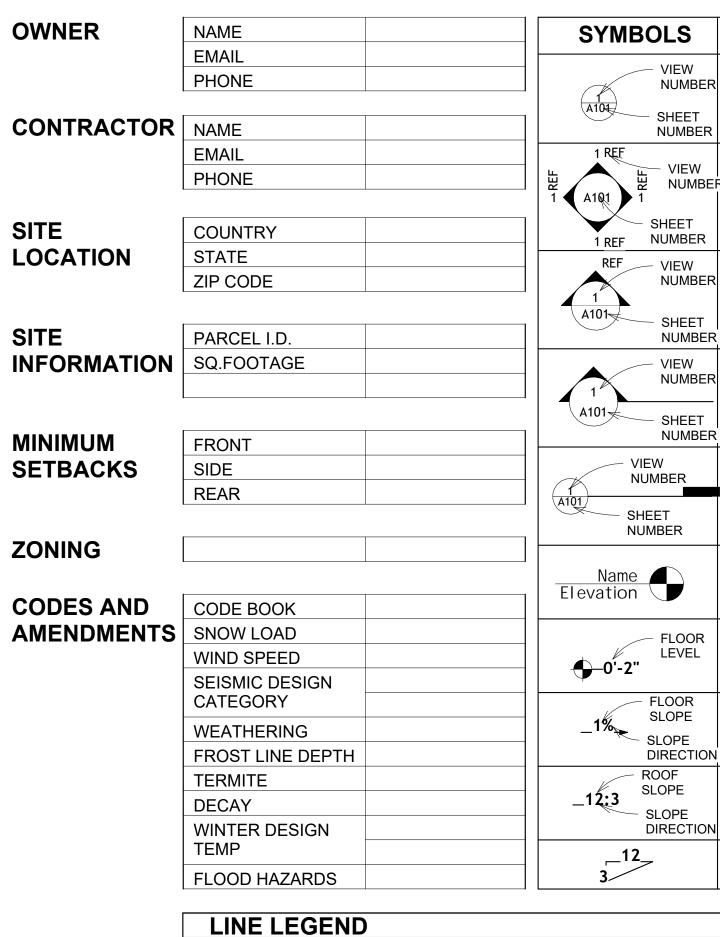
DRAWING NAME

INTRODUCTION

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

1102

SCALE:



HIDDEN LINE

OVER HEAD

ROOM SEPARATOR

DOOR OPENING DIRECTION

SYMBOLS	SYMBOLS NAME	PAGE INDEX
VIEW		G101 COVER SHEET
NUMBER		A101 FLOOR PLAN
A101 SHEET	CALLOUT HEAD	A102 DIMENSION PLAN
NUMBER		S101 FOUNDATION PLAN
1 REF		S102 STRUCTURAL FLOOR
W NUMBER	R INTERIOR ELEVATION	S103 FRAME LAYOUT
$\overline{1}$ $A101$ $\overline{1}$		S104 ROOF TRUSS LAYOU
1 REF NUMBER		A103 ROOF PLAN
REF VIEW		A201 ELEVATIONS
NUMBER		A202 ELEVATIONS
A101	BUILDING ELEVATION	A301 SECTIONS
SHEET NUMBER		A401 DETAILS
VIEW		A402 CASEWORK DETAILS
NUMBER		A403 CASEWORK DETAILS
A101	SECTION	E101 SCHEDULE
SHEET NUMBER		E102 LIGHTING PLAN
VIEW		E103 POWER PLAN
NUMBER_		E104 DIMENSION PLAN FO
A101)	DETAIL VIEW	E105 DIMENSION PLAN FO
SHEET NUMBER		P101 COVER SHEET
		P102 WATER SUPPLY SYS
Name	ELEVATION LEVEL	P103 SEWAGE SYSTEM
Elevation		P104 RISER DIAGRAM
=: 005		M101 HVAC PLAN
FLOOR LEVEL	SPOT ELEVATION	M102 HVAC SECTION
	OI OI LLEVATION	M103 RISER DIAGRAM
FLOOR SLOPE SLOPE	FLOOR SLOPE	

ROOF SLOPE

CALL OUT BOUNDRY — — — — —

CUT LINE

GROUND CUT

ROOF SLOPE ELEVATION

TAG	TAG'S NAME
CA01	CASEWORK TAG
1	DOOR TAG
1	FURNITURE TAG
1	WINDOW TAG
SE01	SPECIALTY EQUIPMENT TAG
ME01	MECHANICAL EQUIPMENT TAG
PE01	PLUMBING EQUIPMENT TAG
	<u>I</u>

PAGE INDEX

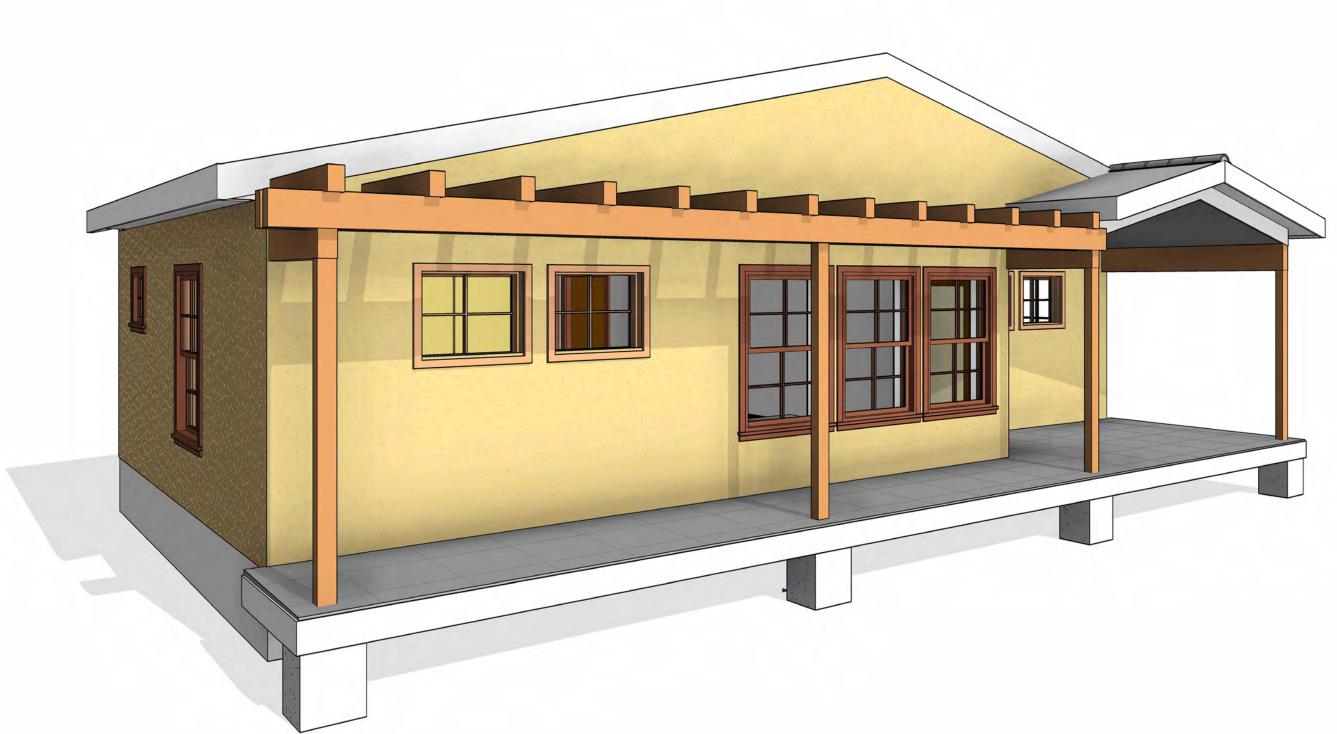
STRUCTURAL FLOOR PLAN

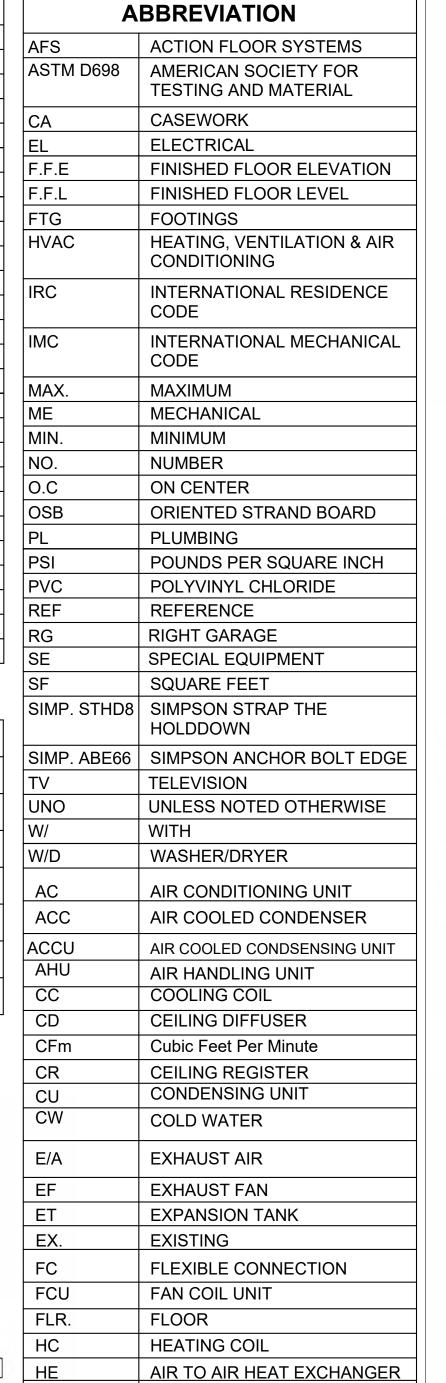
ROOF TRUSS LAYOUT

DIMENSION PLAN FOR LIGHT FIXTURE

DIMENSION PLAN FOR FITTING

WATER SUPPLY SYSTEM





HEATING AND VENTILATING UNI

RECIPROCATING CHILLER UNIT

SMOKE CONTROL DAMPER

INLET VANES

RETURN AIR

RETURN FAN SUPPLY AIR

STATIC PRESSURE

MAXIMUM

MINIMUM

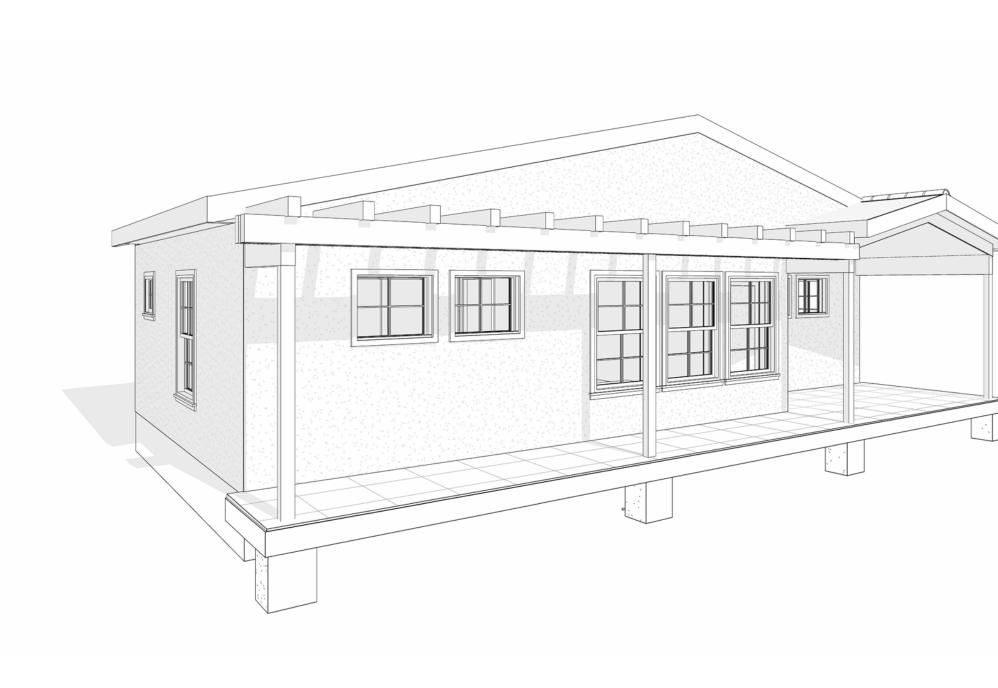
MECHANICAL ROOM

MER

MAX.

MIN.

SCD

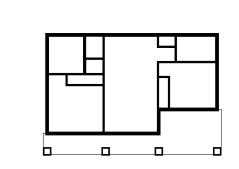


196-ORCHARD-749 2Bd2Ba-SPANISH-550

SQUARE FOOTAGE		
LIVING	749	
PORCH	215	
TOTAL	964	



KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

196-ORCHARD-749 2Bd2Ba-SPANISH-550

DRAWING NAME

COVER SHEET

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/6/2025 12:34:27 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

G101

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.
- 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.
- 3. THE CONSTRUCTION OF THIS HOME SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), INTERNATIONAL MECHANICAL CODE (IMC), THE INTERNATIONAL PLUMBING STANDARD, THE NATIONAL ELECTRICAL STANDARD AND ALL OTHER APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
- I. COORDINATION WITH OTHER TRADES HAS BEEN DONE ON A DESIGN LEVEL. THIS DRAWING SHALL BE READ TOGETHER WITH THE ME, EL AND PL DESIGN DRAWINGS TO ENSURE PROPER CONSTRUCTION AND INTEGRATION OF THE BUILDING SYSTEMS.

ABOUT WALLS:

1. SHOWER WALL COVERING

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

2. WALL PAINT (INTERNAL)

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

,

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

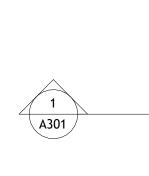
REFER TO SHEETS A201 & A202 FOR GENERAL NOTES ON EXTERNAL FINISHING MATERIALS

ABOUT FLOORS:

THE SPOT ELEVATION INDICATES THE FINISHED FLOOR ELEVATION.

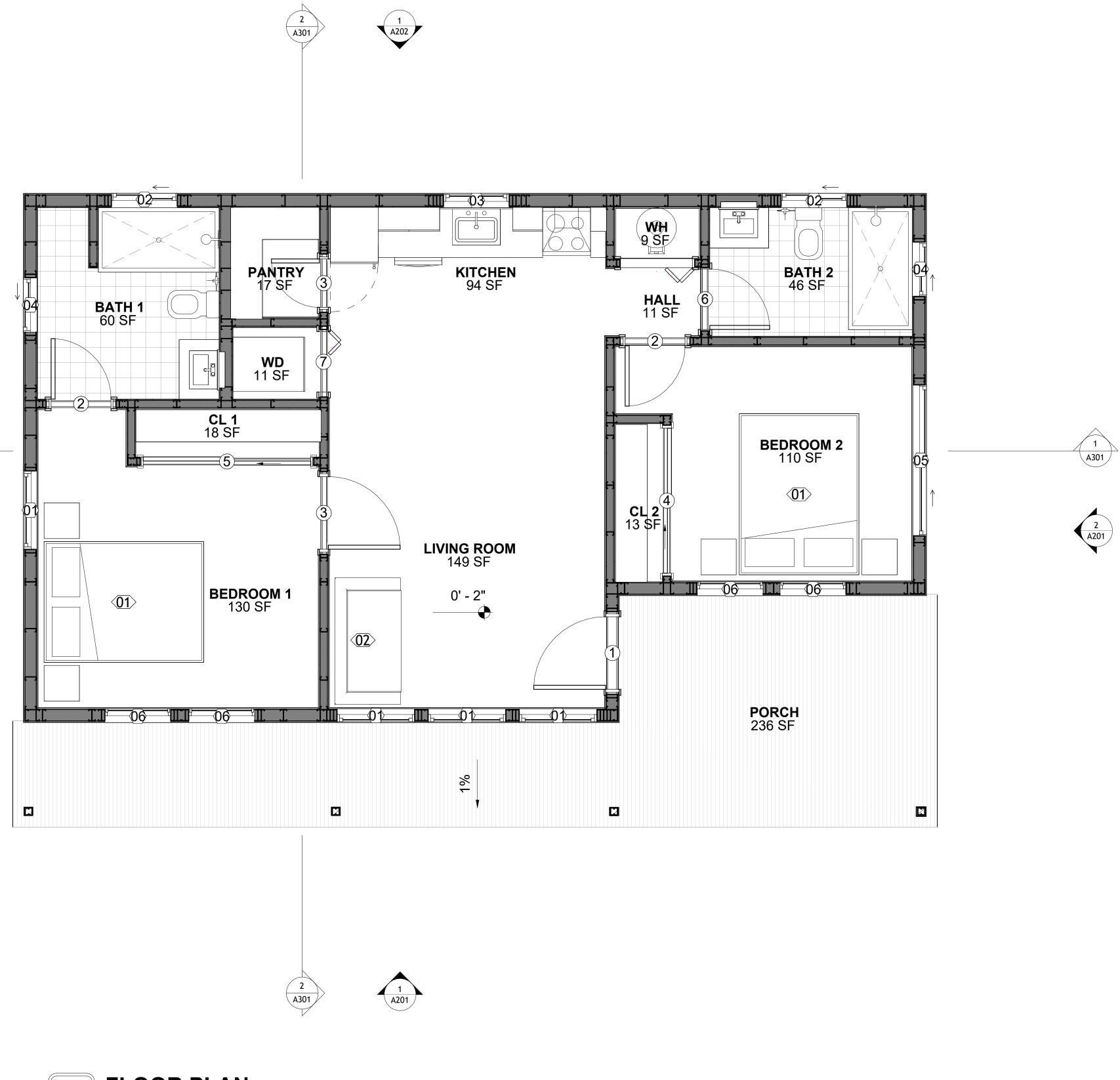
TWO SEAT SOFA

- 2. FINISHED FLOORS PER PLANS.
- 3. FIELD VERIFY FOR DIMENSION DROP 4" FOR SHOWER AND BATHTUB USE.
- 4. 1% SLOPE ON OUTDOOR BALCONIES FOR WATER RUN OFF.
- 5. 2% SLOPE TOWARDS THE SHOWER DRAIN FOR SUFFICIENT DRAINAGE.
- 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		

ROOM FINISH SCHEDULE							
ROOM NUMBE R	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT	COM MEN TS
01	BATH 1	VINYL TILES	CONCRETE	CERAMIC TILE	MRD	8' - 0"	
02	BEDROOM 2	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
03	BATH 2	VINYL TILES	CONCRETE	CERAMIC TILE	MRD	8' - 0"	
04	KITCHEN	HARDWOOD	CONCRETE	WALL PAINTT + CERAMIC	DRY WALL	8' - 0"	
05	LIVING ROOM	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
06	PANTRY	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
07	WD	VINYL TILES	CONCRETE	CERAMIC TILE	DRY WALL	8' - 0"	
08	WH	VINYL TILES	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
09	CL 2	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
10	CL 1	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
12	BEDROOM 1	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
13	HALL	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
14	PORCH	PROCELAIN TILE	CONCRETE	STUCCO FINISH	PLYWOOD	8' - 0"	







KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

196-ORCHARD-749 2Bd2Ba-SPANISH-550

DRAWING NAME

FLOOR PLAN

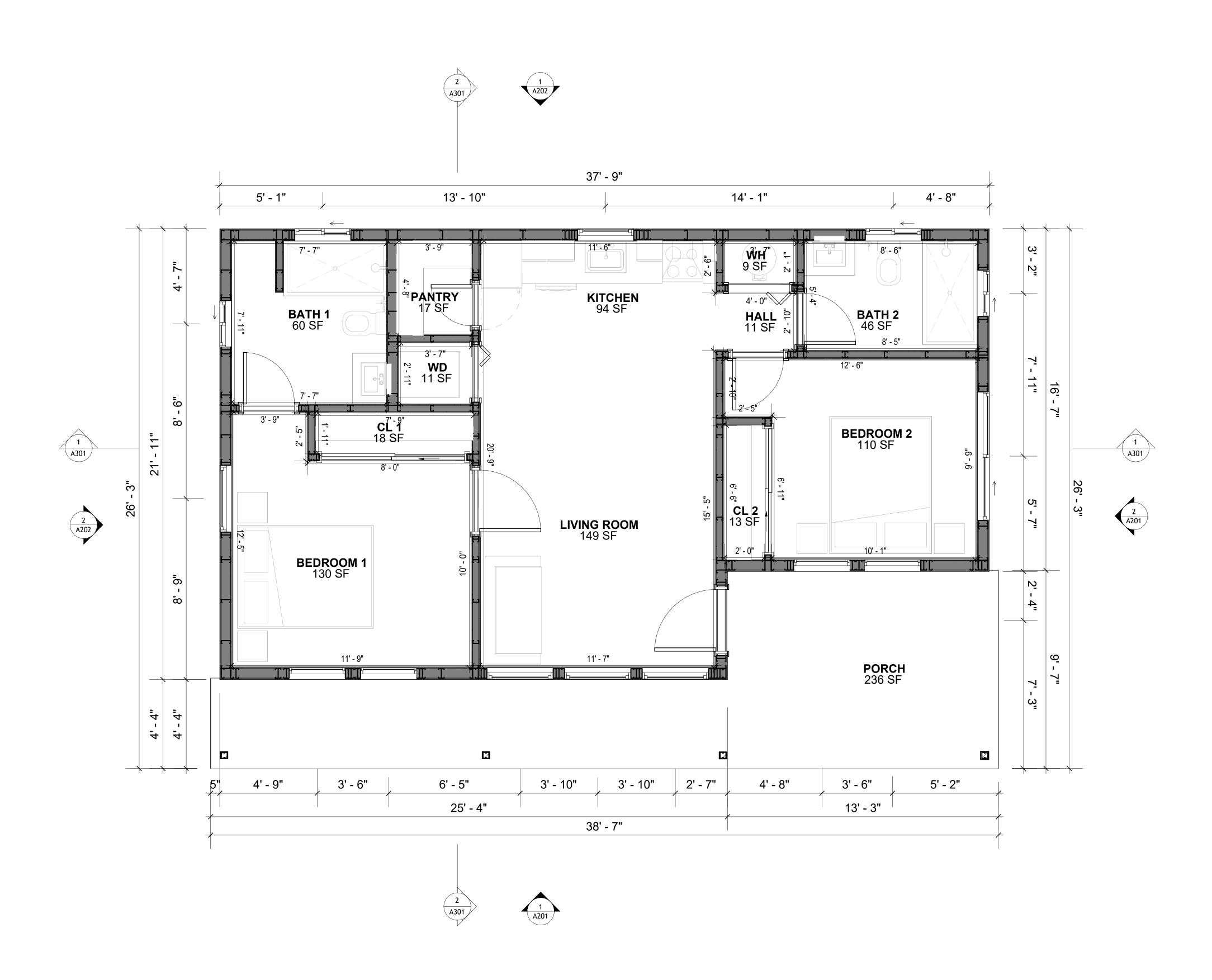
CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/6/2025 12:34:30 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A101

