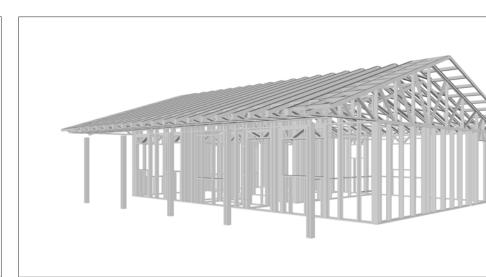


# **EMBER**

The Ember is a charming Farmhouse-style 2 bedroom 1 bathroom home. The walls are finished with horizontal siding in a light, neutral tone. Multiple simple gable roofs provide shelter while a welcoming covered porch extends across the front, supported by slender white columns and featuring white railings.

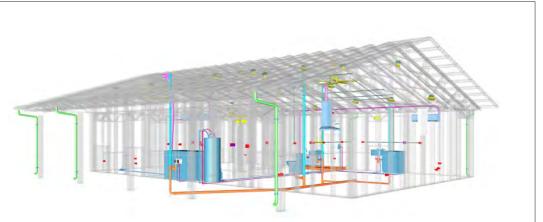
Inside, the Ember features a rectangular layout. The living and kitchen areas are merged into one large room at the center of the house, creating a spacious and versatile living space. The bedrooms are placed one side next to the living area.



# 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

2 Bed Rooms

# **TABLE OF CONTENTS**

RENDERINGS	ABOUT THE HOME -	<b></b> 01
1	RENDERINGS -	<b>01</b>
FLOOR PLAN	SCHEMATIC FLOOR PLAN	<b>01</b>
1	HOME SPECS -	<b></b> 01
	DISCLAIMER -	<b>—</b> 01
ABOUT	ABOUT FrameUpNow	<b>01</b>
1	ABOUT HouseDocs	<b>—</b> 01
DESCRIPTIONS	BOM (Bill Of Materials) ⊢	<b></b> 02
2	STRUCTURAL -	<b>─ 0</b> 2
	ARCHITECTURAL	<b>─ 0</b> 2
	MECHANICAL -	<b>─ 0</b> 2
	ELECTRICAL	<b></b> 02
	PLUMBING -	<b></b> 02
MATERIALS LIST	MATERIALS LIST PREVIEW	<b>02</b>
HOW TO BUILD	CONSTRUCTION STEPS -	<b>─ 02</b>
ARCHITECTURAL	COVER SHEET -	<b>─</b> 03

FLOOR PLAN + DIMENSION PLAN + FOUNDATION PLAN STRUCTURAL FLOOR PLAN -WALL FRAME LAYOUT ROOF TRUSS LAYOUT ROOF PLAN + ARCHITECTURAL ELEVATIONS -ARCHITECTURAL ELEVATIONS -ARCHITECTURAL SECTIONS -ARCHITECTURAL DETAILS

ARCHITECTURAL CASEWORK **COVER SHEET GENERAL NOTES** WALL FRAME LAYOUT WALL PANEL & LAYOUT PLAN ROOF TRUSS LAYOUT 20 21 STRUCTURAL SECTIONS WALL BRACING LAYOUT HOLD-DOWN PLAN STRUCTURAL DETAILS 1 STRUCTURAL DETAILS 2 **STRUCTURAL DETAILS 3 27** TRUSS BLOCKING LAYOUT 28 SHEETROCK BACKING 1 **ROOF BRACING LAYOUT** 29

**MECHANICAL COVER SHEET** 30 HVAC PLAN 31 **ELECTRICAL** SCHEDULE 32 LIGHTING POWER PLAN 34 DIMENSION FOR LIGHTING

**PLUMBING** 

STRUCTURAL

NOTES AND SCHEDULES WATER SUPPLY & SEWAGE SYSTEM # 38

DIMENSION FOR FITTING -

**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
		1

NOTE:

LEGEND:

PROJECT

241-Ember-960-2Bd1Ba-Farmhouse-Base-550

DRAWING NAME

INTRODUCTION

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

1101

SCALE:

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**DISCLAIMER** 

marketing content.

# **DESCRIPTIONS**

# MATERIALS LIST

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

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

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

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

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

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

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

# STRUCTURAL

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

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

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

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

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

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

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

# ARCHITECTURAL

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

The architectural package includes:

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

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

Foundation Plan: Detailed plan to establish a solid foundation.

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

Architectural Elevations: Exterior views showcasing the design.

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

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

# **MECHANICAL**

The mechanical package includes everything needed to guide HVAC

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

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

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

# **ELECTRICAL**

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

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

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

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

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

The plumbing package includes everything needed to guide the

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

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

Detailed Riser Diagrams: Provide information needed to properly

# **PLUMBING**

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

proper drainage.

install all vertical plumbing risers and vent stacks.

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

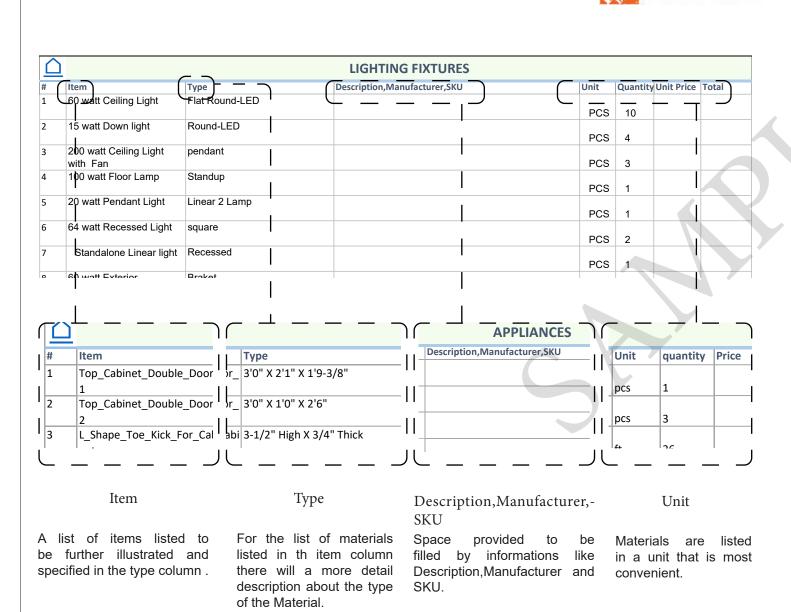
# BOM (Bill Of Materials) (Separately Attached)

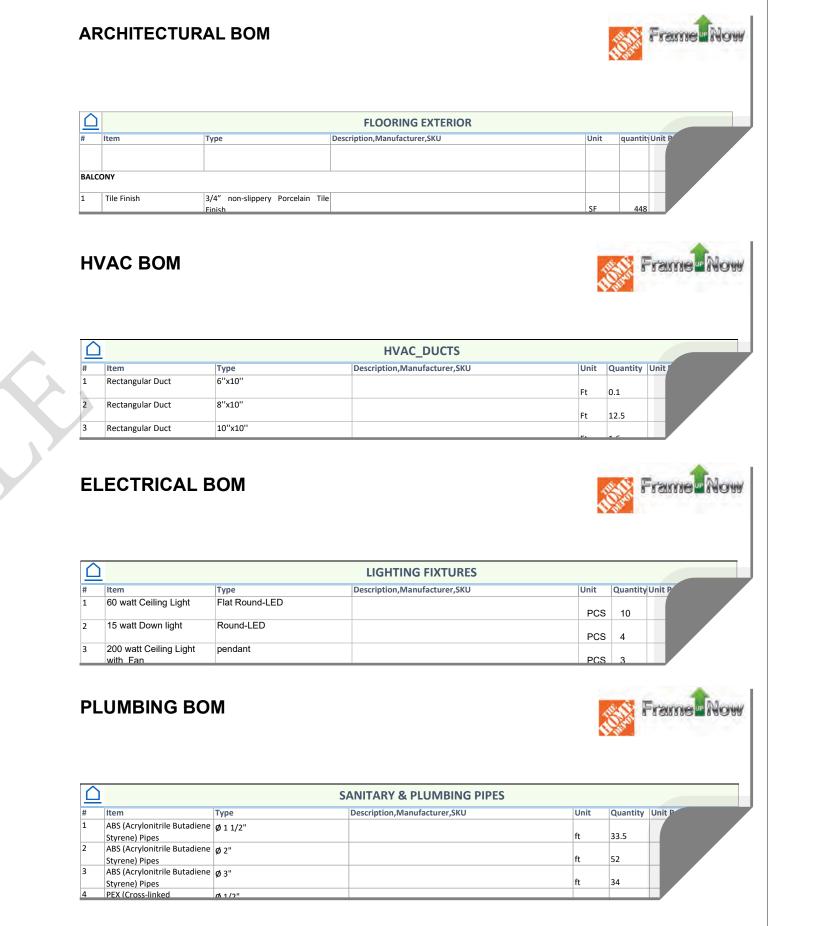


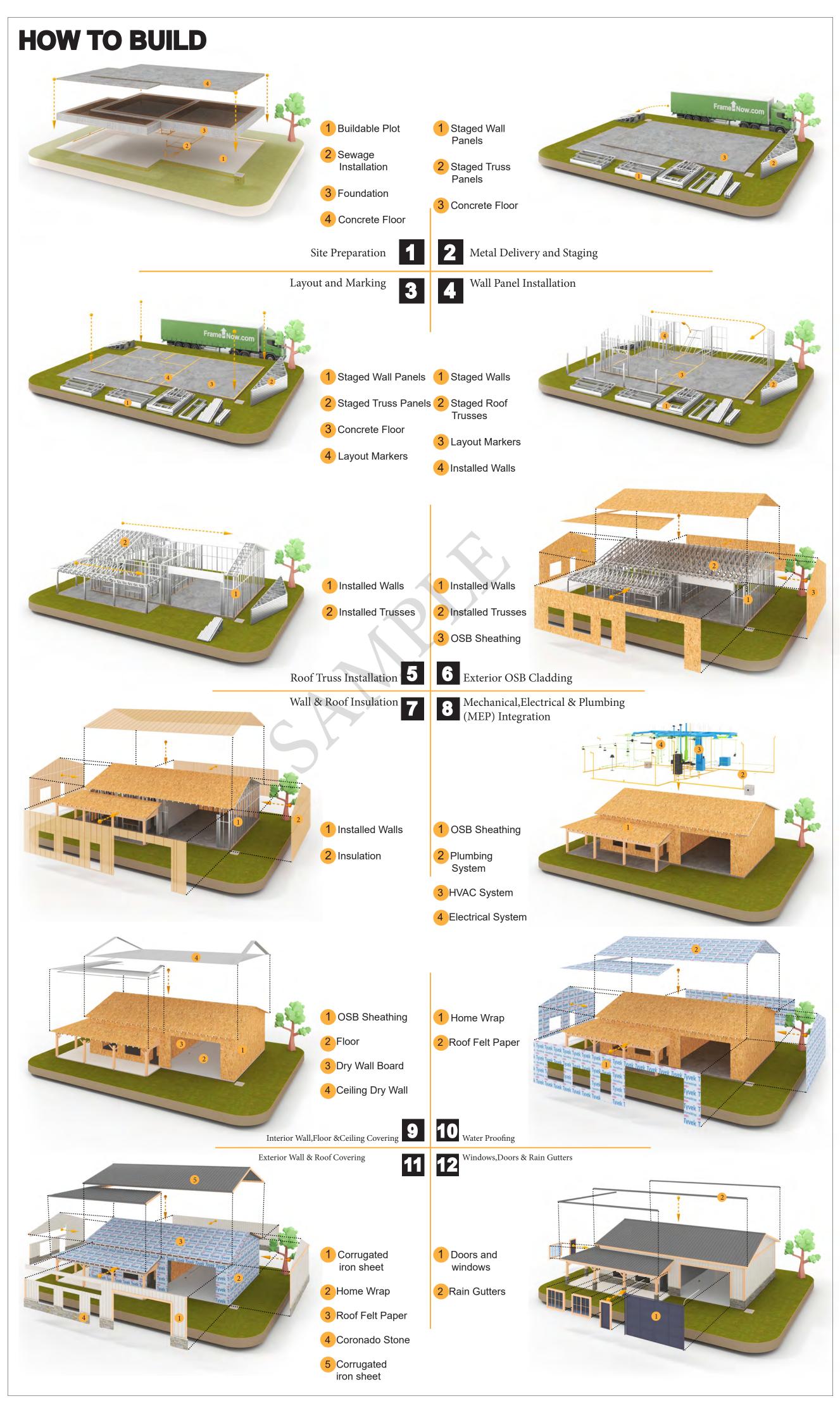
The Bill of Materials (BOM) is a crucial document that compiles the material requirements from different disciplines into a centralized inventory, enabling efficient procurement, inventory management, and cost estimation for a specified project or

### **ELECTRICAL BOM**











**KEY PLAN** 

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

**PROJECT** 

241-Ember-960-2Bd1Ba-Farmhouse-Base-550

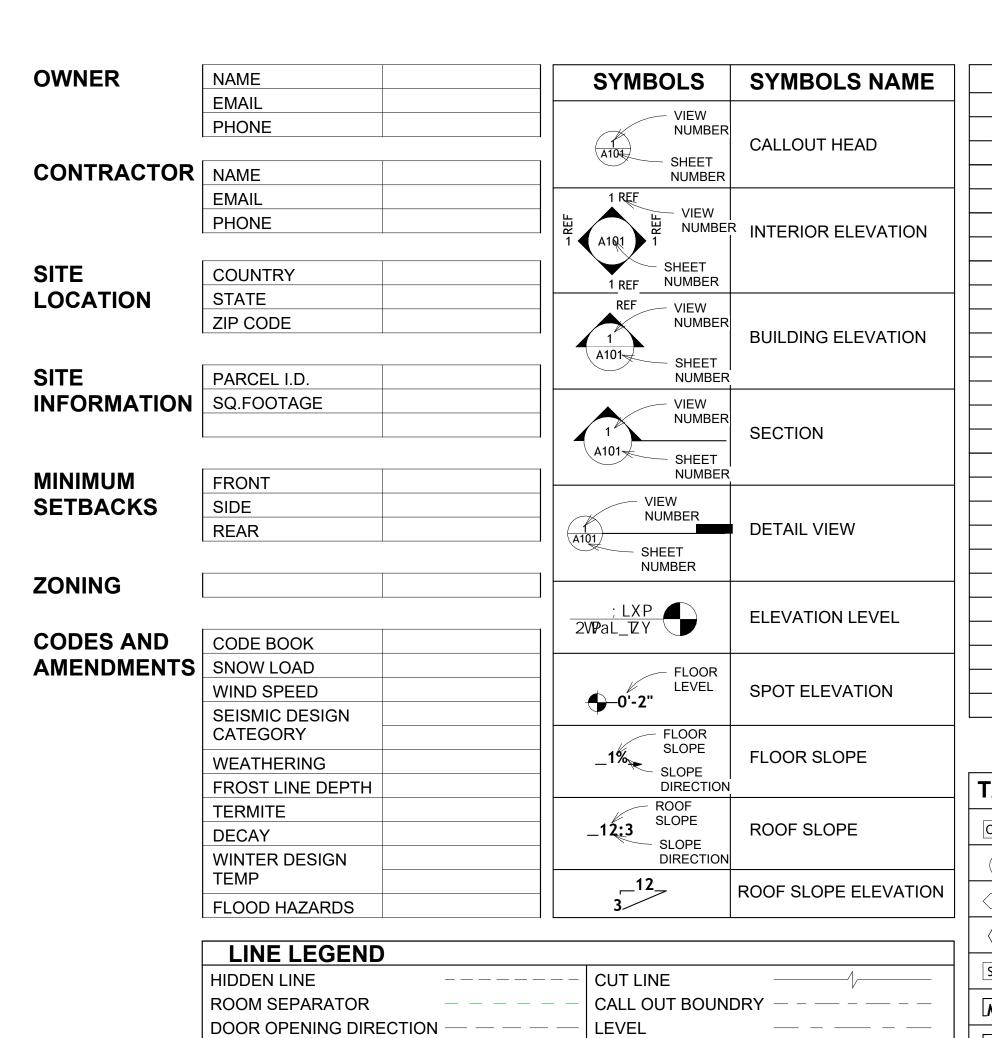
DRAWING NAME

# INTRODUCTION

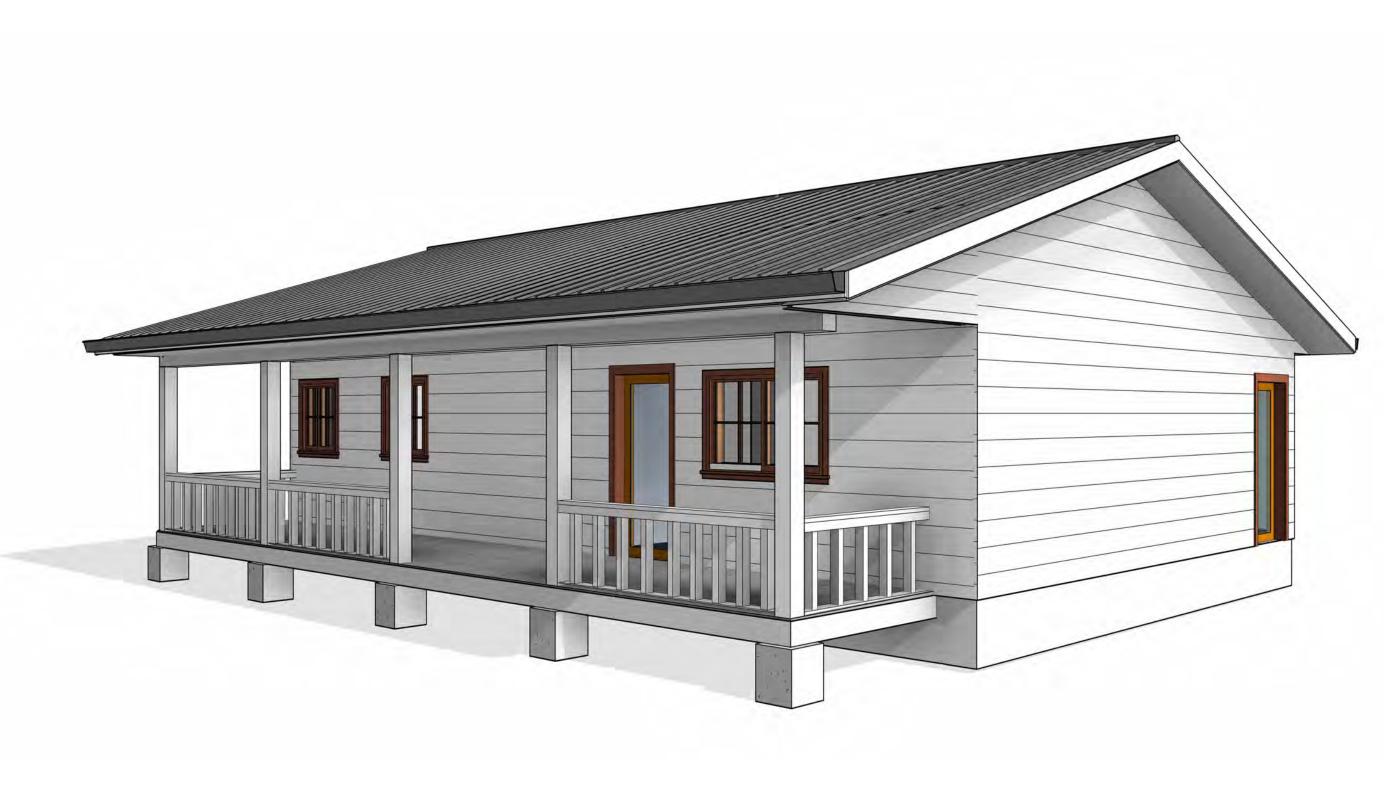
CLIENT NAME: PROJECT NUMBER: DATE: **DESIGNED BY** DRAWN BY: CHECKED BY:

1102

SCALE:



	PAGE INDEX	
G101	COVER SHEET	AFS
A101	FLOOR PLAN	ASTM
A102	DIMENSION PLAN	
S101	FOUNDATION PLAN	CA
S102	STRUCTURAL FLOOR PLAN	EL
S103	FRAME LAYOUT	F.F.E
S104	ROOF TRUSS LAYOUT	F.F.L
A103	ROOF PLAN	FTG
A201	ELEVATIONS	HVAC
A202	ELEVATIONS	
A301	SECTIONS	IRC
A401	DETAILS	
A402	CASEWORK DETAILS	IMC
A403	CASEWORK DETAILS	livio
E101	SCHEDULE	MAX.
E102	LIGHTING PLAN	ME
E103	POWER PLAN	MIN.
E104	DIMENSION PLAN FOR LIGHT FIXTURE	NO.
E105	DIMENSION PLAN FOR FITTING	O.C
P101	COVER SHEET	OSB
P102	WATER SUPPLY SYSTEM	PL
P103	SEWAGE SYSTEM	PSI
P104	RISER DIAGRAM	PVC
M101	HVAC PLAN	REF
M102	HVAC SECTION	RG
M103	RISER DIAGRAM	SE
		SF
		SIMP.
AG	TAG'S NAME	011.45
CA01	CASEWORK TAG	SIMP.
	DOOR TAC	TV UNO
<u>(1)</u>	DOOR TAG	W/
1	FURNITURE TAG	W/D
1	WINDOW TAG	AC
SE01	SPECIALTY EQUIPMENT TAG	ACC
MEO4	MECHANICAL EQUIPMENT TAG	ACCU
ME01		AHU
PE01	PLUMBING EQUIPMENT TAG	CC
		CD



