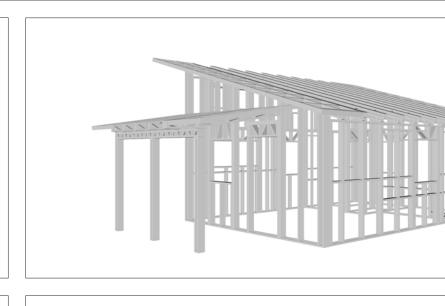


EMBER

The Ember Studio is a stylish modern studio home design. Its exterior showcases clean lines and a minimalist aesthetic. The walls are clad in dark vertical siding, creating a sleek and unified look. The roof features a dynamic shed-style design with varying heights. A covered porch extends from the main entrance, supported by simple wooden

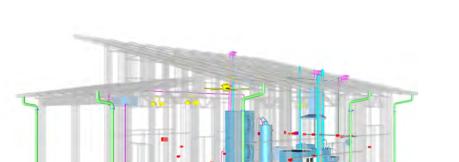
Inside, the Ember Studio features a simple rectangular layout. The living and kitchen areas are merged into one large room at the center of the house, creating a versatile living space. Functional spaces, such as the bathroom and laundry, are conveniently located on one side of the plan.



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



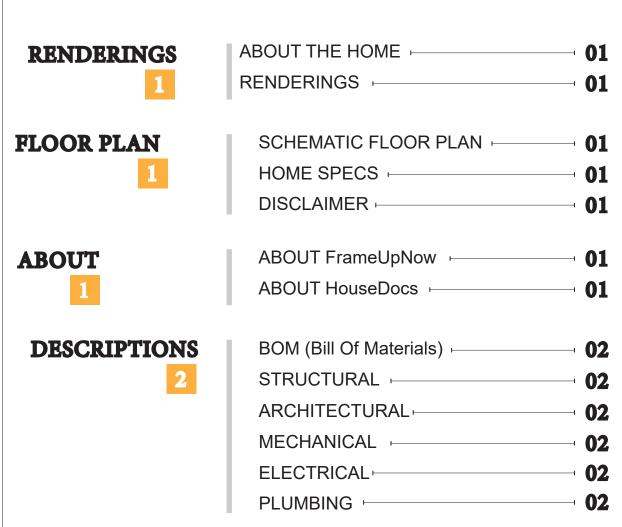


FLOOR PLAN

326 SF

Studio

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MATERIALS SHOPPING LIST

ABOUT



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

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

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



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

233-Ember-396-Studio-Modern-550

DRAWING NAME

INTRODUCTION

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

I101

SCALE:

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DISCLAIMER

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DESCRIPTIONS

MATERIALS LIST

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

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

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

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

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

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

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

STRUCTURAL

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

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

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

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

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

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

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

ARCHITECTURAL

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

The architectural package includes:

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

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

Foundation Plan: Detailed plan to establish a solid foundation.

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

Architectural Elevations: Exterior views showcasing the design.

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

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

MECHANICAL

The mechanical package includes everything needed to guide HVAC

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

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

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

ELECTRICAL

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

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

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

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

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

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

PLUMBING

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

proper drainage.

install all vertical plumbing risers and vent stacks.

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

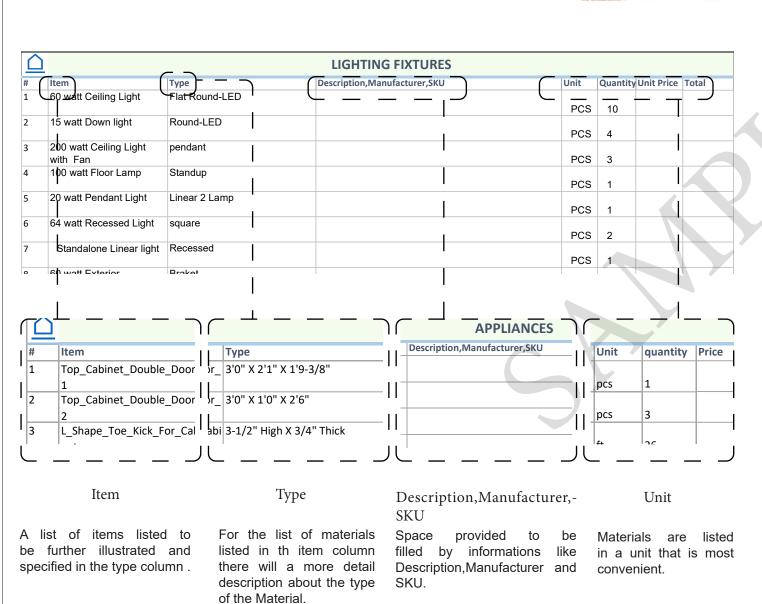
BOM (Bill Of Materials) (Separately Attached)

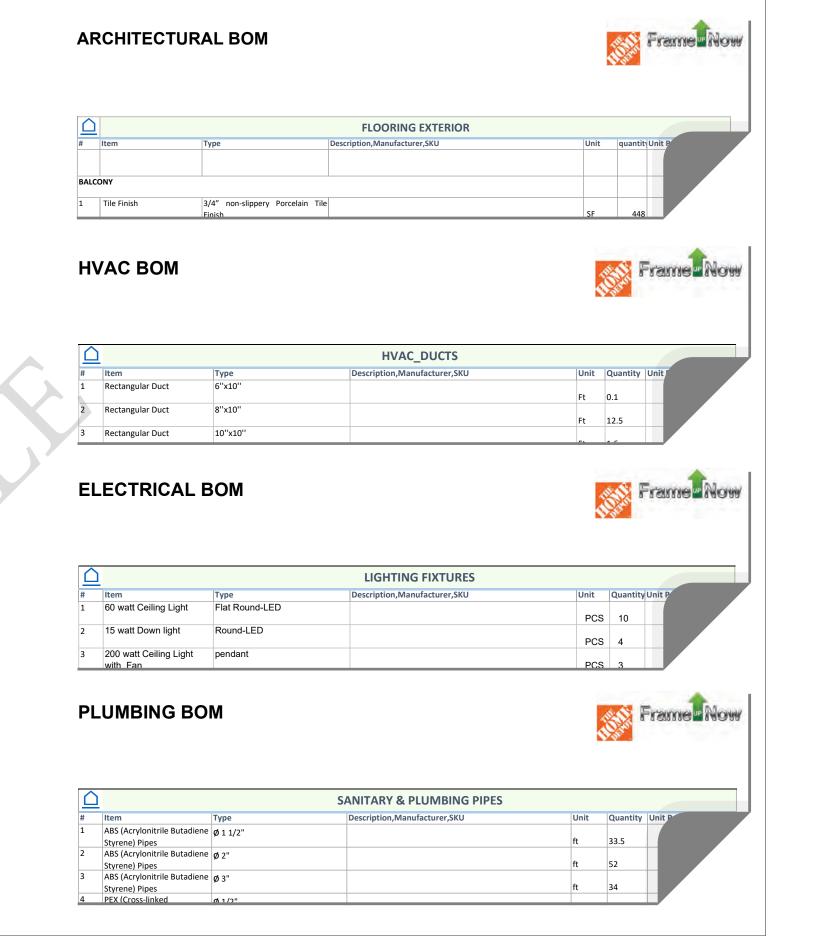


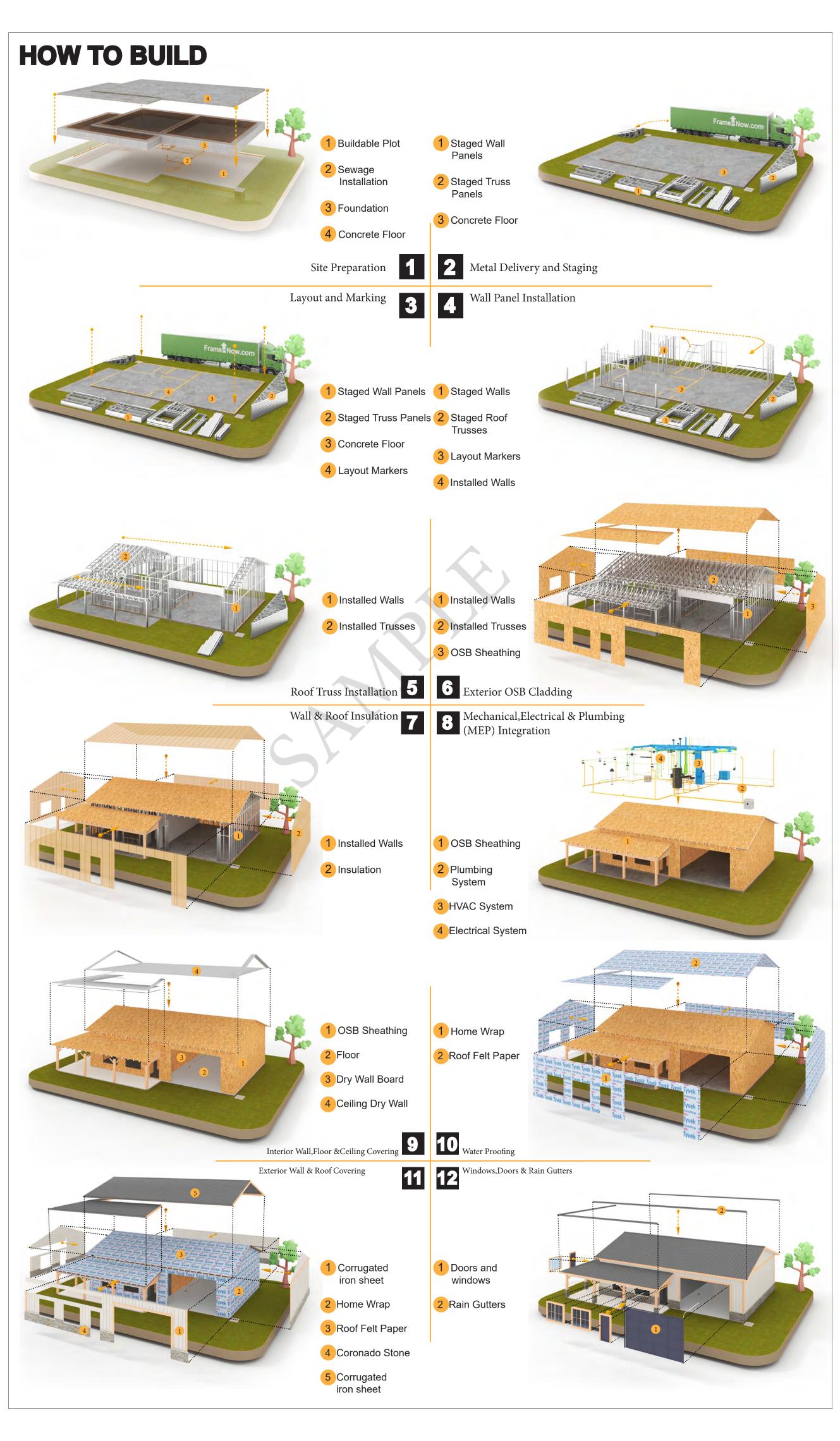
The Bill of Materials (BOM) is a crucial document that compiles the material requirements from different disciplines into a centralized inventory, enabling efficient procurement, inventory management, and cost estimation for a specified project or

ELECTRICAL BOM











KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

233-Ember-396-Studio-Modern-550

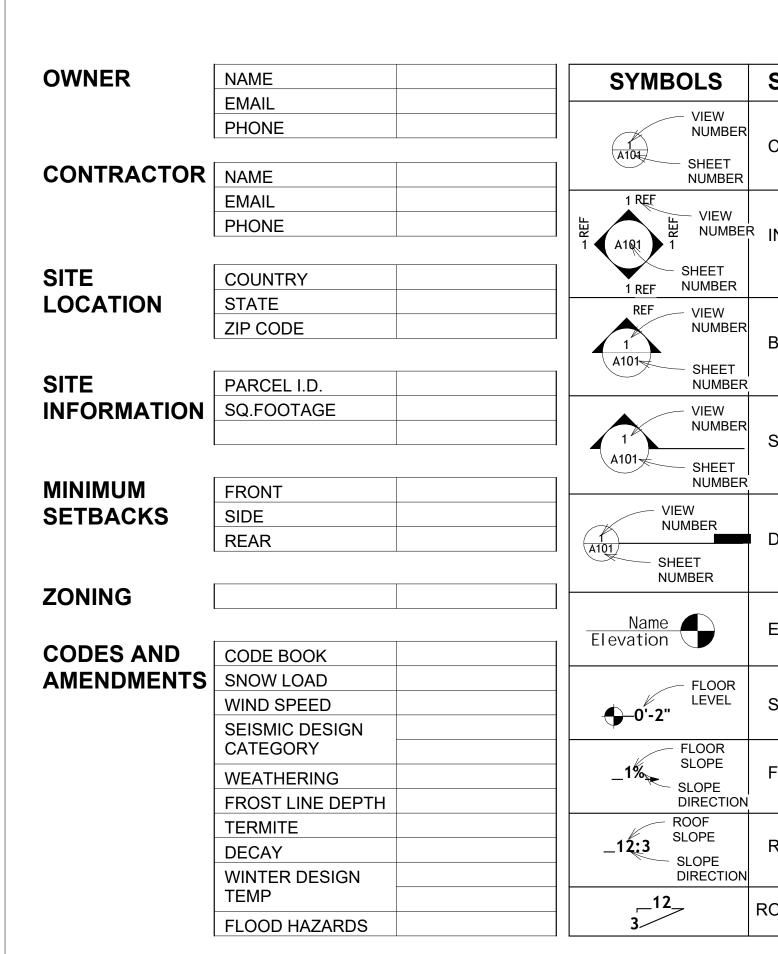
DRAWING NAME

INTRODUCTION

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

1102

SCALE:



LINE LEGEND

DOOR OPENING DIRECTION

ROOM SEPARATOR

HIDDEN LINE

OVER HEAD

MBOLS	SYMBOLS NAME	PAGE INDEX		
VIEW		G101	COVER SHEET	
NUMBER		A101	FLOOR PLAN	
SHEET	CALLOUT HEAD	A102	DIMENSION PLAN	
NUMBER		S101	FOUNDATION PLAN	
REF		S102	STRUCTURAL FLOOR PLAN	
NUMBER VIEW	R INTERIOR ELEVATION	S103	FRAME LAYOUT	
1 1		S104	ROOF TRUSS LAYOUT	
SHEET NUMBER		A103	ROOF PLAN	
REF VIEW		A201	ELEVATIONS	
NUMBER	5 5 5 5	A202	ELEVATIONS	
	BUILDING ELEVATION	A301	SECTIONS	
SHEET NUMBER		A401	DETAILS	
VIEW		A402	CASEWORK DETAILS	
NUMBER	SECTION	A403	CASEWORK DETAILS	
		E101	SCHEDULE	
SHEET NUMBER		E102	LIGHTING PLAN	
- VIEW		E103	POWER PLAN	
NUMBER_	DETAIL \(((E)A)	E104	DIMENSION PLAN FOR LIGHT FIX	
OUEET	DETAIL VIEW	E105	DIMENSION PLAN FOR FITTING	
SHEET NUMBER		P101	COVER SHEET	
		P102	WATER SUPPLY SYSTEM	
ame	ELEVATION LEVEL	P103	SEWAGE SYSTEM	
tion 📗		P104	RISER DIAGRAM	
=: 0.05		M101	HVAC PLAN	
FLOOR LEVEL	SPOT ELEVATION	M102	HVAC SECTION	
D'-2 "	OI OI LLLVATION	M103	RISER DIAGRAM	
FLOOR				

TAG'S NAME

CASEWORK TAG

FURNITURE TAG

PE01 PLUMBING EQUIPMENT TAG

SPECIALTY EQUIPMENT TAG

MECHANICAL EQUIPMENT TAG

WINDOW TAG

DOOR TAG

FLOOR SLOPE

ROOF SLOPE

CALL OUT BOUNDRY — — — — —

ROOF SLOPE ELEVATION

ROOF SLOPE

CUT LINE

SLOPE DIRECTION

MAX.	MAXIMUM
ME	MECHANICAL
MIN.	MINIMUM
NO.	NUMBER
O.C	ON CENTER
OSB	ORIENTED STRAND BOARD
PL	PLUMBING
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
REF	REFERENCE
RG	RIGHT GARAGE
SE	SPECIAL EQUIPMENT
SF	SQUARE FEET
SIMP. STHD8	SIMPSON STRAP THE HOLDDOWN
SIMP. ABE66	SIMPSON ANCHOR BOLT EDGE
TV	TELEVISION
UNO	UNLESS NOTED OTHERWISE
W/	WITH
W/D	WASHER/DRYER
AC	AIR CONDITIONING UNIT
ACC	AIR COOLED CONDENSER
ACCU	AIR COOLED CONDSENSING UNIT
AHU	AIR HANDLING UNIT
CC	COOLING COIL
CD	CEILING DIFFUSER
CFm	Cubic Feet Per Minute
CR	CEILING REGISTER
CU	CONDENSING UNIT
CW	COLD WATER
E/A	EXHAUST AIR
EF	EXHAUST FAN
ET	EXPANSION TANK
EX.	EXISTING
FC	FLEXIBLE CONNECTION
FCU	FAN COIL UNIT
FLR.	FLOOR
НС	HEATING COIL
HE	AIR TO AIR HEAT EXCHANGER
HV	HEATING AND VENTILATING UNIT
IV	INLET VANES
MER	MECHANICAL ROOM
MAX.	MAXIMUM
MIN.	MINIMUM
R/A	RETURN AIR
RCU	RECIPROCATING CHILLER UNIT
RF	RETURN FAN
S/A	SUPPLY AIR
SCD SCD	SMOKE CONTROL DAMPER
000	OTATIO PRESCUES

STATIC PRESSURE

ABBREVIATION

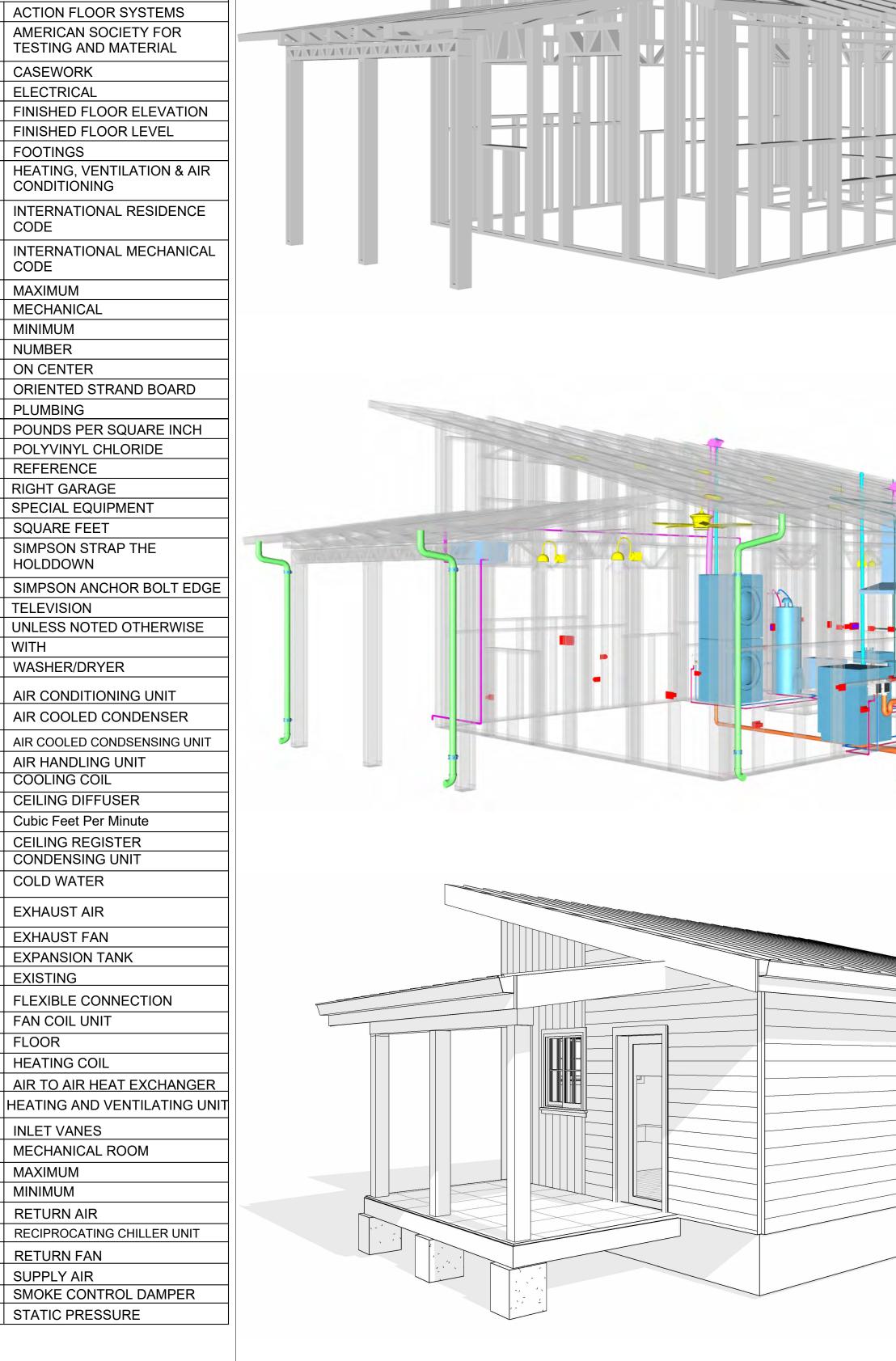
CASEWORK **ELECTRICAL**

FOOTINGS

MAXIMUM

F.F.L

HVAC

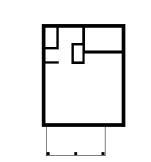


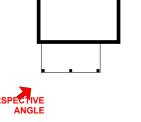
233-EMBER-396-STUDIO MODERN-550

SQUARE FOOT	AGE
LIVING	396
PORCH	79
TOTAL	475



KEY PLAN





NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

233-EMBER-396-STUDIO MODERN-550

DRAWING NAME

COVER SHEET

Client Name
0061_12
5/9/2025 12:20:50 PM
Designer
Author
Checker

G101



GENERAL NOTES

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

ABOUT WALLS:

SHOWER WALL COVERING

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

2. WALL PAINT (INTERNAL)

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

3. ADHESIVES:

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

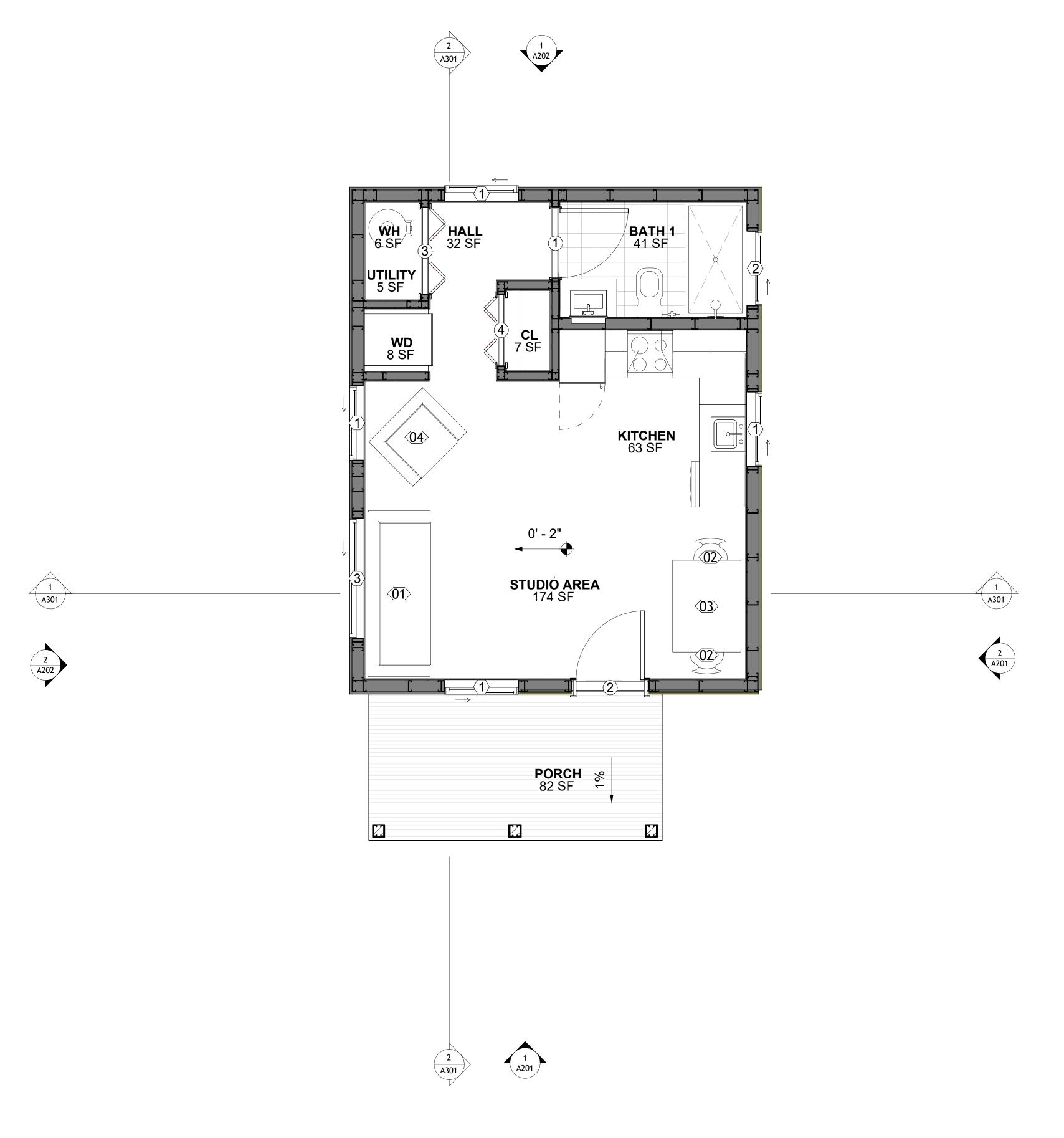
REFER TO SHEETS A201 & A202 FOR GENERAL NOTES ON EXTERNAL FINISHING MATERIALS

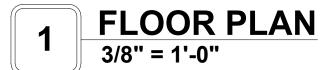
ABOUT FLOORS:

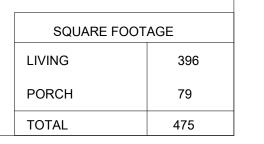
- THE SPOT ELEVATION INDICATES THE FINISHED FLOOR ELEVATION.
- FINISHED FLOORS PER PLANS.
- FIELD VERIFY FOR DIMENSION DROP 4" FOR SHOWER AND BATHTUB USE.
- 1% SLOPE ON OUTDOOR BALCONIES FOR WATER RUN OFF.
- 2% SLOPE TOWARDS THE SHOWER DRAIN FOR SUFFICIENT DRAINAGE.
- 4" DROP AT THE DOOR LEADING TO EXTERIOR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

FURNITURE SCHEDULE			
TYPE MARK	TYPE	COUNT	
01	THREE SEAT SOFA	1	
02	DINING CHAIR	2	
03	SAMPLE PARAMETRIC TABLE 3	1	
04	ONE SEAT SOFA	1	

	ROOM FINISH SCHEDULE						
ROOM NUMBE R	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT	COM MEN TS
0.4	OTUDIO ADEA	LIADDINGOD	CONODETE	MALL DAINT	DDY/MALL	01 011	
01	STUDIO AREA	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
02	KITCHEN	HARDWOOD	CONCRETE	WALL PAINTT + CERAMIC	DRY WALL	8' - 0"	
03	BATH 1	VINYL TILES	CONCRETE	CERAMIC TILE	MRD	8' - 0"	
04	WD	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
05	WH	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
06	CL	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
07	HALL	HARDWOOD	CONCRETE	WALL PAINT	PLYWOOD	8' - 0"	
08	UTILITY	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
09	PORCH	PROCELAIN TILE	CONCRETE	EXTERIOR-GRADE PLYWOOD	PLYWOOD	8' - 0"	









KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

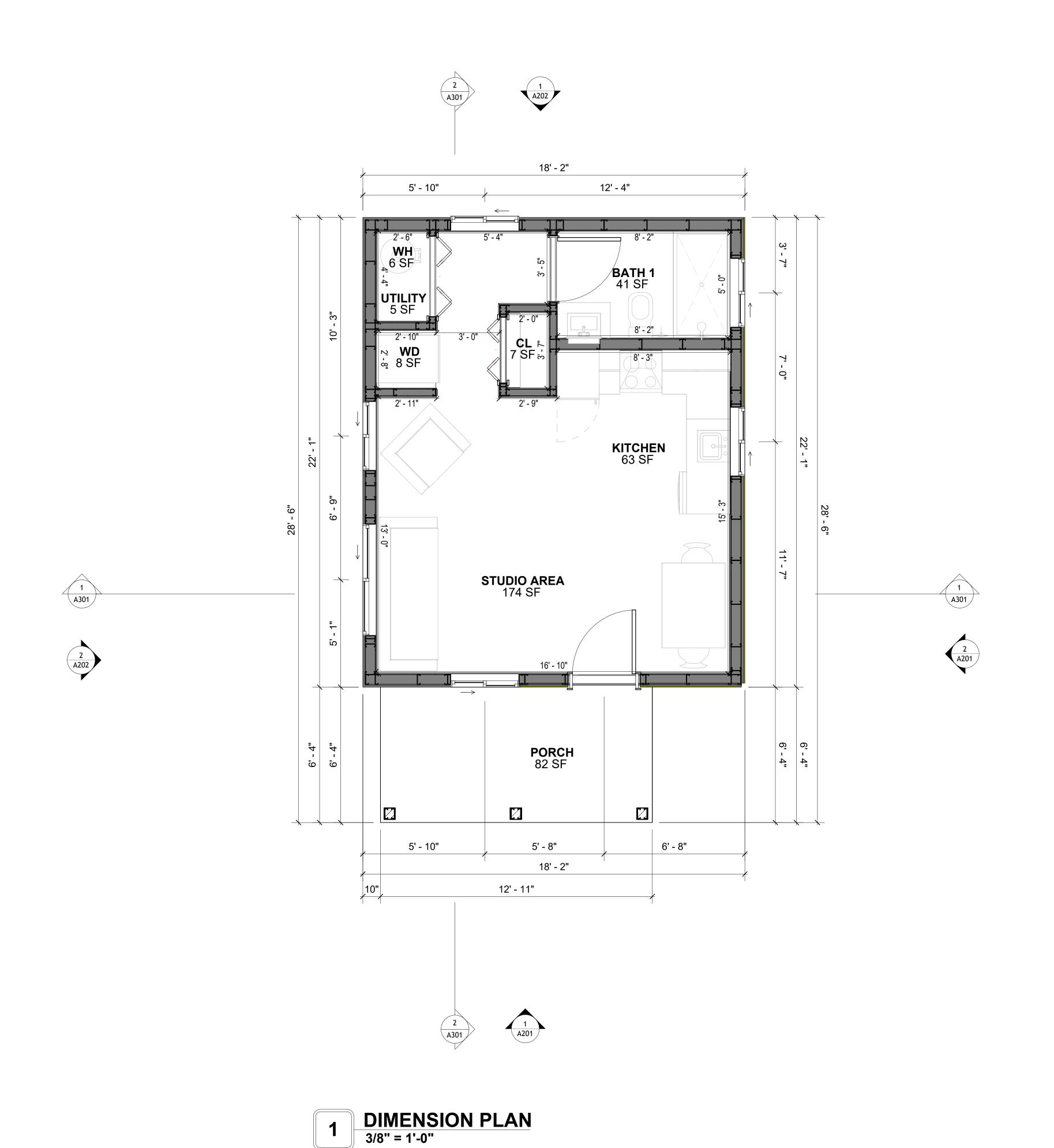
233-EMBER-396-STUDIO MODERN-550

DRAWING NAME

FLOOR PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/9/2025 12:20:51 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A101



SQUARE FOOTAGE

LIVING 396

PORCH 79

TOTAL 475



KEY PLAN

NO.	DESCRIPTION	

NOTE:

LEGEND:

PROJECT

233-EMBER-396-STUDIO MODERN-550

DRAWING NAME

DIMENSION PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/9/2025 12:20:52 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A102

SCALE: 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.

FOUNDATION NOTES

NOTES:

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

1. MATERIALS:

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

2. PAD PREPARATION:

EXCAVATION FOR FOOTING SHALL BE NEAT.

FOOTINGS SHALL BE POURED IMMEDIATELY AFTER EXCAVATION AND APPROPRIATE

INSPECTION.
- ALL REINFORCING STEEL MARKED "CONTINUOUS" SHALL BE LAPPED 36 BAR DIAMETERS AT SPLICES AND AROUND CORNERS OR INTERSECTIONS WITH A STANDARD 90 DEGREE BEND ON CORNER BARS. LAP WIRE MESH ONE FULL MESH AT SIDE AND END LAPS.

- ALL HARDWARE TO BE SIMPSON OR EQUIVALENT.

- EXTERIOR FRAME WALL TO BE SECURED WITH 1/2"X10" ANCHOR BOLTS 4'-0" O.C. FOR 1-STORY AND 2'-8" O.C. FOR 2-STORY. BOLTS SHALL BE LOCATED WITHIN 1'-0" OF EACH END PIECE AND SHALL HAVE A MIN. OF TWO BOLTS PER PIECE.

-FOUNDATION ANCHOR STRAPS SHALL BE PERMITTED, ACCORDING TO RESIDENTIAL CODE 2021

- ALL INTERIOR WALLS TO BE SECURED WITH POWER DRIVEN PINS PER MANUFACTURER SPECIFICATION USE PIN SPACING EQUIVALENT TO 1/2" ANCHOR BOLTS.

- ALL CONSTRUCTION TO CONFORM TO THE 2012 IRC

R-10 RIGID INSULATION OUTSIDE OF EXTERIOR FOUNDATION WALLS UNDER LIVING AREA.
 CONCRETE PAD FOR CONDENSER THICKNESS IS 4" MIN UNLESS OTHERWISE NOTED.

3. CONCRETE CONSTRUCTION:

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

4. REINFORCEMENT:

- IF CONSTRUCTED ON ACTIVE SOILS, THE LONG TERM PERFORMANCE OF THE FOUNDATION IS DEPENDENT ON MAINTENANCE BY THE OWNER. THUS THE BUILDER SHALL ADVISE THE OWNER OF THE FOLLOWING:

1. DRAINAGE MUST BE MAINTAINED. WATER SHALL NEVER BE ALLOWED TO POND NEAR THE

FOUNDATION.

2. THE SOIL AROUND THE FOUNDATION SHALL BE MAINTAINED IN A RELATIVELY DAMP CONDITION, SUCH AS THAT REQUIRED TO KEEP A LAWN GREEN. IF IT DRIES OUT IT WILL

SHRINK. IF IT GETS WET, IT WILL HEAVE UPWARD.

3. SLABS ON THE SHORTER SIDE USES MAIN BARS ARE USED IN THIS DIRECTION ONLY

WITH SMALLER DIAMETER DISTRIBUTION BARS ARE PLACED, FORMING A MAT OR GRID.

4. ALL REINFORCEMENT BARS SIZE 10MM OR LARGER IN ACCORDANCE TO ASTM

3. ANCHOR BOLTS AT ALL EXTERIOR WALLS SHALL BE MINIMUM 1/2 INCH DIAMETER WITH A

MAXIMUM SPACING OF 6'-0" ON CENTER, UNLESS NOTED OTHERWISE.

4. ANCHOR BOLTS SHALL BE INSTALLED WITHIN 12 INCHES OF EACH END OF EACH SILL PLATE LONG.

PLATE WITH AT LEAST TWO ANCHOR BOLTS FOR EACH BOLTS FOR EACH SILL PLATE LONGER THAN 12 INCHES.

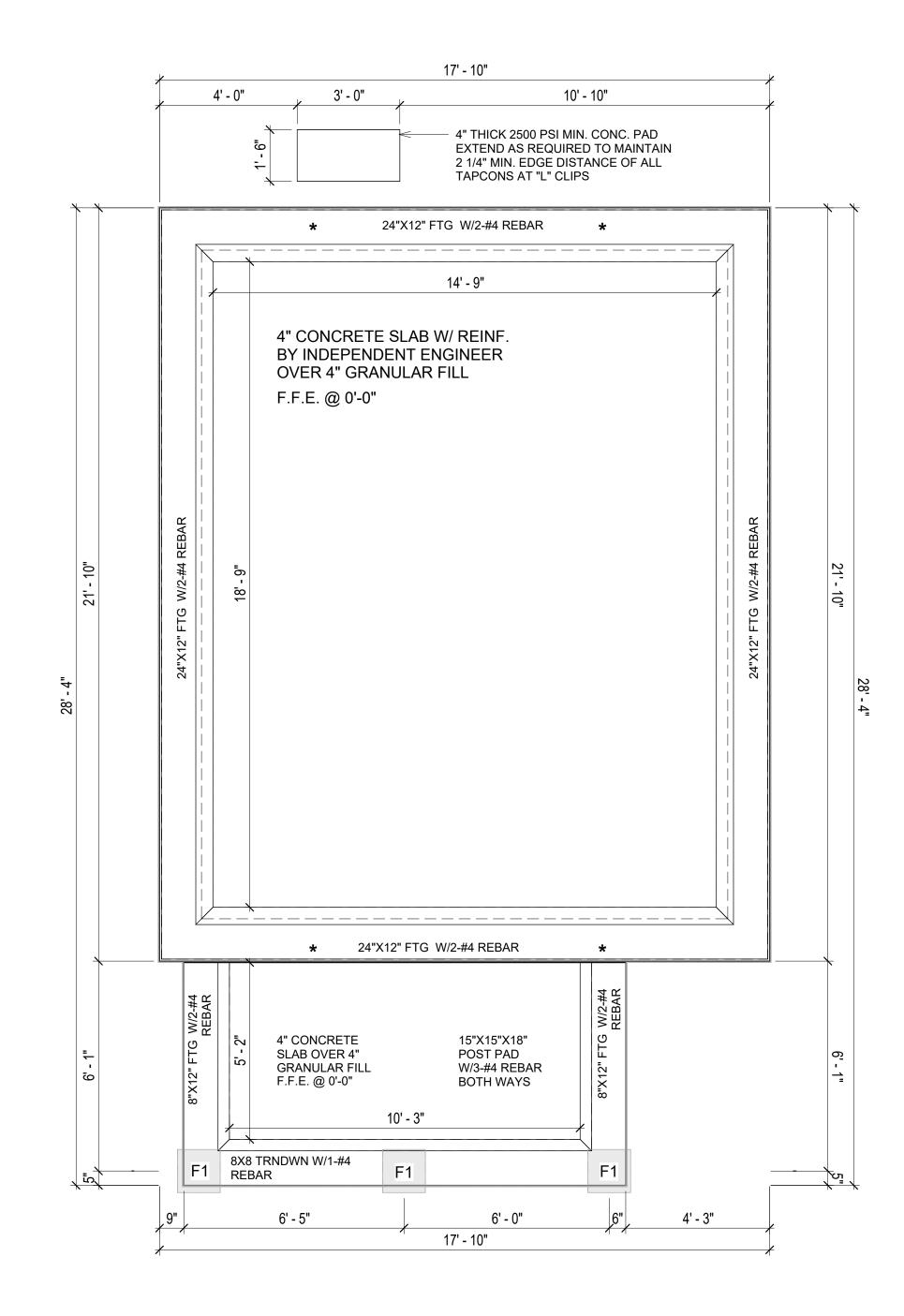
5. SIMPSONS SILL ANCHORS MAYBE SUBSTITUTED FOR ANCHOR BOLTS AT THE SAME SPACING.

6. EXTERIOR CONCRETE SLABS WHICH ARE NOT PART OF THE MAIN SLAB SHALL BE MINIMUM 4 INCHES THICK WITH NO STEEL REINFORCING BARS REQUIRED, UNLESS NOTED OTHERWISE ON FOUNDATION PLAN.

VERIFY THE FOLLOWING PRIOR TO POURING:

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

NOTE: FIELD VERIFY ALL DIMENSIONS SEE DIMENSIONED ARCHITECTURAL DRAWINGS



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

SQUARE FOOTAGE

LIVING 396

PORCH 79

TOTAL 475



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

233-EMBER-396-STUDIO MODERN-550

DRAWING NAME

FOUNDATION PLAN

Client Name	CLIENT NAME:	
0061_12	PROJECT NUMBER:	
5/9/2025 12:20:53 PM	DATE:	
Designer	DESIGNED BY:	
Author	DRAWN BY:	
Checker	CHECKED BY:	

S101

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

GENERAL NOTES

NOTES:

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

A) **FOUNDATION PLAN NOTES**:

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

SPECIAL INSPECTION IS REQUIRED FOR THICKENED FOUNDATION CONSTRUCTION

- 1. REINFORCEMENT
- 2. 2300 PSI CONCRETE POUR

B) **REINFORCEMENT FOR CONCRETE**:

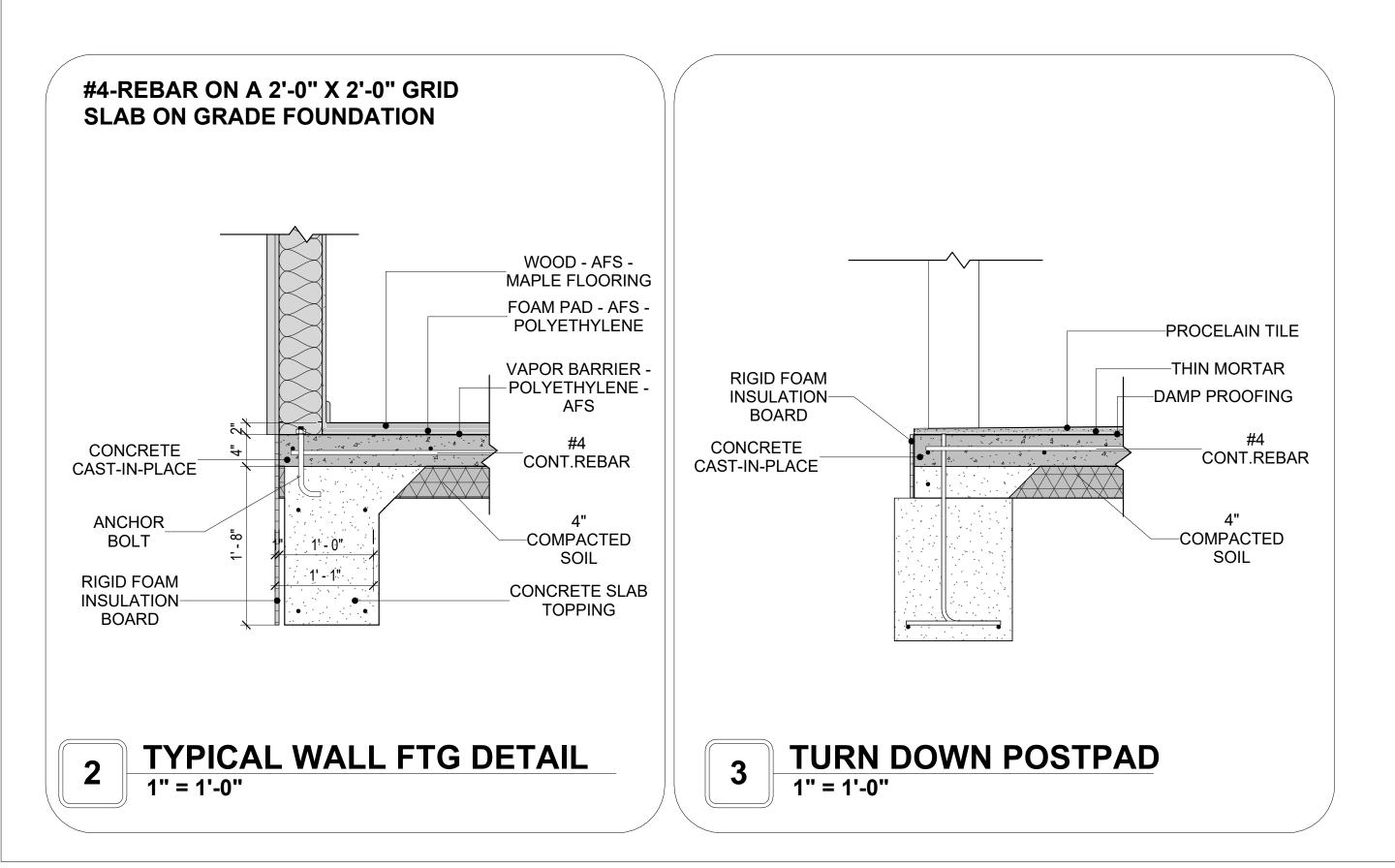
 ALL REINFORCING SLABS BARS SIZE 10MM OR LARGER SHALL BE DEFORMED IN ACCORDANCE TO ASTM-A706, AND BARS SMALLER THAN 10 MM MAYBE PLAIN.
 UNLESS OTHERWISE NOTED IN PLANS, THE YIELD STRENGTH OF REINFORCING BARS SHALL BE:

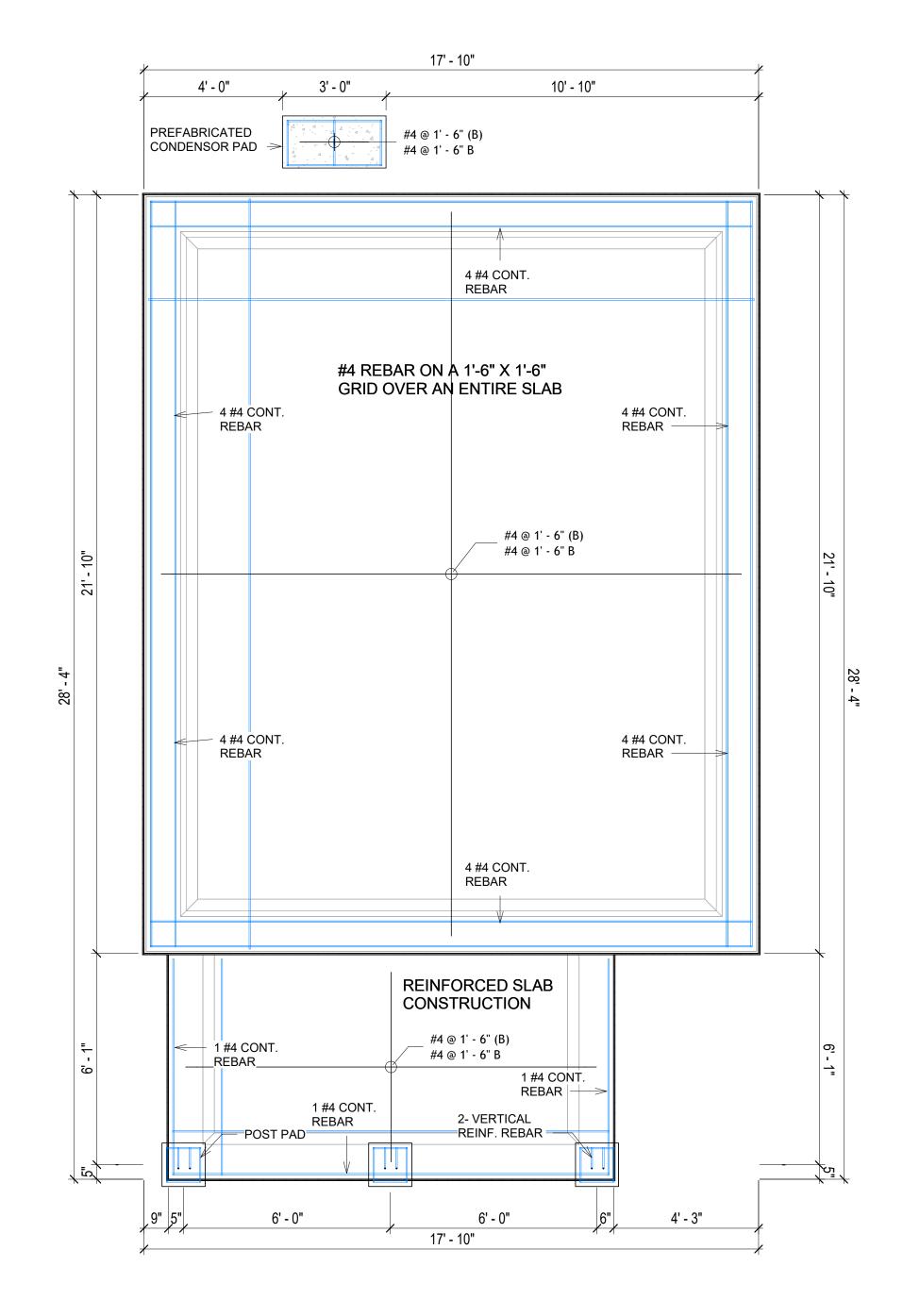
> A) FOOTING = 40,000 PSI B) NON-LOAD BEARING WALLS AND PARAPETS= 40,000 PSI

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

NOTE

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





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



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

233-EMBER-396-STUDIO MODERN-550

DRAWING NAME

STRUCTURAL FLOOR PLAN

CLIENT NAME:

PROJECT NUMBER:

0061_12

DATE:

5/9/2025 12:20:54 PM

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Checker

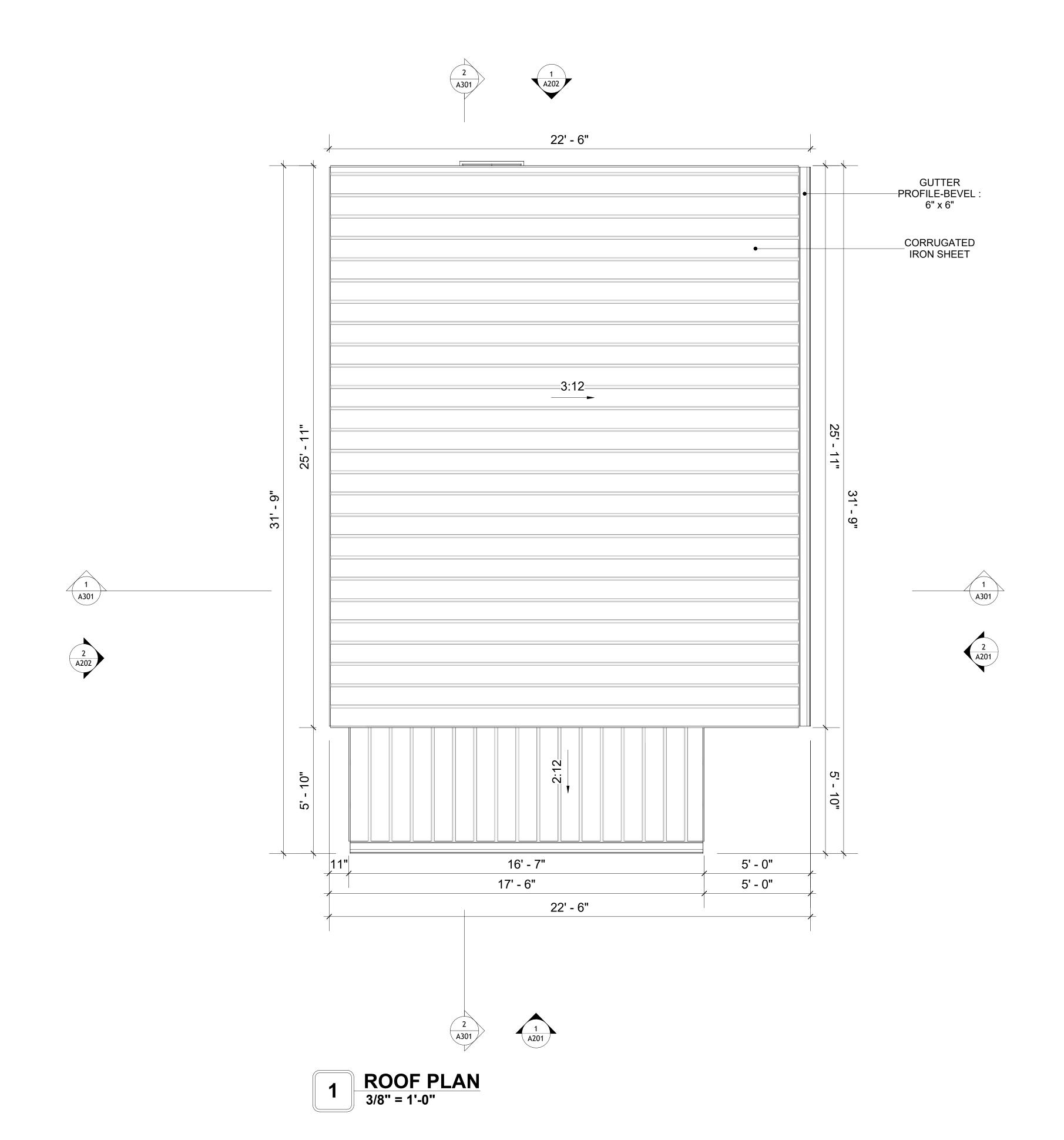
S102

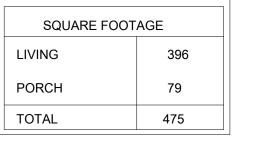
ROOF NOTES

- 1. ROOFING COMPOSITION ROOFING PER OWNERS/BUILDERS SPECIFICATIONS INSTALL PER MANUFACTURE SPECIFICATIONS ON 1/2" ORIENTED STRAND BOARD ON PRE-ENGINEERED TRUSS @ 24" O.C. (UNO.)
- 73" OVERHANG AT EAVES (UNO.)
 ENDS OF ALL TRUSSES AND JOISTS TO BE FULLY BLOCKED. PROVIDE SOLID
- BLOCKING AT ALL RIDGES AND VALLEYS
- 4. SHEATHING TO BE 1/2", 3/8" OSB SHEAR PANEL AND EQUIVALENT. UNDERSIDE OF PORCH TRUSSES TO BE FINISHED WITH MOISTURE RESISTANT DRYWALL, TAPED AND TEXTURED.
- 5. EXPOSED EAVES AND OTHER WEATHER EXPOSED AREAS TO BE SHEATHED WITH EXTERIOR GRADE PLYWOOD.
- 6. ALL MATERIALS THICKNESS AND SIZE ARE THE MINIMUM. Refer TO LOCAL STANDARDS FOR ACTUAL THICKNESS AND LAYERING OF MATERIALS.
- 7. ENGINEERED TRUSS CALCULATIONS TO BE SUBMITTED TO BUILDING
- DEPARTMENT PRIOR TO FABRICATION AND INSTALLATION.