SCALE: As indicated

PORCH 215
TOTAL 964

SQUARE FOOTAGE



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

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

SQUARE FOOTAGE

LIVING 749

PORCH 215

964

TOTAL



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

196-ORCHARD-749 2Bd2Ba-SPANISH-550

DRAWING NAME

DIMENSION PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/6/2025 12:34:33 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A102

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

FOUNDATION 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

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:

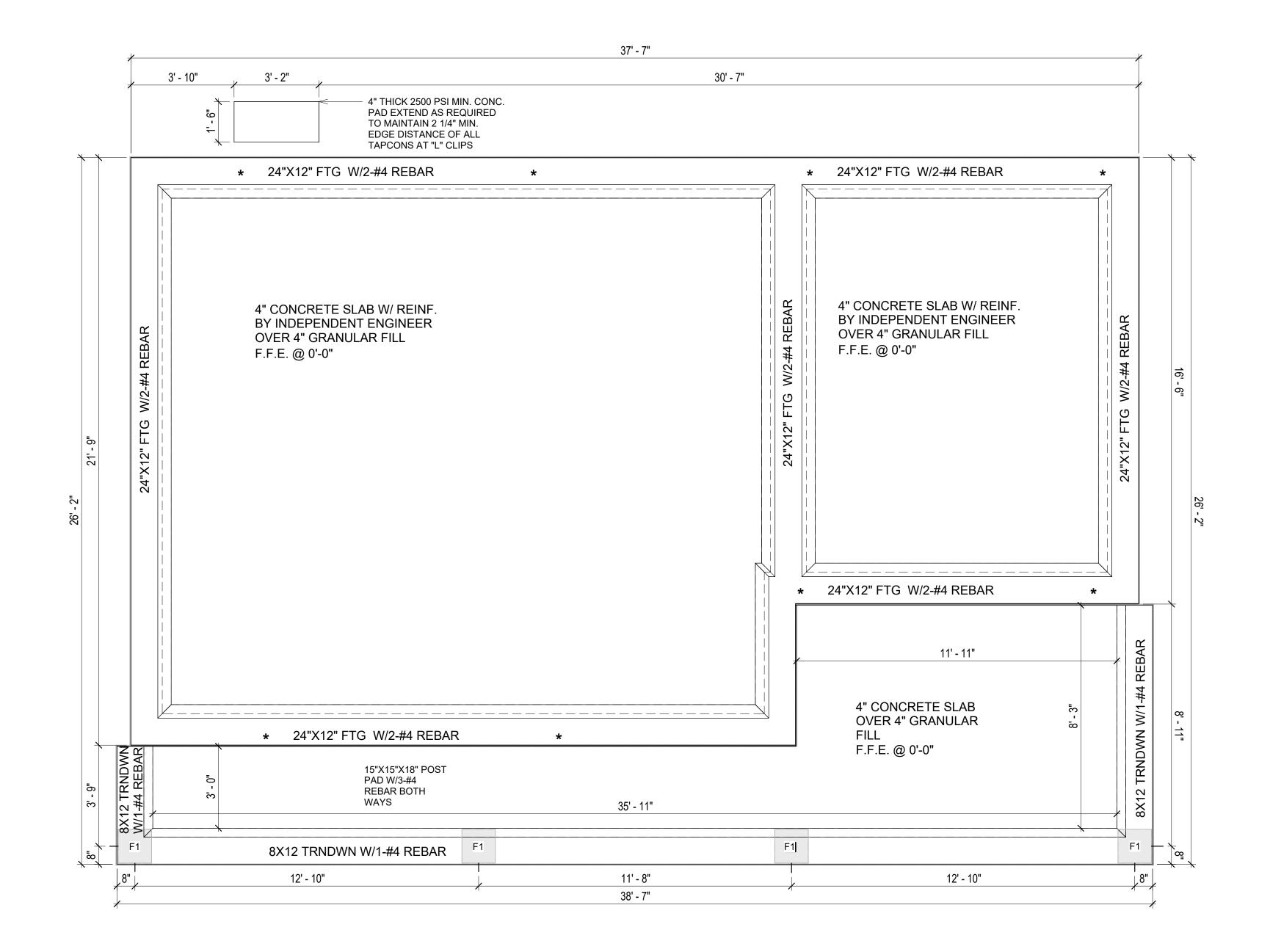
- DRAINAGE MUST BE MAINTAINED. WATER SHALL NEVER BE ALLOWED TO POND NEAR THE **FOUNDATION**
- 2. THE SOIL AROUND THE FOUNDATION SHALL BE MAINTAINED IN A RELATIVELY DAMP CONDITION, SUCH AS THAT REQUIRED TO KEEP A LAWN GREEN. IF IT DRIES OUT IT WILL SHRINK. IF IT GETS WET, IT WILL HEAVE UPWARD.
- 3. SLABS 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:

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

NOTE: FIELD VERIFY ALL DIMENSIONS SEE DIMENSIONED ARCHITECTURAL DRAWINGS





SQUARE FOOTAGE		
LIVING 749		
PORCH	215	
TOTAL 964		



KEY PLAN

DESCRIPTION DATE

NOTE:

LEGEND:

PROJECT

196-ORCHARD-749 2Bd2Ba-SPANISH-550

DRAWING NAME

FOUNDATION PLAN

CLIENT NAME: **Client Name** PROJECT NUMBER: 0061_12 5/6/2025 12:34:34 PM Designer **DESIGNED BY:** Author DRAWN BY: CHECKED BY: Checker

S101

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

GENERAL NOTES

NOTES:

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

A) **FOUNDATION PLAN NOTES**:

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

SPECIAL INSPECTION IS REQUIRED FOR THICKENED FOUNDATION CONSTRUCTION

REQUIREMENTS IN THE GEOTECHNICAL REPORT. 6. ALL FLOOR SLABS ARE REINFORCED ON CONCRETE SLABS.

- 1. REINFORCEMENT
- 2. 2300 PSI CONCRETE POUR

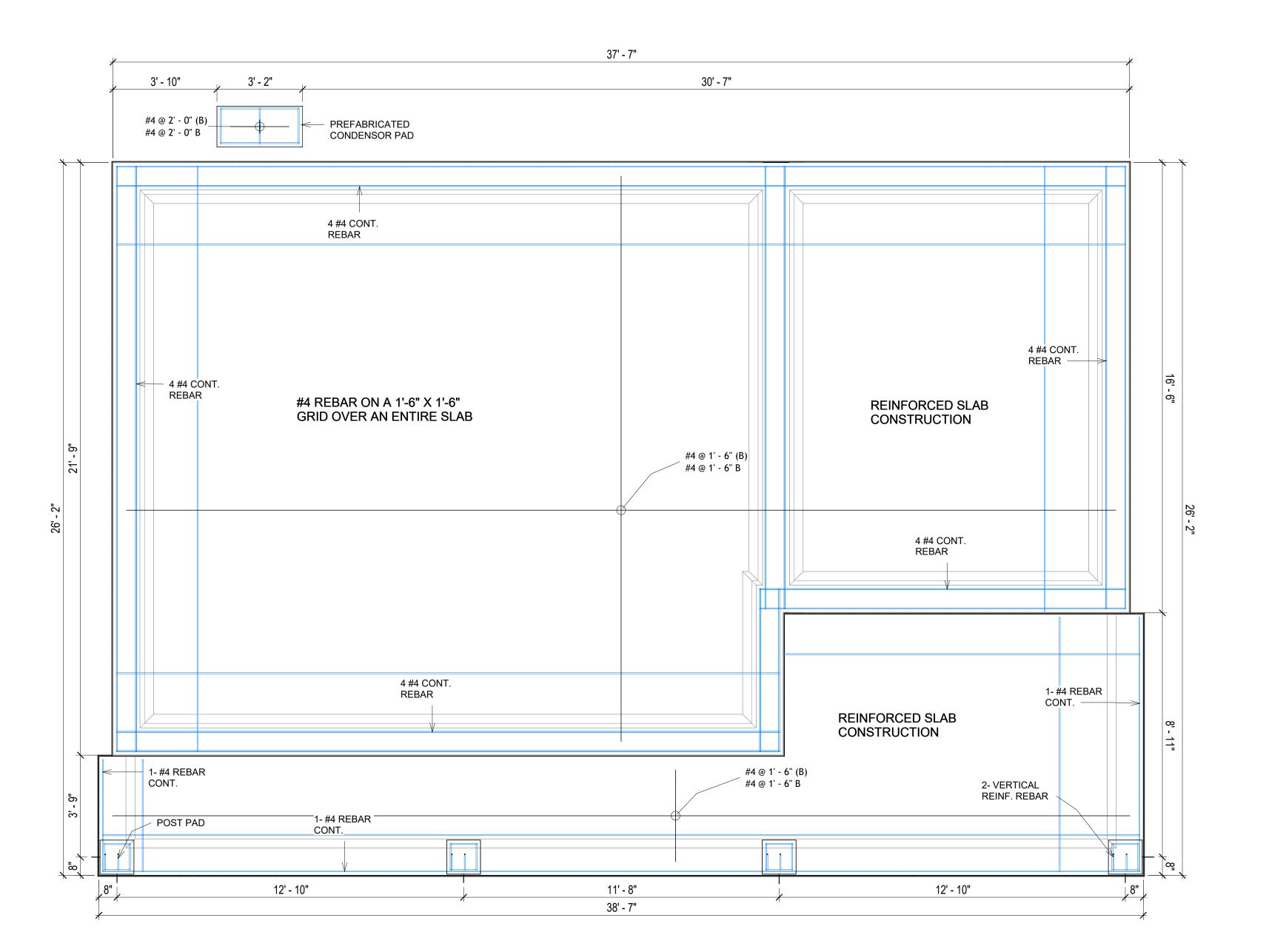
B) **REINFORCEMENT FOR CONCRETE**:

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

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

- 3. SPLICES SHALL BE SECURELY WIRED TOGETHER AND SHALL LAP OR EXTEND
- 4. GRADE OF STEEL FOR RCC WORKS SHALL BE GRADE 4 10.
- BAR NOTATIONS GIVES INFORMATION
- A) BAR SIZE
- B) SPACING(IF REQUIRED)
- 6. LAP REINFORCEMENT ONLY AT LOCATION SHOWN IN THE DRAWINGS 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.

- 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 3/8" = 1'-0"

-CEDAR WOOD

-DAMP PROOFING

-THIN MORTAR

PROCELAIN TILE

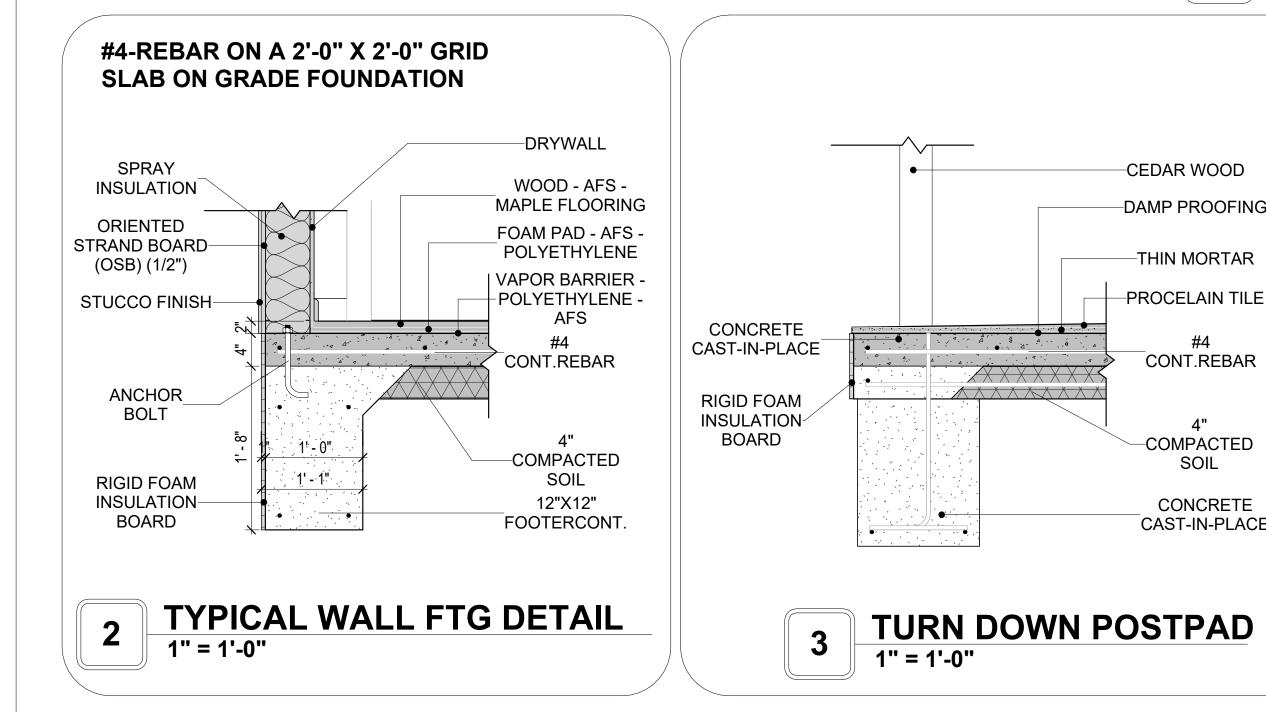
CONT.REBAR

-COMPACTED

SOIL

CONCRETE

CAST-IN-PLACE





KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

196-ORCHARD-749 2Bd2Ba-SPANISH-550

DRAWING NAME

STRUCTURAL FLOOR PLAN

CLIENT NAME: **Client Name** PROJECT NUMBER: 0061_12 5/6/2025 12:34:36 PM Designer **DESIGNED BY:** DRAWN BY: **Author** CHECKED BY: Checker

S102

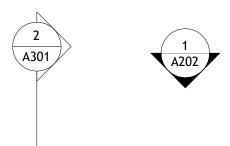
ROOF NOTES

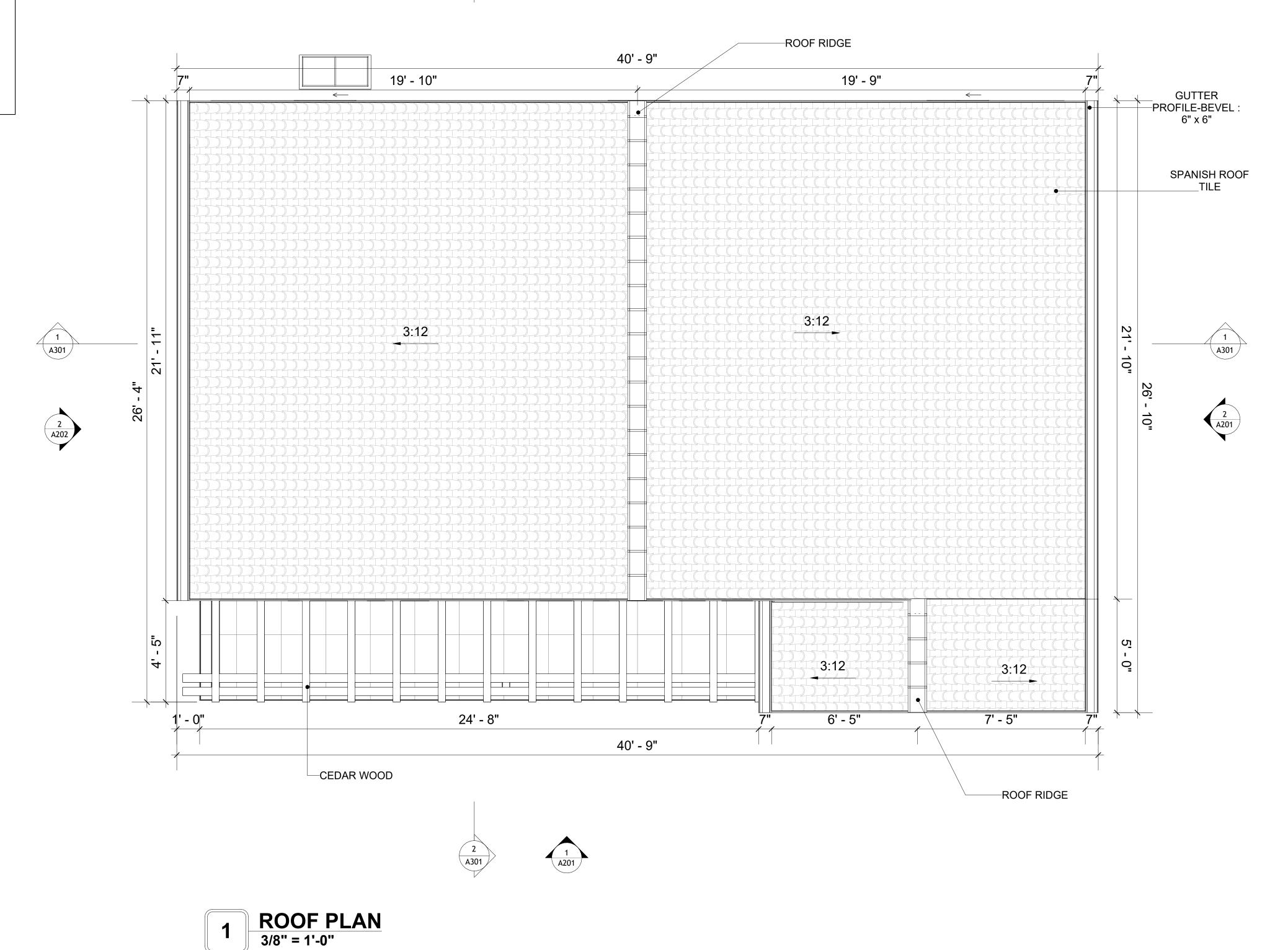
- ROOFING COMPOSITION ROOFING PER OWNERS/BUILDERS
 SPECIFICATIONS INSTALL PER MANUFACTURE SPECIFICATIONS ON 1/2"
 ORIENTED STRAND BOARD ON PRE-ENGINEERED TRUSS @ 24" O.C. (UNO.)
 73" OVERHANG AT EAVES (UNO.)
- B. ENDS OF ALL TRUSSES AND JOISTS TO BE FULLY BLOCKED. PROVIDE SOLID
- BLOCKING AT ALL RIDGES AND VALLEYS

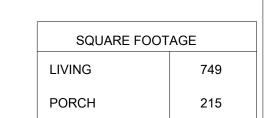
 SHEATHING TO BE 1/2", 3/8" OSB SHEAR PANEL AND EQUIVALENT.
- UNDERSIDE OF PORCH TRUSSES TO BE FINISHED WITH MOISTURE RESISTANT DRYWALL, TAPED AND TEXTURED.

 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.







964

TOTAL



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

196-ORCHARD-749 2Bd2Ba-SPANISH-550

DRAWING NAME

ROOF PLAN

CLIENT NAME:

PROJECT NUMBER:

0061_12

DATE:

5/6/2025 12:34:44 PM

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Checker

A103

ABOUT WALL FINISHING

STUCCO FINISH

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

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

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

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

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

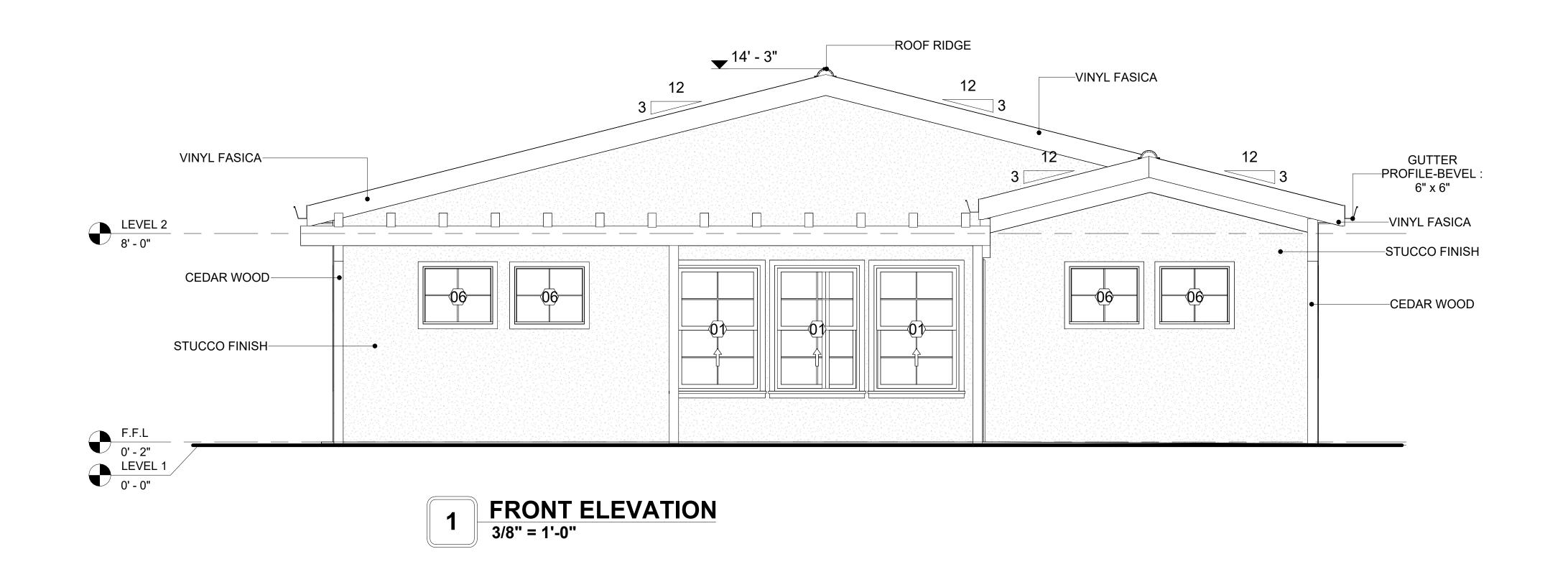
REGULAR INSPECTION AND PROMPT REPAIR OF ANY CRACKS, CHIPS, OR DAMAGE TO THE STUCCO FINISH IS IMPORTANT. THIS MAINTAINS THE STUCCO'S WATER-RESISTANT PROPERTIES OVER THE BUILDING'S LIFE SPAN.