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

**ABBREVIATION** 

CASEWORK

ELECTRICAL

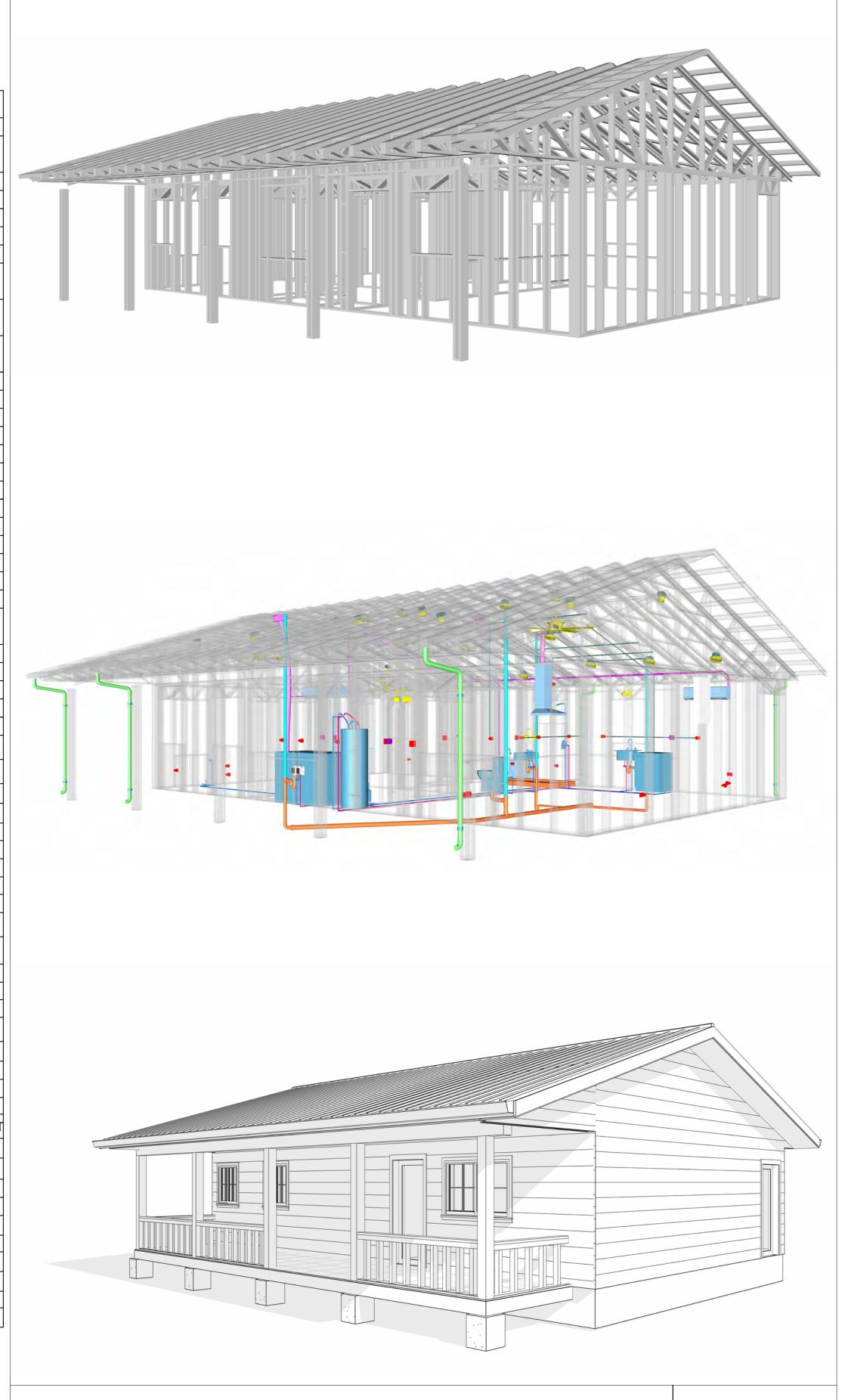
ACTION FLOOR SYSTEMS

AMERICAN SOCIETY FOR

TESTING AND MATERIAL

FINISHED FLOOR LEVEL

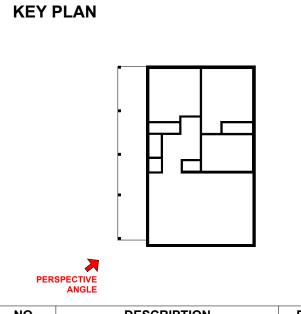
FINISHED FLOOR ELEVATION



241-EMBER-960-2Bd1Ba FARMHOUSE-BASE-550

SQUARE FOOT	AGE	
LIVING	960	
PORCH	249	
TOTAL	1209	





NO. DESCRIPTION DATE

NOTE:

LEGEND:

PROJECT

241-EMBER-960-2Bd1Ba FARMHOUSE-BASE-550

DRAWING NAME

**COVER SHEET** 

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	7/31/2025 4:14:11 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

G101

SCALE: As indicated

OVER HEAD

### **GENERAL NOTES**

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

#### **ABOUT WALLS:**

#### 1. SHOWER WALL COVERING

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

#### 2. WALL PAINT (INTERNAL)

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

#### 3. ADHESIVES:

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

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

#### ABOUT FLOORS:

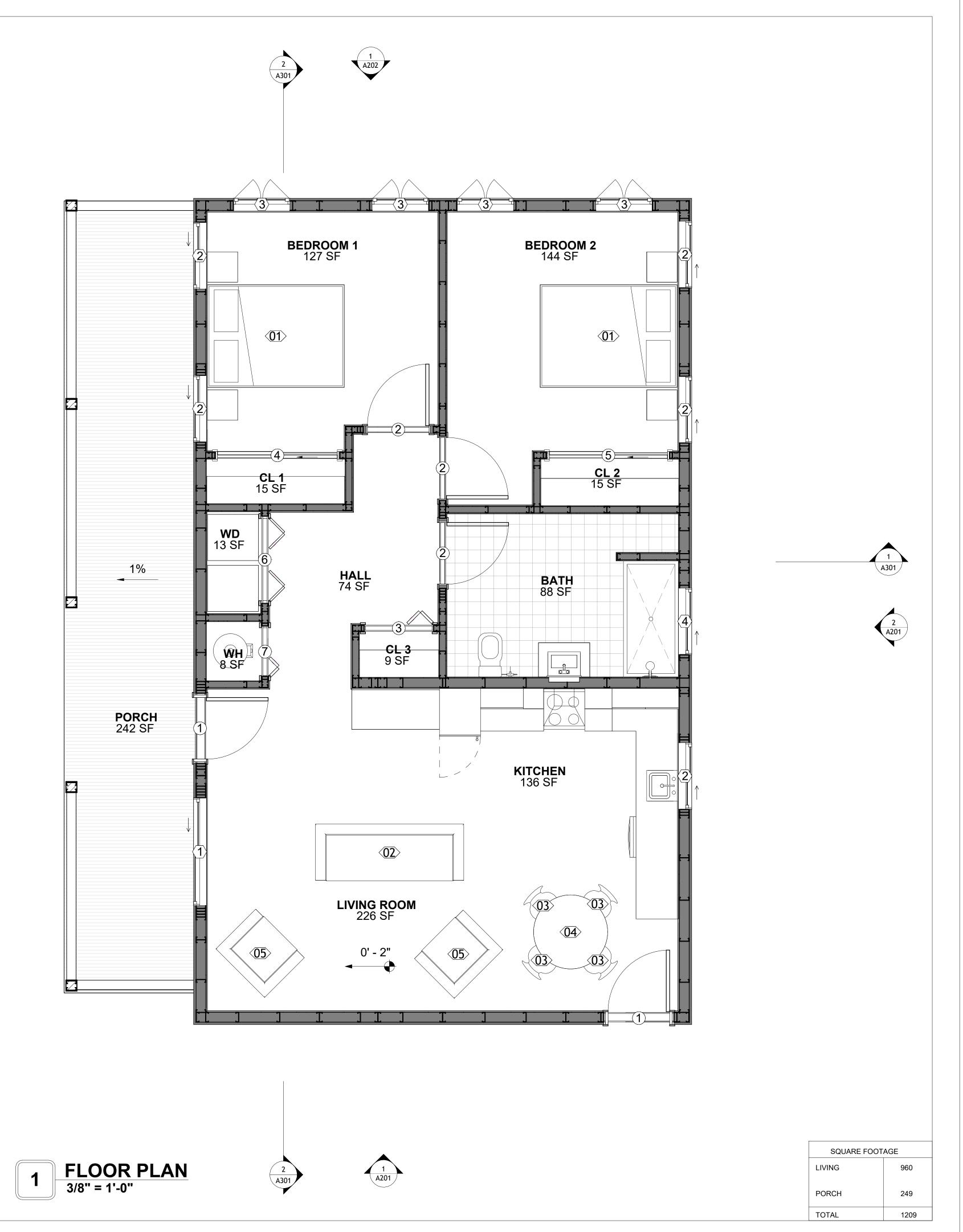
- 1. THE SPOT ELEVATION INDICATES THE FINISHED FLOOR ELEVATION.
- 2. FINISHED FLOORS PER PLANS.
- 3. FIELD VERIFY FOR DIMENSION DROP 4" FOR SHOWER AND BATHTUB USE.
- 4. 1% SLOPE ON OUTDOOR BALCONIES FOR WATER RUN OFF.
- 5. 2% SLOPE TOWARDS THE SHOWER DRAIN FOR SUFFICIENT DRAINAGE.
- 6. 4" DROP AT THE DOOR LEADING TO EXTERIOR BALCONY FROM THE MAIN LIVING AREA.
- 7. 5% SLOPE FOR GARAGE IS USED, WHICH SHOULD BE CHECKED WITH THE LOCAL GARAGING ZONING LAWS.





	FURNITURE SCHEDULE		
TYPE MARK	TYPE	COUNT	
01	KING SIZE BED	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	BATH	VINYL TILES	CONCRETE	CERAMIC TILE	MRD	8' - 0"	
09	WD	HARDWOOD	CONCRETE	CERAMIC TILE	DRY WALL	8' - 0"	
10	WH	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
11	HALL	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
12	PORCH	PROCELAIN TILE	CONCRETE	CORRUGATED IRON SHEET	PLYWOOD	8' - 0"	





**KEY PLAN** 

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

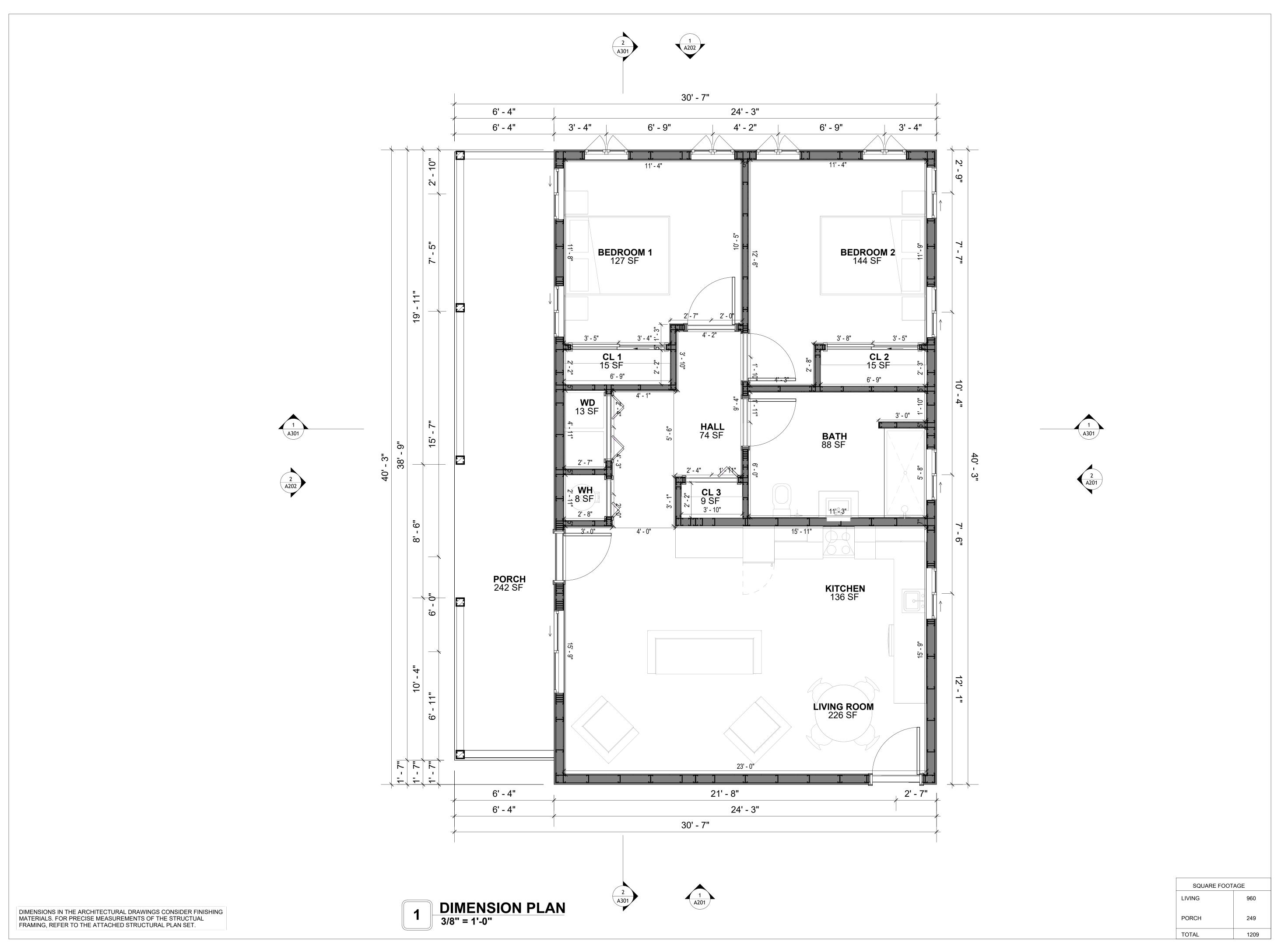
241-EMBER-960-2Bd1Ba FARMHOUSE-BASE-550

DRAWING NAME

FLOOR PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	7/31/2025 4:14:12 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A101





KEY PLAN

NO.	DESCRIPTION	DATE
-		L

NOTE:

LEGEND:

PROJECT

241-EMBER-960-2Bd1Ba FARMHOUSE-BASE-550

DRAWING NAME

**DIMENSION PLAN** 

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	7/31/2025 4:14:14 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A102

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

#### **FOUNDATION NOTES**

#### NOTES

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

#### MATERIALS:

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

#### 2. **PAD PREPARATION:**

- EXCAVATION FOR FOOTING SHALL BE NEAT.
- FOOTINGS SHALL BE POURED IMMEDIATELY AFTER EXCAVATION AND APPROPRIATE INSPECTION.
- ALL REINFORCING STEEL MARKED "CONTINUOUS" SHALL BE LAPPED 36 BAR DIAMETERS AT SPLICES AND AROUND CORNERS OR INTERSECTIONS WITH A STANDARD 90 DEGREE BEND ON CORNER BARS. LAP WIRE MESH ONE FULL MESH AT SIDE AND END LAPS.
   ALL HARDWARE TO BE SIMPSON OR EQUIVALENT.
- EXTERIOR FRAME WALL TO BE SECURED WITH 1/2"X10" ANCHOR BOLTS 4'-0" O.C. FOR 1-STORY AND 2'-8" O.C. FOR 2-STORY. BOLTS SHALL BE LOCATED WITHIN 1'-0" OF EACH END PIECE AND SHALL HAVE A MIN. OF TWO BOLTS PER PIECE.
- -FOUNDATION ANCHOR STRAPS SHALL BE PERMITTED, ACCORDING TO RESIDENTIAL CODE 2021
- ALL INTERIOR WALLS TO BE SECURED WITH POWER DRIVEN PINS PER MANUFACTURER SPECIFICATION USE PIN SPACING EQUIVALENT TO 1/2" ANCHOR BOLTS.
- ALL CONSTRUCTION TO CONFORM TO THE 2012 IRC - R-10 RIGID INSULATION OUTSIDE OF EXTERIOR FOUNDATION WALLS UNDER LIVING AREA. - CONCRETE PAD FOR CONDENSER THICKNESS IS 4" MIN UNLESS OTHERWISE NOTED.

#### 3. CONCRETE CONSTRUCTION:

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

#### 4. REINFORCEMENT:

THAN 12 INCHES.

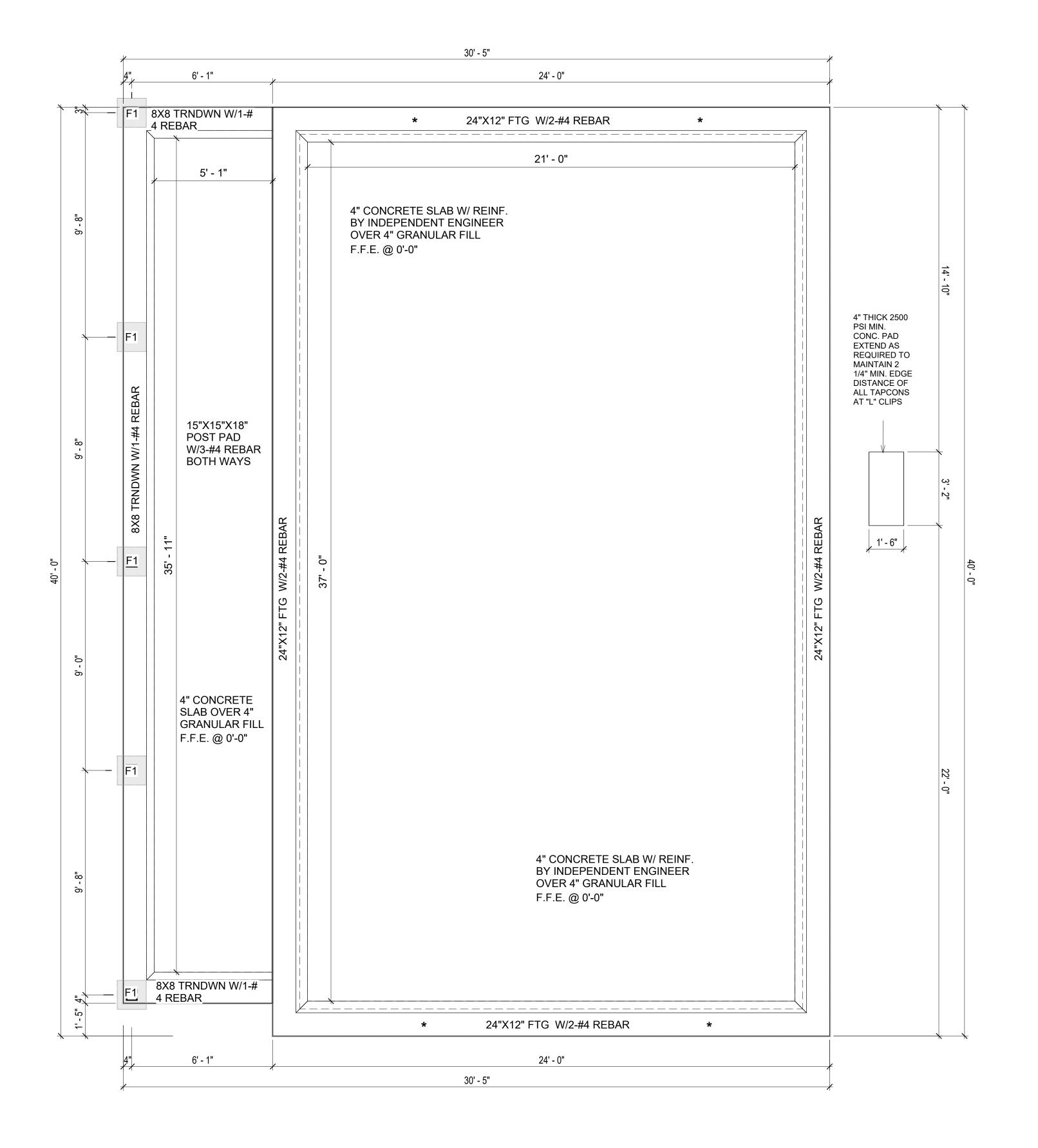
- IF CONSTRUCTED ON ACTIVE SOILS, THE LONG TERM PERFORMANCE OF THE FOUNDATION IS DEPENDENT ON MAINTENANCE BY THE OWNER. THUS THE BUILDER SHALL ADVISE THE OWNER OF THE FOLLOWING:

- 1. DRAINAGE MUST BE MAINTAINED. WATER SHALL NEVER BE ALLOWED TO POND NEAR THE FOUNDATION.
- 2. THE SOIL AROUND THE FOUNDATION SHALL BE MAINTAINED IN A RELATIVELY DAMP CONDITION, SUCH AS THAT REQUIRED TO KEEP A LAWN GREEN. IF IT DRIES OUT IT WILL SHRINK. IF IT GETS WET, IT WILL HEAVE UPWARD.
- 3. SLABS ON THE SHORTER SIDE USES MAIN BARS ARE USED IN THIS DIRECTION ONLY WITH SMALLER DIAMETER DISTRIBUTION BARS ARE PLACED, FORMING A MAT OR GRID.
- 4. ALL REINFORCEMENT BARS SIZE 10MM OR LARGER IN ACCORDANCE TO ASTM
  3. ANCHOR BOLTS AT ALL EXTERIOR WALLS SHALL BE MINIMUM 1/2 INCH DIAMETER WITH A
- MAXIMUM SPACING OF 6'-0" ON CENTER, UNLESS NOTED OTHERWISE.

  4. ANCHOR BOLTS SHALL BE INSTALLED WITHIN 12 INCHES OF EACH END OF EACH SILL
  PLATE WITH AT LEAST TWO ANCHOR BOLTS FOR EACH BOLTS FOR EACH SILL PLATE LONGER
- 5. SIMPSONS SILL ANCHORS MAYBE SUBSTITUTED FOR ANCHOR BOLTS AT THE SAME SPACING.
- 6. EXTERIOR CONCRETE SLABS WHICH ARE NOT PART OF THE MAIN SLAB SHALL BE MINIMUM 4 INCHES THICK WITH NO STEEL REINFORCING BARS REQUIRED, UNLESS NOTED OTHERWISE ON FOUNDATION PLAN.

