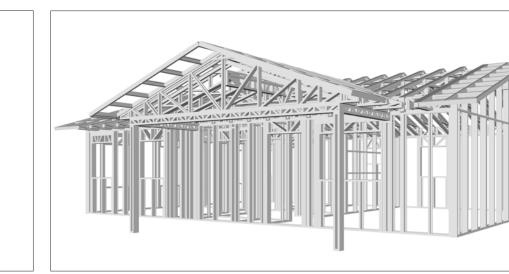


EMBER

The Ember is a charming Craftsman-style 2 bedroom 1 bathroom home. The walls are finished with horizontal siding in a cool blue-gray tone. A simple gable roof with a decorative trim detail at the

peak provides shelter while a welcoming covered porch extends from the main entrance, supported by substantial pillars with stone accents.

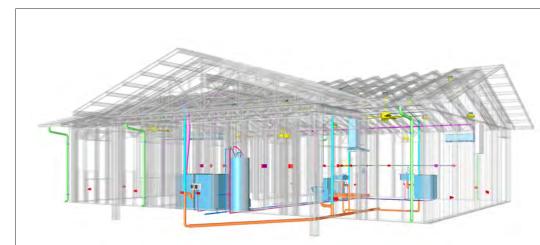
Inside, the Ember features a rectangular layout. The living and kitchen areas are merged into one large room at the center of the house, creating a spacious and versatile living space. The bedrooms are placed one side next to the living area.



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

960 SF

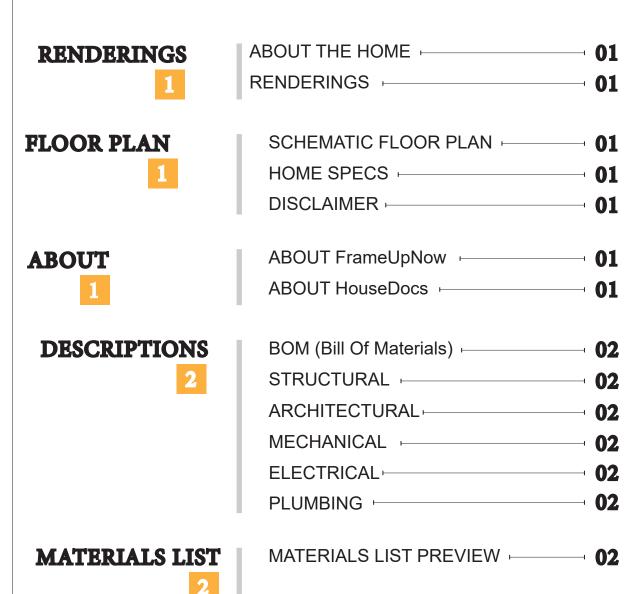
____ 900 ·

2 Bed Rooms



overed Porch

TABLE OF CONTENTS



ARCHITECTURAL

STRUCTURAL

HOW TO BUILD

CONSTRUCTION STEPS

 WALL FRAME LAYOUT
 □
 18

 WALL PANEL & LAYOUT
 □
 19

 ROOF TRUSS LAYOUT
 □
 20

 STRUCTURAL SECTIONS
 □
 21

 WALL BRACING LAYOUT
 □
 22

 HOLD-DOWN PLAN
 □
 23

 STRUCTURAL DETAILS 1
 □
 24

 STRUCTURAL DETAILS 2
 □
 25

COVER SHEET

GENERAL NOTES

STRUCTURAL DETAILS 3 - 26

TRUSS BLOCKING LAYOUT - 27

SHEETROCK BACKING - 28

ROOF BRACING LAYOUT - 29

30

31

32

34

MECHANICAL COVER SHEET

HVAC PLAN

SCHEDULE LIGHTING POWER PLAN

DIMENSION FOR LIGHTING

DIMENSION FOR FITTING

PLUMBING 37

NOTES AND SCHEDULES → 37
WATER SUPPLY & SEWAGE SYSTEM → 38

MATERIALS SHOPPING LIST MATERIALS SHOPPING LIST ----

ABOUT



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

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

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



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

240-Ember-960-2Bd1Ba-Craftsman-Base-550

DRAWING NAME

INTRODUCTION

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

1101

SCALE:

© [2024] [FrameUpNow] . All rights reserved

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

DISCLAIMER

DESCRIPTIONS

MATERIALS LIST

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

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

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

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

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

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

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

MECHANICAL

STRUCTURAL

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

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

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

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

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

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

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

ARCHITECTURAL

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

The architectural package includes:

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

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

Foundation Plan: Detailed plan to establish a solid foundation.

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

Architectural Elevations: Exterior views showcasing the design.

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

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

ELECTRICAL

The mechanical package includes everything needed to guide HVAC

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

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

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

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

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

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

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

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

ARCHITECTURAL BOM

PLUMBING

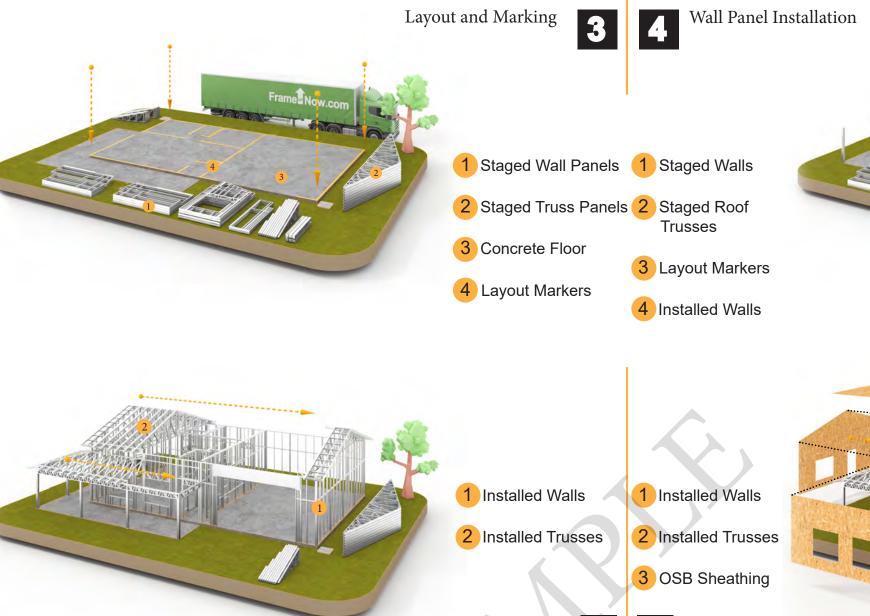
The plumbing package includes everything needed to guide the installation of your home's water supply and drainage systems:

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

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

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

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



Wall & Roof Insulation

1 Installed Walls

2 Insulation

2 Sewage

Installation

4 Concrete Floor

3 Foundation





Exterior Wall & Roof Covering

Corrugated

iron sheet

2 Home Wrap

3 Roof Felt Paper

4 Coronado Stone

5 Corrugated

iron sheet



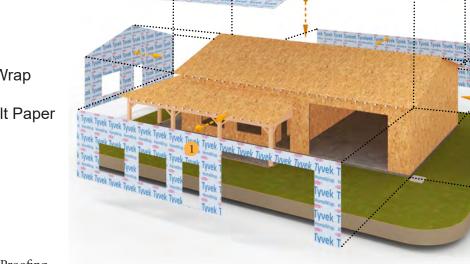
1 Staged Wall

Panels

2 Staged Truss

3 Concrete Floor

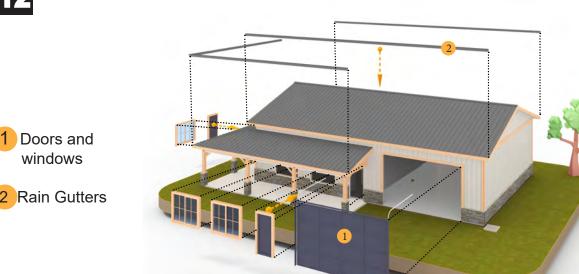
Metal Delivery and Staging





windows

4 Electrical System





KEY PLAN

DESCRIPTION DATE

NOTE:

LEGEND:

PROJECT

240-Ember-960-2Bd1Ba-**Craftsman-Base-550**

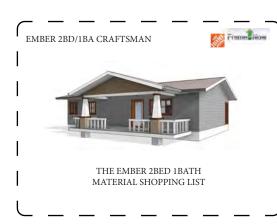
DRAWING NAME

INTRODUCTION

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

1102

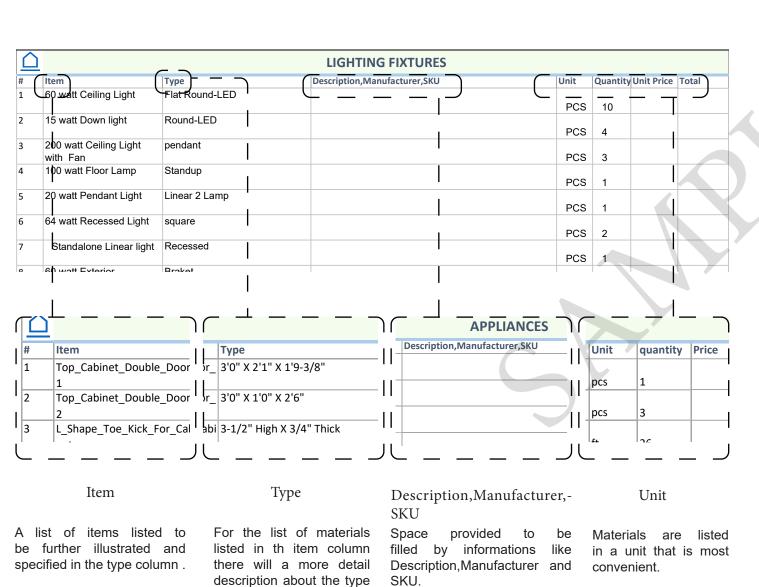
BOM (Bill Of Materials) (Separately Attached)

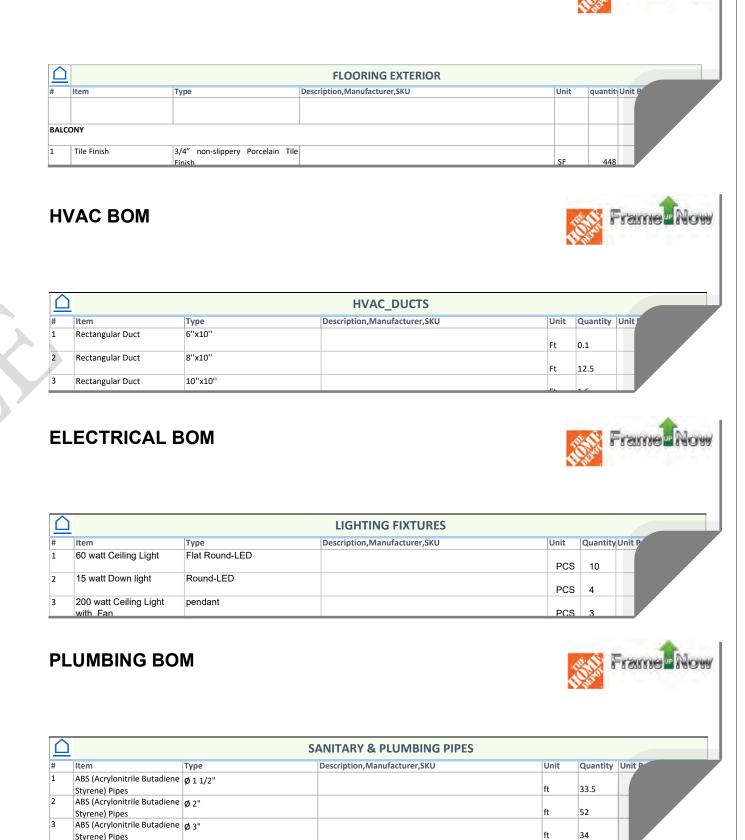


The Bill of Materials (BOM) is a crucial document that compiles the material requirements from different disciplines into a centralized inventory, enabling efficient procurement, inventory management, and cost estimation for a specified project or

ELECTRICAL BOM







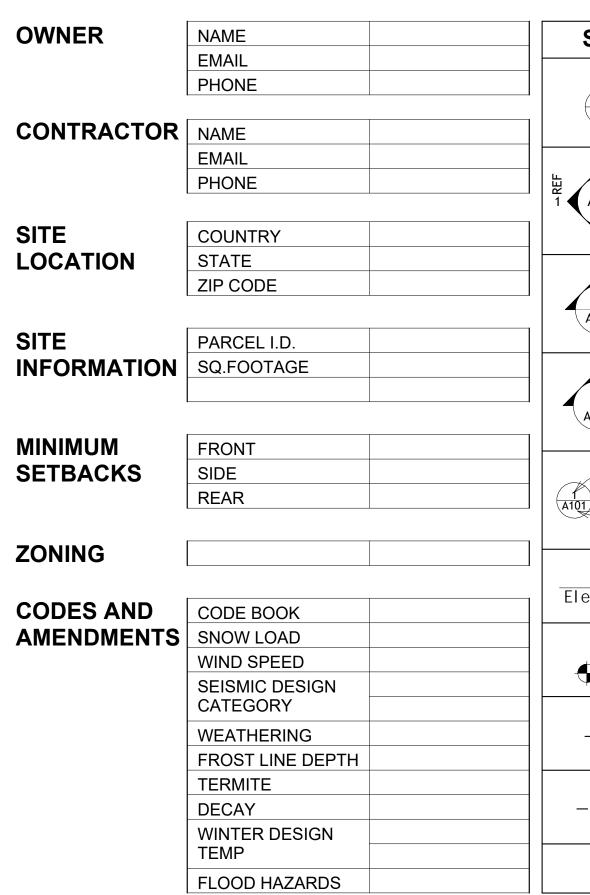
Frame Now

HOW TO BUILD

© [2024] [FrameUpNow] . All rights reserved

of the Material.

SCALE:



LINE LEGEND

DOOR OPENING DIRECTION

ROOM SEPARATOR

HIDDEN LINE

OVER HEAD

SYMBOLS	SYMBOLS NAME	PAGE INDEX	
VIEW		G101	COVER SHEET
NUMBER		A101	FLOOR PLAN
A101 SHEET	CALLOUT HEAD	A102	DIMENSION PLAN
NUMBER		S101	FOUNDATION PLAN
1 REF		S102	STRUCTURAL FLOOR PLAN
NUMBER	R INTERIOR ELEVATION	S103	FRAME LAYOUT
A101 1		S104	ROOF TRUSS LAYOUT
SHEET 1 REF NUMBER		A103	ROOF PLAN
REF VIEW		A201	ELEVATIONS
NUMBER	DI III DINIO EL EVATIONI	A202	ELEVATIONS
A101 SHEET NUMBER	BUILDING ELEVATION	A301	SECTIONS
		A401	DETAILS
• VIEW	SECTION	A402	CASEWORK DETAILS
NUMBER		A403	CASEWORK DETAILS
A101		E101	SCHEDULE
SHEET NUMBER		E102	LIGHTING PLAN
VIEW	DETAIL VIEW	E103	POWER PLAN
NUMBER		E104	DIMENSION PLAN FOR LIGHT FIXTURE
		E105	DIMENSION PLAN FOR FITTING
SHEET NUMBER		P101	COVER SHEET
	ELEVATION LEVEL	P102	WATER SUPPLY SYSTEM
Name evation		P103	SEWAGE SYSTEM
		P104	RISER DIAGRAM
		M101	HVAC PLAN
FLOOR LEVEL	SPOT ELEVATION	M102	HVAC SECTION
0'-2"	OI OI LLEVATION	M103	RISER DIAGRAM
FLOOR			

FLOOR SLOPE

ROOF SLOPE

CALL OUT BOUNDRY — — — — —

ROOF SLOPE ELEVATION

SLOPE DIRECTION

SLOPE DIRECTION

ROOF SLOPE

CUT LINE

GROUND CUT

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

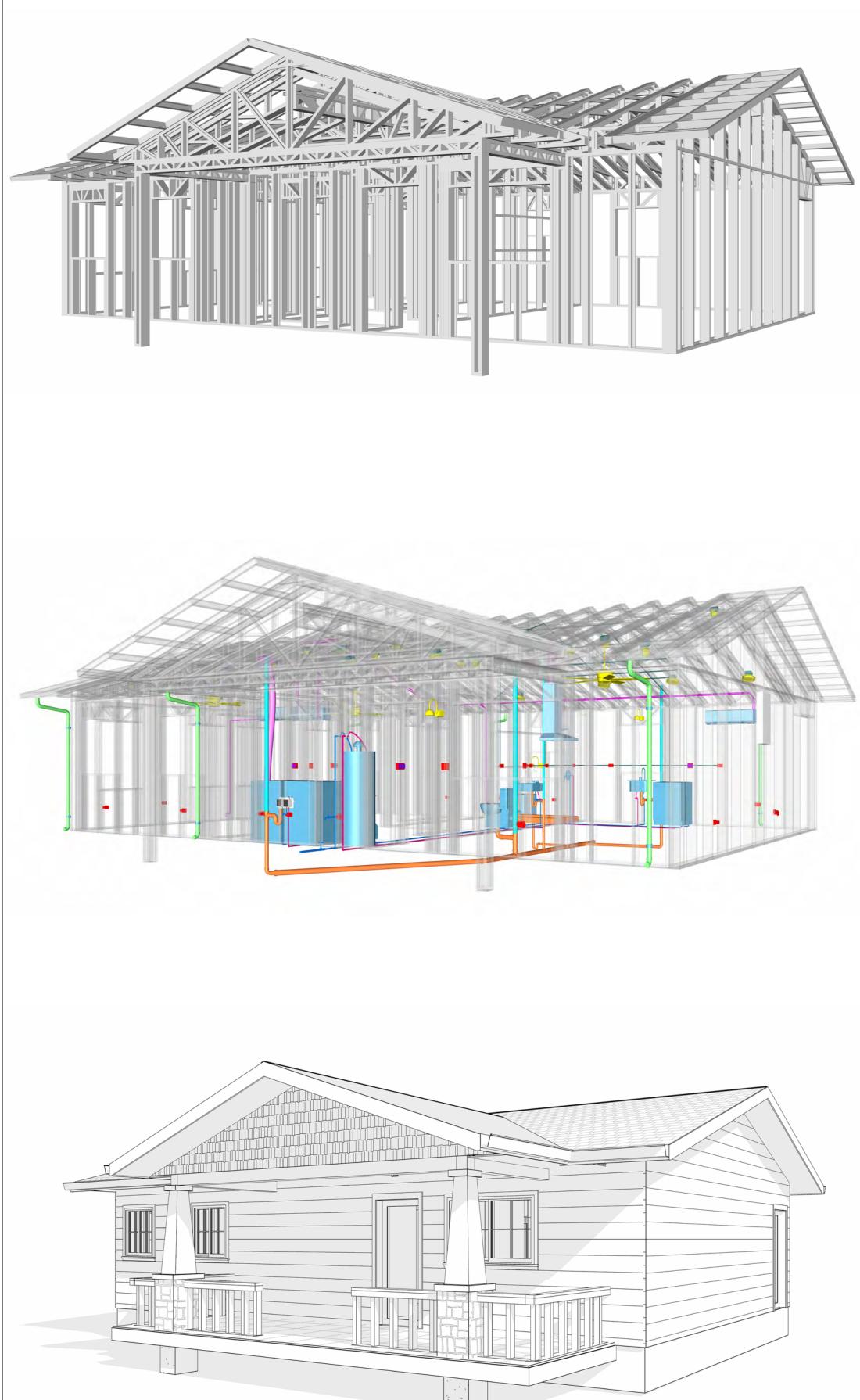


AFS	ACTION FLOOR SYSTEMS	
ASTM D698	AMERICAN SOCIETY FOR	
	TESTING AND MATERIAL	
CA	CASEWORK	
EL	ELECTRICAL	
F.F.E	FINISHED FLOOR ELEVATION	
F.F.L	FINISHED FLOOR LEVEL	
FTG	FOOTINGS	
HVAC	HEATING, VENTILATION & AIR	
	CONDITIONING	
IRC	INTERNATIONAL RESIDENCE	
	CODE	
IMC	INTERNATIONAL MECHANICAL	
IIVIC	CODE	
MAX.	MAXIMUM	
ME	MECHANICAL	
MIN.	MINIMUM	
NO.	NUMBER	
O.C	ON CENTER	
OSB	ORIENTED STRAND BOARD	
PL	PLUMBING	
PSI	POUNDS PER SQUARE INCH	
PVC	POLYVINYL CHLORIDE	
REF	REFERENCE	
RG	RIGHT GARAGE	
SE	SPECIAL EQUIPMENT	
SF	SQUARE FEET	
SIMP. STHD8		
SIIVII . STITIDO	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	
	EXISTING	
ΕX		
EX.		
FC	FLEXIBLE CONNECTION	
FC FCU		
FC	FLEXIBLE CONNECTION	
FC FCU	FLEXIBLE CONNECTION FAN COIL UNIT	
FCUFLR.	FLEXIBLE CONNECTION FAN COIL UNIT FLOOR	
FC FCU FLR. HC	FLEXIBLE CONNECTION FAN COIL UNIT FLOOR HEATING COIL AIR TO AIR HEAT EXCHANGER	
FC FCU FLR. HC HE HV	FLEXIBLE CONNECTION FAN COIL UNIT FLOOR HEATING COIL AIR TO AIR HEAT EXCHANGER HEATING AND VENTILATING UNIT	
FC FCU FLR. HC HE HV	FLEXIBLE CONNECTION FAN COIL UNIT FLOOR HEATING COIL AIR TO AIR HEAT EXCHANGER HEATING AND VENTILATING UNIT INLET VANES	
FC FCU FLR. HC HE HV	FLEXIBLE CONNECTION FAN COIL UNIT FLOOR HEATING COIL AIR TO AIR HEAT EXCHANGER HEATING AND VENTILATING UNIT	
FC FCU FLR. HC HE HV	FLEXIBLE CONNECTION FAN COIL UNIT FLOOR HEATING COIL AIR TO AIR HEAT EXCHANGER HEATING AND VENTILATING UNIT INLET VANES	
FC FCU FLR. HC HE HV IV MER	FLEXIBLE CONNECTION FAN COIL UNIT FLOOR HEATING COIL AIR TO AIR HEAT EXCHANGER HEATING AND VENTILATING UNIT INLET VANES MECHANICAL ROOM	
FC FCU FLR. HC HE HV IV MER MAX. MIN.	FLEXIBLE CONNECTION FAN COIL UNIT FLOOR HEATING COIL AIR TO AIR HEAT EXCHANGER HEATING AND VENTILATING UNIT INLET VANES MECHANICAL ROOM MAXIMUM MINIMUM	
FC FCU FLR. HC HE HV IV MER MAX. MIN. R/A	FLEXIBLE CONNECTION FAN COIL UNIT FLOOR HEATING COIL AIR TO AIR HEAT EXCHANGER HEATING AND VENTILATING UNIT INLET VANES MECHANICAL ROOM MAXIMUM MINIMUM RETURN AIR	
FC FCU FLR. HC HE HV IV MER MAX. MIN. R/A RCU	FLEXIBLE CONNECTION FAN COIL UNIT FLOOR HEATING COIL AIR TO AIR HEAT EXCHANGER HEATING AND VENTILATING UNIT INLET VANES MECHANICAL ROOM MAXIMUM MINIMUM RETURN AIR RECIPROCATING CHILLER UNIT	
FC FCU FLR. HC HE HV IV MER MAX. MIN. R/A RCU RF	FLEXIBLE CONNECTION FAN COIL UNIT FLOOR HEATING COIL AIR TO AIR HEAT EXCHANGER HEATING AND VENTILATING UNIT INLET VANES MECHANICAL ROOM MAXIMUM MINIMUM RETURN AIR RECIPROCATING CHILLER UNIT RETURN FAN	
FC FCU FLR. HC HE HV IV MER MAX. MIN. R/A RCU RF S/A	FLEXIBLE CONNECTION FAN COIL UNIT FLOOR HEATING COIL AIR TO AIR HEAT EXCHANGER HEATING AND VENTILATING UNIT INLET VANES MECHANICAL ROOM MAXIMUM MINIMUM RETURN AIR RECIPROCATING CHILLER UNIT RETURN FAN SUPPLY AIR	
FC FCU FLR. HC HE HV IV MER MAX. MIN. R/A RCU RF	FLEXIBLE CONNECTION FAN COIL UNIT FLOOR HEATING COIL AIR TO AIR HEAT EXCHANGER HEATING AND VENTILATING UNIT INLET VANES MECHANICAL ROOM MAXIMUM MINIMUM RETURN AIR RECIPROCATING CHILLER UNIT RETURN FAN	

ABBREVIATION

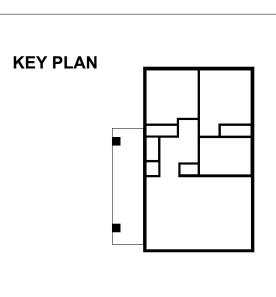
AFS

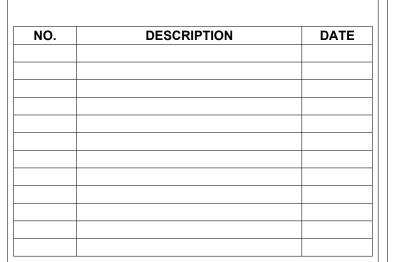
ACTION FLOOR SYSTEMS



240-EMBER-960-2Bd1Ba CRAFTSMAN-BASE-550







NOTE:

LEGEND:

PROJECT

240-EMBER-960-2Bd1Ba CRAFTSMAN-BASE-550

DRAWING NAME

COVER SHEET

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/13/2025 5:21:47 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	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.
- - THE TYPICAL THICKNESS OF LATEX WALL PAINT IS 1/32 OF AN INCH FOR A SINGLE COAT. AND
 - DOUBLE COAT (1/16") SHALL BE APPLIED FOR DURABILITY.