CEDAR WOOD

CEDAR WOOD REFERS TO THE WOOD FROM VARIOUS SPECIES OF CEDAR TREES, WHICH ARE CONIFEROUS EVERGREEN TREES KNOWN FOR THEIR DISTINCT AROMA AND NATURAL RESISTANCE TO DECAY AND INSECTS. IN THIS SPECIFIC PROJECT, CEDAR WOOD IS USED AS A FURRING STRIP AND A FINISH MATERIAL ON BEAMS AND COLUMNS.

CEDAR WOOD AS A FURRING STRIPS PROVIDE THERMAL INSULATION, MOISTURE MANAGEMENT, AND AN AESTHETICALLY PLEASING, VERSATILE FRAMING SOLUTION WHEN INTEGRATED WITH CORONADO STONE AND CORRUGATED IRON SHEET CLADDING.

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.





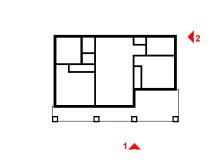
2 RIGHT SIDE ELEVATION 3/8" = 1'-0"

	DOOR SCHEDULE					
TYPE				SIZE		
MAR K	SUPPLIER	DOOR TYPE	LOCATIO	WIDTH	HEIGHT	COUNT
1	HOME DEPOT	EXTERIOR SINGLE PANEL SWINGING	INTERIOR	3' - 0"	6' - 8"	1
2	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	2' - 6"	6' - 8"	2
3	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	<varies></varies>	6' - 8"	2
4	HOME DEPOT	INTERIOR DOUBLE PANEL SLIDING	INTERIOR	6' - 0"	6' - 8"	1
5	HOME DEPOT	INTERIOR DOUBLE PANEL SLIDING	INTERIOR	7' - 0"	6' - 8"	1
6	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	2' - 6"	6' - 8"	1
7	HOME DEPOT	SINGLE FOLD 2	INTERIOR	2' - 6"	6' - 8"	1
20	HOME DEPOT	SINGLE FOLD 2	INTERIOR	3' - 0"	6' - 8"	1

WINDOW SCHEDULE					
			SIZE		
TYPE MARK	SUPPLIER	WINDOW TYPE	WIDTH	HEIGHT	COUNT
01	HOME DEPOT	SINGLE HUNG	3' - 3"	4' - 9"	4
02	HOME DEPOT	SLIDING	2' - 9"	1' - 9"	2
03	HOME DEPOT	SINGLE HUNG	2' - 9"	3' - 3"	1
04	HOME DEPOT	SLIDING	2' - 3"	1' - 9"	2
05	HOME DEPOT	SLIDING	6' - 3"	4' - 3"	1
06	HOME DEPOT	FIXED	2' - 9"	2' - 3"	4



KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

196-ORCHARD-749 2Bd2Ba-SPANISH-550

DRAWING NAME

ARCHITECTURAL ELEVATIONS

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/6/2025 12:34:52 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A201

ABOUT WALL FINISHING

STUCCO FINISH

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

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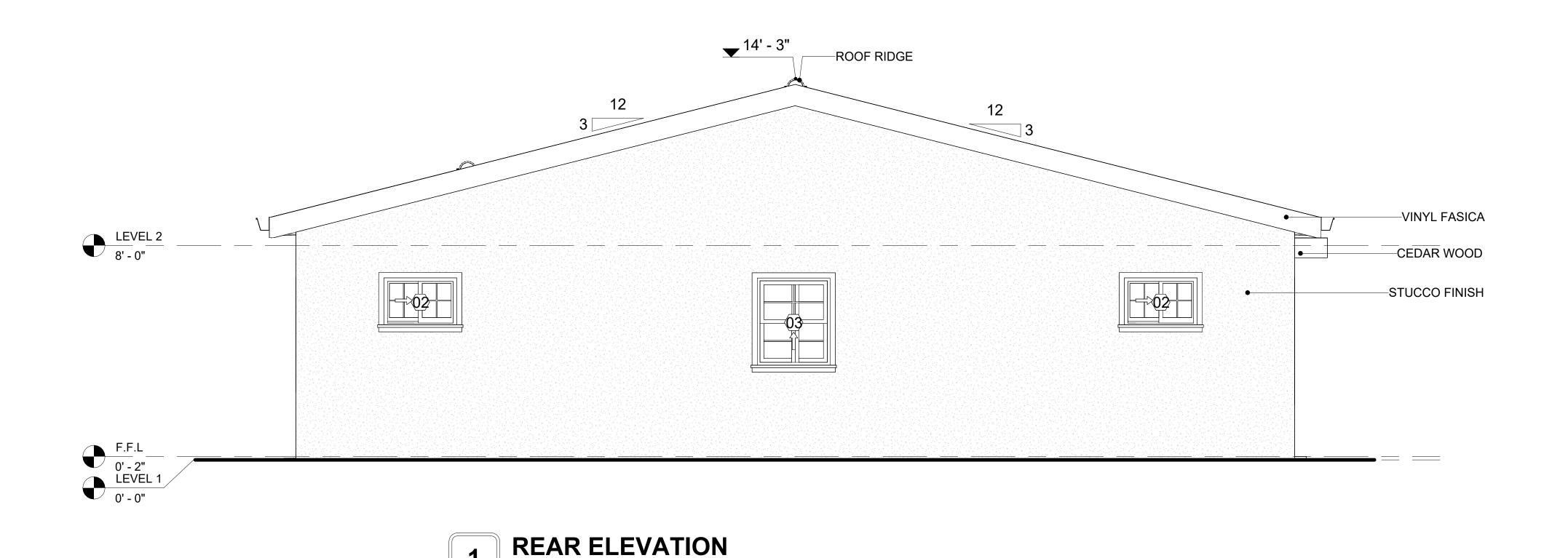
REGULAR INSPECTION AND PROMPT REPAIR OF ANY CRACKS, CHIPS, OR DAMAGE TO THE STUCCO FINISH IS IMPORTANT. THIS MAINTAINS THE STUCCO'S WATER-RESISTANT PROPERTIES OVER THE BUILDING'S LIFE SPAN.

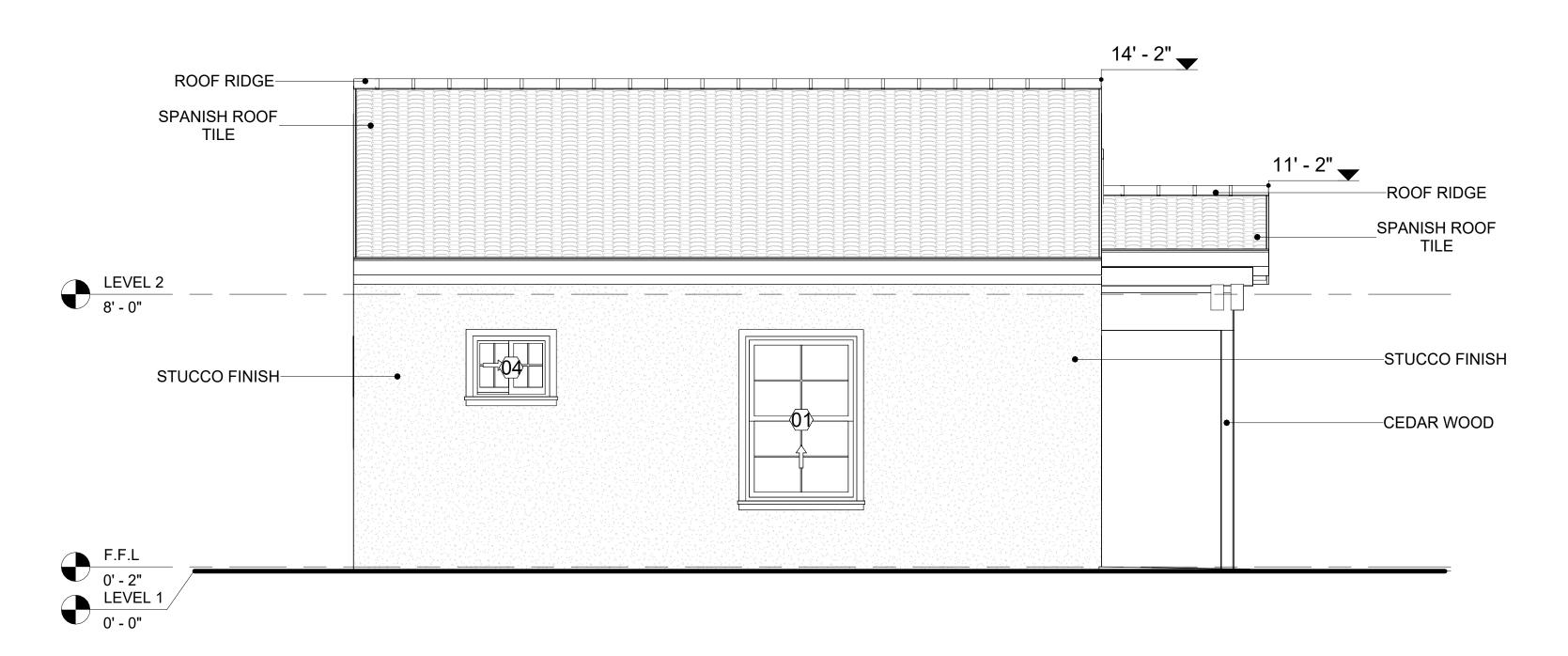
CEDAR WOOD

CEDAR WOOD REFERS TO THE WOOD FROM VARIOUS SPECIES OF CEDAR TREES, WHICH ARE CONIFEROUS EVERGREEN TREES KNOWN FOR THEIR DISTINCT AROMA AND NATURAL RESISTANCE TO DECAY AND INSECTS. IN THIS SPECIFIC PROJECT, CEDAR WOOD IS USED AS A FURRING STRIP AND A FINISH MATERIAL ON BEAMS AND COLUMNS.

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

3/8" = 1'-0"



KEY PLAN

1

2

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

196-ORCHARD-749 2Bd2Ba-SPANISH-550

DRAWING NAME

ARCHITECTURAL ELEVATIONS

CLIENT NAME:

PROJECT NUMBER:

0061_12

DATE:

5/6/2025 12:34:59 PM

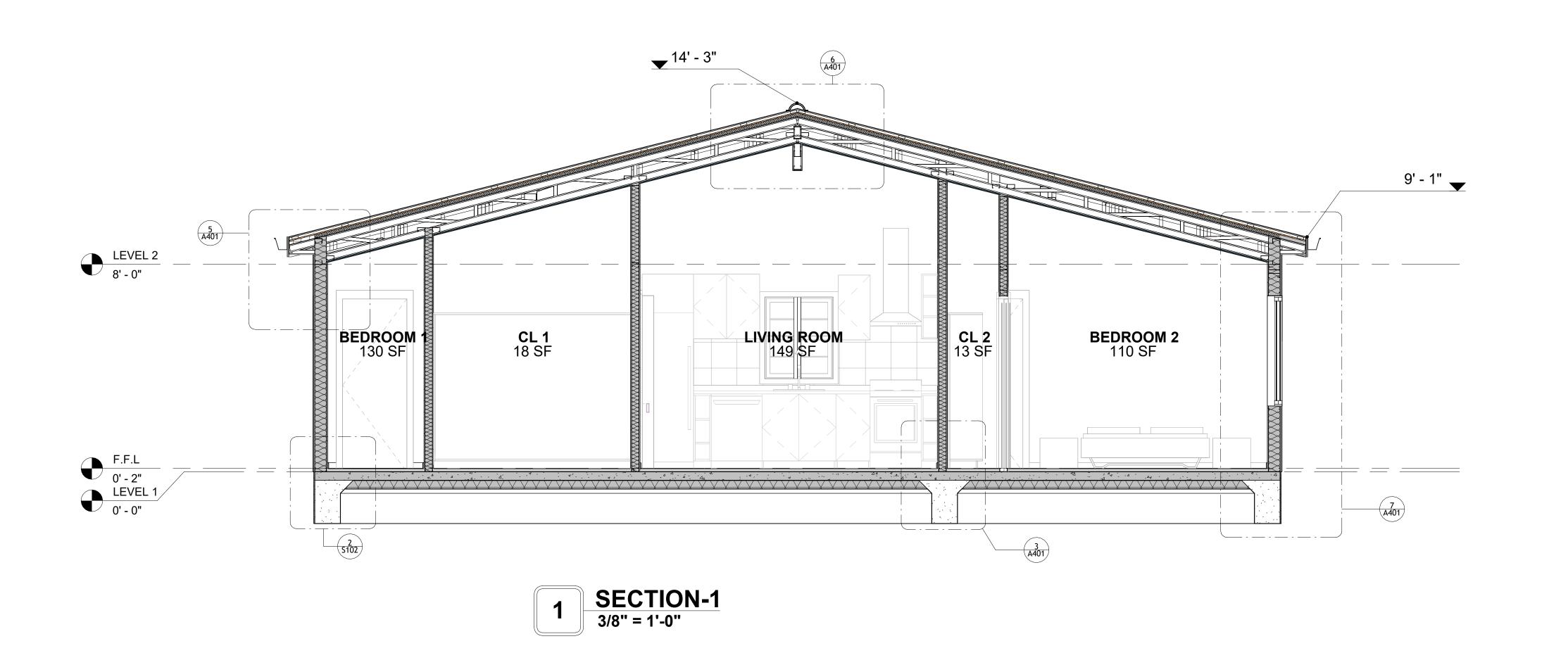
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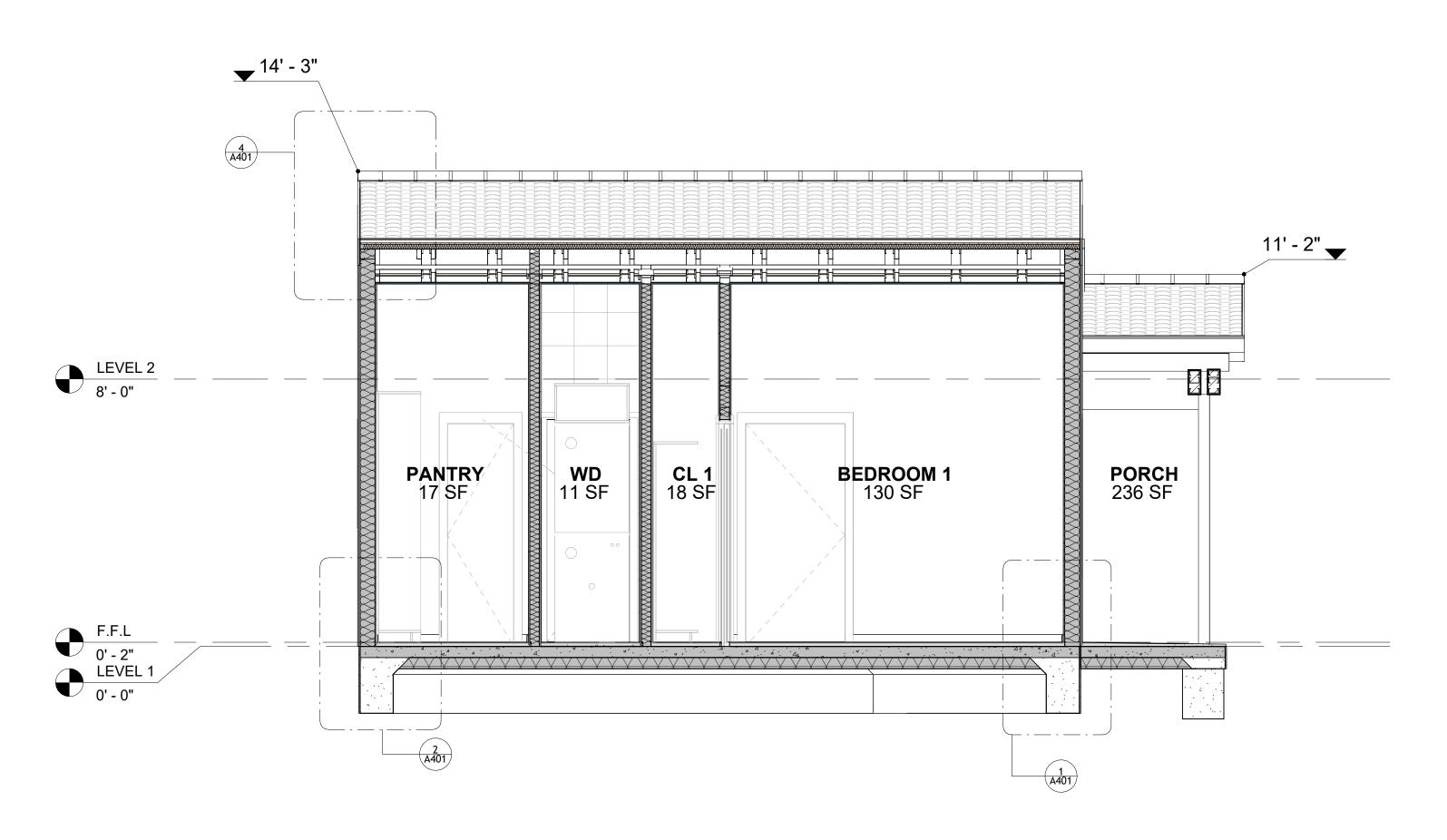
DRAWN BY:

CHECKED BY:

Checker

A202





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



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

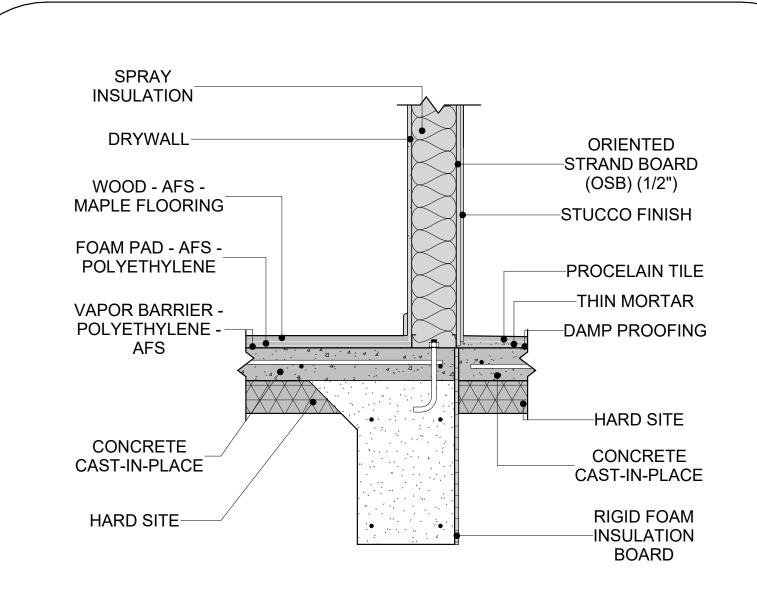
196-ORCHARD-749 2Bd2Ba-SPANISH-550

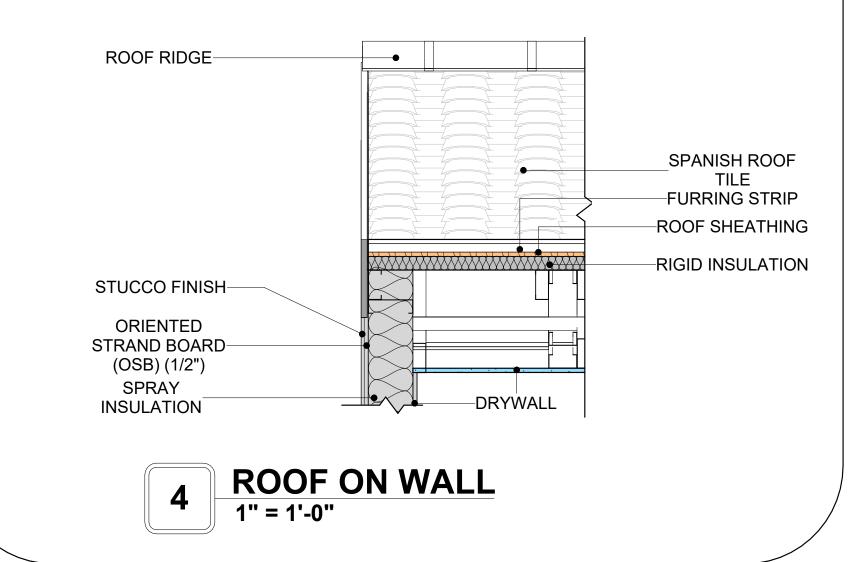
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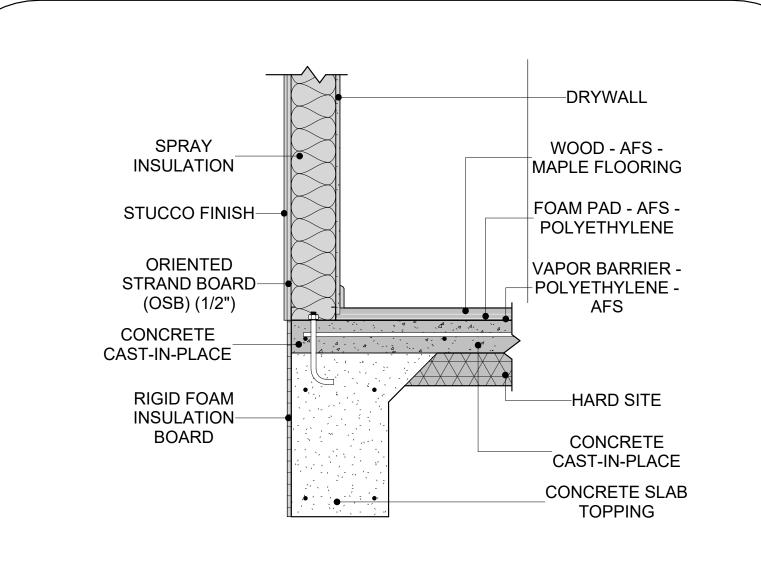
ARCHITECTURAL SECTIONS

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/6/2025 12:35:04 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A301