### **VERIFY THE FOLLOWING PRIOR TO POURING:**

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





SQUARE FOOT	AGE
LIVING	960
PORCH	249
TOTAL	1209



**KEY PLAN** 

NO.	DESCRIPTION	DAIE

NOTE:

LEGEND:

PROJECT

241-EMBER-960-2Bd1Ba FARMHOUSE-BASE-550

DRAWING NAME

FOUNDATION PLAN

CLIENT NAME:

PROJECT NUMBER:

0061\_12

DATE:

7/31/2025 4:14:15 PM

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Checker

S101

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

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#### **GENERAL NOTES**

#### NOTES:

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

#### A) FOUNDATION PLAN NOTES:

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

  6. ALL FLOOR SLABS ARE REINFORCED ON CONCRETE SLABS.

#### SPECIAL INSPECTION IS REQUIRED FOR THICKENED FOUNDATION CONSTRUCTION

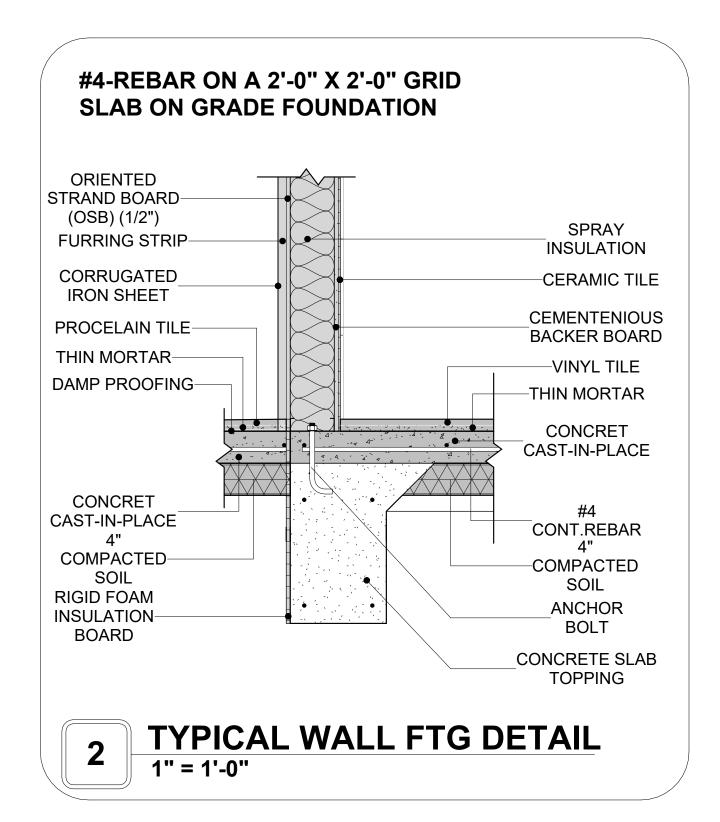
- 1. REINFORCEMENT
- 2. 2300 PSI CONCRETE POUR

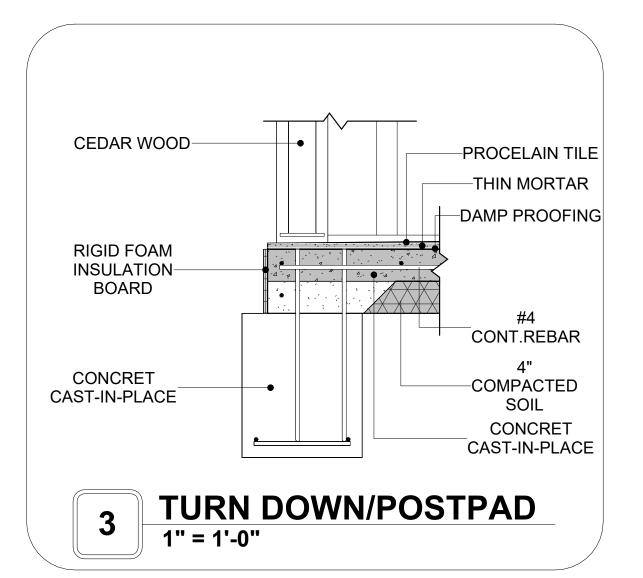
#### B) **REINFORCEMENT FOR CONCRETE**:

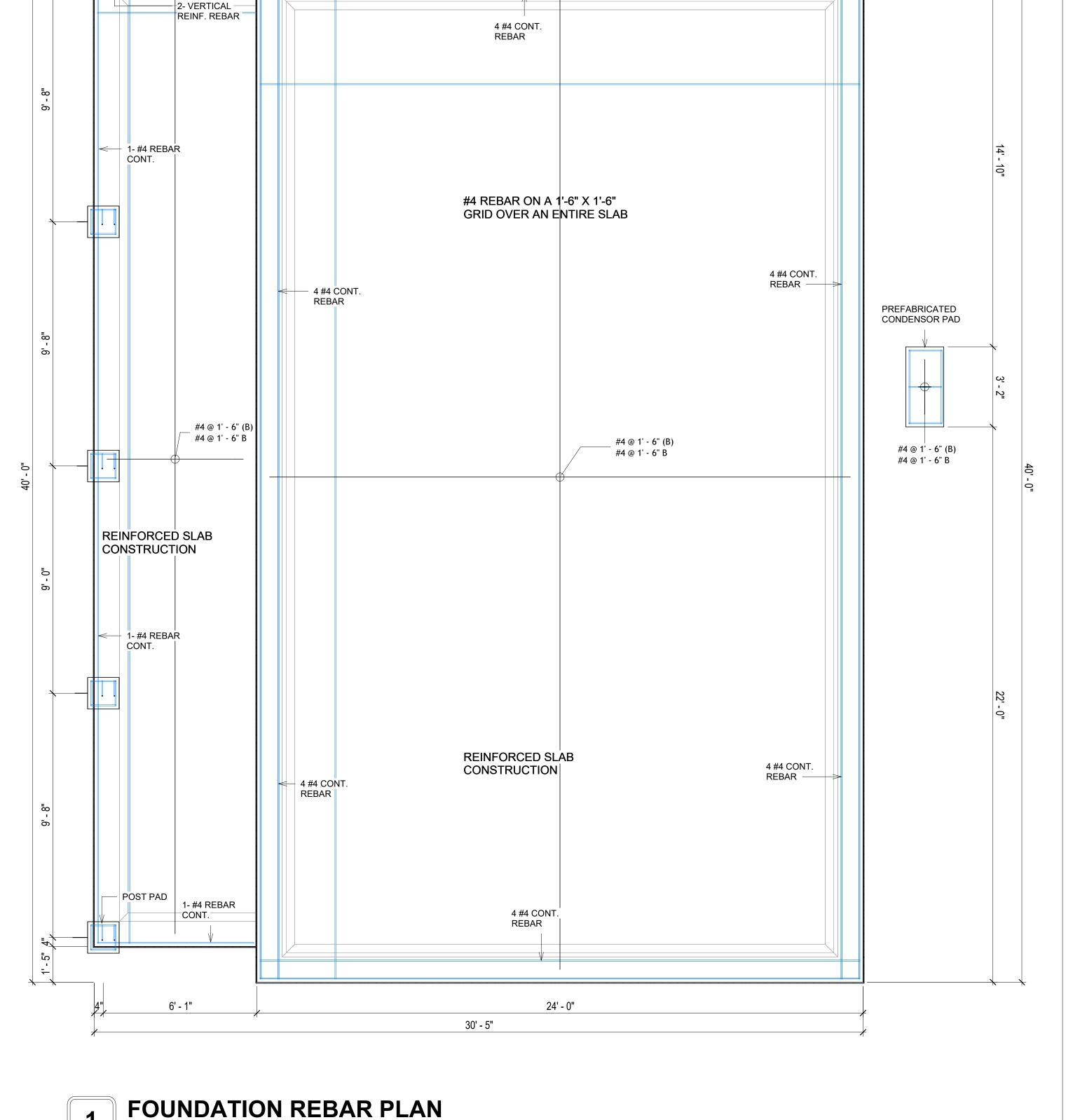
- ALL REINFORCING SLABS BARS SIZE 10MM OR LARGER SHALL BE DEFORMED IN ACCORDANCE TO ASTM-A706, AND BARS SMALLER THAN 10 MM MAYBE PLAIN.
   UNLESS OTHERWISE NOTED IN PLANS, THE YIELD STRENGTH OF REINFORCING BARS SHALL BE:
  - A) FOOTING = 40,000 PSI B) NON-LOAD BEARING WALLS AND PARAPETS= 40,000 PSI
- 3. SPLICES SHALL BE SECURELY WIRED TOGETHER AND SHALL LAP OR EXTEND
- 4. GRADE OF STEEL FOR RCC WORKS SHALL BE GRADE 4 10.
- 5. BAR NOTATIONS GIVES INFORMATION
  - A) BAR SIZE
  - B) SPACING(IF REQUIRED)
- 6. LAP REINFORCEMENT ONLY AT LOCATION SHOWN IN THE DRAWINGS
- 7. REINFORCEMENT SHALL NOT BE CUT, VENT OR HEATED ON SITE WITHOUT ENGINEERS' APPROVAL.
- C) CONCRETE SLAB NOTES
- 1. ALL SLAB REINFORCEMENT SHALL BE 20MM CLEAR MINIMUM FROM BOTTOM AND FROM TOP OF SLAB
- 2. REINFORCEMENT IN CONTINUOUS ELEVATED SLAB SHALL BE CUT AS FOLLOWS.

#### NOTE

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







30' - 5"

6' - 5"

24' - 0"



**KEY PLAN** 

NO. DESCRIPTION DATE

NOTE:

LEGEND:

PROJECT

241-EMBER-960-2Bd1Ba FARMHOUSE-BASE-550

DRAWING NAME

STRUCTURAL FLOOR PLAN

CLIENT NAME:

Client Name

PROJECT NUMBER:

0061\_12

DATE:

7/31/2025 4:14:16 PM

DESIGNED BY:

DRAWN BY:

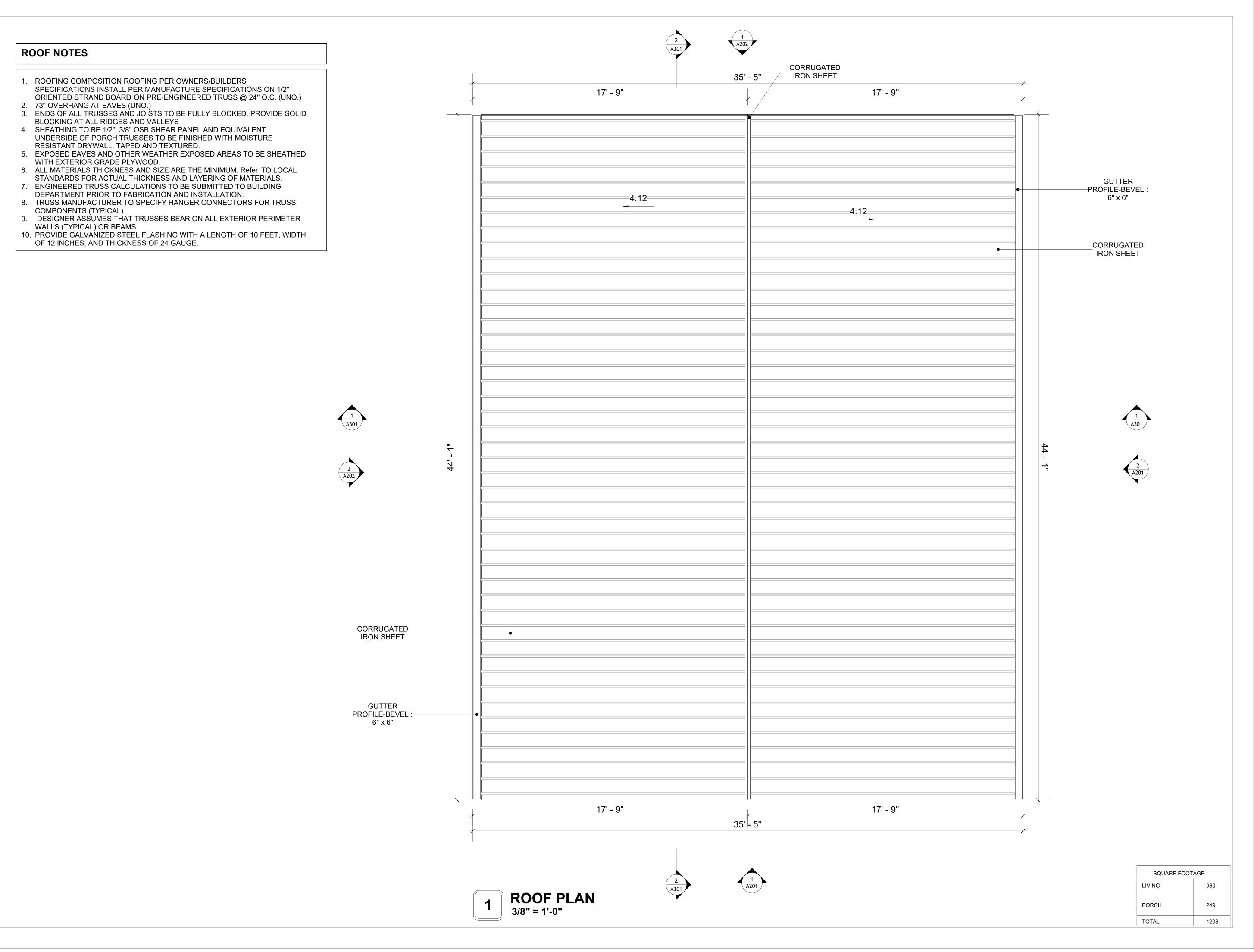
CHECKED BY:

Checker

**S102** 

SCALE: As indicated

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**KEY PLAN** 

NO.	DESCRIPTION	DATE
		'

NOTE:

LEGEND:

PROJECT

241-EMBER-960-2Bd1Ba FARMHOUSE-BASE-550

DRAWING NAME

ROOF PLAN

CLIENT NAME:

PROJECT NUMBER:

0061\_12

DATE:

7/31/2025 4:14:19 PM

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Checker

A103

## **ABOUT WALL FINISHING**

#### CORRUGATED IRON SHEET

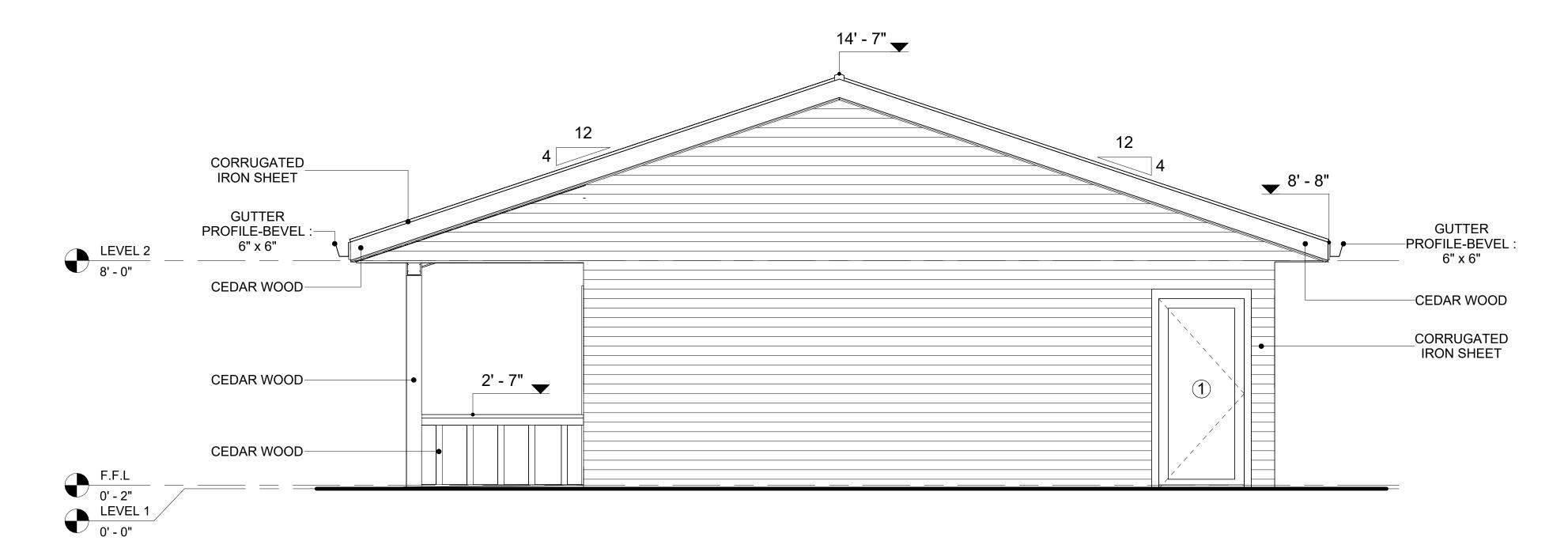
CORRUGATED IRON IS A FINISHING MATERIAL MADE FROM STEEL THAT HAS BEEN GALVANIZED (COATED WITH A THIN LAYER OF ZINC) TO PROTECT IT FROM CORROSION AND RUST.

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

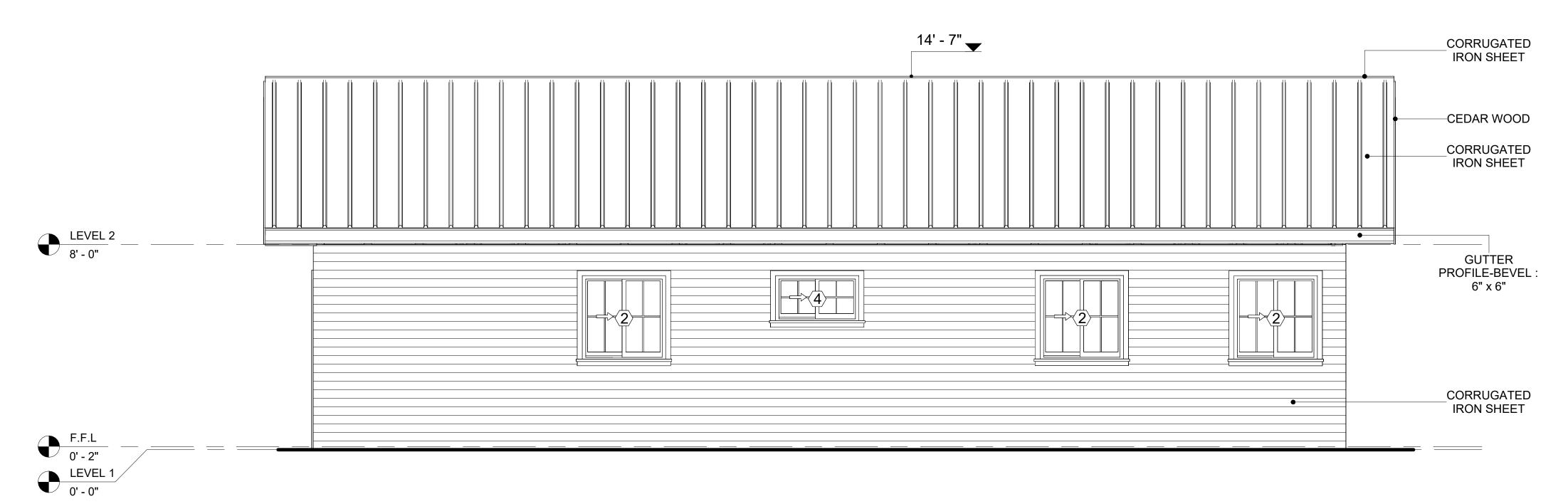
#### **CEDAR WOOD**

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

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



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



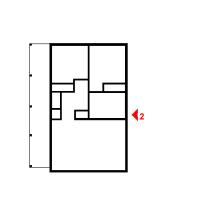
# 2 RIGHT SIDE ELEVATION 3/8" = 1'-0"

DOOR SCHEDULE						
TYPE				5	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	3' - 3"	6' - 8"	1
4	HOME DEPOT	INTERIOR DOUBLE PANEL SLIDING	INTERIOR	5' - 10"	6' - 8"	1
5	HOME DEPOT	INTERIOR DOUBLE PANEL SLIDING	INTERIOR	5' - 9"	6' - 8"	1
6	HOME DEPOT	DOOR-BIFOLD_9052	INTERIOR	4' - 0"	6' - 8"	1
7	HOME DEPOT	SINGLE FOLD 2	INTERIOR	2' - 4"	6' - 8"	1

		WINDOV	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

241-EMBER-960-2Bd1Ba FARMHOUSE-BASE-550

DRAWING NAME

# ARCHITECTURAL ELEVATIONS

Client Name	CLIENT NAME:
0061_12	PROJECT NUMBER:
7/31/2025 4:14:22 PM	DATE:
Designer	DESIGNED BY:
Author	DRAWN BY:
Checker	CHECKED BY:

A201

### **ABOUT WALL FINISHING**

#### CORRUGATED IRON SHEET

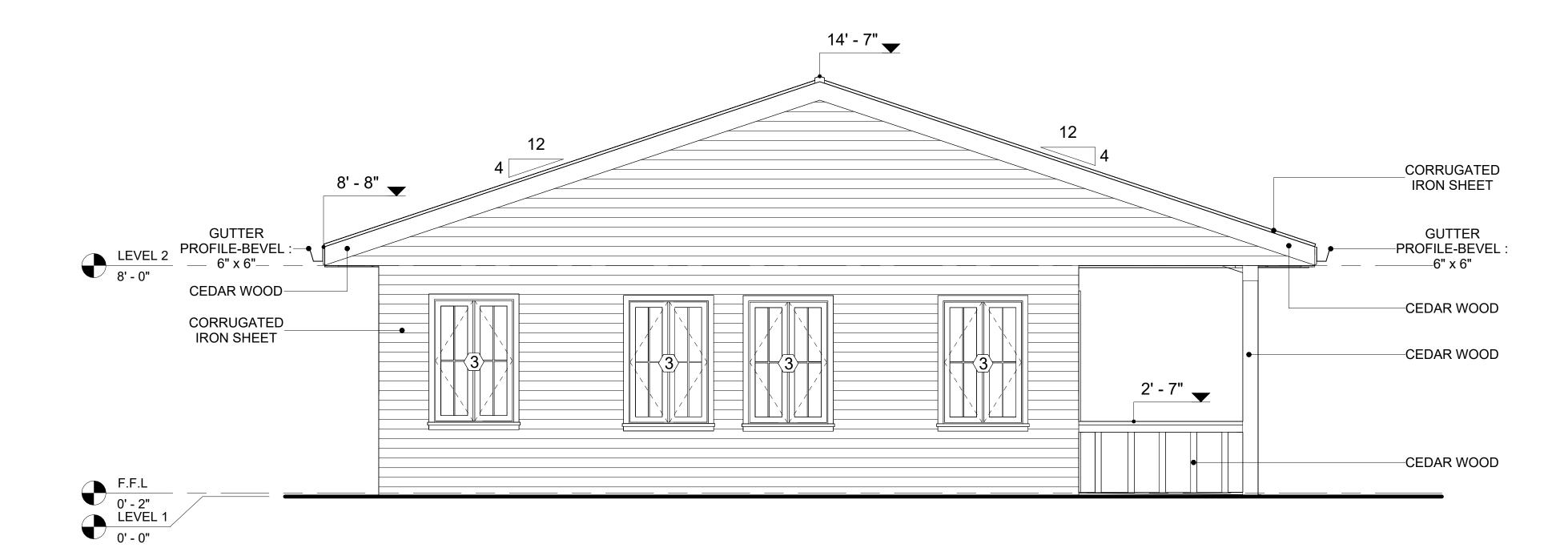
CORRUGATED IRON IS A FINISHING MATERIAL MADE FROM STEEL THAT HAS BEEN GALVANIZED (COATED WITH A THIN LAYER OF ZINC) TO PROTECT IT FROM CORROSION AND RUST.