 8. TRUSS MANUFACTURER TO SPECIFY HANGER CONNECTORS FOR TRUSS
- COMPONENTS (TYPICAL)

 9 DESIGNER ASSUMES THAT TRUSSES BEAR ON ALL EXTERIOR PERIMETE
- 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.







KEY PLAN

NO.	DESCRIPTION	DATE		

NOTE:

LEGEND:

PROJECT

233-EMBER-396-STUDIO MODERN-550

DRAWING NAME

ROOF PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061 12
DATE:	5/9/2025 12:20:57 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A103

ABOUT WALL FINISHING

CORRUGATED IRON SHEET

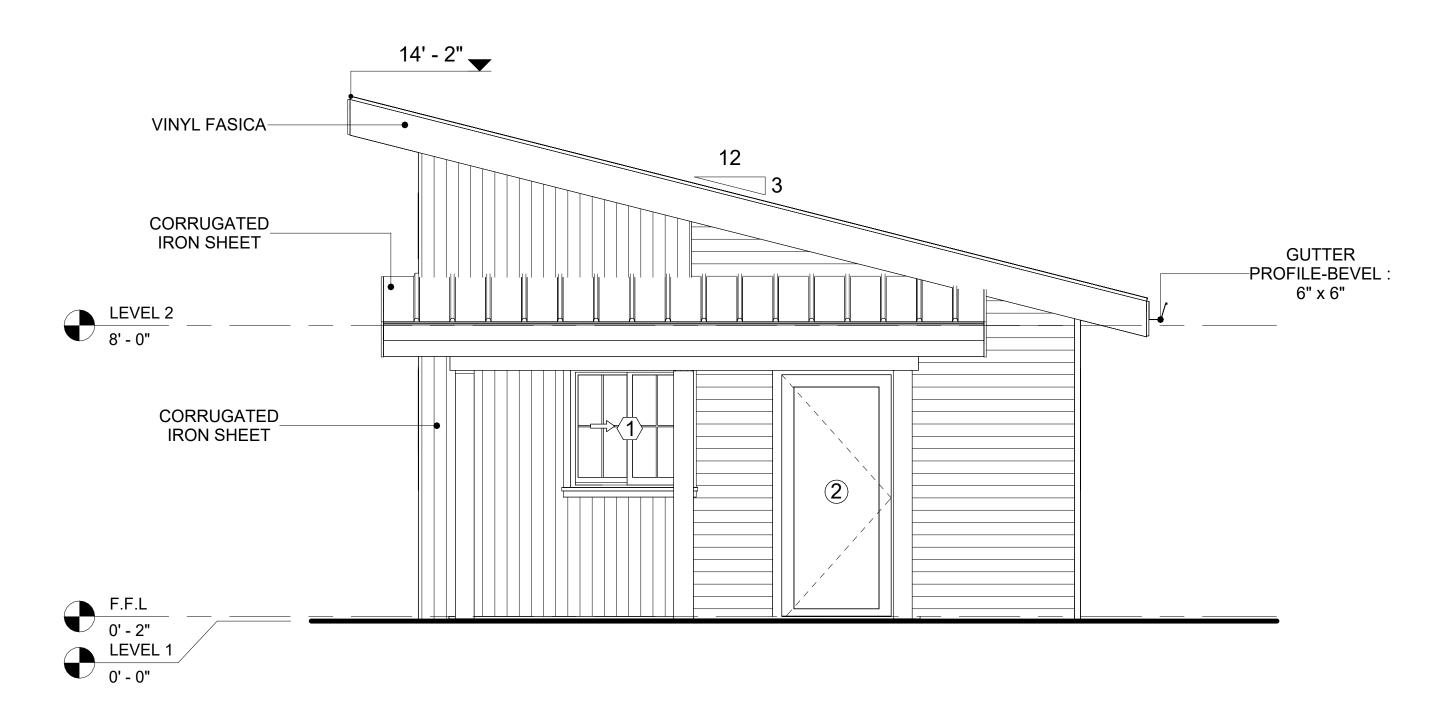
CORRUGATED IRON IS A FINISHING MATERIAL MADE FROM STEEL THAT HAS BEEN GALVANIZED (COATED WITH A THIN LAYER OF ZINC) TO PROTECT IT FROM CORROSION AND RUST.

IN THIS SPECIFIC PROJECT, THE CORRUGATED IRON SHEETS
ARE INSTALLED HORIZONTALLY ON VERTICAL FURRING STRIPS
THAT ARE DIRECTLY ATTACHED ONTO THE PROPERLY
INSTALLED AND SEALED HOME WRAP, USING SELF-DRILLING
SCREWS THAT ARE DRIVEN THROUGH THE RIDGES OR VALLEYS
OF THE CORRUGATIONS.

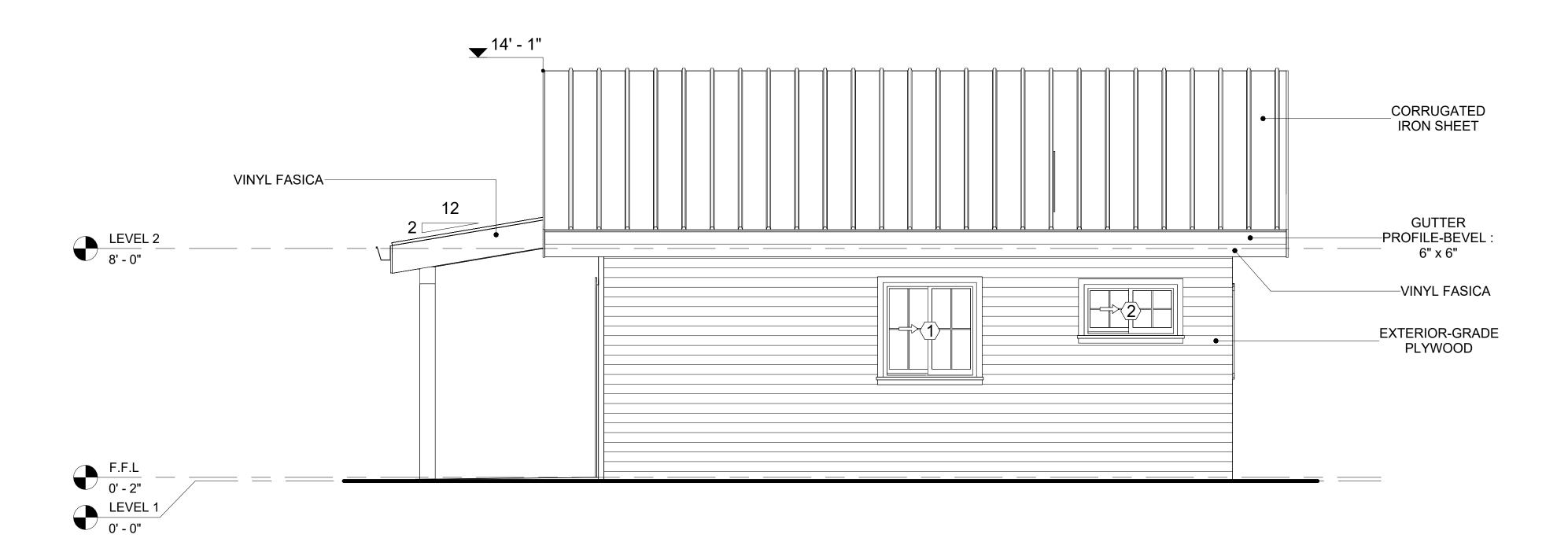
CEDAR WOOD

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

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



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

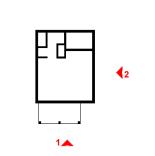


2 RIGHT SIDE ELEVATION
3/8" = 1'-0"

	DOOR SCHEDULE							WINDOV	V SCHEDULE			
TYPE				S	SIZE					5	SIZE	
MAR							TYPE MARK	SUPPLIER	WINDOW TYPE	WIDTH	HEIGHT	COUNT
K	SUPPLIER	DOOR TYPE	LOCATION	WIDTH	HEIGHT	COUNT						
						_	1	HOME DEPOT	SLIDING	3' - 3"	3' - 3"	4
1	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	3' - 0"	6' - 8"	1	2	HOME DEPOT	SLIDING	3' - 3"	1' - 9"	1
2	HOME DEPOT	EXTERIOR SINGLE PANEL SWINGING	INTERIOR	3' - 0"	6' - 8"	1	3	HOME DEPOT	SLIDING	5' - 3"	2' - 3"	1
3	HOME DEPOT	DOOR-BIFOLD_9052	INTERIOR	3' - 8"	6' - 8"	1	33	HOME DEPOT	FIXED	1' - 9"	1' - 9"	4
4	HOME DEPOT	DOOR-BIFOLD_9052	INTERIOR	2' - 10"	6' - 8"	1						



KEY PLAN



NO.	DESCRIPTION	DATE	

NOTE:

LEGEND:

PROJECT

233-EMBER-396-STUDIO MODERN-550

DRAWING NAME

ARCHITECTURAL ELEVATIONS

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/9/2025 12:20:59 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A201

ABOUT WALL FINISHING

CORRUGATED IRON SHEET

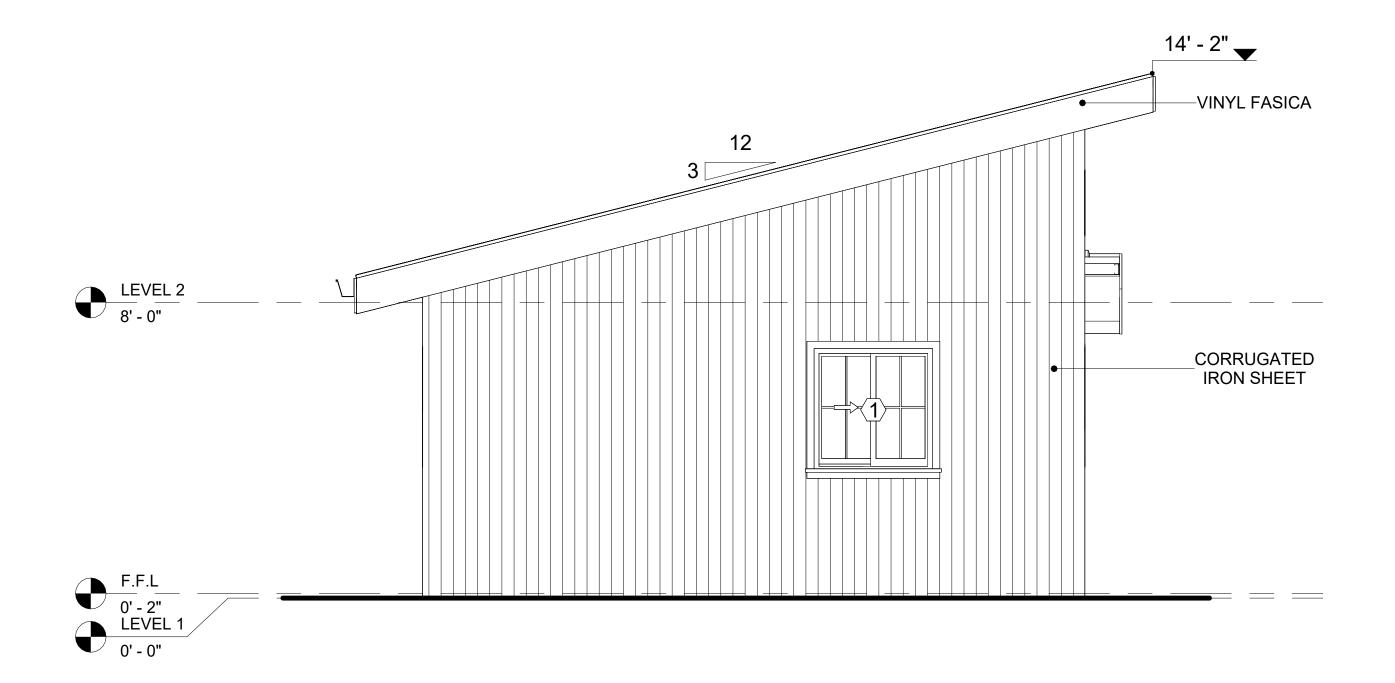
CORRUGATED IRON IS A FINISHING MATERIAL MADE FROM STEEL THAT HAS BEEN GALVANIZED (COATED WITH A THIN LAYER OF ZINC) TO PROTECT IT FROM CORROSION AND RUST.

IN THIS SPECIFIC PROJECT, THE CORRUGATED IRON SHEETS ARE INSTALLED HORIZONTALLY ON VERTICAL FURRING STRIPS THAT ARE DIRECTLY ATTACHED ONTO THE PROPERLY INSTALLED AND SEALED HOME WRAP, USING SELF-DRILLING SCREWS THAT ARE DRIVEN THROUGH THE RIDGES OR VALLEYS OF THE CORRUGATIONS.

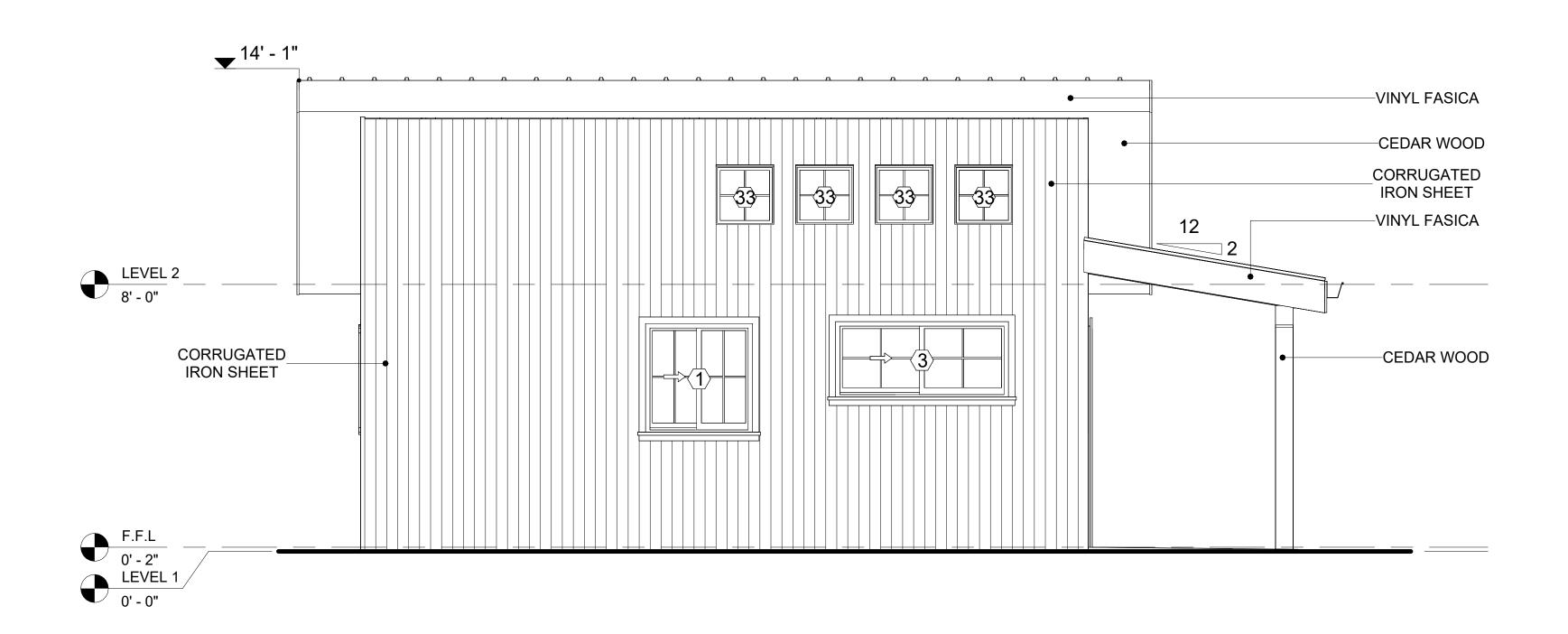
CEDAR WOOD

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

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



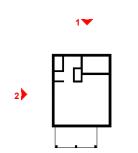
1 REAR ELEVATION
3/8" = 1'-0"



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



KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

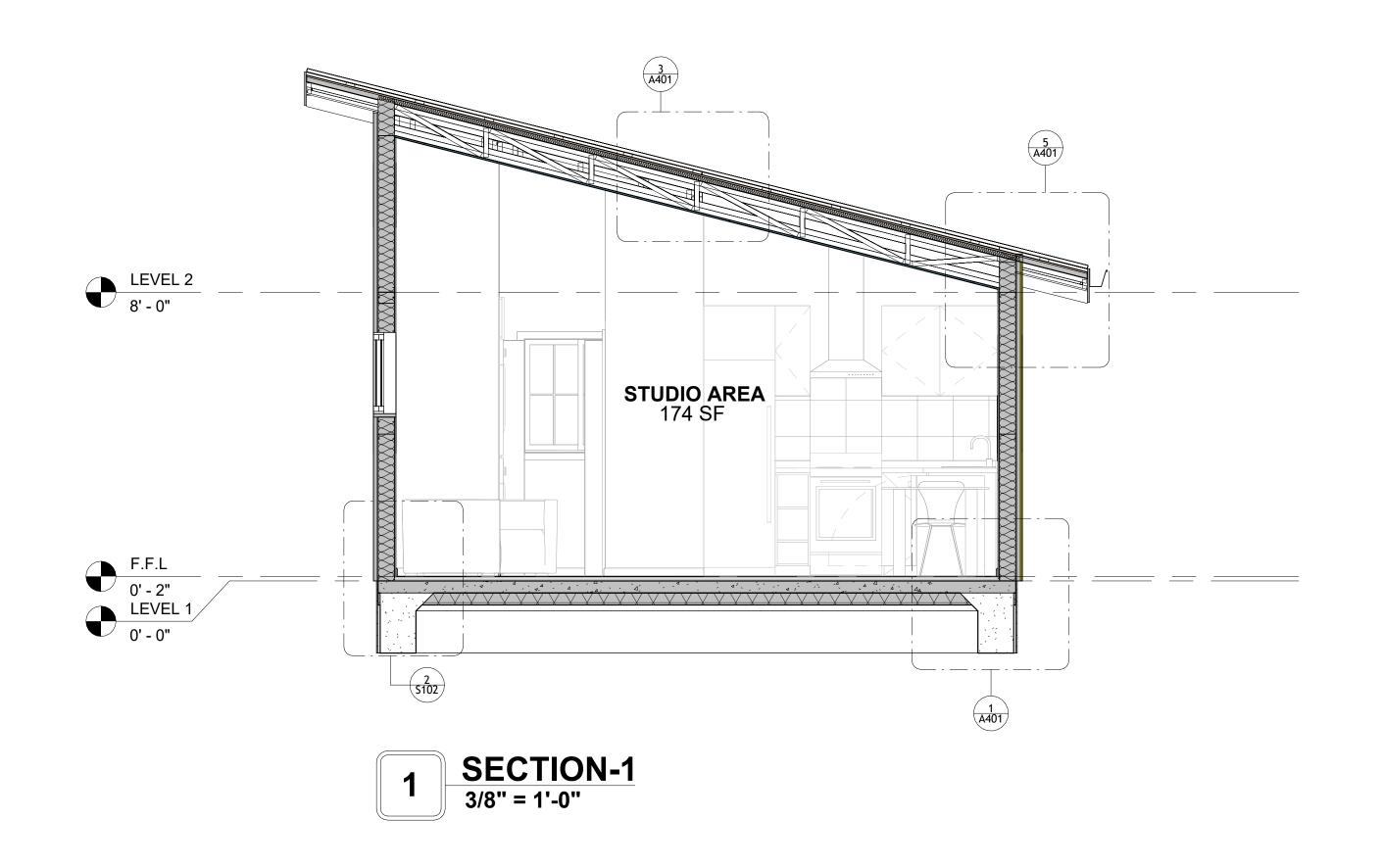
233-EMBER-396-STUDIO MODERN-550

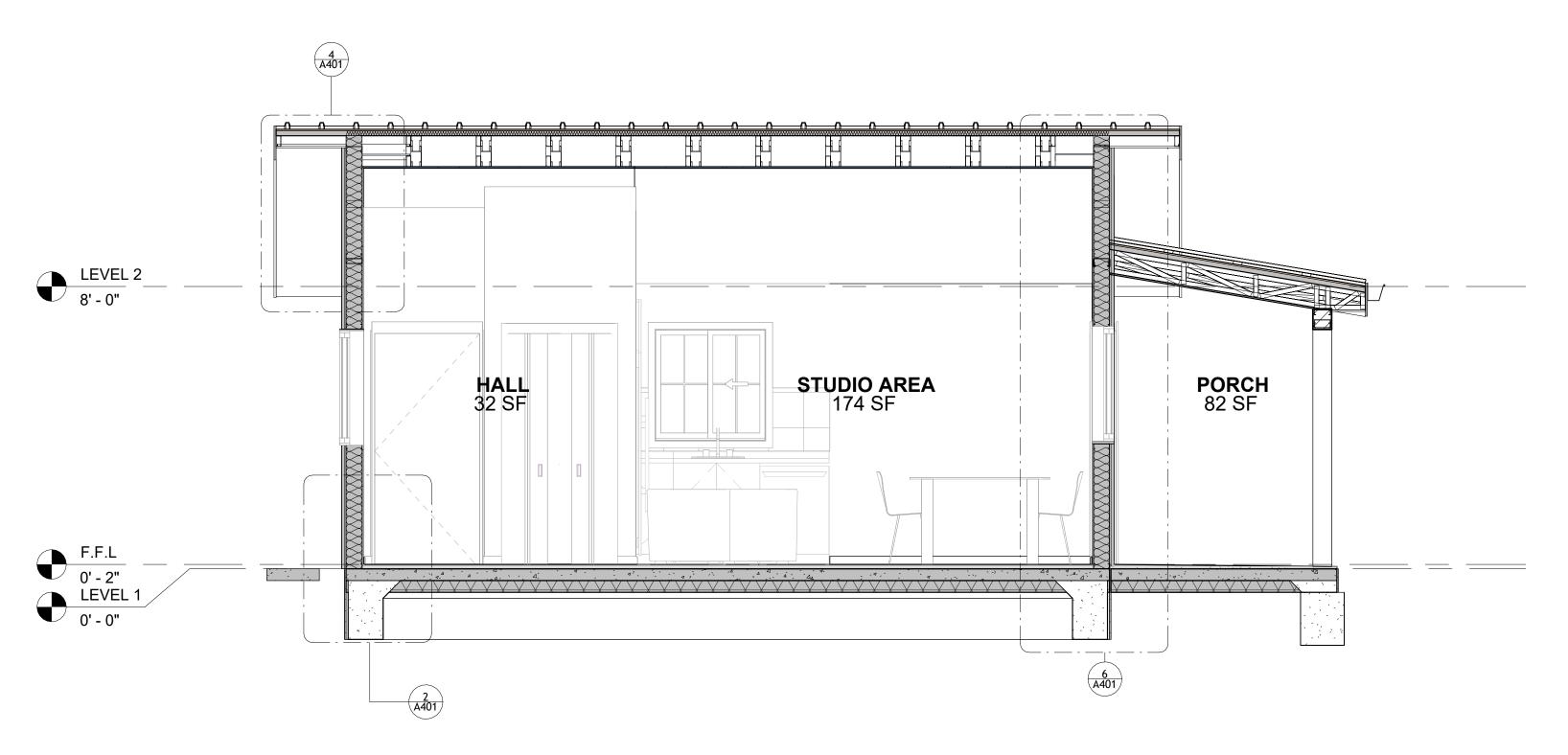
DRAWING NAME

ARCHITECTURAL ELEVATIONS

Client Name	CLIENT NAME:
0061_12	PROJECT NUMBER:
5/9/2025 12:21:01 PM	DATE:
Designer	DESIGNED BY:
Author	DRAWN BY:
Checker	CHECKED BY:

A202

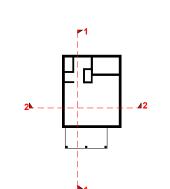




SECTION-2 3/8" = 1'-0"



KEY PLAN



NO.	DESCRIPTION	DATE

NOT

LEGEND:

PROJECT

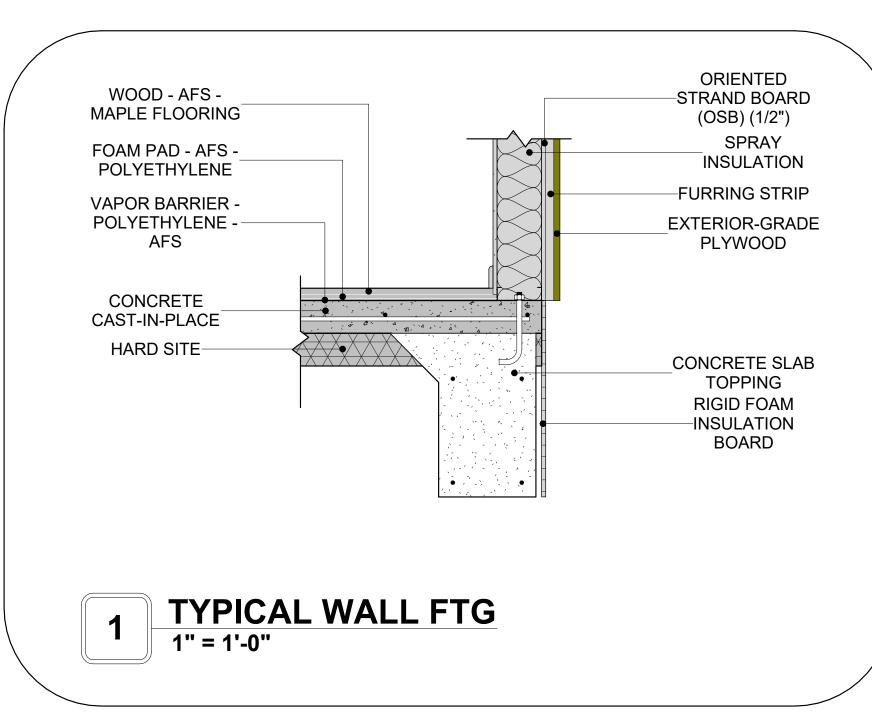
233-EMBER-396-STUDIO MODERN-550

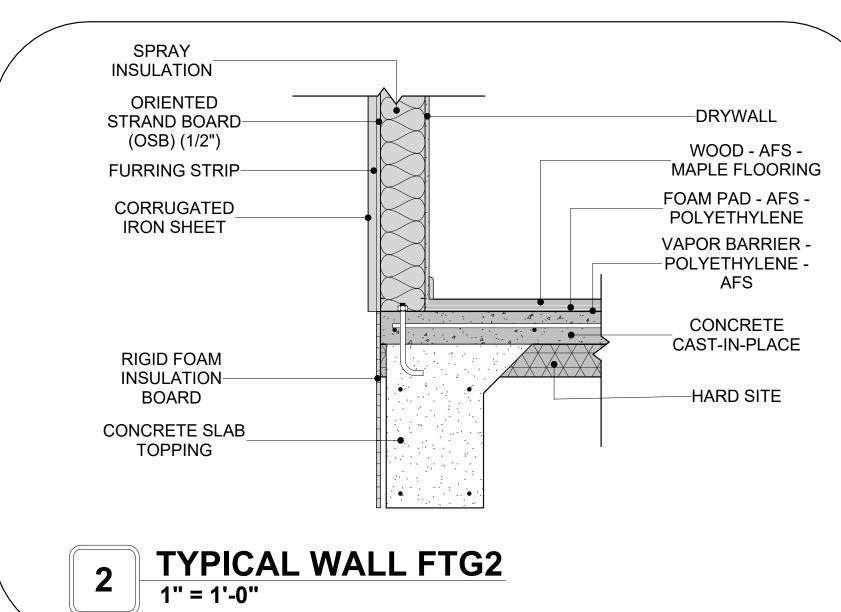
DRAWING NAME

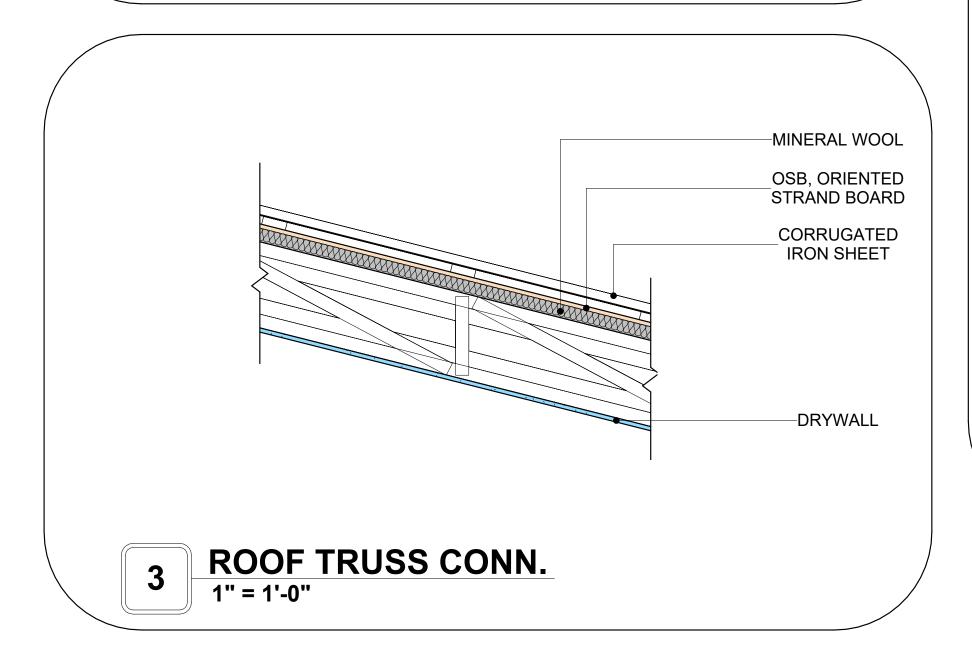
ARCHITECTURAL SECTIONS

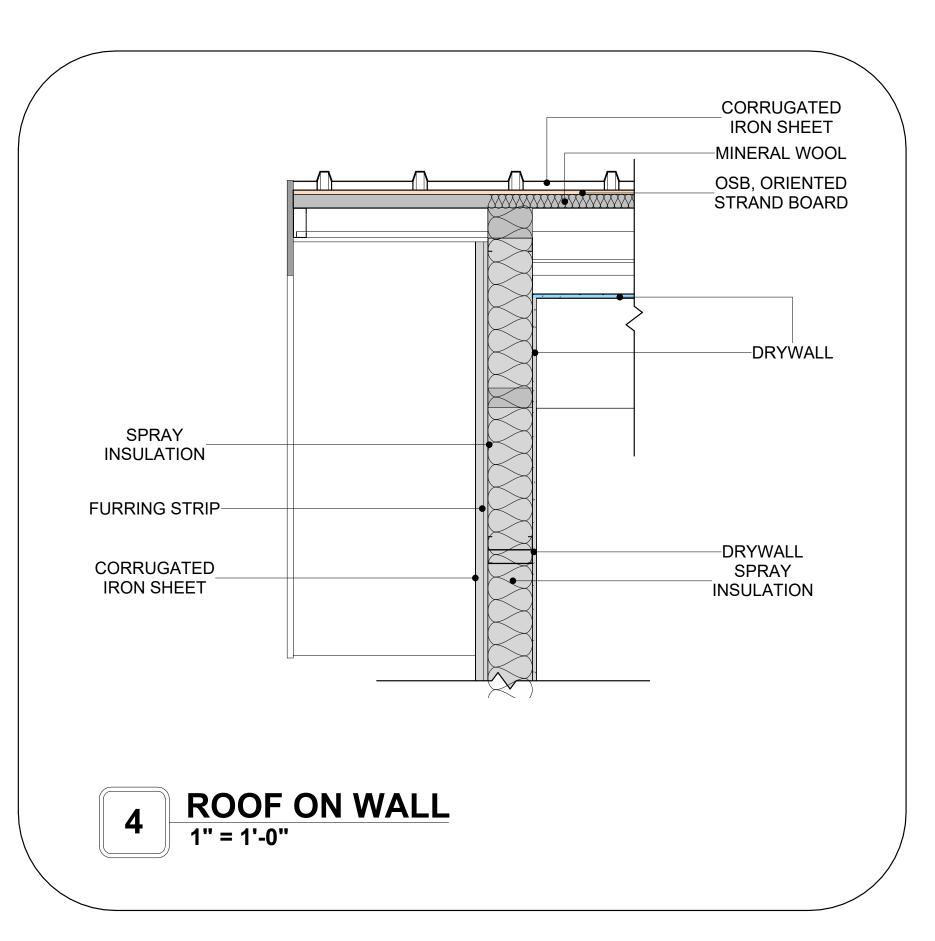
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Designer	DESIGNED BY:	
Author	DRAWN BY:	
Checker	CHECKED BY:	

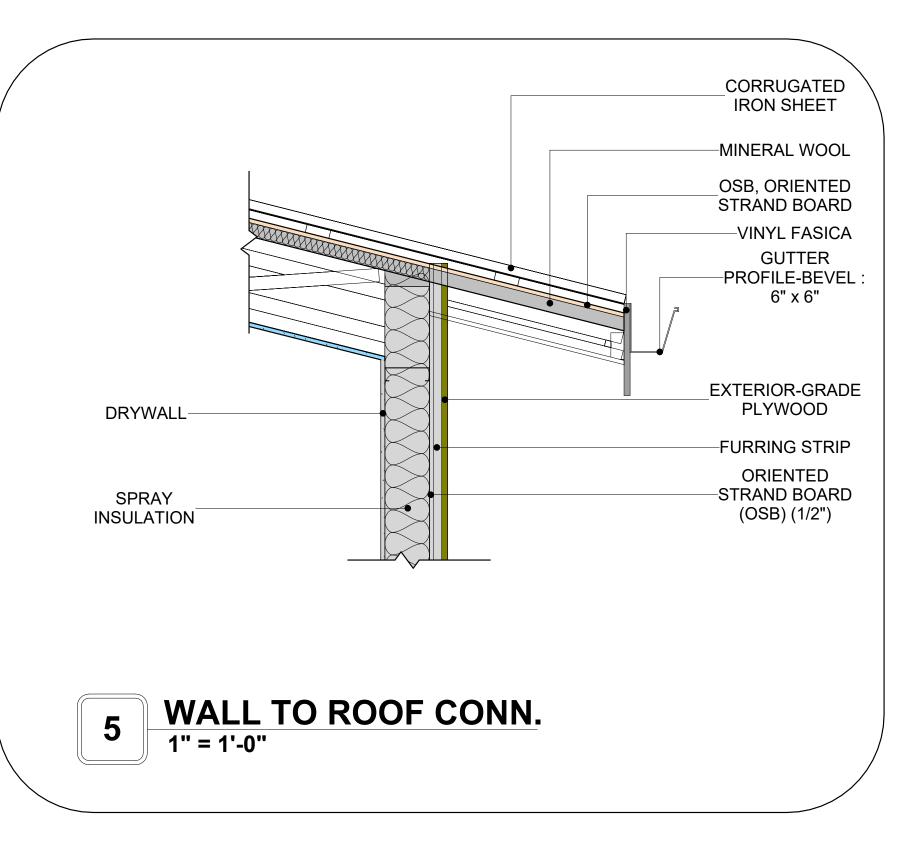
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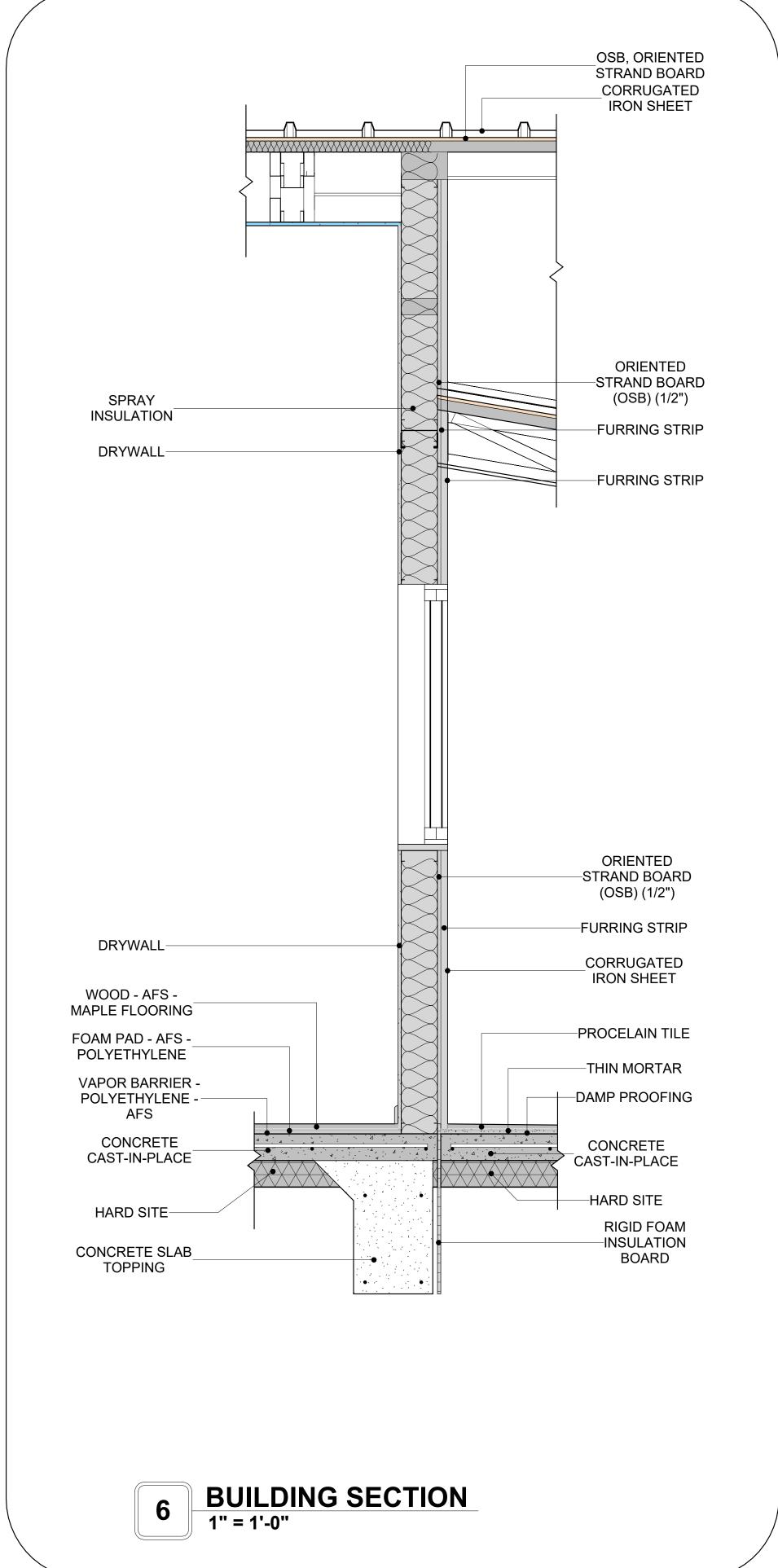














KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

233-EMBER-396-STUDIO MODERN-550

DRAWING NAME

ARCHITECTURAL DETAILS

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/9/2025 12:21:05 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A401

SCALE: 1" = 1'-0"

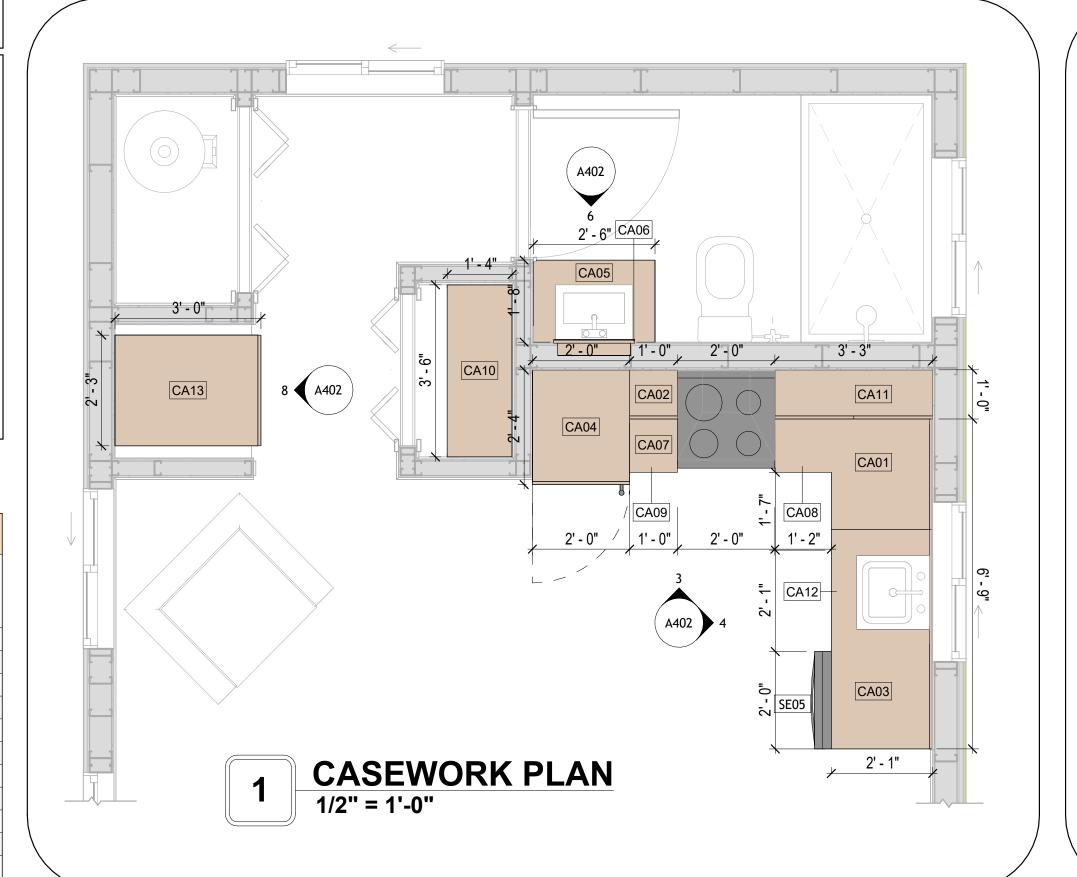
CASEWORK GENERAL NOTES

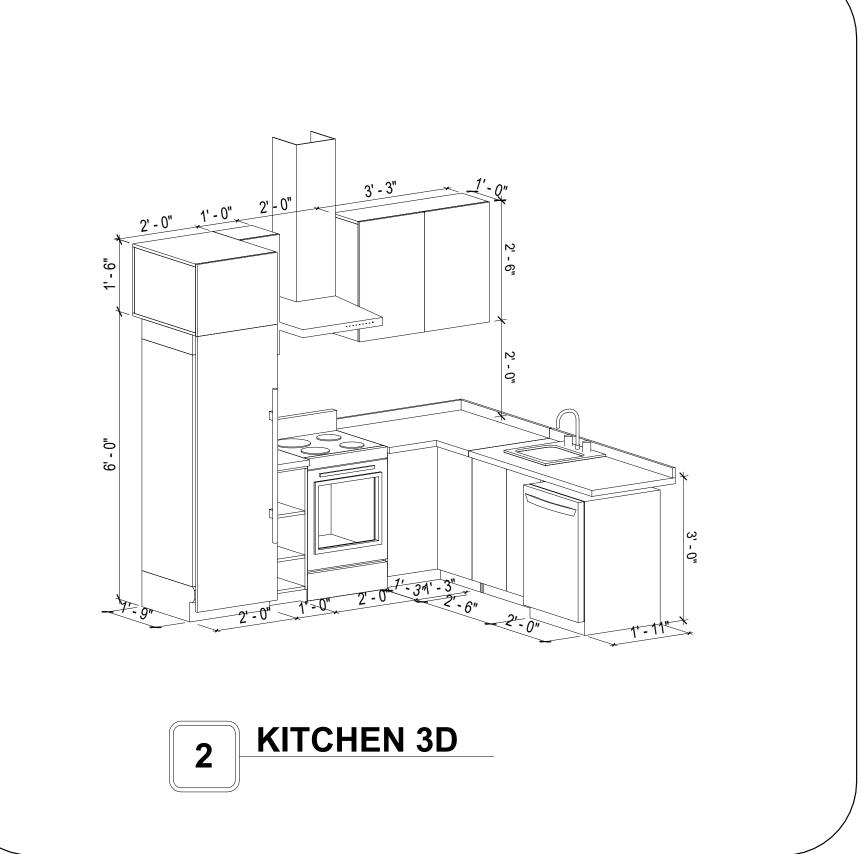
- ALL CABINET HEIGHTS INCLUDE COUNTERTOPS. DIMENSIONS ARE TO THE NEAREST INCH. DIVISIONS IN CASEWORK ARE SHOWN FOR CLARITY AND DO NOT REPRESENT BREAKS IN THE COUNTERTOP.
- PROVIDE CONTINUOUS COUNTERTOP OVER ALL SIMILAR HEIGHT CASEWORK, UNLESS AND
- OTHERWISE NOTED. MANUFACTURER AND CATALOG NUMBERS ARE 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 PRÓVIDED WITH RECESSED HANDLES.
 11. CONTRACTOR TO FIELD VERIFY ALL CLEAR OPENINGS PRIOR TO MILLWORK OR CASEWORK
- 12. CASEWORK DRAWINGS ARE DIAGRAMMATIC IN NATURE TO SHOW DESIGN INTENT.

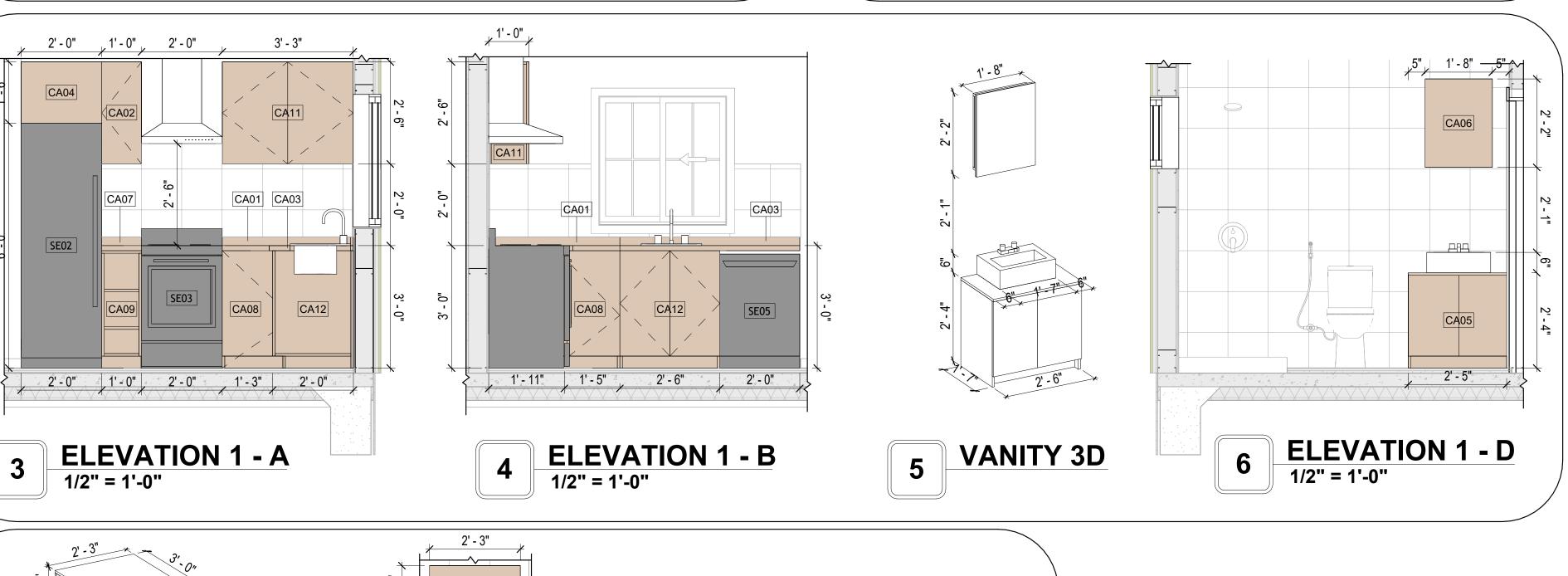
	CASEWORK SCHEDULE					
TYPE MAR K	TYPE	COUN	HEIGHT	WIDTH	DEPTH	AREA
01	HD L-SHAPE COUNTER TOP 2	1	0' - 4"	9' - 9"	4' - 2"	3 SF
02	WALL CABINET SINGLE DOOR	1	2' - 6"	1' - 0"	1' - 0"	2 SF
03	HD LINEAR COUNTER TOP 3	1	0' - 4"	6' - 10"	2' - 1"	2 SF
04	LAUNDRY OPEN CABINET	1	1' - 6"	2' - 0"	2' - 4"	3 SF
05	VANITY 2	1	2' - 4"	2' - 6"	1' - 8"	6 SF
06	RECESSED_MED_CABINET	1	2' - 0"	1' - 6"	0' - 3"	3 SF
07	LINEAR COUNTER TOP 2	1	0' - 4"	1' - 0"	2' - 1"	0 SF
08	BASE_CABINET_L-SHAPED	1	2' - 11"	3' - 3"	3' - 3"	9 SF
09	BASE_FILLER_1	1	2' - 11"	1' - 0"	2' - 0"	3 SF
10	CLOSET_1	1	5' - 11"	3' - 6"	1' - 4"	21 SF
11	WALL_CABINET_DOUBLE_DOOR	1	2' - 6"	3' - 3"	1' - 0"	8 SF
12	BASE CABINET DOUBLE DOOR 2	1	2' - 11"	2' - 6"	2' - 0"	7 SF
13	LAUNDRY OPEN CABINET 2	1	1' - 2"	2' - 3"	3' - 0"	3 SF
GRAND	TOTAL	13				

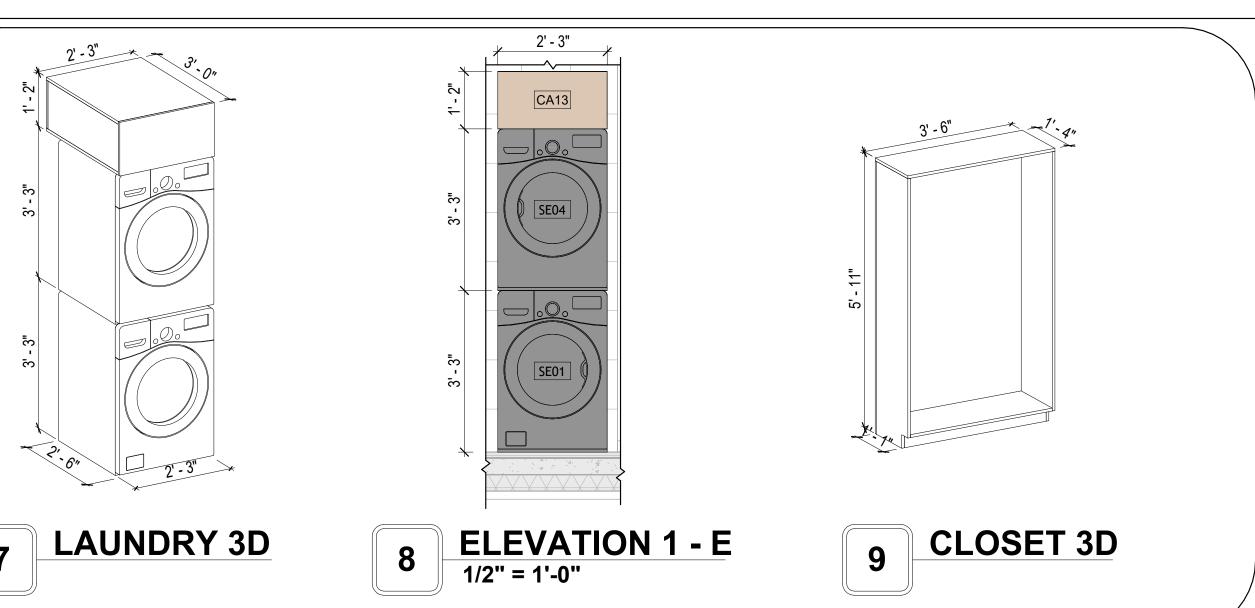
SPECIALTY EQUIPMENT SCHEDULE				
RK TYPE	COUNT			
WASHER-FRONT-LOAD	1			
REFRIGERATOR	1			
RANGE	1			
DRYER-FRONT-LOAD	1			
DISHWASHER	1			
	WASHER-FRONT-LOAD REFRIGERATOR RANGE DRYER-FRONT-LOAD			





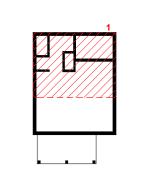








KEY PLAN



ATE	D	NO.

