



EMBER

The Ember is a stylish modern 3 bedroom 2 bathroom house design. The main body of the home is clad in dark vertical siding, creating a modern look. A contrasting section, the garage, features warm-toned stone veneer. The roof features a combination of shed and gable forms while a covered entryway provides shelter and a welcoming point of access.

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 and the garage are arranged on either side of the living area.

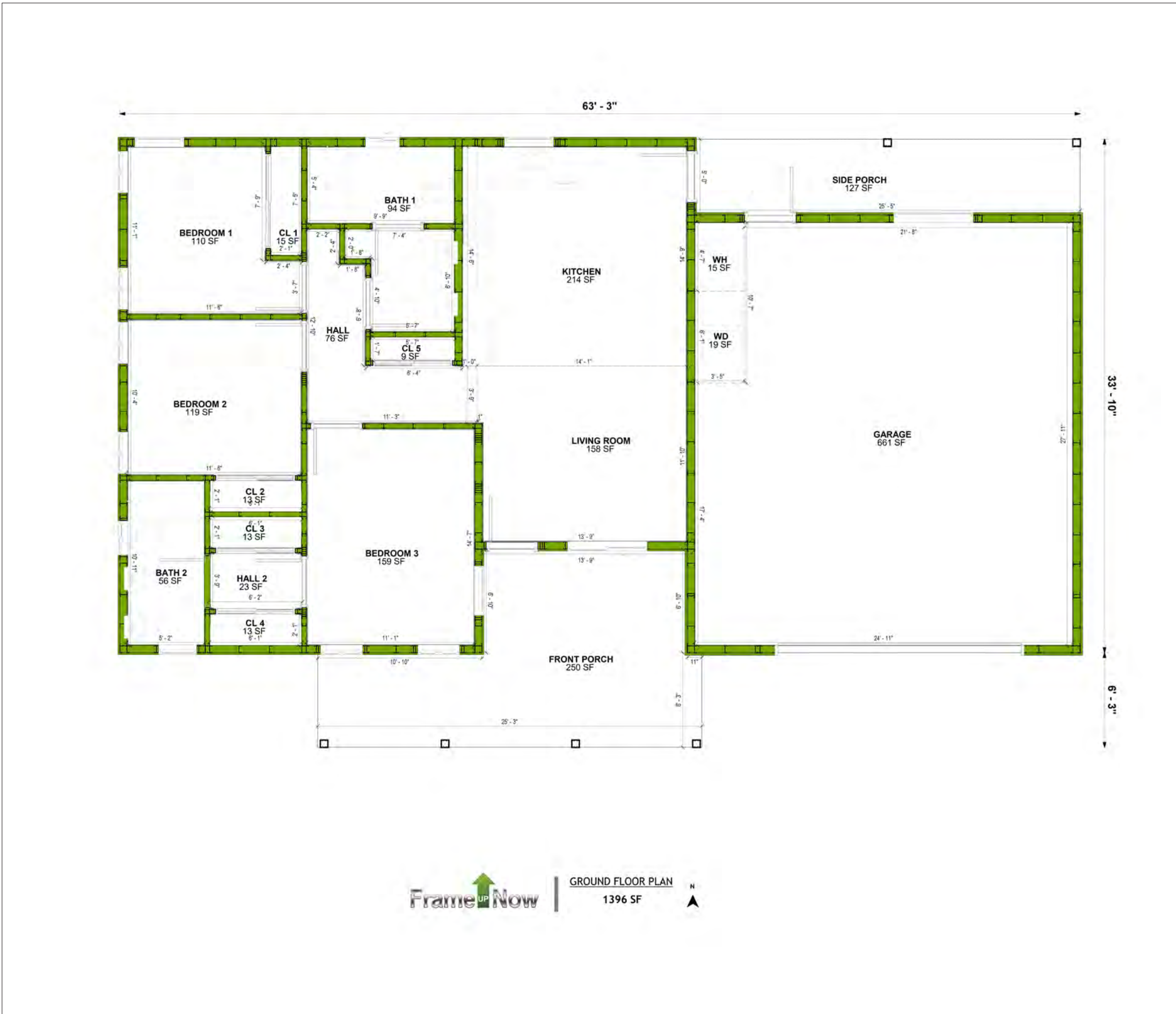
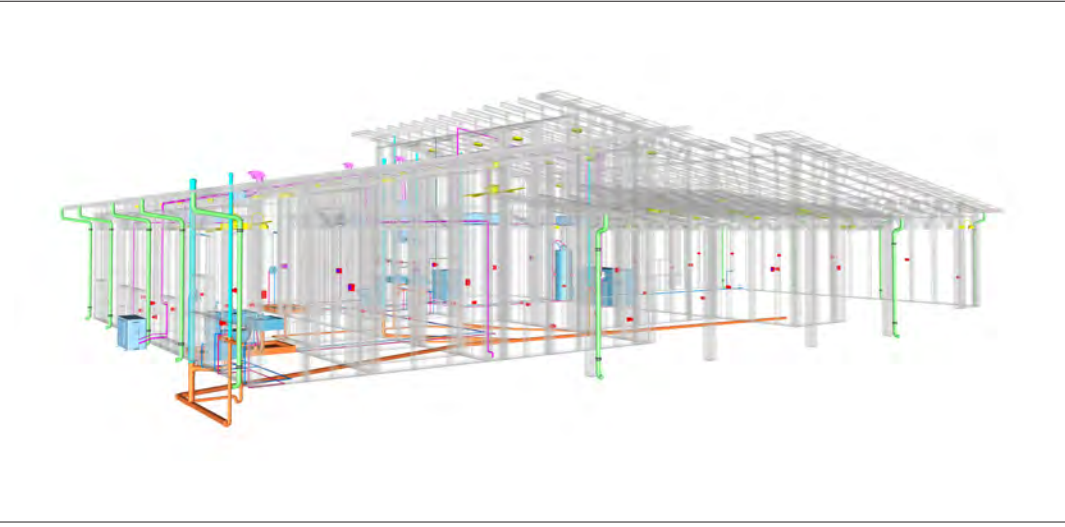
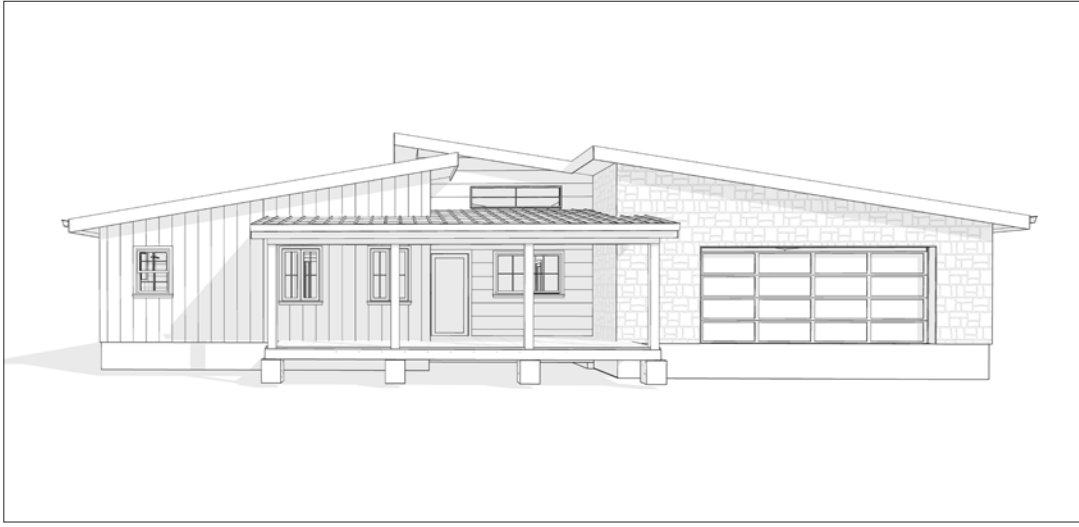
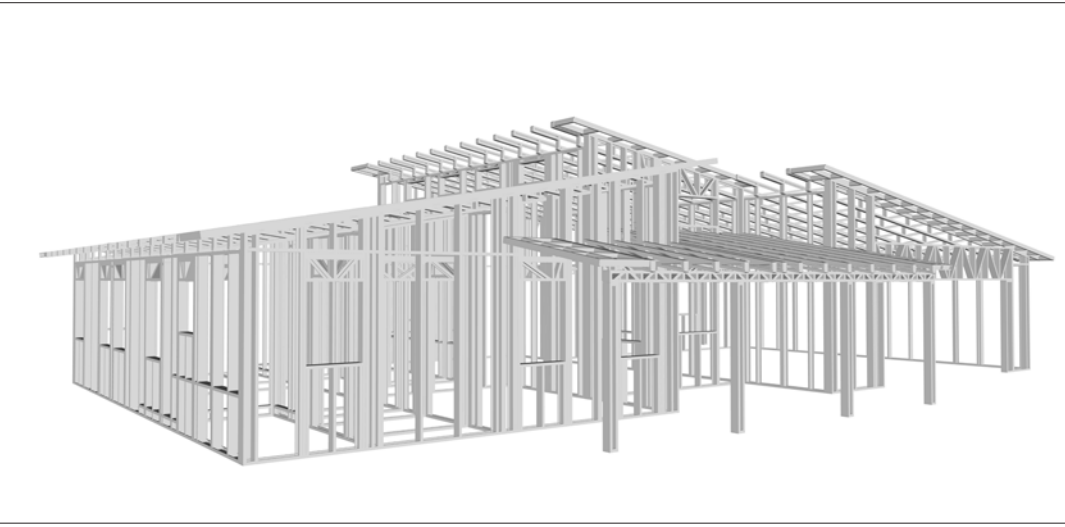
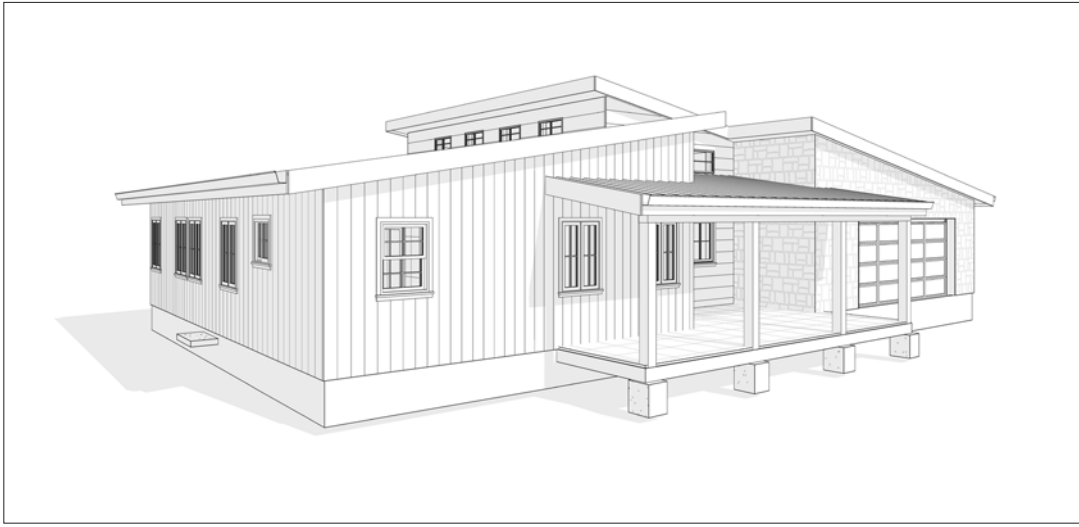
Materials Shopping List