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

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

ABOUT FLOORS:

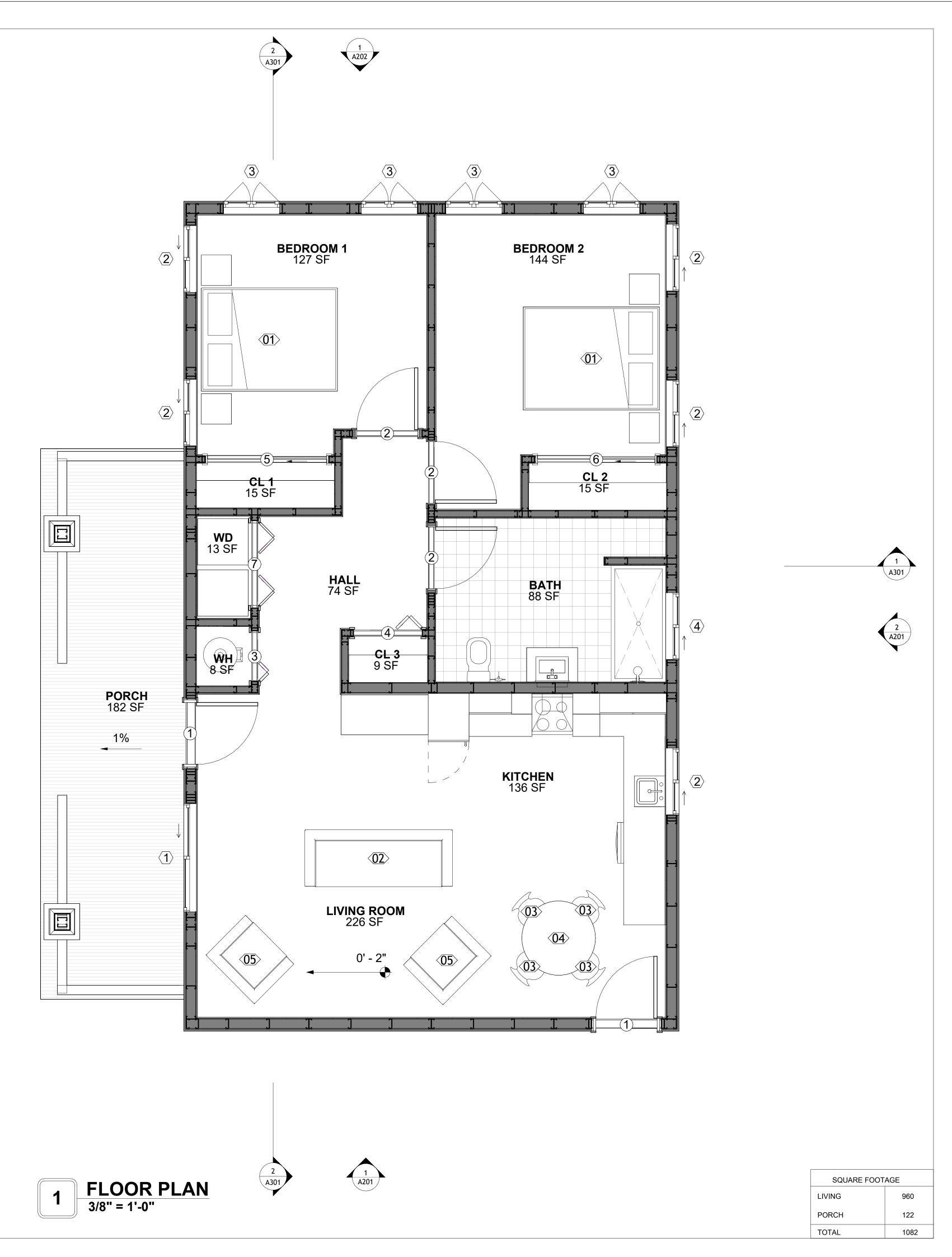
- THE SPOT ELEVATION INDICATES THE FINISHED FLOOR ELEVATION.
- FINISHED FLOORS PER PLANS.
- FIELD VERIFY FOR DIMENSION DROP 4" FOR SHOWER AND BATHTUB USE.
- 1% SLOPE ON OUTDOOR BALCONIES FOR WATER RUN OFF.
- 2% SLOPE TOWARDS THE SHOWER DRAIN FOR SUFFICIENT DRAINAGE.
- 4" DROP AT THE DOOR LEADING TO EXTERIOR 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	
0.4	WING OUTE DED		
01	KING SIZE BED	2	
02	THREE SEAT SOFA	1	
03	DINING CHAIR	4	
04	COFFE TABLE	1	
05	ONE SEAT SOFA	2	

ROOM FINISH SCHEDULE							
ROOM NUMBE R	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT	COM MEN TS
01	LIVING ROOM	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
02	KITCHEN	HARDWOOD	CONCRETE	WALL PAINTT + CERAMIC	DRY WALL	8' - 0"	
03	BEDROOM 1	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
04	BEDROOM 2	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
05	CL 1	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
06	CL 2	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
07	CL 3	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
08	WD	HARDWOOD	CONCRETE	CERAMIC TILE	DRY WALL	8' - 0"	
09	WH	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
10	HALL	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
11	BATH	VINYL TILES	CONCRETE	CERAMIC TILE	MRD	8' - 0"	
12	PORCH	PROCELAIN TILE	CONCRETE	CORRUGATED IRON SHEET	PLYWOOD	8' - 0"	





KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

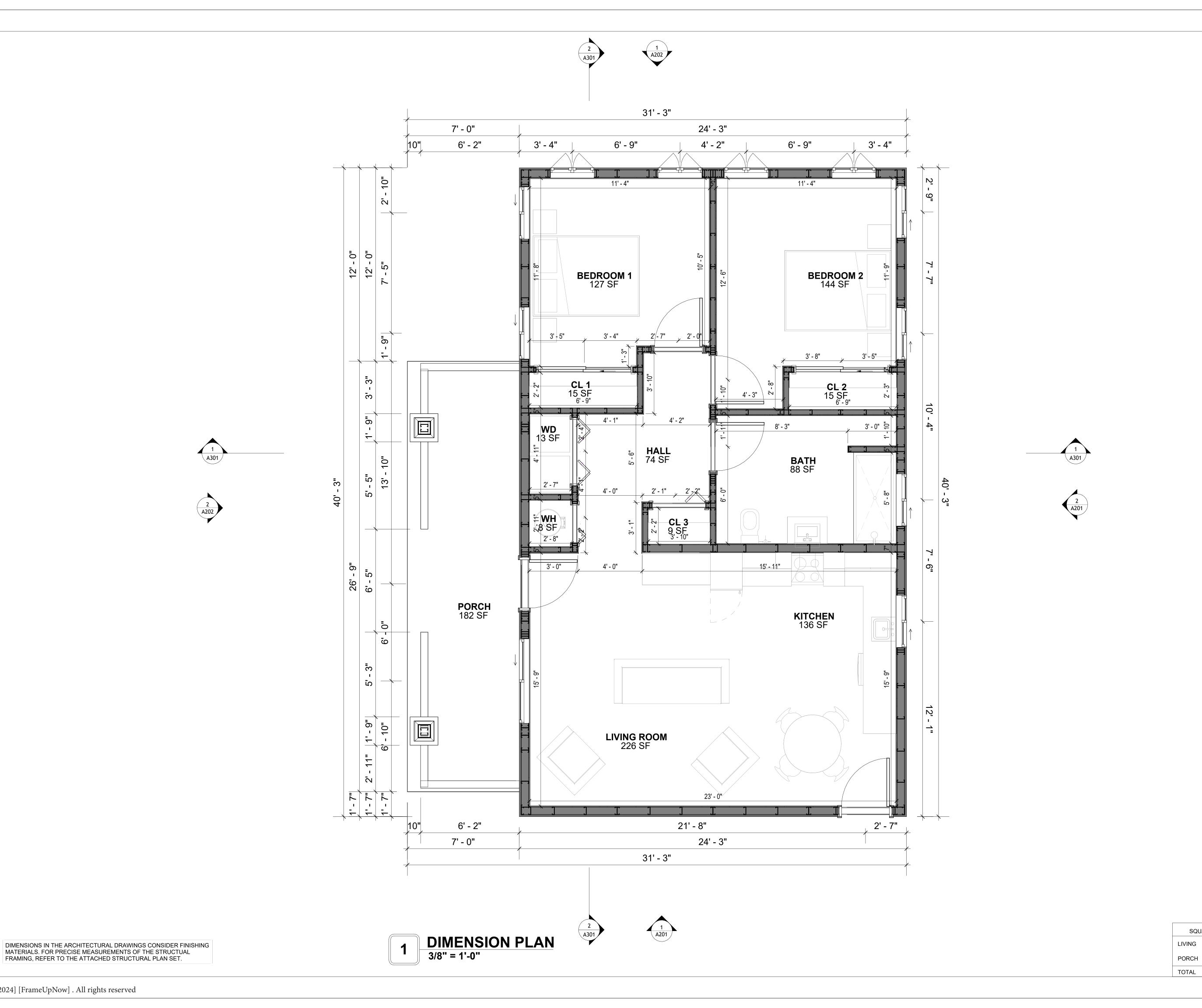
240-EMBER-960-2Bd1Ba **CRAFTSMAN-BASE-550**

DRAWING NAME

FLOOR PLAN

Client Name
0061_12
5/13/2025 5:21:48 PM
Designer
Author
Checker

A101





KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

240-EMBER-960-2Bd1Ba **CRAFTSMAN-BASE-550**

DRAWING NAME

DIMENSION PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/13/2025 5:21:50 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A102

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

SQUARE FOOTAGE

960

122

1082

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
- 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.
- ALL HARDWARE TO BE SIMPSON OR EQUIVALENT.
 EXTERIOR FRAME WALL TO BE SECURED WITH 1/2"X10" ANCHOR BOLTS 4'-0" O.C. FOR 1-STORY AND 2'-8" O.C. FOR 2-STORY. BOLTS SHALL BE LOCATED WITHIN 1'-0" OF EACH END PIECE AND SHALL HAVE A MIN. OF TWO BOLTS PER PIECE.
- -FOUNDATION ANCHOR STRAPS SHALL BE PERMITTED, ACCORDING TO RESIDENTIAL CODE
- ALL INTERIOR WALLS TO BE SECURED WITH POWER DRIVEN PINS PER MANUFACTURER SPECIFICATION USE PIN SPACING EQUIVALENT TO 1/2" ANCHOR BOLTS.
- ALL CONSTRUCTION TO CONFORM TO THE 2012 IRC
 R-10 RIGID INSULATION OUTSIDE OF EXTERIOR FOUNDATION WALLS UNDER LIVING AREA.
 CONCRETE PAD FOR CONDENSER THICKNESS IS 4" MIN UNLESS OTHERWISE NOTED.
- 3. CONCRETE CONSTRUCTION:

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

4. REINFORCEMENT:

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

- 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 SHALK IF IT GETS WET IT WILL HEAVE LIDWARD.
- SHRINK. IF IT GETS WET, IT WILL HEAVE UPWARD.

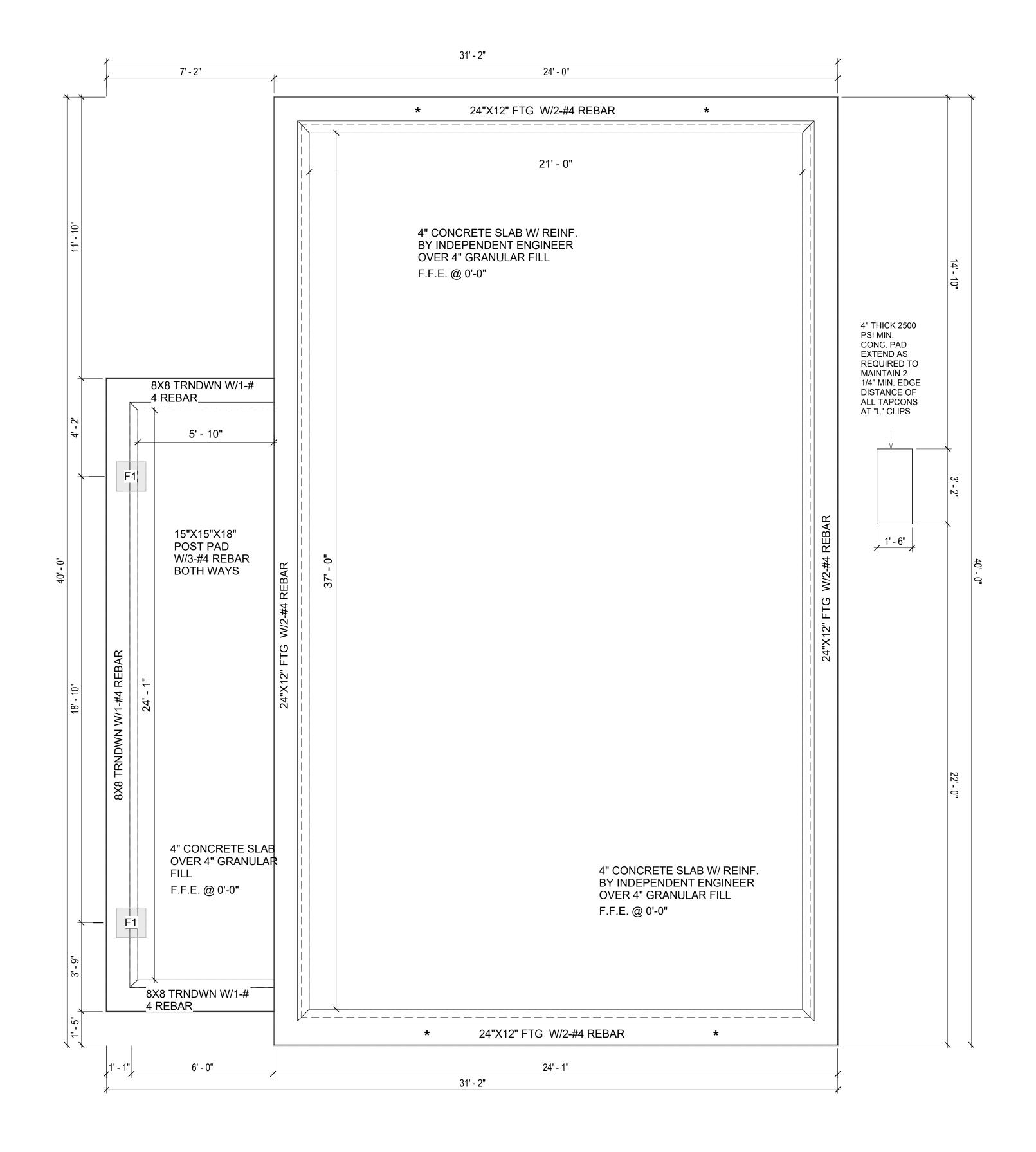
 3. SLABS ON THE SHORTER SIDE USES MAIN BARS ARE USED IN THIS DIRECTION ONLY WITH SMALLER DIAMETER DISTRIBUTION BARS ARE PLACED. FORMING A MAT OR GRID.
- ALL REINFORCEMENT BARS SIZE 10MM OR LARGER IN ACCORDANCE TO ASTM
 ANCHOR BOLTS AT ALL EXTERIOR WALLS SHALL BE MINIMUM 1/2 INCH DIAMETER WITH A
- MAXIMUM SPACING OF 6'-0" ON CENTER, UNLESS NOTED OTHERWISE.
- 4. ANCHOR BOLTS SHALL BE INSTALLED WITHIN 12 INCHES OF EACH END OF EACH SILL PLATE WITH AT LEAST TWO ANCHOR BOLTS FOR EACH BOLTS FOR EACH SILL PLATE LONGER THAN 12 INCHES.
- 5. SIMPSONS SILL ANCHORS MAYBE SUBSTITUTED FOR ANCHOR BOLTS AT THE SAME SPACING.

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

VERIFY THE FOLLOWING PRIOR TO POURING:

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

NOTE: FIELD VERIFY ALL DIMENSIONS SEE DIMENSIONED ARCHITECTURAL DRAWINGS



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

SQUARE FOOTAGE		
LIVING	960	
PORCH	122	
TOTAL	1082	



KEY PLAN

NO. DESCRIPTION DATE

NOTE:

LEGEND:

PROJECT

240-EMBER-960-2Bd1Ba CRAFTSMAN-BASE-550

DRAWING NAME

FOUNDATION PLAN

CLIENT NAME:

Client Name

PROJECT NUMBER:

0061_12

DATE:

5/13/2025 5:21:50 PM

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Checker

S101

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

GENERAL NOTES

NOTES:

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

A) **FOUNDATION PLAN NOTES**:

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

SPECIAL INSPECTION IS REQUIRED FOR THICKENED FOUNDATION CONSTRUCTION

- 1. REINFORCEMENT
- 2. 2300 PSI CONCRETE POUR

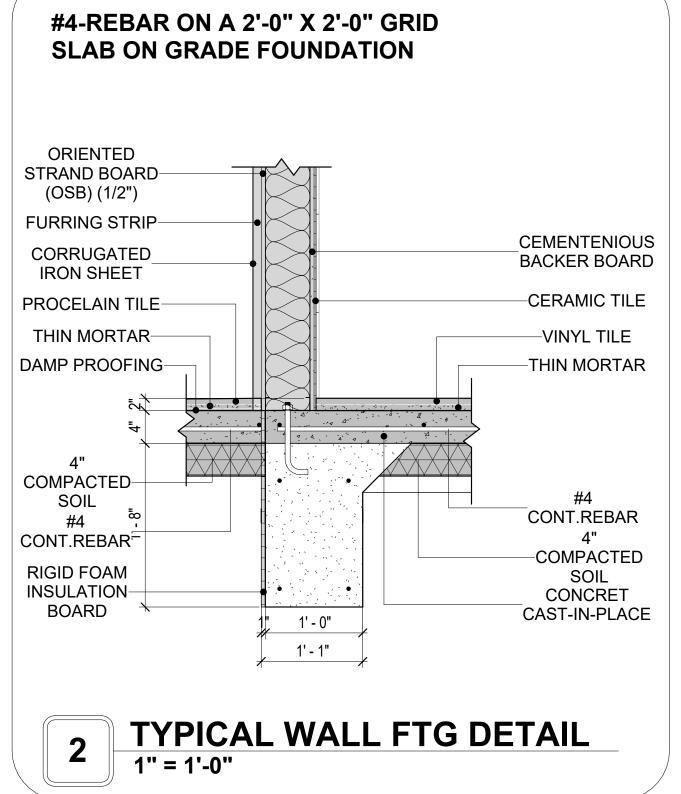
B) **REINFORCEMENT FOR CONCRETE**:

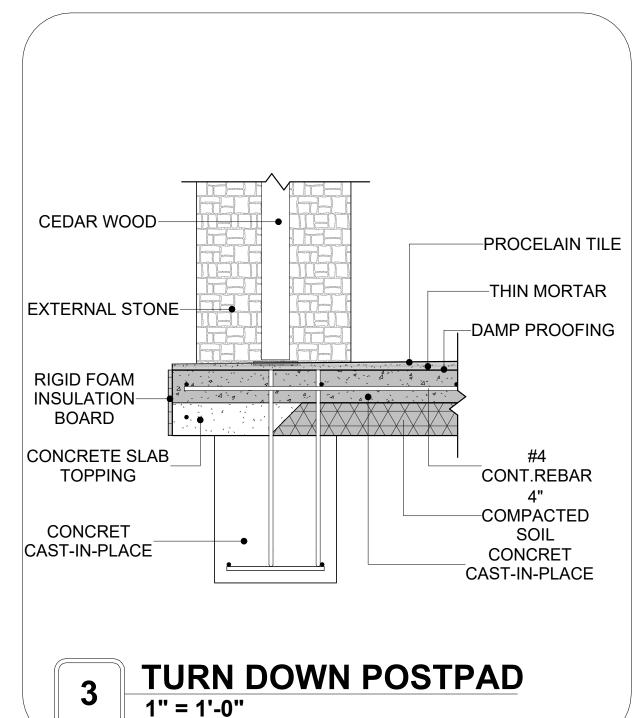
1. ALL REINFORCING SLABS BARS SIZE 10MM OR LARGER SHALL BE DEFORMED IN ACCORDANCE TO ASTM-A706, AND BARS SMALLER THAN 10 MM MAYBE PLAIN. 2. UNLESS OTHERWISE NOTED IN PLANS, THE YIELD STRENGTH OF REINFORCING BARS SHALL BE:

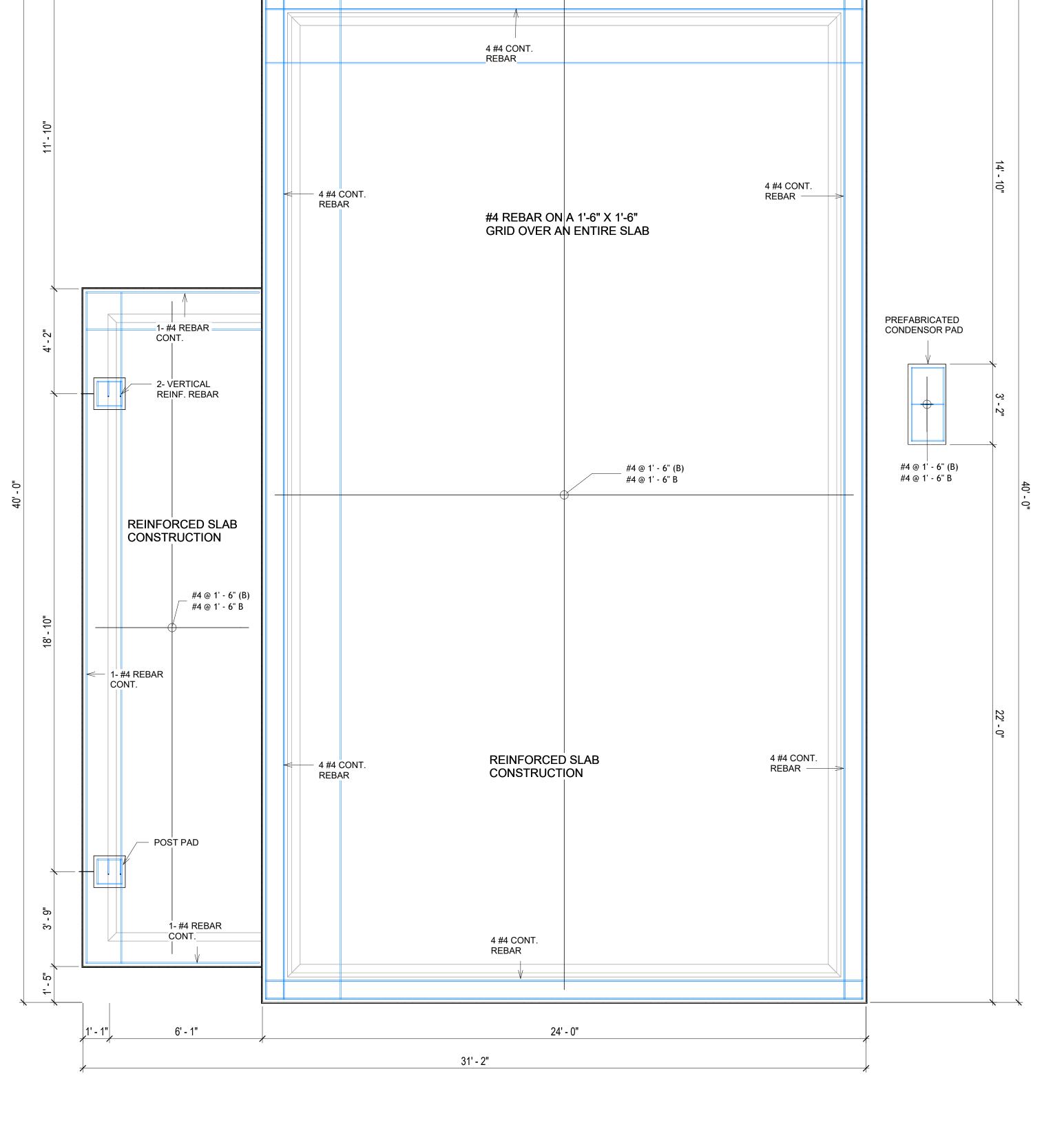
> A) FOOTING = 40,000 PSI B) NON-LOAD BEARING WALLS AND PARAPETS= 40,000 PSI

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

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







31' - 2"