NOTE:

LEGEND:

PROJECT

233-EMBER-396-STUDIO MODERN-550

DRAWING NAME

ARCHITECTURAL CASEWORK

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/9/2025 12:21:09 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A402

GENERAL NOTES

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

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

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

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

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

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 APPLICABLE GUIDELINES AND REGULATIONS.

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

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

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 ADEQUATÉ CLEARANCES AROUND EQUIPMENT FOR PROPER AIRFLOW, SERVICE ACCESS, AND

CODE COMPLIANCE.

14. ALL HVAC EQUIPMENT AND COMPONENTS, INCLUDING THERMOSTATS, DAMPERS, AND ACCESS PANELS, SHALL BE LOCATED IN ACCESSIBLE AREAS

FOR EASY SERVICING AND MAINTENANCE. PROVIDE ADEQUATE SPACE AROUND EQUIPMENT FOR PROPER AIRFLOW AND SERVICE ACCESS. 15. THE HVAC SYSTEM SHALL BE BALANCED AND ADJUSTED TO ENSURE PROPER AIRFLOW, TEMPERATURE DISTRIBUTION, AND SYSTEM

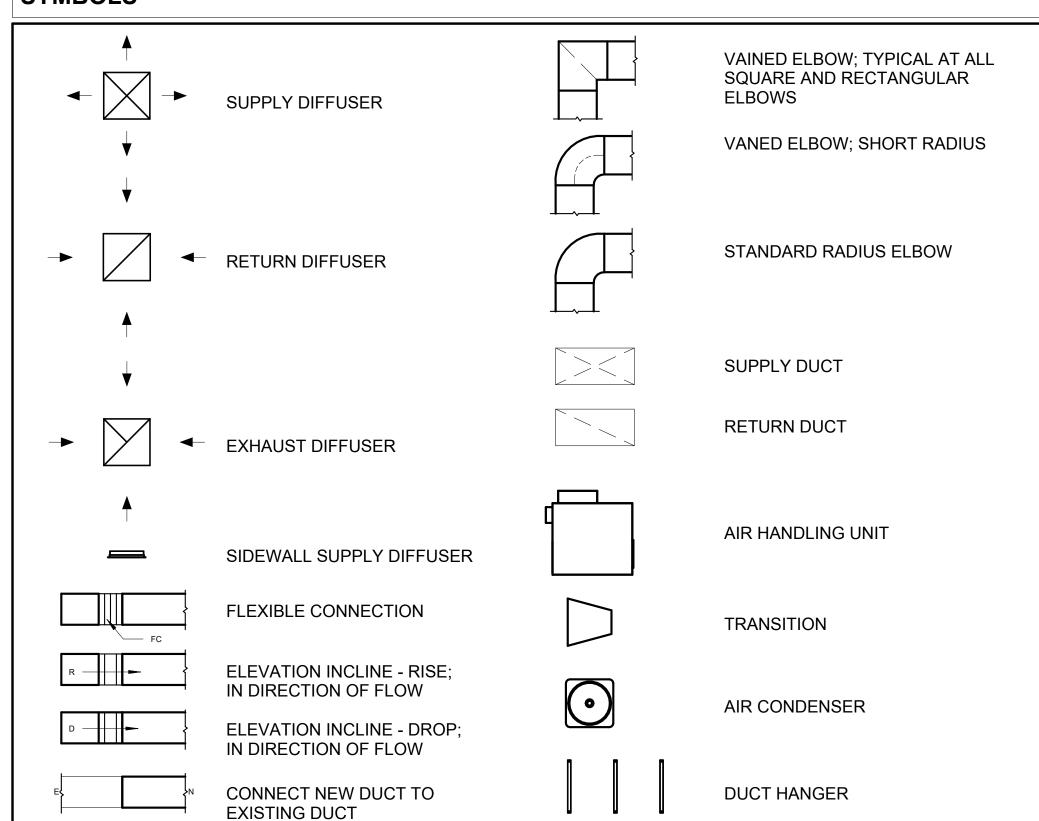
PERFORMANCE THROUGHOUT THE RESIDENCE. PROVIDE A WRITTEN REPORT DOCUMENTING THE FINAL SYSTEM BALANCE.

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

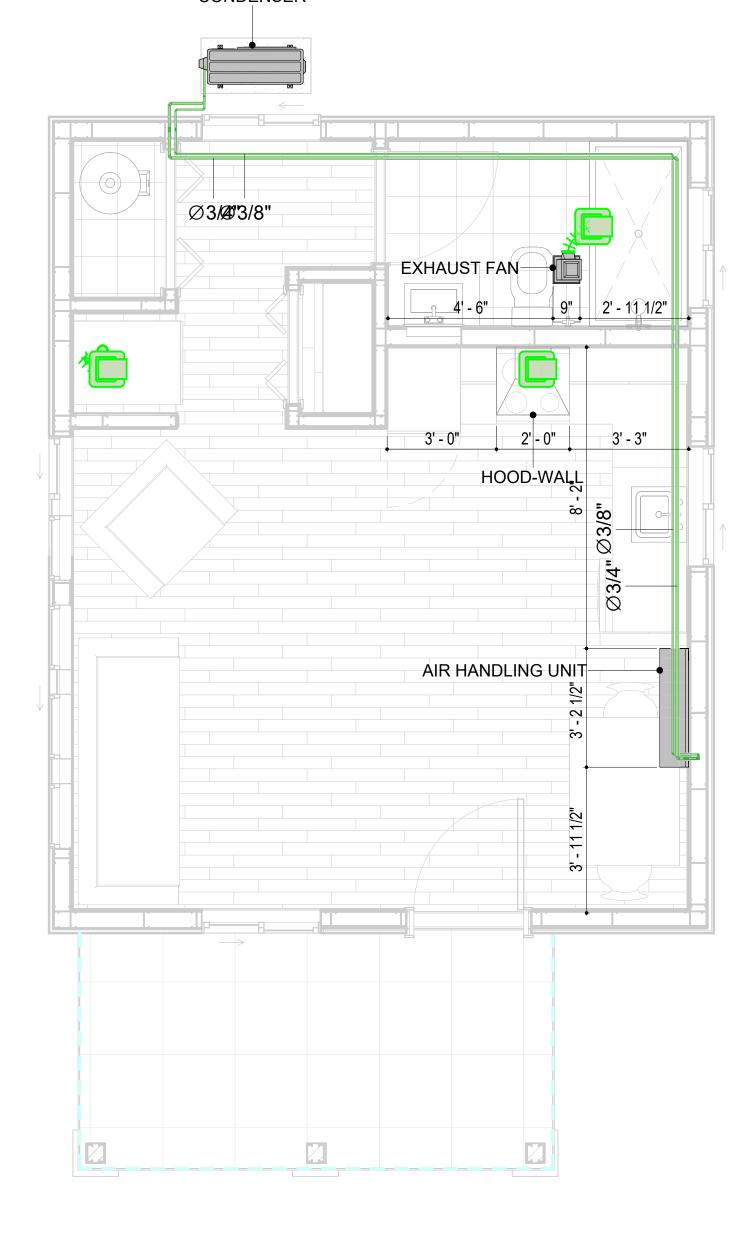
WITH THE LOCAL BUILDING DEPARTMENT AND UTILITY PROVIDERS TO ENSURE A TIMELY AND COMPLIANT INSTALLATION.

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

SYMBOLS









HVAC COLOR SCHEME

AIR CONDITIONING PIPE

REFRIGERANT LINE SCHEDULE				
CATAGORY DESCRIPTION DIAMETER LENGTI				
PIPE TYPES	COPPER	3/8"	46.82	
PIPE TYPES	COPPER	3/4"	47.63	

REFRIGERANT LINE FITTING SCHEDULE				
CATAGORY	DESCRIPTION	Size	Count	
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	3/4"ø-3/4"ø	12	
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	3/8"ø-3/8"ø	12	
TRANSITION - GENERIC	TRANSITION - GENERIC: STANDARD	3/4"ø-1/2"ø	1	
TRANSITION - GENERIC	TRANSITION - GENERIC: STANDARD	3/4"ø-5/8"ø	1	
TRANSITION - GENERIC	TRANSITION - GENERIC: STANDARD	3/8"ø-1/4"ø	1	

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

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

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

FLEX DUCT SCHEDULE							
DESCRIPTION	DESCRIPTION	LENG	TH DIAMET	TER COUNT			
FLEX DUCT ROUND	FLEX-ROUND	12.51	4"	3			
GRAND TOTAL: 3		12.51					



KEY PLAN

١٥.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

233-EMBER-396-STUDIO MODERN-550

DRAWING NAME

HVAC PLAN

CLIENT NAME: Owner PROJECT NUMBER: 15_0001 DATE: 5/7/2025 11:54:30 PM Designer DESIGNED BY: DRAWN BY: Author CHECKED BY: Checker

M101

SCALE: As indicated

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ELECTRICAL NOTES

- 1. THIS DRAWING DEPICTS THE ELECTRICAL SYSTEM FOR THE 233_Ember_396_Studio_Modern_550. IT PROVIDES A VISUAL REPRESENTATION OF THE ELECTRICAL LAYOUT AND COMPONENTS, INCLUDING POWER DISTRIBUTION, LIGHTING, AND CONTROL SYSTEMS.
- 2. THE ELECTRICAL SYSTEM IS DESIGNED TO MEET THE SPECIFIC REQUIREMENTS OF THE BUILDING, INCLUDING POWER DISTRIBUTION, LIGHTING, AND SPECIALIZED ELECTRICAL EQUIPMENT NEEDS, AS PER THE PROJECT SPECIFICATIONS AND APPLICABLE CODES AND STANDARDS.
- 3. THE ELECTRICAL SYSTEM INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL BUILDING CODE (IBC), AND ALL OTHER APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
- 4. LOCATIONS AS NEEDED, DEVICES ARE SHOWN ON PLANS IN APPROXIMATE IDEAL LOCATIONS, UNLESS SPECIFICALLY DIMMENSIONED.
- 5. OPEN WALLS AS NEEDED TO ALLOW FOR NEW ELECTRICAL INSTALLATIONS.
- 6. LABEL ALL CIRCUITS ON JUNCTION BOXES, RECEPTACLES, DATA, SMOKE DETECTOR, AND EQUIPMENT IN PANEL BOX.
- 7. INSTALL RACEWAY AS NEEDED FOR DDC, ACCESS CONTROL, LOW VOLTAGE WIRING & DATA.
- 8. RELABEL POWER, DATA & FIRE ALARM FOR ROOM #CHANGES.
- 9. VERIFY ALL CIRCUITS LABELED ON PRINT ARE CORRECT BEFORE WORKING ON THEM.
 10. NOTE ON SITE PLAN ALL CHANGES OR MISSING DETAIL TO BE INCORPORATED INTO THE MASTER PLAN.
- 11. DRAWINGS ARE DIAGRAMMATIC ONLY FOR THE PURPOSE OF SHOWING FIXTURE AND OUTLET LOCATIONS.
- 12. ELECTRICAL CONTRACTOR TO VERIFY SERVICE SIZE BY CALCULATION BASED UPON ACTUAL NAME PLATE RATINGS OF SELECTED FOLIPMENT
- PLATE RATINGS OF SELECTED EQUIPMENT.

 13. VERIFY LOCATION OF SERVICE ENTRANCE WITH POWER COMPANY. PROVIDE UFER GROUND IN
- BUILDING FOUNDATION AT SERVICE ENTRANCE WITH POWER COMPANY. PROVIDE UFER GROUND IN
- 14. PROVIDE A MIN. OF 20 FEET OF ONE *4 BARE COPPER UFER WIRE EMBEDDED IN CONCRETE FOOTING AT THE SERVICE ENTRANCE LOCATION WHERE APPROVED BY LOCAL SERVICE PROVIDER.
- 15. PROVIDE WATERPROOF FIXTURES IN ALL HIGH MOISTURE AREAS (EXTERIOR, SHOWER AND TUB
- CEILINGS ETC.)
 16. PROVIDE DEDICATED CIRCUITS TO EACH BATH, DEN, FAMILY ROOM, BEDROOM, LOFT, KITCHEN
- REFRIGERATOR, KITCHEN FREEZER DISHWASHER, AND ANY AREA/ITEM SPECIFIED BY OWNER.
- 17. INCANDESCENT FIXTURES WITH OPEN OR PARTIALLY ENCLOSED LAMPS, PENDANT FIXTURES, AND LAMP HOLDERS ARE NOT PERMITTED IN CLOSETS.
- 18. ALL WORKMANSHIP AND MATERIALS TO CONFORM WITH THE 2015 IRC.
- 19. PROVIDE A MIN. OF 20 FEET OF ONE *4 BARE COPPER UFER WIRE EMBEDDED IN CONCRETE FOOTING AT THE SERVICE ENTRANCE LOCATION WHERE APPROVED BY LOCAL SERVICE PROVIDER.
- 20. PROVIDE A BONDING CONDUCTOR CONSISTING OF A MINIMUM OF ONE *4 BARE COPPER WIRE CONNECTING THE BUILDING'S METAL WATER PIPING SYSTEM TO THE SERVICE EQUIPMENT ENCLOSURE GROUNDING.

MAIN PANEL CALCS

ELECTRICAL CALCS	
LIGHT AND OUTLETS 396 @ 3W	1,188 W
3 APPLIANCE CIRCUITS	4,500 W
DRYER	2,000 W
WASHER	2,000 W
RANGE	5,000 W
WATER HEATER	5,000 W
REFRIG.	1,800 W
DISHWASHER & DISPOSAL	3000 W
TOTAL	24,488 W
FRIST 10,000 @ 100% REMAINDER @ 40% MINI. SPLIT UNITS	10,000 W 5,795 W 2880 W
TOTAL	18,675 W

18,675 W DIVIDED BY 240V = 77.8 AMPS TOTAL

(USE 100 AMP SERVICE)

ELECTRICAL ABBREVIATIONS LIST

1P	1 POLE (2P, 3P, 4P, ETC.)	CTR	CENTER	нт	HEIGHT
Α	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	EXP	EXPLOSION PROOF	MAG.S	MAGNETIC STARTER
BLDG	BUILDING	FA	FIRE ALARM	M/C	MOMENTARY CONTACT
BMS	BUILDING MANAGEMENT SYSTEM	FABP	FIRE ALARM BOOSTER POWER	MC	MECHANICAL CONTRACTOR
CAR	CONDUIT	SUPPLY PANEL	SUPPLY PANEL	MCB	MAIN CIRCUIT BREAKER
CAB	CABINET	FACP	FIRE ALARM CONTROL PANEL	MCC	MOTOR CONTROL CENTER
CATY	CATALOG	FCU	FAN COIL UNIT	MDC	MAIN DISTRIBUTION CENTER
CATV	CABLE TELEVISION CIRCUIT BREAKER	FIXT FLR	FIXTURE FLOOR	MDP MFR	MAIN DISTRIBUTION PANEL
CB CCTV	CLOSED CIRCUIT TELEVISION	FLUOR	FLUORESCENT	IVIFIX	MANUFACTURERMAIN FUSED 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
		3 55			

Branch Panel:

Location: BATH 1 03
Supply From:
Mounting: Recessed
Enclosure: Type 1

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

A.I.C. Rating:
Mains Type:
Mains Rating: 100 A
MCB Rating: 1 A

ntes:

Circuit Numb er		Number of Elements	Rating	Length	Wire Size	A		E	3	Wire Size	Length	Rating	Number of Elements	Circuit Description	Circui Numb er
1	CONDENCER	1	40 A	19' - 1 23/32"	2-#8, 1-#8, 1-#10	750 VA	576 VA			1-#12, 1-#12, 1-#12	46' - 4 25/32"	20 A	14	LIVING AND HALL LIGHT UNITS	2
3		-						750 VA	912 VA	1-#12, 1-#12, 1-#12	34' - 10 25/32"	20 A	7	OUT-DOOR UNITS	4
5	RANGE	1	50 A	14' - 3 1/4"	2-#8, 1-#8, 1-#10	750 VA	1200 VA			1-#12, 1-#12, 1-#12	27' - 4 1/8"	20 A	1	GFCI WASHER	6
7								750 VA	750 VA	2-#10, 1-#10, 1-#10	26' - 5"	30 A	1	DRYER	8
9	WATER HEATER	1	30 A	23' - 11 1/4"	2-#10, 1-#10, 1-#10	750 VA	750 VA			-					10
11								750 VA	900 VA	1-#12, 1-#12, 1-#12	21' - 6 27/32"	20 A	5	GFCI KITCHEN	12
13	REFRIGERATOR	1	20 A	17' - 4 15/32"	1-#12, 1-#12, 1-#12	1500 VA	1200 VA			1-#10, 1-#10, 1-#10	27' - 1 3/16"	30 A	1	GFCI DISH WASHER	14
15	LIVING ROOM RECEPTACLES	5	20 A	40' - 8 9/32"	1-#12, 1-#12, 1-#12			900 VA	336 VA	1-#12, 1-#12, 1-#12	16' - 10 27/32"	20 A	5	BATHROOM UNITS	3 16
17															18
19															20
						7475	VA	6046	6 VA						

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Lighting - Dwelling Unit	300 VA	100.00%	300 VA	
Other	540 VA	100.00%	540 VA	Total Conn. Load: 13521 VA
Receptacle	12600 VA	89.68%	11300 VA	Total Est. Demand: 12221 VA
Lighting	100 VA	100.00%	100 VA	Total Conn.: 56 A
				Total Est. Demand: 51 A



KEY PLAN

١٥.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

233-EMBER-396-STUDIO MODERN-550

DRAWING NAME

SCHEDULE

CLIENT NAME:

PROJECT NUMBER:

0107_11

DATE:

5/6/2025 6:13:55 AM

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Checker

E101

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

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ELECTRICAL NOTE

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

NOTE:

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

NOTE: APPLIANCE DISCONNECT

E4001.5 GROUNDING OF ENCLOSURES.

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

EQUIPMENT GROUNDING CONDUCTOR.

METAL ENCLOSURES FOR SWITCHES OR CIRCUIT BREAKERS USED AS SERVICE

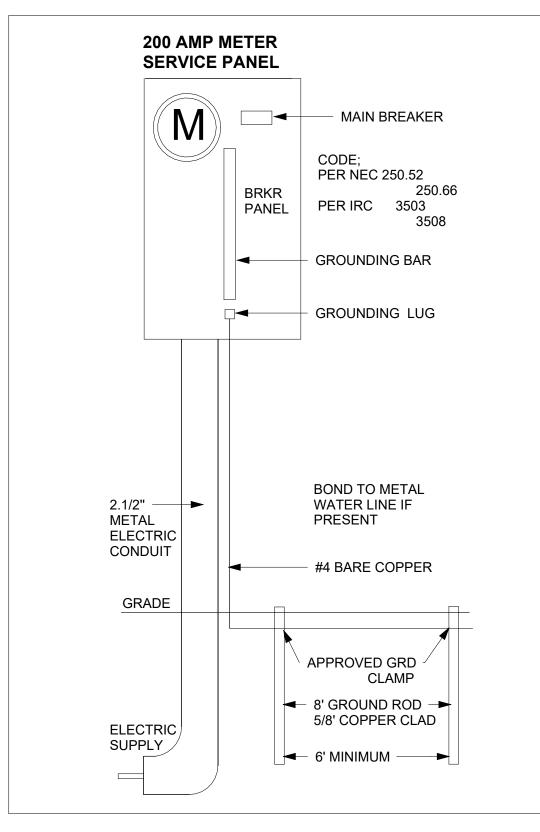
EQUIPMENT SHALL COMPLY WITH THE PROVISIONS OF SECTION E3609.4. WHERE NONMETALLIC ENCLOSURES ARE USED WITH METAL RACEWAYS OR METAL-ARMORED

CABLES, PROVISIONS SHALL BE MADE FOR CONNECTING THE EQUIPMENT GROUNDING

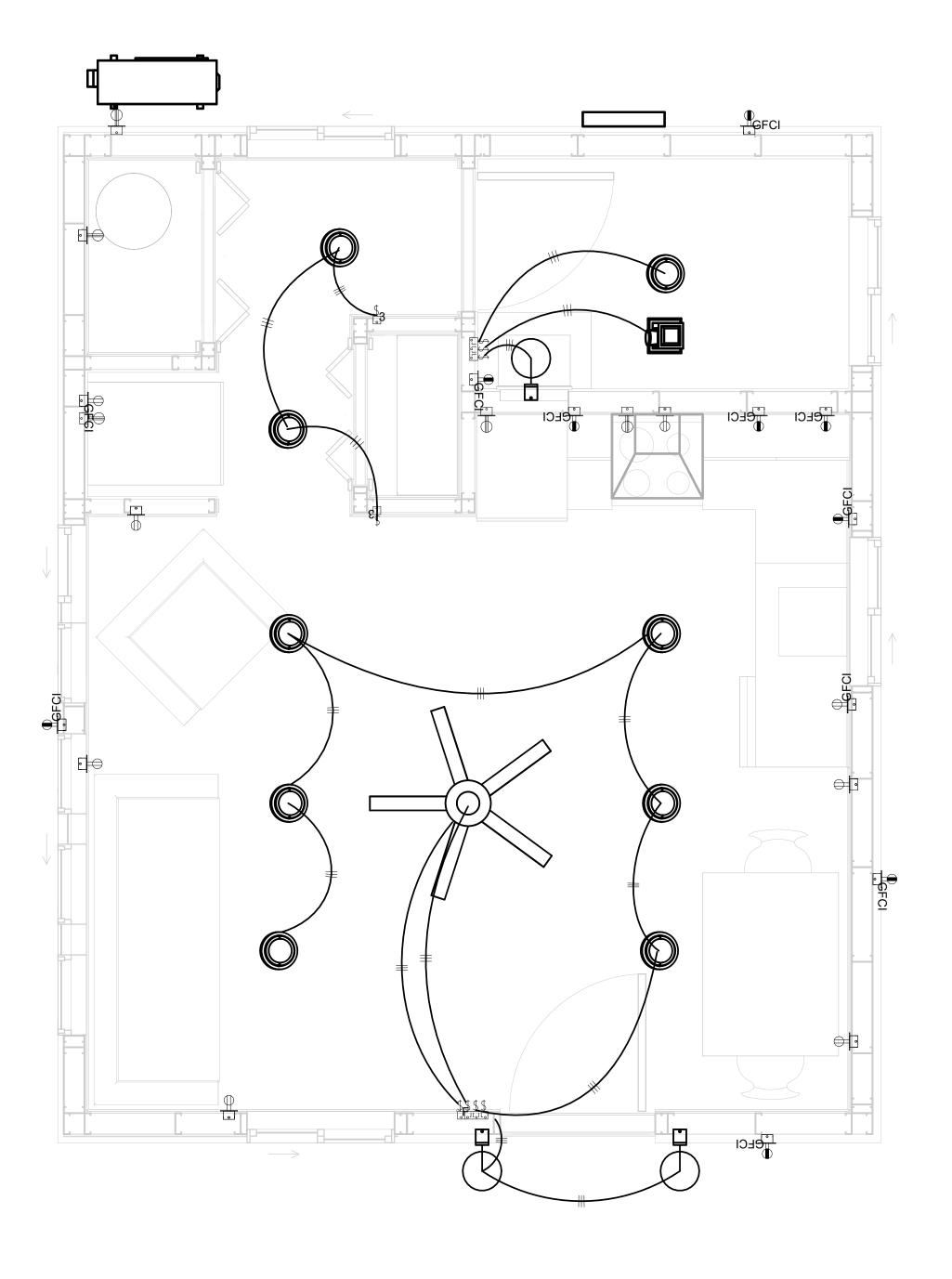
CONDUCTOR.
NONMETALLIC BOXES FOR SWITCHES SHALL BE INSTALLED WITH A WIRING METHOD THAT

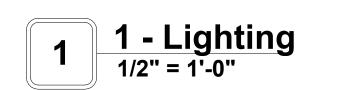
PROVIDES OR INCLUDES AN EQUIPMENT GROUNDING CONDUCTOR. (404.12)

ELECTRICAL LEGEND Electrical Lights With Fan Waterproof Recessed Can Light 0 Pendant Light **Recessed Can Light** 0 **−**Ø Wall Lamp **Standalone linear** Single Switch **₩** ુ∺ Three way Switch Fan Switch **Duplex Receptacle** Triplex Receptacle **GFCI Receptacle** \mathbb{X} Exhaust Fan Smoke and heat detector











KEY PLAN

NO.	DESCRIPTION	DATE	

NOTE:

LEGEND:

PROJECT

233-EMBER-396-STUDIO MODERN-550

DRAWING NAME

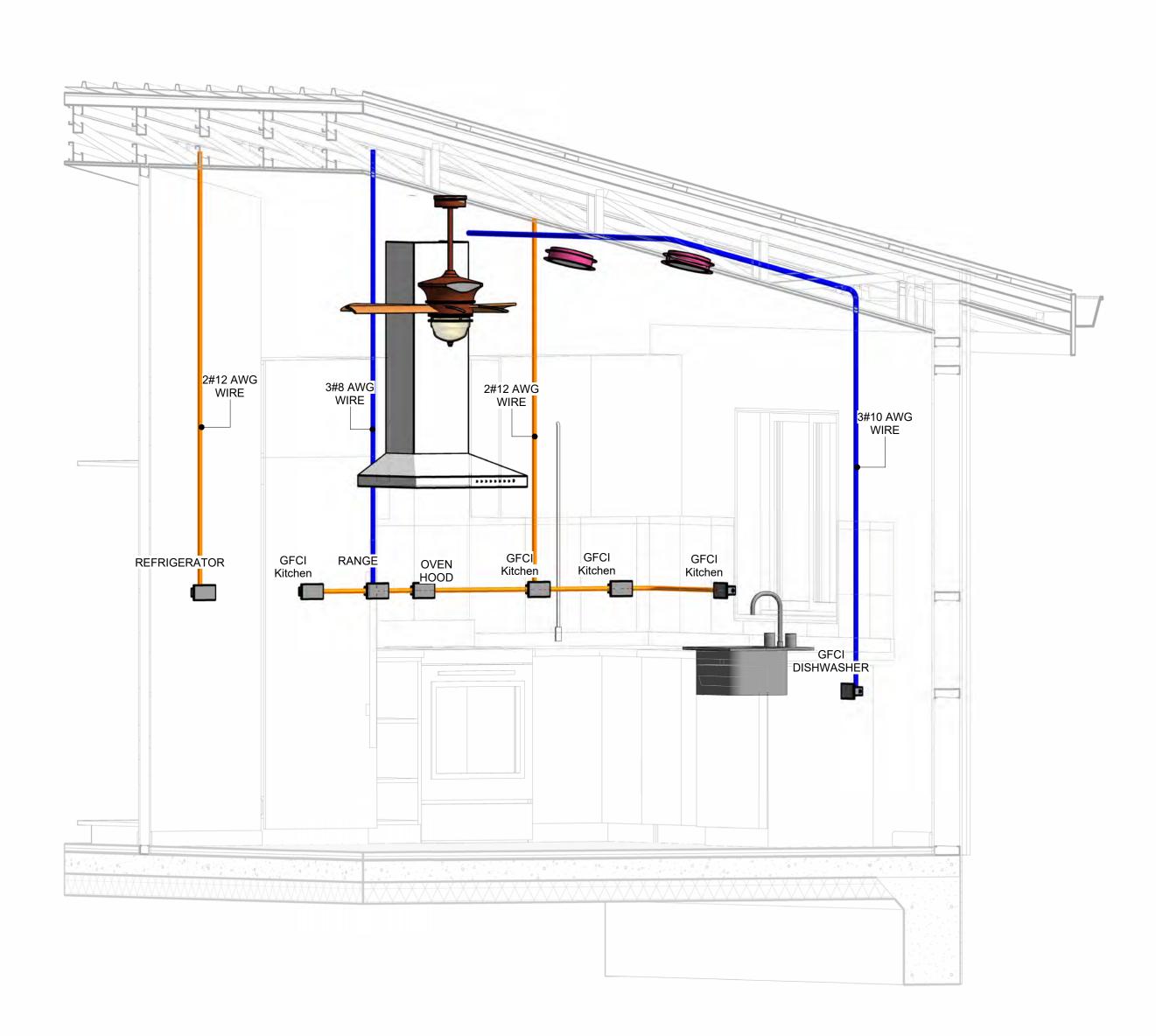
LIGHTING

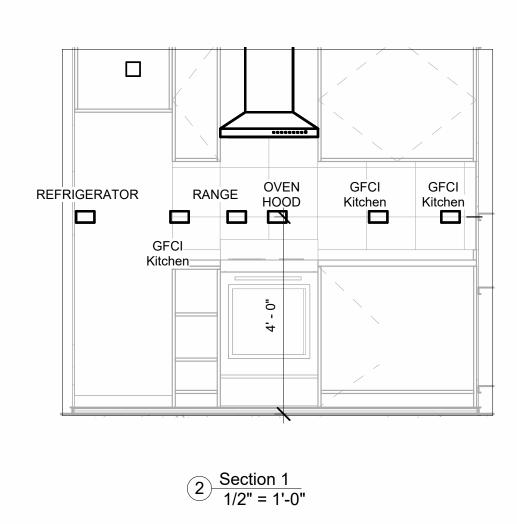
CLIENT NAME:	Owner
PROJECT NUMBER:	0107_11
DATE:	5/6/2025 6:13:56 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

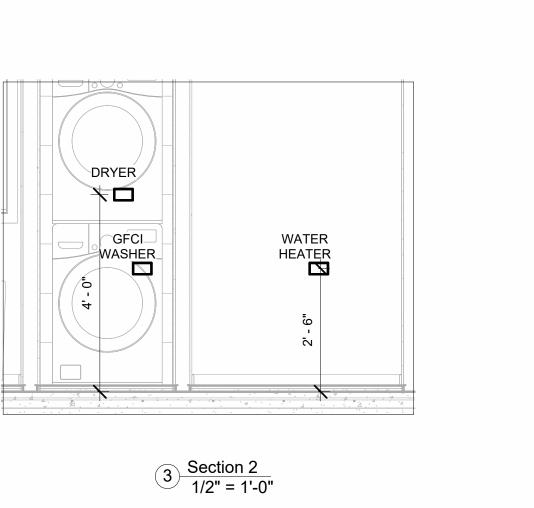
E102

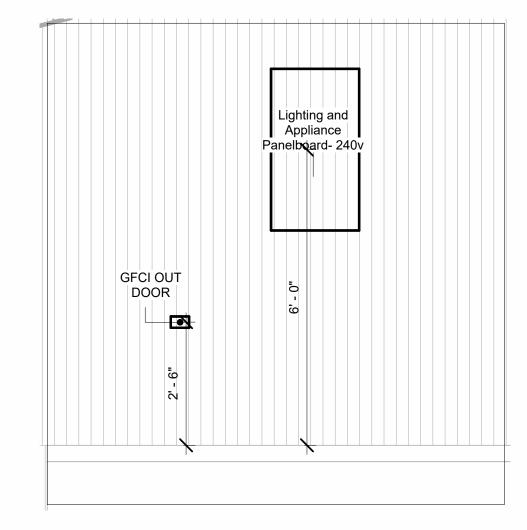
NOTES: CONDUIT, CABLE AND WIRING

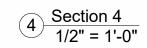
- Use Metalic Conduits (IMC) for cables running under concrete slabs.
 Use IMC for circuits with high voltage appliances (240 volts and above)
 For circuits with 120 volts consider using EMT or PVC conduits if needed.
 For Low voltage applications up to 50 volts consider using non metalic conduits.
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

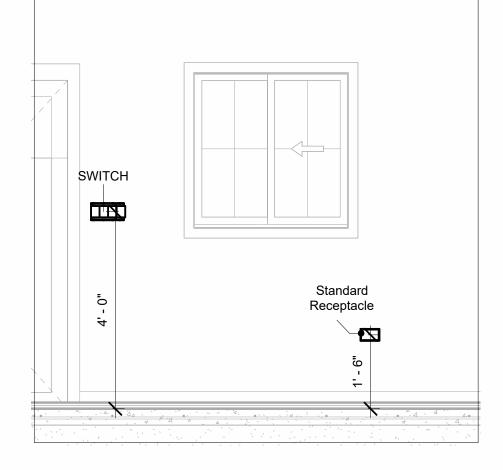










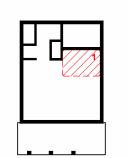


6 Section 5 1/2" = 1'-0"





KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

233-EMBER-396-STUDIO MODERN-550

DRAWING NAME

POWER

CLIENT NAME:	Owner
PROJECT NUMBER:	0107_11
DATE:	5/6/2025 6:14:23 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E103

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NOTES: LIGHT

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

NOTES: SWITCH JUNCTION BOX

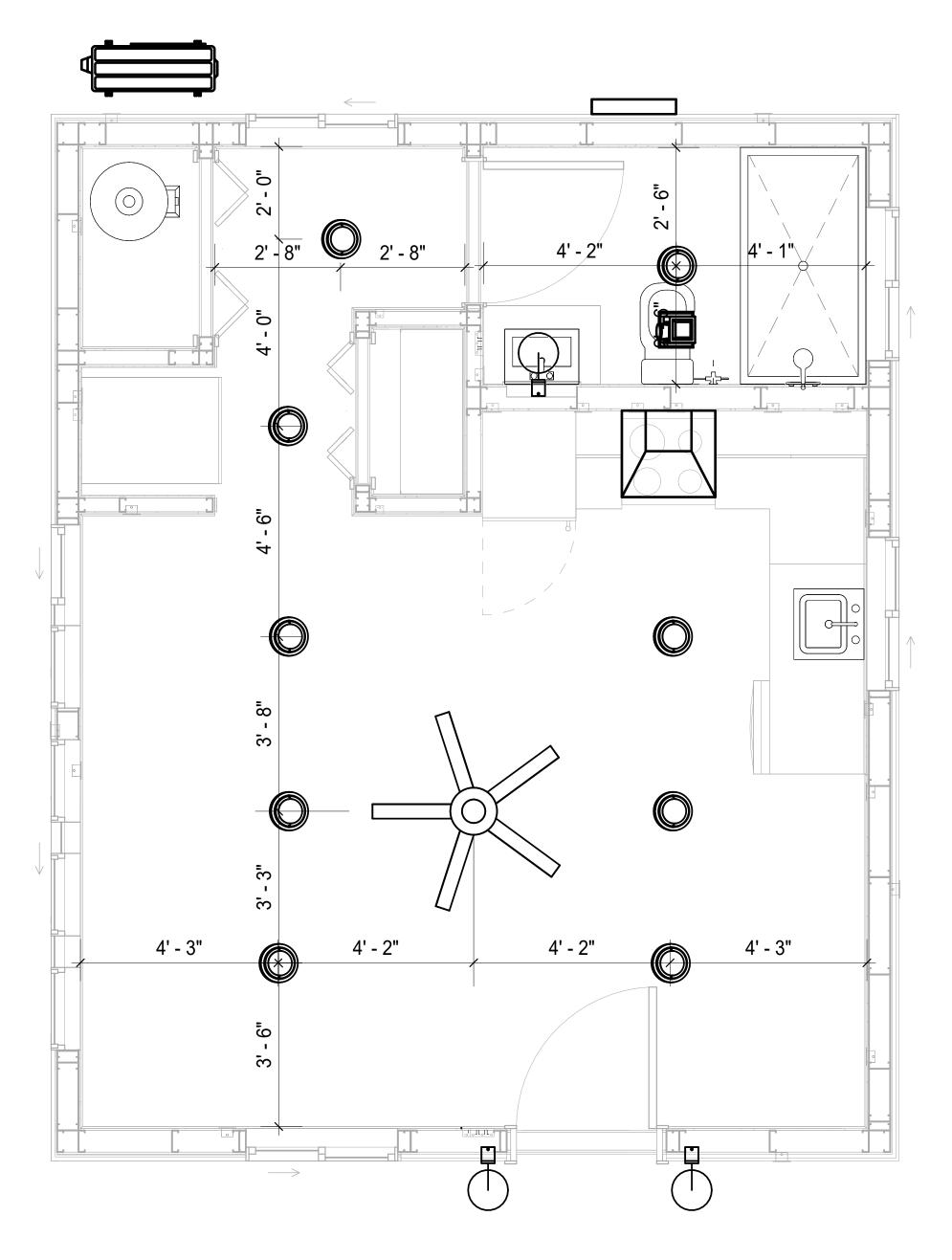
- 1. THE MINIMUM SIZE OF JUCTION BOX TO BE USED IS 2"X4"X(1.5" OR 3.5" DEEP) THIS ARE TO BE USED FOR SINGLE GANG SWITCH OR OUTLETS.
- 2. FOR DOUBLE GANG (2 GANG) OUTLETS AND SWITCHS THE MINIMUM SIZE OF THE
- JUCTION BOX TO BE PROVIDED SHALL NOT BE LESS THAN 4"X4"X(1.5" OR 3.5" DEEP)
- 3. FOR THREE GANG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

Conduit Fitting Schedule(junction box)			
Family	Count	Description	

Electrical Fixture Schedule (SWITCH BOX)	
Туре	Count
Single Gang Switch Box	3
Triple Gang Switch Box	2

Lighting Device		
Туре	Count	
Fan switch	1	
Single Pole Three Way	6	
Three Way	2	

Lighting Fixture			
Lighting Fixture Type	Voltage	Electrical Load	Count
Electrical_Lights_Fan-Light1	120 V/1-100 VA- 120 V/1-100 VA	100 A, 120 V/240 V, Single Phase, 3 Wires	1
Lighting_Recessed	120 V/1-60 VA	100 A, 120 V/240 V, Single Phase, 3 Wires	9
Wall Lamp - Bracket	120 V/1-100 VA	100 A, 120 V/240 V, Single Phase, 3 Wires	3





DIMENSION FOR LIGHT FIXTURES 1/2" = 1'-0"



KEY PLAN

DESCRIPTION DATE

NOTE:

LEGEND:

PROJECT

233-EMBER-396-STUDIO MODERN-550

DRAWING NAME

DIMENSION PLAN FOR LIGHT FIXTURES

CLIENT NAME:	Owner
PROJECT NUMBER:	0107_11
DATE:	5/6/2025 6:14:25 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E104

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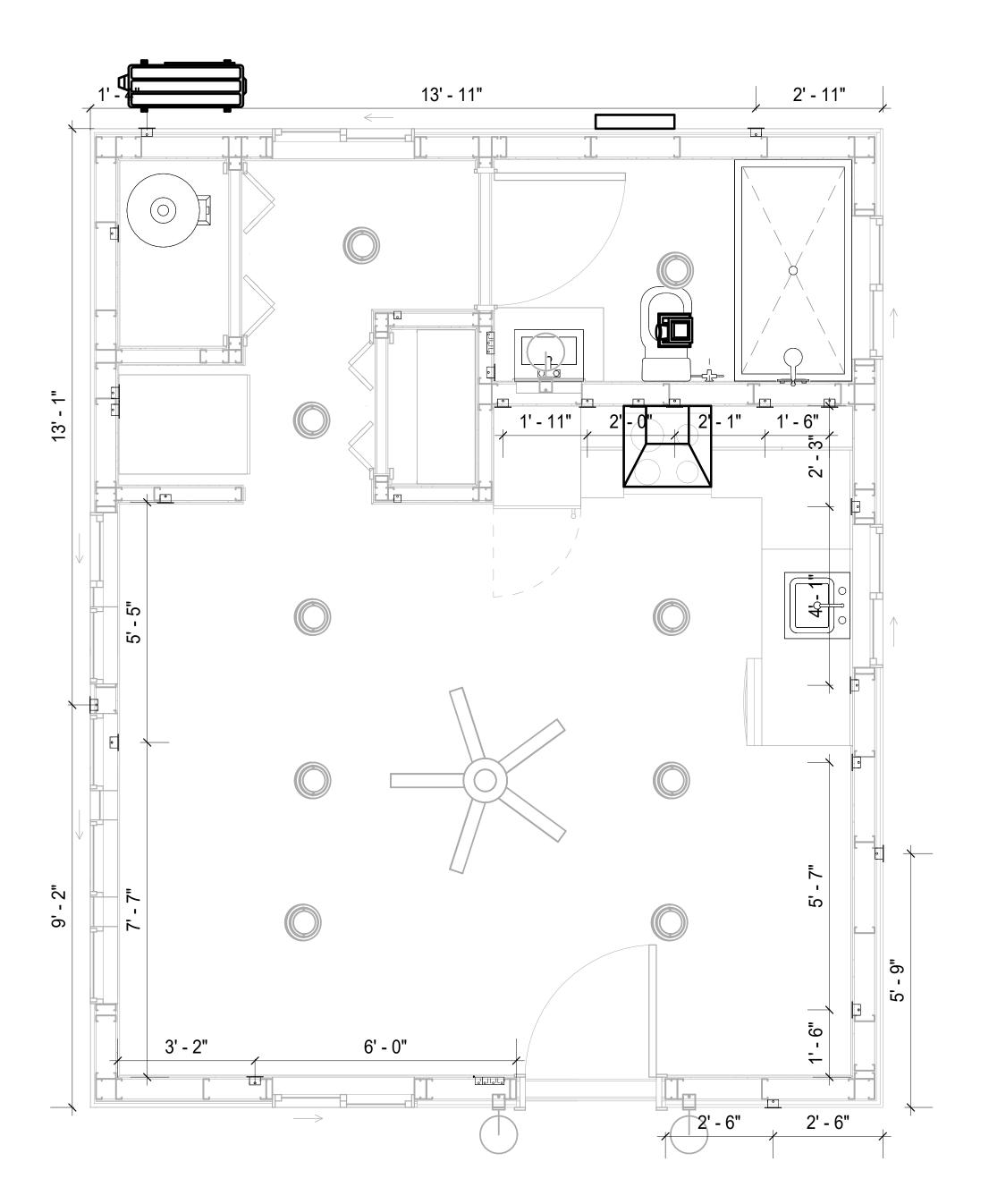
SCALE: 1/2" = 1'-0"

NOTES;

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

Electrical Fixture Schedule (Receptacle)		
Туре	Count	
CONDENSER	1	
	l l	
DRYER	1	
GFCI BATH ROOM	1	
GFCI DISHWASHER	1	
GFCI Kitchen	4	
GFCI OUT DOOR	4	
GFCI WASHER	1	
OVEN HOOD	1	
RANGE	1	
REFRIGERATOR	1	
Standard Receptacle	5	
WATER HEATER	1	

Electrical Outlet Schedule			
Туре	Circuit Number	Electrical Data	Count
CONDENSER	1,3	240 V/2-1500 VA	1
GFCI OUT DOOR	4	120 V/1-180 VA	4
RANGE	5,7	240 V/2-1500 VA	1
GFCI WASHER	6	120 V/1-1200 VA	1
DRYER	8,10	240 V/2-1500 VA	1
WATER HEATER	9,11	240 V/2-1500 VA	1
GFCI Kitchen	12	120 V/1-180 VA	4
OVEN HOOD	12	120 V/1-180 VA	1
REFRIGERATOR	13	120 V/1-1500 VA	1
GFCI DISHWASHER	14	120 V/1-1200 VA	1
Standard Receptacle	15	120 V/1-180 VA	5
GFCI BATH ROOM	16	120 V/1-180 VA	1





DIMENSION FOR FITTINGS
1/2" = 1'-0"

KEY PLAN

NO. DESCRIPTION DATE

NOTE:

LEGEND:

PROJECT

233-EMBER-396-STUDIO MODERN-550

DRAWING NAME

DIMENSION PLAN FOR FITTINGS

CLIENT NAME:
PROJECT NUMBER:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
5/6/20

E105

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

SHEET LIST

SHEET NUMBER SHEET NAME

P101 NOTE AND SCHEDULE
P102 WATER SUPPLY AND SEWAGE
SYSTEM

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

PLUMBING NOTES

- THE PLUMBING SYSTEM IS DESIGNED TO MEET THE BUILDING'S DOMESTIC WATER SUPPLY, SANITARY DRAINAGE, AND STORM DRAINAGE REQUIREMENTS, AS PER PROJECT SPECIFICATIONS AND APPLICABLE CODES.
- 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.
- ALL PLUMBING WORK SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC) AND THE LOCAL PLUMBING CODE.
- 4. PLUMBING SYSTEMS SHALL BE TESTED AND INSPECTED IN ACCORDANCE WITH THE LOCAL PLUMBING CODE REQUIREMENTS.
- 5. PLUMBING FIXTURES SHALL BE INSTALLED WITH THE APPROPRIATE TRIM, FITTINGS, AND ACCESSORIES, AS RECOMMENDED BY THE MANUFACTURER.
- 6. PIPING SHALL BE PROPERLY SUPPORTED AND SECURED TO PREVENT SAGGING, MOVEMENT, AND VIBRATION.
- 7. SHUT-OFF VALVES SHALL BE PROVIDED AT ALL BRANCH CONNECTIONS AND AT THE
- INLET AND OUTLET OF EACH PIECE OF EQUIPMENT.

 8. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AS REQUIRED BY THE LOCAL
- PLUMBING CODE TO PROTECT THE POTABLE WATER SYSTEM.

 9. PLUMBING FIXTURES AND EQUIPMENT SHALL BE ACCESSIBLE FOR MAINTENANCE AND
- SERVICING.

 10. EXPOSED PLUMBING PIPING AND FIXTURES SHALL BE INSULATED TO PREVENT
- CONDENSATION AND ENERGY LOSS.

 11. DEAD ENDS IN THE DRAINAGE SYSTEM MUST BE AVOIDED, EXCEPT WHERE NECESSARY TO INSTALL A CLEANOUT IN AN ACCESSIBLE LOCATION, AND MUST HAVE A VENTED CONNECTION TO THE OUTSIDE ATMOSPHERE.
- 12. THE VERTICAL DEFLECTION OF PVC PIPE MUST NOT EXCEED 5%, AND NO DEFLECTION IS PERMITTED FOR IRON PIPE.
- 13. WORK MUST BE PROPERLY COORDINATED WITH OTHER TRADES TO AVOID CONFLICTS, REFERRING TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR INFORMATION REGARDING CEILING ELEVATIONS, SPACE CLEARANCES, WALL AND PARTITION LOCATIONS, ETC.
- 14. ALL FIXTURES SHALL HAVE ACCESSIBLE STOPS.
- 15. DOMESTIC WATER PIPING SHALL BE PEX, AND PVC PIPING IS NOT ACCEPTABLE FOR INTERIOR USE.
- 16. VENT TERMINATIONS SHALL BE LOCATED AT LEAST 10 FEET FROM OR 3 FEET ABOVE ANY OPERABLE WINDOW, DOOR OPENING, AIR INTAKE, OR VENT SHAFT, AND AT LEAST 3 FEET IN EVERY DIRECTION FROM ANY LOT LINE, ALLEY, OR STREET.
- 17. PIPE AND FITTINGS UTILIZED IN THE WATER SUPPLY SYSTEM SHALL HAVE A MAXIMUM OF 8 PERCENT LEAD.
- 18. ACRYLONITRILE BUTADIENE STYRENE (ABS) SHALL BE USED FOR THE SEWERAGE AND VENTILATION SYSTEM.
- 19. CROSS-LINKED POLYETHYLENE (PEX) SHALL BE USED FOR THE WATER SUPPLY SYSTEM.
- 20. POLYVINYL CHLORIDE (PVC) SHALL BÉ USED FOR THE RAIN WATER SYSTEM.
- 21. THE MIMIMUM WATER SUPPLY DEPTH UNDER FLOOR FINISH SHOUD BE 1/2".
- 22. ANY PIPE INSTALLED UNDERGROUND MUST HAVE AT LEAST 12 INCHES OF CLEARANCE BETWEEN THE OUTSIDE OF THE PIPE AND ANY OTHER UNDERGROUND STRUCTURE.
- 23. THE MINIMUM CLEARANCE BETWEEN COLD AND HOT WATER LINES IN RESIDENTIAL HOMES MAINTAIN A MINIMUM DISTANCE OF 6 INCHES.
- 24. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES: A MINIMUM OF 12 INCHES BETWEEN POTABLE WATER SUPPLY LINES (COLD AND HOT WATER) AND SANITARY SEWER LINES.