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

1396 SF

3 Bed Rooms

Covered Porch

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ABOUT



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

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

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

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

245-Ember-1396-3Bd2Ba-Modern-550

DRAWING NAME

INTRODUCTION

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

DISCLAIMER

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

SCALE:

I101

DESCRIPTIONS

MATERIALS LIST

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

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

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

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

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

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

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

MECHANICAL

The mechanical package includes everything needed to guide HVAC installation:

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.

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 construction.

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 doors.

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.

PLUMBING

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

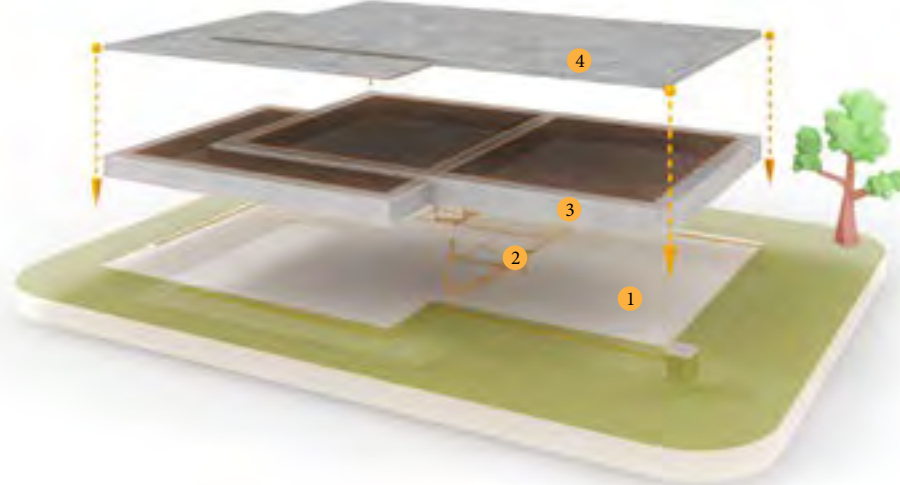
Detailed Water Supply System Plan: Precisely maps out the placement of pipes, valves, and plumbing fixtures throughout the home.

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

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

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

HOW TO BUILD



1 Buildable Plot

2 Sewage Installation

3 Foundation

4 Concrete Floor

Site Preparation

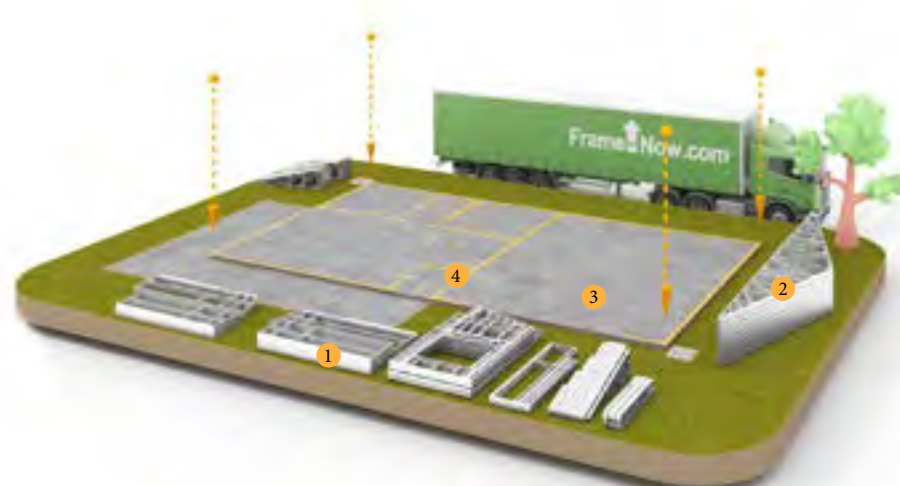
1

2

Layout and Marking

3

4



1 Staged Wall Panels

2 Staged Truss Panels

3 Concrete Floor

4 Layout Markers

Roof Truss Installation

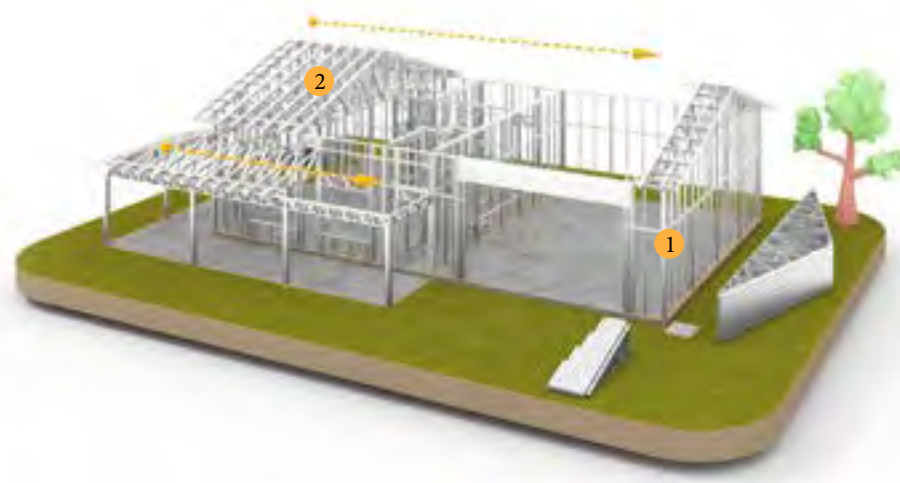
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Wall & Roof Insulation