7' - 2"

24' - 0"

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



KEY PLAN

DESCRIPTION DATE

NOTE:

LEGEND:

PROJECT

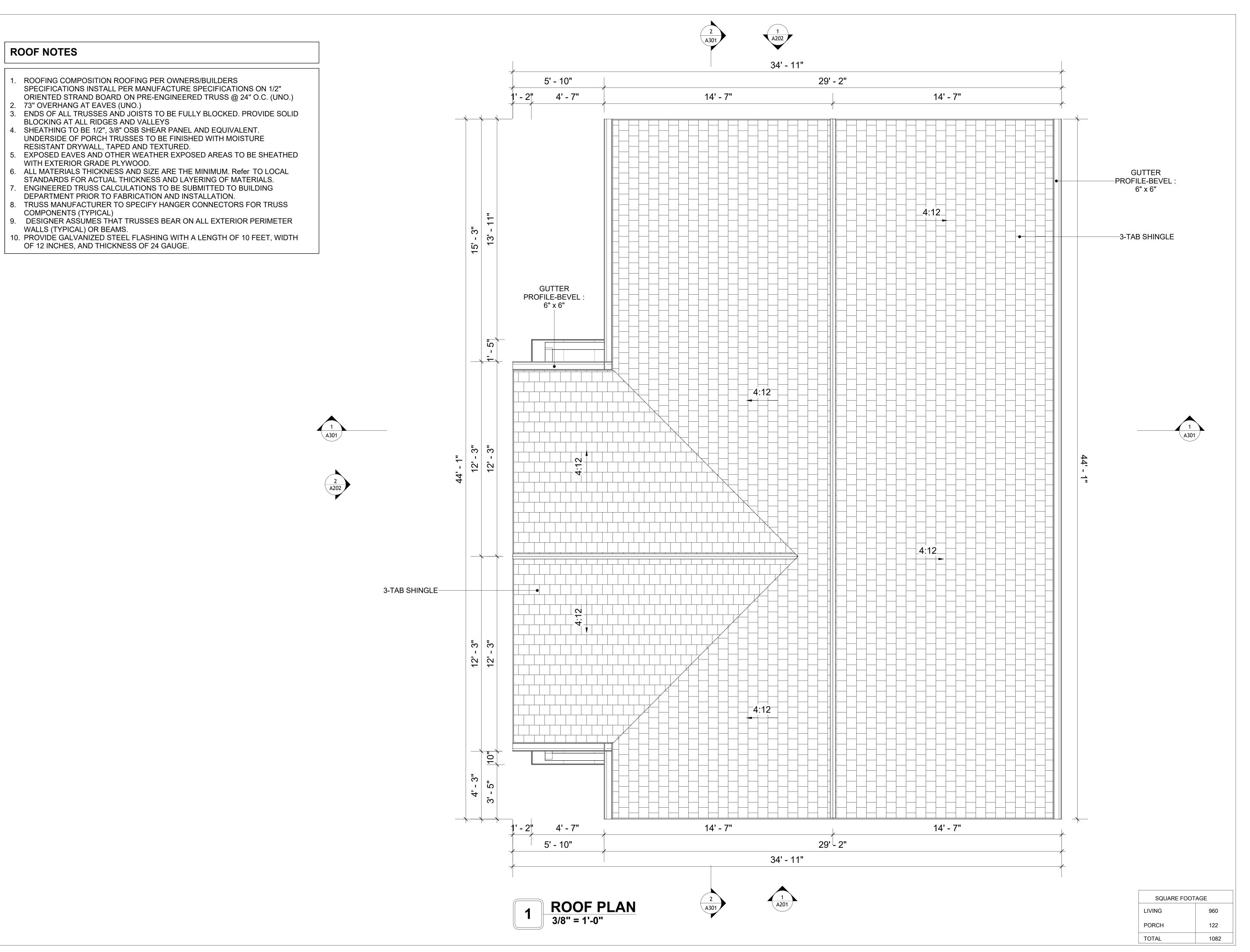
240-EMBER-960-2Bd1Ba **CRAFTSMAN-BASE-550**

DRAWING NAME

STRUCTURAL FLOOR PLAN

CLIENT NAME: **Client Name** PROJECT NUMBER: 0061_12 5/13/2025 5:21:51 PM Designer **DESIGNED BY:** DRAWN BY: **Author** CHECKED BY: Checker

S102





KEY PLAN

NO.	DESCRIPTION	DATE
	NO.	NO. DESCRIPTION

NOTE:

LEGEND:

PROJECT

240-EMBER-960-2Bd1Ba CRAFTSMAN-BASE-550

DRAWING NAME

ROOF PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/13/2025 5:21:53 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.

EXTERNAL STONE

THESE STONE PRODUCTS ARE MADE FROM A BLEND OF NATURAL AGGREGATES, CEMENT, AND OTHER PROPRIETARY MATERIALS.

THE STONE FINISH IS DIRECTLY ATTACHED TO COLD-FORMED STEEL (CS) FRAMING. (FOR COLUMN FINISH) EXTERNAL STONE CAN BE AN EXCELLENT EXTERIOR CLADDING OPTION FOR CS-FRAMED BUILDINGS. IN THIS SCENARIO, THE EXTERNAL STONE WOULD BE ADHERED TO THE CS FRAME USING A SCRATCH COAT AND MORTAR-BASED ADHESIVE.

CEDAR WOOD

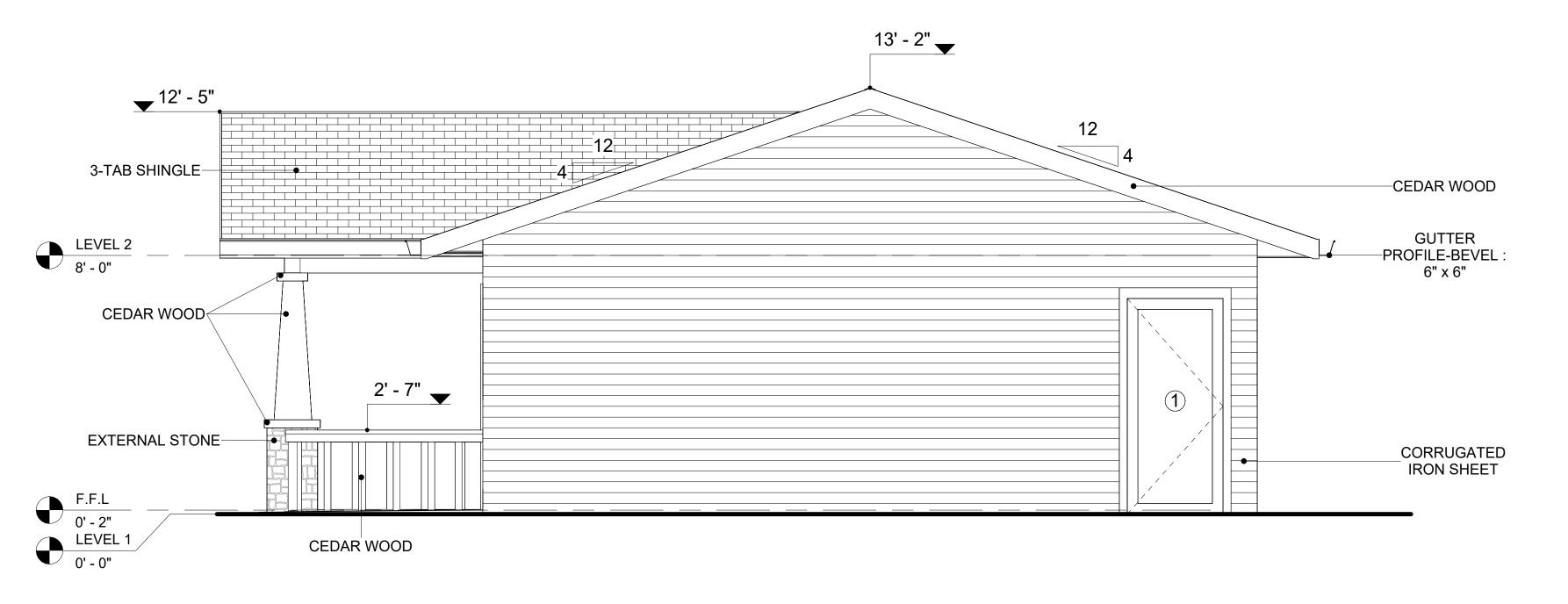
CEDAR WOOD REFERS TO THE WOOD FROM VARIOUS SPECIES OF CEDAR TREES, WHICH ARE CONIFEROUS EVERGREEN TREES KNOWN FOR THEIR DISTINCT AROMA AND NATURAL RESISTANCE TO DECAY AND INSECTS.

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

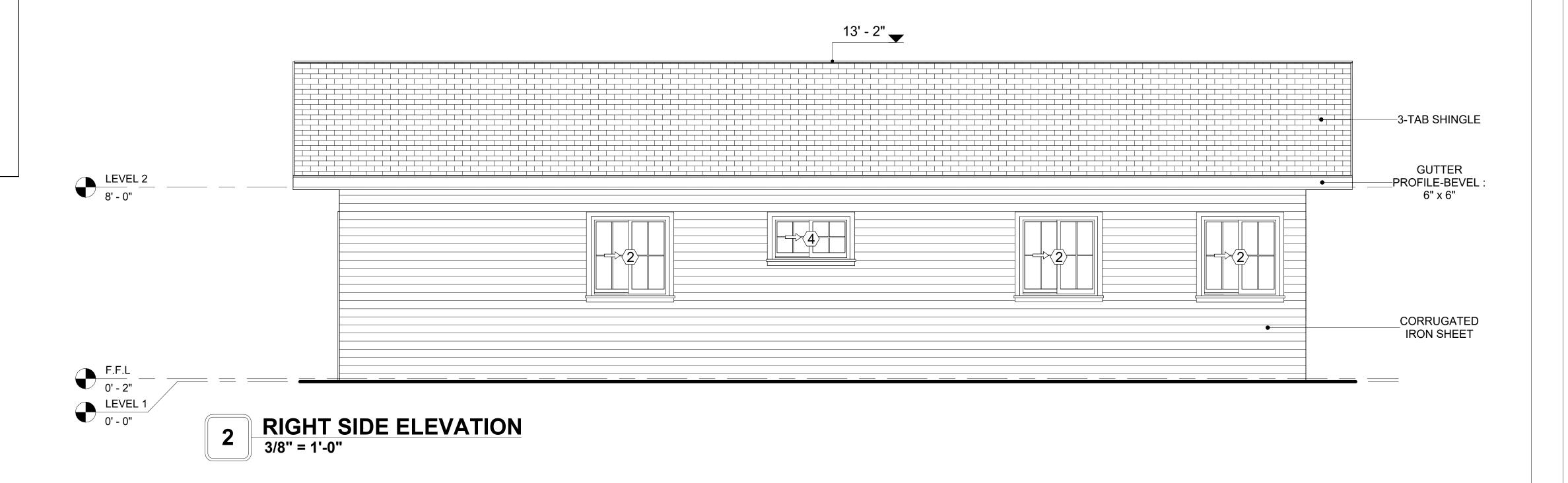
WOOD SHAKES

WOOD SHAKES ARE ROUGH-SAWN PIECES OF WOOD,
TYPICALLY MADE FROM CEDAR OR REDWOOD, USED FOR
ROOFING OR WALL CLADDING. THEY OFFER A RUSTIC,
TEXTURED LOOK BUT REQUIRE REGULAR MAINTENANCE FOR
DURABILITY AND PROTECTION AGAINST THE ELEMENTS.

IN THIS SPECIFIC PROJECT, WOOD SHAKES ARE APPLIED AT THE TOP OF THE EXTERNAL WALL, CREATING AN EYE-CATCHING DETAIL THAT COMPLEMENTS THE OVERALL ARCHITECTURE AND ENSURES A STURDY, WEATHER-RESISTANT FINISH.





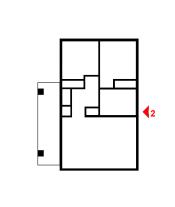


DOOR SCHEDULE						
TYPE				SIZE		
MAR K	SUPPLIER	DOOR TYPE	LOCATIO N	WIDTH	HEIGHT	COUNT
1	HOME DEPOT	EXTERIOR SINGLE PANEL SWINGING	INTERIOR	3' - 0"	6' - 8"	2
2	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	3' - 0"	6' - 8"	3
3	HOME DEPOT	SINGLE FOLD 2	INTERIOR	2' - 4"	6' - 8"	1
4	HOME DEPOT	SINGLE FOLD 2	INTERIOR	3' - 3"	6' - 8"	1
5	HOME DEPOT	INTERIOR DOUBLE PANEL SLIDING	INTERIOR	5' - 10"	6' - 8"	1
6	HOME DEPOT	INTERIOR DOUBLE PANEL SLIDING	INTERIOR	5' - 9"	6' - 8"	1
7	HOME DEPOT	DOOR-BIFOLD_9052	INTERIOR	4' - 0"	6' - 8"	1

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



KEY PLAN



NO. DESCRIPTION DATE

NOTE:

LEGEND:

PROJECT

240-EMBER-960-2Bd1Ba CRAFTSMAN-BASE-550

DRAWING NAME

ARCHITECTURAL ELEVATIONS

CLIENT NAME:

PROJECT NUMBER:

0061_12

DATE:

5/13/2025 5:21:54 PM

DESIGNED BY:

DRAWN BY:

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.

EXTERNAL STONE

THESE STONE PRODUCTS ARE MADE FROM A BLEND OF NATURAL AGGREGATES, CEMENT, AND OTHER PROPRIETARY MATERIALS.

THE STONE FINISH IS DIRECTLY ATTACHED TO COLD-FORMED STEEL (CS) FRAMING. (FOR COLUMN FINISH) EXTERNAL STONE CAN BE AN EXCELLENT EXTERIOR CLADDING OPTION FOR CS-FRAMED BUILDINGS. IN THIS SCENARIO, THE EXTERNAL STONE WOULD BE ADHERED TO THE CS FRAME USING A SCRATCH COAT AND MORTAR-BASED ADHESIVE.

CEDAR WOOD

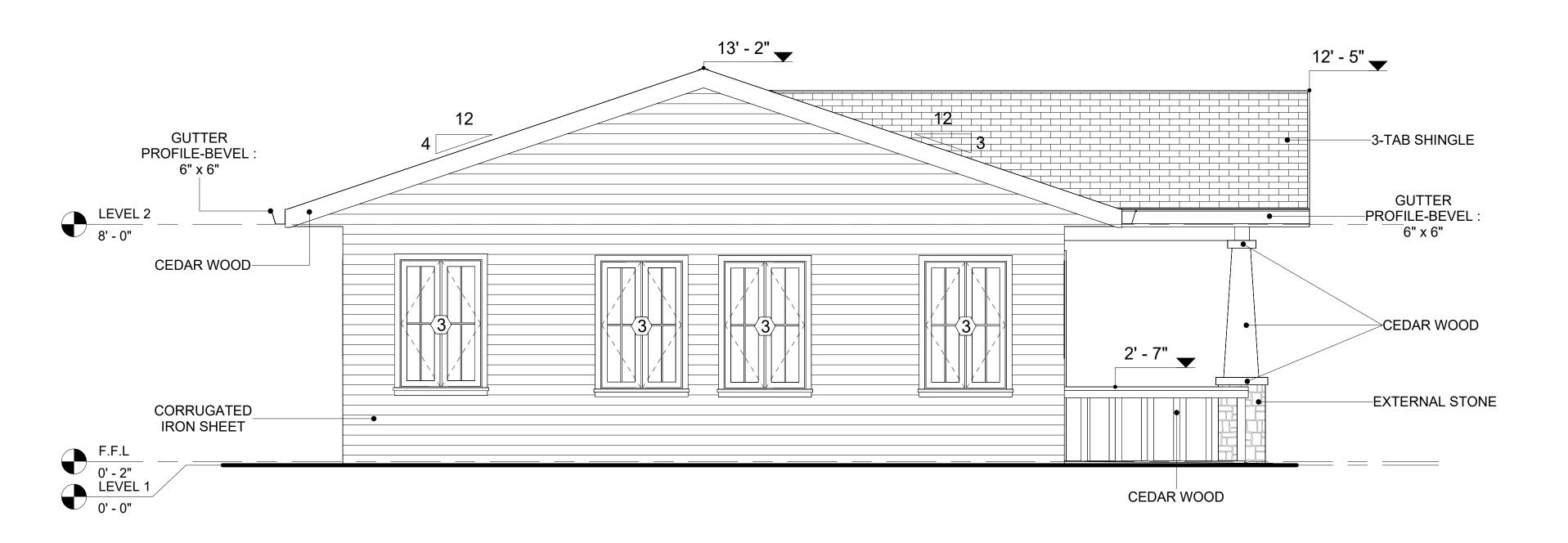
CEDAR WOOD REFERS TO THE WOOD FROM VARIOUS SPECIES OF CEDAR TREES, WHICH ARE CONIFEROUS EVERGREEN TREES KNOWN FOR THEIR DISTINCT AROMA AND NATURAL RESISTANCE TO DECAY AND INSECTS.

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

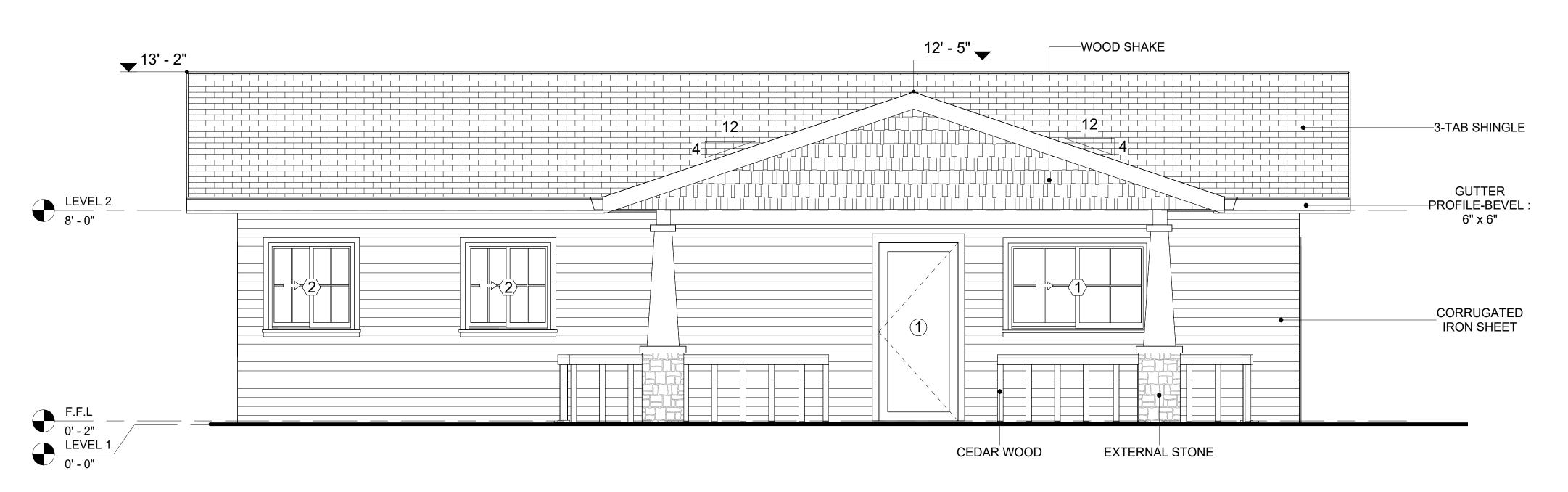
WOOD SHAKES

WOOD SHAKES ARE ROUGH-SAWN PIECES OF WOOD, TYPICALLY MADE FROM CEDAR OR REDWOOD, USED FOR ROOFING OR WALL CLADDING. THEY OFFER A RUSTIC, TEXTURED LOOK BUT REQUIRE REGULAR MAINTENANCE FOR DURABILITY AND PROTECTION AGAINST THE ELEMENTS.

IN THIS SPECIFIC PROJECT, WOOD SHAKES ARE APPLIED AT THE TOP OF THE EXTERNAL WALL, CREATING AN EYE-CATCHING DETAIL THAT COMPLEMENTS THE OVERALL ARCHITECTURE AND ENSURES A STURDY, WEATHER-RESISTANT FINISH.