ABBREVIATIONS

Ø	DIAMETER
ABS	ACRYLONITRILE BUTADIENE STYRENE
ABV	ABOVE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
BFF	BELOW FINISHED FLOOR
BLW	BELOW
CO	CLEAN OUT
CW	COLD WATER
D	DEGREE
DFU	DRANAGE FIXTURE UNIT
DIA	DIAMETER
DN	DOWN
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FL	FLOOR
FS	FLOOR SINK
FT	FOOT/FEET
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
B	BEND 90 DEG
	TEE REDUCING
	TEE
	CLEAN TWO-WAY
	WYE 45 DEG
	WYE 45 DEG DOUBLE
	WYE COMBINATION
	P-TRAP

PIPE SCHEDULE								
MATERIAL DIAMETER LENGTH								
ACRYLONITRILE BUTADIENE STYRENE (ABS)	1 1/2"	18 FT						
ACRYLONITRILE BUTADIENE STYRENE (ABS)	2"	42 FT						
ACRYLONITRILE BUTADIENE STYRENE (ABS)	3"	19 FT						
CROSS-LINKED POLYETHYLENE (PEX)	1/2"	83 FT						
CROSS-LINKED POLYETHYLENE (PEX)	3/4"	43 FT						
CROSS-LINKED POLYETHYLENE (PEX)	1"	1 FT						
POLYVINYL CHLORIDE - RIGID	2"	39 FT						

FITTING SCHEDULE							
FITTING	SIZE	QTY					
DOMESTIC COLD WATER							
PEX 90 DEGREE ELBOW	1/2"ø-1/2"ø	12					
PEX 90 DEGREE ELBOW	3/4"ø-3/4"ø	1					
PEX TEE ELBOW	1/2"ø-1/2"ø-1/2"ø	2					
PEX TEE ELBOW	3/4"ø-3/4"ø-3/4"ø	5					
PEX TRANSITION ELBOW	1"ø-3/4"ø	1					
PEX TRANSITION ELBOW	3/4"ø-1/2"ø	4					
DOMESTIC HOT WATER							
PEX 90 DEGREE ELBOW	1/2"ø-1/2"ø	14					
PEX 90 DEGREE ELBOW	3/4"ø-3/4"ø	2					
PEX TEE ELBOW	1/2"ø-1/2"ø-1/2"ø	2					
PEX TEE ELBOW	3/4"ø-3/4"ø-3/4"ø	2					
PEX TRANSITION ELBOW	3/4"ø-1/2"ø	3					
SEWAGE							
ABS 90 DEGREE BEND ELBOW	1 1/2"ø-1 1/2"ø	2					
ABS 90 DEGREE BEND ELBOW	2"ø-2"ø	2					
ABS 90 DEGREE BEND ELBOW	3"ø-3"ø	1					
ABS P-TRAP	1 1/2"ø-1 1/2"ø	2					
ABS P-TRAP	2"ø-2"ø	2					
ABS REDUCER ELBOW	2"ø-1 1/2"ø	1					
ABS REDUCER ELBOW	3"ø-2"ø	1					
ABS TEE ELBOW	1 1/2"ø-1 1/2"ø	1					
ABS TEE ELBOW	2"ø-2"ø	1					
ABS TEE ELBOW	3"ø-3"ø	2					
ABS TEE REDUCER ELBOW	3"ø-3"ø-1 1/2"ø	2					
ABS TEE REDUCER ELBOW	3"ø-3"ø-2"ø	1					
WASTE DOUBLE TEE	2"ø-2"ø-2"ø	1					
VENT							
ABS VENT CAP ELBOW	1 1/2"ø	1					
ABS VENT CAP ELBOW	2"ø	2					
ADO VENT CAD EL DOW	211						

FIXTURE CONNECTION SCHEDULE											
FAMILY	W	V	TRAP	CW	HW	QTY	DFU	TOT.	WFU	TOT.	NOTES
											I
DISHWASHER	2"	1-1/2"	1-1/2"	1/2"	1/2"	1		0			DRAIN TO SEWER SEE PLANS
DRYER	N/A	N/A	N/A	N/A	N/A	1		0			
HANGING PIPES CLAMP						10		0			
SHOWER TRAY	2"	1-1/2"	1-1/2"	1/2"	1/2"	1		0			
SHOWER TRIM	-	-	-	1/2"	1/2"	1		0			
SINK ISLAND SINGLE	2"	1-1/2"	1-1/2"	1/2"	1/2"	1		0			
VANITY SINK	2"	1-1/2"	1-1/2"	1/2"	1/2"	1		0			
WASHER	2"	1-1/2"	2"	1/2"	1/2"	1		0			DRAINS TO GRAY WATER
WATER CLOSET						1		0			
WATER HEATER	N/A	N/A	N/A	3/4"	3/4"	1		0			

3"ø

ABS VENT CAP ELBOW

FIXTURE SCHEDULE							
FIXTURE	QTY	DESCRIPTION					
DISHWASHER	1	DRAIN TO SEWER SEE PLANS					
DRYER	1						
HANGING PIPES CLAMP	10						
SHOWER TRAY	1						
SHOWER TRIM	1						
SINK ISLAND SINGLE	1						
VANITY SINK	1						
WASHER	1	DRAINS TO GRAY WATER OR SEWER SEE PLANS					
WATER CLOSET	1						
WATER HEATER	1						

ACCESSORIES & FITTINGS SCHEDULE									
FIXTURE QTY DESCRIPTIONS									
DISHWASHER CONNECTOR	1								
HOSE BIB	1								
LAUNDRY SWEAT CONNECTOR1	1								
SHUTOFF VALVE	6								

PLUMBING SCHEDULE										
FIXTURE	TRAP	WASTE	VENT	C.W	H.W					
DISHWASHER	1-1/2"	2"	1-1/2"	1/2"	1/2"					
DRYER	N/A	N/A	N/A	N/A	N/A					
SHOWER TRAY	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	TOTAL								
DISHWASHER	1		0						
DRYER	1		0						
HANGING PIPES CLAMP	10		0						
SHOWER TRAY	1		0						
SHOWER TRIM	1		0						
SINK ISLAND SINGLE	1		0						
VANITY SINK	1		0						
WASHER	1		0						
WATER CLOSET	1		0						
WATER HEATER	1		0						

WASTE FIXTURE UNIT SCHEDULE										
FAMILY QTY DFU VALUES TOTAL										
DISHWASHER	1		0							
DRYER	1		0							
HANGING PIPES CLAMP	10		0							
SHOWER TRAY	1		0							
SHOWER TRIM	1		0							
SINK ISLAND SINGLE	1		0							
VANITY SINK	1		0							
WASHER	1		0							
WATER CLOSET	1		0							
WATER HEATER	1		0							



inquira@framaunnaw.com

KEY PLAN

NO. DESCRIPTION DATE

NOTE:

LEGEND:

PROJECT

233-EMBER-396-STUDIO MODERN-550

DRAWING NAME

NOTE AND SCHEDULE

CLIENT NAME:

 PROJECT NUMBER:
 0107_11

 DATE:
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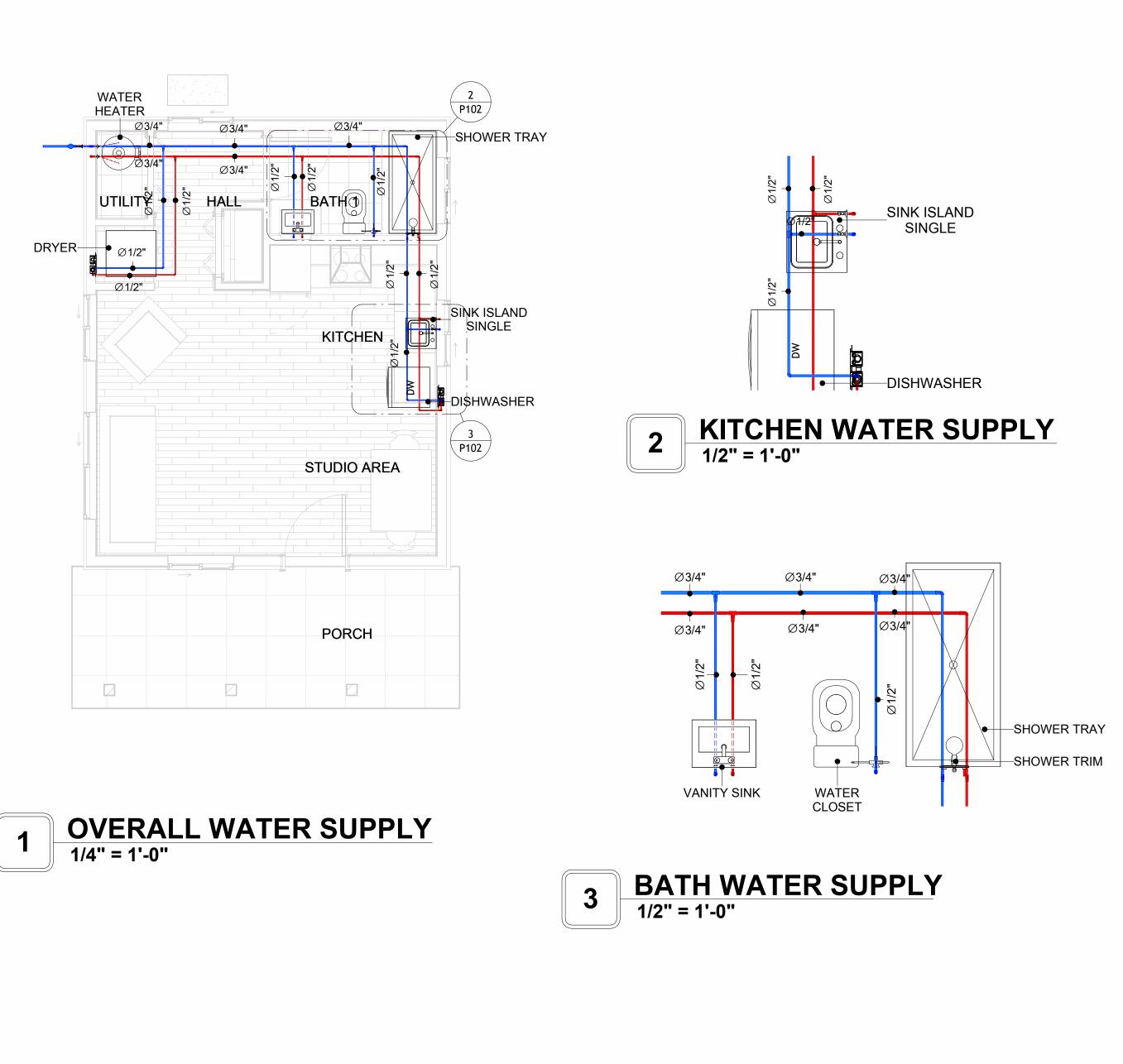
 DESIGNED BY:
 Designer

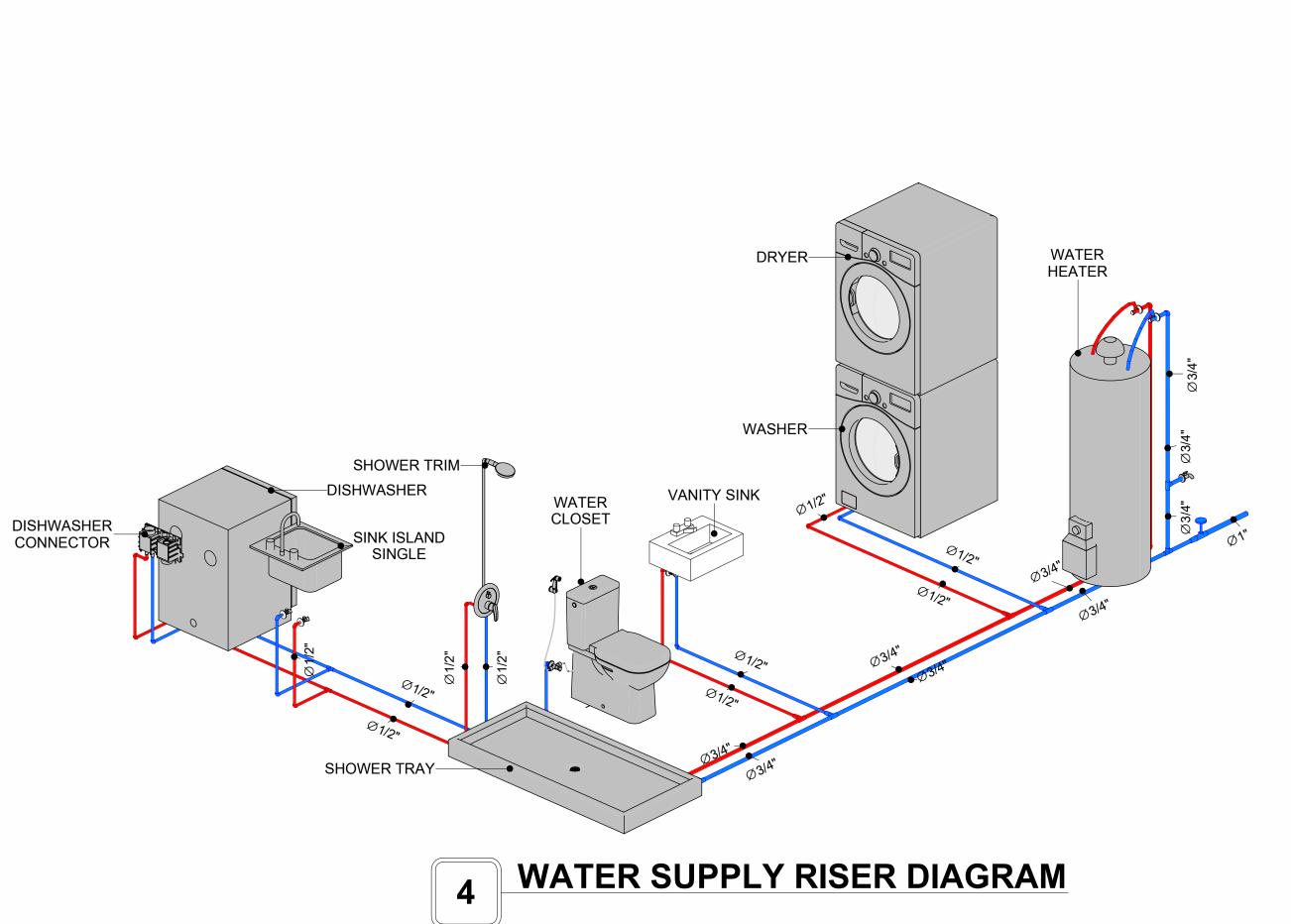
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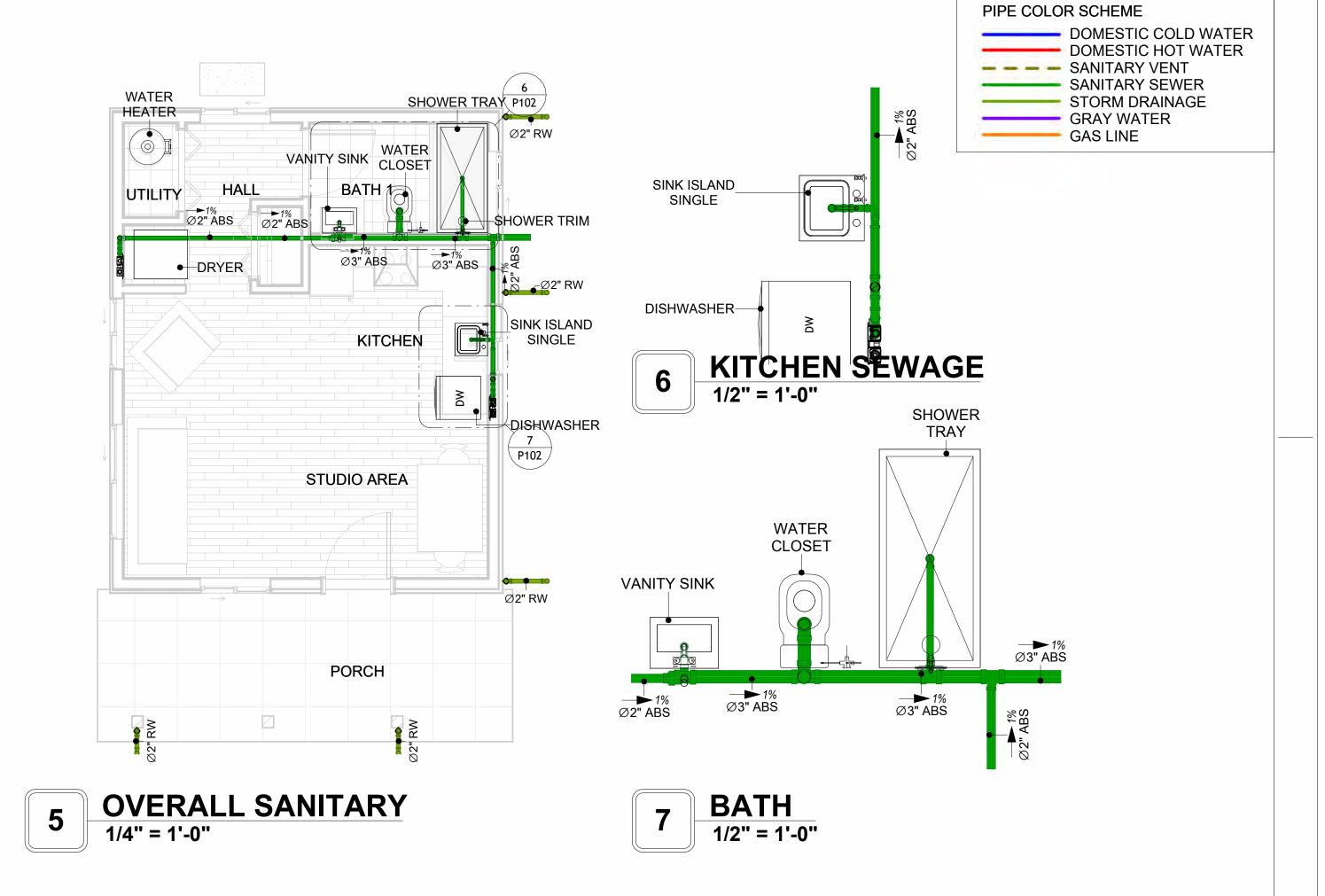
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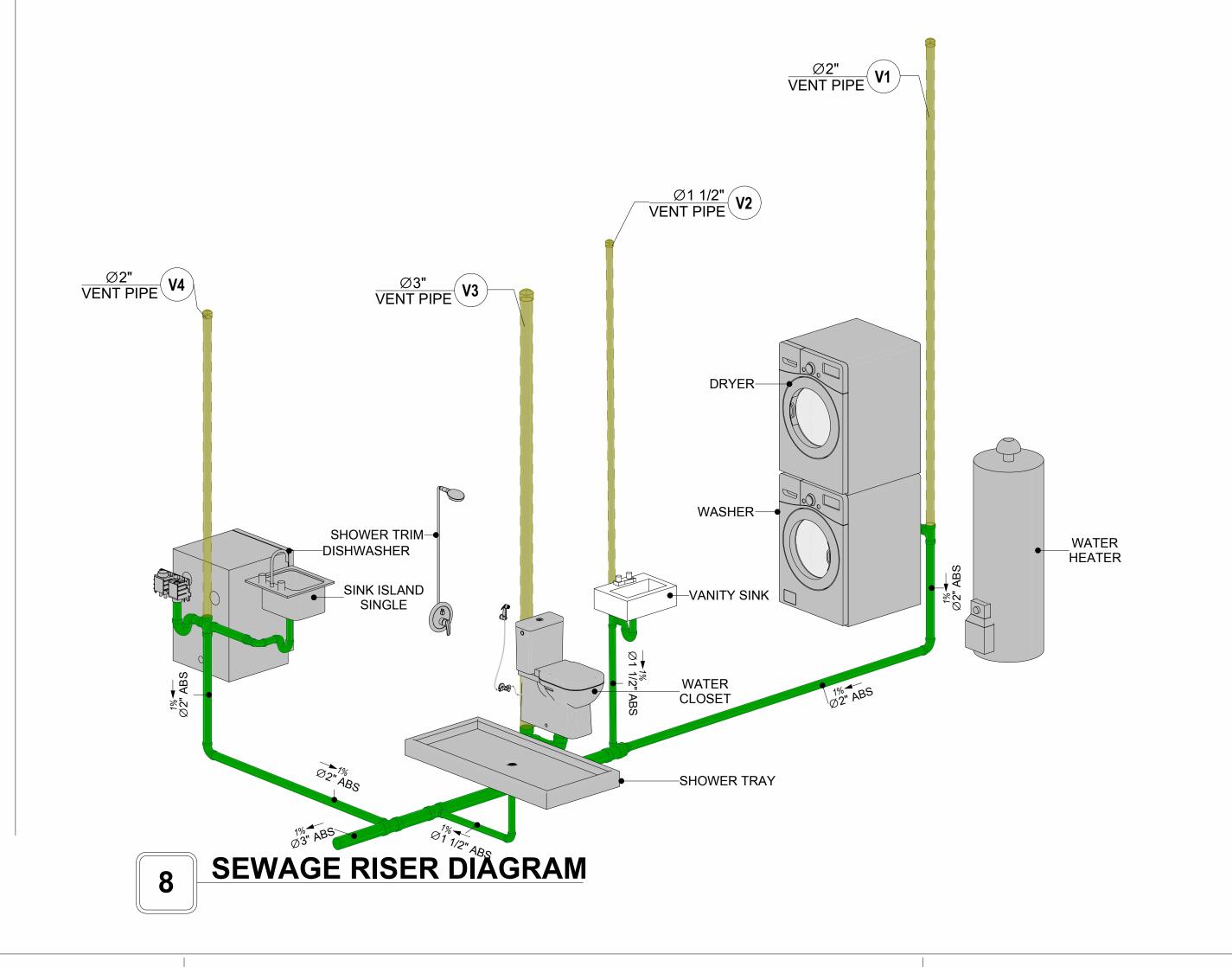
P101

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











KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

233-EMBER-396-STUDIO MODERN-550

DRAWING NAME

WATER SUPPLY AND SEWAGE SYSTEM

0107_11
5/6/2025 10:33:39 AM
Designer
Author
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
Build as DIY, Hybrid or by a General Contractor		~	Do it yourself, Hybrid (involve special contractors) or hire a General Contractor
4 Build It As You Can Afford It		~	Impervious to Weather - build as you have the time and money
5 Up Front Cost of Framing Materials	~		As to only the framing material, wood is less expensive
6 Total Cost To Build		~	Savings in time, labor, and other areas make light gauge steel LESS expensive
7 Termites and wood boring insects		~	Termites, carpenter ants and wood boring insects eat wood, not metal
8 Mold resistant		~	Metal does not attract mold
9 Damage caused by exterior and interior flooding		~	Metal needs no reconditioning after a flood
10 Fire Resistant		~	Non-combustible
11 Lower insurance rates		~	Many insurance underwriters now provide lower rates for metal framed homes
12 Walls, trusses, and beams retain their original form		~	Perfectly straight walls - no shimming of drywall
13 Corners are 90 degrees		~	No need for templating of countertops to adjust for out of square corners
14 Strength and weight		~	Metal is stronger than wood and weighs less - no need for crane to lift ADU trusses
15 IBC Engineered Stamp		~	If an engineering stamp is necessary, months of waiting are saved
16 Complete BOM (Materials Shopping List)		~	Take the materials shopping list to Home Depot and start shopping/pricing
17 Flexible in Seismic Areas - Won't Fracture		~	Light gauge steel is flexible and won't fracture when the earth moves
18 No Waste At Job Site		~	Steel is the most recycled material in the world. A typical wood home has 20-30% waste
19 Environmentally Friendly		~	Trees don't have to be destroyed and the source of most metal is from recycling
20 How-To Videos Included		~	How-to videos provide simple assembly instructions
21 Relationship Counselor		~	Eliminate emotional uphevels - save time, money, and preserve the relationship

Universal Requirements - some or all may be required

- 1 Site plan
- 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





Ember-Studio-Modern MATERIAL SHOPPING LIST

Have It Your Way!

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

TOC



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Name Link Page No 1 Cover Page Cover Page 2 TOC TOC 2 3 ELECTRICAL BOM **ELECTRICAL BOM** 3 5 HVAC BOM **HVAC BOM** 7 **4** PLUMBING BOM **PLUMBING BOM** 10

Table Of Content

Have It Your Way!

ARCHITECTURAL BOM

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

6 ARCHITECTURAL BOM

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

ARCHITECTURAL BOM



	Ember-Studio-Modern										
	ARCHITECTURAL MATERIAL SHOPPING LIST										
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							
<u>^</u>	CASEWORKS	I	l FT	12.05	ı						
1	Kitchen Cabinet		FT	13.85							
2	Laundry Cabinet		FT FT	2.25							
3	Vanity Cabinet			2.5							
4	Medicine Cabinet		PCS	1							
5	Kitchen countertop		SF	20.53							
6	Laundry Countertop		PCS	0							
7	Bathroom Countertop	-	SF	0							
8	Island		FT	0							
9	Peninsula		FT	0							
	Closets		SF	20.98							
	CEILING	D W !!	0.5	0.1-	-						
	Ceiling Board	Dry Wall	SF	310							
	Dry Wall Fastener	Screw	PCS	543							
3	Vapor Retarder	Polyethylene film	SF	428							
4	Vapor Retarder Fastener	Nails with washer heads	PCS	1284							
	Ceiling Board (MRD)	Moisture resistant drywall	SF	44							
	MRD Fastener		PCS	77							
7	Ceiling Board	Marine Plywood	SF	74							
	Marine Plywood Fastener	Screw	PCS	130							
	Dry Wall Tape		FT	214							
	FLOORING										
	Main Living Space		SF	280.1							
2	Bathroom		SF	48.1							
3	Porch		SF	83.4							
	STRUCTURE										
1	Foundation		SF	473.8							
	WALLS EXTERIOR										
	Exterior- Siding		SF	774							
	Exterior-Grade Plywood Fastener	Self-drilling screws(100/pkt)	PKT	8							
3	Wall Shteathing (OSB)		SF	774							
4	Shteathing Fastener	Self-drilling screws(100/pkt)	PKT	8							
	Wall Homewrap		SF	774							
	Homewrap Fastener	Stapled fastener (200/pkt)	PKT	3							
7	Furring Strip		PCS	97							
	Furring Strip Fastener	Self-drilling screws(100/pkt)	PKT	8							
9	Wall Paint		SF	774							
10	Stone Copping	Masonry stone	SF	0							
11	Stone Veneer	Masonry stone	SF	0							
	Mortar for Stone Veneer		SF	0							
	Wall Insulation		SF	1062.0							
	WALLS INTERIOR										
	Cementitious Backer Board		SF	342							
	Kerdi membrane		SF	342							
	Kerdi membrane Fastener		SF	342							
	Wall Ceramic Tile		SF	342							
	Drywall Board		SF	911							
	Drywall Fastener	Self-drilling screws(100/pkt)	PKT	9.11							
	Wall Paint		SF	911							
8	Drywall Tape		FT	172							
	Wall Sweep		FT	89							

ARCHITECTURAL BOM



Δ	DOORS				
1	Interior Swinging	3' - 0" X 6'-8"	PCS	1	
2	Exterior Swinging	3' - 0" X 6'-8"	PCS	1	
3	Bifold	3' - 8" X 6'-8"	PCS	1	
4	Bifold	2' - 10" X 6'-8"	PCS	1	
5	Exterior Door Trim		FT	16	
6	Interior Door Trim		FT	116	
7	Entry Lock set			1	
8	Privacy Lock set			1	
9	Passage Lock set			2	
Δ	WINDOWS				
1	Sliding	3' - 3" X 3'-3"	PCS	4	
2	Sliding	3' - 3" X 1'-9"	PCS	1	
3	Sliding	5' - 3" X 2'-3"	PCS	1	
4	Awning	1' - 9" X 1'-9"	PCS	4	
5	Exterior Window Trim		FT	106	
6	Interior Window Trim		FT	106	
	ROOF				
1	Roof Covering		SF	703.0	
2	Roof Covering Fastener		PCS	352	
3	Roof Felt Paper		SF	703.0	
4	Roof Felt Paper Fastener		PCS	2109.0	
5	Roof Sheathing		SF	703	
6	Roof Sheathing Fastener		PCS	5624	
7	Batten		FT	334.0	
8	Batten Fastener		PCS	251.1	
9	Soffit		SF	222.0	
10	Soffit Fastener		PCS	111.0	
11	Fascia		FT	128.0	
	Fascia board fastener		PCS	64	
13	Roof Insulation		SF	703.0	