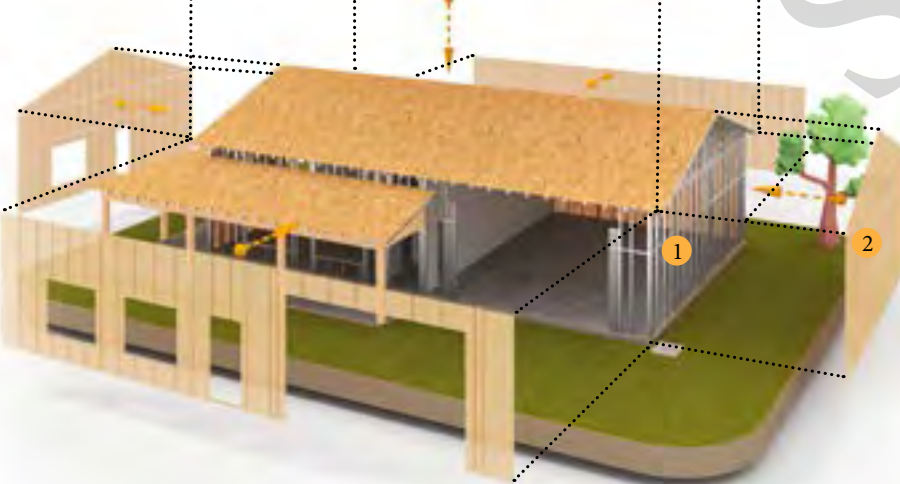
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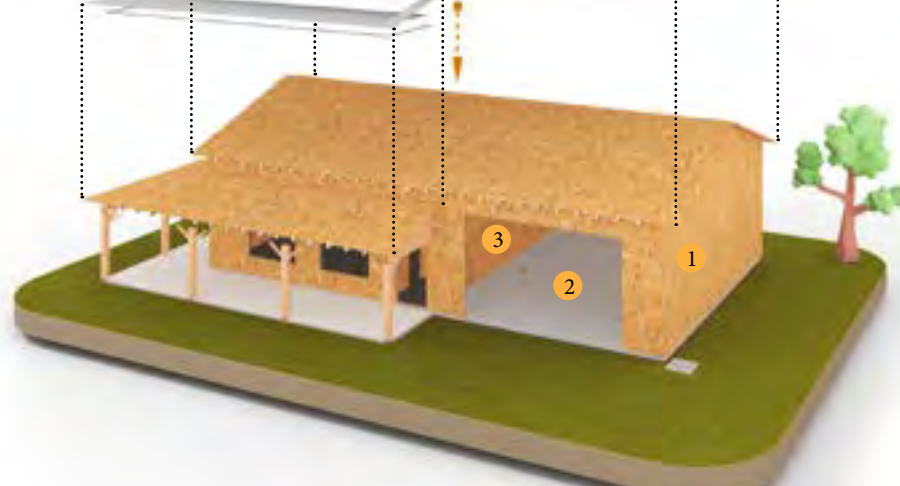
1 Installed Walls

2 Installed Trusses



1 Installed Walls

2 Insulation

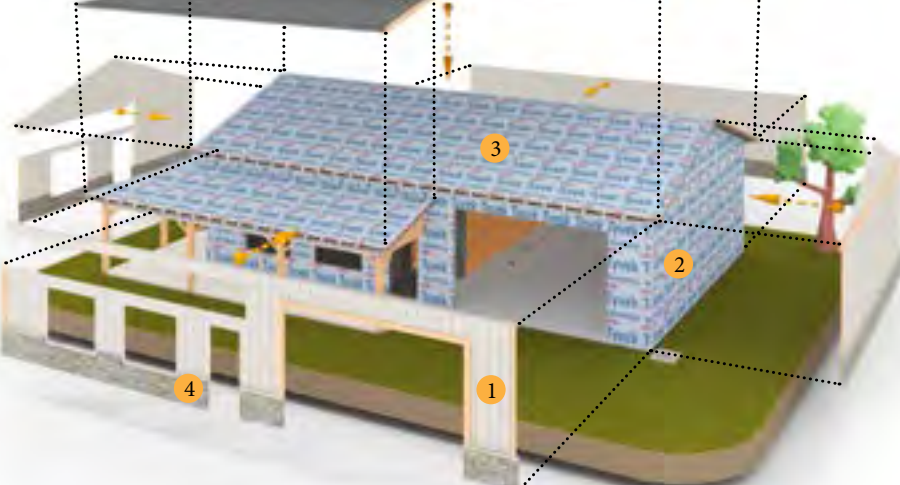


1 OSB Sheathing

2 Floor

3 Dry Wall Board

4 Ceiling Dry Wall



1 Corrugated iron sheet

2 Home Wrap

3 Roof Felt Paper

4 Coronado Stone

5 Corrugated iron sheet



1 Staged Wall Panels

2 Staged Truss Panels

3 Concrete Floor

Metal Delivery and Staging

1

2

Wall Panel Installation

3

4

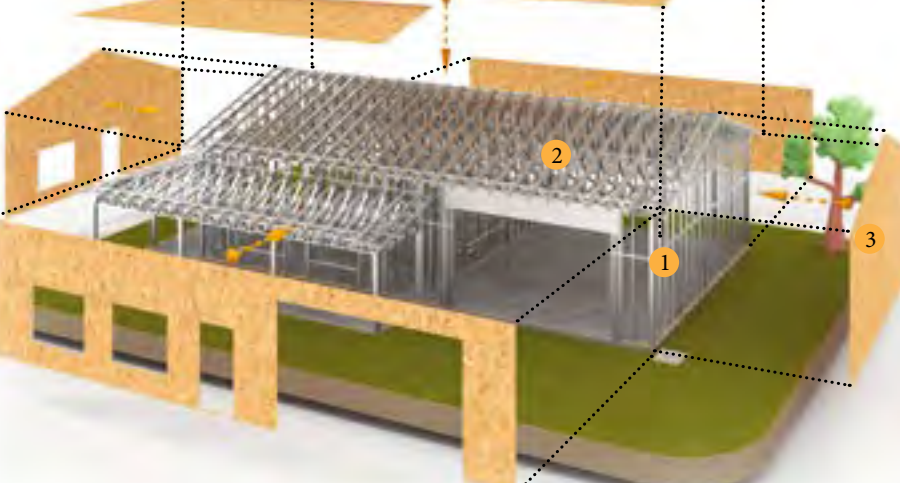


1 Staged Walls

2 Staged Roof Trusses

3 Layout Markers

4 Installed Walls



1 Installed Walls

2 Installed Trusses

3 OSB Sheathing

Exterior OSB Cladding

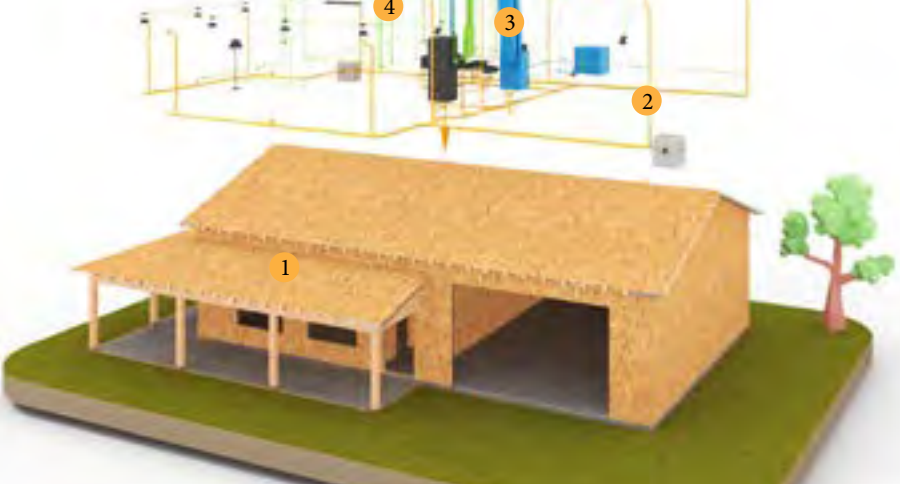
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7

Mechanical,Electrical & Plumbing (MEP) Integration

8

9

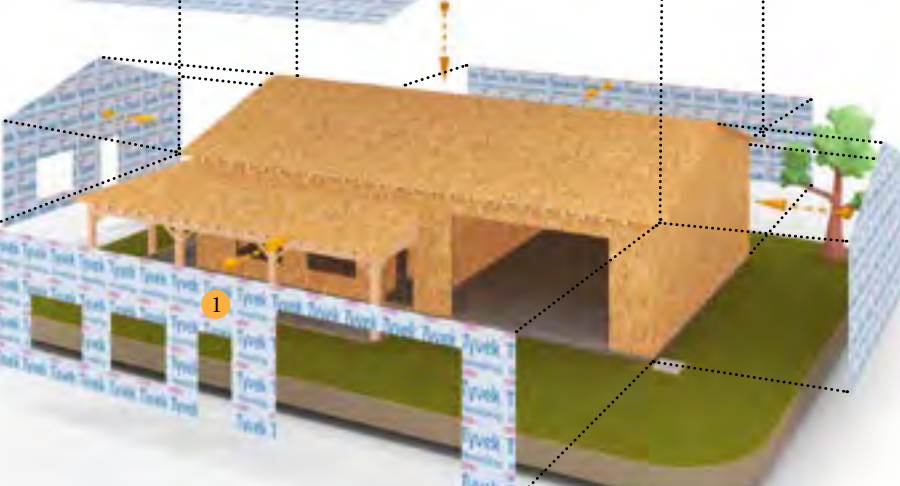


1 OSB Sheathing

2 Plumbing System

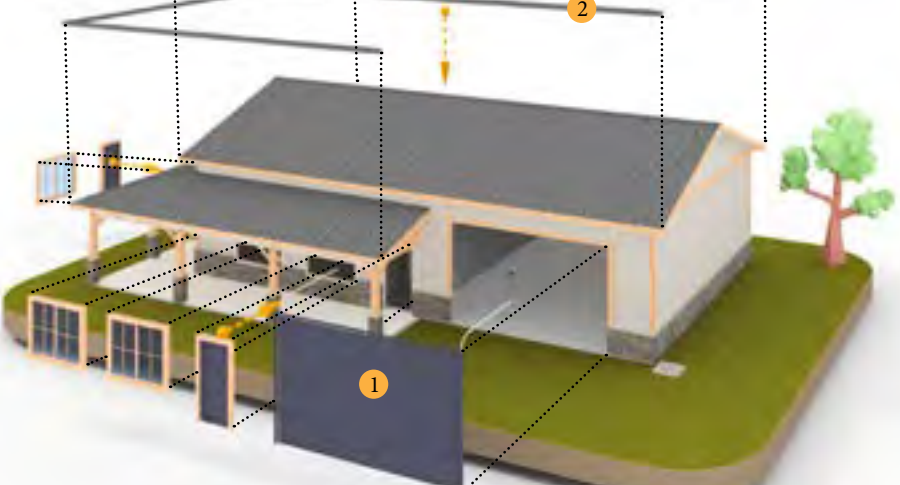
3 HVAC System

4 Electrical System



1 Home Wrap

2 Roof Felt Paper



1 Water Proofing

2 Windows,Doors & Rain Gutters

BOM (Bill Of Materials) (Separately Attached)