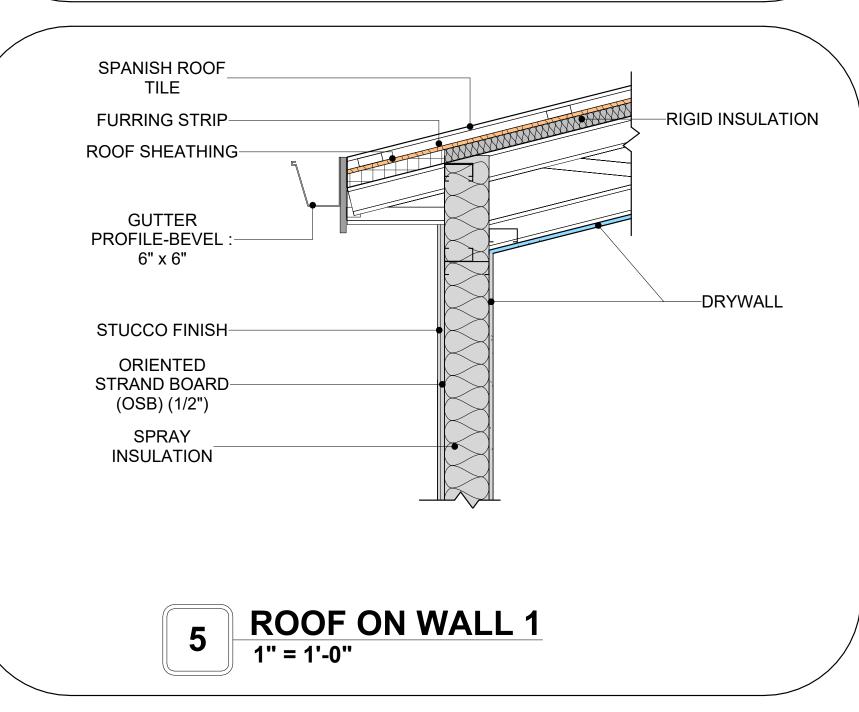


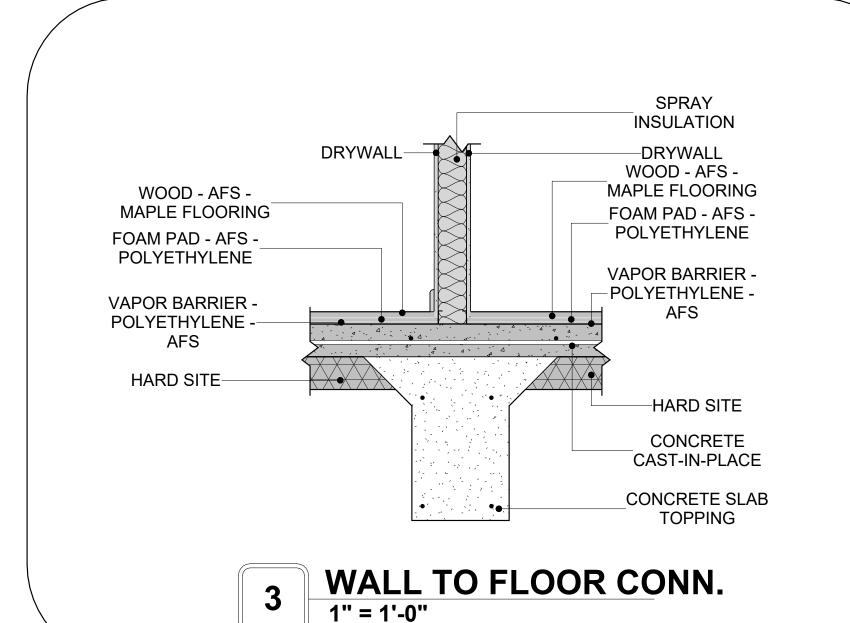


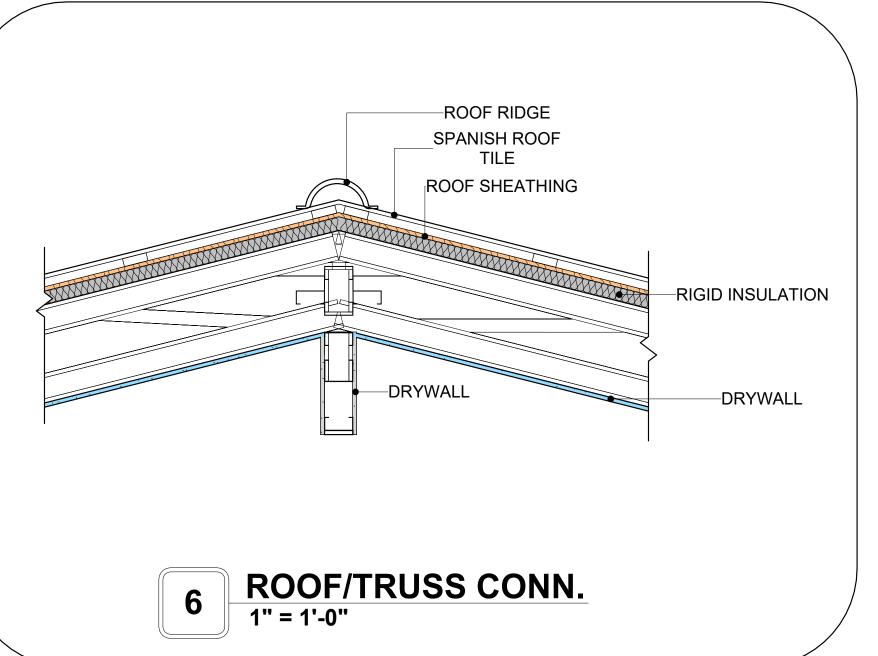


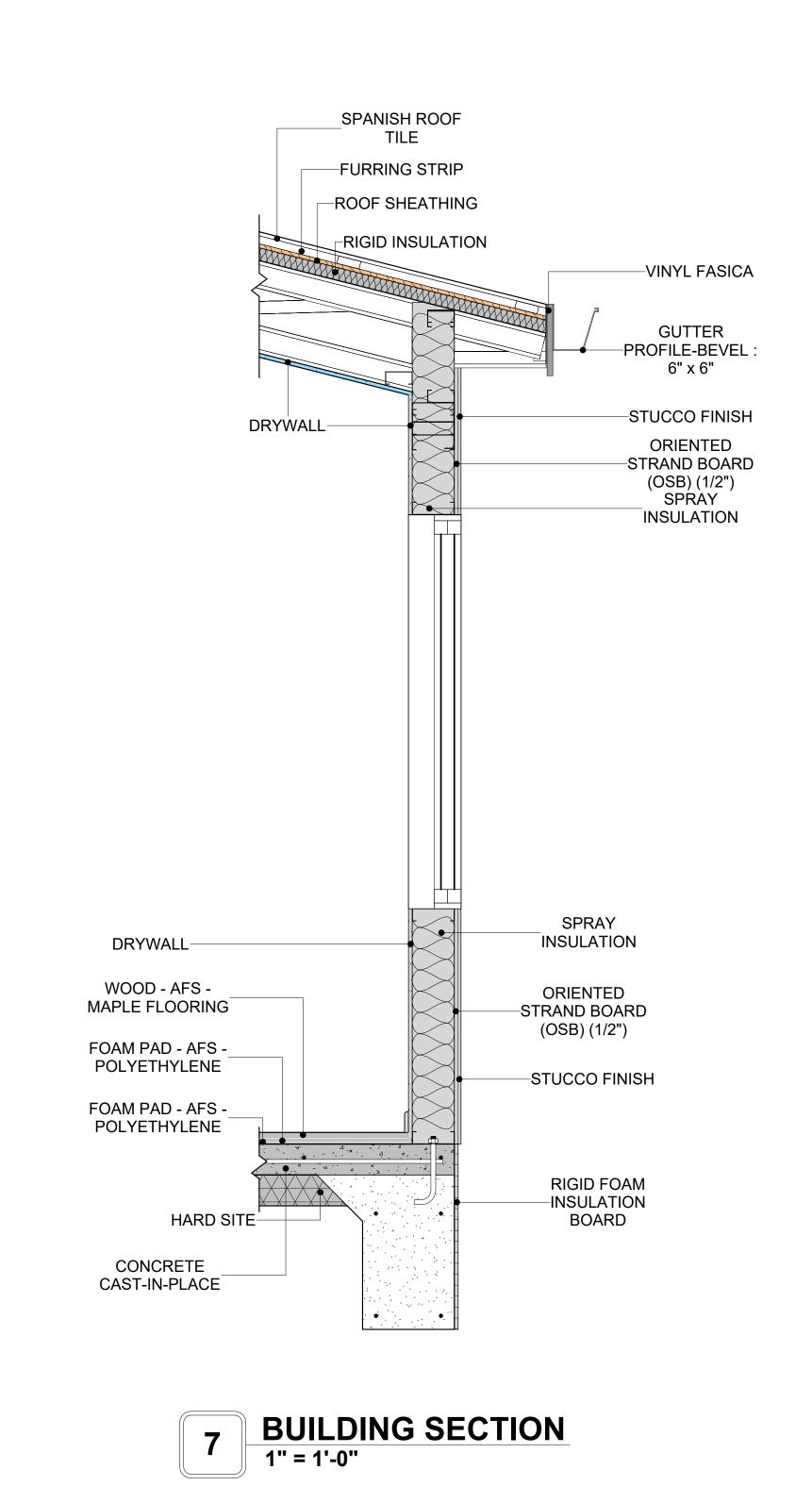
TYPICAL WALL FTG 1

TYPICAL WALL FTG











KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

196-ORCHARD-749 2Bd2Ba-SPANISH-550

DRAWING NAME

ARCHITECTURAL DETAILS

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/6/2025 12:35:06 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A401

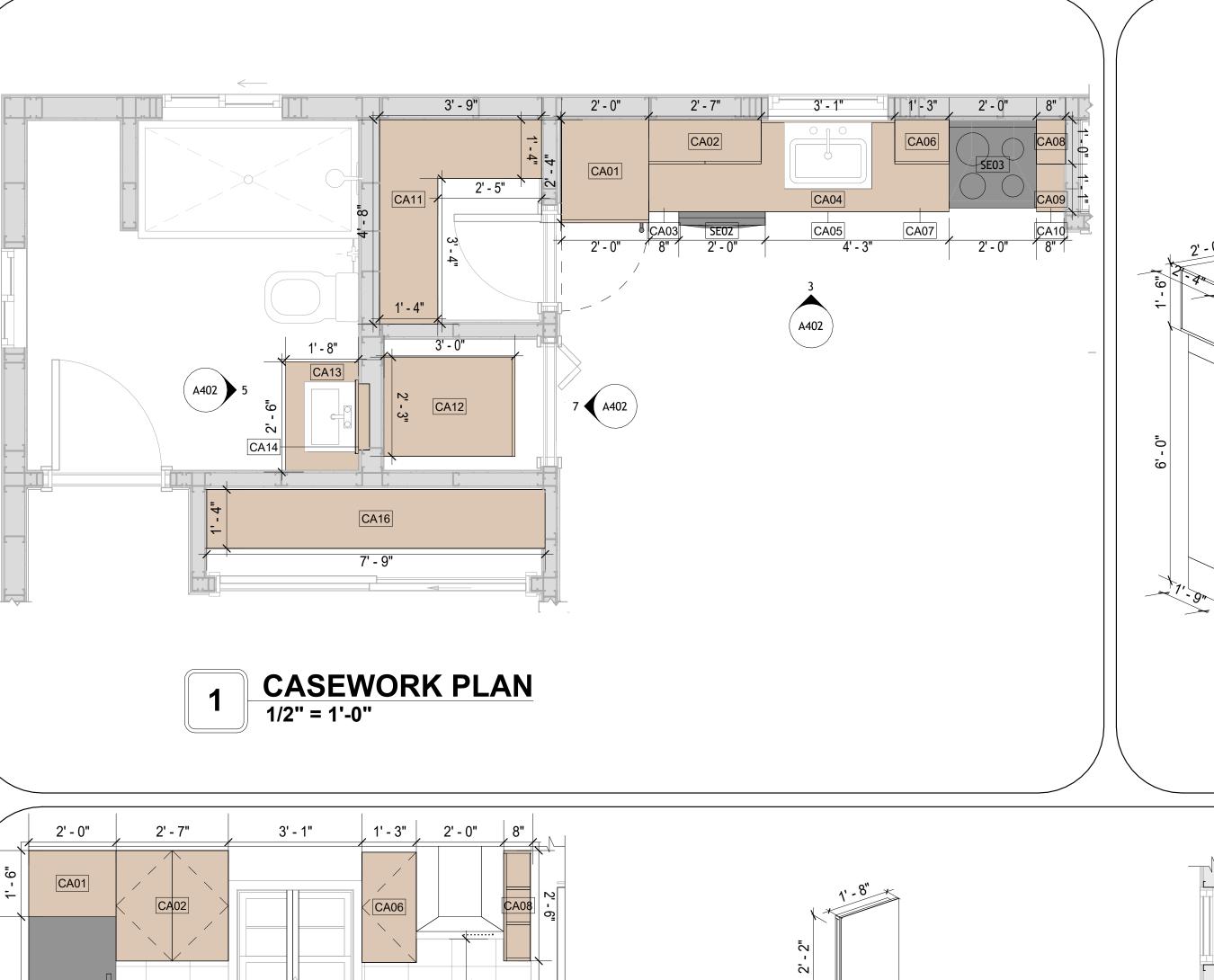
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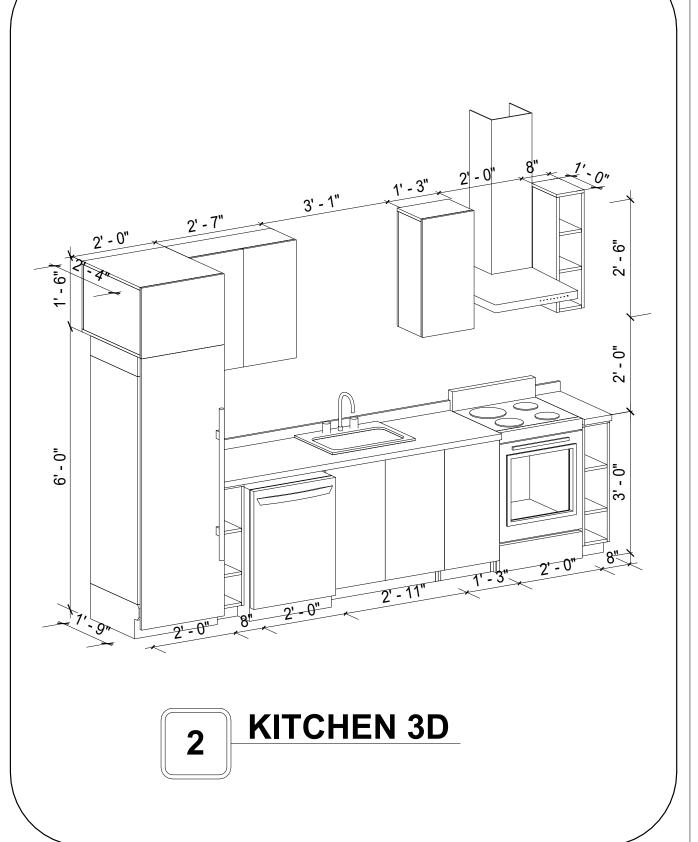
CASEWORK GENERAL NOTES

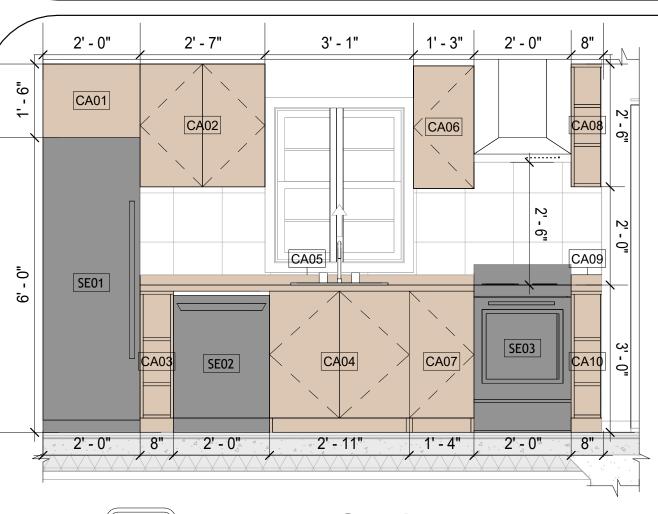
- ALL CABINET HEIGHTS INCLUDE COUNTERTOPS. DIMENSIONS ARE TO THE NEAREST INCH. DIVISIONS IN CASEWORK ARE SHOWN FOR CLARITY AND DO NOT REPRESENT BREAKS IN THE COUNTERTOP.
- PROVIDE CONTINUOUS COUNTERTOP OVER ALL SIMILAR HEIGHT CASEWORK, UNLESS AND OTHERWISE NOTED.
- MANUFACTURER AND CATALOG NUMBERS ARE FOR REFERENCE AND ILLUSTRATION PURPOSES
- 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.
- ALL CABINETS AND DRAWERS TO HAVE CAM LOCKS EXCEPT FOR SINK BASE CABINETS.
 ALL EXPOSED SURFACES (EXPOSED TO VIEW FROM ANY PERSPECTIVE) TO BE COVERED WITH
- LAMINATE.
- 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.

	CAS	SEWOR	K SCHED	JLE		
TYPE MAR K	TYPE	COUN T	HEIGHT	WIDTH	DEPTH	AREA
01	LAUNDRY OPEN CABINET	1	1' - 6"	2' - 0"	2' - 4"	3 SF
02	WALL CABINET DOUBLE DOOR	1	2' - 6"	2' - 7"	1' - 0"	6 SF
03	BASE FILLER 2	1	2' - 11"	0' - 8"	2' - 0"	2 SF
04	BASE CABINET DOUBLE DOOR 1	1	2' - 11"	2' - 11"	2' - 0"	8 SF
05	HD_LINEAR_COUNTER_TOP 3	1	0' - 4"	6' - 10"	2' - 1"	2 SF
06	WALL_CABINET_SINGLE_DOOR	1	2' - 6"	1' - 3"	1' - 0"	3 SF
07	BASE_CABINET_SINGLE_DOOR	1	2' - 7"	1' - 4"	2' - 0"	3 SF
08	HD_WALL_FILLER_4' HIGH	1	2' - 6"	0' - 8"	1' - 0"	2 SF
09	LINEAR COUNTER TOP	1	0' - 4"	0' - 8"	2' - 1"	0 SF
10	BASE_FILLER_2 2 2	1	2' - 11"	0' - 8"	2' - 0"	2 SF
11	CLOSET_L_SHAPE 2	1	7' - 6"	3' - 9"	4' - 8"	28 SF
12	LAUNDRY OPEN CABINET 2	1	1' - 2"	2' - 3"	3' - 0"	3 SF
13	VANITY	2	2' - 4"	2' - 6"	1' - 8"	6 SF
14	RECESSED_MED_CABINET	2	2' - 0"	1' - 6"	0' - 3"	3 SF
15	CLOSET 2	1	6' - 0"	6' - 6"	1' - 4"	39 SF
16	CLOSET 3	1	6' - 0"	7' - 9"	1' - 4"	46 SF
GRAND	TOTAL	18				

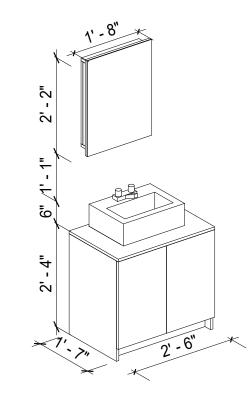
SPECIALTY EQUIPMENT SCHEDULE					
TYPE MARK TYPE COUNT					
01	REFRIGERATOR	1			
02	DISHWASHER	1			
03	RANGE	1			
04	DRYER-FRONT-LOAD	1			
05	WASHER-FRONT-LOAD	1			
GRAND TOTAL: 5					



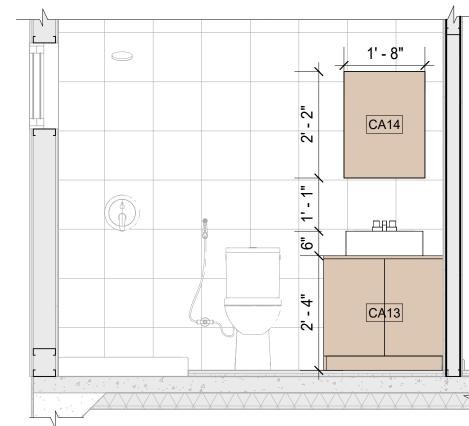




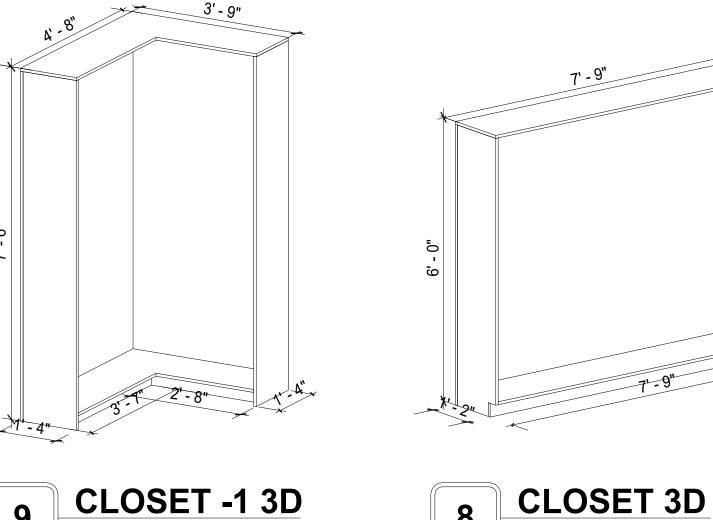


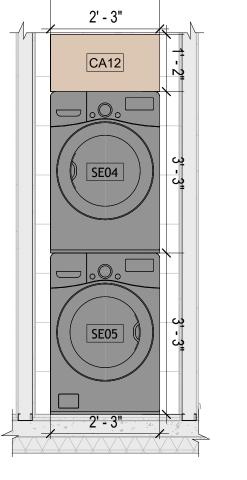


VANITY 3D

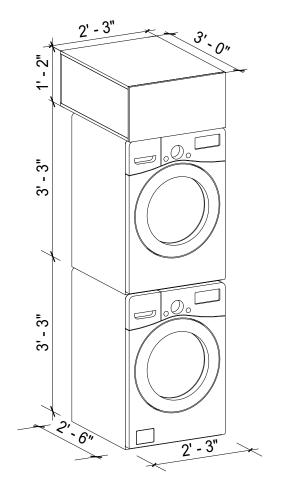


ELEVATION 1 - C 1/2" = 1'-0"





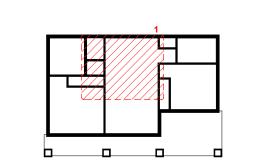
ELEVATION 1 - E 1/2" = 1'-0"



LAUNDRY 3D



KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

196-ORCHARD-749 2Bd2Ba-SPANISH-550

DRAWING NAME

ARCHITECTURAL CASEWORK

Client Name	CLIENT NAME:
0061_12	PROJECT NUMBER:
5/6/2025 12:35:10 PM	DATE:
Designer	DESIGNED BY:
Author	DRAWN BY:
Checker	CHECKED BY:

A402

GENERAL NOTES

APPLICABLE GUIDELINES AND REGULATIONS.