□ LIGHTING FIXTURES 1 Ikitchen Ceiling Light PCS 2 2 Exterior Wall Mounted Light PCS 2 3 Livingroom Ceiling Light With Fan PCS 1 4 Bath Wall Mounted Light PCS 1 5 Bathroom Ceiling Light PCS 1 6 Livingroom Ceiling Light PCS 4 7 Hall & Entry Ceiling Light PCS 2 6 Livingroom Ceiling Light PCS 2 7 Hall & Entry Ceiling Light PCS 2 8 Standard Receptacle 240V 20 A PCS 5 9 GFCI Receptacle 120V 20 A PCS 12 10 GFCI Receptacle 240V 30 A PCS 3 11 GFCI Receptacle 240V 40 A PCS 1 12 GFCI Receptacle 240V 40 A PCS 1 13 Fan Switch PCS 1 14 Single Pole Switch <			Ember-Studio-	Moderi	า			
No. Item Type Unit Quantity Unit Price Total Descriptio		ELE	CTRICAL MATERIAL	SHOP	PING LI	ST		
1 Kitchen Ceiling Light PCS 2 2 Exterior Wall Mounted Light PCS 2 3 Livingroom Ceiling Light With Fan PCS 1 4 Bath Wall Mounted Light PCS 1 5 Bathroom Ceiling Light PCS 1 6 Livingroom Ceiling Light PCS 4 7 Hall & Entry Ceiling Light PCS 2 Mall & Entry Ceiling Light PCS 2 ELECTRICAL FIITINGS Standard Receptacle 120V 20 A PCS 5 9 GFCI Receptacle 120V 20 A PCS 12 10 GFCI Receptacle 240V 30 A PCS 3 11 GFCI Receptacle 240V 40 A PCS 1 12 GFCI Receptacle 240V 40 A PCS 1 13 Fan Switch PCS 1 14 Single Pole Switch PCS 1 15 Three Way Switch PCS 2 16	No.						Total	Description
2 Exterior Wall Mounted Light PCS 2 3 Livingroom Ceiling Light With Fan PCS 1 4 Bath Wall Mounted Light PCS 1 5 Bathroom Ceiling Light PCS 1 6 Livingroom Ceiling Light PCS 4 7 Hall & Entry Ceiling Light PCS 2 ELECTRICAL FITTINGS 8 Standard Receptacle 120V 20A PCS 12 9 GFCI Receptacle 240V 20 A PCS 12 12 10 GFCI Receptacle 240V 30 A PCS 1 1 12 GFCI Receptacle 240V 40 A PCS 1 1 13 Fan Switch PCS 1		LIGHTING FIXTURES						
3 Livingroom Celling Light With Fan	1	Kitchen Ceiling Light						
4 Bath Wall Mounted Light PCS 1	2	Exterior Wall Mounted Light						
5 Balhroom Ceiling Light PCS 1 6 Livingroom Ceiling Light PCS 4 7 Hall & Entry Ceiling Light PCS 2	3	Livingroom Ceiling Light With Fan			1			
6 Livingroom Ceiling Light 7 Hall & Entry Ceiling Light PCS 2 ■ LECTRICAL FITTINGS 8 Standard Receptacle 120V 9 GFCI Receptacle 120V 10 GFCI Receptacle 120V 11 GFCI Receptacle 240V 12 GFCI Receptacle 240V 13 A PCS 1 13 Fan Switch 14 Single Pole Switch PCS 1 15 Three Way Switch PCS 6 15 Three Way Switch PCS 1 16 Dimmer Switch PCS 0 17 ROMEX 14 AWG PCS 12 18 ROMEX 12 AWG PCS 14 19 ROMEX 10 AWG PCS 16 10 JOJAW/ground PCS 17 10 GROMEX 6 AWG PCS 16 11 FT 10 PCS 16 12 FT 10 PCS 16 13 FT 10 PCS 16 14 Single POLE SWIRING PCS 17 16 Dimmer Switch PCS 18 PCS 19 17 ROMEX 14 AWG PCS 10 PCS 10 PCS 10 18 ROMEX 12 AWG PCS 10 PCS 10 PCS 10 PCS 10 19 ROMEX 10 AWG PCS 10 PCS	4	Bath Wall Mounted Light			1			
7 Hall & Entry Ceiling Light □ ELECTRICAL FITTINGS 8 Standard Receptacle 120V 20A PCS 5 9 GFCI Receptacle 120V 30 A PCS 12 10 GFCI Receptacle 240V 50 A PCS 1 11 GFCI Receptacle 240V 40 A PCS 1 12 GFCI Receptacle 240V 40 A PCS 1 13 Fan Switch PCS 1 14 Single Pole Switch PCS 6 15 Three Way Switch PCS 0 □ ELECTRICAL CONDUITS & WIRING 17 ROMEX 14 AWG 14/3/W/ground FT 0 18 ROMEX 12 AWG 12/2/W/ground FT 189 19 ROMEX 10 AWG 10/3/W/ground FT 77 20 Romex & AWG 8/3/W/ground FT 34 21 ROMEX 6 AWG 6/3/W/ground FT 0 22 Bare Copper Ground Wire 6 AWG FT 0 □ ELECTRICAL BOXES & CIRCUTES 23 Panelboard -240V 1 Phase MLO 200 AMP PCS 3 26 Circuit breaker 20 A PCS 3 27 Circuit breaker 30 A PCS 3 27 Circuit breaker 50 A PCS 1	5	Bathroom Ceiling Light			1			
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11 GFCI Receptacle 240V 50 A PCS 1 12 GFCI Receptacle 240V 40 A PCS 1 13 Fan Switch PCS 1 14 Single Pole Switch PCS 6 15 Three Way Switch PCS 2 16 Dimmer Switch PCS 0 □ ELECTRICAL CONDUITS & WIRING 17 ROMEX 14 AWG 14/3/W/ground FT 0 18 ROMEX 12 AWG 12/2/W/ground FT 189 19 ROMEX 10 AWG 10/3/W/ground FT 77 20 Romex 8 AWG 8/3/W/ground FT 77 20 Romex 6 AWG 6/3/W/ground FT 0 22 Bare Copper Ground Wire 6 AWG FT 0 22 Bare Copper Ground Wire 6 AWG FT 0 23 Panelboard -240V 1 Phase MLO 200 AMP PCS 1 24 Circuit breaker 15 A PCS 7 <tr< td=""><td>9</td><td>GFCI Receptacle 120V</td><td>20 A</td><td>PCS</td><td>12</td><td></td><td></td><td></td></tr<>	9	GFCI Receptacle 120V	20 A	PCS	12			
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13 Fan Switch PCS 1 14 Single Pole Switch PCS 6 15 Three Way Switch PCS 2 16 Dimmer Switch PCS 0 □ ELECTRICAL CONDUITS & WIRING 17 ROMEX 14 AWG 14/3/W/ground FT 0 18 ROMEX 12 AWG 12/2/W/ground FT 189 19 ROMEX 10 AWG 10/3/W/ground FT 77 20 Romex 8 AWG 8/3/W/ground FT 34 21 ROMEX 6 AWG 6/3/W/ground FT 0 22 Bare Copper Ground Wire 6 AWG FT 0 □ ELECTRICAL BOXES & CIRCUTES 1 23 Panelboard -240V 1 Phase MLO 200 AMP PCS 1 24 Circuit breaker 15 A PCS 0 25 Circuit breaker 20 A PCS 7 26 Circuit breaker 30 A PCS 3 27 Circuit breaker 50 A PCS 1			50 A	PCS	1			
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16 Dimmer Switch PCS 0 ☐ ELECTRICAL CONDUITS & WIRING 17 ROMEX 14 AWG 14/3/W/ground FT 0 18 ROMEX 12 AWG 12/2/W/ground FT 189 19 ROMEX 10 AWG 10/3/W/ground FT 77 20 Romex 8 AWG 8/3/W/ground FT 34 21 ROMEX 6 AWG 6/3/W/ground FT 0 22 Bare Copper Ground Wire 6 AWG FT 0 22 Bare Copper Ground Wire 6 AWG FT 0 23 Panelboard -240V 1 Phase MLO 200 AMP PCS 1 24 Circuit breaker 15 A PCS 0 25 Circuit breaker 20 A PCS 7 26 Circuit breaker 30 A PCS 3 27 Circuit breaker 50 A PCS 1					2			
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25 Circuit breaker 20 A PCS 7 26 Circuit breaker 30 A PCS 3 27 Circuit breaker 50 A PCS 1								<u> </u>
26 Circuit breaker 30 A PCS 3 27 Circuit breaker 50 A PCS 1								1
27 Circuit breaker 50 A PCS 1					-			
								
1.28 I CIRCUIT Dreaker 160 A 1 PCS 1 11 1		Circuit breaker	60 A	PCS	1			
29 Single Gang Switch Box PCS 3			0071					
30 Double Gang Switch Box PCS 0								
31 Triple Gang Switch Box PCS 2					-			
32 Pull Box #1/4 PCS 10			#1/Δ					
33 Receptacle Box PCS 22								

PLUMBING BOM

23 WASTE DOUBLE TEE



Ember-Studio-Modern PLUMBING SYSTEM MATERIAL SHOPPING LIST Item Unit Quantity Unit Price Total Description 1 Bath Tub (Alcove Tub) PCS 2 Kitchen Sink PCS 1 3 Kitchen Faucets PCS 4 Vanity Sink PCS 1 5 Bath room Faucets PCS 6 Water Closet PCS 7 Shower Trim PCS 8 Shower Tray PCS 9 Water Heater PCS 10 Hose Bib PCS 1 11 Shutoff Valve PCS 12 Hanging pipe clamp PCS 16 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 22 3 ABS (Acrylonitrile Butadiene Styrene) Pipes ø 2" FT 45 4 ABS (Acrylonitrile Butadiene Styrene) Pipes ø 3" FT 21 5 PEX (Cross-linked polyethylene) Pipes ø 1/2' FT 81 6 PEX (Cross-linked polyethylene) Pipes ø 3/4" FT 43 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 34 10 PVC Pipes Sch.80 - Rigid ø 3" FT 0 11 Flex Pipe Round ø 1/2" PCS 6 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 2 5 ABS P-Trap 2"ø-2"ø PCS 6 ABS Reducer Elbow 2"ø-1 1/2"ø **PCS** 7 ABS Reducer Elbow 3"ø-2"ø PCS 8 ABS TEE Elbow 1 1/2"ø-1 1/2"ø-1 1/2"ø PCS 1 9 ABS TEE Elbow 2"ø-2"ø-2"ø PCS 10 ABS TEE Elbow 3"ø-3"ø-3"ø **PCS** 11 ABS Tee Reducer Elbow 3"ø-3"ø-1 1/2"ø PCS 2 12 ABS Tee Reducer Elbow 3"ø-3"ø-2"ø **PCS** 13 ABS Vent Cap Elbow 1 1/2"ø PCS 14 ABS Vent Cap Elbow PCS 2"ø 2 15 ABS Vent Cap Elbow 3"ø PCS 16 PEX 90 Degree Elbow 1/2"ø-1/2"ø PCS 26 17 PEX 90 Degree Elbow 3/4"ø-3/4"ø PCS 18 PEX Tee Elbow 1/2"ø-1/2"ø-1/2"ø PCS 4 19 PEX Tee Elbow 3/4"ø-3/4"ø-3/4"ø PCS 20 PEX Transition Elbow PCS 1"ø-3/4"ø 1 21 PEX Transition Elbow 3/4"ø-1/2"ø PCS 22 PVC 90 Deg Bend Elbow 2"ø-2"ø **PCS** 12

PCS

1

2"ø-2"ø-2"ø-2"ø

		Ember-S	tudio-N	/lodern			
		HVAC SYSTEM MA	TERIAL	. SHOPP	ING LIST		
No.	Item	Туре	Unit	Quantity	Unit Price	Total	Description
	HVAC_DUCTS						
1	PIPE (REFRIGERANT LINE)	3/4" Ø	FT	46.82			
2	PIPE (REFRIGERANT LINE)	3/4" Ø	FT	47.63			
3	DRAYER HOSE	5" Ø	FT	6.51			
4	FLEX DUCT ROUND	4"	FT	6			
	DUCT FITTINGS & ACCESSORIES						
5	ELBOW (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)	PCS	12			
6	ELBOW (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)	PCS	12			
7	TRANSITION (REFRIGERANT	3/4" (Ø)-1/2" (Ø)	PCS	1			
8	TRANSITION (REFRIGERANT	3/4" (Ø)-3/8" (Ø)	PCS	1			
9	TRANSITION (REFRIGERANT	3/8" (Ø)-1/4" (Ø)	PCS	1			
10	ROUND TRANSITION(ANGLE)	45 DEGREE	PCS	5			
	HVAC_EQUIPMENTS						
11	AIR HANDLING UNIT	WALL MOUNTED	PCS	1			
12	CONDENSER	OUTDOOR UNIT	PCS	1			
13	EXHAUST FAN	75 CFM	PCS	1			
14	EXHAUST HOOD	WALL MOUNTED	PCS	1			
15	HOOD-WALL: VENT	HOOD-WALL: VENT	PCS	1			
16	DRAYER: VENT	DRAYER: VENT	PCS	1			
17	ROOF VENT	3"(Ø)	PCS	1			



Table Of Content

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Have It Your Way!

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

GENERAL NOTES

- This BOM (Bill of Materials) is prepared as a Materials Shopping List to help builders and DIYers gain a complete understanding of most if not all elements required for the complete construction of this structure, according to the original design documents provided by FrameUpNow.
- 2 All quantities and specifications are subject to change based on the final design, field measurements, availability of products and customer preferences. The customer should verify all information prior to purchasing materials.
- 3 All products and elements in the list shall conform to the International Residential Code (IRC), or any other local and international building codes, safety regulations, and standards that are applicable to the location of the structure.
- 4 If any changes are made by the customer to the list of materials specified in this document, the customer is responsible for assuring that the correct type and quantity of materials are utilized in accordance with local building codes.
- FrameUpNow, will not be held responsible for any misuse of this document, the products listed, or for deviations from the content that are made due to changes in specifications, pricing, availability, or customer preferences.
- 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.



		LIGHTI	NG FIXTURES				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Jnit Price	Total
1	Kitchen Ceiling Light			PCS	2		
3	Exterior Wall Mounted Light			PCS	2		
4	Livingroom Ceiling Light With Fan			PCS	1		
5	Bath Wall Mounted Light			PCS	1		
6	Bathroom Ceiling Light			PCS	1		
7	Livingroom Ceiling Light			PCS	4		
8	Hall & Entry Ceiling Light			PCS	2		



			ELECTRICAL FITTINGS				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Standard Receptacle 120V	20A		PCS	5		
2	GFCI Receptacle 120V	20 A		PCS	12		
3	GFCI Receptacle 240V	30 A		PCS	3		
1	GFCI Receptacle 240V	50 A		PCS	1		
5	GFCI Receptacle 240V	40 A		PCS	1		
5	Fan Switch			PCS	1		
7	Single Pole Switch			PCS	6		
3	Three Way Switch			PCS	2		
9	Dimmer Switch			PCS	0		
10		'		,			
l1							
12							
13							
14							
15							



		ELECTR	ICAL CONDUITS & WIRING				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ROMEX 14 AWG	14/3/W/ground		FT	0		
3	ROMEX 12 AWG	12/2/W/ground		FT	189		
4	ROMEX 10 AWG	10/3/W/ground		FT	77		
6	Romex 8 AWG	8/3/W/ground		FT	34		
8	ROMEX 6 AWG	6/3/W/ground		FT	0		
9	Bare Copper Ground Wire 6 AWG			FT			
10							
11							
12							
13							
14							
15							
16							



		ELEC	CTRICAL BOXES & CIRCUTES				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Panelboard -240V 1 Phase MLO	200 AMP		PCS	1		
	Circuit breaker	15 A		PCS	0		
	Circuit breaker	20 A		PCS	7		
	Circuit breaker	30 A		PCS	3		
	Circuit breaker	50 A		PCS	1		
	Circuit breaker	40 A		PCS	1		
	Single Gang Switch Box			PCS	3		
	Double Gang Switch Box			PCS	0		
	Triple Gang Switch Box			PCS	2		
0	Pull Box	#1/4		PCS	10		
1	Receptacle Box			PCS	22		
2				. 00			
3							
4							
5							

			HVAC_DUCTS 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	PIPE (REFRIGERANT LINE)	3/8" (Ø)		FT	46.82		
2	PIPE (REFRIGERANT LINE)	3/4"" (Ø)		FT	47.63		
3	DRAYER HOSE	4" (Ø)		FT	6.51		
4	FLEX DUCT ROUND	4" (Ø)		FT	6		
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	12		
2	ELBOW (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)		PCS	12		
3	TRANSITION (REFRIGERANT LINE)	3/4" (Ø)-1/2" (Ø)		PCS	1		
1	TRANSITION (REFRIGERANT LINE)	3/4" (Ø)-5/8" (Ø)		PCS	1		
5	TRANSITION (REFRIGERANT LINE)	3/8" (Ø)-1/4" (Ø)		PCS	1		
õ	ROUND TRANSITION(ANGLE)	45 DEGREE		PCS	5		
7							
3							
9							
10							
l1							
12							
L3							
L4							
15							
16							

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



		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	1		
5	Bath room faucets			PCS	1		
6	Water Closet			PCS	1		
7	Shower Trim			PCS	1		
8	Shower Tray			PCS	1		
9	Water Heater			PCS	1		
10	Hose Bib			PCS	1		
11	Shutoff Valve			PCS	6		
12	Hanging pipe clamp			PCS	16		
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	22		
3	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 2"		FT	45		
4	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 3"		FT	21		
5	PEX (Cross-linked polyethylene) Pipes	ø 1/2"		FT	81		
6	PEX (Cross-linked polyethylene) Pipes	ø 3/4"		FT	43		
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	34		
10	PVC Pipes Sch.80 - Rigid	ø 3"		FT	0		
11	Flex Pipe Round	ø 1/2"		PCS	6		



		PIPE	FITTINGS 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ABS 90 Degree Bend Elbow	1 1/2"ø-1 1/2"ø		PCS	2		
2	ABS 90 Degree Bend Elbow	2"ø-2"ø		PCS	2		
3	ABS 90 Degree Bend Elbow	3"ø-3"ø		PCS	1		
4	ABS P-Trap	1 1/2"ø-1 1/2"ø		PCS	2		
5	ABS P-Trap	2"ø-2"ø		PCS	2	2	
6	ABS Reducer Elbow	2"ø-1 1/2"ø		PCS	1		
7	ABS Reducer Elbow	3"ø-2"ø		PCS	1		
3	ABS TEE Elbow	1 1/2"ø-1 1/2"ø-1 1/2"ø		PCS	1		
9	ABS TEE Elbow	2"ø-2"ø-2"ø		PCS	1		
10	ABS TEE Elbow	3"ø-3"ø-3"ø		PCS	2		
11	ABS Tee Reducer Elbow	3"ø-3"ø-1 1/2"ø		PCS	2		
12	ABS Tee Reducer Elbow	3"ø-3"ø-2"ø		PCS	1		
13	ABS Vent Cap Elbow	1 1/2"ø		PCS	1		
14	ABS Vent Cap Elbow	2"ø		PCS	2		
15	ABS Vent Cap Elbow	3"ø		PCS	1		
		PIPE	FITTINGS 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	PEX 90 Degree Elbow	1/2"ø-1/2"ø		PCS	26		



2	PEX 90 Degree Elbow	3/4"ø-3/4"ø	PCS	3	
3	PEX Tee Elbow	1/2"ø-1/2"ø-1/2"ø	PCS	4	
4	PEX Tee Elbow	3/4"ø-3/4"ø-3/4"ø	PCS	7	
5	PEX Transition Elbow	1"ø-3/4"ø	PCS	1	
6	PEX Transition Elbow	3/4"ø-1/2"ø	PCS	7	
7	PVC 90 Degree Bend Elbow	2"ø-2"ø	PCS	24	
8	WASTE DOUBLE TEE	2"ø-2"ø-2"ø	PCS	1	



			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	13.85		
2	Laundry Cabinet			FT	2.25		
3	Vanity Cabinet			FT	2.5		
4	Medicine Cabinet			PCS	1		
5	Kitchen countertop			SF	20.53		
6	Laundry Countertop			PCS	0		
7	Bathroom Countertop			SF	0		
8	Island			FT	0		
9	Peninsula			FT	0		
10	Closets			SF	20.98		
11							
12							
13							
14							
15							



	1		CEILING 01				
‡	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	STUDIO AREA			SF	248.0		
L	Ceiling Board	Drywall		SF	248		
	Drywall Fastener	Screw		PCS	434		
	Vapor Retarder	Polyethylene film		SF	248		
	Vapor Retarder Fastener	Nails with washer heads		PCS	744		
	BATH ROOM			SF	44.0		
	Ceiling Board	MRD (Moisture resistant drywall)		SF	44		
	MRD Fastener	Screw		PCS	77		
	HALL+W/D			SF	42.0	42.0	
•	Ceiling Board	Drywall		SF	42		
	Drywall Fastener	Screw		PCS	74		
	Vapor Retarder	Polyethylene film		SF	42		
0	Vapor Retarder Fastener	Nails with washer heads		PCS	126		
	PORCH			SF	74.0		
.1	Ceiling Board	Marine Plywood		SF	74		
.2	Exterior Grade Plywood	Screw		PCS	130		



			CEILING 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CLOSET			SF	8.0		
13	Ceiling Board	Drywall		SF	8		
14	Drywall Fastener	Screw		PCS	14		
15	Vapor Retarder	Polyethylene film		SF	8		
16	Vapor Retarder Fastener	Nails with washer heads		PCS	24		
	W/H+UTILITY			SF	12.0		
17	Ceiling Board	Drywall		SF	12		
18	Drywall Fastener	Screw		PCS	21		
19	Vapor Retarder	Polyethylene film		SF	12		
20	Vapor Retarder Fastener	Nails with washer heads		PCS	36		



			FLOORING INTERIOR 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CLOSET						
1	Closet Flooring			SF	8		
2	Wood underlay	Foam Pad Polyethylene		SF	8		
3	Vapor Retarder	Vapor Barrier Polyethylene		SF	8		
	LIVING ROOM AND KITCHI	EN					
4	Living Area Flooring			SF	273		
5	Wood underlay	Foam Pad Polyethylene		SF	273		
6	Vapor Retarder	Vapor Barrier Polyethylene		SF	273		
	BATHROOM						
7	Tile Finish			SF	29		
8	Adhesive	1/2" Thin set Mortar		SF	29		
9	Vapor Retarder	Vapor Barrier Polyethylene		SF	29		



			FLOORING INTERIOR 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	W/D						
10	Tile Finish			SF	8		
11	Adhesive	1/2" Thin set Mortar		SF	8		
12	Vapor Retarder	Vapor Barrier Polyethylene		SF	8		
	BOILER ROOM						
13	Tile Finish			SF	11		
14	Adhesive	1/2" Thin set Mortar		SF	11		
15	Vapor Retarder	Vapor Barrier Polyethylene		SF	11		



			FLOORING EXTERIOR			
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price
	STRUCTURE			SF	473.8	
1	Concrete Slab	4"concrete cast in situ		CF	158	
2	Insulation	Rigid insulation		SF	178	
3	Hard core	Compacted soil		CF	115.9	
4	Re-bar	#4 re-bar		Ton	0.49	
5	Concrete Pad	4"concrete cast in situ		CF	1.5	
6	Slab edge	Turndown		CF	143.7	
7	Footing	Cast-in-place concrete		CF	7.02	
	PORCH					
8	Tile Finish			SF	83	
9	Adhesive	1/2" Thin set Mortar		SF	83	
10	Vapor Retarder	Vapor Barrier Polyethylene		SF	83	



			WALLS: EXTERIOR				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Exterior-Grade Plywood Horizontal Siding			SF	262		
2	Exterior-Grade Plywood Vertical Siding			SF	512		
3	Exterior-Grade Plywood Fastener 8/panel	Self-drilling screws(100/pkt)		PKT	8		
4	Wall Shteathing (OSB)			SF	774		
5	Shteathing Fastener	Self-drilling screws(100/pkt)		PKT	7.74		
6	Wall Homewrap			SF	774		
7	Homewrap Fastener	Stapled fastener (200/pkt)		PKT	2.9		
8	Furring Strip			PCS	97		
9	Furring Strip Fastener	Self-drilling screws(100/pkt)		PKT	8		
10	Wall Paint			SF	774		
11	Stone Copping	Masonry stone		SF	0		
12	Stone Veneer	Masonry stone		SF	0		
13	Mortar for Stone Veneer			SF	0		
	Wall Insulation			SF	1062		



			WALLS: INTERIOR 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BATHROOM			SF	41.0		
1	Cementitious Backer Board			SF	216		
2	Kerdi membrane			SF	216		
3	Kerdi membrane Fastener			SF	216		
4	Wall Ceramic Tile			SF	216		
	CL			SF	7.0		
5	Drywall Board			SF	97		
6	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	0.97		
7	Wall Paint			SF	97		
3	Drywall Tape			FT	18.2		
	HALL			SF	32.0		
9	Drywall Board			SF	143		
10	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.43		
11	Wall Paint			SF	143		
12	Drywall Tape			FT	26.8		



			WALLS: INTERIOR 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	STUDIO			SF	174.0		
13	Drywall Board			SF	394		
14	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.94		
15	Wall Paint			SF	394		
16	Drywall Tape			FT	73.9		
	KITCHEN			SF	63.0		
17	Cementitious Backer Board			SF	24		
18	Drywall Board			SF	138		
19	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.38		
20	Kerdi membrane			SF	24		
21	Kerdi membrane Fastener			SF	24		
22	Wall Ceramic Tile			SF	24		
23	Wall Paint			SF	138		
24	Drywall Tape			FT	26.0		



			WALLS: INTERIOR 03				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	WD			SF	8.0		
25	Cementitious Backer Board			SF	102		
26	Kerdi membrane			SF	102		
27	Kerdi membrane Fastener			SF	102		
28	Wall Ceramic Tile			SF	102		
	WH			SF	11.0		
29	Drywall Board			SF	139		
30	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.39		
31	Wall Paint			SF	139		
32	Drywall Tape			FT	26		
1	Wall Sweep			FT	89		



			DOORS				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Interior Swinging	3' - 0" X 6'-8"		PCS	1		
2	Exterior Swinging	3' - 0" X 6'-8"		PCS	1		
3	Bifold	3' - 8" X 6'-8"		PCS	1		
4	Bifold	2' - 10" X 6'-8"		PCS	1		
5	Exterior Door Trim			FT	16		
6	Interior Door Trim			FT	116		
7	Entry Lock set			PCS	1		
8	Privacy Lock set			PCS	1		
9	Passage Lock set			PCS	2		
10							
11							
12							
13							
14							
15							



			WINDOWS				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Sliding	3' - 3" X 3'-3"		PCS	4		
2	Sliding	3' - 3" X 1'-9"		PCS	1		
3	Sliding	5' - 3" X 2'-3"		PCS	1		
4	Awning	1' - 9" X 1'-9"		PCS	4		
5	Exterior Window Trim			FT	106		
6	Interior Window Trim			FT	106		
7							
8							
9							
10							
11							
12							
13							
14							
15							



			ROOF 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Roof Covering			SF	703.0		
2	Roof Covering Fastener			PCS	352		
3	Roof Felt Paper			SF	703.0		
4	Roof Felt Paper Fastener			PCS	2109.0		
5	Roof Sheathing			SF	703.0		
6	Roof Sheathing Fastener			PCS	5624		
7	Batten			FT	334.0		
8	Batten Fastener			PCS	251.1		
9	Soffit			SF	222.0		
10	Soffit Fastener			PCS	111.0		
11	Fascia			FT	128.0		
12	Fascia board fastener			PCS	64		
13	Roof Insulation			SF	703.0		
14							
15							