EMBER 3BD2BA MODERN

THE EMBER 3BED 2BATH MATERIAL SHOPPING LIST

BOM

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 system.

ELECTRICAL BOM

#	Item	Type	Description,Manufacturer,SKU	Unit	Quantity	Unit Price	Total
1	60 watt Ceiling Light	Flat Round-LED		PCS	10		
2	15 watt Down light	Round-LED		PCS	4		
3	200 watt Ceiling Light with Fan	pendant		PCS	3		
4	100 watt Floor Lamp	Standup		PCS	1		
5	20 watt Pendant Light	Linear 2 Lamp		PCS	1		
6	64 watt Recessed Light	square		PCS	2		
7	Standalone Linear light	Recessed		PCS	1		

APPLIANCES

#	Item	Type	Description,Manufacturer,SKU	Unit	quantity	Price
1	Top_Cabinet_Double_Door	3'0" X 2'1" X 1'9-3/8"		PCS	1	
2	Top_Cabinet_Double_Door	3'0" X 1'0" X 2'6"		PCS	3	
3	L_Shape_Toe_Kick_For_Cal	3-1/2" High X 3/4" Thick		PCS	1	

A list of items listed to be further illustrated and specified in the type column .

For the list of materials listed in th item column there will a more detail description about the type of the Material.

Space provided to be filled by informations like Description,Manufacturer and SKU.

Materials are listed in a unit that is most convenient.

ARCHITECTURAL BOM

#	Item	Type	Description,Manufacturer,SKU	Unit	Quantity	Unit Price
1	Tile Finish	3/4" non-slippery Porcelain Tile		SF	458	

HVAC BOM

#	Item	Type	Description,Manufacturer,SKU	Unit	Quantity	Unit Price
1	Rectangular Duct	6"x10"		Ft	0.1	
2	Rectangular Duct	8"x10"		Ft	12.5	
3	Rectangular Duct	10"x10"		PCS	3	

ELECTRICAL BOM

#	Item	Type	Description,Manufacturer,SKU	Unit	Quantity	Unit Price
1	60 watt Ceiling Light	Flat Round-LED		PCS	10	
2	15 watt Down light	Round-LED		PCS	4	
3	200 watt Ceiling Light with Fan	pendant		PCS	3	

PLUMBING BOM

#	Item	Type	Description,Manufacturer,SKU	Unit	Quantity	Unit Price
1	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 1 1/2"		ft	33.5	
2	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 2"		ft	52	
3	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 3"		ft	34	
4	PEX (Cross-linked	ø 1/2"				

FrameUPNow

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

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

245-Ember-1396-3Bd2Ba-Modern-550

DRAWING NAME

INTRODUCTION

CLIENT NAME: _____

PROJECT NUMBER: _____

DATE: _____

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

I102

SCALE:

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OWNER

NAME	
EMAIL	
PHONE	

CONTRACTOR

NAME	
EMAIL	
PHONE	

SITE LOCATION

COUNTRY	
STATE	
ZIP CODE	

SITE INFORMATION

PARCEL I.D.	
SQ.FOOTAGE	

MINIMUM SETBACKS

FRONT	
SIDE	
REAR	

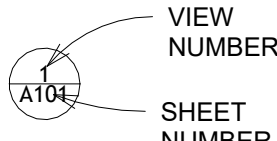
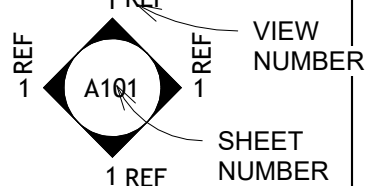
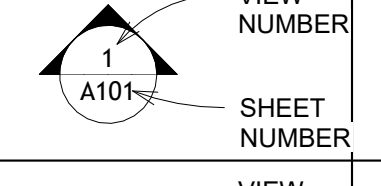
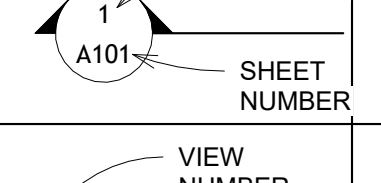
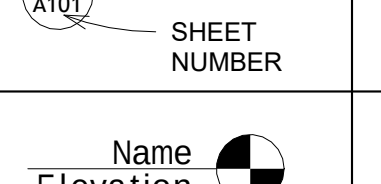
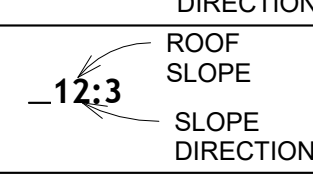
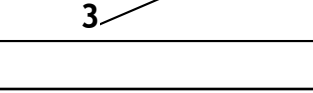
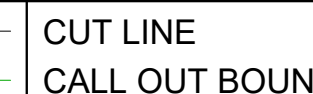
ZONING

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CODES AND AMENDMENTS

CODE BOOK	
SNOW LOAD	
WIND SPEED	
SEISMIC DESIGN CATEGORY	
WEATHERING	
FROST LINE DEPTH	
TERMITE DECAY	
WINTER DESIGN TEMP	
FLOOD HAZARDS	

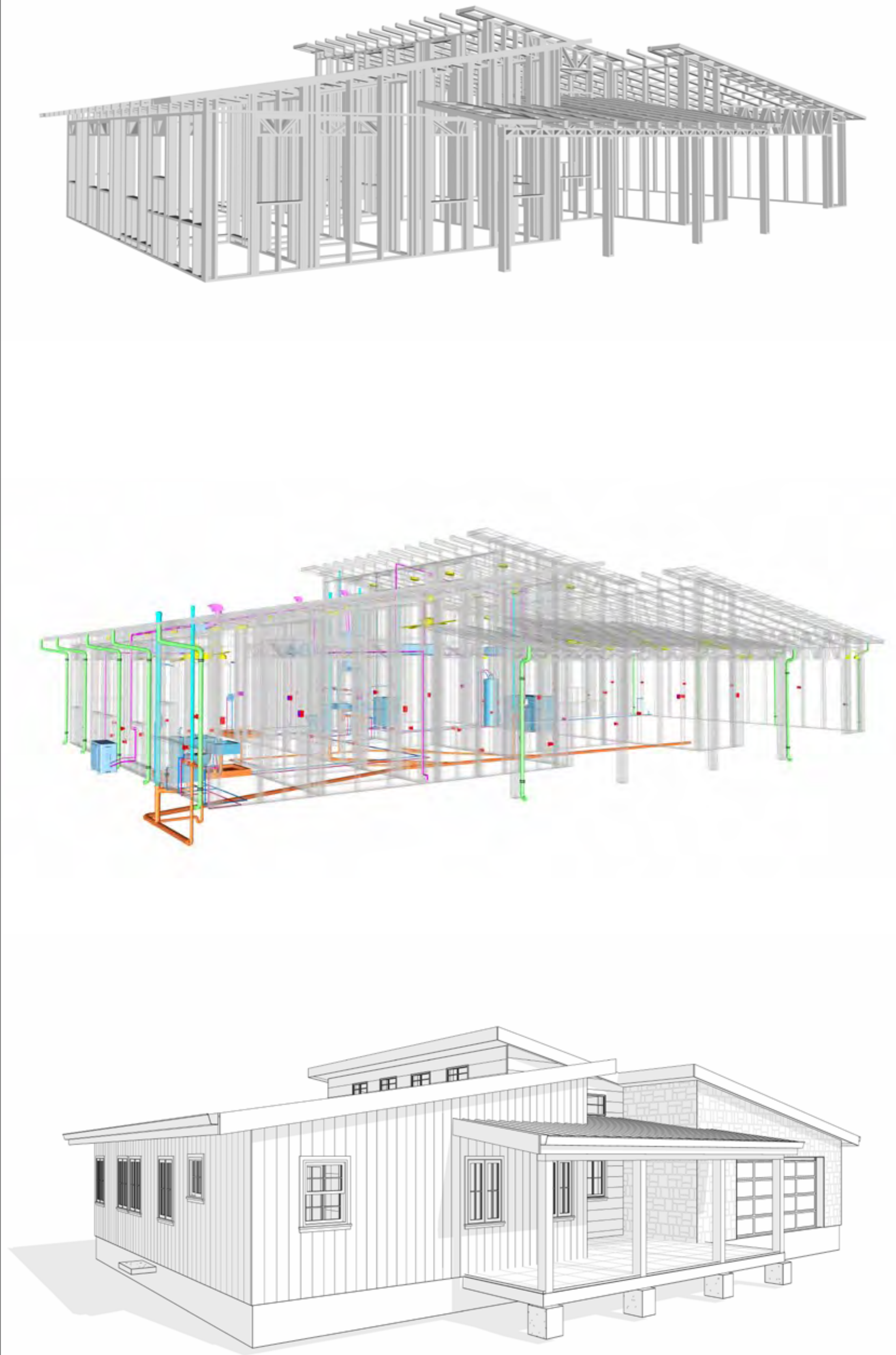
LINE LEGEND	
HIDDEN LINE	----- CUT LINE
ROOM SEPARATOR	----- CALL OUT BOUNDRY
DOOR OPENING DIRECTION	----- LEVEL
OVER HEAD	----- GROUND CUT