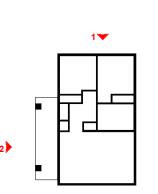
1 REAR ELEVATION
3/8" = 1'-0"



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



KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

240-EMBER-960-2Bd1Ba CRAFTSMAN-BASE-550

DRAWING NAME

ARCHITECTURAL ELEVATIONS

CLIENT NAME:

PROJECT NUMBER:

0061_12

DATE:

5/13/2025 5:21:56 PM

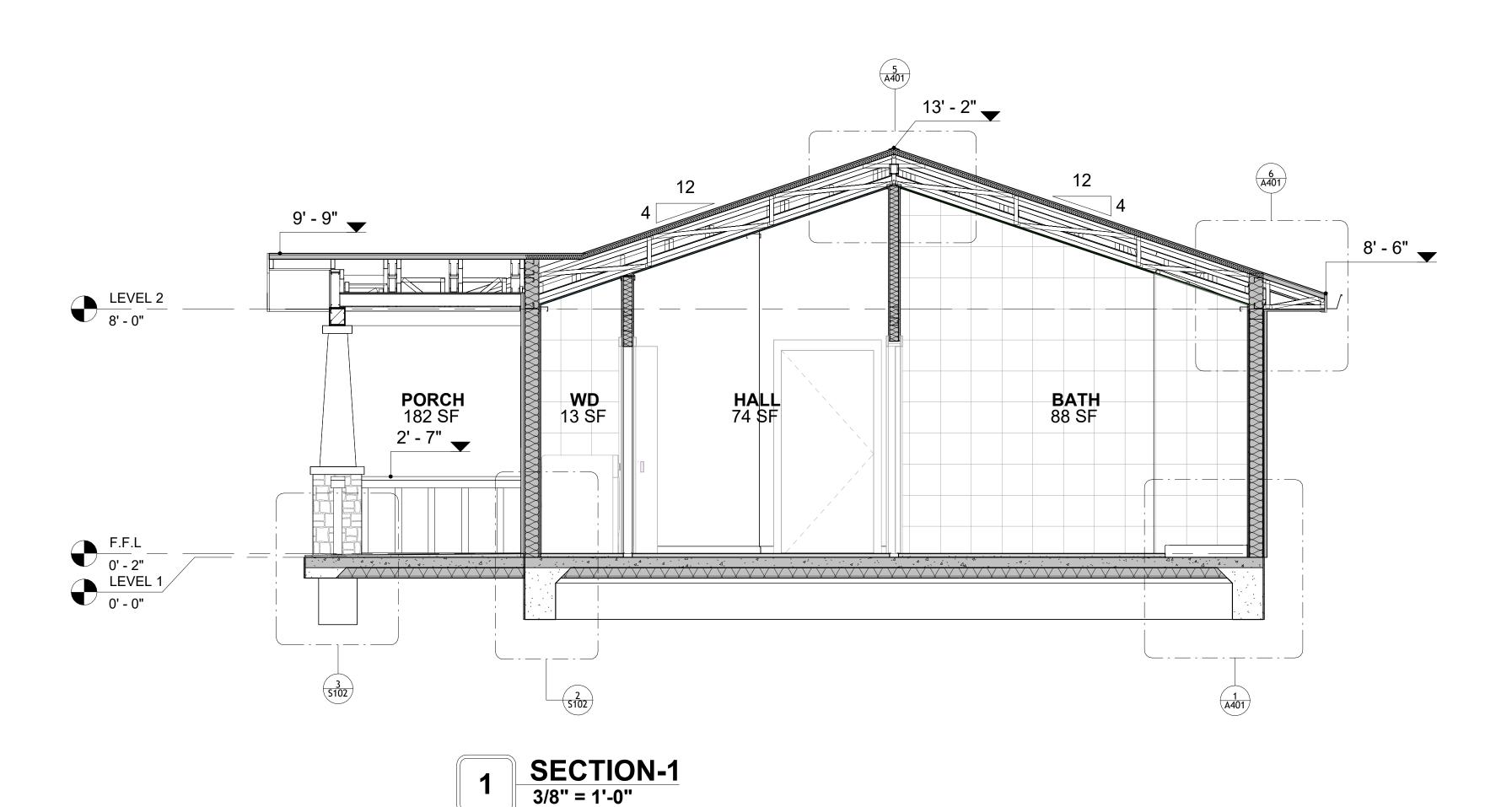
DESIGNED BY:

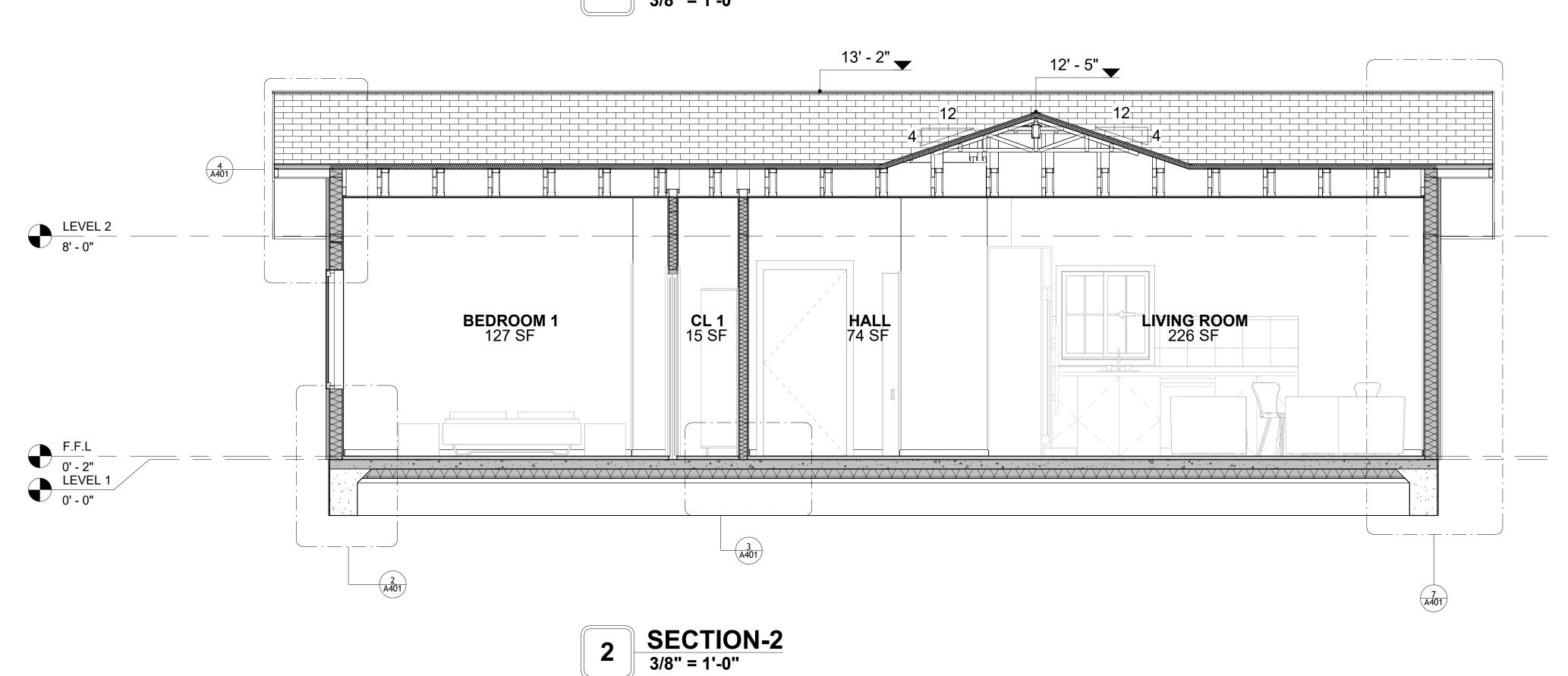
DRAWN BY:

CHECKED BY:

Checker

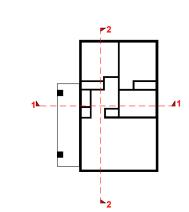
A202







KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

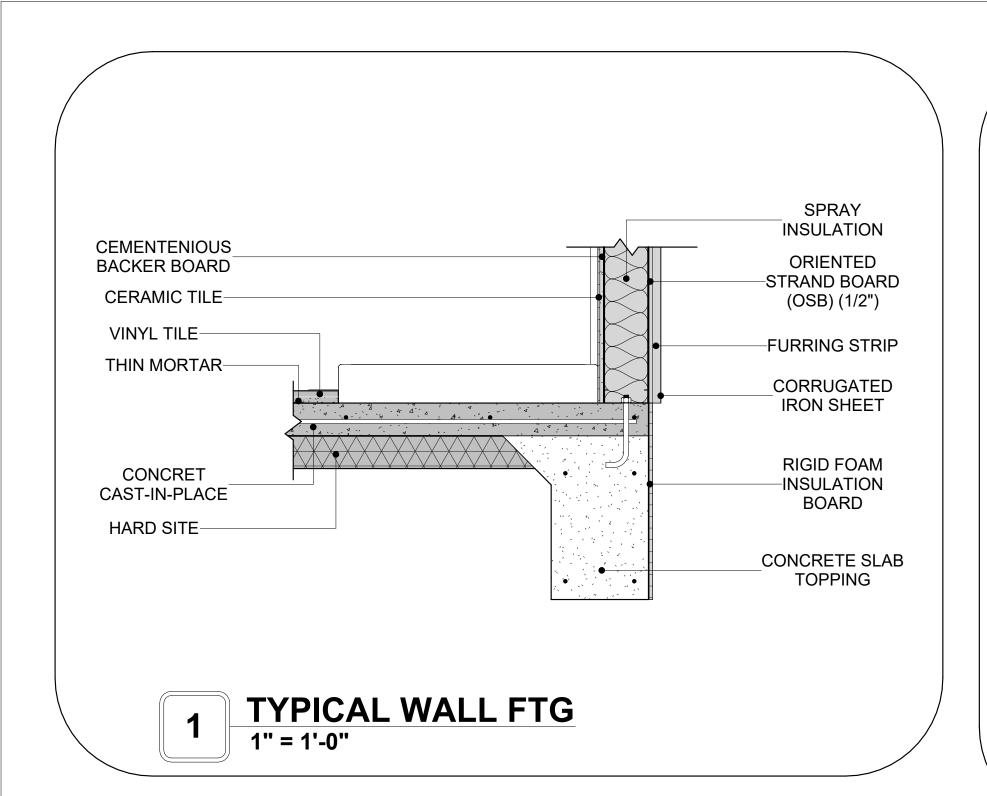
240-EMBER-960-2Bd1Ba CRAFTSMAN-BASE-550

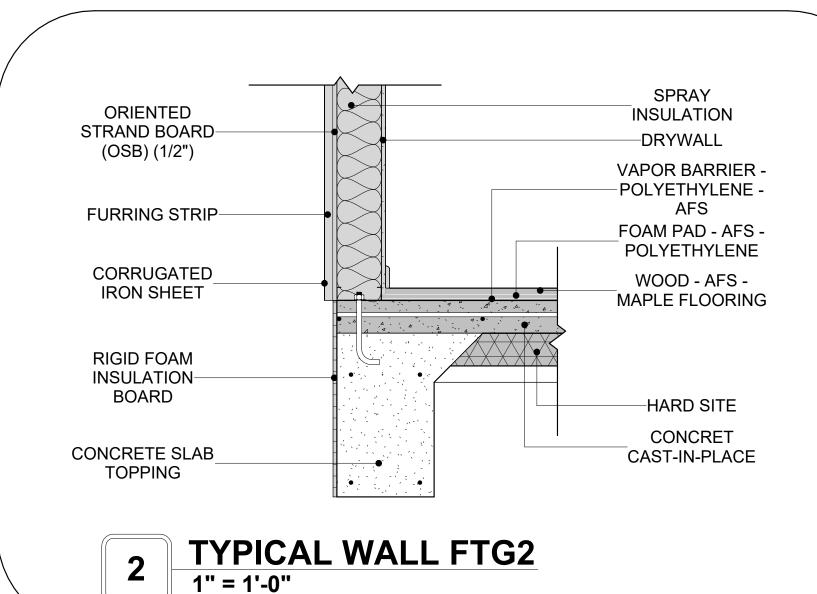
DRAWING NAME

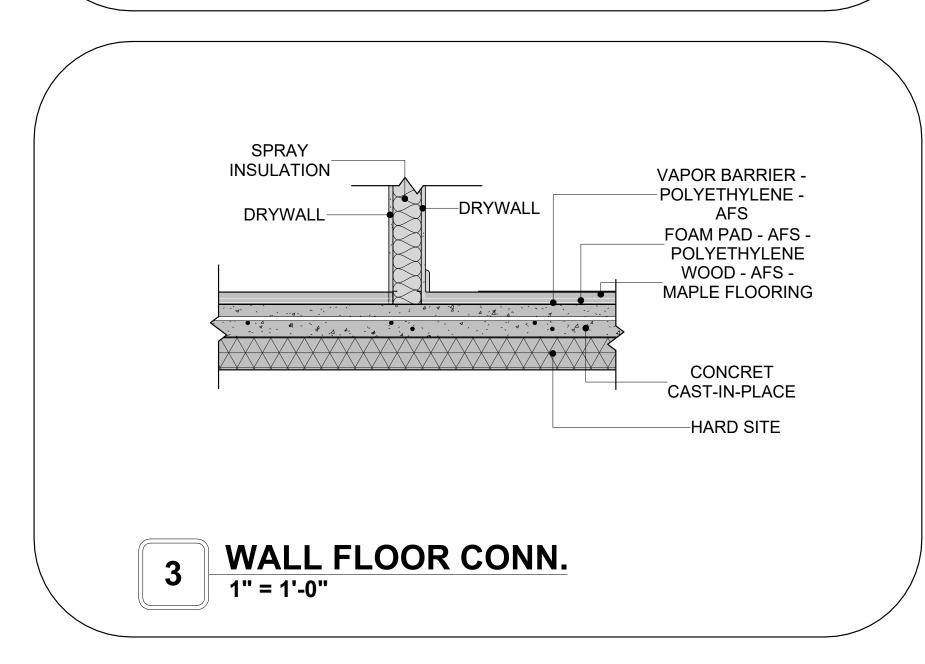
ARCHITECTURAL SECTIONS

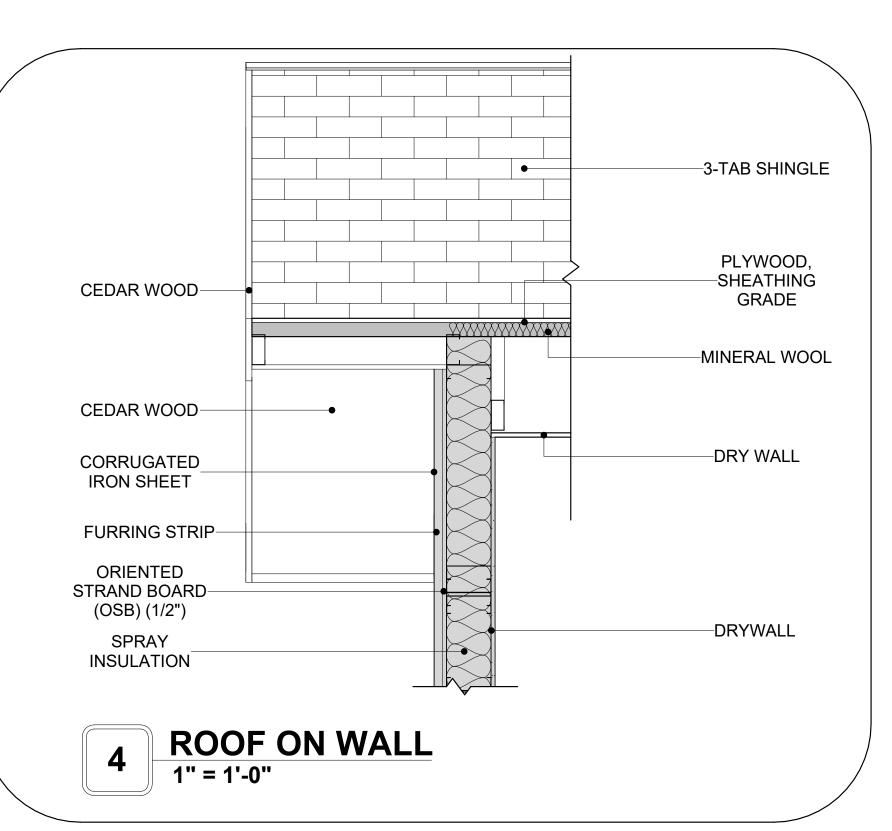
Client Name	CLIENT NAME:
0061_12	PROJECT NUMBER:
5/13/2025 5:21:57 PM	DATE:
Designer	DESIGNED BY:
Author	DRAWN BY:
Checker	CHECKED BY:

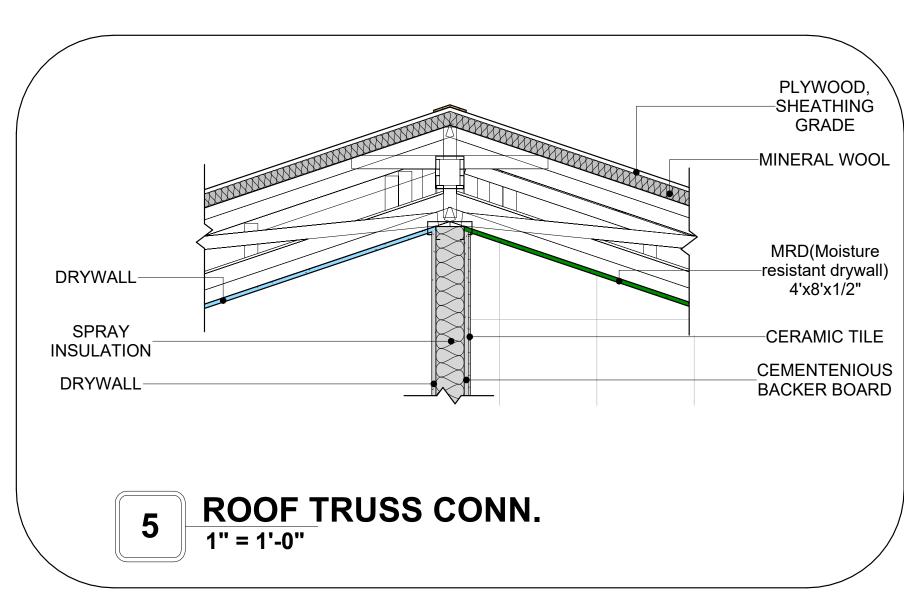
A301

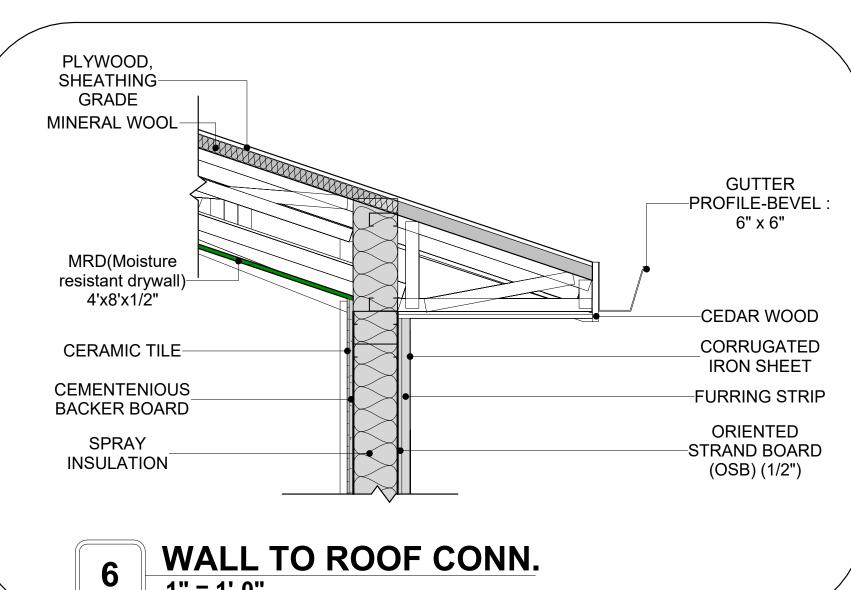


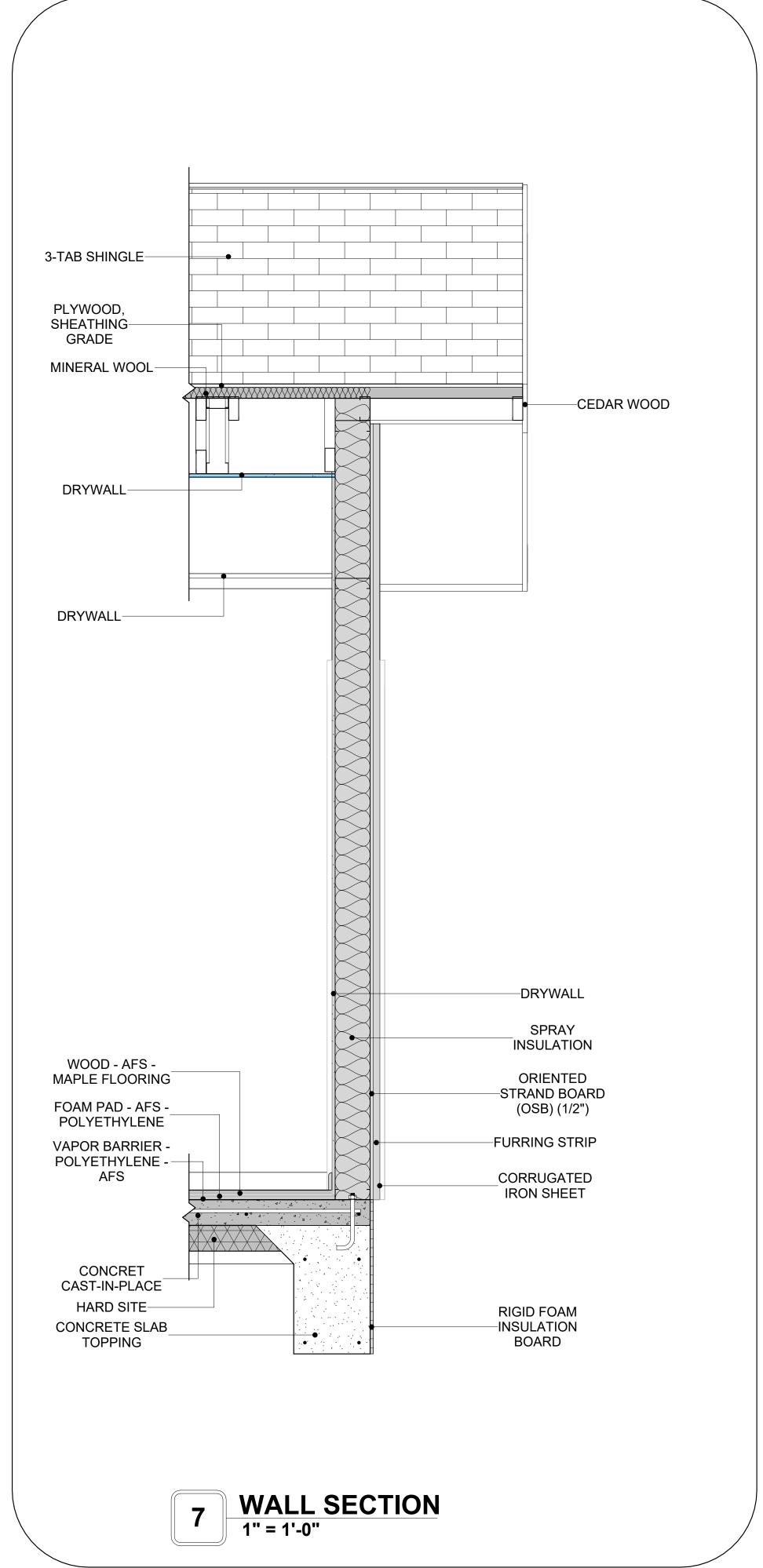














KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

240-EMBER-960-2Bd1Ba CRAFTSMAN-BASE-550

DRAWING NAME

ARCHITECTURAL DETAILS

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/13/2025 5:21:59 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A401

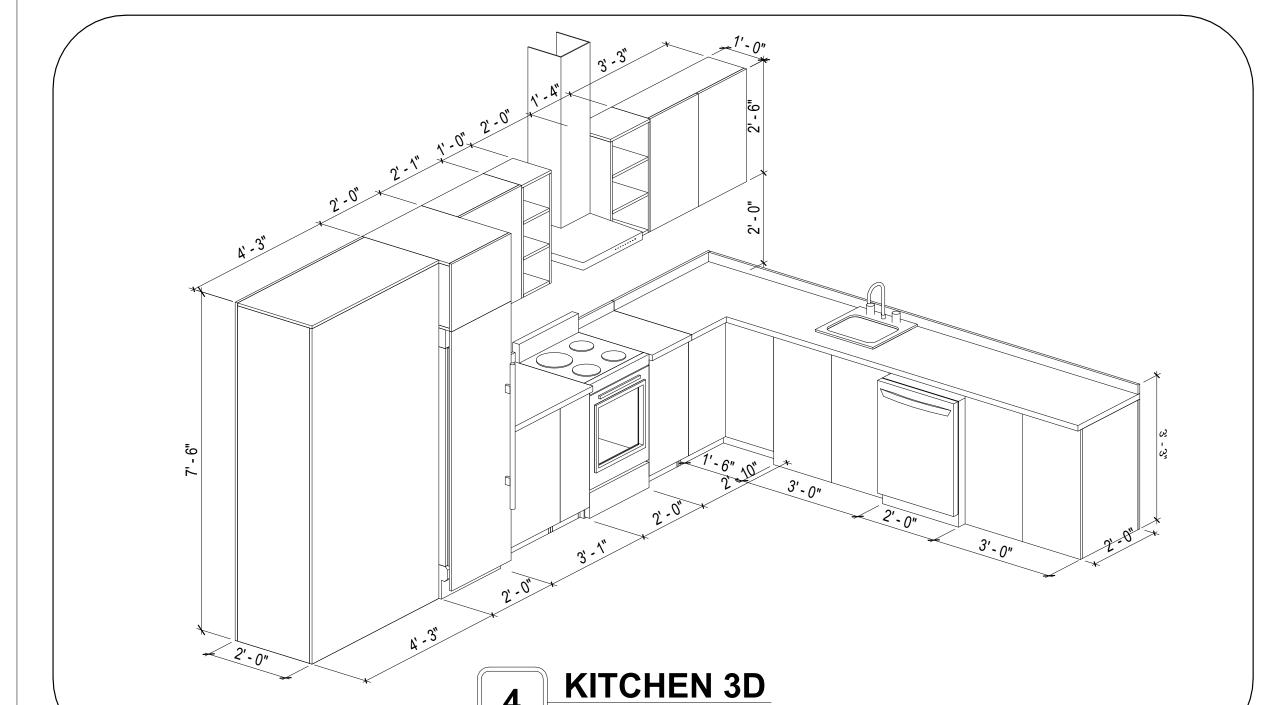
SCALE: 1" = 1'-0"