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

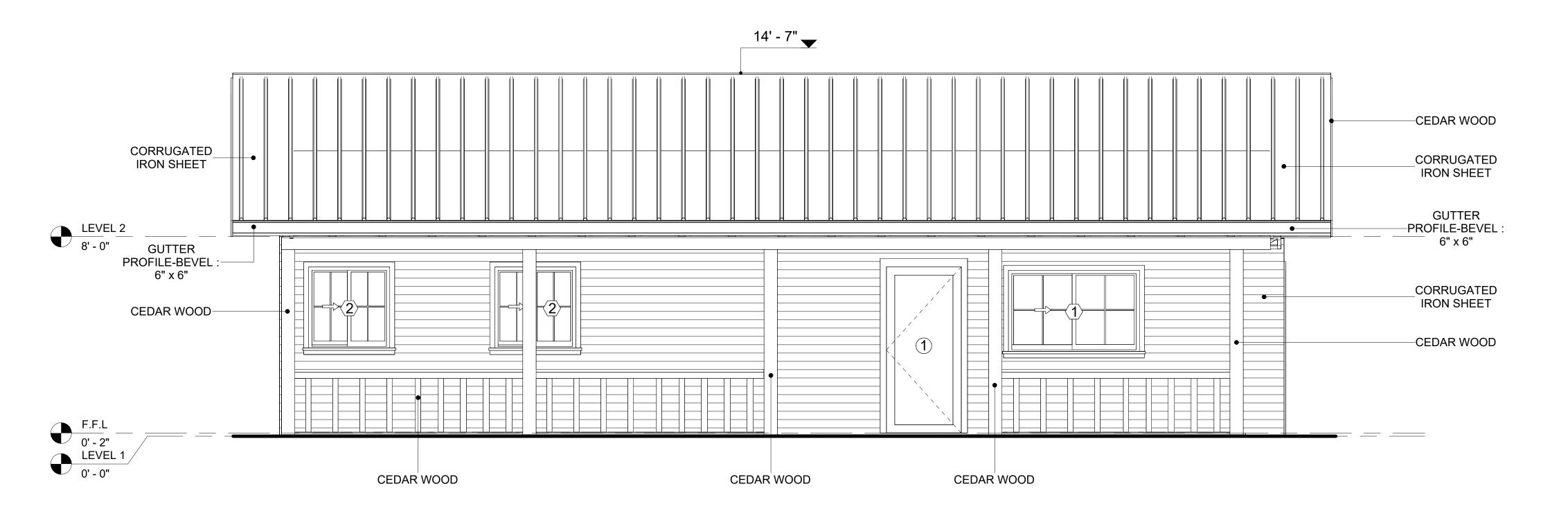
#### **CEDAR WOOD**

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

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



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



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



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

241-EMBER-960-2Bd1Ba FARMHOUSE-BASE-550

DRAWING NAME

# ARCHITECTURAL ELEVATIONS

CLIENT NAME:

PROJECT NUMBER:

0061\_12

DATE:

7/31/2025 4:14:26 PM

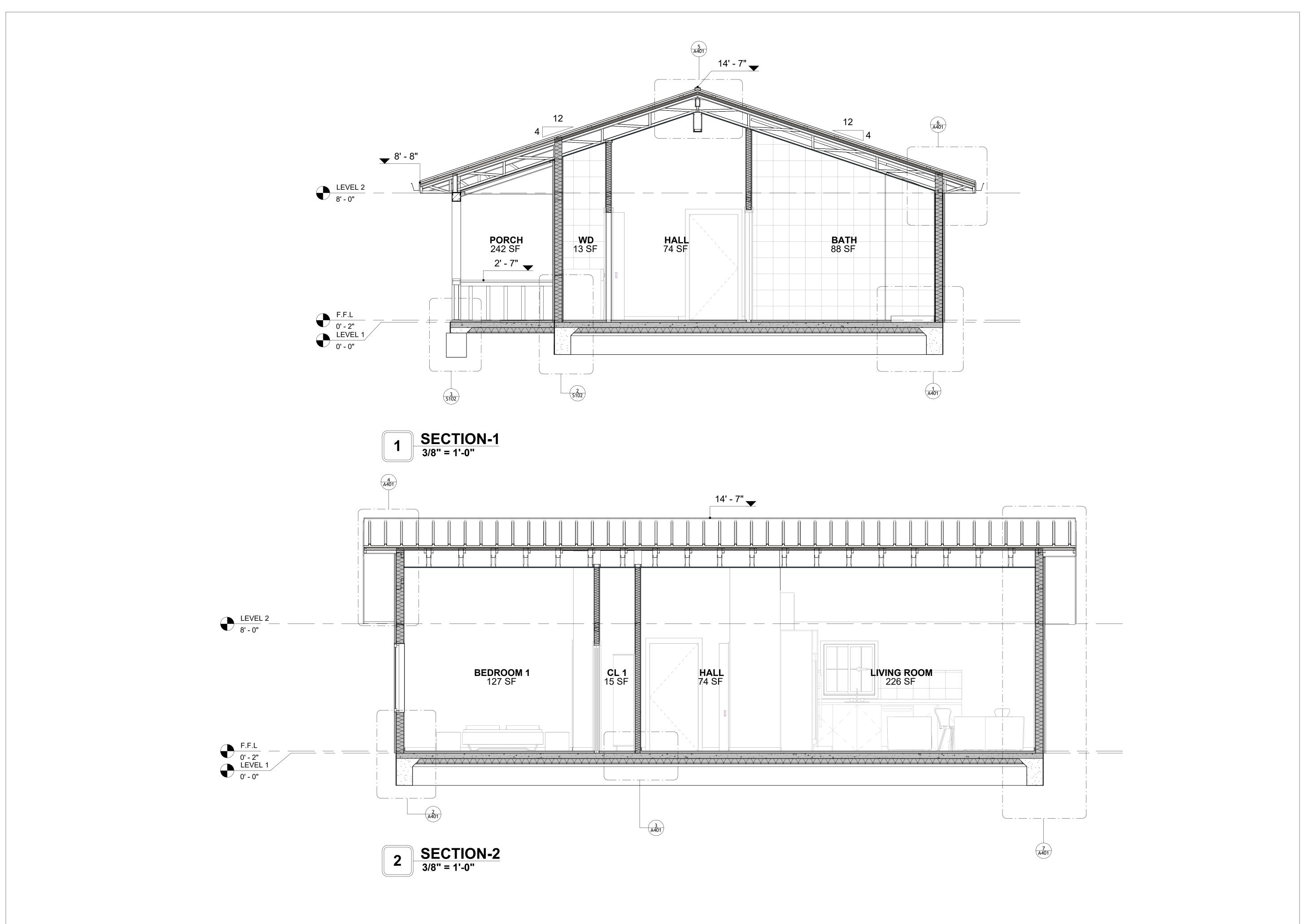
DESIGNED BY:

DRAWN BY:

CHECKED BY:

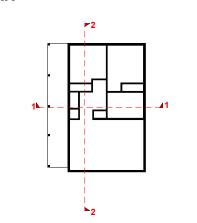
Checker

A202





**KEY PLAN** 



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

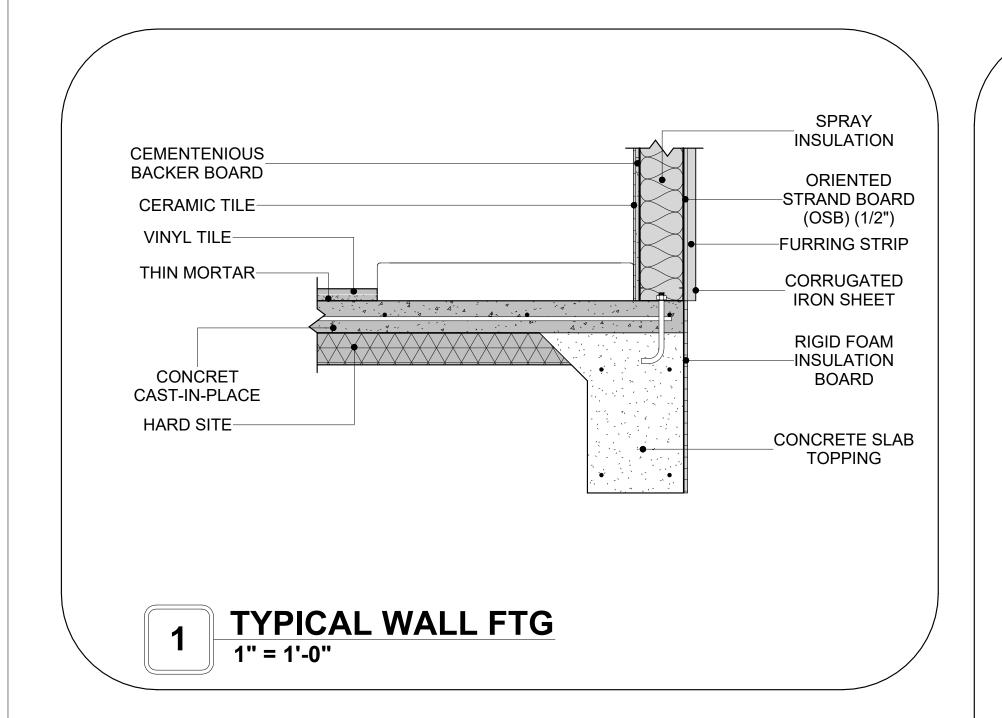
241-EMBER-960-2Bd1Ba FARMHOUSE-BASE-550

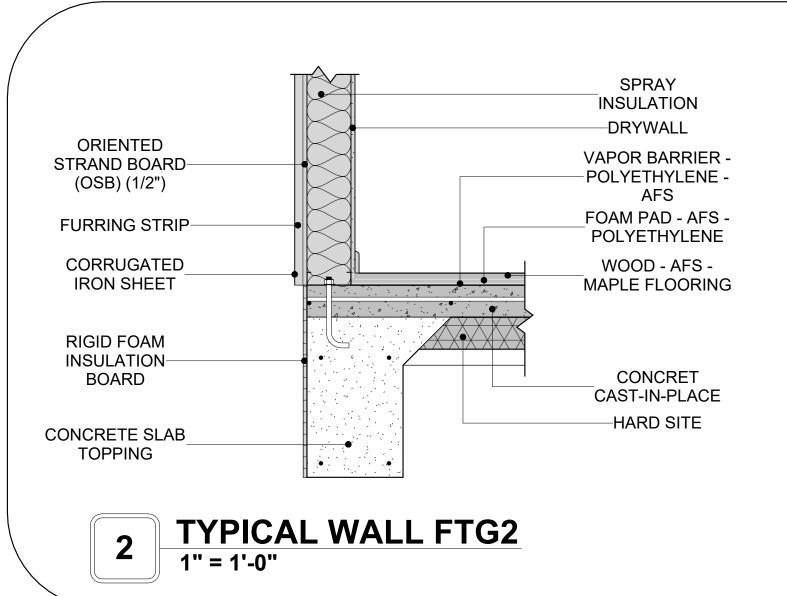
DRAWING NAME

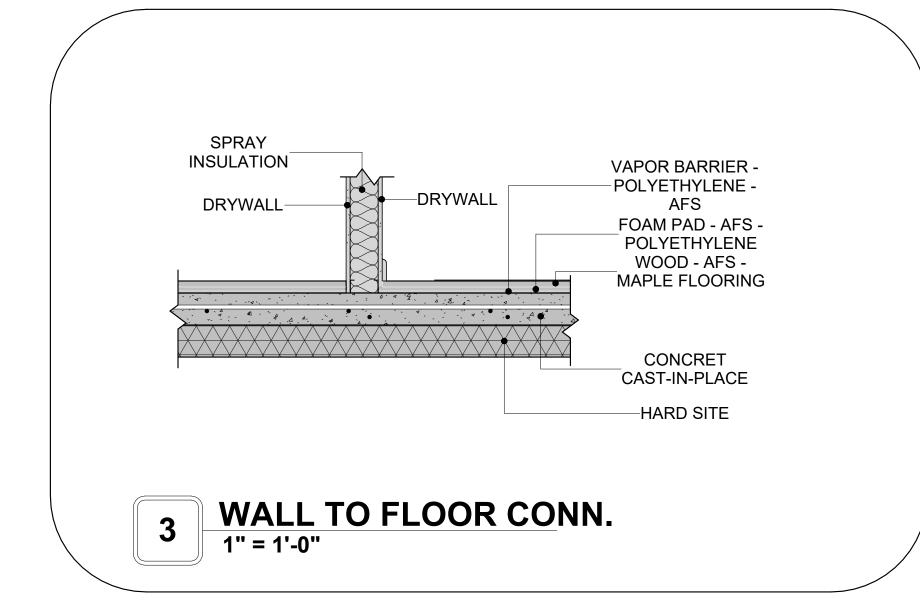
# ARCHITECTURAL SECTIONS

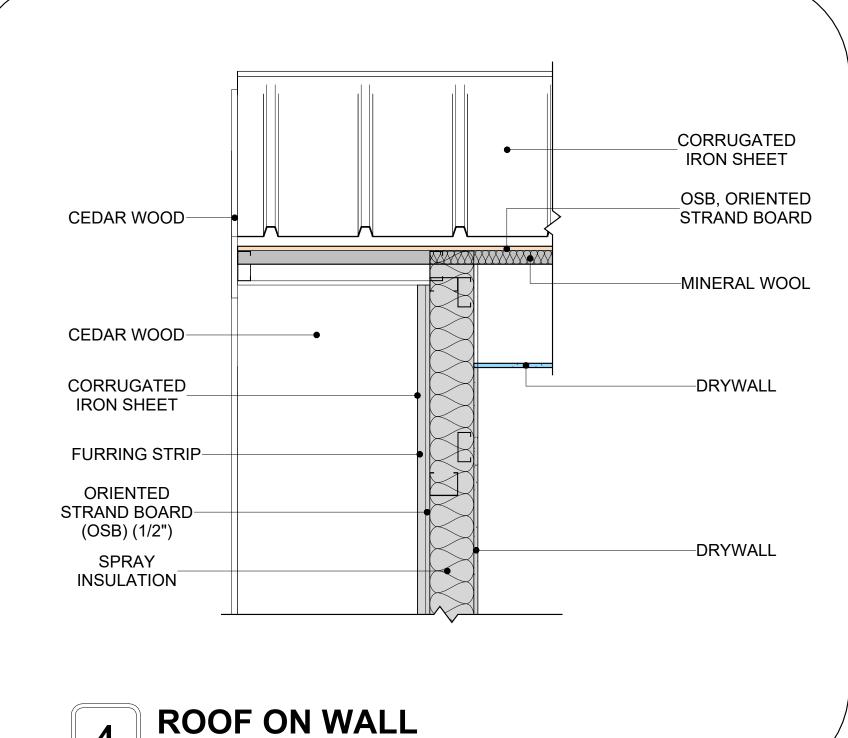
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0061_12	PROJECT NUMBER:	
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Designer	DESIGNED BY:	
Author	DRAWN BY:	
Checker	CHECKED BY:	

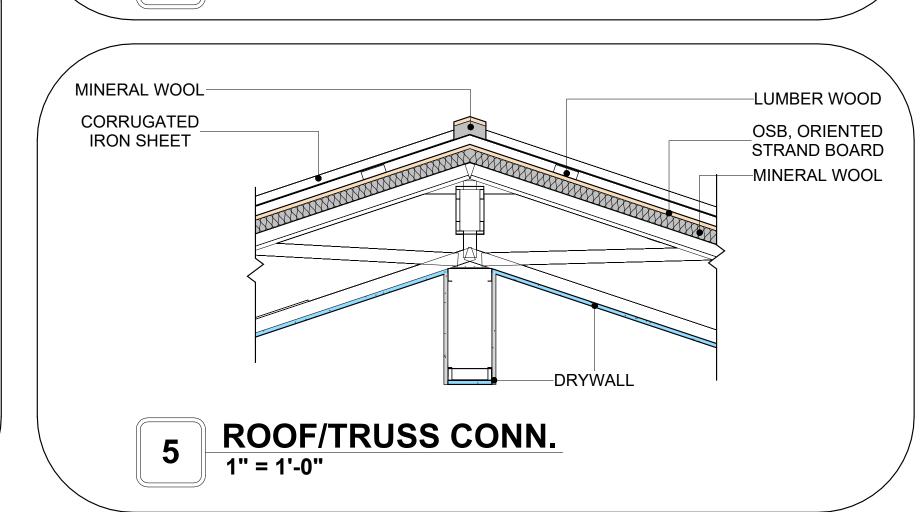
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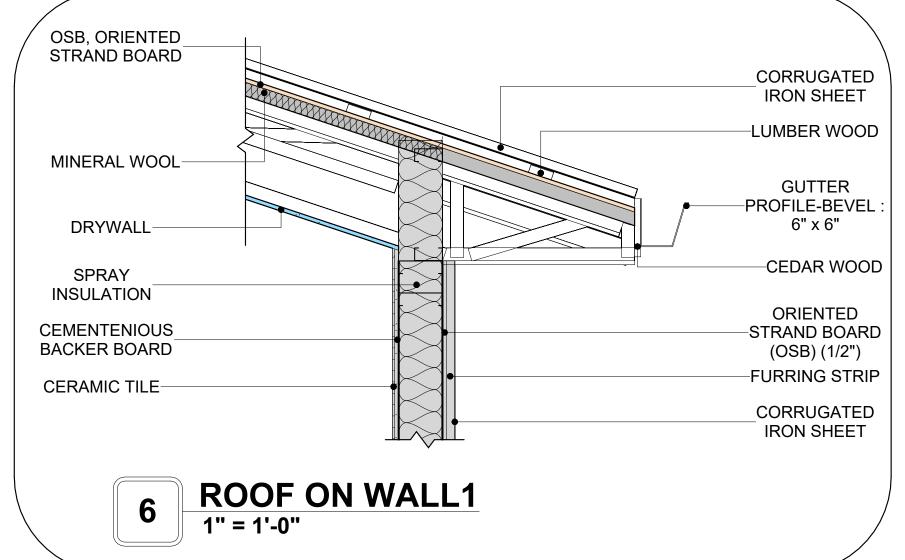