SYMBOLS	SYMBOLS NAME
	CALLOUT HEAD
	INTERIOR ELEVATION
	BUILDING ELEVATION
	SECTION
	DETAIL VIEW
	ELEVATION LEVEL
	SPOT ELEVATION
	FLOOR SLOPE
	ROOF SLOPE
	ROOF SLOPE ELEVATION

PAGE INDEX	
G101	COVER SHEET
A101	FLOOR PLAN
A102	DIMENSION PLAN
S101	FOUNDATION PLAN
S102	STRUCTURAL FLOOR PLAN
S103	FRAME LAYOUT
S104	ROOF TRUSS LAYOUT
A103	ROOF PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A301	SECTIONS
A401	DETAILS
A402	CASEWORK DETAILS
A403	CASEWORK DETAILS
E101	SCHEDULE
E102	LIGHTING PLAN
E103	POWER PLAN
E104	DIMENSION PLAN FOR LIGHT FIXTURE
E105	DIMENSION PLAN FOR FITTING
P101	COVER SHEET
P102	WATER SUPPLY SYSTEM
P103	SEWAGE SYSTEM
P104	RISER DIAGRAM
M101	HVAC PLAN
M102	HVAC SECTION
M103	RISER DIAGRAM

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

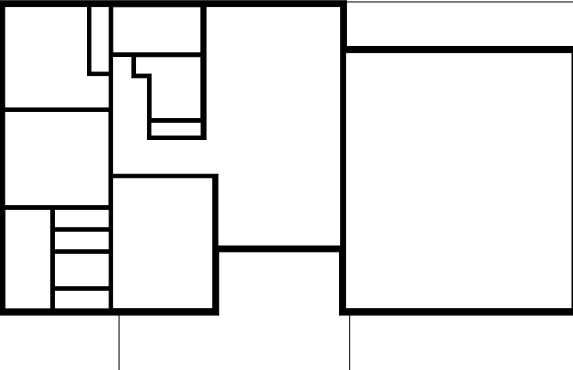
ABBREVIATION	
AFS	ACTION FLOOR SYSTEMS
ASTM D698	AMERICAN SOCIETY FOR TESTING AND MATERIAL
CA	CASEWORK
EL	ELECTRICAL
F.F.E	FINISHED FLOOR ELEVATION
F.F.L	FINISHED FLOOR LEVEL
FTG	FOOTINGS
HVAC	HEATING, VENTILATION & AIR CONDITIONING
IRC	INTERNATIONAL RESIDENCE CODE
IMC	INTERNATIONAL MECHANICAL CODE
MAX.	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	AIR COOLED CONDENSING UNIT
AHU	AIR HANDLING UNIT
CC	COOLING COIL
CD	CEILING DIFFUSER
Cfm	Cubic Feet Per Minute
CR	CEILING REGISTER
CU	CONDENSING UNIT
CW	COLD WATER
E/A	EXHAUST AIR
EF	EXHAUST FAN
ET	EXPANSION TANK
EX.	EXISTING
FC	FLEXIBLE CONNECTION
FCU	FAN COIL UNIT
FLR.	FLOOR
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
RCU	RECIPROCATING CHILLER UNIT
RF	RETURN FAN
S/A	SUPPLY AIR
SCD	SMOKE CONTROL DAMPER
SP	STATIC PRESSURE



245-EMBER-1396-3Bd2Ba-MODERN-550

SQUARE FOOTAGE	
LIVING	1396
FRONT PORCH	146
SIDE PORCH	127
GARAGE	732
TOTAL	2401

KEY PLAN



PERSPECTIVE ANGLE

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

245-EMBER-1396-3Bd2Ba-MODERN-550

DRAWING NAME

COVER SHEET

CLIENT NAME: Client Name

PROJECT NUMBER: 0061_12

DATE: 5/9/2025 3:35:12 PM

DESIGNED BY: Designer

DRAWN BY: Author

CHECKED BY: Checker

GENERAL NOTES

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

ABOUT WALLS:

- SHOWER WALL COVERING
BATHTUB AND SHOWER SPACES (WALLS AND FLOORS) WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE.
- WALL PAINT (INTERNAL)
THE TYPICAL THICKNESS OF LATEX WALL PAINT IS 1/32 OF AN INCH FOR A SINGLE COAT. AND DOUBLE COAT (1/16") SHALL BE APPLIED FOR DURABILITY.
- ADHESIVES:
THE ADVISABLE TYPE OF ADHESIVE FOR THIS PROJECT IS EPOXY ADHESIVES BECAUSE THEY ARE KNOWN FOR THEIR HIGH STRENGTH, DURABILITY, AND RESISTANCE TO MOISTURE, CHEMICALS AND HEAT.

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

ABOUT FLOORS:

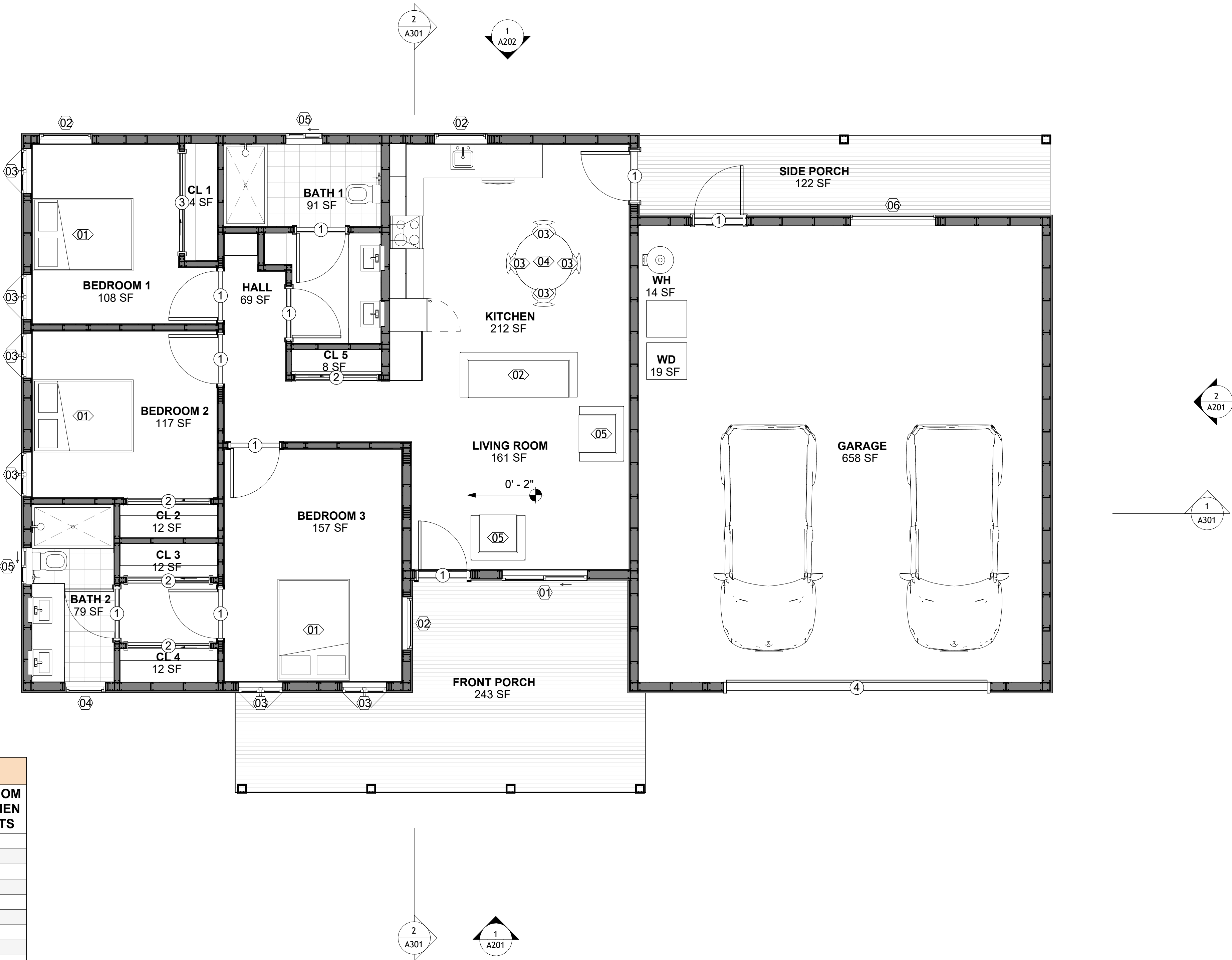
- THE SPOT ELEVATION INDICATES THE FINISHED FLOOR ELEVATION.
- FINISHED FLOORS PER PLANS.
- FIELD VERIFY FOR DIMENSION DROP 4" FOR SHOWER AND BATHTUB USE.
- 1% SLOPE ON OUTDOOR BALCONIES FOR WATER RUN OFF.
- 2% SLOPE TOWARDS THE SHOWER DRAIN FOR SUFFICIENT DRAINAGE.
- 4" DROP AT THE DOOR LEADING TO EXTERIOR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