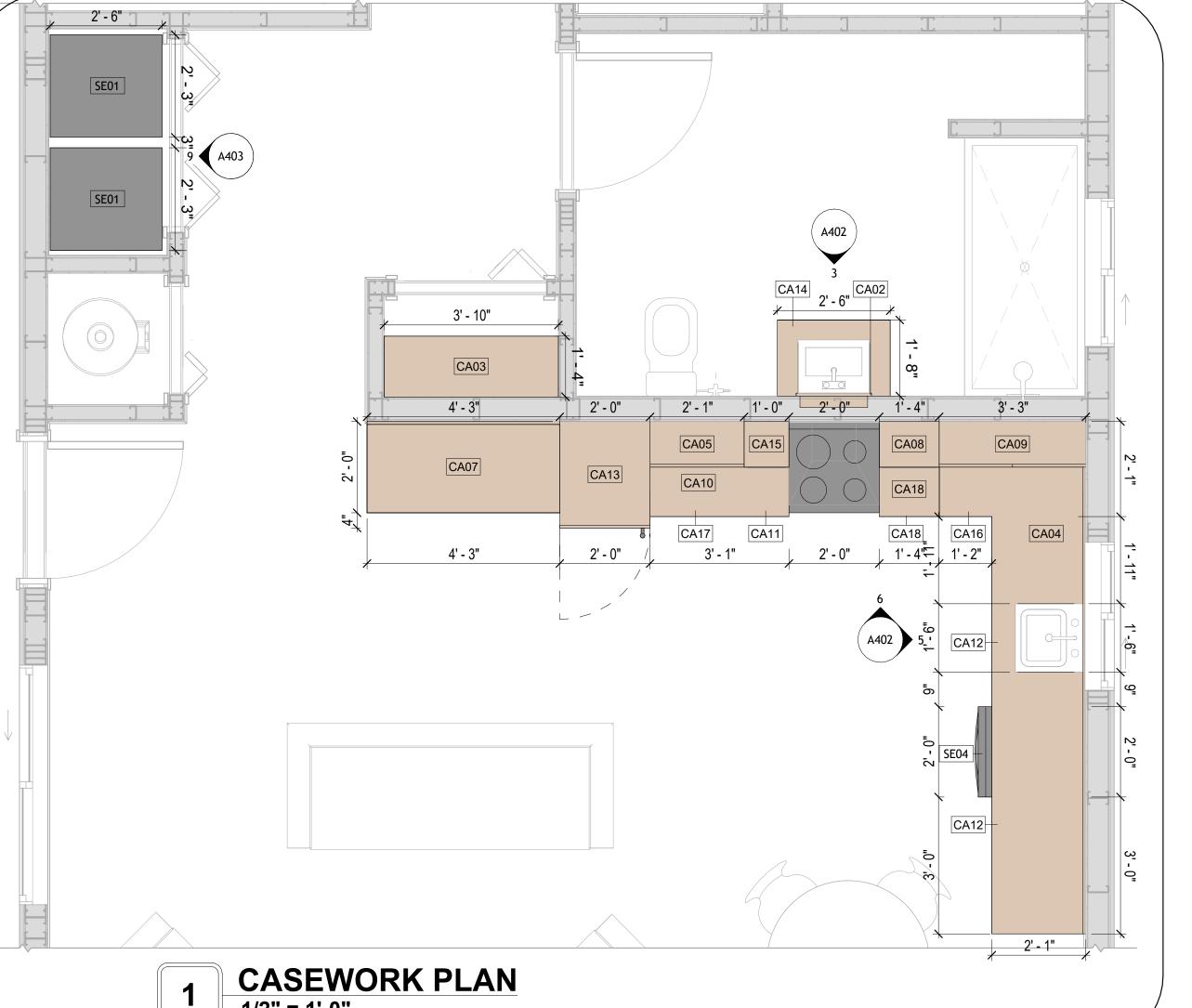
CASEWORK GENERAL NOTES

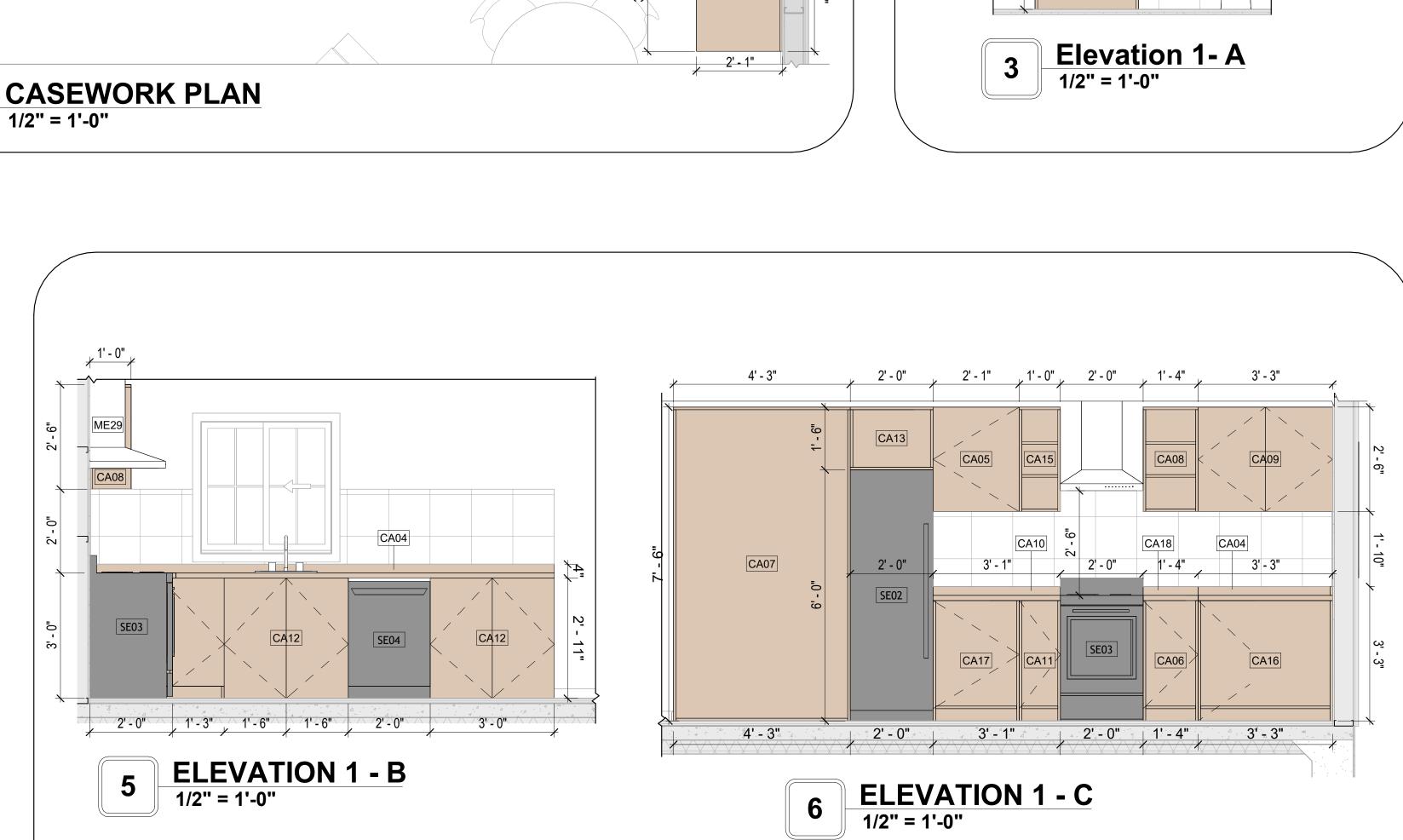
- ALL CABINET HEIGHTS INCLUDE COUNTERTOPS. DIMENSIONS ARE TO THE NEAREST INCH. DIVISIONS IN CASEWORK ARE SHOWN FOR CLARITY AND DO NOT REPRESENT BREAKS IN THE COUNTERTOP.
- PROVIDE CONTINUOUS COUNTERTOP OVER ALL SIMILAR HEIGHT CASEWORK, UNLESS AND OTHERWISE NOTED.
- MANUFACTURER AND CATALOG NUMBERS ARE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

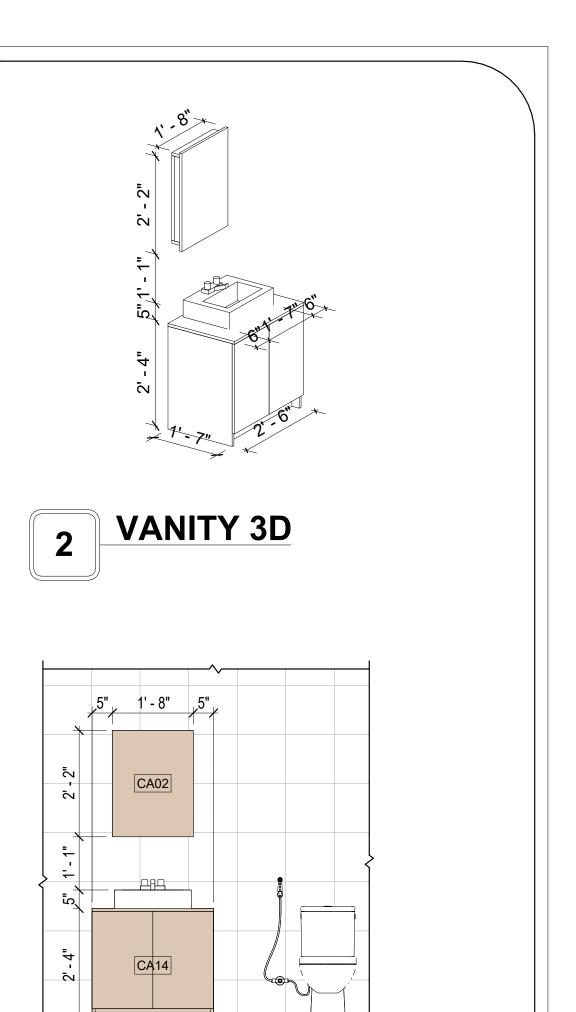
	CASEWORK SCHEDULE					
TYPE MAR K	TYPE	COUN T	HEIGHT	WIDTH	DEPTH	AREA
					T., .,	1.0.0=
01	CLOSET 5	2	6' - 0"	6' - 9"	1' - 4"	40 SF
02	RECESSED_MED_CABINET 2	1	2' - 0"	1' - 6"	0' - 3"	3 SF
03	CLOSET 3	1	6' - 0"	3' - 10"	1' - 4"	23 SF
04	HD_L-SHAPE_COUNTER_TOP W SINK HOLE 2	1	0' - 4"	4' - 6"	8' - 1"	1 SF
05	WALL_CABINET_SINGLE_DOOR	1	2' - 6"	2' - 1"	1' - 0"	5 SF
06	BASE_CABINET_SINGLE_DOOR 2	1	2' - 7"	1' - 4"	2' - 0"	3 SF
07	HD_TALL_CABINET_24	1	7' - 6"	4' - 3"	2' - 0"	32 SF
08	WALL FILLER	1	2' - 6"	1' - 4"	1' - 0"	3 SF
09	WALL_CABINET_DOUBLE_DOOR 2	1	2' - 6"	3' - 3"	1' - 0"	8 SF
10	HD_LINEAR_COUNTER_TOP 4	1	0' - 4"	3' - 1"	2' - 1"	1 SF
11	BASE_CABINET_SINGLE_DOOR 3	1	2' - 7"	1' - 0"	2' - 0"	3 SF
12	BASE_CABINET_DOUBLE_DOOR	2	2' - 11"	3' - 0"	2' - 0"	9 SF
13	REFRIGERATOR TOP	1	1' - 6"	2' - 0"	2' - 4"	3 SF
14	VANITY	1	2' - 4"	2' - 6"	1' - 8"	6 SF
15	WALL FILLER 2	1	2' - 6"	1' - 0"	1' - 0"	2 SF
16	BASE_CABINET_L-SHAPED	1	2' - 11"	3' - 3"	3' - 3"	9 SF
17	BASE_CABINET_SINGLE_DOOR	1	2' - 7"	2' - 1"	2' - 0"	5 SF
18	HD_LINEAR_COUNTER_TOP 3	1	0' - 4"	1' - 4"	2' - 1"	0 SF
GRAND	TOTAL	20				

SPECIALTY EQUIPMENT SCHEDULE				
TYPE MARK	TYPE	COUNT		
01	WASHER-FRONT-LOAD	2		
02	REFRIGERATOR	1		
03	RANGE	1		
04	DISHWASHER	1		









NO. DESCRIPTION DATE NOTE:

Tuscon,AZ, USA 888-864-0184

KEY PLAN

inquire@frameupnow.com www.frameupnow.com

LEGEND:

PROJECT

240-EMBER-960-2Bd1Ba **CRAFTSMAN-BASE-550**

DRAWING NAME

ARCHITECTURAL CASEWORK

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/13/2025 5:22:01 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A402

SCALE: As indicated



GRAND TOTAL: 5

GENERAL NOTES

1. THIS DRAWING DEPICTS THE HVAC (HEATING, VENTILATION, AND AIR CONDITIONING) SYSTEM FOR THE EMBER 2BD1BA CRAFTSMAN BASE. IT PROVIDES A VISUAL REPRESENTATION OF THE SYSTEM LAYOUT AND COMPONENTS.

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

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

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

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

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

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

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

AIR HANDLING UNIT-

HVAC PLAN

1/4" = 1'-0"

AIR HANDLING UNIT

Ø3/8" Ø3/4"

8' - 9"

2'-0" 4'-7"

AIR HANDLING UNIT

HOOD-WALL

EXHAUST FAN

-CONDENSER

12. ALL DUCTWORK PENETRATIONS THROUGH WALLS, FLOORS, OR CEILINGS SHALL BE PROPERLY SEALED AND FIRE-STOPPED USING APPROVED

METHODS AND MATERIALS TO MAINTAIN THE INTEGRITY OF THE BUILDING'S FIRE-RESISTANCE RATINGS. 13. HVAC EQUIPMENT SHALL BE INSTALLED LEVEL AND PLUMB, AND IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION

INSTRUCTIONS AND RECOMMENDATIONS. PROVIDE ADEQUATE CLEARANCES AROUND EQUIPMENT FOR PROPER AIRFLOW, SERVICE ACCESS, AND CODE COMPLIANCE.

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

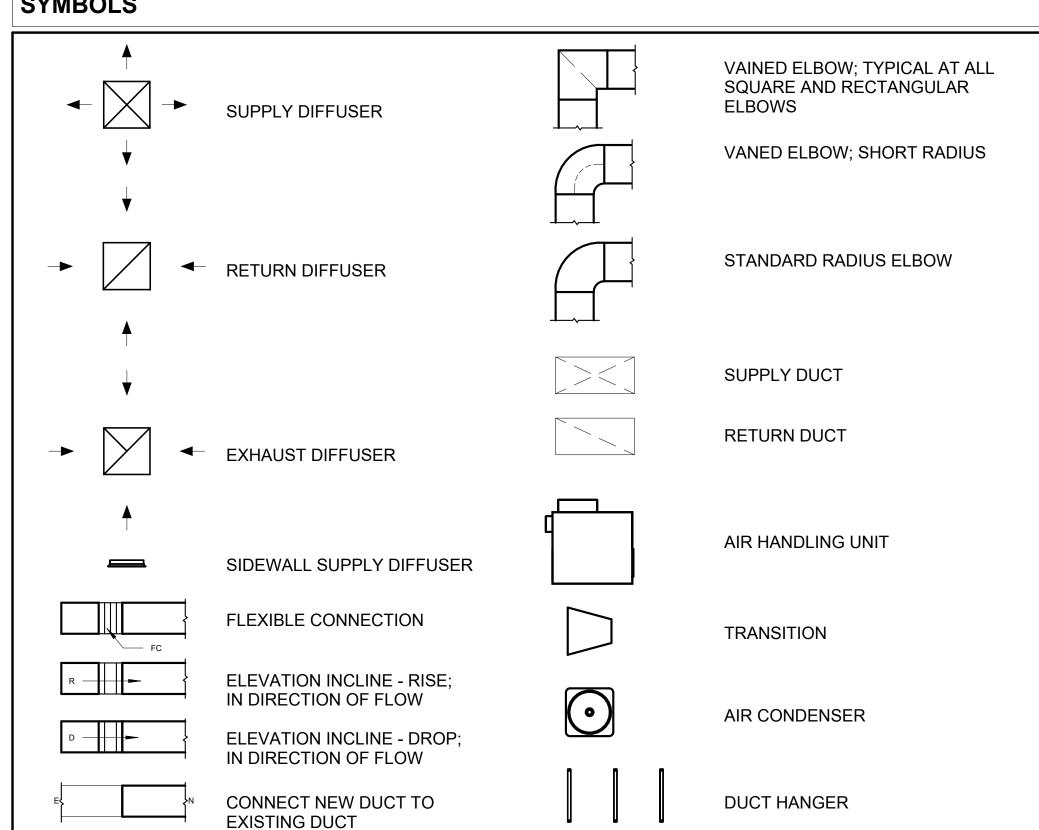
FOR EASY SERVICING AND MAINTENANCE. PROVIDE ADEQUATE SPACE AROUND EQUIPMENT FOR PROPER AIRFLOW AND SERVICE ACCESS.

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

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

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

SYMBOLS





AIR CONDITIONING PIPE

REFRIGERANT LINE SCHEDULE					
CATAGORY	DESCRIPTION	DIAMETER	LENGTH		
PIPE TYPES	COPPER	1/4"	1.68		
PIPE TYPES	COPPER	3/8"	63.88		
PIPE TYPES	COPPER	1/2"	1.68		
PIPE TYPES	COPPER	3/4"	75.92		

CATAGORY	DESCRIPTION	Size	Coun
			T
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	1/2"ø-1/2"ø	1
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	1/4"ø-1/4"ø	1
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	3/4"ø-3/4"ø	19
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	3/8"ø-3/8"ø	19
TEE - GENERIC	TEE - GENERIC: STANDARD	3/4"ø-3/4"ø-3/ 4"ø	3
TEE - GENERIC	TEE - GENERIC: STANDARD	3/8"ø-3/8"ø-3/ 8"ø	2
TRANSITION - GENERIC	TRANSITION - GENERIC: STANDARD	3/4"ø-1/2"ø	3
TRANSITION - GENERIC	TRANSITION - GENERIC: STANDARD	3/4"ø-5/8"ø	3
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	3		
CONDENSER	CONDENSER: OUT DOOR	1		
EXHAUST FAN EXHAUST FAN: 75 CFM 1				
	HOOD-WALL: VENT	1		

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

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

FLEX DUCT SCHEDULE					
DESCRIPTION DESCRIPTION LENGTH DIAMETER COUNT					
FLEX DUCT ROUND	FLEX-ROUND	12.71	4"	3	
GRAND TOTAL: 3		12.71		,	



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

240-EMBER-960-2Bd1Ba **CRAFTSMAN-BASE-550**

DRAWING NAME

HVAC PLAN

CLIENT NAME: Owner PROJECT NUMBER 15_0001 DATE: 5/10/2025 4:39:35 AM Designer DESIGNED BY: DRAWN BY: Author CHECKED BY: Checker

M101

SCALE: As indicated

© [2024] [FrameUpNow] . All rights reserved

ELECTRICAL NOTES

- 1. THIS DRAWING DEPICTS THE ELECTRICAL SYSTEM FOR 240-EMBER-960-2Bd1Ba CRAFTSMAN-BASE-550. IT PROVIDES A VISUAL REPRESENTATION OF THE ELECTRICAL LAYOUT AND COMPONENTS, INCLUDING POWER DISTRIBUTION, LIGHTING, AND CONTROL SYSTEMS.
- 2. THE ELECTRICAL SYSTEM IS DESIGNED TO MEET THE SPECIFIC REQUIREMENTS OF THE BUILDING, INCLUDING POWER DISTRIBUTION, LIGHTING, AND SPECIALIZED ELECTRICAL EQUIPMENT NEEDS, AS PER THE PROJECT SPECIFICATIONS AND APPLICABLE CODES AND STANDARDS.
- 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. VERIEV LOCATION OF SERVICE ENTRANCE WITH POWER COMPANY PROVIDE LIFER GROUND IN
- 13. VERIFY LOCATION OF SERVICE ENTRANCE WITH POWER COMPANY. PROVIDE UFER GROUND IN BUILDING FOUNDATION AT SERVICE ENTRANCE LOCATION.
- 14. PROVIDE A MIN. OF 20 FEET OF ONE *4 BARE COPPER UFER WIRE EMBEDDED IN CONCRETE FOOTING AT THE SERVICE ENTRANCE LOCATION WHERE APPROVED BY LOCAL SERVICE PROVIDER.
- 15. PROVIDE WATERPROOF FIXTURES IN ALL HIGH MOISTURE AREAS (EXTERIOR, SHOWER AND TUB
- CEILINGS ETC.)
 16. PROVIDE DEDICATED CIRCUITS TO EACH BATH, DEN, 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 960 @ 3W	2,880 W
3 APPLIANCE CIRCUITS	4,500 W
DRYER	2,000 W
WASHER	2,000 W
RANGE	5,000 W
WATER HEATER	5,000 W
REFRIG.	1,800 W
DISHWASHER & DISPOSAL	3000 W
TOTAL	26,180 W
FRIST 10,000 @ 100% REMAINDER @ 40% MINI. SPLIT UNITS	10,000 W 6,472 W 10,000 W
TOTAL	26,472 W

26,472 W DIVIDED BY 240V = 110 AMPS TOTAL

(USE 200 AMP SERVICE)

ELECTRICAL ABBREVIATIONS LIST

1P	1 POLE (2P, 3P, 4P, ETC.)	CTR	CENTER	HT	HEIGHT
A	AMPERE	CU	COPPER	HTG	HEATING
AC	ABOVE COUNTER OR AIR CONDITIONER	DCP	DOMESTIC WATER CIRCULATING PUMP	HTR	HEATER
ACLG	ABOVE CEILING	DEPT	DEPARTMENT	HV	HIGH VOLTAGE
ADO	AUTOMATIC DOOR OPENER	DET	DETAIL	HVAC	HEATING, VENTILATING AND AIR
AF	AMP FRAME	DIA	DIAMETER	CONDITIONING	CONDITIONING
AFF	ABOVE FINISHED FLOOR	DISC	DISCONNECT	HWP	HYDRONIC WATER PUMP
AFG	ABOVE FINISHED GRADE	DIST	DISTRIBUTION	IC	INTERRUPTING CAPACITY
AFI	ARC FAULT CIRCUIT INTERRUPTER	DN	DOWN	IG	ISOLATED GROUND
AHU	AIR HANDLING UNIT	DPR	DAMPER	IMC	INTERMEDIATE METAL CONDUIT
AL	ALUMINUM	DS	SAFETY DISCONNECT SWITCH	INCAND	INCANDESCENT
ALT	ALTERNATE	DT	DOUBLE THROW	IR	INFRARED
AMP	AMPERE	DWG	DRAWING	I/W	INTERLOCK WITH
AMPL	AMPLIFIER	DDC	DIRECT DIGITAL CONTROL	J-BOX	JUNCTION BOX
		EC	ELECTRICAL CONTROL	KV	KILOVOLT
ANNUN	ANNUNCIATOR APPROX APPROXIMATELY			1	KILOVOLT KILOVOLT-AMPERE
AQ-STAT	ADOLUTECTUBAL	ELEC	ELECTRIC, ELECTRICAL	KVA	
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
С	CONDUIT	SUPPLY PANEL	SUPPLY PANEL	MCB	MAIN CIRCUIT BREAKER
CAB	CABINET	FACP	FIRE ALARM CONTROL PANEL	MCC	MOTOR CONTROL CENTER
CAT	CATALOG	FCU	FAN COIL UNIT	MDC	MAIN DISTRIBUTION CENTER
CATV	CABLE TELEVISION	FIXT	FIXTURE	MDP	MAIN DISTRIBUTION PANEL
СВ	CIRCUIT BREAKER	FLR	FLOOR	MFR	MANUFACTURERMAIN FUSED
CCTV	CLOSED CIRCUIT TELEVISION	FLUOR	FLUORESCENT		DISCONNECT SWITCH
CKT	CIRCUIT	FU	FUSE	MH	MANHOLE
CLG	CEILING	FUDS	FUSED SAFETY DISCONNECT SWITCH	MIC	MICROPHONE
COMB	COMBINATION	GA	GAUGE	MIN	MINIMUM
CMPR	COMPRESSOR	GAL	GALLON	MISC	MISCELLANEOUS
CONN	CONNECTION	GALV	GALVANIZED	MLO	MAIN LUGS ONLY
CONST	CONSTRUCTION	GC	GENERAL CONTRACTOR	MMS	MANUAL MOTOR STARTER
CONST	CONTINUATION OR CONTINUOUS		GENERATOR	MOA	MULTIOUTLET ASSEMBLY
CONTR	CONTRACTOR	GEN 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
		The state of the s		1	

Branch Panel:

Location: LIVING ROOM 05
Supply From:
Mounting: Recessed

Enclosure: Type 1

Volts: 120/240 Single Phases: 1 Wires: 3 A.I.C. Rating: Mains Type: Mains Rating: 200 A MCB Rating: 1 A