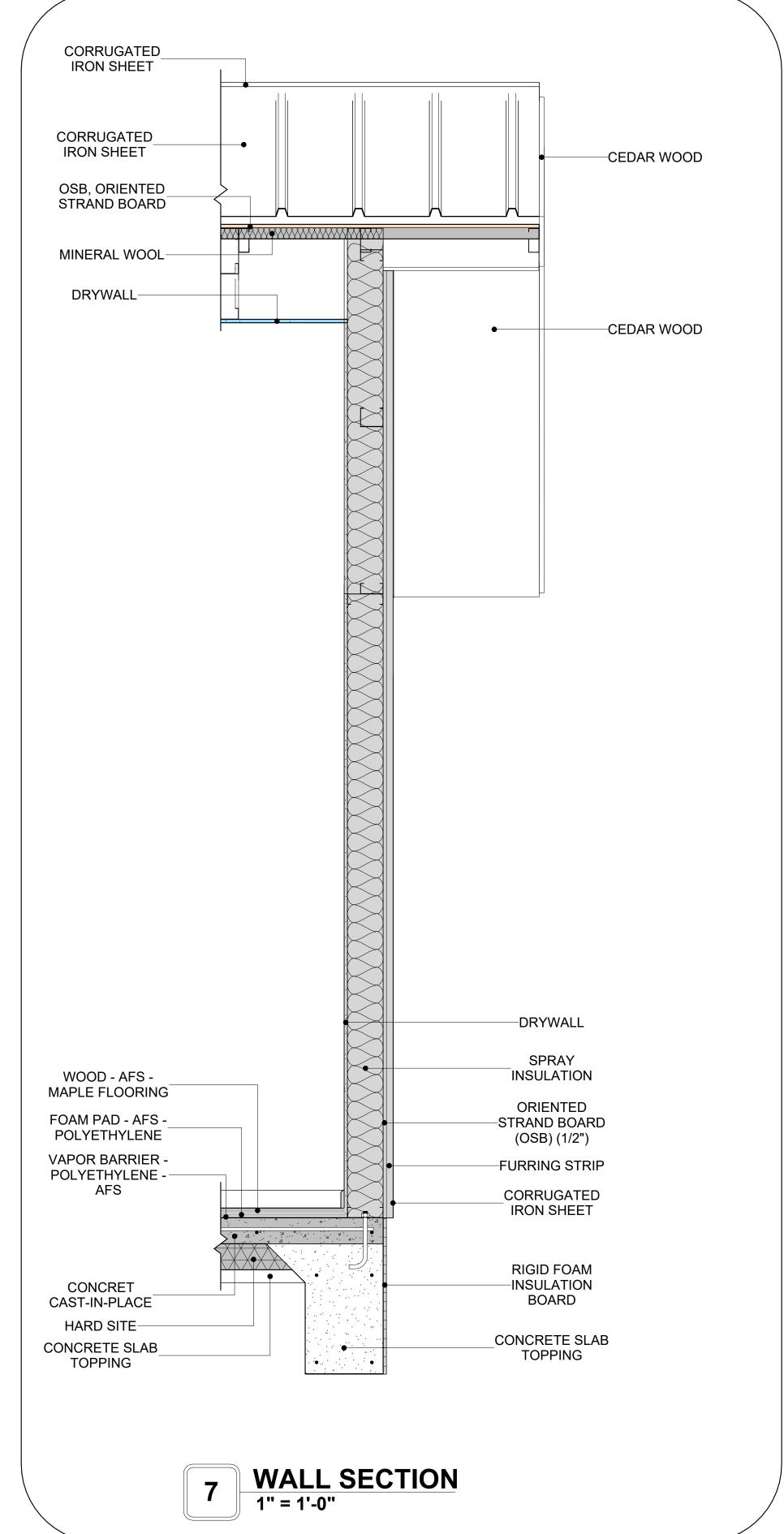






1" = 1'-0"







**KEY PLAN** 

10.	DESCRIPTION	DATE
		<u> </u>
IOTE:		

PROJECT

LEGEND:

241-EMBER-960-2Bd1Ba FARMHOUSE-BASE-550

DRAWING NAME

ARCHITECTURAL DETAILS

Client Name
0061_12
7/31/2025 4:14:30 PM
Designer
Author
Checker

A401

SCALE: 1" = 1'-0"

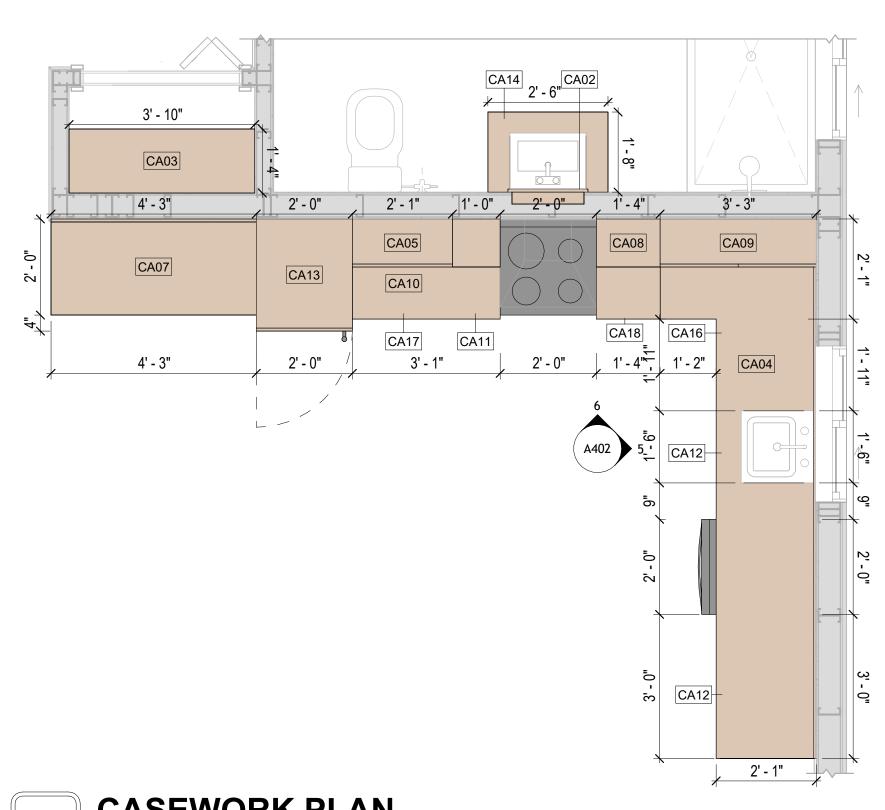
### **CASEWORK GENERAL NOTES**

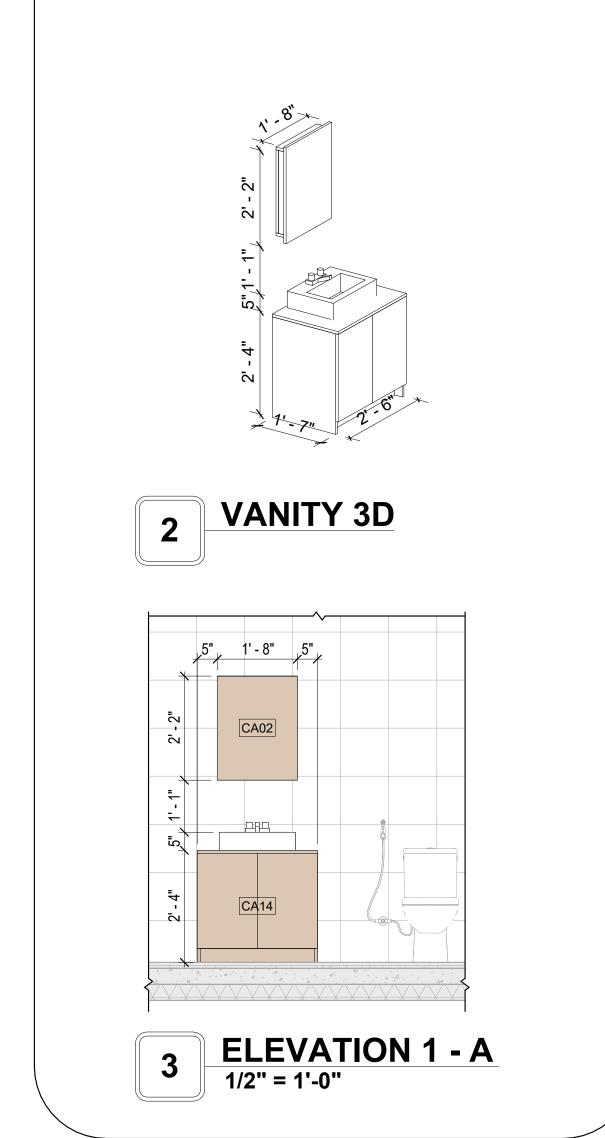
- ALL CABINET HEIGHTS INCLUDE COUNTERTOPS. DIMENSIONS ARE TO THE NEAREST INCH.
   DIVISIONS IN CASEWORK ARE SHOWN FOR CLARITY AND DO NOT REPRESENT BREAKS IN THE
- 3. PROVIDE CONTINUOUS COUNTERTOP OVER ALL SIMILAR HEIGHT CASEWORK, UNLESS AND OTHERWISE NOTED.
- 4. MANUFACTURER AND CATALOG NUMBERS ARE FOR REFERENCE AND ILLUSTRATION PURPOSES
- ONLY.
  5. DOTTED LINES INDICATE WALL HUNG CABINETS, DIVISIONS OF BASE CABINETS BELOW THE
- 6. COUNTERTOP, FURNITURE NOT IN THE CONTRACT OR PROJECTION SCREENS -SEE CASEWORK KEY AND SPECIFICATIONS.
- 7. ALL CABINETS AND DRAWERS TO HAVE CAM LOCKS EXCEPT FOR SINK BASE CABINETS.
- 8. ALL EXPOSED SURFACES (EXPOSED TO VIEW FROM ANY PERSPECTIVE) TO BE COVERED WITH LAMINATE.
- 9. ALL CASEWORK WHICH MEETS A WALL AT ONE OR BOTH ENDS, TO BE PROVIDED WITH FILLER 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
- 12. CASEWORK DRAWINGS ARE DIAGRAMMATIC IN NATURE TO SHOW DESIGN INTENT.

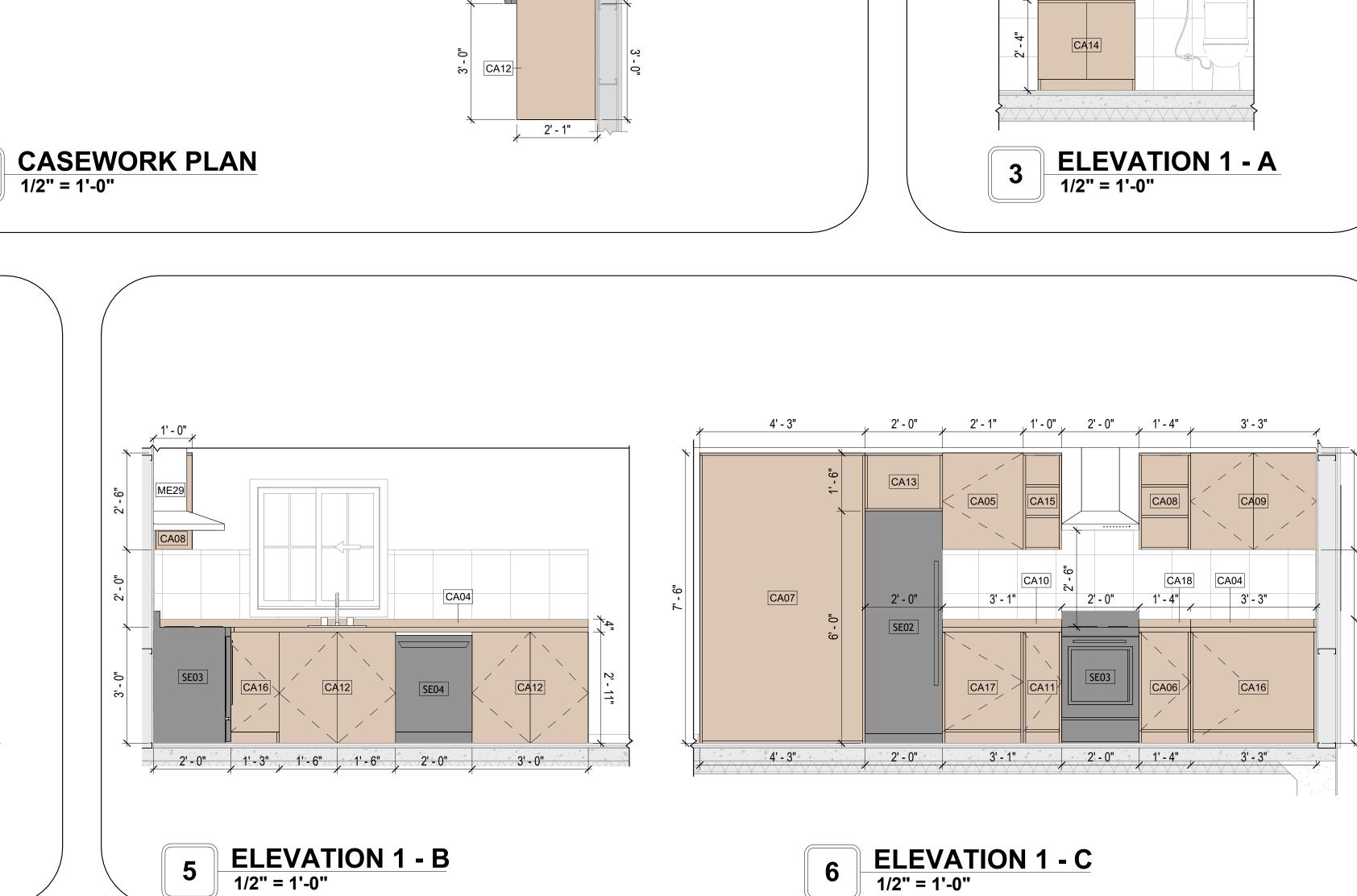
	CASEWORK SCHEDULE						
TYPE MAR K	TYPE	COUN	HEIGHT	WIDTH	DEPTH	AREA	
01	CLOSET 5	2	6' - 0"	6' - 9"	1' - 4"	40 SF	
02	RECESSED_MED_CABINET 2	1	2' - 0"	1' - 6"	0' - 3"	3 SF	
03	CLOSET 3	1	6' - 0"	3' - 10"	1' - 4"	23 SF	
04	HD_L-SHAPE_COUNTER_TOP W SINK HOLE 2	1	0' - 4"	4' - 6"	8' - 1"	1 SF	
05	WALL_CABINET_SINGLE_DOOR	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		
GRAND TOTAL: 5		·		

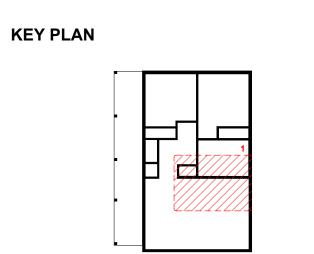
**KITCHEN 3D** 

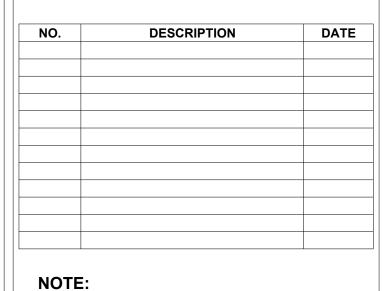












LEGEND:

PROJECT

241-EMBER-960-2Bd1Ba FARMHOUSE-BASE-550

DRAWING NAME

# ARCHITECTURAL CASEWORK

Client Name
0061_12
7/31/2025 4:14:32 PM
Designer
Author
Checker

A402

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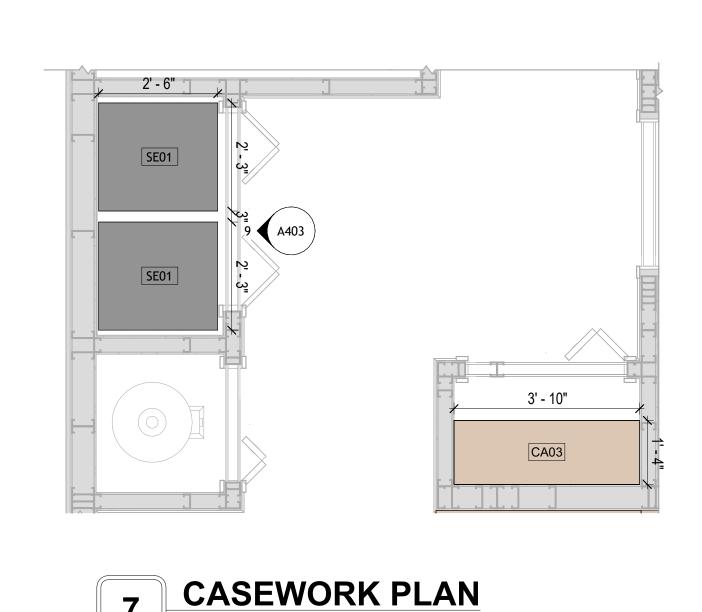
### **CASEWORK GENERAL NOTES**

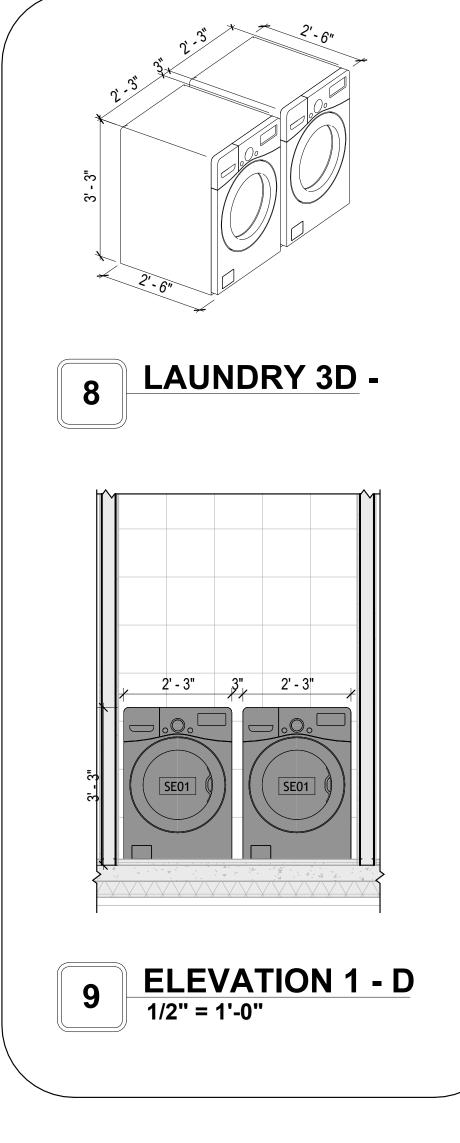
- ALL CABINET HEIGHTS INCLUDE COUNTERTOPS. DIMENSIONS ARE TO THE NEAREST INCH. DIVISIONS IN CASEWORK ARE SHOWN FOR CLARITY AND DO NOT REPRESENT BREAKS IN THE
- PROVIDE CONTINUOUS COUNTERTOP OVER ALL SIMILAR HEIGHT CASEWORK, UNLESS AND
- OTHERWISE NOTED. MANUFACTURER AND CATALOG NUMBERS ARE FOR REFERENCE 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
- 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.

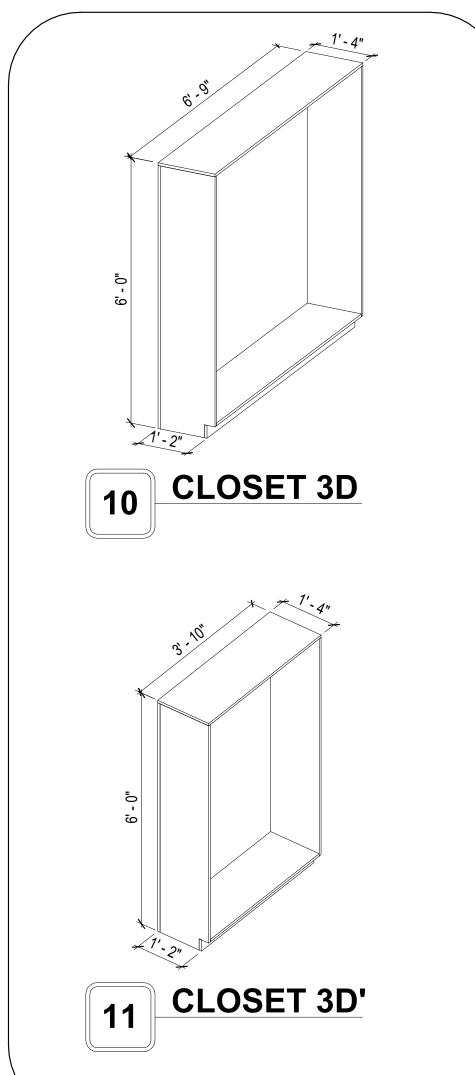
  10. ALL CABINETS AND DRAWERS ARE PROVIDED WITH RECESSED HANDLES.
- 11. CONTRACTOR TO FIELD VERIFY ALL CLEAR OPENINGS PRIOR TO MILLWORK OR CASEWORK
- 12. CASEWORK DRAWINGS ARE DIAGRAMMATIC IN NATURE TO SHOW DESIGN INTENT.

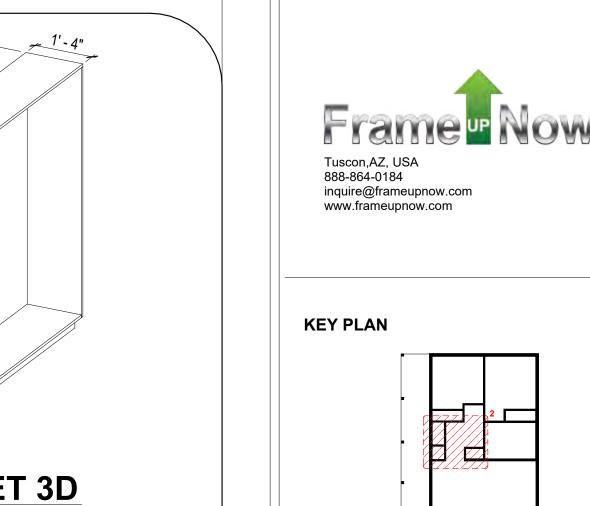
	CASEWORK SCHEDULE						
TYPE MAR K	TYPE	COUN T	HEIGHT	WIDTH	DEPTH	AREA	
		T_			T.,	T	
01	CLOSET 5	2	6' - 0"	6' - 9"	1' - 4"	40 SF	
02	RECESSED_MED_CABINET 2	1	2' - 0"	1' - 6"	0' - 3"	3 SF	
03	CLOSET 3	1	6' - 0"	3' - 10"	1' - 4"	23 SF	
04	HD_L-SHAPE_COUNTER_TOP W SINK HOLE 2	1	0' - 4"	4' - 6"	8' - 1"	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			·		

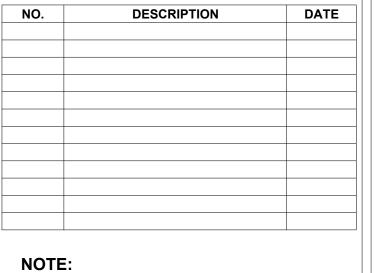
SPECIALTY EQUIPMENT SCHEDULE					
TYPE MARK TYPE COUNT					
01	WASHER-FRONT-LOAD	2			
02	REFRIGERATOR	1			
03	RANGE	1			
04	DISHWASHER	1			
GRAND TOTAL: 5					











LEGEND:

PROJECT

241-EMBER-960-2Bd1Ba FARMHOUSE-BASE-550

DRAWING NAME

# ARCHITECTURAL CASEWORK 1

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	7/31/2025 4:14:33 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

### **GENERAL NOTES**

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

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

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

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

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

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

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

8. THE LOCATION OF CONTROL PANELS AND SENSORS INDICATED ON THIS DRAWING CAN BEMODIFY WITH THE SPECIFIC LOCATIONS AND WIRING DETAILS WILL BE DETERMINED DURING THE CONTROL SYSTEM DESIGN AND INSTALLATION.