FURNITURE SCHEDULE

TYPE MARK	TYPE	COUNT
01	DOUBLE 53" X 74"	3
02	THREE SEAT SOFA	1
03	DINING CHAIR	4
04	COFFE TABLE	1
05	ONE SEAT SOFA	2

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT	COMMENTS
01	LIVING ROOM	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
02	KITCHEN	HARDWOOD	CONCRETE	WALL PAINT + 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	BEDROOM 3	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
06	CL 1	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
07	CL 2	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
08	CL 3	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
09	CL 4	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
10	CL 5	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
11	HALL	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
12	WH	EPOXY FLOOR FINISH	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
13	WD	EPOXY FLOOR FINISH	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
14	BATH 1	VINYL TILES	CONCRETE	CERAMIC TILE	MRD	8' - 0"	
15	BATH 2	VINYL TILES	CONCRETE	CERAMIC TILE	MRD	8' - 0"	
16	SIDE PORCH	PROCELAIN TILE	CONCRETE	STONE VENEER	PLYWOOD	8' - 0"	
17	FRONT PORCH	PROCELAIN TILE	CONCRETE	CORUGATED IRON	PLYWOOD	8' - 0"	
18	GARAGE	EPOXY FLOOR FINISH	CONCRETE	STONE VENEER	DRY WALL	8' - 0"	



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

SQUARE FOOTAGE	
LIVING	1396
FRONT PORCH	146
SIDE PORCH	127
GARAGE	732
TOTAL	2401

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

245-EMBER-1396-3Bd2Ba-
MODERN-550

DRAWING NAME

FLOOR PLAN

CLIENT NAME: Client Name
PROJECT NUMBER: 0061_12
DATE: 5/9/2025 3:35:13 PM
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker

A101

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

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

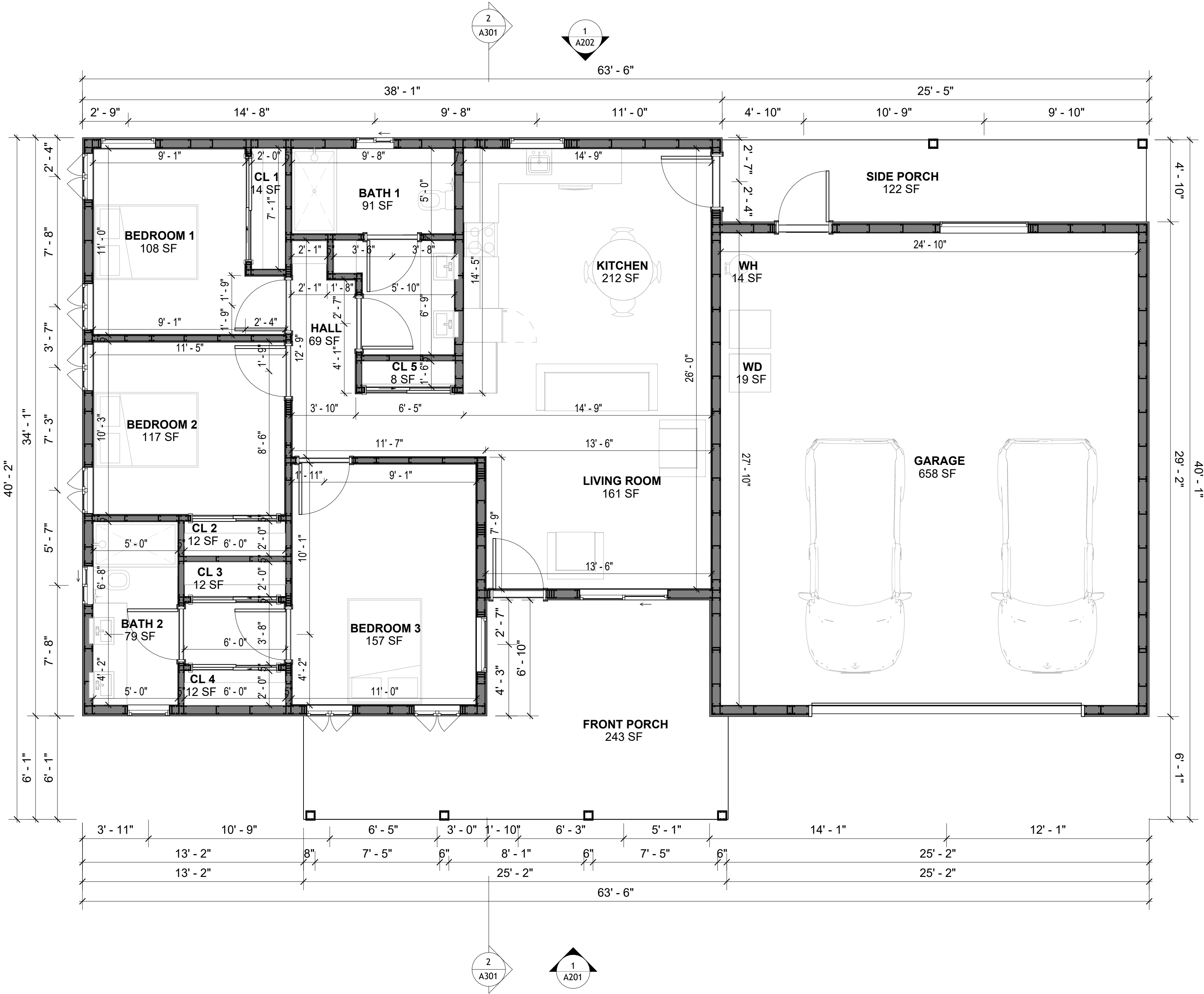
245-EMBER-1396-3Bd2Ba-
MODERN-550

DRAWING NAME

DIMENSION PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/9/2025 3:35:16 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