1. THIS DRAWING DEPICTS THE HVAC (HEATING, VENTILATION, AND AIR CONDITIONING) SYSTEM FOR THEORCHARD 2BD2BA SPANISH. IT PROVIDES A VISUAL REPRESENTATION OF THE SYSTEM LAYOUT AND COMPONENTS.

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

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

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

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

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

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

8. THE LOCATION OF CONTROL PANELS AND SENSORS INDICATED ON THIS DRAWING CAN 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

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

15. THE HVAC SYSTEM SHALL BE BALANCED AND ADJUSTED TO ENSURE PROPER AIRFLOW, TEMPERATURE DISTRIBUTION, AND SYSTEM

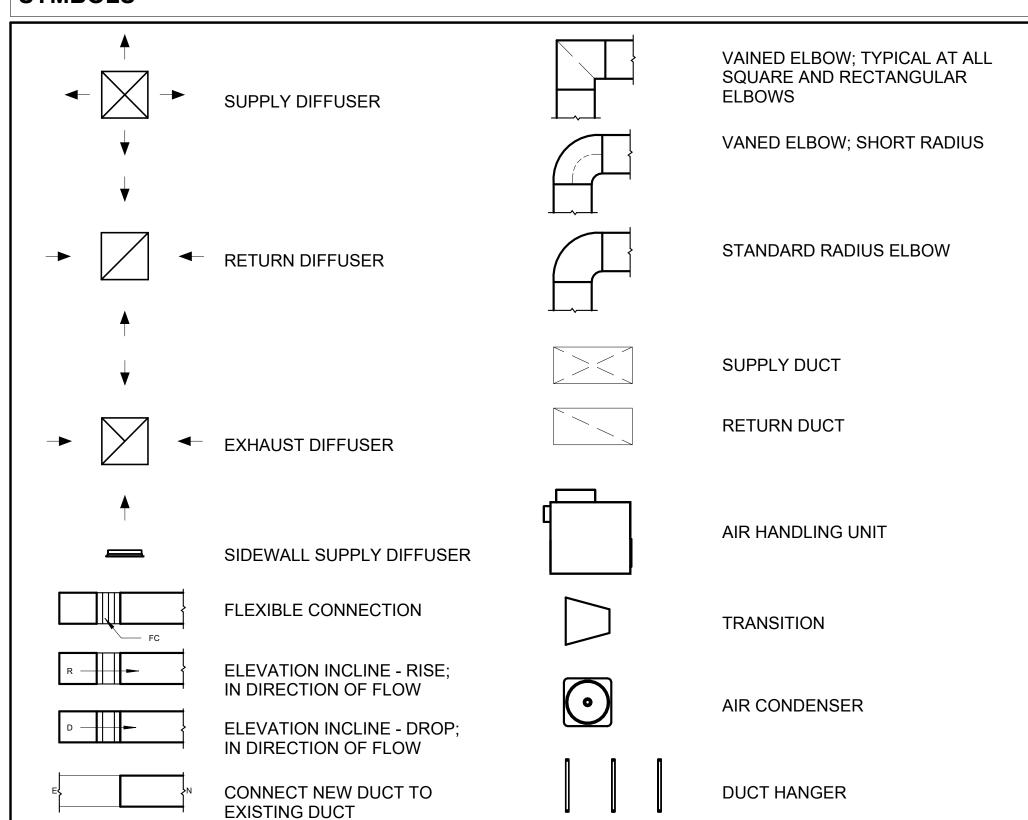
FOR EASY SERVICING AND MAINTENANCE. PROVIDE ADEQUATE SPACE AROUND EQUIPMENT FOR PROPER AIRFLOW AND SERVICE ACCESS.

PERFORMANCE THROUGHOUT THE RESIDENCE. PROVIDE A WRITTEN REPORT DOCUMENTING THE FINAL SYSTEM BALANCE.

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

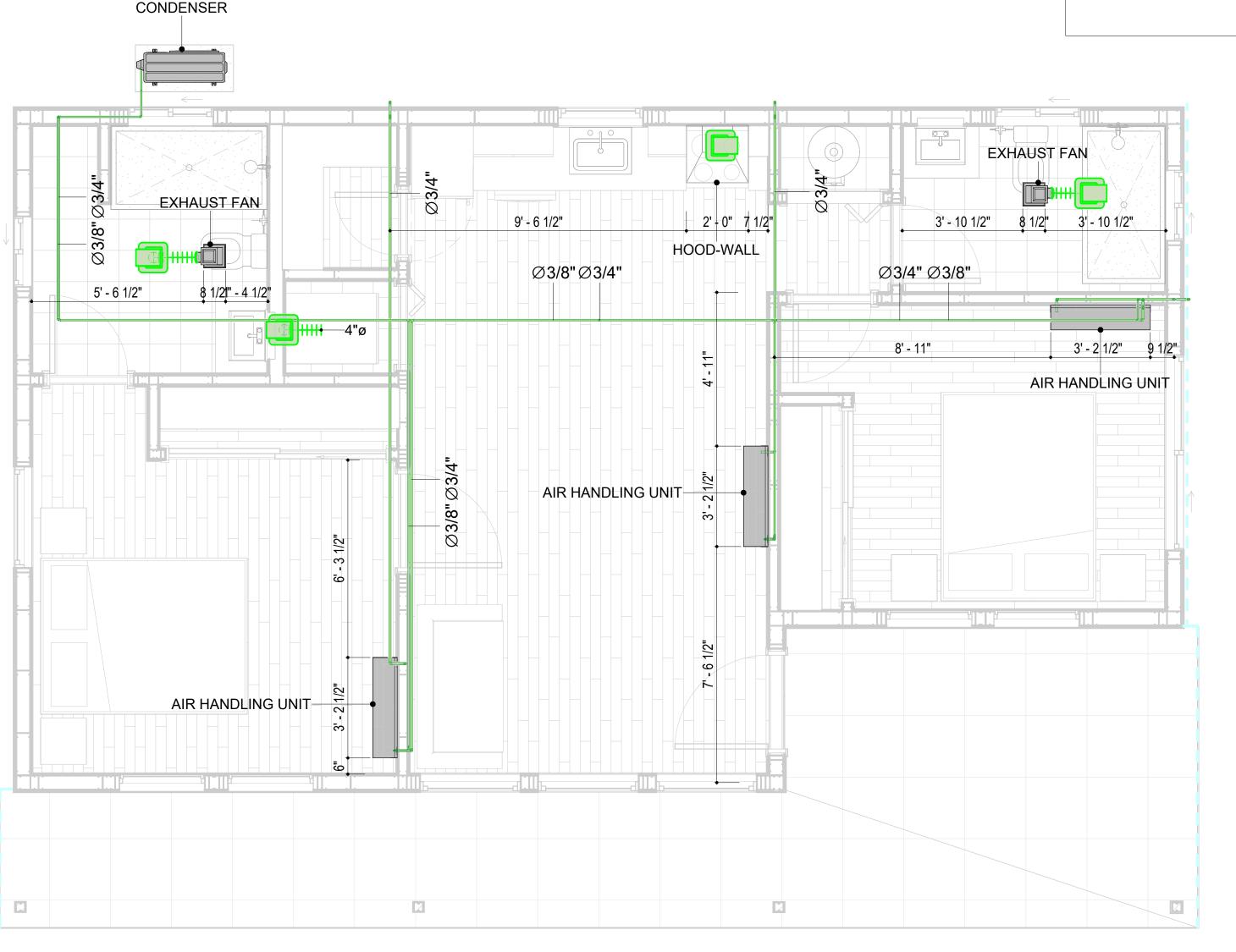
17. FOR ANY INQUIRIES OR CLARIFICATIONS REGARDING THE HVAC SYSTEM DESIGN, PLEASE CONSULT THE RESPONSIBLE DESIGN PROFESSIONALS OR THE PROJECT MANAGEMENT TEAM.

SYMBOLS





AIR CONDITIONING PIPE LINE



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

REFRIGERANT LINE SCHEDULE					
CATAGORY DESCRIPTION DIAMETER LENGTH					
PIPE TYPES	COPPER	3/8"	87.63		
PIPE TYPES	COPPER	3/4"	157.43		

REFRIGERANT LINE FITTING SCHEDULE				
DESCRIPTION	Size	Count		
ELBOW - GENERIC: STANDARD/HVAC	3/4"ø-3/4"ø	34		
ELBOW - GENERIC: STANDARD/HVAC	3/8"ø-3/8"ø	19		
TEE - GENERIC: STANDARD	3/4"ø-3/4"ø-3/ 4"ø	2		
TEE - GENERIC: STANDARD	3/8"ø-3/8"ø-3/ 8"ø	2		
TRANSITION - GENERIC: STANDARD	3/4"ø-1/2"ø	4		
TRANSITION - GENERIC: STANDARD	3/4"ø-5/8"ø	3		
TRANSITION - GENERIC: STANDARD	3/8"ø-1/4"ø	1		
	DESCRIPTION ELBOW - GENERIC: STANDARD/HVAC ELBOW - GENERIC: STANDARD/HVAC TEE - GENERIC: STANDARD TEE - GENERIC: STANDARD TRANSITION - GENERIC: STANDARD TRANSITION - GENERIC: STANDARD	DESCRIPTION Size ELBOW - GENERIC: STANDARD/HVAC 3/4"ø-3/4"ø ELBOW - GENERIC: STANDARD/HVAC 3/8"ø-3/8"ø TEE - GENERIC: STANDARD 3/4"ø-3/4"ø-3/4"ø TEE - GENERIC: STANDARD 3/8"ø-3/8"ø-3/8"ø TRANSITION - GENERIC: STANDARD 3/4"ø-1/2"ø TRANSITION - GENERIC: STANDARD 3/4"ø-5/8"ø		

	DUCT FIT	TING SCHED	ULE	
CATAGOR	RY	DESCRIPTION	ON	COUNT
ROUND TRANSITION - A	ANGLE 45 DEGRE	E		7
	DUCT ACCE	SSORY SCHE	DULE	
CATAGORY		DESCRIPTION		COUNT
ROOF VENT	3" DIAMETER			4
	FLEX D	JCT SCHEDUI	LE	
DESCRIPTION	DESCRIPTION	LENGTH	DIAMETER	COUNT
FLEX DUCT ROUND	FLEX-ROUND	16.73	4"	4
GRAND TOTAL: 4	ECHANICAL E	16.73	CHEDIII E	
			CHEDOLL	OOUNT
CATAGORY		DESCRIPTION		COUNT
AIR HANDLING UNIT	AIR HANDLING UNIT: V	VALL MOUNTED		3
CONDENSER	CONDENSER: OUT DO			1
EXHAUST FAN	EXHAUST FAN: 75 CFN	1		2
	HOOD-WALL: VENT			∣ 1



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

196-ORCHARD-746-2Bd2Ba SPANISH-550

DRAWING NAME

HVAC PLAN

CLIENT NAME:

PROJECT NUMBER:

15_0001

DATE:

4/16/2025 5:02:37 AM

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Checker

M101

SCALE: As indicated

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ELECTRICAL NOTES

- 1. THIS DRAWING DEPICTS THE ELECTRICAL SYSTEM FOR THE 196-ORCHARD-749-2Bd2Ba -SPANISH-550. IT PROVIDES A VISUAL REPRESENTATION OF THE ELECTRICAL LAYOUT AND COMPONENTS, INCLUDING POWER DISTRIBUTION, LIGHTING, AND CONTROL SYSTEMS.
- 2. THE ELECTRICAL SYSTEM IS DESIGNED TO MEET THE SPECIFIC REQUIREMENTS OF THE BUILDING, INCLUDING POWER DISTRIBUTION, LIGHTING, AND SPECIALIZED ELECTRICAL EQUIPMENT NEEDS, AS PER THE PROJECT SPECIFICATIONS AND APPLICABLE CODES AND STANDARDS.
- 3. THE ELECTRICAL SYSTEM INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL BUILDING CODE (IBC), AND ALL OTHER APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
- 4. LOCATIONS AS NEEDED, DEVICES ARE SHOWN ON PLANS IN APPROXIMATE IDEAL LOCATIONS, UNLESS SPECIFICALLY DIMMENSIONED.
- 5. OPEN WALLS AS NEEDED TO ALLOW FOR NEW ELECTRICAL INSTALLATIONS.
- 6. LABEL ALL CIRCUITS ON JUNCTION BOXES, RECEPTACLES, DATA, SMOKE DETECTOR, AND EQUIPMENT IN PANEL BOX.
- 7. INSTALL RACEWAY AS NEEDED FOR DDC, ACCESS CONTROL, LOW VOLTAGE WIRING & DATA.
- 8. RELABEL POWER, DATA & FIRE ALARM FOR ROOM #CHANGES.
- 9. VERIFY ALL CIRCUITS LABELED ON PRINT ARE CORRECT BEFORE WORKING ON THEM.
 10. NOTE ON SITE PLAN ALL CHANGES OR MISSING DETAIL TO BE INCORPORATED INTO THE MASTER PLAN.
- 11. DRAWINGS ARE DIAGRAMMATIC ONLY FOR THE PURPOSE OF SHOWING FIXTURE AND OUTLET LOCATIONS.
- 12. ELECTRICAL CONTRACTOR TO VERIFY SERVICE SIZE BY CALCULATION BASED UPON ACTUAL NAME PLATE RATINGS OF SELECTED FOLIPMENT
- PLATE RATINGS OF SELECTED EQUIPMENT.

 13. VERIEY LOCATION OF SERVICE ENTRANCE WITH POWER COMPANY PROVIDE LIFER GROUND IN
- 13. VERIFY LOCATION OF SERVICE ENTRANCE WITH POWER COMPANY. PROVIDE UFER GROUND IN
- BUILDING FOUNDATION AT SERVICE ENTRANCE LOCATION.

 14. PROVIDE A MIN. OF 20 FEET OF ONE *4 BARE COPPER UFER WIRE EMBEDDED IN CONCRETE FOOTING
- AT THE SERVICE ENTRANCE LOCATION WHERE APPROVED BY LOCAL SERVICE PROVIDER.

 15. PROVIDE WATERPROOF FIXTURES IN ALL HIGH MOISTURE AREAS (EXTERIOR, SHOWER AND TUB
- CEILINGS ETC.)

 16. PROVIDE DEDICATED CIRCUITS TO EACH BATH, DEN, EAMILY ROOM, REDROOM, LOET, KITCHEN
- 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

(USE 200 AMP SERVICE)

ELECTRICAL CALCS	
LIGHT AND OUTLETS 749 @ 3W	2,247 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	25,547 W
FRIST 10,000 @ 100% REMAINDER @ 40% MINI. SPLIT UNITS	10,000 W 6,219W 10,000 W
TOTAL	26,219 W
26,219 W DIVIDED BY 240V = 1	109 AMPS TOTAL

ELECTRICAL ABBREVIATIONS LIST

Γ						
	1P	1 POLE (2P, 3P, 4P, ETC.)	CTR	CENTER	HT	HEIGHT
	A	AMPERE	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	ELECTRIC PNEUMATIC	LT	LIGHT
	AUX	AUXILIARY	EQUIP	EQUIPMENT	LTG	LIGHTING
	AV	AUDIO VISUAL	EWC	ELECTRIC WATER COOLER	LTNG	LIGHTNING
	AWG	AMERICAN WIRE GAUGE	EXIST	EXISTING	LV	LOW VOLTAGE
	BATT	BATTERY	EXH	EXHAUST	MAX	MAXIMUM
	BD	BOARD		EXPLOSION PROOF		MAGNETIC STARTER
			EXP		MAG.S	
	BLDG	BUILDING	FA	FIRE ALARM	M/C	MOMENTARY CONTACT
	BMS	BUILDING MANAGEMENT SYSTEM	FABP	FIRE ALARM BOOSTER POWER	MC	MECHANICAL CONTRACTOR
	С	CONDUIT	SUPPLY PANEL	SUPPLY PANEL	MCB	MAIN CIRCUIT BREAKER
	CAB	CABINET	FACP	FIRE ALARM CONTROL PANEL	MCC	MOTOR CONTROL CENTER
	CAT	CATALOG	FCU	FAN COIL UNIT	MDC	MAIN DISTRIBUTION CENTER
	CATV	CABLE TELEVISION	FIXT	FIXTURE	MDP	MAIN DISTRIBUTION PANEL
	СВ	CIRCUIT BREAKER	FLR	FLOOR	MFR	MANUFACTURERMAIN FUSED
	CCTV	CLOSED CIRCUIT TELEVISION	FLUOR	FLUORESCENT		DISCONNECT SWITCH
	CKT	CIRCUIT	FU	FUSE	MH	MANHOLE
	CLG	CEILING	FUDS	FUSED SAFETY DISCONNECT SWITCH	MIC	MICROPHONE
	COMB	COMBINATION	GA	GAUGE	MIN	MINIMUM
	CMPR	COMPRESSOR	GAL	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 1 01
Supply From:
Mounting: Recessed

Enclosure: Type 1

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

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

Notes

ircuit lumb er		Number of Elements	Rating	Length	Wire Size	A		ı	В	Wire Size	Length	Rating	Number of Elements	Circuit Description	Circui Numb er
1	BATH 1 GFCI	7	20 A	13' - 11 9/32"	1-#12, 1-#12, 1-#12	576 VA	2500 VA			2-#10, 1-#10, 1-#10	17' - 2 15/32"	30 A	1	DRYER	2
3	WASHER	1	20 A	19' - 10 23/32"	1-#12, 1-#12, 1-#12			1200 VA	2500 VA						4
5	BED 1 LIGHT	10	15 A	44' - 1 13/32"	1-#14, 1-#14, 1-#14	628 VA	396 VA			1-#12, 1-#12, 1-#12	45' - 5 25/32"	20 A	10	LINEN & KITCHEN LIGHT	6
7	LIVING LIGHT	7	15 A	54' - 11 9/16"	1-#14, 1-#14, 1-#14			209 VA	688 VA	1-#12, 1-#12, 1-#12	45' - 4 3/8"	20 A	13	BED 2 LIGHT	8
9	BATH 2 GFCI	7	20 A	43' - 0 13/16"	1-#12, 1-#12, 1-#12	576 VA	100 VA			1-#12, 1-#12, 1-#12	45' - 0 11/16"	20 A	2	OUTDOOR LIGHT	10
11	OVENHOOD	1	20 A	34' - 4 13/32"	1-#12, 1-#12, 1-#12			180 VA	2500 VA	2-#8, 1-#8, 1-#10	37' - 1 21/32"	50 A	1	RANGE	12
13	KITCHEN GFCI	2	20 A	35' - 9 7/16"	1-#12, 1-#12, 1-#12	360 VA	2500 VA								14
15	DISHWASHER	1	20 A	33' - 6 1/8"	1-#12, 1-#12, 1-#12			1200 VA	1800 VA	1-#12, 1-#12, 1-#12	29' - 1 3/32"	20 A	1	REFRIGERATOR	16
17	OUTDOOR GFCI	3	20 A	47' - 3 3/8"	1-#12, 1-#12, 1-#12	540 VA	720 VA			1-#12, 1-#12, 1-#12	54' - 8 31/32"	20 A	4	BED 2 RECEPTACLE	18
19	LIVING RECEPTACLE	5	20 A	43' - 6 9/16"	1-#12, 1-#12, 1-#12			900 VA	720 VA	1-#12, 1-#12, 1-#12	35' - 8 11/32"	20 A	4	BED 1 RECEPTACLE	20
21	WATER HEATER	1	30 A	43' - 7 7/8"	2-#10, 1-#10, 1-#10	2250 VA	2500 VA			2-#6, 1-#6, 1-#10	22' - 5 31/32"	60 A	1	CONDENSER	22
23								2250 VA	2500 VA						24
25															26
	•					13638	VA	1664	4 VA						
						114	Α	13	9 A						

Legen

LOAD CLASSIFICATION	Connected Load	Demand Factor	Estimated Demand	Panel Totals
LIGHTING - DWELLING UNIT	400 VA	100.00%	400 VA	
OTHER	1776 VA	100.00%	1776 VA	Total Conn. Load: 30282 VA
RECEPTACLE	6540 VA	100.00%	6540 VA	Total Est. Demand: 29282 VA
LIGHTING	300 VA	100.00%	300 VA	Total Conn.: 126 A
CONDENSER	5000 VA	100.00%	5000 VA	Total Est. Demand: 122 A
WATER HEATER	4500 VA	100.00%	4500 VA	
RANGE	5000 VA	80.00%	4000 VA	
DRYER	5000 VA	100.00%	5000 VA	
REFRIGERATOR	1800 VA	100.00%	1800 VA	



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

196-ORCHARD-749-2Bd2Ba SPANISH-550

DRAWING NAME

SCHEDULE

CLIENT NAME:	Owner
PROJECT NUMBER:	0294_13
DATE:	4/16/2025 5:04:18 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E101

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

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ELECTRICAL NOTE

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

NOTE:

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

NOTE: APPLIANCE DISCONNECT

E4001.5 GROUNDING OF ENCLOSURES.

METAL ENCLOSURES FOR SWITCHES OR CIRCUIT BREAKERS SHALL BE CONNECTED TO AN

EQUIPMENT GROUNDING CONDUCTOR.