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

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

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

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

12. ALL DUCTWORK PENETRATIONS THROUGH WALLS, FLOORS, OR CEILINGS SHALL BE PROPERLY SEALED AND FIRE-STOPPED USING APPROVED METHODS AND MATERIALS TO MAINTAIN THE INTEGRITY OF THE BUILDING'S FIRE-RESISTANCE RATINGS.

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

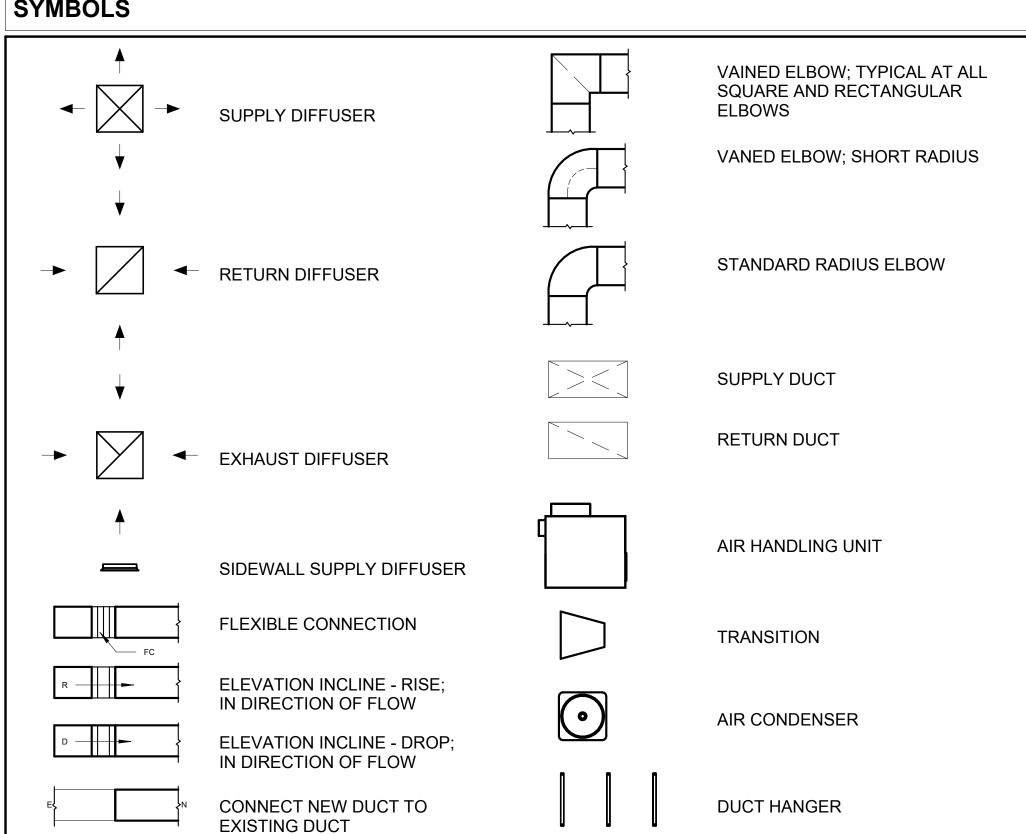
14. ALL HVAC EQUIPMENT AND COMPONENTS, INCLUDING THERMOSTATS, DAMPERS, AND ACCESS PANELS, SHALL BE LOCATED IN ACCESSIBLE AREAS FOR EASY SERVICING AND MAINTENANCE. PROVIDE ADEQUATE SPACE AROUND EQUIPMENT FOR PROPER AIRFLOW AND SERVICE ACCESS.

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

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

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

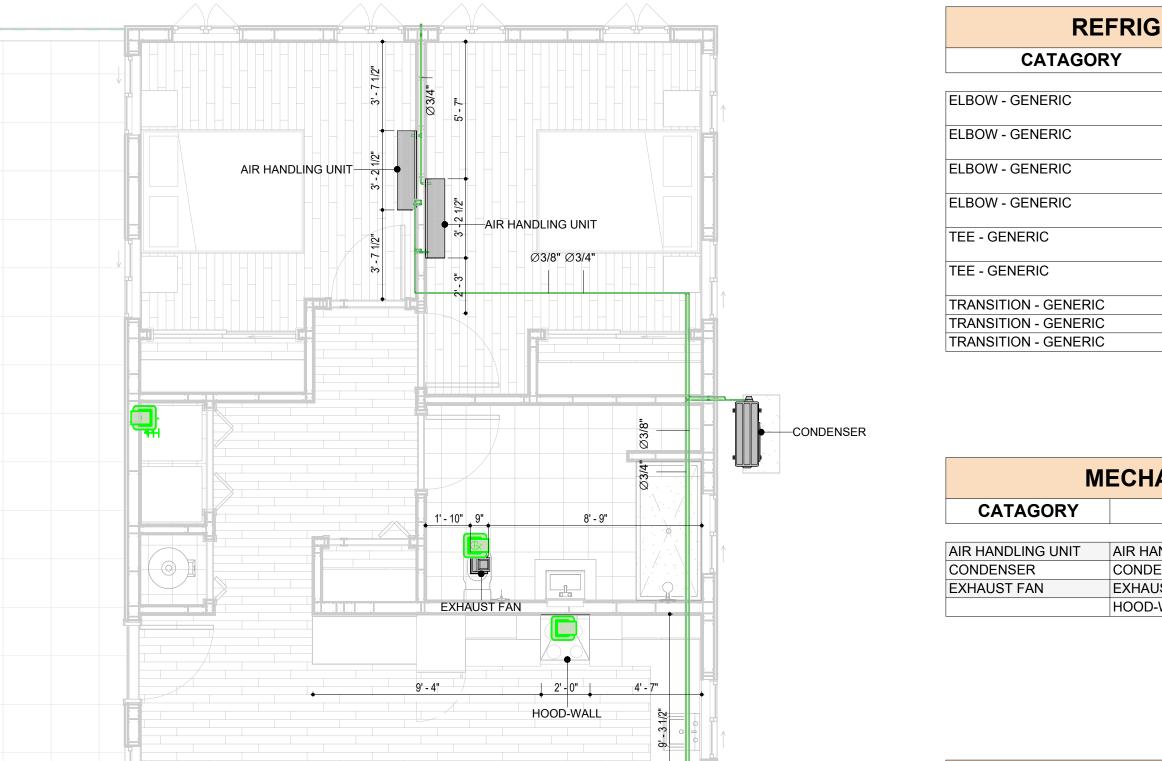
### SYMBOLS



**HVAC COLOR SCHEME** 

AIR CONDITIONING PIPE

REFRIGERANT LINE SCHEDULE					
CATAGORY DESCRIPTION DIAMETER LENGTH					
PIPE TYPES	COPPER	1/4"	0.68		
PIPE TYPES	COPPER	3/8"	64.09		
PIPE TYPES	COPPER	1/2"	0.68		
PIPE TYPES	COPPER	3/4"	76.13		



AIR HANDLING UNIT-

HVAC PLAN
1/4" = 1'-0"

0474000\	DECODIDATION	0:	
CATAGORY	DESCRIPTION	Size	Count
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	1/2"ø-1/2"ø	1
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	1/4"ø-1/4"ø	1
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	3/4"ø-3/4"ø	19
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	3/8"ø-3/8"ø	20
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	4		

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

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

FLEX DUCT SCHEDULE				
DESCRIPTION	DESCRIPTION	LENGTH	DIAMETER	COUNT
FLEX DUCT ROUND	FLEX-ROUND	15.59	4"	3
GRAND TOTAL: 3		15.59		



**KEY PLAN** 

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

241-EMBER-960-2Bd1Ba **FARMHOUSE-BASE-550** 

DRAWING NAME

**HVAC PLAN** 

CLIENT NAME: Owner PROJECT NUMBER 15\_0001 DATE: 5/9/2025 6:33:59 AM Designer DESIGNED BY: DRAWN BY: Author CHECKED BY: Checker

M101

SCALE: As indicated

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### **ELECTRICAL NOTES**

- 1. THIS DRAWING DEPICTS THE ELECTRICAL SYSTEM FOR 241-EMBER-960-2Bd1Ba FARMHOUSE-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 FOLLIPMENT
- PLATE RATINGS OF SELECTED EQUIPMENT.

  13. VERIEY LOCATION OF SERVICE ENTRANCE WITH POWER COMPANY PROVIDE LIFER GROUND IN
- 13. VERIFY LOCATION OF SERVICE ENTRANCE WITH POWER COMPANY. PROVIDE UFER GROUND IN BUILDING FOUNDATION AT SERVICE ENTRANCE LOCATION.
- 14. PROVIDE A MIN. OF 20 FEET OF ONE \*4 BARE COPPER UFER WIRE EMBEDDED IN CONCRETE FOOTING
- AT THE SERVICE ENTRANCE LOCATION WHERE APPROVED BY LOCAL SERVICE PROVIDER.

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

  16 PROVIDE DEDICATED CIRCUITS TO FACH BATH, DEN, FAMILY ROOM, BEDROOM, LOFT, KITCHEN
- 16. PROVIDE DEDICATED CIRCUITS TO EACH BATH, DEN, FAMILY ROOM, BEDROOM, LOFT, KITCHEN REFRIGERATOR, KITCHEN FREEZER DISHWASHER, AND ANY AREA/ITEM SPECIFIED BY OWNER.
- 17. INCANDESCENT FIXTURES WITH OPEN OR PARTIALLY ENCLOSED LAMPS, PENDANT FIXTURES, AND
- LAMP HOLDERS ARE NOT PERMITTED IN CLOSETS.

  18. ALL WORKMANSHIP AND MATERIALS TO CONFORM WITH THE 2015 IRC.
- 19. PROVIDE A MIN. OF 20 FEET OF ONE \*4 BARE COPPER UFER WIRE EMBEDDED IN CONCRETE FOOTING AT THE SERVICE ENTRANCE LOCATION WHERE APPROVED BY LOCAL SERVICE PROVIDER.
- 20. PROVIDE A BONDING CONDUCTOR CONSISTING OF A MINIMUM OF ONE \*4 BARE COPPER WIRE CONNECTING THE BUILDING'S METAL WATER PIPING SYSTEM TO THE SERVICE EQUIPMENT ENCLOSURE GROUNDING.

#### MAIN PANEL CALCS

2,880 W	
4,500 W	
2,000 W	
2,000 W	
5,000 W	
5,000 W	
1,800 W	
3000 W	
26,180 W	
10,000 W 6,472 W 10,000 W	
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		DCP	DOMESTIC WATER CIRCULATING PUMP	_ I	HEATER
1	ABOVE COUNTER OR AIR CONDITIONER			HTR	
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	lG	ISOLATED GROUND
AHU	AIR HANDLING UNIT	DPR	DAMPER	IMC	INTERMEDIATE METAL CONDUIT
AL	ALUMINUM	DS	SAFETY DISCONNECT SWITCH	INCAND	INCANDESCENT
ALT	ALTERNATE	DT	DOUBLE THROW	IR	INFRARED
AMP	AMPERE	DWG	DRAWING	I/W	INTERLOCK WITH
AMPL	AMPLIFIER	DDC	DIRECT DIGITAL CONTROL	J-BOX	JUNCTION BOX
ANNUN	ANNUNCIATOR APPROX APPROXIMATELY		ELECTRICAL CONTRACTOR	KV	KILOVOLT
AQ-STAT	AQUASTAT	ELEC	ELECTRIC, ELECTRICAL	KVA	KILOVOLT-AMPERE
ARCH	ARCHITECT, ARCHITECTURAL	ELEV	ELEVATOR	KVAR	KILOVOLT-AMPERE REACTIVE
ARCH	·			_ I	
	AMP SWITCH	EM	EMERGENCY EMERGY MANAGEMENT CYCLEM	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
C	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
CB	CIRCUIT BREAKER	FLR	FLOOR	MFR	MANUFACTURERMAIN FUSED
CCTV	CLOSED CIRCUIT TELEVISION	FLUOR	FLUORESCENT	N 41 1	DISCONNECT SWITCH
CKT	CIRCUIT	FU	FUSE	MH	MANHOLE
CLG	CEILING	FUDS	FUSED SAFETY DISCONNECT SWITCH	MIC	MICROPHONE
COMB	COMBINATION	GA	GAUGE	MIN	MINIMUM
CMPR	COMPRESSOR	GAL	GALLON	MISC	MISCELLANEOUS
CONN	CONNECTION	GALV	GALVANIZED	MLO	MAIN LUGS ONLY
CONST	CONSTRUCTION	GC	GENERAL CONTRACTOR	MMS	MANUAL MOTOR STARTER
CONT	CONTINUATION OR CONTINUOUS	GEN	GENERATOR	MOA	MULTIOUTLET ASSEMBLY
CONTR	CONTRACTOR	GFI	GROUND FAULT CIRCUIT INTERRUPTER	MSP	MOTOR STARTER PANELBOARD
CONV	CONVECTOR	GFP	GROUND FAULT PROTECTOR	MSBD	MAIN SWITCHBOARD
CP	CIRCULATING PUMP	GND	GROUND	MT	MOUNT
CRT	CATHODE-RAY TUBE	GRS	GALVANIZED RIGID STEEL (CONDUIT)	MT.C	EMPTY CONDUIT
CT	CURRENT TRANSFORMER	GYP BD	GYPSUM BOARD	UL	UNDERWRITERS LABORATORIES
	OCITICATION ON ON ONE				

### **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	Circuit Description	Number of Elements	Rating	Length	Wire Size	A		ı	3	Wire Size	Length	Rating	Number of Elements	Circuit Description	Circuit Numb er
1	BED 1&2 LIGHT	17	20 A	67' - 4 27/32"	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	20 A	47' - 1 9/16"	1-#12, 1-#12, 1-#12			240 VA	396 VA	1-#12, 1-#12, 1-#12	25' - 5 1/2"	20 A	7	KITCHEN LIGHT	4
5	LIVING LIGHT	6	20 A	32' - 9 25/32"	1-#12, 1-#12, 1-#12	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	42' - 5 7/8"	30 A	1	DRYER	8
9	WASHING MASHEIN	1	20 A	40' - 6 5/8"	1-#12, 1-#12, 1-#12	1200 VA	2500 VA								10
11	WATER HEATER	1	30 A	36' - 11 9/16"	2-#10, 1-#10, 1-#10			2250 VA	1800 VA	1-#12, 1-#12, 1-#12	25' - 7 13/32"	20 A	1	REFRIGERATOR	12
13						2250 VA	720 VA			1-#12, 1-#12, 1-#12	34' - 11 27/32"	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 13/32"	20 A	1	OVENHOOD	16
17						2500 VA	1200 VA			1-#12, 1-#12, 1-#12	32' - 9 31/32"	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-#12, 1-#12, 1-#12	29' - 9"	20 A	1	OUTDOOR LIGHT	24
25															26
						14579	VA	1534	O VA						
						121			8 A					1	

#### 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

241-EMBER-960-2Bd1Ba FARMHOUSE-BASE-550

DRAWING NAME

# SCHEDULE

CLIENT NAME:

PROJECT NUMBER:

0415\_13

DATE:

5/10/2025 9:15:27 AM

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Checker

E101

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

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### **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.

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.** 

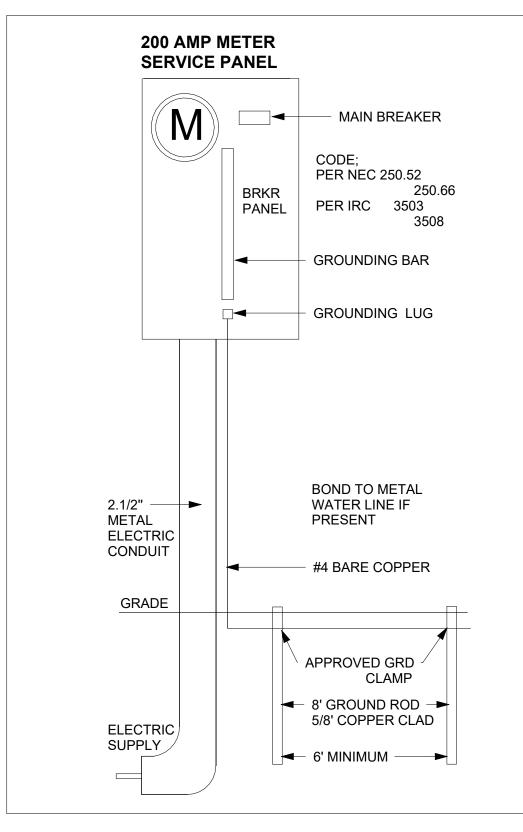
METAL ENCLOSURES FOR SWITCHES OR CIRCUIT BREAKERS USED AS SERVICE EQUIPMENT SHALL COMPLY WITH THE PROVISIONS OF SECTION E3609.4. WHERE

NONMETALLIC ENCLOSURES ARE USED WITH METAL RACEWAYS OR METAL-ARMORED CABLES, PROVISIONS SHALL BE MADE FOR CONNECTING THE EQUIPMENT GROUNDING

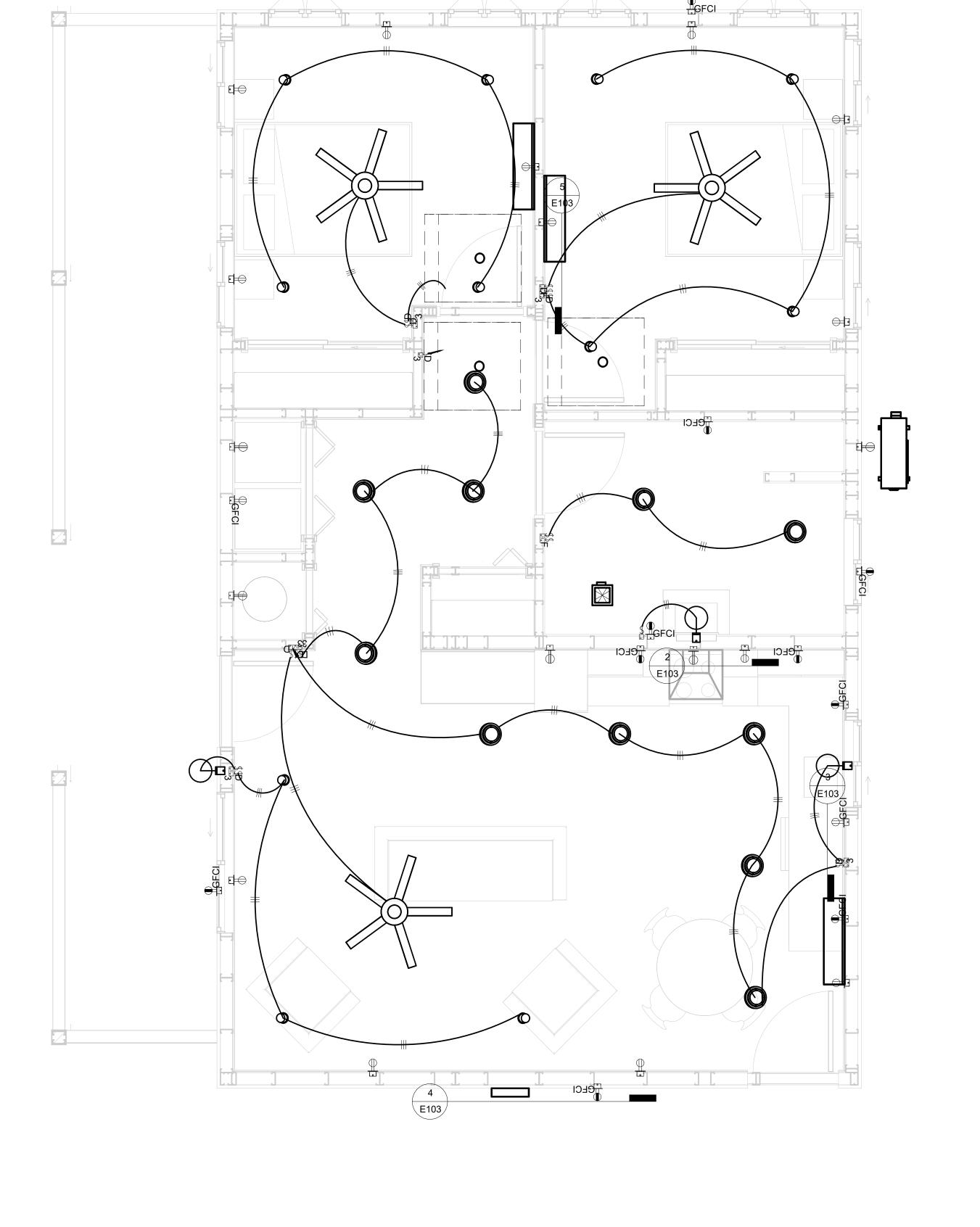
NONMETALLIC BOXES FOR SWITCHES SHALL BE INSTALLED WITH A WIRING METHOD THAT

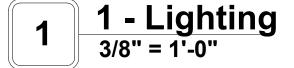
PROVIDES OR INCLUDES AN EQUIPMENT GROUNDING CONDUCTOR. (404.12)

ELECTRICAL LEGEND				
	Electrical Lights With Fan			
0	Waterproof Recessed Can Light			
	Pendant Light			
0	Recessed Can Light			
<b>—</b>	Wall Lamp			
	Standalone linear			
<b>⊬</b> 13	Single Switch			
₩	Three way Switch			
<b>⇔</b> †	Fan Switch			
⊖□	Duplex Receptacle			
	Triplex Receptacle			
⊕ GFCI	GFCI Receptacle			
	Exhaust Fan			
•	Smoke and heat detector			