SQUARE FOOTAGE	
LIVING	1396
FRONT PORCH	146
SIDE PORCH	127
GARAGE	732
TOTAL	2401

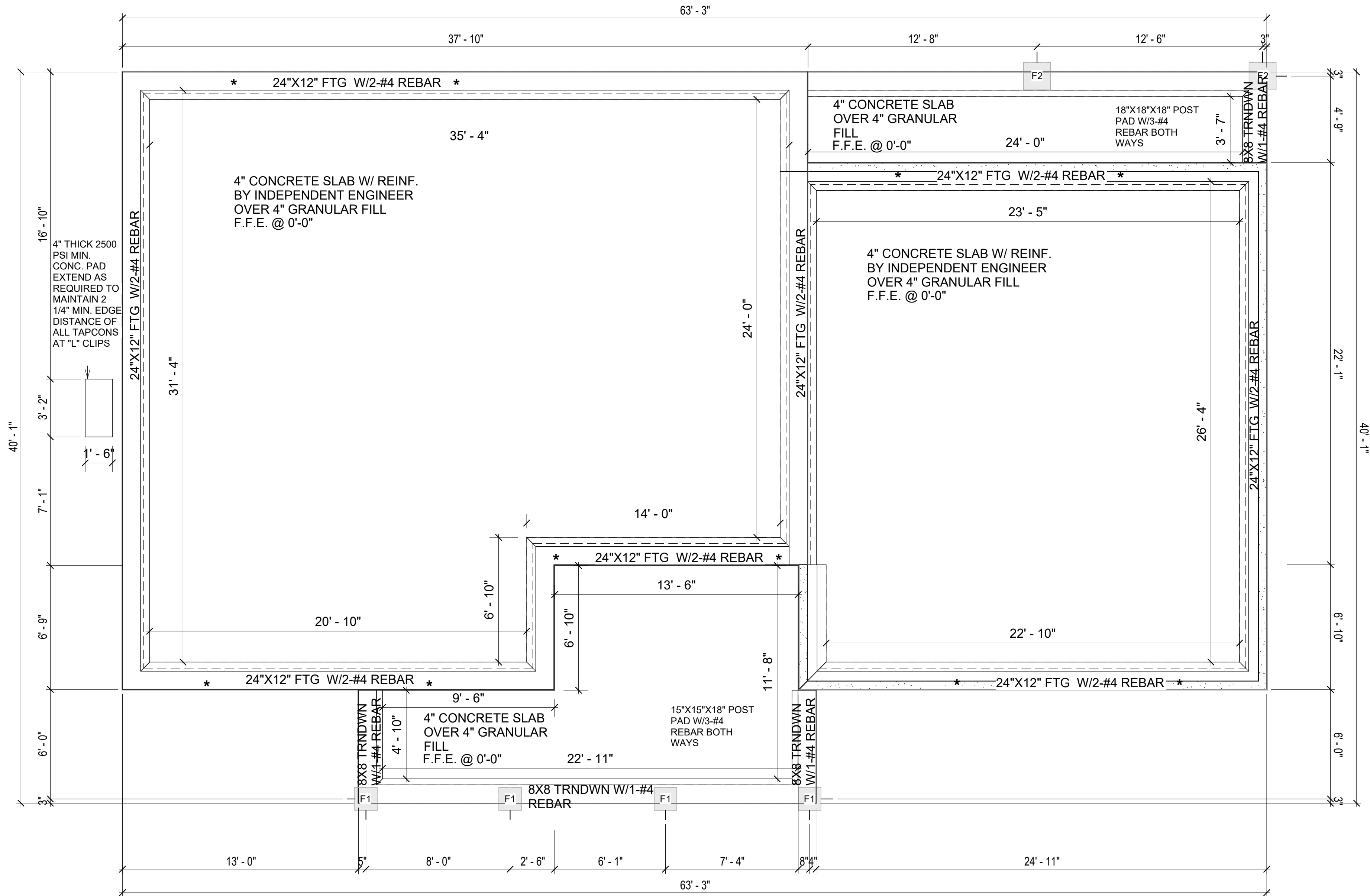


1 DIMENSION PLAN
1/4" = 1'-0"

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

FOUNDATION NOTES

- NOTES:**
TERMITES PRETREATMENT BY LICENSED CONTRACTOR UNDER SLAB AND AROUND FOOTINGS.
ALL AREAS BELOW SLABS SHALL BE TREATED NO MORE THAN 24 HOURS PRIOR TO CONCRETE POUR. EVIDENCE OF TREATMENT MUST BE PROVIDED PRIOR TO PLACING OF CONCRETE.
1. **MATERIALS:**
ALL INTERIOR CONCRETE SLABS SHALL BE A MIN. OF 4" THICK CONCRETE OVER 4" COMPACTED AGGREGATE BASE (ASTM D698), FINISH ELEVATIONS AS NOTED ON DRAWINGS, 6" ABOVE ADJACENT GRADE, LEVEL SLABS TO 1/8"-10' MAX.. CONCRETE SLABS SHALL BE 2500# PSI AT 28 DAYS. A 4" ALLOWABLE SLUMP.
2. **PAD PREPARATION:**
- EXCAVATION FOR FOOTING SHALL BE NEAT.
- FOOTINGS SHALL BE POURED IMMEDIATELY AFTER EXCAVATION AND APPROPRIATE INSPECTION.
- ALL REINFORCING STEEL MARKED "CONTINUOUS" SHALL BE LAPPED 36 BAR DIAMETERS AT SPLICES AND AROUND CORNERS OR INTERSECTIONS WITH A STANDARD 90 DEGREE BEND ON CORNER BARS. LAP WIRE MESH ONE FULL MESH AT SIDE AND END LAPS.
- ALL HARDWARE TO BE SIMPSON OR EQUIVALENT.
- EXTERIOR FRAME WALL TO BE SECURED WITH 1/2"x10" ANCHOR BOLTS 4'-0" O.C. FOR 1-STORY AND 2'-8" O.C. FOR 2-STORY. BOLTS SHALL BE LOCATED WITHIN 1'-0" OF EACH END PIECE AND SHALL HAVE A MIN. OF TWO BOLTS PER PIECE.
-FOUNDATION ANCHOR STRAPS SHALL BE PERMITTED,ACCORDING TO RESIDENTIAL CODE 2021
- ALL INTERIOR WALLS TO BE SECURED WITH POWER DRIVEN PINS PER MANUFACTURER SPECIFICATION USE PIN SPACING EQUIVALENT TO 1/2" ANCHOR BOLTS.
- ALL CONSTRUCTION TO CONFORM TO THE 2012 IRC
- R-10 RIGID INSULATION OUTSIDE OF EXTERIOR FOUNDATION WALLS UNDER LIVING AREA.
- CONCRETE PAD FOR CONDENSER THICKNESS IS 4" MIN UNLESS OTHERWISE NOTED.
3. **CONCRETE CONSTRUCTION:**
- THE SLAB SHALL BE UNDERLAIN BY A VAPOR BARRIER/RETARDER IN THE LIVING AREA (TYPICALLY POLYETHYLENE, UNLESS MORE STRINGENT PROTECTION REQUIRED BY THE ARCHITECT, ENGINEER, FLOOR COVERING MANUFACTURER, OR ACCEPTED PRACTICE). UNLESS OTHERWISE REQUIRED, BARRIER MAY BE OMITTED AT GARAGES, PORCHES AND PATIOS WITHOUT FLOOR COVERINGS. IT IS BEYOND THE SCOPE OF THESE PLANS TO DETERMINE THE APPLICABILITY OF THESE MORE STRINGENT REQUIREMENTS. BUILDER SHALL VERIFY PRIOR TO CONSTRUCTION.
4. **REINFORCEMENT :**
- IF CONSTRUCTED ON ACTIVE SOILS, THE LONG TERM PERFORMANCE OF THE FOUNDATION IS DEPENDENT ON MAINTENANCE BY THE OWNER. THUS THE BUILDER SHALL ADVISE THE OWNER OF THE FOLLOWING:
1. DRAINAGE MUST BE MAINTAINED. WATER SHALL NEVER BE ALLOWED TO POND NEAR THE FOUNDATION.
2. THE SOIL AROUND THE FOUNDATION SHALL BE MAINTAINED IN A RELATIVELY DAMP CONDITION,SUCH AS THAT REQUIRED TO KEEP A LAWN GREEN. IF IT DRIES OUT IT WILL SHRINK. IF IT GETS WET, IT WILL HEAVE UPWARD.
3. SLABS ON THE SHORTER SIDE USES MAIN BARS ARE USED IN THIS DIRECTION ONLY WITH SMALLER DIAMETER DISTRIBUTION BARS ARE PLACED, FORMING A MAT OR GRID.
4. ALL REINFORCEMENT BARS SIZE 10MM OR LARGER IN ACCORDANCE TO ASTM
3. ANCHOR BOLTS AT ALL EXTERIOR WALLS SHALL BE MINIMUM 1/2 INCH DIAMETER WITH A MAXIMUM SPACING OF 6'-0" ON CENTER, UNLESS NOTED OTHERWISE.
4. ANCHOR BOLTS SHALL BE INSTALLED WITHIN 12 INCHES OF EACH END OF EACH SILL PLATE WITH AT LEAST TWO ANCHOR BOLTS FOR EACH BOLTS FOR EACH SILL PLATE LONGER THAN 12 INCHES.
5. SIMPSONS SILL ANCHORS MAYBE SUBSTITUTED FOR ANCHOR BOLTS AT THE SAME SPACING.
6. EXTERIOR CONCRETE SLABS WHICH ARE NOT PART OF THE MAIN SLAB SHALL BE MINIMUM 4 INCHES THICK WITH NO STEEL REINFORCING BARS REQUIRED, UNLESS NOTED OTHERWISE ON FOUNDATION PLAN.
- VERIFY THE FOLLOWING PRIOR TO POURING:**
1. ALL HOLDDOWNS , STRAP, AND POST LOCATIONS.
2. CONCRETE FINISHES. PANEL RISER LOCATION - WHERE APPLICABLE.
3. UNDERSLAB MECHANICAL REQUIREMENTS.
4. STEM WALL BLOCKOUTS.
5. UNDERSLAB ELECTRICAL REQUIREMENTS AND PANEL RISER LOCATION. WHERE APPLICABLE.
6. PROVIDE THE FOLLOWING:
- PVC SLEEVES THROUGH FTG IF REQUIRED
- 20' #4 COPPER GROUND BAR.
7. SLOPE FINISH GRADE AWAY FROM FOOTING.
- NOTE:** FIELD VERIFY ALL DIMENSIONS SEE DIMENSIONED ARCHITECTURAL DRAWINGS



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

SQUARE FOOTAGE	
LIVING	1396
FRONT PORCH	146
SIDE PORCH	127
GARAGE	732
TOTAL	2401

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

245-EMBER-1396-3Bd2Ba-
MODERN-550

DRAWING NAME

FOUNDATION PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/9/2025 3:35:16 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

S101

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

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

1. CONCRETE SLAB SHALL BE 6" THICK WITH 1/2" DIAMETER TENDONS PER LAYOUT PLAN, CENTERED IN SLAB THICKNESS, OVER APPROVED SUBBASE PER GENERAL STRUCTURE NOTES.
2. TERMITE PROTECTION SHALL BE PROVIDED PER IRC SECTION R318.1
3. NONE TYPICAL ANCHOR BOLT SPACING AT SHEAR WALL AND HOLD DOWN SPECIFICATIONS PER APPROVED ARCHITECTURAL PLANS.
4. INSTALL HOLDDOWNS BEFORE CONCRETE SLAB POUR.
5. 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.