METAL ENCLOSURES FOR SWITCHES OR CIRCUIT BREAKERS USED AS SERVICE

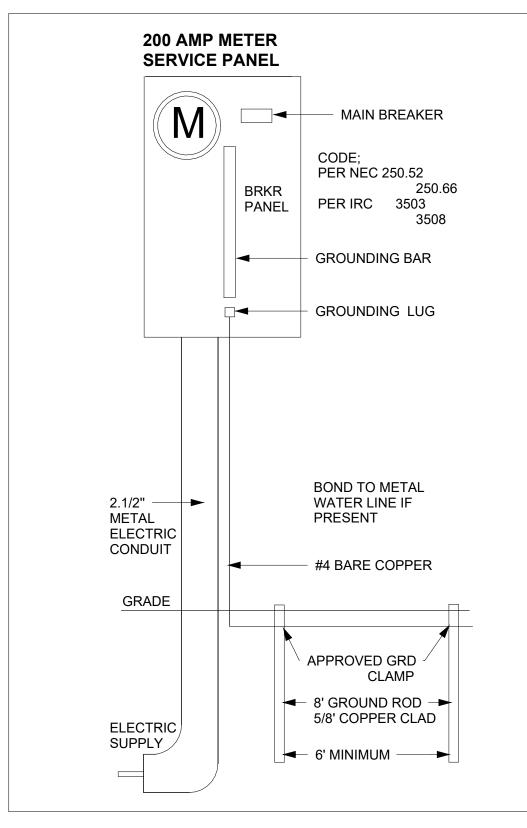
EQUIPMENT SHALL COMPLY WITH THE PROVISIONS OF SECTION E3609.4. WHERE NONMETALLIC ENCLOSURES ARE USED WITH METAL RACEWAYS OR METAL-ARMORED

CABLES, PROVISIONS SHALL BE MADE FOR CONNECTING THE EQUIPMENT GROUNDING

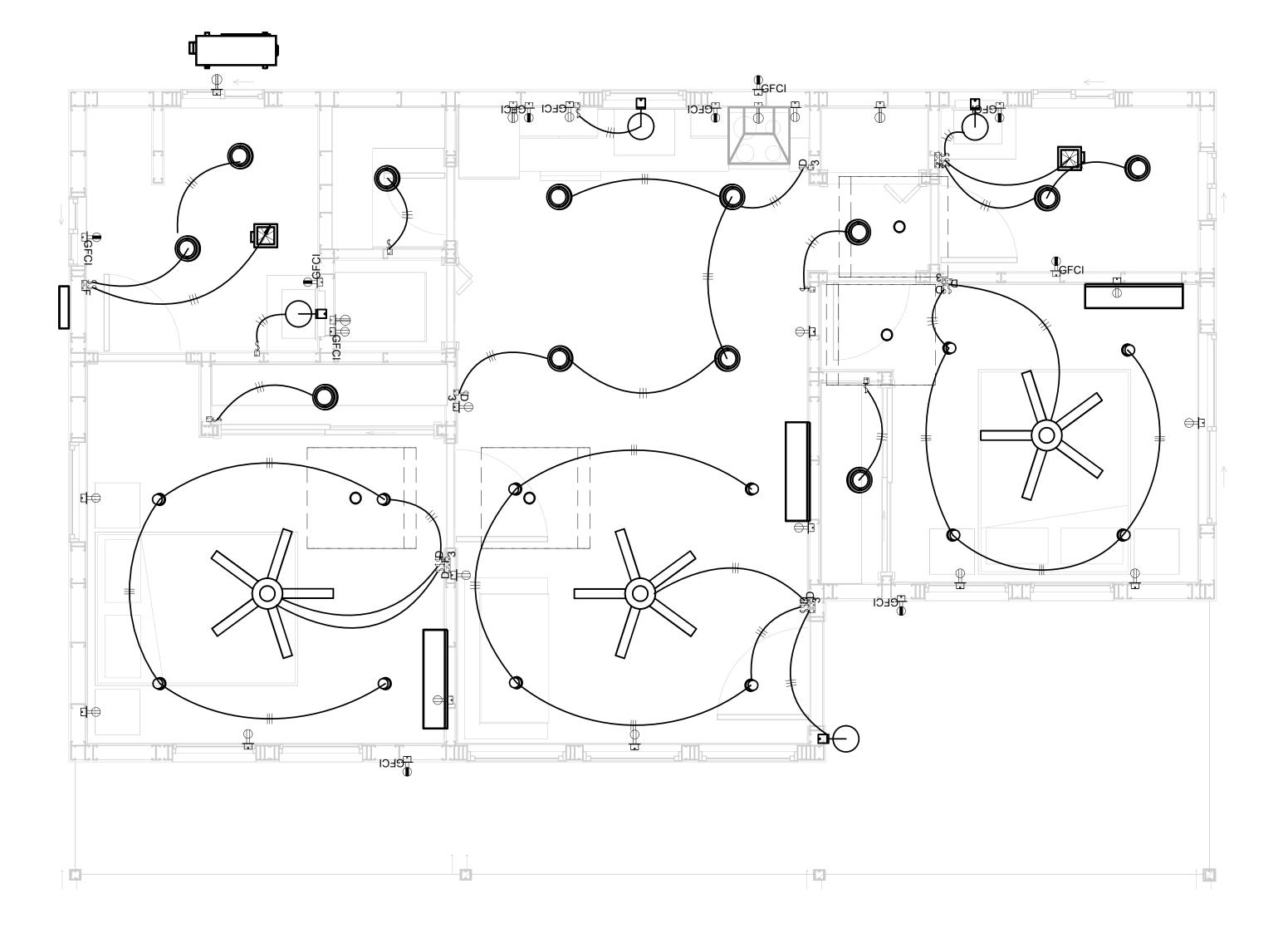
CONDUCTOR.

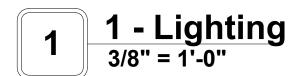
NONMETALLIC BOXES FOR SWITCHES SHALL BE INSTALLED WITH A WIRING METHOD THAT PROVIDES OR INCLUDES AN EQUIPMENT GROUNDING CONDUCTOR. (404.12)

ELECTRICAL LEGEND		
	Electrical Lights With Fan	
0	Waterproof Recessed Can Light	
	Pendant Light	
0	Recessed Can Light	
- □	Wall Lamp	
	Standalone linear	
⊬1 3	Single Switch	
₩	Three way Switch	
₩	Fan Switch	
	Duplex Receptacle	
	Triplex Receptacle	
⊕ GFCI	GFCI Receptacle	
	Exhaust Fan	
•	Smoke and heat detector	











KEY PLAN

NO.	DESCRIPTION	DATE
140.	DESCRIPTION	DAIL

NOTE:

LEGEND:

PROJECT

196-ORCHARD-749-2Bd2Ba SPANISH-550

DRAWING NAME

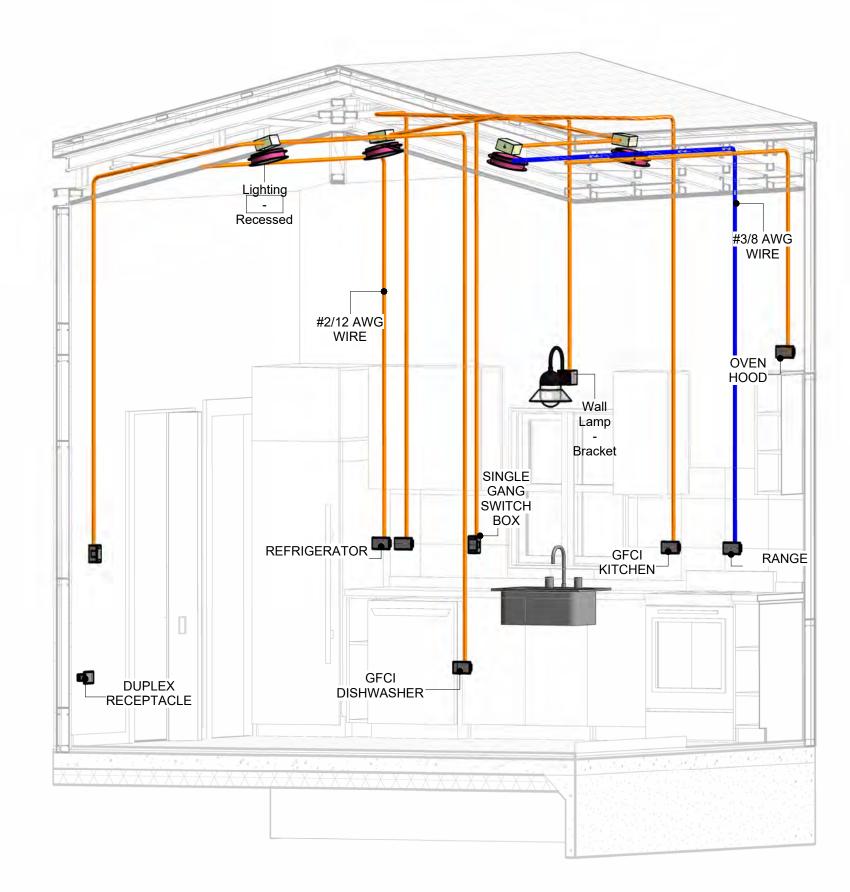
LIGHTING

CLIENT NAME:	Owner
PROJECT NUMBER:	0294_13
DATE:	4/16/2025 5:04:20 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

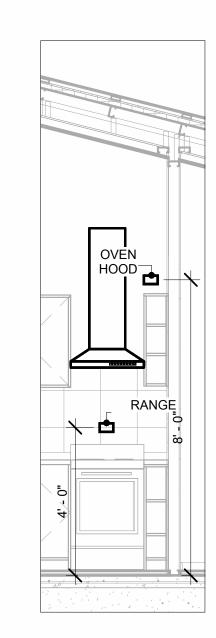
E102

NOTES: CONDUIT, CABLE AND WIRING

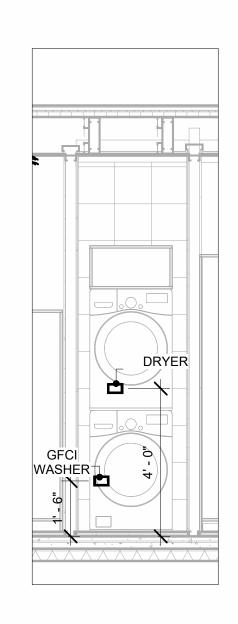
- Use Metalic Conduits (IMC) for cables running under concrete slabs.
 Use IMC for circuits with high voltage appliances (240 volts and above)
 For circuits with 120 volts consider using EMT or PVC conduits if needed.
 For Low voltage applications up to 50 volts consider using non metalic conduits.
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



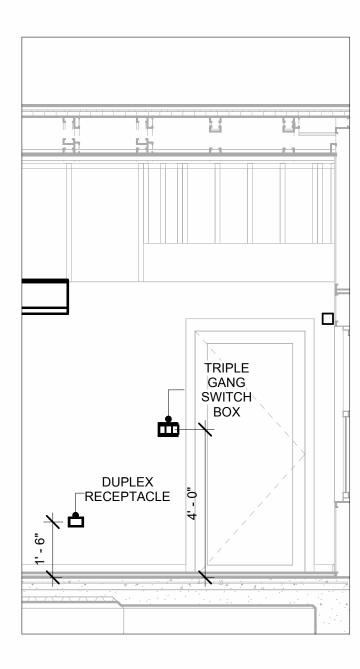
3D-KITCHEN



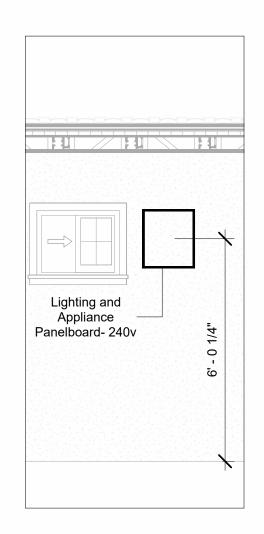
RANGE & OVENHOOD 3/8" = 1'-0"



DRYER & WASHER 3/8" = 1'-0"



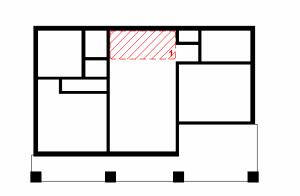
SWITCH & RECEPTACLE 3/8" = 1'-0"



PANEL 3/8" = 1'-0"



KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

196-ORCHARD-749-2Bd2Ba SPANISH-550

DRAWING NAME

POWER

CLIENT NAME:	Owner
PROJECT NUMBER:	0294_13
DATE:	4/16/2025 5:04:46 PM
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

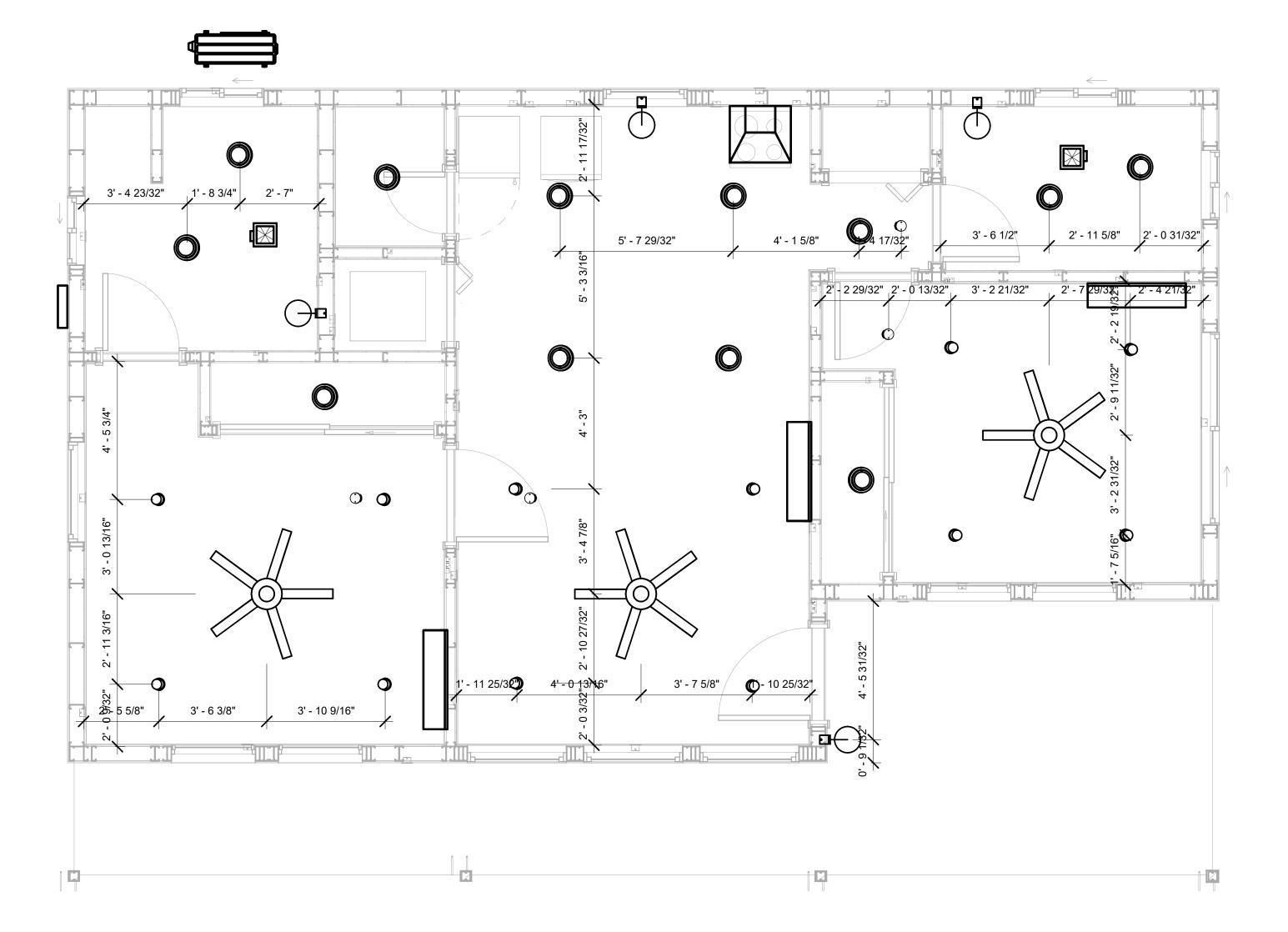
- 1. THE MINIMUM SIZE OF JUCTION BOX TO BE USED IS 2"X4"X(1.5" OR 3.5" DEEP) THIS ARE TO BE USED FOR SINGLE GANG SWITCH OR OUTLETS.
- 2. FOR DOUBLE GANG (2 GANG) OUTLETS AND SWITCHS THE MINIMUM SIZE OF THE
- JUCTION BOX TO BE PROVIDED SHALL NOT BE LESS THAN 4"X4"X(1.5" OR 3.5" DEEP)
- 3. FOR THREE GANG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

FITTING SCHEDULE(PULL BOX)				
FAMILY	COUN	T DESCRIPTION		
PULLBOX1	31	#1/4 PULLBOX		

ELECTRICAL FIXTURE SCHEDULE (SWITCH BOX)				
TYPE	COUNT			
DOUBLE GANG SWITCH BOX	2			
SINGLE GANG SWITCH BOX	8			
TRIPLE GANG SWITCH BOX	3			

LIGHT	ING DEVICE
TYPE	COUNT
DIMMER	3
FAN SWITCH	3
SINGLE POLE	10
THREE WAY WITH DIMMER	5

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	3	
LIGHTING - RECESSED	120 V/1-60 VA	200 A, 120 V/240 V, SINGLE PHASE, 3 WIRES	12	
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 3/8" = 1'-0"



KEY PLAN

DESCRIPTION DATE

NOTE:

LEGEND:

PROJECT

196-ORCHARD-749-2Bd2Ba SPANISH-550

DRAWING NAME

DIMENSION PLAN FOR LIGHT FIXTURES

CLIENT NAME:	Owner
PROJECT NUMBER:	0294_13
DATE:	4/16/2025 5:04:47 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

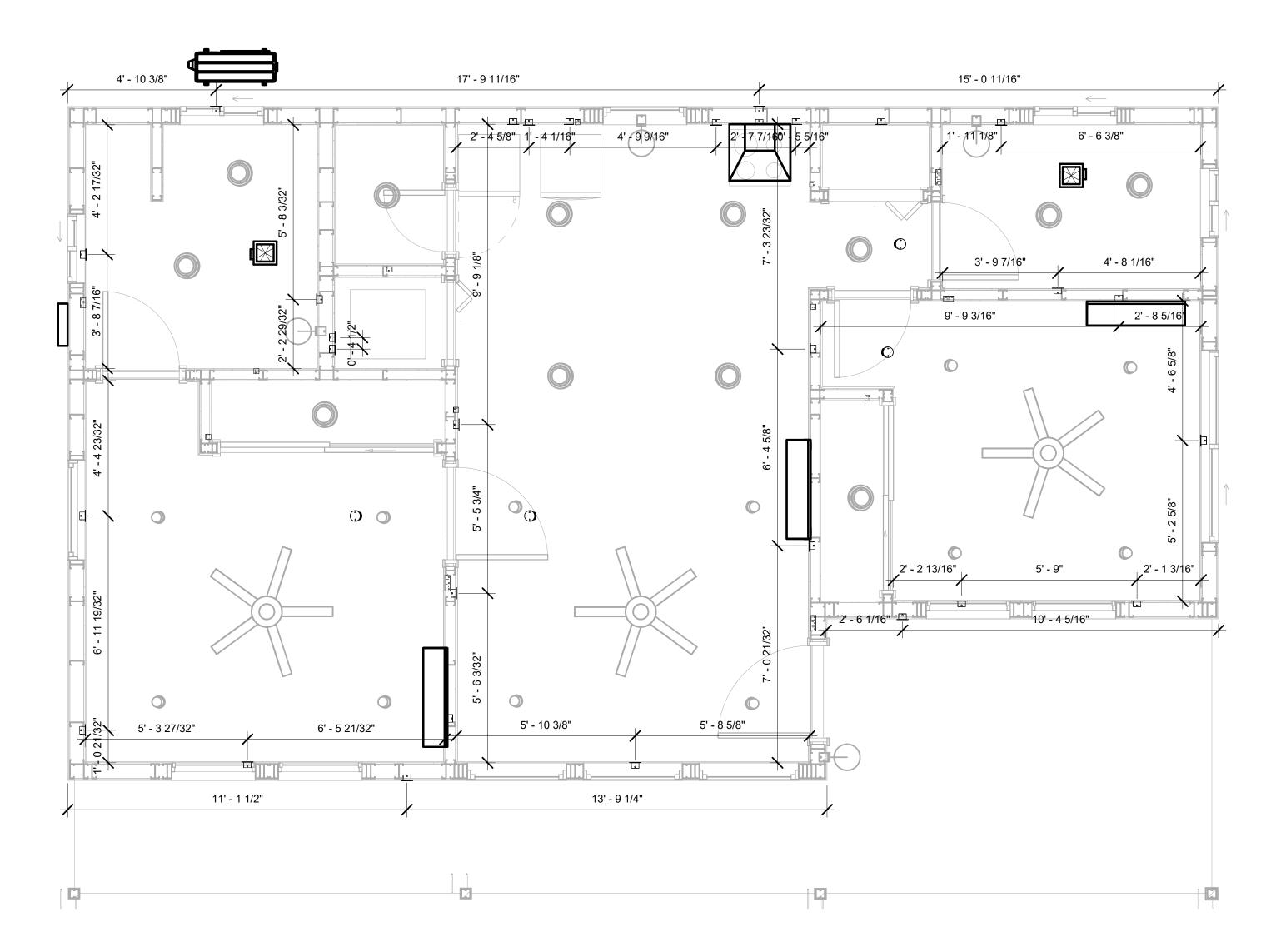
E104

NOTES;

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

ELECTRICAL FIXTURE SCHEDULE (RECEPTACLE)		
TYPE	COUNT	
CONDENSER	1	
DRYER	1	
DUPLEX RECEPTACLE	13	
GFCI BATH ROOM	4	
GFCI DISHWASHER	1	
GFCI KITCHEN	2	
GFCI OUT DOOR	3	
GFCI WASHER	1	
OVEN HOOD	1	
RANGE	1	
REFRIGERATOR	1	
WATER HEATER	1	

ELECTRICAL OUTLET SCHEDULE			
TYPE	CIRCUIT NUMBER	ELECTRICAL DATA	COUNT
GFCI BATH ROOM	1	120 V/1-180 VA	2
DRYER	2,4	240 V/2-5000 VA	1
GFCI WASHER	3	120 V/1-1200 VA	1
GFCI BATH ROOM	9	120 V/1-180 VA	2
OVEN HOOD	11	120 V/1-180 VA	1
RANGE	12,14	240 V/2-5000 VA	1
GFCI KITCHEN	13	120 V/1-180 VA	2
GFCI DISHWASHER	15	120 V/1-1200 VA	1
REFRIGERATOR	16	120 V/1-1800 VA	1
GFCI OUT DOOR	17	120 V/1-180 VA	3
DUPLEX RECEPTACLE	18	120 V/1-180 VA	4
DUPLEX RECEPTACLE	19	120 V/1-180 VA	5
DUPLEX RECEPTACLE	20	120 V/1-180 VA	4
WATER HEATER	21,23	240 V/2-4500 VA	1
CONDENSER	22,24	240 V/2-5000 VA	1



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



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

196-ORCHARD-749-2Bd2Ba SPANISH-550

DRAWING NAME

DIMENSION PLAN FOR FITTINGS

CLIENT NAME:	Owner
PROJECT NUMBER:	0294_13
DATE:	4/16/2025 5:04:48 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker
CHECKED BY:	Checke

E105

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

SHEET LIST

SHEET NUMBER SHEET NAME

P101 NOTE AND SCHEDULE
P102 WATER SUPPLY AND SEWAGE
SYSTEM

PIPE COLOR SCHEME	
DOMESTIC COLD WAT DOMESTIC HOT WATE 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.
- 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

ABBREVIATIONS

SANITARY SEWER LINES.