**KEY PLAN** 

DESCRIPTION DATE

NOTE:

LEGEND:

PROJECT

241-EMBER-960-2Bd1Ba **FARMHOUSE-BASE-550** 

DRAWING NAME

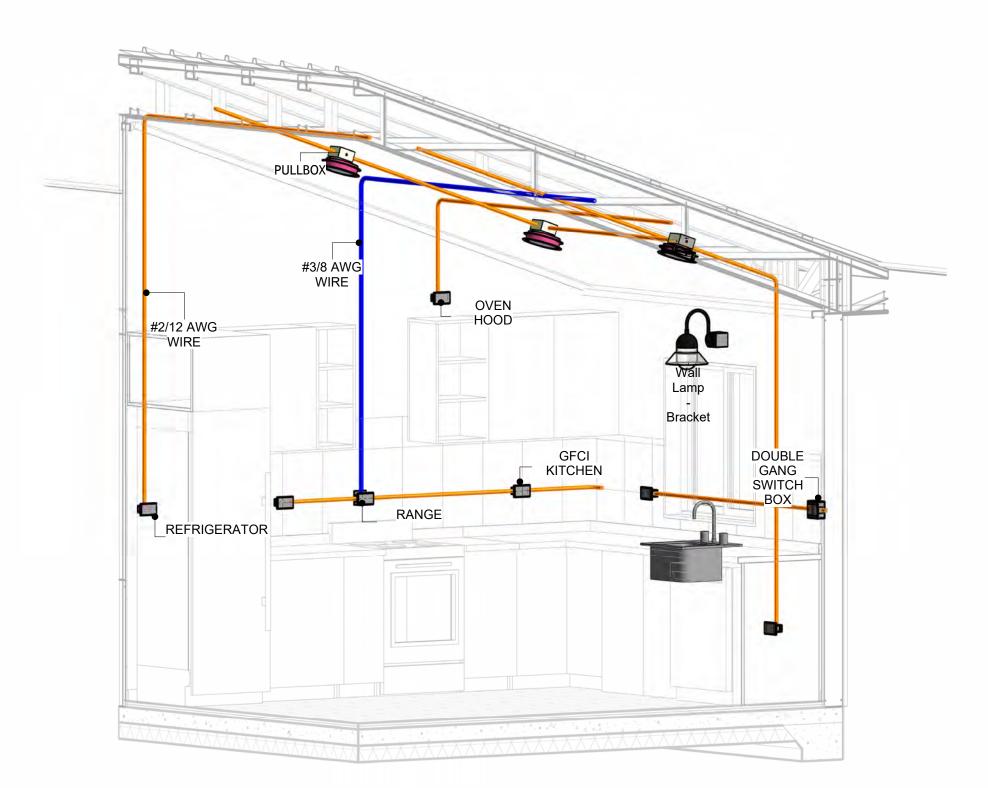
# LIGHTING

Owner CLIENT NAME: PROJECT NUMBER 0415\_13 DATE: 5/10/2025 9:15:29 AM Designer **DESIGNED BY** DRAWN BY: **Author** CHECKED BY: Checker

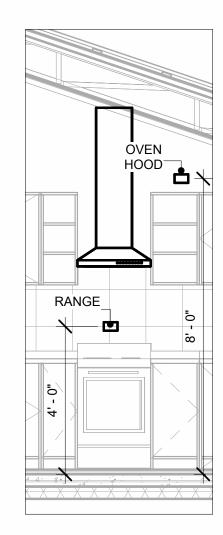
E102

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

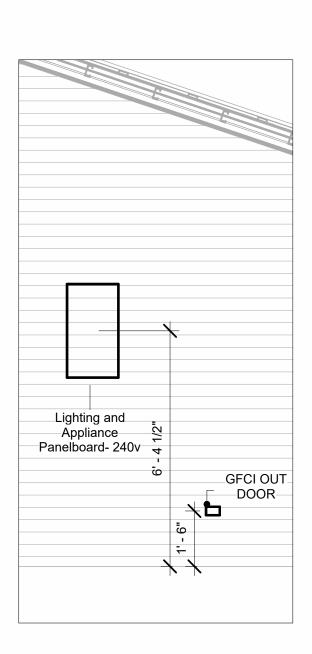
- Use Metalic Conduits (IMC) for cables running under concrete slabs.
   Use IMC for circuits with high voltage appliances (240 volts and above)
   For circuits with 120 volts consider using EMT or PVC conduits if needed.
   For Low voltage applications up to 50 volts consider using non metalic conduits.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



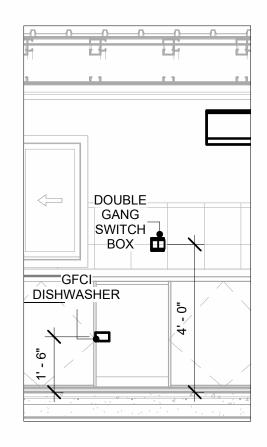
**3D-KITCHEN** 



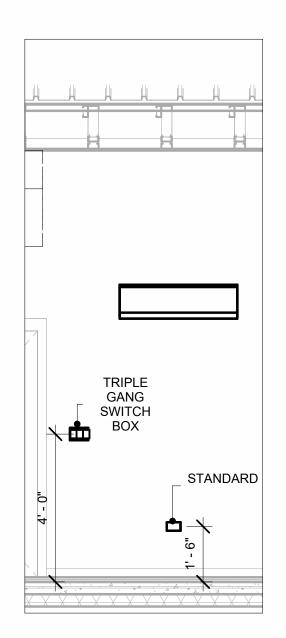
**RANGE & OVENHOOD** 3/8" = 1'-0"



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



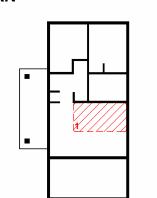
**DISHWASHER & SWITCH BOX** 3/8" = 1'-0"



**RECEPTACLE & SWITCH** 



**KEY PLAN** 



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

241-EMBER-960-2Bd1Ba **FARMHOUSE-BASE-550** 

DRAWING NAME

**POWER** 

CLIENT NAME:	Owner
PROJECT NUMBER:	0415_13
DATE:	5/10/2025 9:15:53 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E103

### **NOTES: LIGHT**

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

### **NOTES: SWITCH JUNCTION BOX**

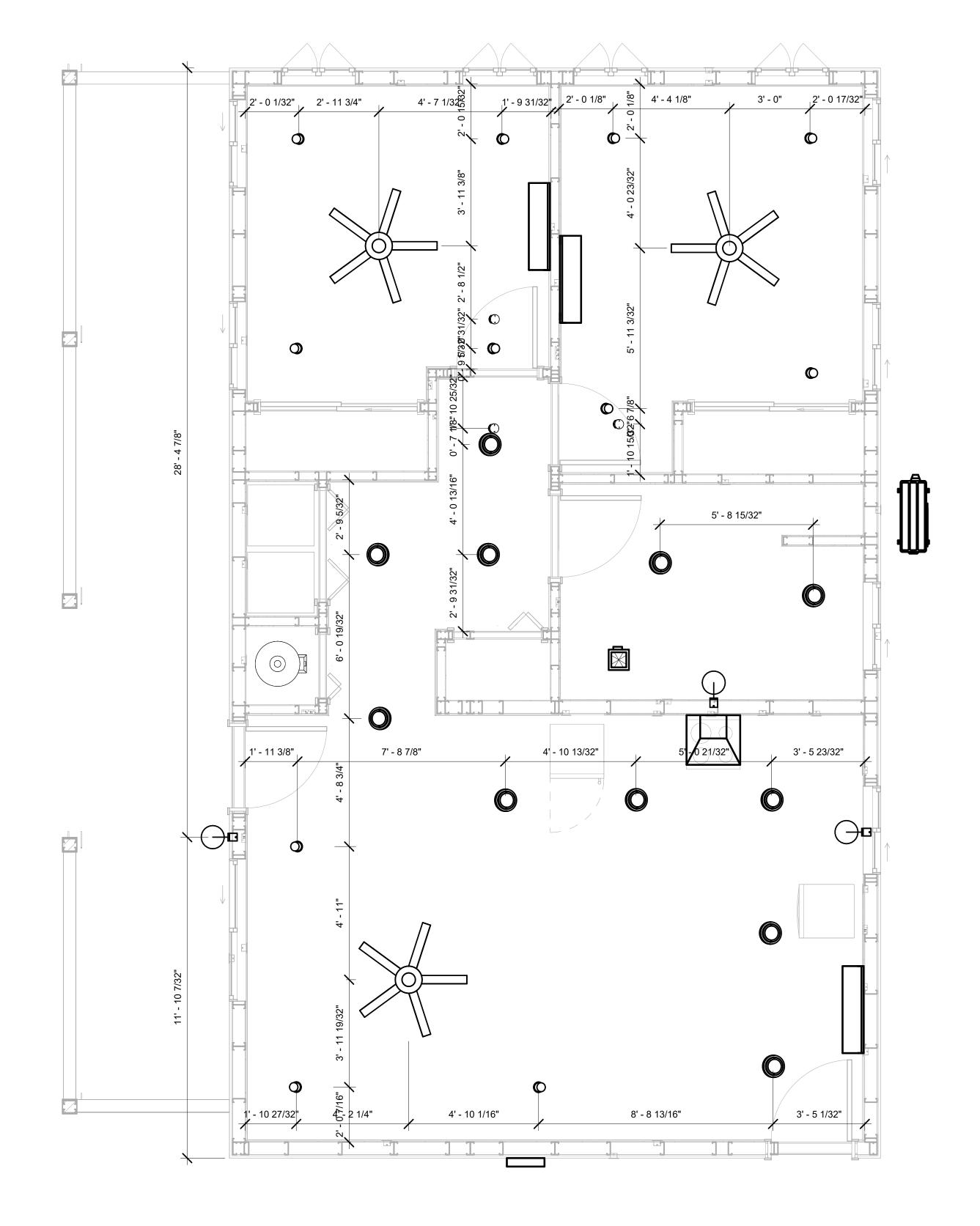
- 1. THE MINIMUM SIZE OF JUCTION BOX TO BE USED IS 2"X4"X(1.5" OR 3.5" DEEP) THIS ARE TO BE USED FOR SINGLE GANG SWITCH OR OUTLETS.
- 2. FOR DOUBLE GANG (2 GANG) OUTLETS AND SWITCHS THE MINIMUM SIZE OF THE
- JUCTION BOX TO BE PROVIDED SHALL NOT BE LESS THAN 4"X4"X(1.5" OR 3.5" DEEP)
- 3. FOR THREE GANG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

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

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

LIGHT	TING DEVICE
TYPE	COUNT
DIMMER	3
FAN SWITCH	2
SINGLE POLE	4
THREE WAY WITH DIMMER	7

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



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



**KEY PLAN** 

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

241-EMBER-960-2Bd1Ba **FARMHOUSE-BASE-550** 

DRAWING NAME

# **DIMENSION PLAN** FOR LIGHT FIXTURES

	CLIENT NAME:	Owner
F	PROJECT NUMBER:	0415_13
	DATE:	5/10/2025 9:15:54 AM
	DESIGNED BY:	Designer
	DRAWN BY:	Author
	CHECKED BY:	Checker

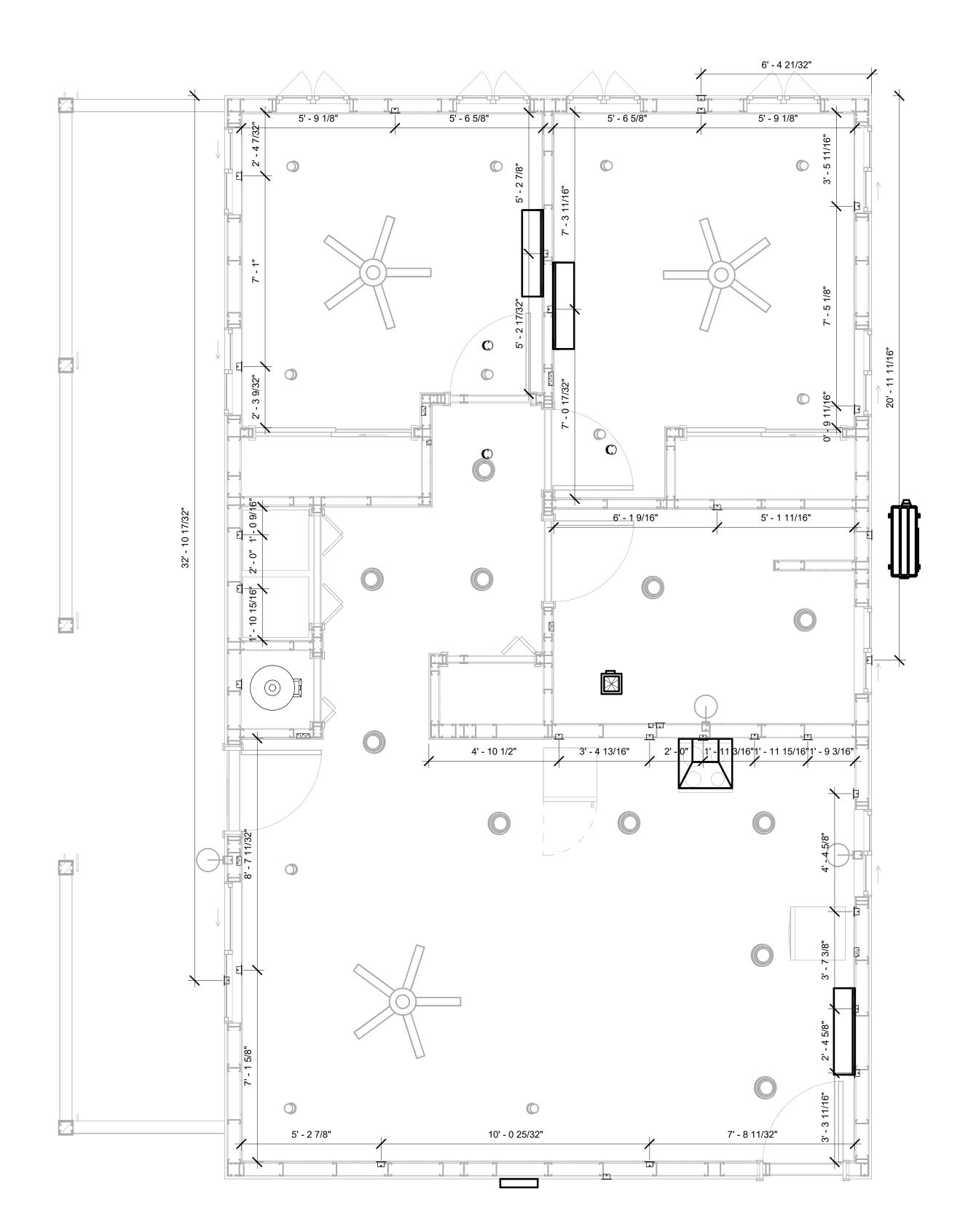
E104

# 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 F	IXTURE SCHEDULE (RECEPTACLE)
TYPE	COUNT
CONDENSER	1
DRYER	1
GFCI BATH ROOM	2
GFCI DISHWASHER	1
GFCI KITCHEN	4
GFCI OUT DOOR	4
GFCI WASHER	1
OVEN HOOD	1
RANGE	1
REFRIGERATOR	1
STANDARD	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	
CONDENSER	21,23	240 V/2-5000 VA	1	



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



**KEY PLAN** 

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

241-EMBER-960-2Bd1Ba FARMHOUSE-BASE-550

DRAWING NAME

# DIMENSION PLAN FOR FITTINGS

Owner	CLIENT NAME:
0415_13	PROJECT NUMBER:
5/10/2025 9:15:56 AM	DATE:
Designer	DESIGNED BY:
Author	DRAWN BY:
Checker	CHECKED BY:
	-

E105

### SHEET LIST

Sheet Number **Sheet Name** 

P101 NOTE AND SCHEDULE P102 WATER SUPPLY AND SEWAGE SYSTEM

#### PIPe Color SCHEME DOMESTIC COLD WATER DOMESTIC HOT WATER -- - SANITARY VENT SANITARY SEWER STORM DRAINAGE Gray Water GAS LINE

### **PLUMBING NOTES**

- The plumbing system is designed to meet the building's domestic water supply, sanitary drainage, and storm drainage requirements, as per project specifications and applicable codes.
- The system installation shall comply with the latest International Plumbing Code (IPC), International Residential Code (IRC), and all other relevant local, state, and national regulations.
- ALL PLUMBING WORK SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC) AND THE LOCAL PLUMBING CODE.
- PLUMBING SYSTEMS SHALL BE TESTED AND INSPECTED IN ACCORDANCE WITH THE LOCAL PLUMBING CODE REQUIREMENTS.
- 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.
- SHUT-OFF VALVES SHALL BE PROVIDED AT ALL BRANCH CONNECTIONS AND AT THE INLET AND OUTLET OF EACH PIECE OF EQUIPMENT.
- BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AS REQUIRED BY THE LOCAL
- PLUMBING CODE TO PROTECT THE POTABLE WATER SYSTEM. PLUMBING FIXTURES AND EQUIPMENT SHALL BE ACCESSIBLE FOR MAINTENANCE AND
- SERVICING. 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". ANY PIPE INSTALLED UNDERGROUND MUST HAVE AT LEAST 12 INCHES OF CLEARANCE
- BETWEEN THE OUTSIDE OF THE PIPE AND ANY OTHER UNDERGROUND STRUCTURE.
- 23. THE MINIMUM CLEARANCE BETWEEN COLD AND HOT WATER LINES IN RESIDENTIAL HOMES MAINTAIN A MINIMUM DISTANCE OF 6 INCHES.
- 24. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES: A MINIMUM OF 12 INCHES BETWEEN POTABLE WATER SUPPLY LINES (COLD AND HOT WATER) AND SANITARY SEWER LINES.

# **ABBREVIATIONS**

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

# **PLUMBING LEGEND**

D	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	SCHEDULE	
Material	Diameter	Length
Acrylonitrile Butadiene Styrene (ABS)	1 1/2"	19 ft
Acrylonitrile Butadiene Styrene (ABS)	2"	30 ft
Acrylonitrile Butadiene Styrene (ABS)	3"	38 ft
Cross-linked polyethylene (PEX)	1/2"	62 ft
Cross-linked polyethylene (PEX)	3/4"	78 ft
Cross-linked polyethylene (PEX)	1"	0 ft
Polyvinyl Chloride - Rigid	2"	50 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	12
PEX 90 Degree Elbow	3/4"ø-3/4"ø	5
PEX Tee Elbow	1/2"ø-1/2"ø-1/2"ø	2
PEX Tee Elbow	3/4"ø-3/4"ø-3/4"ø	4
PEX Transition Elbow	1"ø-3/4"ø	1
PEX Transition Elbow	3/4"ø-1/2"ø	4
Tee Elbow	3/4"ø-3/4"ø	1
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	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
	'										

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 WATER OR SEWER SEE PLANS
Water Closet						1	0	
Water Heater	N/A	N/A	N/A	3/4"	3/4"	1	0	

FIXTURE SCHEDULE					
fixture	QTY	Description			
D					
Dishwasher	1	Drain to sewer see plans			
Dryer	1				
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		<u> </u>			
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			



inquira@framaunnaw.com

**KEY PLAN** 

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

241-EMBER-960-2Bd1Ba **FARMHOUSE-BASE-550** 

DRAWING NAME

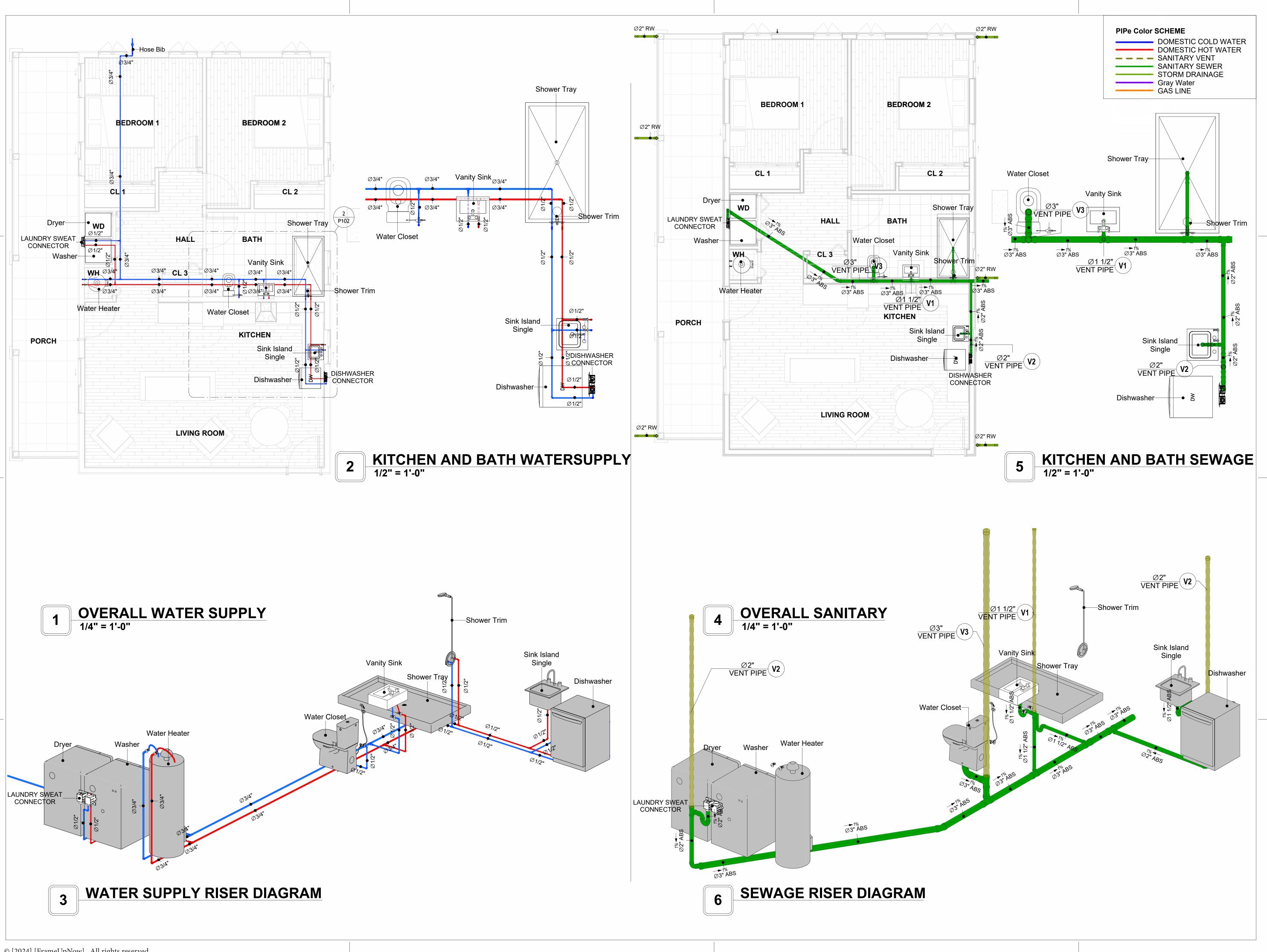
NOTE AND SCHEDULE

CLIENT NAME:

PROJECT NUMBER: 0415\_13 DATE: 5/10/2025 6:05:57 AM Designer DESIGNED BY: DRAWN BY: Author CHECKED BY: Checker

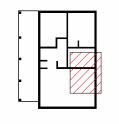
P101

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





**KEY PLAN** 



NO.	DESCRIPTION	

LEGEND:

PROJECT

241-EMBER-960-2Bd1Ba **FARMHOUSE-BASE-550** 

DRAWING NAME

# **WATER SUPPLY AND SEWAGE SYSTEM**

CLIENT NAME:	
PROJECT NUMBER:	0415_13
DATE:	5/10/2025 6:06:21 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

P102

# Materials Shopping List

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

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

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

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

Have It Your Way!