Notes

Circuit Numb er		Number of Elements	Rating	Length	Wire Size	A			В	Wire Size	Length	Rating	Number of Elements	Circuit Description	Circuit Numb er
1	BED 1&2 LIGHT	17	20 A	51' - 3 3/16"	1-#12, 1-#12, 1-#12	956 VA	576 VA			1-#12, 1-#12, 1-#12	40' - 1 21/32"	20 A	7	BATH GFCI	2
3	HALL LIGHT	5	15 A	49' - 1 17/32"	1-#14, 1-#14, 1-#14			240 VA	396 VA	1-#14, 1-#14, 1-#14	25' - 5 1/2"	15 A	7	KITCHEN LIGHT	4
5	LIVING LIGHT	5	15 A	30' - 4 1/4"	1-#14, 1-#14, 1-#14	182 VA									6
7	BED 1 &2 RECEPTACLE	8	20 A	59' - 3 3/32"	1-#10, 1-#10, 1-#10			1440 VA	2500 VA	2-#10, 1-#10, 1-#10	44' - 11 7/8"	30 A	1	DRYER	8
9	WASHING MASHEIN	1	20 A	43' - 0 5/8"	1-#12, 1-#12, 1-#12	1200 VA	2500 VA								10
11	WATER HEATER	1	30 A	39' - 5 9/16"	2-#10, 1-#10, 1-#10			2250 VA	1800 VA	1-#12, 1-#12, 1-#12	25' - 7 21/32"	20 A	1	REFRIGERATOR	12
13						2250 VA	720 VA			1-#12, 1-#12, 1-#12	35' - 0 3/32"	20 A	4	KITCHEN GFCI	14
15	RANGE	1	50 A	30' - 11 23/32"	2-#8, 1-#8, 1-#10			2500 VA	180 VA	1-#12, 1-#12, 1-#12	28' - 11 21/32"	20 A	1	OVENHOOD	16
17						2500 VA	1200 VA			1-#12, 1-#12, 1-#12	32' - 10 7/32"	20 A	1	DISHWASHER	18
19	LIVING RECEPTACLE	4	20 A	28' - 10 1/16"	1-#12, 1-#12, 1-#12			720 VA	720 VA	1-#12, 1-#12, 1-#12	57' - 2 13/16"	20 A	4	OUTDOOR GFCI	20
21	CONDENSER	1	60 A	47' - 2 7/8"	2-#6, 1-#6, 1-#10	2500 VA									22
23								2500 VA	100 VA	1-#14, 1-#14, 1-#14	29' - 9"	15 A	1	OUTDOOR LIGHT	24
25															26
	•					14579	9 VA	1534	IO VA						-
						121	Α	12	8 A						

Legend

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel	Totals
LIGHTING - DWELLING UNIT	300 VA	100.00%	300 VA		
OTHER	1508 VA	100.00%	1508 VA	Total Conn. Load:	29919 VA
RECEPTACLE	6540 VA	100.00%	6540 VA	Total Est. Demand:	28919 VA
LIGHTING	300 VA	100.00%	300 VA	Total Conn.:	125 A
CONDENSER	5000 VA	100.00%	5000 VA	Total Est. Demand:	120 A
WATER HEATER	4500 VA	100.00%	4500 VA		
RANGE	5000 VA	80.00%	4000 VA		
DRYER	5000 VA	100.00%	5000 VA		
REFRIGERATOR	1800 VA	100.00%	1800 VA		



KEY PLAN

NO. DESCRIPTION DATE

NOTE:

LEGEND:

PROJECT

240-EMBER-960-2Bd1Ba CRAFTSMAN-BASE-550

DRAWING NAME

SCHEDULE

 CLIENT NAME:
 Owner

 PROJECT NUMBER:
 0416_13

 DATE:
 5/10/2025 12:23:42 PM

 DESIGNED BY:
 Designer

 DRAWN BY:
 Author

 CHECKED BY:
 Checker

E101

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

© [2024] [FrameUpNow] . All rights reserved

ELECTRICAL NOTE

- 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.
- FIXTURES INCLUDING CEILING FANS THAT ARE LOCATED IN DAMP LOCATIONS SHALL BE LISTED TO BE SUITABLE FOR
- SUCH LOCATIONS PER 2012 IRC
- G. PROVIDE ONE (1) SWITCHED OUTLET @ ALL BEDROOMS AND DEN
- H. CEILING FANS NOT EXCEEDING 35 LBS. (WITH OR WITHOUT ACCESSORIES MAY BE SUPPORTED BY OUTLET BOXES PROVIDED THE OUTLET BOXES ARE IDENTIFIED FOR SUCH USE PER 2012 IRC
- ELECTRICAL OUTLET BOXES ON OPPOSITE SIDES OF FIRE RATED WALLS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24".
- OUTLET BOXES IN THE WALLS BETWEEN THE GARAGE AND DWELLING SHALL BE METAL OR U.L. APPROVED FIRE RESISTIVE PLASTIC. BOXES IN GARAGE CEILING SHALL BE METAL.
- K. ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLTS SINGLE PHASE 15 AND 20 AMPS RECEPTACLE OUTLETS INSTALLED IN THE DWELLING SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER. EXCEPT GFCI RECEPTICLES.

NOTE:

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

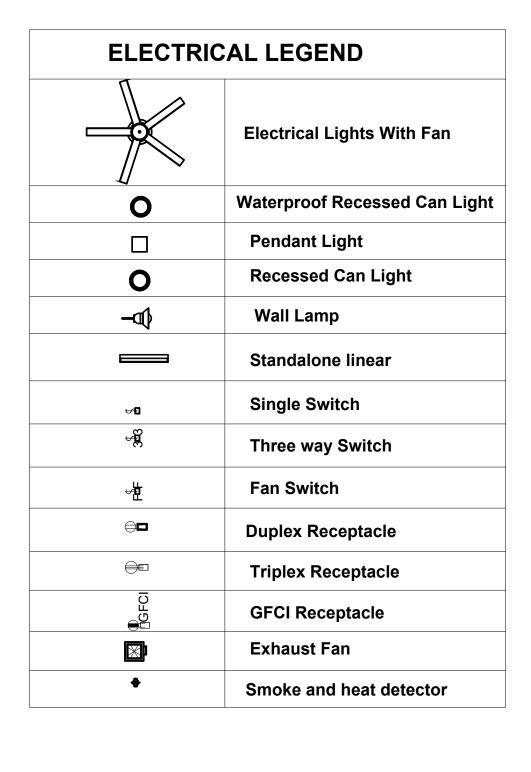
EQUIPMENT SHALL COMPLY WITH THE PROVISIONS OF SECTION E3609.4. WHERE NONMETALLIC ENCLOSURES ARE USED WITH METAL RACEWAYS OR METAL-ARMORED

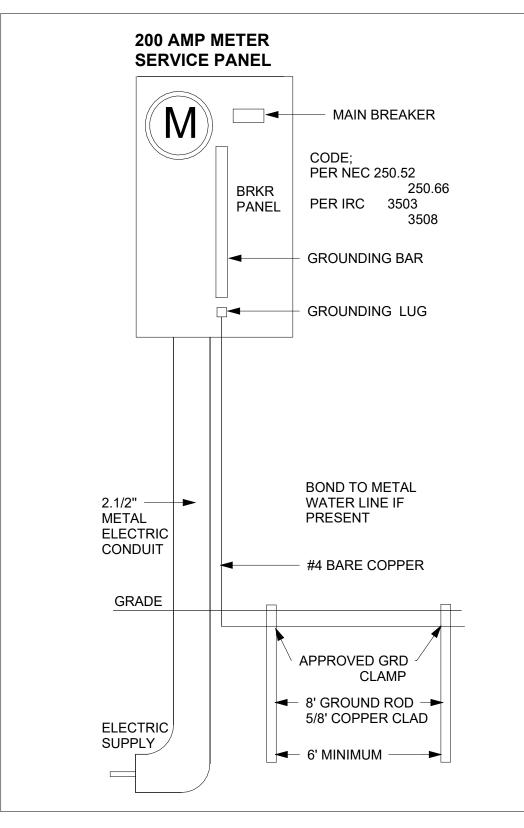
CABLES, PROVISIONS SHALL BE MADE FOR CONNECTING THE EQUIPMENT GROUNDING

CONDUCTOR.

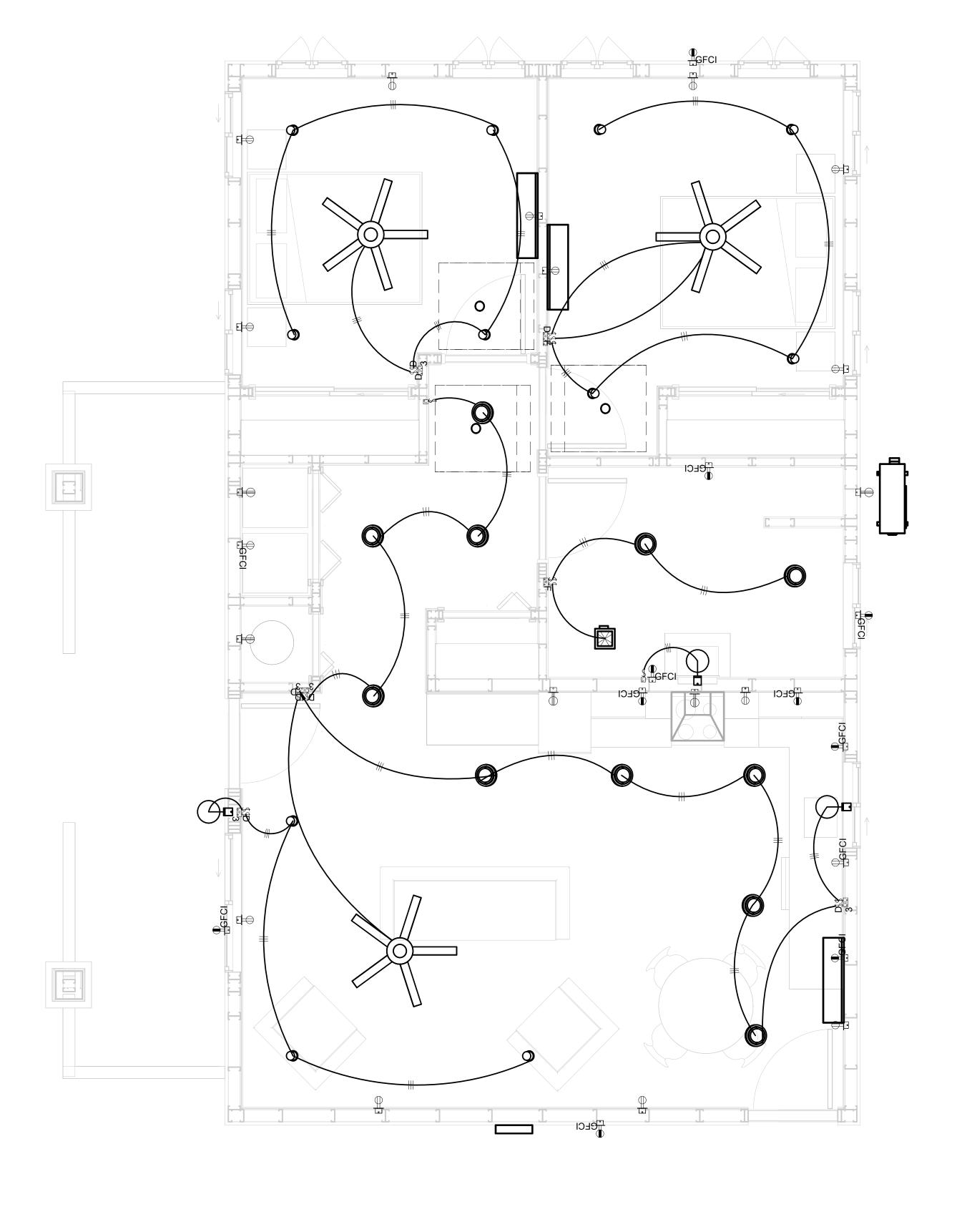
NONMETALLIC BOXES FOR SWITCHES SHALL BE INSTALLED WITH A WIRING METHOD THAT

PROVIDES OR INCLUDES AN EQUIPMENT GROUNDING CONDUCTOR. (404.12)









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



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

240-EMBER-960-2Bd1Ba **CRAFTSMAN-BASE-550**

DRAWING NAME

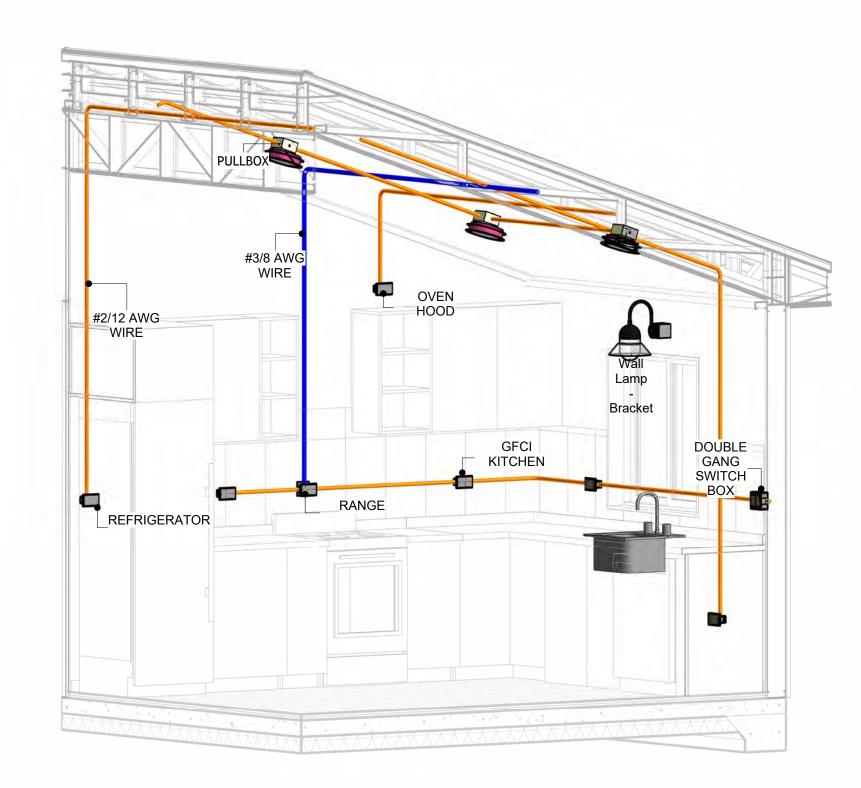
LIGHTING

CLIENT NAME: Owner PROJECT NUMBER 0416_13 DATE: 5/10/2025 12:23:44 PM Designer **DESIGNED BY** DRAWN BY: **Author** CHECKED BY: Checker

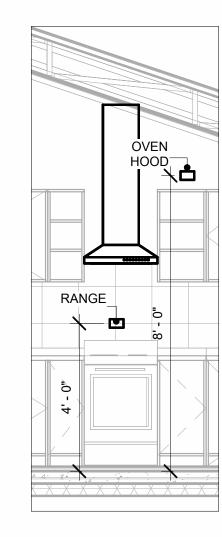
E102

NOTES: CONDUIT, CABLE AND WIRING

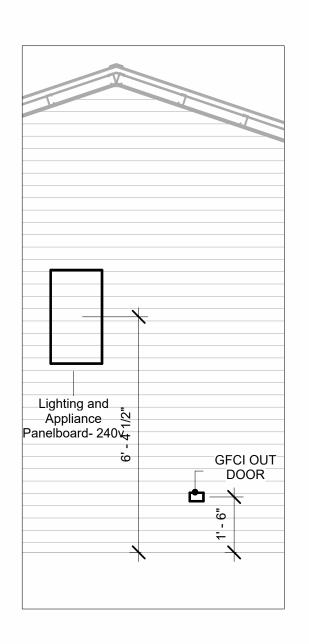
- Use Metalic Conduits (IMC) for cables running under concrete slabs.
 Use IMC for circuits with high voltage appliances (240 volts and above)
 For circuits with 120 volts consider using EMT or PVC conduits if needed.
 For Low voltage applications up to 50 volts consider using non metalic conduits.
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



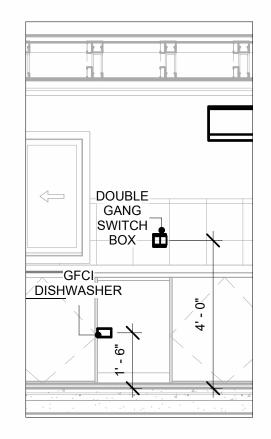
3D-KITCHEN



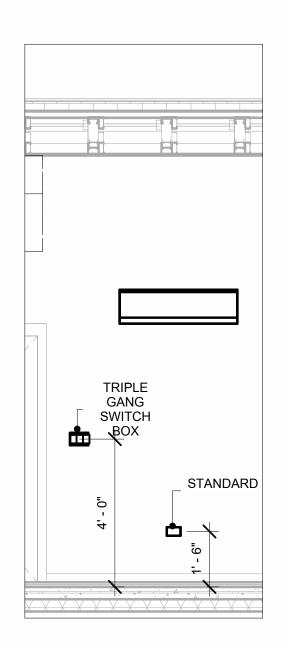
RANGE & OVENHOOD 3/8" = 1'-0"



PANEL & GFCI 3/8" = 1'-0"



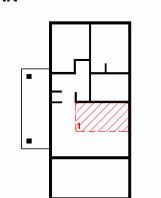
DISHWASHER & SWITCH BOX 3/8" = 1'-0"



RECEPTACLE & SWITCH



KEY PLAN



NO.	DESCRIPTION	DATE		

NOTE:

LEGEND:

PROJECT

240-EMBER-960-2Bd1Ba **CRAFTSMAN-BASE-550**

DRAWING NAME

POWER

CLIENT NAME:	Owner
PROJECT NUMBER:	0416_13
DATE:	5/10/2025 12:24:09 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E103

© [2024] [FrameUpNow] . All rights reserved

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.
- 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

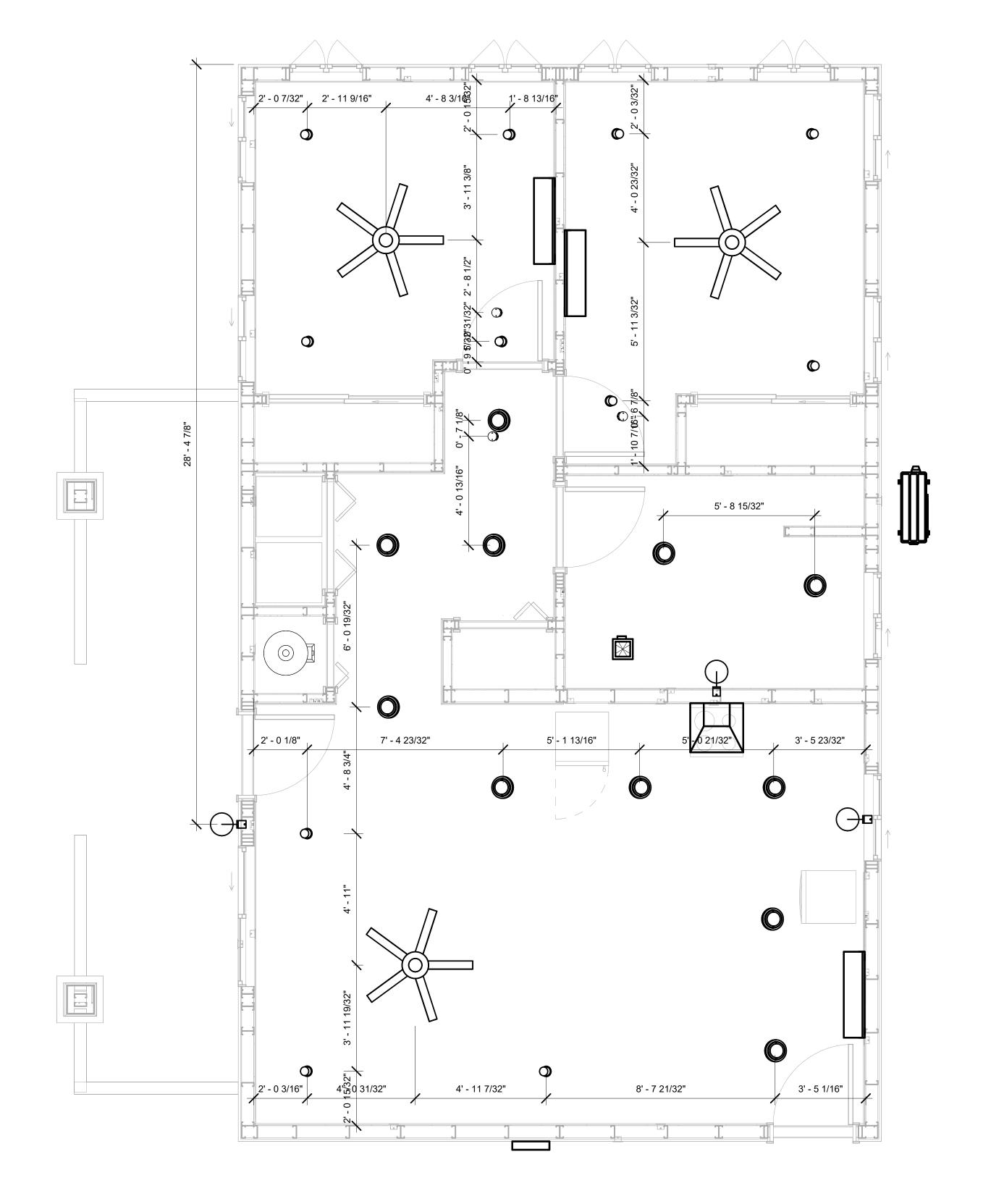
- THE MINIMUM SIZE OF JUCTION BOX TO BE USED IS 2"X4"X(1.5" OR 3.5" DEEP) THIS ARE TO BE USED FOR SINGLE GANG SWITCH OR OUTLETS.
- 2. FOR DOUBLE GANG (2 GANG) OUTLETS AND SWITCHS THE MINIMUM SIZE OF THE
- JUCTION BOX TO BE PROVIDED SHALL NOT BE LESS THAN 4"X4"X(1.5" OR 3.5" DEEP)
- 3. FOR THREE GANG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

FITTING SCHEDULE(PULL BOX)						
FAMILY COUNT DESCRIPTION						
PULLBOX1 32 #1/4 PULLBOX						
	COUNT					

ELECTRICAL FIXTURE SCHEDULE (SWITCH BOX)					
TYPE COUNT					
DOUBLE GANG SWITCH BOX	4				
SINGLE GANG SWITCH BOX	2				
TRIPLE GANG SWITCH BOX	2				

LIGHTING DEVICE					
TYPE	COUNT				
DIMMER	3				
FAN SWITCH	2				
SINGLE POLE	6				
THREE WAY WITH DIMMER	5				

LIGHTING FIXTURE							
LIGHTING FIXTURE TYPE	VOLTAGE	ELECTRICAL LOAD	COUNT				
ELECTRICAL_LIGHTS_FAN-LIGHT1	120 V/1-100 VA- 120 V/1-100 VA	200 A, 120 V/240 V, SINGLE PHASE, 3 WIRES	3				
LIGHTING_RECESSED	120 V/1-60 VA	200 A, 120 V/240 V, SINGLE PHASE, 3 WIRES	11				
SASSO 100 ROUND WALLWASHER TRIM	120 V/1-28 VA	200 A, 120 V/240 V, SINGLE PHASE, 3 WIRES	11				
WALL LAMP - BRACKET	120 V/1-100 VA	200 A, 120 V/240 V, SINGLE PHASE, 3 WIRES	3				



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



KEY PLAN

NO. DESCRIPTION DATE

NOTE:

LEGEND:

PROJECT

240-EMBER-960-2Bd1Ba CRAFTSMAN-BASE-550

DRAWING NAME

DIMENSION PLAN FOR LIGHT FIXTURES

 CLIENT NAME:
 Owner

 PROJECT NUMBER:
 0416_13

 DATE:
 5/10/2025 12:24:10 PM

 DESIGNED BY:
 Designer

 DRAWN BY:
 Author

 CHECKED BY:
 Checker

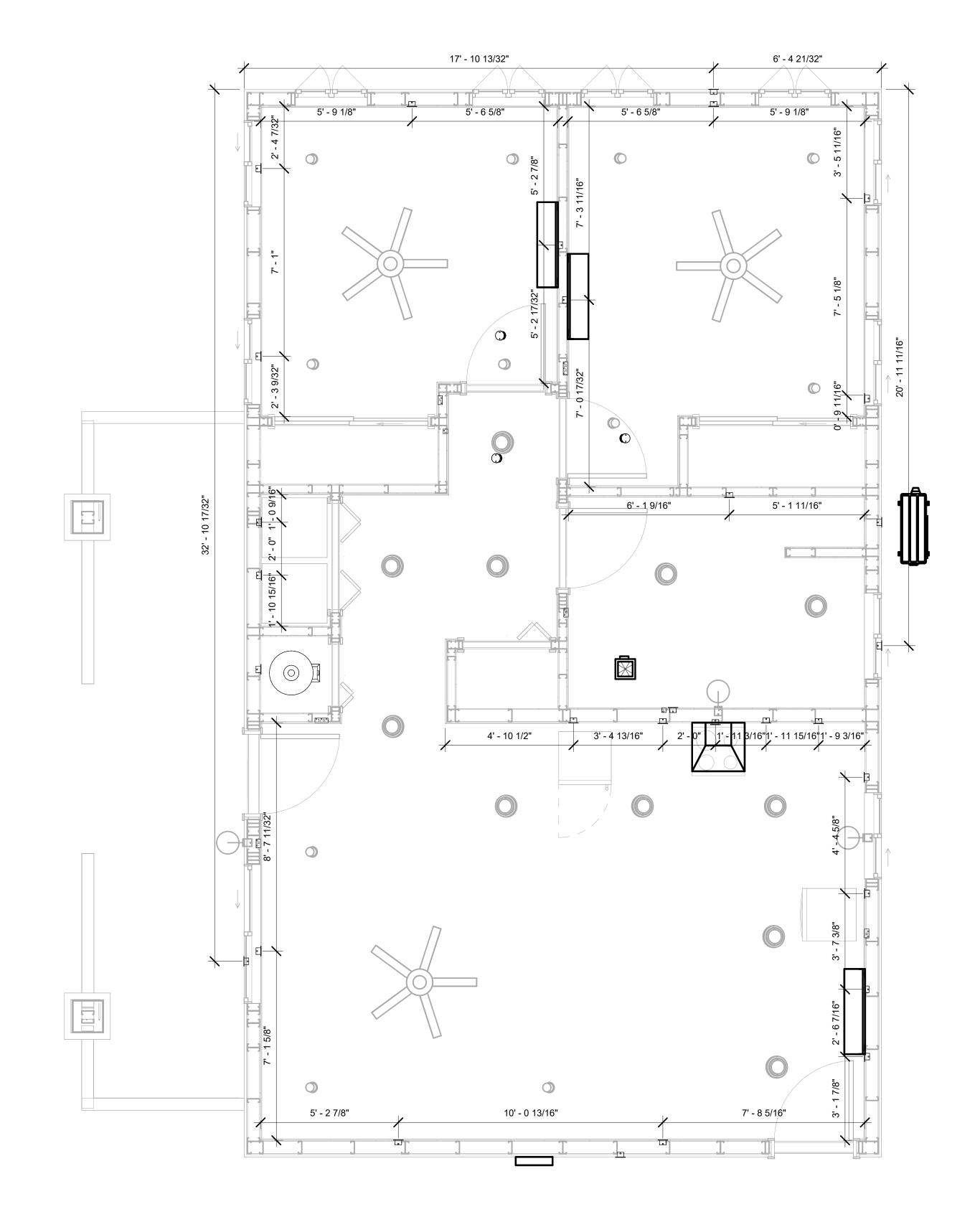
E104

NOTES;

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

ELECTRICAL FIXTURE SCHEDULE (RECEPTACLE)					
TYPE	COUNT				
DRYER	1				
GFCI BATH ROOM	2				
GFCI DISHWASHER	1				
GFCI KITCHEN	4				
GFCI OUT DOOR	4				
GFCI WASHER	1				
OVEN HOOD	1				
RANGE	1				
REFRIGERATOR	1				
STANDARD	12				
WATER HEATER	1				

ELECTRICAL OUTLET SCHEDULE						
TYPE	CIRCUIT NUMBER	ELECTRICAL DATA	COUNT			
GFCI BATH ROOM	2	120 V/1-180 VA	2			
STANDARD	7	120 V/1-180 VA	8			
DRYER	8,10	240 V/2-5000 VA	1			
GFCI WASHER	9	120 V/1-1200 VA	1			
WATER HEATER	11,13	240 V/2-4500 VA	1			
REFRIGERATOR	12	120 V/1-1800 VA	1			
GFCI KITCHEN	14	120 V/1-180 VA	4			
RANGE	15,17	240 V/2-5000 VA	1			
OVEN HOOD	16	120 V/1-180 VA	1			
GFCI DISHWASHER	18	120 V/1-1200 VA	1			
STANDARD	19	120 V/1-180 VA	4			
GFCI OUT DOOR	20	120 V/1-180 VA	4			







KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

240-EMBER-960-2Bd1Ba CRAFTSMAN-BASE-550

DRAWING NAME

DIMENSION PLAN FOR FITTINGS

CLIENT NAME:	Owner
PROJECT NUMBER:	0416_13
DATE:	5/10/2025 12:24:11 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E105

SHEET LIST

Sheet Number Sheet Name

P101 NOTE AND SCHEDULE
P102 WATER SUPPLY AND SEWAGE
SYSTEM

DOMESTIC COLD WATER DOMESTIC HOT WATER DOMESTIC HOT WATER SANITARY VENT SANITARY SEWER STORM DRAINAGE Gray Water GAS LINE

PLUMBING NOTES

- I. The plumbing system is designed to meet the building's domestic water supply, sanitary drainage, and storm drainage requirements, as per project specifications and applicable codes.
- The system installation shall comply with the latest International Plumbing Code (IPC), International Residential Code (IRC), and all other relevant local, state, and national regulations.
- 3. ALL PLUMBING WORK SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC) AND THE LOCAL PLUMBING CODE.
- 1. PLUMBING SYSTEMS SHALL BE TESTED AND INSPECTED IN ACCORDANCE WITH THE LOCAL PLUMBING CODE REQUIREMENTS.
- 5. PLUMBING FIXTURES SHALL BE INSTALLED WITH THE APPROPRIATE TRIM, FITTINGS, AND ACCESSORIES, AS RECOMMENDED BY THE MANUFACTURER.
- 6. PIPING SHALL BE PROPERLY SUPPORTED AND SECURED TO PREVENT SAGGING, MOVEMENT, AND VIBRATION.
- 7. SHUT-OFF VALVES SHALL BE PROVIDED AT ALL BRANCH CONNECTIONS AND AT THE INLET AND OUTLET OF EACH PIECE OF EQUIPMENT.
- 8. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AS REQUIRED BY THE LOCAL PLUMBING CODE TO PROTECT THE POTABLE WATER SYSTEM.
- 9. PLUMBING FIXTURES AND EQUIPMENT SHALL BE ACCESSIBLE FOR MAINTENANCE AND SERVICING.
- 10. EXPOSED PLUMBING PIPING AND FIXTURES SHALL BE INSULATED TO PREVENT
- CONDENSATION AND ENERGY LOSS.

 11. DEAD ENDS IN THE DRAINAGE SYSTEM MUST BE AVOIDED, EXCEPT WHERE NECESSARY TO INSTALL A CLEANOUT IN AN ACCESSIBLE LOCATION, AND MUST HAVE A VENTED
- CONNECTION TO THE OUTSIDE ATMOSPHERE.

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

Ø	Diameter
ABS	ACRYLONITRILE BUTADIENE STYRENE
ABV	ABOVE
AD	AREA DRAIN
	A DOVE FINIOUED FLOOD

ABBREVIATIONS

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

PLUMBING LEGEND

D	Сар
	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 S	CHEDULE	
Material	Diameter	Length
Acrylonitrile Butadiene Styrene (ABS)	1 1/2"	18 ft
Acrylonitrile Butadiene Styrene (ABS)	2"	28 ft
Acrylonitrile Butadiene Styrene (ABS)	3"	38 ft
Cross-linked polyethylene (PEX)	1/2"	66 ft
Cross-linked polyethylene (PEX)	3/4"	54 ft
Cross-linked polyethylene (PEX)	1"	1 ft
Polyvinyl Chloride - Rigid	2"	49 ft

FITTING SCHEDULE					
FITTING	Size	QTY			
PEX 90 Deg Elbow	1/2"ø-1/2"ø	3			
PEX 90 Degree Elbow	1/2 ø-1/2 ø 1/2"ø-1/2"ø	13			
PEX 90 Degree Elbow	3/4"ø-3/4"ø	10			
PEX Tee Elbow	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			
PEX 90 Deg Elbow	1/2"ø-1/2"ø	1			
PEX 90 Degree Elbow	1/2"ø-1/2"ø	9			
PEX 90 Degree Elbow	3/4"ø-3/4"ø	2			
PEX Tee Elbow	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			
PVC 90 Deg Bend Elbow	2"ø-2"ø	6			
PVC 90 Degree Bend Elbow	2"ø-2"ø	12			
ABS 90 Degree Bend Elbow	1 1/2"ø-1 1/2"ø	1			
ABS 90 Degree Bend Elbow	2"ø-2"ø	2			
ABS 90 Degree Bend Elbow	3"ø-3"ø	2			
ABS P-Trap	1 1/2"ø-1 1/2"ø	3			
ABS P-Trap	2"ø-2"ø	1			
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 1/2"ø	1			
ABS TEE Elbow	2"ø-2"ø-2"ø	1			
ABS TEE Elbow	3"ø-3"ø-3"ø	1			
ABS Tee Reducer Elbow	3"ø-3"ø-1 1/2"ø	2			
ABS Tee Reducer Elbow	3"ø-3"ø-2"ø	1			
ABS Tee Reducer Elbow	3"ø-3"ø-3"ø	1			
ABS Trap P	2"ø-2"ø	1			
WASTE DOUBLE TEE	2"ø-2"ø-2"ø	1			
ABS Vent Cap Elbow	1 1/2"ø	1			
ABS Vent Cap Elbow	2"ø	2			
ABS Vent Cap Elbow	3"ø	1			

FIXTURE CONNECTION SCHEDULE											
Family	W	V	Trap	CW	HW	QT Y	DFU	тот.	WF U	TOT	NOTES
											1
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						12		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 WATE OR SEWER SEE PLANS
Water Closet						1		0			
Water Heater	N/A	N/A	N/A	3/4"	3/4"	1		0			

FIXTURE SCHEDULE						
fixture QTY Description						
Dishwasher	1	Drain to sewer see plans				
Dryer	1	Drain to sewer see plans				
Hanging pipes clamp	12					
Shower Tray	1					
Shower Trim	1					
Sink Island Single	1					
Vanity Sink	1					
Washer	1	DRAINS TO GRAY WATER OR SEWER SEE PLANS				
Water Closet	1					
Water Heater	1					

ACCESSORIES & FITTINGS SCHEDULE						
fixture	QTY	Descriptions				
DISHWASHER CONNECTOR	1					
Hose Bib	1					
LAUNDRY SWEAT CONNECTOR	1					
Shutoff Valve	6					

PLUMBING SCHEDULE								
FIXTURE	Trap	Waste	Vent	C.W	H.W			
Dishwasher	1-1/2"	2"	1-1/2"	1/2"	1/2"			
Dryer	N/A	N/A	N/A	N/A	N/A			
Shower Tray	1-1/2"	2"	1-1/2"	1/2"	1/2"			
Shower Trim	-	-	-	1/2"	1/2"			
Sink Island Single	1-1/2"	2"	1-1/2"	1/2"	1/2"			
Vanity Sink	1-1/2"	2"	1-1/2"	1/2"	1/2"			
Washer	2"	2"	1-1/2"	1/2"	1/2"			
Water Closet								
Water Heater	N/A	N/A	N/A	3/4"	3/4"			

WATER FIXTURE UNIT SCHEDULE						
Family	QTY	UNIT VALUE	TOTAL			
Dishwasher	1		0			
Dryer	1		0			
Hanging pipes clamp	12		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	12		0			
Shower Tray	1		0			
Shower Trim	1		0			
Sink Island Single	1		0			
Vanity Sink	1		0			
Washer	1		0			
Water Closet	1		0			
Water Heater	1		0			



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

240-EMBER-960-2Bd1Ba CRAFTSMAN-BASE-550

DRAWING NAME

NOTE AND SCHEDULE

CLIENT NAME:

 PROJECT NUMBER:
 0416_13

 DATE:
 5/10/2025 6:00:03 AM

 DESIGNED BY:
 Designer

 DRAWN BY:
 Author

 CHECKED BY:
 Checker

P101

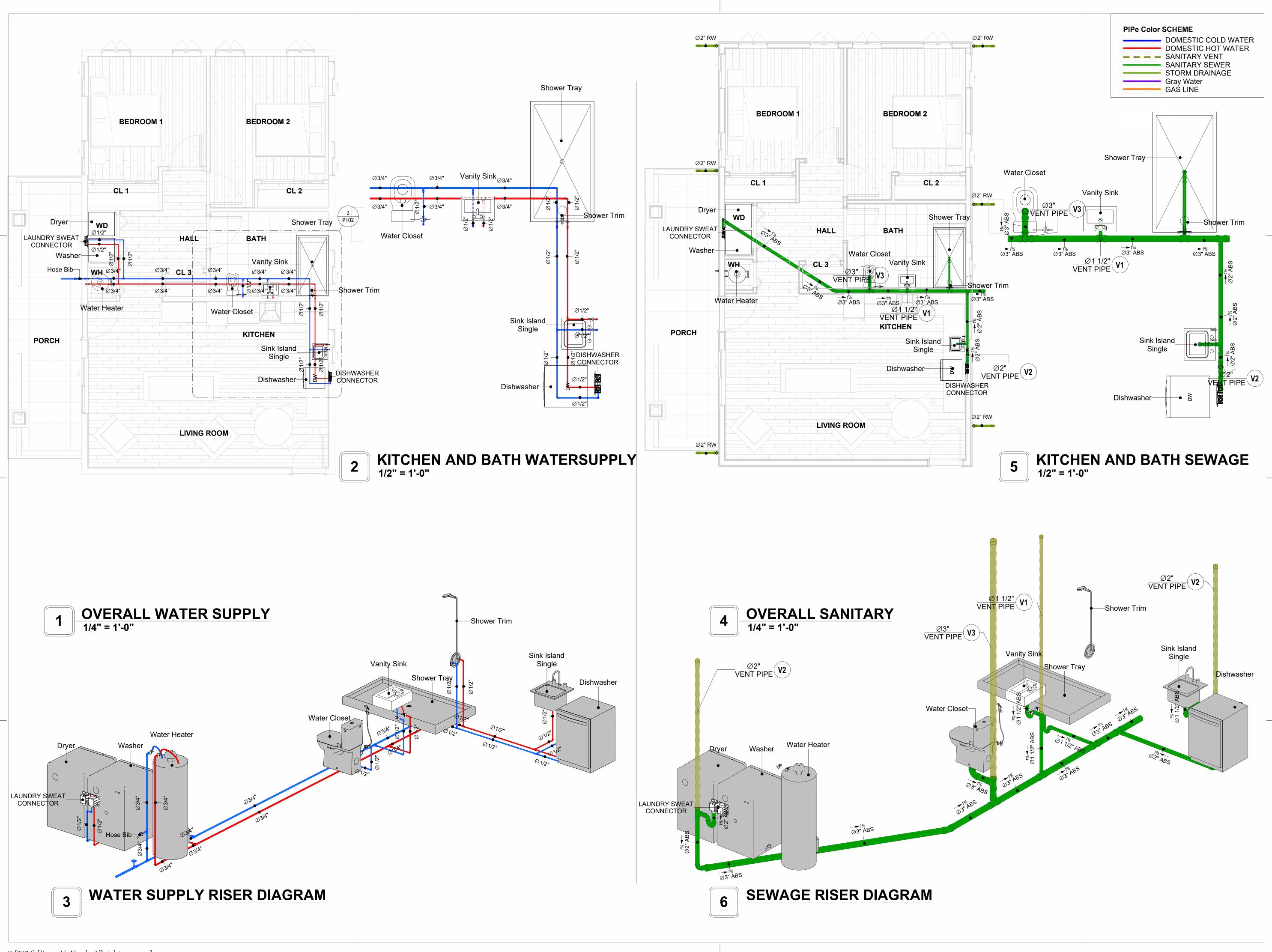
SCALE: 1/2" = 1'-0"

W WASTE

VTR VENT THROUGH ROOF

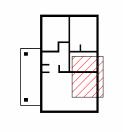
WSFU WATER SUPPLY FIXTURE UNIT

WCO WALL CLEAN OUT





KEY PLAN



NO.	DESCRIPTION	DATE

LEGEND:

NOTE:

PROJECT

240-EMBER-960-2Bd1Ba CRAFTSMAN-BASE-550

DRAWING NAME

WATER SUPPLY AND SEWAGE SYSTEM

CLIENT NAME:	
PROJECT NUMBER:	0416_13
DATE:	5/10/2025 6:00:27 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

P102

SCALE: As indicated

© [2024] [FrameUpNow] . All rights reserved

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



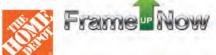
Why build your ADU with metal vs wood	Wood	Metal	Explanation
1 DIY Construction Benefit		~	The wall frames, trusses and beams can be erected in a just a few days
2 Minimal Construction Skills Required		~	Pre-assembled walls and trusses require no specialized skills to errect
Build as DIY, Hybrid or by 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-2Bd1Ba-Craftsman-Base MATERIAL SHOPPING LIST

Have It Your Way!

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

TOC



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

Table Of Content

Have It Your Way!

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

GENERAL NOTES

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

ARCHITECTURAL BOM



				raftsman-Bas		
				RIAL SHOPPIN		
۷o.	Item	Туре	Unit	Quantity U	nit Price Total	Description
<u>_</u>	APPLIANCES Defrigarator		PCS	1		
2	Refrigerator		PCS	1 1		
3	Range Washer		PCS	1		
4			PCS	1		
_	Dryer Dish Washer		PCS			
5	Dish Washer			1		
6	Oven		PCS	0		
7	Microwave		PCS	0		
<u>∩</u>	CASEWORKS	T	FT	25.07		
1	Kitchen Cabinet		FT	25.07		
2	Laundry Cabinet		FT	0		
3	Vanity Cabinet		FT	2.5		
4	Medicine Cabinet		PCS	1		
5	Kitchen countertop		SF	35		
6	Laundry Countertop		PCS	0		
7	Bathroom Countertop		SF	0		
8	Island		FT	0		
9	Peninsula		FT	0		
10	Closets		SF	105.29		
△	CEILING					
1	Ceiling Board	Dry Wall	SF	822		
2	Dry Wall Fastener	Screw	PCS	1439		
3	Vapor Retarder	Polyethylene film	SF	1036		
4	Vapor Retarder Fastener	Nails with washer heads	PCS	3108		
5	Ceiling Board (MRD)	Moisture resistant drywall	SF	97		
6	MRD Fastener		PCS	170		
7	Ceiling Board	Marine Plywood	SF	117		
8	Marine Plywood Fastener	Screw	PCS	205		
9	Dry Wall Tape		FT	518		
Δ	FLOORING	-				
1	Main Living Space		SF	441		
2	Bathroom		SF	99.2		
3	Bedroom		SF	314.7		
4	Porch		SF	189.6		
△	STRUCTURE		- 31	107.0		
	Foundation		SF	1150.7		
	WALLS EXTERIOR		51	1130.7		
1	Exterior-Grade Plywood Horizontal Si	dina	SF	726		
	Exterior-Grade Plywood Fastener		PKT	720		
3	Wall Shteathing (OSB)	Sell-utilling sciews(100/pkt)	SF	726		
4	Shteathing Fastener	Self-drilling screws(100/pkt)	PKT	720		
5	Wall Homewrap	Sell-milling screws (100/pkt)	SF	-		
		Stanlad factoriar (200/ml/s)		726		
	Homewrap Fastener	Stapled fastener (200/pkt)	PKT	3		
7	Furring Strip	C-16 -1-1111 (400/ 11)	PCS	91		
8	Furring Strip Fastener	Self-drilling screws(100/pkt)	PKT	7		
9	Wall Paint		SF	726		
10	Stone Copping	Masonry stone	SF	4		
	Stone Veneer	Masonry stone	SF	30		
	Mortar for Stone Veneer	-	SF	30		
	Wall Insulation		SF	2938.0		
	WALLS INTERIOR		1.			
	Cementitious Backer Board		SF	546		
	Kerdi membrane		SF	546		
3	Kerdi membrane Fastener		SF	546		
4	Wall Ceramic Tile		SF	546		
5	Drywall Board		SF	1997		
	Drywall Fastener	Self-drilling screws(100/pkt)	PKT	19.97		
7	Wall Paint	, , , , ,	SF	1997		
8	Drywall Tape		FT	375		
9	Wall Sweep	<u> </u>	FT	191		

ARCHITECTURAL BOM



Δ	DOORS				
1	Interior Swinging	3' - 0" X 6'-8"	PCS	3	
2	Folding	3' - 3" X 6'-8"	PCS	1	
3	Interior Sliding	5' - 10" X 6'- 8"	PCS	1	
4	Interior Sliding	5' - 9" X 6'- 8"	PCS	1	
5	Folding	4' - 0" X 6'-8"	PCS	1	
6	Folding	2' - 4" X 6'-8"	PCS	1	
7	Exterior Swinging	3' - 0" X 6'-8"	PCS	2	
8	Exterior Door Trim		FT	25	
9	Interior Door Trim		FT	316	
10	Entry Lock set			2	
11	Privacy Lock set			3	
12	Passage Lock set			5	
Δ	WINDOWS				
1	Sliding	5' - 3" X 3'-3"	PCS	1	
2	Sliding	3' - 3" X 3'-3"	PCS	5	
3	Casment	2' - 9" X 4'-3"	PCS	4	
4	Sliding	3' - 3" X 1'-9"	PCS	1	
5	Exterior Window Trim		FT	151	
6	Interior Window Trim		FT	151	
	ROOF	·			
1	Roof Covering		SF	1462.0	
	Roof Covering Fastener		PCS	731	
3	Roof Felt Paper		SF	1462.0	
	Roof Felt Paper Fastener		PCS	4386.0	
5	Roof Sheathing		SF	1462	
6	Roof Sheathing Fastener		PCS	11696	
7	Batten		FT	0.0	
8	Batten Fastener		PCS	0.0	
9	Soffit		SF	355.0	
	Soffit Fastener		PCS	177.5	
	Fascia		FT	185.0	
12	Fascia board fastener		PCS	93	
13	Roof Insulation		SF	1462.0	



		Ember-2Bd1Ba-C	raftsman	-Base			
	FI	ECTRICAL MATERIA	AL SHOP	PING I I	ST		
No.	Item	Type	Unit		Unit Price	Total	Description
△ LIGHTING FIX	(TURES						
1 Kitchen Ceiling	a Liaht		PCS	3			
2 Kitchen Wall N			PCS	1			
3 Exterior Wall N			PCS	1			
	iling Light With Fan		PCS	1			
	ing Light With Fan		PCS	2			
6 Dining Ceiling			PCS	0			
7 Bath Wall Mou			PCS	1			
8 Bathroom Ceil			PCS	2			
9 Livingroom Ce			PCS	5			
10 Bedroom Ceili			PCS	8			
11 Hall & Entry C			PCS	4			
12 Garage Ceiling			PCS	0			
13 Smoke Detect			PCS	3			
△ ELECTRICAL			1 00				
14 Standard Re		20A	PCS	12			
15 GFCI Recep		20 A	PCS	14			
		30 A					
			PCS	2			
17 GFCI Recep		50 A	PCS	1			
18 GFCI Recep	otacie 240V	60 A	PCS	1			
19 Fan Switch			PCS	2			
20 Single Pole			PCS	6			
21 Three Way S			PCS	5			
22 Dimmer Swit			PCS	3			
	CONDUITS & WIRING						
23 ROMEX 14		14/2/W/ground	FT	183			
24 ROMEX 12 A		12/3/W/ground	FT	0			
25 ROMEX 12 A		12/2/W/ground	FT	429			
26 ROMEX 10 A		10/3/W/ground	FT	109			
27 ROMEX 10 A		10/2/W/ground	FT	71			
28 Romex 8 AW		8/3/W/ground	FT	43			
29 Romex 8 AW		8/2/W/ground	FT	0			
30 ROMEX 6 A	WG	6/3/W/ground	FT	18			
31 Bare Copper	Ground Wire 6 AWG		FT				
<u>△</u> ELECTRICAL	BOXES & CIRCUTES						
32 Panelboard -2	40V 1 Phase MLO	200 AMP	PCS	1			
33 Circuit breake		15 A	PCS	4			
34 Circuit breaker		20 A	PCS	10			
36 Circuit breaker		30 A	PCS	2			
37 Circuit breaker		50 A	PCS	1			
39 Circuit breaker		60 A	PCS	1			
40 Single Gang S			PCS	1			
41 Double Gang			PCS	4			
42 Triple Gang S			PCS	2			
43 Pull Box	Million Dox	#1/4	PCS	28			
44 Receptacle Bo	NV	n 11 1	PCS	30			