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
НВ	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
D	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"	22 FT
ACRYLONITRILE BUTADIENE STYRENE (ABS)	2"	25 FT
ACRYLONITRILE BUTADIENE STYRENE (ABS)	3"	59 FT
CROSS-LINKED POLYETHYLENE (PEX)	1/2"	121 FT
CROSS-LINKED POLYETHYLENE (PEX)	3/4"	29 FT
CROSS-LINKED POLYETHYLENE (PEX)	1"	1 FT
POLYVINYL CHLORIDE - RIGID	2"	47 FT

FITTING SCHEDULE		
FITTING	SIZE	QTY
DOMESTIC COLD WATER		
PEX 90 DEGREE ELBOW	1/2"ø-1/2"ø	18
PEX 90 DEGREE ELBOW	3/4"ø-3/4"ø	1
PEX TEE ELBOW	1/2"ø-1/2"ø	7
PEX TEE ELBOW	3/4"ø-3/4"ø-3/4"ø	3
PEX TRANSITION ELBOW	1"ø-3/4"ø	1
PEX TRANSITION ELBOW	3/4"ø-1/2"ø	2
DOMESTIC HOT WATER		
PEX 90 DEGREE ELBOW	1/2"ø-1/2"ø	18
PEX 90 DEGREE ELBOW	3/4"ø-3/4"ø	2
PEX TEE ELBOW	1/2"ø-1/2"ø-1/2"ø	5
PEX TEE ELBOW	3/4"ø-3/4"ø-3/4"ø	1
PEX TRANSITION ELBOW	3/4"ø-1/2"ø	2
PVC 90 DEG BEND ELBOW PVC 90 DEGREE BEND ELBOW	2"ø-2"ø 2"ø-2"ø	6 12
SEWAGE		
ABS 90 DEGREE BEND ELBOW	1 1/2"ø-1 1/2"ø	3
ABS 90 DEGREE BEND ELBOW	2"ø-2"ø	1
ABS 90 DEGREE BEND ELBOW	3"ø-3"ø	4
ABS P-TRAP	1 1/2"ø-1 1/2"ø	5
ABS P-TRAP	2"ø-2"ø	2
ABS REDUCER ELBOW	2"ø-1 1/2"ø	2
ABS REDUCER ELBOW	3"ø-2"ø	1
ABS TEE ELBOW	1 1/2"ø-1 1/2"ø-1 1/2"ø	1
ABS TEE ELBOW	3"ø-3"ø-3"ø	4
ABS TEE REDUCER ELBOW	3"ø-3"ø-1 1/2"ø	3
ABS TEE REDUCER ELBOW	3"ø-3"ø-2"ø	1
WASTE DOUBLE TEE	2"ø-2"ø-2"ø	2
VENT		
ABS 90 DEGREE BEND ELBOW	1 1/2"ø-1 1/2"ø	1
ABS 90 DEGREE BEND ELBOW	2"ø-2"ø	1
ABS TEE REDUCER ELBOW	3"ø-3"ø-1 1/2"ø	1
ABS TEE REDUCER ELBOW	3"ø-3"ø-2"ø	1
ABS VENT CAP ELBOW	2"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

3"ø

ABS VENT CAP ELBOW

DISHWASHER	2	1-1/2	1-1/2	1/2	1/2	ı		U		PLANS
DRYER	N/A	N/A	N/A	N/A	N/A	1		0		
HANGING PIPES CLAMP						12		0		
SHOWER TRAY	2"	1-1/2"	1-1/2"	1/2"	1/2"	2		0		
SHOWER TRIM	-	-	-	1/2"	1/2"	2		0		
SINK ISLAND SINGLE	2"	1-1/2"	1-1/2"	1/2"	1/2"	1		0		
VANITY SINK	2"	1-1/2"	1-1/2"	1/2"	1/2"	2		0		
WASHER	2"	1-1/2"	2"	1/2"	1/2"	1		0		DRAINS TO GRAY WATER OR SEWER SEE PLANS
WATER CLOSET						2		0		
WATER HEATER	N/A	N/A	N/A	3/4"	3/4"	1		0		
	•	•	•	•	•		•	•	•	•

FIXTURE SCHEDULE						
FIXTURE	QTY	DESCRIPTION				
DISHWASHER	1	DRAIN TO SEWER SEE PLANS				
DRYER	1					
HANGING PIPES CLAMP	12					
SHOWER TRAY	2					
SHOWER TRIM	2					
SINK ISLAND SINGLE	1					
VANITY SINK	2					
WASHER	1	DRAINS TO GRAY WATER OR SEWER SEE PLANS				
WATER CLOSET	2					
WATER HEATER	1					

ACCESSORIES & FITTINGS SCHEDULE						
FIXTURE	QTY	DESCRIPTIONS				
DISHWASHER CONNECTOR	2					
HOSE BIB	1					
SHUTOFF VALVE	8					

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

WATER FIXTURE UNIT SCHEDULE						
FAMILY	QTY	UNIT VALUE	TOTAL			
DICHWACHED	4					
DISHWASHER	1		0			
DRYER	1		0			
HANGING PIPES CLAMP	12		0			
SHOWER TRAY	2		0			
SHOWER TRIM	2		0			
SINK ISLAND SINGLE	1		0			
VANITY SINK	2		0			
WASHER	1		0			
WATER CLOSET	2		0			
WATER HEATER	1		0			

WASTE FIXTURE UNIT SCHEDULE					
FAMILY	QTY	DFU VALUES	TOTAL		
DISHWASHER	1	0			
DRYER	1	0			
HANGING PIPES CLAMP	12	0			
SHOWER TRAY	2	0			
SHOWER TRIM	2	0			
SINK ISLAND SINGLE	1	0			
VANITY SINK	2	0			
WASHER	1	0			
WATER CLOSET	2	0			
WATER HEATER	1	0			



inquira@framaunnaw.com

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

196-ORCHARD-749-2Bd2Ba SPANISH-550

DRAWING NAME

NOTE AND SCHEDULE

CLIENT NAME:

 PROJECT NUMBER:
 0294_13

 DATE:
 4/10/2025 11:55:42 AM

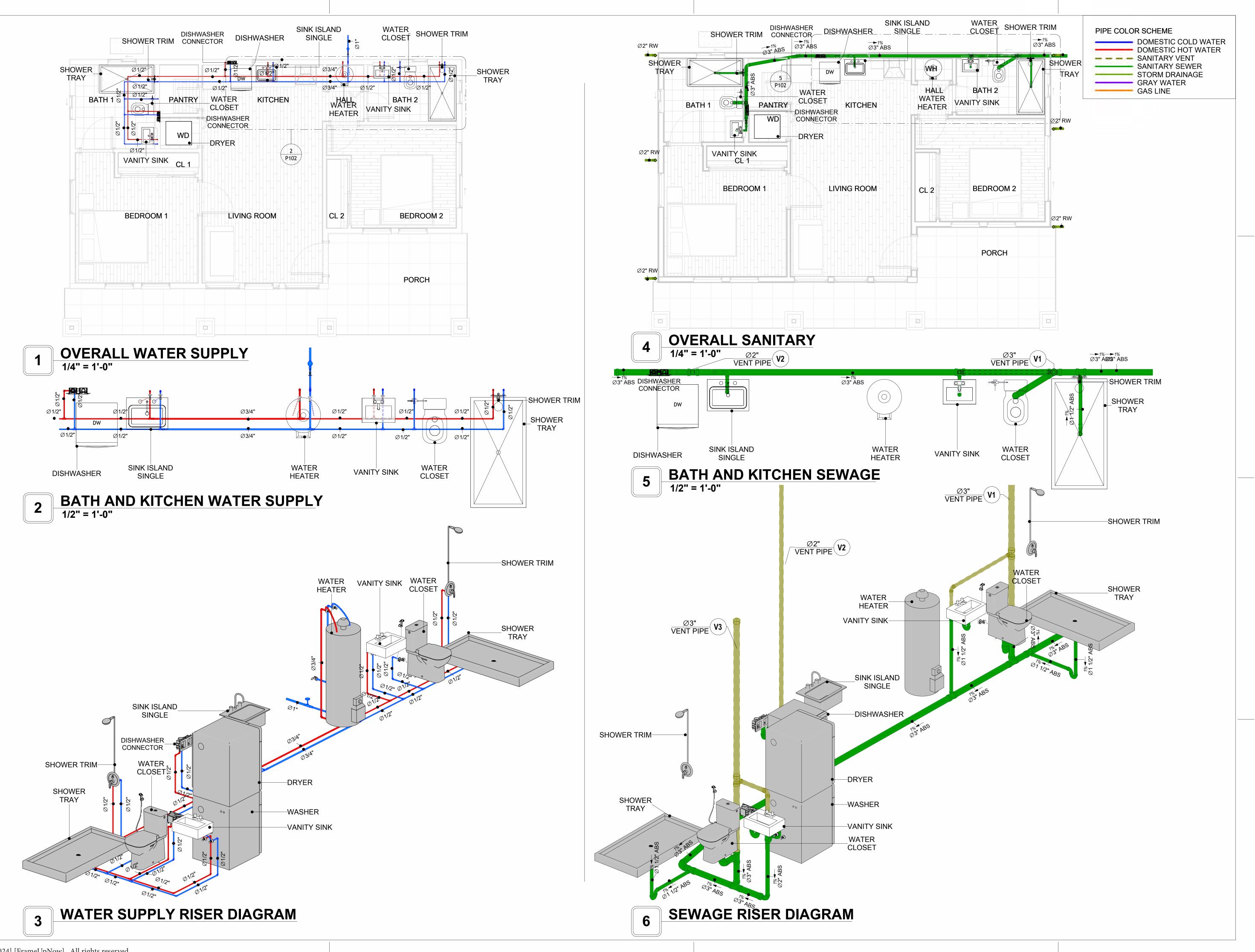
 DESIGNED BY:
 Designer

 DRAWN BY:
 Author

 CHECKED BY:
 Checker

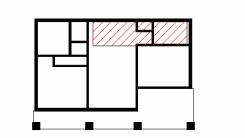
P101

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





KEY PLAN



NO.	DESCRIPTION	DATE
	NO.	NO. DESCRIPTION

NOTE:

LEGEND:

PROJECT

196-ORCHARD-749-2Bd2Ba SPANISH-550

DRAWING NAME

WATER SUPPLY AND **SEWAGE SYSTEM**

CLIENT NAME:	
PROJECT NUMBER:	0294_13
DATE:	4/10/2025 11:56:17 AM
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		~	The wall frames, trusses and beams can be erected in a just a few days
2 Minimal Construction Skills Required		~	Pre-assembled walls and trusses require no specialized skills to errect
3 Build as DIY, Hybrid or by a General Contractor		~	Do it yourself, Hybrid (involve special contractors) or hire a General Contractor
4 Build It As You Can Afford It		~	Impervious to Weather - build as you have the time and money
5 Up Front Cost of Framing Materials	\checkmark		As to only the framing material, wood is less expensive
6 Total Cost To Build		~	Savings in time, labor, and other areas make light gauge steel LESS expensive
7 Termites and wood boring insects		~	Termites, carpenter ants and wood boring insects eat wood, not metal
8 Mold resistant		~	Metal does not attract mold
9 Damage caused by exterior and interior flooding		~	Metal needs no reconditioning after a flood
10 Fire Resistant		~	Non-combustible
11 Lower insurance rates		~	Many insurance underwriters now provide lower rates for metal framed homes
12 Walls, trusses, and beams retain their original form		~	Perfectly straight walls - no shimming of drywall
13 Corners are 90 degrees		~	No need for templating of countertops to adjust for out of square corners
14 Strength and weight		~	Metal is stronger than wood and weighs less - no need for crane to lift ADU trusses
15 IBC Engineered Stamp		~	If an engineering stamp is necessary, months of waiting are saved
16 Complete BOM (Materials Shopping List)		~	Take the materials shopping list to Home Depot and start shopping/pricing
17 Flexible in Seismic Areas - Won't Fracture		~	Light gauge steel is flexible and won't fracture when the earth moves
18 No Waste At Job Site		~	Steel is the most recycled material in the world. A typical wood home has 20-30% waste
19 Environmentally Friendly		~	Trees don't have to be destroyed and the source of most metal is from recycling
20 How-To Videos Included		~	How-to videos provide simple assembly instructions
21 Relationship Counselor		~	Eliminate emotional uphevels - save time, money, and preserve the relationship

Universal Requirements - some or all may be required

- 1 Site plan
- 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

Orchard-2Bd2Ba-Spanish





Orchard-2Bd2Ba-Spanish 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



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

Have It Your Way!

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

GENERAL NOTES

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

ARCHITECTURAL BOM



				Ba-Spanish			
		ARCHITECT					
No.	Item	Туре	Unit	Quantity	Unit Price	Total	Description
	APPLIANCES						
	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	11.5			
2	Laundry Cabinet		FT	2.25			
3	Vanity Cabinet		FT	5			
4	Medicine Cabinet		PCS	2			
5	Kitchen countertop		SF	15.7			
	Laundry Countertop		PCS	0			
	Bathroom Countertop		SF	0			
8	Island		FT	0			
9	Peninsula		FT	0			
10	Closets		SF	85.5			
	CEILING	I	51	1 65.5			
1	Ceiling Board	Dry Wall	SF	559	1		
	Dry Wall Fastener	Screw	PCS	978.25			
	Vapor Retarder	Polyethylene film	SF	786			
			PCS	2358			
	Vapor Retarder Fastener	Nails with washer heads					
	Ceiling Board (MRD)	Moisture resistant drywall	SF	112			
_	MRD Fastener	14.1.51	PCS	196			
7	Ceiling Board	Marine Plywood	SF	115			
	Marine Plywood Fastener	Screw	PCS	201.25			
	Dry Wall Tape		FT	393			
	FLOORING						
	Main Living Space		SF	271.48			
2	Bathroom		SF	100.18			
3	Bedroom		SF	266.2			
4	Porch		SF	239.66			
	STRUCTURE						
1	Foundation		SF	988			
	WALLS EXTERIOR						
1	Siding		SF	996			
	Siding Fastener	Self-drilling screws(100/pkt)	PKT	9.96			
	Wall Shteathing (OSB)		SF	996			
	Shteathing Fastener	Self-drilling screws(100/pkt)	PKT	9.96			
	Wall Homewrap		SF	996.0			
	Homewrap Fastener	Stapled fastener (200/pkt)	PKT	3.8			
	Stone Veneer	, , , , , , , , , , , , , , , , , , , ,	SF	0			
	Mortar for Stone Veneer		SF	0			
9	Wall Paint		SF	996			
-	Wall Insulation		SF	3564			
<u>\(\alpha\)</u>	WALLS INTERIOR	1	Į Ji	3304			
	Cementitious Backer Board		SF	646	I		
	Kerdi membrane		SF	646			
	Kerdi membrane Fastener		SF	646			
	Wall Ceramic Tile		SF	646			
	Drywall Board		SF	1843			
		Colf drilling corous/100/sld	PKT	1843			
	Drywall Fastener	Self-drilling screws(100/pkt)					
	Wall Paint		SF	1843			
	Drywall Tape		FT	348			
9	Wall Sweep		FT	181			

ARCHITECTURAL BOM



\cap	DOORS				
1	Exterior Swinging	3' - 0" X 6'-8"	PCS	1	
2	Interior Swinging	3' - 0" X 6'-8"	PCS	2	
3	Interior Swinging	2' - 0" X 6'-8"	PCS	1	
_			PCS		
4	Interior Sliding	6' - 0" X 6'-8"	PCS	1	
5	Interior Sliding	7' - 0" X 6'-8"			
6	Interior Swinging	2' - 6" X 6'-8"	PCS	2	
7	Bifold Door	2' - 6" X 6'-8"	PCS	1	
8	Bifold Door	3' - 0" X 6'-8"	PCS	1	
9	Exterior Door Trim		FT	16	
_	Interior Door Trim		FT	319	
	Entry Lock set		PCS	2	
12	Privacy Lock set		PCS	4	
13	Passage Lock set		PCS	3	
	WINDOWS				
1	Hung	3' - 3" X 4'-9"	PCS	4	
2	Sliding	2' - 9" X 1'-9"	PCS	2	
3	Hung	2' - 9" X 3'-3"	PCS	1	
4	Sliding	2' - 3" X 1'-9"	PCS	2	
5	Sliding	6' - 3" X 4'-3"	PCS	1	
6	Awning	2' - 9" X 2'-3"	PCS	4	
7	Exterior Window Trim		FT	184	
8	Interior Window Trim		FT	184	
	ROOF				
1	Roof Covering		SF	958.0	
2	Roof Covering Fastener		PCS	479	
3	Roof Felt Paper		SF	958.0	
4	Roof Felt Paper Fastener		PCS	2874.0	
5	Roof Sheathing		SF	958	
6	Roof Sheathing Fastener		PCS	7664	
7	Batten		FT	508.0	
8	Batten Fastener		PCS	382.0	
9	Soffit		SF	62.0	
10	Soffit Fastener		PCS	31.0	
	Fascia		FT	142.0	
12	Fascia board fastener		PCS	71	
13	Roof Insulation		SF	958.0	



		Orchard-2Bd	2Ba-Spani	sh			
	EL	ECTRICAL MATER	IAL SHOP	PING LI	ST		
No.	Item	Type	Unit		Unit Price	Total	Description
Δ	LIGHTING FIXTURES		·				
1	Kitchen Ceiling Light		PCS	3			
2	Kitchen Wall Mounted Light		PCS	1			
3	Exterior Wall Mounted Light		PCS	2			
4	Livingroom Ceiling Light With Fan		PCS	1			
5	Bedroom Ceiling Light With Fan		PCS	1			
6	Dining Ceiling Light		PCS	0			
7	Bath Wall Mounted Light		PCS	1			
	Bathroom Ceiling Light		PCS	2			
	Livingroom Ceiling Light		PCS	6			
	Bedroom Ceiling Light		PCS	4			
	Hall & Entry Ceiling Light		PCS	1			
	WD Ceiling Light	-	PCS	2			
	Smoke Detector		PCS	2			
	ELECTRICAL FITTINGS		1 03				
1.4	Standard Receptacle 120V	20A	PCS	10			
			PCS				
	GFCI Receptacle 120V	20 A		13			
	GFCI Receptacle 240V	30 A	PCS	2			
17	GFCI Receptacle 240V	50 A	PCS	1			
18	GFCI Receptacle 240V	60 A	PCS	1			
	Fan Switch		PCS	1			
	Single Pole Switch		PCS	5			
	Three Way Switch		PCS	3			
22	Dimmer Switch		PCS	5			
	ELECTRICAL CONDUITS & WIRING						
	ROMEX 14 AWG	14/3/W/ground	FT	84			
	ROMEX 12 AWG	12/3/W/ground	FT	242			
	ROMEX 12 AWG	12/2/W/ground	FT	0			
	ROMEX 10 AWG	10/3/W/ground	FT	0			
27	ROMEX 10 AWG	10/2/W/ground	FT	52			
28	Romex 8 AWG	8/3/W/ground	FT	0			
29	Romex 8 AWG	8/2/W/ground	FT	14			
30	ROMEX 6 AWG	6/3/W/ground	FT	26			
31	Bare Copper Ground Wire 6 AWG		FT				
Δ	ELECTRICAL BOXES & CIRCUTES						
32	Panelboard -240V 1 Phase MLO	200 AMP	PCS	1			
	Circuit breaker	15 A	PCS	3			
	Circuit breaker	20 A	PCS	10			
	Circuit breaker	30 A	PCS	2			
	Circuit breaker	50 A	PCS	1			
	Circuit breaker	60 A	PCS	1			
	Single Gang Switch Box		PCS	3			
	Double Gang Switch Box		PCS	1			
	Triple Gang Switch Box		PCS	3			
	Pull Box	#1/4	PCS	22			
	Receptacle Box		PCS	26			