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



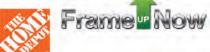
Why build your ADU with metal vs wood	Wood	Metal	Explanation
1 DIY Construction Benefit		~	The wall frames, trusses and beams can be erected in a just a few days
2 Minimal Construction Skills Required		~	Pre-assembled walls and trusses require no specialized skills to errect
Build as DIY, Hybrid or by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



	Tuble 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**



				armhouse-B			
	I	ARCHITECTU					
No.	Item	Туре	Unit	Quantity	Unit Price	Total	Description
<u> </u>	APPLIANCES	I	200				
1	Refrigerator		PCS	1			
2	Range		PCS	1			
3	Washer		PCS	1			
4	Dryer		PCS	1			
5	Dish Washer		PCS	1			
6	Oven		PCS	0			
7	Microwave		PCS	0			
	CASEWORKS						
1	Kitchen Cabinet		FT	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			
Δ	CEILING						
1	Ceiling Board	Dry Wall	SF	821			
2	Dry Wall Fastener	Screw	PCS	1437			
3	Vapor Retarder	Polyethylene film	SF	1166			
4	Vapor Retarder Fastener	Nails with washer heads	PCS	3498			
5	Ceiling Board (MRD)	Moisture resistant drywall	SF	97			
6	MRD Fastener	Worstare resistant drywan	PCS	170			
7	Ceiling Board	Marine Plywood	SF	248			
8	Marine Plywood Fastener		PCS	434			
	Dry Wall Tape	Screw	FT	583			
9		<u> </u>	FI	583			
<u>^</u>	FLOORING Main Living Change		CE	440.07		1	
1	Main Living Space		SF	440.97			
2	Bathroom		SF	97.4			
3	Bedroom		SF	314.7			
4	Porch		SF	246.8			
	STRUCTURE						
1	Foundation		SF	1208.4			
	WALLS EXTERIOR						
	Exterior-Grade Plywood Horizontal Si		SF	1160			
2	Exterior-Grade Plywood Fastener	Self-drilling screws(100/pkt)	PKT	12			
3	Wall Shteathing (OSB)		SF	1160			
4	Shteathing Fastener	Self-drilling screws(100/pkt)	PKT	12			
5	Wall Homewrap		SF	1160			
6	Homewrap Fastener	Stapled fastener (200/pkt)	PKT	4			
7	Furring Strip		PCS	145			
8	Furring Strip Fastener	Self-drilling screws(100/pkt)	PKT	12			
9	Wall Paint	3 .(, ,	SF	1160			
	Stone Copping	Masonry stone	SF	0			
11	Stone Veneer	Masonry stone	SF	0			
	Mortar for Stone Veneer		SF	0			
	Wall Insulation		SF	3294			
<u>13</u>	WALLS INTERIOR	I .	01	32,74		I	
	Cementitious Backer Board		SF	579	T		
	Kerdi membrane		SF	579			
	Kerdi membrane Fastener		SF	579			
3							
4	Wall Ceramic Tile		SF	579			
5	Drywall Board	Calf delling areas (400/ LD)	SF	2246			
	Drywall Fastener	Self-drilling screws(100/pkt)	PKT	22.46			
7	Wall Paint		SF	2246			
8	Drywall Tape		FT	422			
9	Wall Sweep		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	28	
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	1607.0	
	Roof Covering Fastener		PCS	804	
3	Roof Felt Paper		SF	1607.0	
	Roof Felt Paper Fastener		PCS	4821.0	
5	Roof Sheathing		SF	1607	
6	Roof Sheathing Fastener		PCS	12856	
7	Batten		FT	792.0	
8	Batten Fastener		PCS	595.5	
9	Soffit		SF	305.0	
	Soffit Fastener		PCS	152.5	
	Fascia		FT	160.0	
_	Fascia board fastener		PCS	80	
13	Roof Insulation		SF	1607.0	



	Ember-2Bd1Ba-F	armhouse	e-Base			
	ELECTRICAL MATER	IAL SHOP	PING LI	ST		
No. Item	Type	Unit		Unit Price	Total	Description
		·				
1 Kitchen Ceiling Light		PCS	3			
2 Kitchen Wall Mounted Light		PCS	1			
3 Exterior Wall Mounted Light		PCS	1			
4 Livingroom Ceiling Light With Fan		PCS	1			
5 Bedroom Ceiling Light With Fan		PCS	2			
6 Dining Ceiling Light		PCS	0			
7 Bath Wall Mounted Light		PCS	1			
8 Bathroom Ceiling Light		PCS	2			
9 Livingroom Ceiling Light		PCS	5			
10 Bedroom Ceiling Light		PCS	8			
11 Hall & Entry Ceiling Light		PCS	4			
12 Garage Ceiling Light		PCS	0			
13 Smoke Detector		PCS	3			
☐ ELECTRICAL FITTINGS		1. 00				
14 Standard Receptacle 120V	20A	PCS	12		I	
15 GFCI Receptacle 120V	20 A	PCS	14			
16 GFCI Receptacle 240V	30 A	PCS	2			
	50 A	PCS				
			1			
18 GFCI Receptacle 240V	60 A	PCS	1			
19 Fan Switch		PCS	2			
20 Single Pole Switch		PCS	6			
21 Three Way Switch		PCS	5			
22 Dimmer Switch		PCS	3			
23 ROMEX 14 AWG	14/2/W/ground	FT	183			
24 ROMEX 12 AWG	12/3/W/ground	FT	0			
25 ROMEX 12 AWG	12/2/W/ground	FT	429			
26 ROMEX 10 AWG	10/3/W/ground	FT	109			
27 ROMEX 10 AWG	10/2/W/ground	FT	71			
28 Romex 8 AWG	8/3/W/ground	FT	43			
29 Romex 8 AWG	8/2/W/ground	FT	0			
ROMEX 6 AWG	6/3/W/ground	FT	18			
Bare Copper Ground Wire 6 AWG	i	FT				
△   ELECTRICAL BOXES & CIRCUTES						
32 Panelboard -240V 1 Phase MLO	200 AMP	PCS	1			
33 Circuit breaker	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 Switch Box		PCS	1			
41 Double Gang Switch Box		PCS	4			
42 Triple Gang Switch Box		PCS	2			
43 Pull Box	#1/4	PCS	28			
44 Receptacle Box	<i>" 11 1</i>	PCS	30			



		Ember-2Bd1B	a-Farmho	use-Base			
	F	LUMBING SYSTEM I	MATERIAL	SHOPPIN	IG LIST		
Vo.	Item	Туре	Unit	Quantity	Unit Price	Total	Description
	PLUMBING FIXTURES & ACCESSORIES						
	Bath Tub (Alcove Tub)		PCS	0			
2	Kitchen Sink		PCS	1			
3	Kitchen Faucets Vanity Sink		PCS PCS	1 2			
5	Bath room Faucets		PCS	2			
6	Water Closet		PCS	1			
7	Shower Trim		PCS	1			
8	Shower Tray		PCS	1			
9	Water Heater		PCS	1			
10	Hose Bib		PCS	2			
11	Shutoff Valve		PCS	6			
	Hanging pipe clamp		PCS	16			
	Globe Valve		PCS	1			
	Dishwasher Supply Single Connector		PCS	1			
	Dishwasher Sewage Single Connector		PCS	1			
	Laundry Sweat Connector		PCS	1			
<u></u>	SANITARY & PLUMBING PIPES			1 .1			
	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 1/2"	FT	0			
	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 1 1/2"	FT	18			
	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 8	PEX (Cross-linked polyethylene) Pipes Polyvinyl Chloride - Rigid	2"	FT	1			
0	PIPE FITTINGS	Z	FT	66			
	PEX 90 Deg Elbow	1/2"ø-1/2"ø	PCS	3			
2	PEX 90 Degree Elbow	1/2"ø-1/2"ø	PCS	13			
	PEX 90 Degree Elbow	3/4"ø-3/4"ø	PCS	1			
4	PEX Tee Elbow	1/2"ø-1/2"ø-1/2"ø	PCS	2			
5	PEX Tee Elbow	3/4"ø-3/4"ø-3/4"ø	PCS	5			
6	PEX Transition Elbow	1"ø-3/4"ø	PCS	1			
7	PEX Transition Elbow	3/4"ø-1/2"ø	PCS	4			
8	PEX 90 Deg Elbow	1/2"ø-1/2"ø	PCS	1			
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	2			
	PEX Transition Elbow	3/4"ø-1/2"ø	PCS	3			
	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	2			
	ABS Reducer Elbow	2"ø-1 1/2"ø	PCS	2			
	ABS Reducer Elbow	3"ø-2"ø	PCS	2			
	ABS TEE Elbow	1 1/2"ø-1 1/2"ø-1 1/2"ø	PCS	2			
	ABS TEE Elbow	2"ø-2"ø-2"ø	PCS	2			
	ABS TEE Elbow	3"ø-3"ø-3"ø	PCS	2			
	ABS Tee Reducer Elbow ABS Tee Reducer Elbow	3"ø-3"ø-1 1/2"ø	PCS PCS	2			
	ABS Tee Reducer Elbow	3"ø-3"ø-2"ø 3"ø-3"ø-3"ø	PCS				
	ABS Trap P	2"ø-2"ø	PCS	2 2			
	WASTE DOUBLE TEE	2"ø-2"ø-2"ø-2"ø	PCS	2			
	ABS Vent Cap Elbow	1 1/2"ø	PCS	2			
	ABS Vent Cap Elbow	2"ø	PCS	2			
	ABS Vent Cap Elbow	3"ø	PCS	2			

### **HVAC BOM**

		Ember-2Bd1	Ba-Farm	house-B	ase		
		HVAC SYSTEM MA	ATERIAI	SHOPP	ING LIST		
No.	Item	Туре	Unit	Quantity	Unit Price	Total	Description
	HVAC_DUCTS						
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	9			
6	FLEX DUCT ROUND	4" (Ø)	FT	6.59			
<u></u>	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	20			
11	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			
14	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	4		
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	4		
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	19		
3	GFCI Receptacle 240V	30 A		PCS	2		
4	GFCI Receptacle 240V	50 A		PCS	1		
5	GFCI Receptacle 240V	60 A		PCS	1		
6	Fan Switch			PCS	2		
7	Single Pole Switch			PCS	8		
8	Three Way Switch			PCS	5		
9	Dimmer Switch			PCS	3		
10							
11							
12							
13							
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	493		
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	12		
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	3		
8	Double Gang Switch Box			PCS	4		
9	Triple Gang Switch Box			PCS	2		
10	Pull Box	#1/4		PCS	32		
11	Receptacle Box			PCS	35		
12							
13							
14							
15							

# **HVAC BOM**

			HVAC_DUCTS 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price Tota	al
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	9		
6	FLEX DUCT ROUND	4" (Ø)		FT	6.59		
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							

# **HVAC BOM**

			<b>DUCT FITTINGS &amp; ACCESSORIES</b>				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ELBOW (REFRIGERANT	1/2" (Ø)-1/2" (Ø)			1		
	LINE)			PCS			
2	ELBOW (REFRIGERANT	1/4" (Ø)-1/4" (Ø)		500	1		
	LINE)			PCS			
3	ELBOW (REFRIGERANT	3/4" (Ø)-3/4" (Ø)		D00	19		
	LINE)			PCS			
4	ELBOW (REFRIGERANT	3/8" (Ø)-3/8" (Ø)		DCC	20		
	LINE)			PCS			
5	TEE (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)-3/4" (Ø)		DCC	3		
_	TEE (DEEDLOED ANT LINE)	0 1011 (02) 0 1011 (02) 0 1011 (02)		PCS			
6	TEE (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)-3/8" (Ø) 		PCS	2		
7	TRANSITION	3/4" (Ø)-1/2" (Ø)			3		
	(REFRIGERANT LINE)			PCS			
8	TRANSITION	3/4" (Ø)-5/8" (Ø)			3		
	(REFRIGERANT LINE)			PCS			
9	TRANSITION	3/8" (Ø)-1/4" (Ø)			1		
	(REFRIGERANT LINE)			PCS			
10	ROUND	45 DEGREE			5		
	TRANSITION(ANGLE)			PCS			
11							
12							
13							
14							
15							
13							
16							

## **HVAC BOM**

			HVAC_EQUIPMENTS				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	<b>Unit Price</b>	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		
2	ABS 90 Degree Bend Elbow	2"ø-2"ø		PCS	2		
3	ABS 90 Degree Bend Elbow	3"ø-3"ø		PCS	2	2	
4	ABS P-Trap	1 1/2"ø-1 1/2"ø		PCS	2		
5	ABS P-Trap	2"ø-2"ø		PCS	1		
6	ABS Reducer Elbow	2"ø-1 1/2"ø		PCS	1		
7	ABS Reducer Elbow	3"ø-2"ø		PCS	1		
8	ABS TEE Elbow	1 1/2"ø-1 1/2"ø-1 1/2"ø		PCS	1		
9	ABS TEE Elbow	2"ø-2"ø-2"ø		PCS	1		
10	ABS TEE Elbow	3"ø-3"ø-3"ø		PCS	1		
11	ABS Tee Reducer Elbow	3"ø-3"ø-1 1/2"ø		PCS	2		
12	ABS Tee Reducer Elbow	3"ø-3"ø-2"ø		PCS	1		
13	ABS Tee Reducer Elbow	3"ø-3"ø-3"ø		PCS	1		
14	ABS Trap P	2"Ø-2"Ø		PCS	1		
15	ABS Vent Cap Elbow	1 1/2"ø		PCS	1		
		PIPE	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	PCS	2
7	PEX Tee Elbow	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	PCS	2
14	PEX Tee Elbow	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				
Ħ	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	LIVINGROOM + KITCHEN			SF	385.0		
1	Ceiling Board	Drywall		SF	385		
2	Drywall Fastener	Screw		PCS	674		
3	Vapor Retarder	Polyethylene film		SF	385		
4	Vapor Retarder Fastener	Nails with washer heads		PCS	1155		
	BATHROOM			SF	97.0		
5	Ceiling Board	MRD (Moisture resistant drywall)		SF	97		
5	MRD Fastener	Screw		PCS	170		
	PORCH			SF	248.0		
7	Ceiling Board	Marine Plywood		SF	248		
8	Exterior Grade Plywood	Screw		PCS	434		
	WH			SF	9.0		
9	Ceiling Board	Drywall		SF	9		
10	Drywall Fastener	Screw		PCS	16		
11	Vapor Retarder	Polyethylene film		SF	9		
12	Vapor Retarder Fastener	Nails with washer heads		PCS	27		



			CEILING 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	HALL			SF	79.0		
13	Ceiling Board	Drywall		SF	79		
14	Drywall Fastener	Screw		PCS	138		
15	Vapor Retarder	Polyethylene film		SF	79		
16	Vapor Retarder Fastener	Nails with washer heads		PCS	237		
	W/D			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		
25	Ceiling Board	Drywall		SF	17		
26	Drywall Fastener	Screw		PCS	30		
27	Vapor Retarder	Polyethylene film		SF	17		
28	Vapor Retarder Fastener	Nails with washer heads		PCS	51		
	CLOSET 2			SF	16.0		
29	Ceiling Board	Drywall		SF	16		
30	Drywall Fastener	Screw		PCS	28		
31	Vapor Retarder	Polyethylene film		SF	16		
32	Vapor Retarder Fastener	Nails with washer heads		PCS	48		
	CLOSET 3			SF	10.0		
33	Ceiling Board	Drywall		SF	10		
34	Drywall Fastener	Screw		PCS	18		
35	Vapor Retarder	Polyethylene film		SF	10		
36	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		
37	Ceiling Board	Drywall		SF	154		
38	Drywall Fastener	Screw		PCS	270		
39	Vapor Retarder	Polyethylene film		SF	154		
40	Vapor Retarder Fastener	Nails with washer heads		PCS	462		
	BEDROOM 2			SF	136.0		
41	Ceiling Board	Drywall		SF	136		
42	Drywall Fastener	Screw		PCS	238		
43	Vapor Retarder	Polyethylene film		SF	136		
44	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	75		
20	Adhesive	1/2" Thin set Mortar		SF	75		
21	Vapor Retarder	Vapor Barrier Polyethylene		SF	75		



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



			FLOORING EXTERIOR				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	
	STRUCTURE			SF	1208.4		
1	Concrete Slab	4"concrete cast in situ		CF	403		
2	Insulation	Rigid insulation		SF	296		
3	Hard core	Compacted soil		CF	329.2		
4	Re-bar	#4 re-bar		Ton	1.03		
5	Concrete Pad	4"concrete cast in situ		CF	2		
6	Slab edge	Turndown		CF	240.6		
7	Footing	Cast-in-place concrete		CF	11.7		
	PORCH						
8	Tile Finish			SF	247		
9	Adhesive	1/2" Thin set Mortar		SF	247		
10	Vapor Retarder	Vapor Barrier Polyethylene		SF	247		



			WALLS: EXTERIOR				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Exterior-Grade Plywood Horizontal Siding			SF	1160		
2	Exterior-Grade Plywood Fastener 8/panel	Self-drilling screws(100/pkt)		PKT	11.6		
3	Wall Shteathing (OSB)			SF	1160		
4		Self-drilling screws(100/pkt)		PKT	11.6		
5	Wall Homewrap			SF	1160		
6	·	Stapled fastener (200/pkt)		PKT	4.41		
7	Furring Strip			PCS	145.00		
8	Furring Strip Fastener	Self-drilling screws(100/pkt)		PKT	11.6		
9	Wall Paint			SF	1160		
10	Stone Copping	Masonry stone		SF	0		
11		Masonry stone		SF	0		
12	Mortar for Stone Veneer			SF	0		
13	Wall Insulation			SF	3294		



			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	422		
6	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	4.22		
7	Wall Paint			SF	422		
8	Drywall Tape			FT	79.1		
	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	416		
14	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	4.16		
15	Wall Paint			SF	416		
16	Drywall Tape			FT	78.0		
	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	164		
26	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.64		
27	Wall Paint			SF	164		
28	Drywall Tape			FT	30.8		
	CL 2			SF	18.0		
29	Drywall Board			SF	127		
30	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.27		
31	Wall Paint			SF	127		
32	Drywall Tape			FT	23.8		
	CL 3	·		SF	10.0		
33	Drywall Board			SF	130		
34	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.3		
35	Wall Paint			SF	130		
36	Drywall Tape			FT	24.4		



			WALLS: INTERIOR 04				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	WD			SF	15.0		
37	Cementitious Backer Board			SF	136		
38	Kerdi membrane			SF	136		
39	Kerdi membrane Fastener			SF	136		
40	Wall Ceramic Tile			SF	136		
	WH			SF	9.0		
41	Drywall Board			SF	103		
42	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.03		
43	Wall Paint			SF	103		
44	Drywall Tape			FT	19		
	HALL			SF	74.0		
45	Drywall Board			SF	313		
46	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.13		
47	Wall Paint			SF	313		
48	Drywall Tape			FT	59		
1	Wall Skirting	Ceramic		FT	191		



			DOORS			
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity Unit	Price 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	28	
9	Interior Door Trim			FT	316	
10	Entry Lock set			PCS	2	
11	Privacy Lock set			PCS	3	
12	Passage Lock set			PCS	5	



			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	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		
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	1607.0		
2	Roof Covering Fastener			PCS	804		
3	Roof Felt Paper			SF	1607.0		
4	Roof Felt Paper Fastener			PCS	4821.0		
5	Roof Sheathing			SF	1607.0		
6	Roof Sheathing Fastener			PCS	12856		
7	Batten			FT	792.0		
8	Batten Fastener			PCS	595.5		
9	Soffit			SF	305.0		
10	Soffit Fastener			PCS	152.5		
11	Fascia			FT	160.0		
12	Fascia board fastener			PCS	80		
13	Roof Insulation			SF	1607.0		
14					130710		
15							