30 ABS Vent Cap Elbow

31 ABS Vent Cap Elbow



Ember-2Bd1Ba-Craftsman-Base 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 2 5 Bath room Faucets PCS 2 6 Water Closet PCS 7 Shower Trim PCS 8 Shower Tray PCS 9 Water Heater PCS 10 Hose Bib PCS 2 11 Shutoff Valve PCS 6 12 Hanging pipe clamp PCS 16 13 Globe 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 ø 1/2" FT 0 2 ABS (Acrylonitrile Butadiene Styrene) Pipes ø 1 1/2 FT 18 3 ABS (Acrylonitrile Butadiene Styrene) Pipes ø 2" FT 28 4 ABS (Acrylonitrile Butadiene Styrene) Pipes ø 3" FT 38 5 PEX (Cross-linked polyethylene) Pipes ø 1/2' FT 66 6 PEX (Cross-linked polyethylene) Pipes ø 3/4" FT 54 7 PEX (Cross-linked polyethylene) Pipes 1" FT 1 8 Polyvinyl Chloride - Rigid 2" FT 66 ☐ PIPE FITTINGS1 PEX 90 Deg Elbow 1/2"ø-1/2"ø PCS 2 PEX 90 Degree Elbow 1/2"ø-1/2"ø PCS 13 PCS 3 PEX 90 Degree Elbow 3/4"ø-3/4"ø 1 4 PEX Tee Elbow 1/2"ø-1/2"ø-1/2"ø PCS 5 PEX Tee Elbow 3/4"@-3/4"@-3/4"@ PCS 5 6 PEX Transition Elbow 1"ø-3/4"ø PCS PCS 7 PEX Transition Elbow 3/4"ø-1/2"ø 4 8 PEX 90 Deg Elbow 1/2"ø-1/2"ø PCS 9 PEX 90 Degree Elbow 1/2"ø-1/2"ø **PCS** 9 10 PEX 90 Degree Elbow 3/4"ø-3/4"ø PCS 2 11 PEX Tee Elbow 1/2"ø-1/2"ø-1/2"ø PCS 2 12 PEX Tee Elbow 3/4"ø-3/4"ø-3/4"ø PCS 13 PEX Transition Elbow 3/4"ø-1/2"ø PCS 3 14 ABS 90 Degree Bend Elbow 1 1/2"ø-1 1/2"ø PCS 15 ABS 90 Degree Bend Elbow 2"ø-2"ø **PCS** 2 16 ABS 90 Degree Bend Elbow PCS 3"ø-3"ø 17 ABS P-Trap 1 1/2"ø-1 1/2"ø PCS 2 18 ABS P-Trap PCS 2"ø-2"ø 19 ABS Reducer Elbow PCS 2"ø-1 1/2"ø 20 ABS Reducer Elbow 3"ø-2"ø PCS 21 ABS TEE Elbow 1 1/2"ø-1 1/2"ø-1 1/2"ø PCS 22 ABS TEE Elbow 2"ø-2"ø-2"ø PCS 2 23 ABS TEE Elbow PCS 3"ø-3"ø-3"ø 2 24 ABS Tee Reducer Elbow 3"ø-3"ø-1 1/2"ø PCS 25 ABS Tee Reducer Elbow PCS 3"ø-3"ø-2"ø 26 ABS Tee Reducer Elbow PCS 3"ø-3"ø-3"ø 2 27 ABS Trap P PCS 2"ø-2"ø 2 28 WASTE DOUBLE TEE 2"ø-2"ø-2"ø-2"ø PCS 29 ABS Vent Cap Elbow 1 1/2"ø PCS 2

PCS

PCS

2

2

2"ø

3"ø

	Ember-2Bd1Ba-Craftsman-Base									
	HVAC SYSTEM MATERIAL SHOPPING LIST									
No.	Item	Туре	Unit	Quantity	Unit Price	Total	Description			
	HVAC_DUCTS									
	PIPE (REFRIGERANT LINE)	1/4" (Ø)	FT	0.68						
	PIPE (REFRIGERANT LINE)	3/8" (Ø)	FT	64.09						
3	PIPE (REFRIGERANT LINE)	1/2" (Ø)	FT	0.68						
4	PIPE (REFRIGERANT LINE)	3/4''' (Ø)	FT	76.13						
5	DRAYER HOSE	4" (Ø)	FT	7						
_	FLEX DUCT ROUND	4" (Ø)	FT	5.7						
	DUCT FITTINGS & ACCESSORIES									
7	ELBOW (REFRIGERANT LINE)	1/2" (Ø)-1/2" (Ø)	PCS	1						
8	ELBOW (REFRIGERANT LINE)	1/4" (Ø)-1/4" (Ø)	PCS	1						
9	ELBOW (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)	PCS	19						
10	ELBOW (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)	PCS	19						
	TEE (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)-3/4" (Ø)	PCS	3						
12	TEE (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)-3/8" (Ø)	PCS	2						
13	TRANSITION (REFRIGERANT	3/4" (Ø)-1/2" (Ø)	PCS	3						
	TRANSITION (REFRIGERANT	3/4" (Ø)-5/8" (Ø)	PCS	3						
15	TRANSITION (REFRIGERANT	3/8" (Ø)-1/4" (Ø)	PCS	1						
16	ROUND TRANSITION(ANGLE)	45 DEGREE	PCS	5						
	HVAC_EQUIPMENTS									
17	AIR HANDLING UNIT	WALL MOUNTED	PCS	3						
18	CONDENSER	OUTDOOR UNIT	PCS	1						
19	EXHAUST FAN	75 CFM	PCS	1						
20	EXHAUST HOOD	WALL MOUNTED	PCS	1						
21	HOOD-WALL: VENT	HOOD-WALL: VENT	PCS	1						
22	DRAYER: VENT	DRAYER: VENT	PCS	1						
23	ROOF VENT	3"(Ø)	PCS	1						



Table Of Content

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

Have It Your Way!

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

GENERAL NOTES

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



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



			ELECTRICAL FITTINGS				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Standard Receptacle 120V	20A		PCS	12		
2	GFCI Receptacle 120V	20 A		PCS	14		
3	GFCI Receptacle 240V	30 A		PCS	2		
1	GFCI Receptacle 240V	50 A		PCS	1		
5	GFCI Receptacle 240V	60 A		PCS	1		
ō	Fan Switch			PCS	2		
7	Single Pole Switch			PCS	6		
3	Three Way Switch			PCS	5		
)	Dimmer Switch			PCS	3		
LO		,		'			
11							
L2							
L3							
14							
15							



		ELECTR	ICAL CONDUITS & WIRING				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ROMEX 14 AWG	14/2/W/ground		FT	183		
3	ROMEX 12 AWG	12/3/W/ground		FT	0		
4	ROMEX 12 AWG	12/2/W/ground		FT	429		
6	ROMEX 10 AWG	10/3/W/ground		FT	109		
8	ROMEX 10 AWG	10/2/W/ground		FT	71		
9	Romex 8 AWG	8/3/W/ground		FT	43		
10	Romex 8 AWG	8/2/W/ground		FT	0		
11	ROMEX 6 AWG	6/3/W/ground		FT	18		
12	Bare Copper Ground Wire 6 AWG			FT			
13							
14							
15							
16							



		ELEC	CTRICAL BOXES & CIRCUTES				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Panelboard -240V 1 Phase MLO	200 AMP		PCS	1		
2	Circuit breaker	15 A		PCS	4		
3	Circuit breaker	20 A		PCS	10		
4	Circuit breaker	30 A		PCS	2		
5	Circuit breaker	50 A		PCS	1		
6	Circuit breaker	60 A		PCS	1		
7	Single Gang Switch Box			PCS	1		
8	Double Gang Switch Box			PCS	4		
9	Triple Gang Switch Box			PCS	2		
10	Pull Box	#1/4		PCS	28		
11	Receptacle Box			PCS	30		
12							
13							
14							
15							

			HVAC_DUCTS 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	PIPE (REFRIGERANT LINE)	1/4" (Ø)		FT	0.68		
2	PIPE (REFRIGERANT LINE)	3/8" (Ø)		FT	64.09		
3	PIPE (REFRIGERANT LINE)	1/2" (Ø)		FT	0.68		
4	PIPE (REFRIGERANT LINE)	3/4''' (Ø)		FT	76.13		
5	DRAYER HOSE	4" (Ø)		FT	7		
6	FLEX DUCT ROUND	4" (Ø)		FT	5.7		
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							

			DUCT FITTINGS & ACCESSORIES				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ELBOW (REFRIGERANT LINE)	1/2" (Ø)-1/2" (Ø)		PCS	1		
2	ELBOW (REFRIGERANT LINE)	1/4" (Ø)-1/4" (Ø)		PCS	1		
3	ELBOW (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)		PCS	19		
4	ELBOW (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)		PCS	19		
5	TEE (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)-3/4" (Ø)		PCS	3		
6	TEE (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)-3/8" (Ø)		PCS	2		
7	TRANSITION (REFRIGERANT LINE)	3/4" (Ø)-1/2" (Ø)		PCS	3		
8	TRANSITION (REFRIGERANT LINE)	3/4" (Ø)-5/8" (Ø)		PCS	3		
9	TRANSITION (REFRIGERANT LINE)	3/8" (Ø)-1/4" (Ø)		PCS	1		
10	ROUND TRANSITION(ANGLE)	45 DEGREE		PCS	5		
11	THE WATER CONTROLLED						
12							
13							
14							
15							
16							

			HVAC_EQUIPMENTS				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	AIR HANDLING UNIT	WALL MOUNTED		PCS	3		
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							



	1	PLUMBII	NG FIXTURES & ACCESSORIES				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Bath Tub (Alcove Tub)			PCS	1		
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	Globe 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	18		
3	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 2"		FT	28		
4	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 3"		FT	38		
5	PEX (Cross-linked polyethylene) Pipes	ø 1/2"		FT	66		
6	PEX (Cross-linked polyethylene) Pipes	ø 3/4"		FT	54		
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	66		
10	PVC Pipes Sch.80 - Rigid	ø 3"		FT	0		
11	Flex Pipe Round	ø 1/2"		FT	6		
12	Flex Pipe Round	ø 3/4"		FT	0		
13	Flex Pipe Round	ø 1"		FT	0		
14							
15							



		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		
)	ABS 90 Degree Bend Elbow	2"ø-2"ø		PCS	2		
	ABS 90 Degree Bend Elbow	3"ø-3"ø		PCS	2		
	ABS P-Trap	1 1/2"ø-1 1/2"ø		PCS	2		
	ABS P-Trap	2"Ø-2"Ø		PCS	1		
)	ABS Reducer Elbow	2"ø-1 1/2"ø		PCS	1		
'	ABS Reducer Elbow	3"ø-2"ø		PCS	1		
	ABS TEE Elbow	1 1/2"ø-1 1/2"ø-1 1/2"ø		PCS	1		
	ABS TEE Elbow	2"Ø-2"Ø-2"Ø		PCS	1		
0	ABS TEE Elbow	3"Ø-3"Ø-3"Ø		PCS	1		
1	ABS Tee Reducer Elbow	3"ø-3"ø-1 1/2"ø		PCS	2		
2	ABS Tee Reducer Elbow	3"Ø-3"Ø-2"Ø		PCS	1		
3	ABS Tee Reducer Elbow	3"Ø-3"Ø-3"Ø		PCS	1		
4	ABS Trap P	2"ø-2"ø		PCS	1		
5	ABS Vent Cap Elbow	1 1/2"ø		PCS	1		



		PI	PE FITTINGS 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ABS Vent Cap Elbow	2"Ø		PCS	2		
2	ABS Vent Cap Elbow	3"ø		PCS	1		
3	PEX 90 Deg Elbow	1/2"ø-1/2"ø		PCS	3		
4	PEX 90 Degree Elbow	1/2"ø-1/2"ø		PCS	13		
5	PEX 90 Degree Elbow	3/4"ø-3/4"ø		PCS	1		
6	PEX Tee Elbow	1/2"ø-1/2"ø-1/2"ø		PCS	2		
7	PEX Tee Elbow	3/4"ø-3/4"ø-3/4"ø		PCS	5		
8	PEX Transition Elbow	1"ø-3/4"ø		PCS	1		
9	PEX Transition Elbow	3/4"ø-1/2"ø		PCS	4		
10	PEX 90 Deg Elbow	1/2"ø-1/2"ø		PCS	1		
11	PEX 90 Degree Elbow	1/2"ø-1/2"ø		PCS	9		
12	PEX 90 Degree Elbow	3/4"ø-3/4"ø		PCS	2		
13	PEX Tee Elbow	1/2"ø-1/2"ø-1/2"ø		PCS	2		
14	PEX Tee Elbow	3/4"Ø-3/4"Ø-3/4"Ø		PCS	2		
15	PEX Transition Elbow	3/4"ø-1/2"ø		PCS	3		
16	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			
2	Range			PCS			
3	Washer Front Load	Stackable		PCS			
4	Dryer Front Load	Stackable		PCS			
5	Dish Washer			PCS			
6	Oven			PCS	(
7	Microwave			PCS	(
8							
9							
10							
11							
12							
13							
14							
15							
16							



			CASEWORKS 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Kitchen Cabinet			FT	25.07		
2	Laundry Cabinet			FT	0		
3	Vanity Cabinet			FT	2.5		
4	Medicine Cabinet			PCS	1		
5	Kitchen countertop			SF	35		
6	Laundry Countertop			PCS	0		
7	Bathroom Countertop			SF	0		
8	Island			FT	0		
9	Peninsula			FT	0		
10	Closets			SF	105.29		
11							
12							
13							
14							
15							



			CEILING 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	LIVINGROOM + KITCHEN			SF	385.0		
L	Ceiling Board	Drywall		SF	385		
2	Drywall Fastener	Screw		PCS	674		
3	Vapor Retarder	Polyethylene film		SF	385		
1	Vapor Retarder Fastener	Nails with washer heads		PCS	1155		
	BATHROOM	'		SF	97.0		
5	Ceiling Board	MRD (Moisture resistant drywall)		SF	97		
j	MRD Fastener	Screw		PCS	170		
	PORCH			SF	117.0		
7	Ceiling Board	Marine Plywood		SF	117		
3	Exterior Grade Plywood	Screw		PCS	205		
	WH			SF	9.0		
)	Ceiling Board	Drywall		SF	9		
LO	Drywall Fastener	Screw		PCS	16		
l1	Vapor Retarder	Polyethylene film		SF	9		
L2	Vapor Retarder Fastener	Nails with washer heads		PCS	27		



			CEILING 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	HALL			SF	80.0		
13	Ceiling Board	Drywall		SF	80		
14	Drywall Fastener	Screw		PCS	140		
15	Vapor Retarder	Polyethylene film		SF	80		
16	Vapor Retarder Fastener	Nails with washer heads		PCS	240		
	W/D	I		SF	15.0		
17	Ceiling Board	Drywall		SF	15		
18	Drywall Fastener	Screw		PCS	26		
19	Vapor Retarder	Polyethylene film		SF	15		
20	Vapor Retarder Fastener	Nails with washer heads		PCS	45		



			CEILING 03				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CLOSET 1			SF	17.0		
21	Ceiling Board	Drywall		SF	17	,	
22	Drywall Fastener	Screw		PCS	30		
23	Vapor Retarder	Polyethylene film		SF	17	,	
24	Vapor Retarder Fastener	Nails with washer heads		PCS	51		
	CLOSET 2			SF	16.0		
25	Ceiling Board	Drywall		SF	16		
26	Drywall Fastener	Screw		PCS	28	}	
27	Vapor Retarder	Polyethylene film		SF	16		
28	Vapor Retarder Fastener	Nails with washer heads		PCS	48	3	
	CLOSET 3			SF	10.0		
29	Ceiling Board	Drywall		SF	10		
0	Drywall Fastener	Screw		PCS	18	3	
31	Vapor Retarder	Polyethylene film		SF	10)	
32	Vapor Retarder Fastener	Nails with washer heads		PCS	30		



			CEILING 04				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BEDROOM 1			SF	154.0		
33	Ceiling Board	Drywall		SF	154		
34	Drywall Fastener	Screw		PCS	270		
35	Vapor Retarder	Polyethylene film		SF	154		
36	Vapor Retarder Fastener	Nails with washer heads		PCS	462		
	BEDROOM 2			SF	136.0		
37	Ceiling Board	Drywall		SF	136		
38	Drywall Fastener	Screw		PCS	238		
39	Vapor Retarder	Polyethylene film		SF	136		
40	Vapor Retarder Fastener	Nails with washer heads		PCS	408		



	<u>1</u>		FLOORING INTERIOR 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CLOSET 1						
1	Closet Flooring			SF	15		
2	Wood underlay	Foam Pad Polyethylene		SF	15		
3	Vapor Retarder	Vapor Barrier Polyethylene		SF	15		
	CLOSET 2						
4	Closet Flooring			SF	16		
5	Wood underlay	Foam Pad Polyethylene		SF	16		
6	Vapor Retarder	Vapor Barrier Polyethylene		SF	16		
	CLOSET 3						
7	Closet Flooring			SF	Ç)	
8	Wood underlay	Foam Pad Polyethylene		SF	Ç)	
9	Vapor Retarder	Vapor Barrier Polyethylene		SF	Ç)	
	BEDROOM 1						
10	Bedroom Flooring			SF	129		
11	Wood underlay	Foam Pad Polyethylene		SF	129		
12	Vapor Retarder	Vapor Barrier Polyethylene		SF	129		



	1		FLOORING INTERIOR 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BEDROOM 2						
13	Bedroom Flooring			SF	146		
14	Wood underlay	Foam Pad Polyethylene		SF	146		
15	Vapor Retarder	Vapor Barrier Polyethylene		SF	146		
	LIVING ROOM AND KITC	HEN					
16	Tile Finish			SF	441		
17	Adhesive	1/2" Thin set Mortar		SF	441		
18	Vapor Retarder	Vapor Barrier Polyethylene		SF	441		
	BATHROOM						
19	Tile Finish			SF	77.1		
20	Adhesive	1/2" Thin set Mortar		SF	77.1		
21	Vapor Retarder	Vapor Barrier Polyethylene		SF	77.1		



			FLOORING INTERIOR 03				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	W/D						
25	Tile Finish			SF	14		
26	Adhesive	1/2" Thin set Mortar		SF	14		
27	Vapor Retarder	Vapor Barrier Polyethylene		SF	14		
	BOILER ROOM						
28	Tile Finish			SF	8		
29	Adhesive	1/2" Thin set Mortar		SF	8		
30	Vapor Retarder	Vapor Barrier Polyethylene		SF	8		



	<u>1</u>		FLOORING EXTERIOR			
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price
	STRUCTURE			SF	1150.7	
1	Concrete Slab	4"concrete cast in situ		CF	383.6	
2	Insulation	Rigid insulation		SF	284	
3	Hard core	Compacted soil		CF	314.02	
4	Re-bar	#4 re-bar		Ton	1.00	
5	Concrete Pad	4"concrete cast in situ		CF	1.58	
6	Slab edge	Turndown		CF	236.9	
7	Footing	Cast-in-place concrete		CF	4.68	
	PORCH					
1	Tile Finish			SF	189.6	
2	Adhesive	1/2" Thin set Mortar		SF	189.6	
3	Vapor Retarder	Vapor Barrier Polyethylene		SF	189.6	



			WALLS: EXTERIOR				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Exterior-Grade Plywood Horizonta	Siding		SF	726		
2	Exterior-Grade Plywood Fastener 8/panel	Self-drilling screws(100/pkt)		PKT	7.26		
3	Wall Shteathing (OSB)			SF	726		
4	Shteathing Fastener	Self-drilling screws(100/pkt)		PKT	7.26		
5	Wall Homewrap			SF	726.0		
6	Homewrap Fastener	Stapled fastener (200/pkt)		PKT	2.8		
7	Furring Strip			PCS	90.75		
8	Furring Strip Fastener	Self-drilling screws(100/pkt)		PKT	7.26		
9	Wall Paint			SF	726		
10	Stone Copping	Masonry stone		SF	4		
11	Stone Veneer	Masonry stone		SF	30		
12	Mortar for Stone Veneer			SF	30		
13	Wall Insulation			SF	2938		



			WALLS: INTERIOR 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BATHROOM			SF	88.0		
1	Cementitious Backer Board			SF	410		
2	Kerdi membrane			SF	410		
3	Kerdi membrane Fastener			SF	410		
4	Wall Ceramic Tile			SF	410		
	BEDROOM 1			SF	127.0		
5	Drywall Board			SF	352).	
6	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.52		
7	Wall Paint			SF	352		
8	Drywall Tape			FT	66.0		
	BEDROOM 2			SF	144.0		
9	Drywall Board			SF	416		
10	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	4.16		
11	Wall Paint			SF	416		
12	Drywall Tape			FT	78.0		



			WALLS: INTERIOR 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	LIVING ROOM			SF	228.0		
13	Drywall Board			SF	400		
14	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	4		
15	Wall Paint			SF	400		
16	Drywall Tape			FT	75.0		
	KITCHEN			SF	136.0		
17	Cementitious Backer Board			SF	33		
18	Drywall Board			SF	155		
19	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.55		
20	Kerdi membrane			SF	33		
21	Kerdi membrane Fastener			SF	33		
22	Wall Ceramic Tile			SF	33		
23	Wall Paint			SF	155		
24	Drywall Tape			FT	29.2		



			WALLS: INTERIOR 03				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CL 1			SF	17.0		
25	Drywall Board			SF	126		
26	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.26		
27	Wall Paint			SF	126		
28	Drywall Tape			FT	23.6		
	CL 2			SF	18.0		
29	Drywall Board			SF	122		
30	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.22		
31	Wall Paint			SF	122		
32	Drywall Tape			FT	22.9		
	CL 3			SF	10.0		
33	Drywall Board			SF	88		
34	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	0.88		
35	Wall Paint			SF	88		
36	Drywall Tape			FT	16.5		



			WALLS: INTERIOR 04				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	WD			SF	15.0		
37	Cementitious Backer Board			SF	103		
38	Kerdi membrane			SF	103		
39	Kerdi membrane Fastener			SF	103		
40	Wall Ceramic Tile			SF	103.0		
	WH	·		SF	9.0		
41	Drywall Board			SF	79		
42	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	0.79		
43	Wall Paint			SF	79		
44	Drywall Tape			FT	15		
	HALL	'		SF	74.0		
45	Drywall Board			SF	259		
46	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	2.59		
47	Wall Paint			SF	259		
48	Drywall Tape			FT	48.86792453		
1	Wall Skirting	Ceramic		FT	191.0		



			DOORS			
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity Unit Pri	e Total
1	Interior Swinging	3' - 0" X 6'-8"		PCS	3	
2	Folding	3' - 3" X 6'-8"		PCS	1	
3	Interior Sliding	5' - 10" X 6'- 8"		PCS	1	
4	Interior Sliding	5' - 9" X 6'- 8"		PCS	1	
5	Folding	4' - 0" X 6'-8"		PCS	1	
6	Folding	2' - 4" X 6'-8"		PCS	1	
7	Exterior Swinging	3' - 0" X 6'-8"		PCS	2	
8	Exterior Door Trim			FT	25	
9	Interior Door Trim			FT	316	
10	Entry Lock set			PCS	2	
11	Privacy Lock set			PCS	3	
12	Passage Lock set			PCS	5	
13						
14						
15						



			WINDOWS				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Sliding	5' - 3" X 3'-3"		PCS	1		
2	Sliding	3' - 3" X 3'-3"		PCS	7		
3	Casment	2' - 9" X 4'-3"		PCS	4		
4	Sliding	3' - 3" X 1'-9"		PCS	1		
5	Exterior Window Trim			FT	151		
6	Interior Window Trim			FT	151		
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	1462.0		
2	Roof Covering Fastener			PCS	731		
3	Roof Felt Paper			SF	1462.0		
4	Roof Felt Paper Fastener			PCS	4386.0		
5	Roof Sheathing			SF	1462.0		
6	Roof Sheathing Fastener			PCS	11696		
7	Batten			FT	0.0		
8	Batten Fastener			PCS	0.0		
9	Soffit			SF	355.0		
10	Soffit Fastener			PCS	177.5		
11	Fascia			FT	185.0		
12	Fascia board fastener			PCS	93		
13	Roof Insulation			SF	1462.0		
14					1.02.0		
15							