PLUMBING BOM

16 PEX Tee Elbow

17 PEX Tee Elbow

18 PEX Transition Elbow

19 PEX Transition Elbow

22 WASTE DOUBLE TEE

20 PVC 90 Deg Bend Elbow

21 PVC 90 Degree Bend Elbow



Orchard-2Bd2Ba-Spanish 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 PCS 3 Kitchen Faucets 4 Vanity Sink PCS 2 5 Bath room Faucets PCS 2 6 Water Closet PCS 7 Shower Trim PCS 8 Shower Tray PCS 2 9 Water Heater PCS 10 Hose Bib PCS 11 Shutoff Valve PCS 8 12 Hanging pipe clamp PCS 19 13 Gate Valve PCS 14 Dishwasher Supply Single Connector PCS 1 15 Dishwasher Sewage Single Connector PCS 16 Laundry Sweat Connector PCS 1 △ SANITARY & PLUMBING PIPE 1 ABS (Acrylonitrile Butadiene Styrene) Pipes 2 ABS (Acrylonitrile Butadiene Styrene) Pipes ø 1" FT 0 ø 1 1/2 FT 20 3 ABS (Acrylonitrile Butadiene Styrene) Pipes ø 2" FT 25 4 ABS (Acrylonitrile Butadiene Styrene) Pipes ø 3" FT 58 5 PEX (Cross-linked polyethylene) Pipes ø 1/2' FT 121 6 PEX (Cross-linked polyethylene) Pipes ø 3/4" FT 29 7 PEX (Cross-linked polyethylene) Pipes ø 1" FT 1 8 PVC Pipes Sch.80 - Rigid ø 1 1/2" FT 0 9 PVC Pipes Sch.80 - Rigid ø 2" FT 46 10 PVC Pipes Sch.80 - Rigid ø 3" FT 0 11 Flex Pipe Round ø 1/2" PCS 8 1 ABS 90 Degree Bend Elbow 1 1/2"ø-1 1/2"ø PCS 2 ABS 90 Degree Bend Elbow 2"a-2"a PCS 2 3 ABS 90 Degree Bend Elbow 3"ø-3"ø PCS 4 ABS P-Trap 1 1/2"ø-1 1/2"ø PCS 5 5 ABS P-Trap 2"ø-2"ø PCS 6 ABS Reducer Elbow 2"ø-1 1/2"ø **PCS** 7 ABS Reducer Elbow PCS 3"ø-2"ø 8 ABS TEE Elbow 1 1/2"ø-1 1/2"ø-1 1/2"ø PCS 1 9 ABS TEE Elbow 3"ø-3"ø-3"ø PCS 10 ABS Tee Reducer Elbow 3"ø-3"ø-1 1/2"ø PCS 4 11 ABS Tee Reducer Elbow 3"ø-3"ø-2"ø PCS 12 ABS Vent Cap Elbow 2"ø PCS 13 ABS Vent Cap Elbow PCS 3"ø 14 PEX 90 Degree Elbow 1/2"ø-1/2"ø PCS 36 15 PEX 90 Degree Elbow 3/4"ø-3/4"ø PCS 3

PCS

PCS

PCS

PCS

PCS

PCS

PCS

12

4

6

12

2

1/2"ø-1/2"ø-1/2"ø

3/4"ø-3/4"ø-3/4"ø

1"ø-3/4"ø

2"ø-2"ø

2"ø-2"ø

3/4"ø-1/2"ø

2"ø-2"ø-2"ø-2"ø

		Orchard	-2Bd2Ba-	Spanish			
		HVAC SYSTEM M	1ATERIAL	SHOPP	ING LIST		
No.	Item	Туре	Unit	Quantity	Unit Price	Total	Description
<u></u>	HVAC_DUCTS						
1	PIPE (REFRIGERANT LINE)	3/8" (Ø)	FT	87.63			
2	PIPE (REFRIGERANT LINE)	3/4''' (Ø)	FT	157.43			
3	DRAYER HOSE	4" (Ø)	FT	6.6			
4	FLEX DUCT ROUND	4" (Ø)	FT	10.13			
\triangle	DUCT FITTINGS & ACCESSORIES						
5	ELBOW (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)	PCS	34			
6	ELBOW (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)	PCS	19			
7	TEE (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)-3/4" (Ø)	PCS	2			
8	TEE (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)-3/8" (Ø)	PCS	2			
9	TRANSITION (REFRIGERANT	3/4" (Ø)-1/2" (Ø)	PCS	4			
10	TRANSITION (REFRIGERANT	3/4" (Ø)-5/8" (Ø)	PCS	3			
11	TRANSITION (REFRIGERANT	3/8" (Ø)-1/4" (Ø)	PCS	1			
	HVAC_EQUIPMENTS						
12	AIR HANDLING UNIT	WALL MOUNTED	PCS	2			
13	CONDENSER	OUTDOOR UNIT	PCS	1			
14	EXHAUST FAN	75 CFM	PCS	2			
15	EXHAUST HOOD	WALL MOUNTED	PCS	1			
16	HOOD-WALL: VENT	HOOD-WALL: VENT	PCS	1			
17	DRAYER: VENT	DRAYER: VENT	PCS	1			
18	ROOF VENT	3"(Ø)	PCS	2			



Table Of Content

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

Have It Your Way!

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

GENERAL NOTES

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



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



			ELECTRICAL FITTINGS				
#	Item	Туре	Description,Manufacturer,SKU	Unit	Quantity	Unit Price	Total
1	Standard Receptacle 120V	20A		PCS	13		
2	GFCI Receptacle 120V	20 A		PCS	13		
3	GFCI Receptacle 240V	30 A		PCS	2		
1	GFCI Receptacle 240V	50 A		PCS	1		
5	GFCI Receptacle 240V	60 A		PCS	1		
5	Fan Switch			PCS	3		
7	Single Pole Switch			PCS	10		
3	Three Way With Dimmer Switch			PCS	5		
)	Dimmer Switch			PCS	3		
.0		·	·				
1							
2							
.3							
L4							
.5							



		ELECTR	ICAL CONDUITS & WIRING				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ROMEX 14 AWG	14/3/W/ground		FT	97		
3	ROMEX 12 AWG	12/3/W/ground		FT	0		
4	ROMEX 12 AWG	12/2/W/ground		FT	528		
6	ROMEX 10 AWG	10/3/W/ground		FT	61		
8	ROMEX 10 AWG	10/2/W/ground		FT	0		
9	Romex 8 AWG	8/3/W/ground		FT	37		
10	Romex 8 AWG	8/2/W/ground		FT	0		
11	ROMEX 6 AWG	6/2/W/ground		FT	23		
12	Bare Copper Ground Wire 6 AWG			FT			
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		
<u>)</u>	Circuit breaker	15 A		PCS	2		
3	Circuit breaker	20 A		PCS	14		
1	Circuit breaker	30 A		PCS	2		
5	Circuit breaker	50 A		PCS	1		
5	Circuit breaker	60 A		PCS	1		
7	Single Gang Switch Box			PCS	8		
8	Double Gang Switch Box			PCS	2		
)	Triple Gang Switch Box			PCS	3		
10	Pull Box	#1/4		PCS	31		
11	Receptacle Box			PCS	30		
12							
13							
14							
15							

			HVAC_DUCTS 01				
#		Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	PIPE (REFRIGERANT LINE)			FT	87.63		
2	PIPE (REFRIGERANT LINE)	3/4''' (Ø)		FT	157.43		
3	DRAYER HOSE	4" (Ø)		FT	6.6		
4	FLEX DUCT ROUND	4" (Ø)		FT	10.13		
5							
6							
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)	3/4" (Ø)-3/4" (Ø)		PCS	34		
2	ELBOW (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)		PCS	19		
}	TEE (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)-3/4" (Ø)		PCS	2		
ļ	TEE (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)-3/8" (Ø)		PCS	2		
5	TRANSITION (REFRIGERANT LINE)	3/4" (Ø)-1/2" (Ø)		PCS	4		
5	TRANSITION (REFRIGERANT LINE)	3/4" (Ø)-5/8" (Ø)		PCS	3		
7	TRANSITION (REFRIGERANT LINE)	3/8" (Ø)-1/4" (Ø)		PCS	1		
3							
9							
10							
11							
12							
13							
L4							
15							
16							

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



		PLUMBIN	NG FIXTURES & ACCESSORIES				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Bath Tub (Alcove Tub)			PCS	0		
2	Kitchen Sink			PCS	1		
3	Kitchen faucets			PCS	1		
4	Vanity Sink			PCS	2		
5	Bath room faucets			PCS	2		
6	Water Closet			PCS	2		
7	Shower Trim			PCS	2		
8	Shower Tray			PCS	2		
9	Water Heater			PCS	1		
10	Hose Bib			PCS	1		
11	Shutoff Valve			PCS	8		
12	Hanging pipe clamp			PCS	12		
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	20		
3	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 2"		FT	25		
4	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 3"		FT	58		
5	PEX (Cross-linked polyethylene) Pipes	ø 1/2"		FT	121		
6	PEX (Cross-linked polyethylene) Pipes	ø 3/4"		FT	29		
7	PEX (Cross-linked polyethylene) Pipes	ø 1"		FT	1		
8	PVC Pipes Sch.80 - Rigid	ø 1 1/2"		FT	0		
9	PVC Pipes Sch.80 - Rigid	ø 2"		FT	46		
10	PVC Pipes Sch.80 - Rigid	ø 3"		FT	0		
11	Flex Pipe Round	ø 1/2"		PCS	8		
12							
13							
14							
15							



		PIPE	FITTINGS 01				
ŧ	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	ABS 90 Degree Bend Elbow	1 1/2"ø-1 1/2"ø		PCS	4		
	ABS 90 Degree Bend Elbow	2"ø-2"ø		PCS	2		
	ABS 90 Degree Bend Elbow	3"ø-3"ø		PCS	4		
	ABS P-Trap	1 1/2"ø-1 1/2"ø		PCS	5		
	ABS P-Trap	2"Ø-2"Ø		PCS	2		
)	ABS Reducer Elbow	2"ø-1 1/2"ø		PCS	2		
'	ABS Reducer Elbow	3"Ø-2"Ø		PCS	1		
 	ABS TEE Elbow	1 1/2"ø-1 1/2"ø-1 1/2"ø		PCS	1		
	ABS TEE Elbow	3"ø-3"ø-3"ø		PCS	4		
0	ABS Tee Reducer Elbow	3"ø-3"ø-1 1/2"ø		PCS	4		
1	ABS Tee Reducer Elbow	3"ø-3"ø-2"ø		PCS	2		
2	ABS Vent Cap Elbow	2"Ø		PCS	1		
3	ABS Vent Cap Elbow	3"ø		PCS	2		
4	PEX 90 Degree Elbow	1/2"ø-1/2"ø		PCS	36		
5	PEX 90 Degree Elbow	3/4"ø-3/4"ø		PCS	3		



		PII	PE FITTINGS 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	PEX Tee Elbow	1/2"ø-1/2"ø-1/2"ø		PCS	12		
2	PEX Tee Elbow	3/4"ø-3/4"ø-3/4"ø		PCS	4		
3	PEX Transition Elbow	1"ø-3/4"ø		PCS	1		
4	PEX Transition Elbow	3/4"ø-1/2"ø		PCS	4		
5	PVC 90 Deg Bend Elbow	2"ø-2"ø		PCS	6		
6	PVC 90 Degree Bend Elbow	2"ø-2"ø		PCS	12		
7	WASTE DOUBLE TEE	2"ø-2"ø-2"ø		PCS	2		
8							
9							
10							
11							
12							
13							
14							
15							



			APPLIANCES				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Refrigerator			PCS	1		
2	Range			PCS	1		
3	Washer Front Load	Stackable		PCS	1		
4	Dryer Front Load	Stackable		PCS	1		
5	Dish Washer			PCS	1		
6	Oven			PCS	(
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	11.5		
2	Laundry Cabinet			FT	2.25		
3	Vanity Cabinet			FT	5		
4	Medicine Cabinet			PCS	2		
5	Kitchen countertop			SF	15.7		
6	Laundry Countertop			PCS	0		
7	Bathroom Countertop			SF	0		
8	Island			FT	0		
9	Peninsula			FT	0		
10	Closets			SF	85.5		
11							
12							
13							
14							
15							



			CEILING 01				
ŧ	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	LIVING ROOM + KITCHEN			SF	244.0		
	Ceiling Board	Drywall		SF	244		
	Drywall Fastener	Screw		PCS	427		
	Vapor Retarder	Polyethylene film		SF	244		
	Vapor Retarder Fastener	Nails with washer heads		PCS	732		
	BATH 1			SF	64.0		
	Ceiling Board	MRD (Moisture resistant drywall)		SF	64		
	MRD Fastener	Screw		PCS	112		
	BATH 2			SF	48.0		
	Ceiling Board	MRD (Moisture resistant drywall)		SF	48		
	MRD Fastener	Screw		PCS	84		
	HALL			SF	12.0		
	Ceiling Board	Drywall		SF	12		
0	Drywall Fastener	Screw		PCS	21		
1	Vapor Retarder	Polyethylene film		SF	12		
2	Vapor Retarder Fastener	Nails with washer heads		PCS	36		



			CEILING 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BEDROOM 1			SF	133.0		
13	Ceiling Board	Drywall		SF	133		
14	Drywall Fastener	Screw		PCS	233		
15	Vapor Retarder	Polyethylene film		SF	133		
16	Vapor Retarder Fastener	Nails with washer heads		PCS	399		
	BEDROOM 2			SF	110.0		
17	Ceiling Board	Drywall		SF	110		
18	Drywall Fastener	Screw		PCS	193		
19	Vapor Retarder	Polyethylene film		SF	110		
20	Vapor Retarder Fastener	Nails with washer heads		PCS	330		
	PORCH			SF	115.0		
21	Ceiling Board	Marine Plywood		SF	115		
22	Exterior Grade Plywood	Screw		PCS	201		
	CLOSET 1			SF	17.0		
23	Ceiling Board	Drywall		SF	17		
24	Drywall Fastener	Screw		PCS	30		
25	Vapor Retarder	Polyethylene film		SF	17		
26	Vapor Retarder Fastener	Nails with washer heads		PCS	51.0		



			CEILING 03				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CLOSET 2			SF	14.0		
27	Ceiling Board	Drywall		SF	14		
28	Drywall Fastener	Screw		PCS	25		
29	Vapor Retarder	Polyethylene film		SF	14		
30	Vapor Retarder Fastener	Nails with washer heads		PCS	42		
	WH			SF	8.0		
31	Ceiling Board	Drywall		SF	8		
32	Drywall Fastener	Screw		PCS	14		
33	Vapor Retarder	Polyethylene film		SF	8		
34	Vapor Retarder Fastener	Nails with washer heads		PCS	24		
	PANTRY			SF	19.0		
35	Ceiling Board	Drywall		SF	8		
6	Drywall Fastener	Screw		PCS	14		
37	Vapor Retarder	Polyethylene film		SF	8		
38	Vapor Retarder Fastener	Nails with washer heads		PCS	24		



			CEILING 04				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	W/D			SF	13.0		
39	Ceiling Board	Drywall		SF	13		
40	Drywall Fastener	Screw		PCS	23		
41	Vapor Retarder	Polyethylene film		SF	13		
42	Vapor Retarder Fastener	Nails with washer heads		PCS	39		



			FLOORING INTERIOR 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CLOSET 1						
1	Closet Flooring			SF	16		
2	Wood underlay	Foam Pad Polyethylene		SF	16		
3	Vapor Retarder	Vapor Barrier Polyethylene		SF	16		
	CLOSET 2						
4	Closet Flooring			SF	14		
5	Wood underlay	Foam Pad Polyethylene		SF	14		
6	Vapor Retarder	Vapor Barrier Polyethylene		SF	14		
	PANTRY CL#3						
7	Closet Flooring			SF	18		
8	Wood underlay	Foam Pad Polyethylene		SF	18		
9	Vapor Retarder	Vapor Barrier Polyethylene		SF	18	}	
	BEDROOM 1						
10	Living Area Flooring			SF	129		
11	Wood underlay	Foam Pad Polyethylene		SF	129		
12	Vapor Retarder	Vapor Barrier Polyethylene		SF	129		



			FLOORING INTERIOR 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BEDROOM 2						
13	Living Area Flooring			SF	106		
14	Wood underlay	Foam Pad Polyethylene		SF	106		
15	Vapor Retarder	Vapor Barrier Polyethylene		SF	106		
	LIVING ROOM AND KITCH	EN					
16	Tile Finish			SF	254		
17	Adhesive	1/2" Thin set Mortar		SF	254		
18	Vapor Retarder	Vapor Barrier Polyethylene		SF	254		
	BATHROOM 1						
19	Tile Finish			SF	49		
20	Adhesive	1/2" Thin set Mortar		SF	49		
21	Vapor Retarder	Vapor Barrier Polyethylene		SF	49		



	1		FLOORING INTERIOR 03				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BATHROOM 2						
22	Tile Finish			SF	32		
23	Adhesive	1/2" Thin set Mortar		SF	32		
24	Vapor Retarder	Vapor Barrier Polyethylene		SF	32		
	W/D						
25	Tile Finish			SF	12		
26	Adhesive	1/2" Thin set Mortar		SF	12		
27	Vapor Retarder	Vapor Barrier Polyethylene		SF	12		
	BOILER ROOM						
28	Tile Finish			SF	8		
29	Adhesive	1/2" Thin set Mortar		SF	8		
30	Vapor Retarder	Vapor Barrier Polyethylene		SF	8		



			FLOORING EXTERIOR			
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price
	STRUCTURE			SF	988.0	
1	Concrete Slab	4"concrete cast in situ		CF	329.34	
2	Insulation	Rigid insulation		SF	273.4	
3	Hard core	Compacted soil		CF	251.78	
4	Re-bar	#4 re-bar		Ton	0.94	
5	Concrete Pad	4"concrete cast in situ		CF	2	
6	Slab edge	Turndown		CF	251.64	
7	Footing	Cast-in-place concrete		CF	9.36	
	PORCH					
8	Tile Finish			SF	240	
9	Adhesive	1/2" Thin set Mortar		SF	240	
10	Vapor Retarder	Vapor Barrier Polyethylene		SF	240	



			WALLS: EXTERIOR				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Stucco Finish			SF	996		
2	Wall Shteathing (OSB)			SF	996		
3	Shteathing Fastener	Self-drilling screws(100/pkt)		PKT	9.96		
4	Wall Homewrap			SF	996.0		
5	Homewrap Fastener	Stapled fastener (200/pkt)		PKT	3.8		
6	Stone Veneer			SF	0		
7	Mortar for Stone Veneer			SF	0		
8	Wall Paint			SF	996		
9	Wall Insulation			SF	3564		



			WALLS: INTERIOR 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BATH 1			SF	60.0		
1	Cementitious Backer Board			SF	293	3	
2	Kerdi membrane			SF	293		
3	Kerdi membrane Fastener			SF	293		
4	Wall Ceramic Tile			SF	293		
	BATH 2			SF	46.0		
5	Cementitious Backer Board			SF	227	,	
6	Kerdi membrane			SF	227	,	
7	Kerdi membrane Fastener			SF	227		
8	Wall Ceramic Tile			SF	227		
	BEDROOM 1			SF	129.0		
9	Drywall Board			SF	336		
10	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.36		
11	Wall Paint			SF	336		
12	Drywall Tape			FT	63.0		



			WALLS: INTERIOR 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BEDROOM 2			SF	109.0		
13	Drywall Board			SF	325		
14	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.25		
15	Wall Paint			SF	325		
16	Drywall Tape			FT	60.9		
	HALL			SF	11.0		
17	Drywall Board			SF	55		
18	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	0.55		
19	Wall Paint			SF	55		
20	Drywall Tape			FT	10		
	LIVING ROOM	,		SF	148.0		
21	Drywall Board			SF	378		
22	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.78		
23	Wall Paint			SF	378		
24	Drywall Tape			FT	70.9		



			WALLS: INTERIOR 03				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	KITCHEN			SF	94.0		
25	Cementitious Backer Board			SF	13		
26	Drywall Board			SF	194		
27	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.94		
28	Kerdi membrane			SF	13		
29	Kerdi membrane Fastener			SF	13		
30	Wall Ceramic Tile			SF	13		
31	Wall Paint			SF	194		
32	Drywall Tape			FT	36.6		
	CL 1			SF	10.0		
33	Drywall Board			SF	147		
34	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.47		
35	Wall Paint			SF	147		
36	Drywall Tape			FT	27.6		



			WALLS: INTERIOR 04				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CL 2			SF	13.0		
37	Drywall Board			SF	146		
38	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.46		
39	Wall Paint			SF	146		
40	Drywall Tape			FT	27.4		
	WD			SF	11.0		
41	Cementitious Backer Board			SF	113		
42	Kerdi membrane			SF	113		
43	Kerdi membrane Fastener			SF	113		
44	Wall Ceramic Tile			SF	113		
	WH	·		SF	9.0		
45	Drywall Board			SF	103		
46	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.03		
47	Wall Paint			SF	103		
48	Drywall Tape			FT	19		



			WALLS: INTERIOR 05				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	PANTRY			SF	17.0		
49	Drywall Board			SF	159		
50	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.59		
51	Wall Paint			SF	159		
52	Drywall Tape			FT	30		
1	Wall Skirting	Ceramic		FT	181		



			DOORS				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Exterior Swinging	3' - 0" X 6'-8"		PCS	1		
2	Interior Swinging	3' - 0" X 6'-8"		PCS	2		
3	Interior Swinging	2' - 0" X 6'-8"		PCS	1		
4	Interior Sliding	6' - 0" X 6'-8"		PCS	1		
5	Interior Sliding	7' - 0" X 6'-8"		PCS	1		
6	Interior Swinging	2' - 6" X 6'-8"		PCS	2		
7	Bifold Door	2' - 6" X 6'-8"		PCS	1		
8	Bifold Door	3' - 0" X 6'-8"		PCS	1		
9	Exterior Door Trim			FT	16		
10	Interior Door Trim			FT	319		
11	Entry Lock set			PCS	1		
12	Privacy Lock set			PCS	7		
13	Passage Lock set			PCS	2		
14							
15							



			WINDOWS				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Hung	3' - 3" X 4'-9"		PCS	4		
2	Sliding	2' - 9" X 1'-9"		PCS	2		
3	Hung	2' - 9" X 3'-3"		PCS	1		
4	Sliding	2' - 3" X 1'-9"		PCS	2		
5	Sliding	6' - 3" X 4'-3"		PCS	1		
6	Awning	2' - 9" X 2'-3"		PCS	4		
7	Exterior Window Trim			FT	184		
8	Interior Window Trim			FT	184		
9							
10							
11							
12							
13							
14							
15							



			ROOF 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Roof Covering			SF	958.0		
2	Roof Covering Fastener			PCS	479		
3	Roof Felt Paper			SF	958.0		
4	Roof Felt Paper Fastener			PCS	2874.0		
5	Roof Sheathing			SF	958.0		
6	Roof Sheathing Fastener			PCS	7664		
7	Batten			FT	508.0		
8	Batten Fastener			PCS	382.0		
9	Soffit			SF	62.0		
10	Soffit Fastener			PCS	31.0		
11	Fascia			FT	142.0		
12	Fascia board fastener			PCS	71		
13	Roof Insulation			SF	958.0		
14					1 3 6 1 6		
15							