1. REINFORCEMENT
2. 2300 PSI CONCRETE POUR

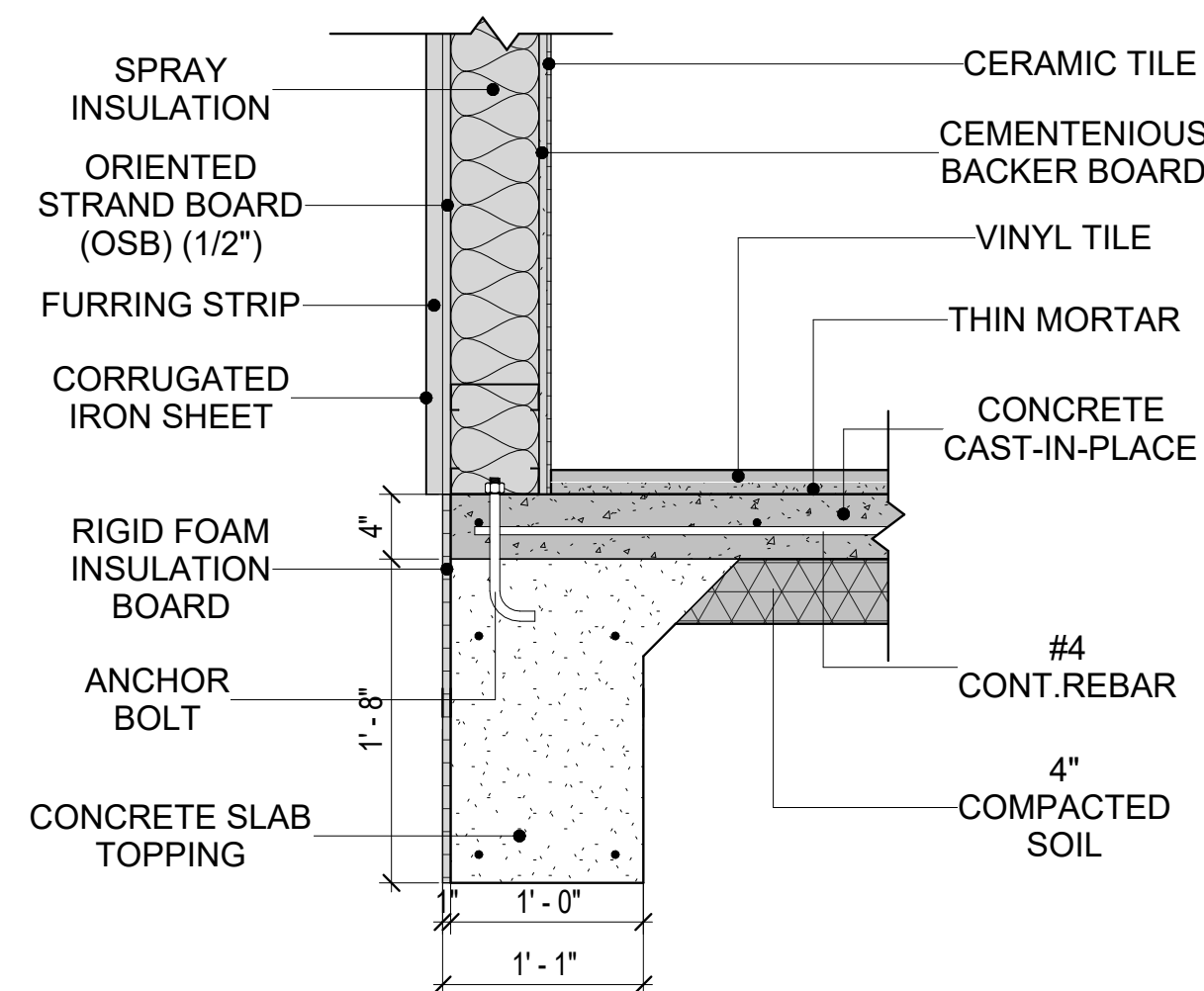
1. ALL REINFORCING SLABS BARS SIZE 10MM OR LARGER SHALL BE DEFORMED IN ACCORDANCE TO ASTM-A706, AND BARS SMALLER THAN 10 MM MAYBE PLAIN.
2. UNLESS OTHERWISE NOTED IN PLANS, THE YIELD STRENGTH OF REINFORCING BARS SHALL BE:

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

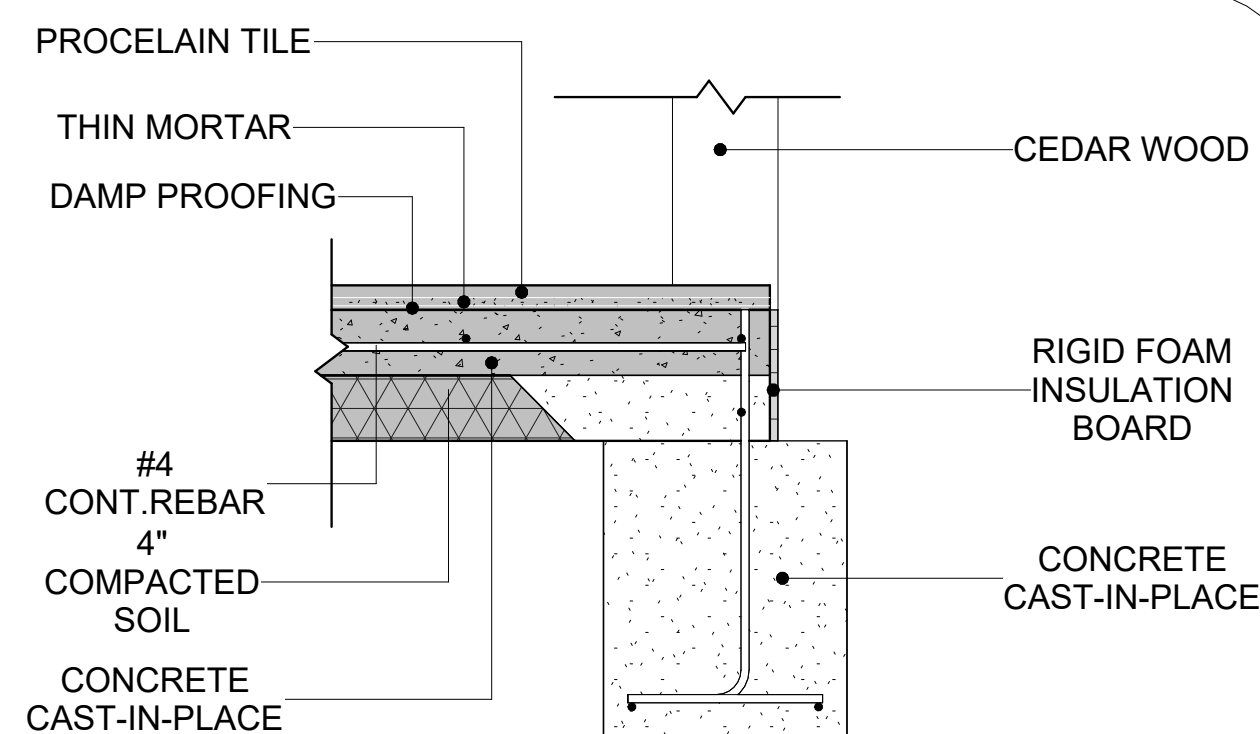
3. SPLICES SHALL BE SECURELY WIRED TOGETHER AND SHALL LAP OR EXTEND
 4. GRADE OF STEEL FOR RCC WORKS SHALL BE GRADE 4 10.
 5. BAR NOTATIONS GIVES INFORMATION
 - A) BAR SIZE
 - B) SPACING(IF REQUIRED)
 6. LAP REINFORCEMENT ONLY AT LOCATION SHOWN IN THE DRAWINGS
 7. REINFORCEMENT SHALL NOT BE CUT, VENT 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.

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



TYPICAL WALL FTG DETAIL



TURN DOWN/POSTPAD
1" = 1'-0"

FOUNDATION REBAR PLAN

LEGEND:

PROJECT

**245-EMBER-1396-3Bd2Ba-
MODERN-550**

DRAWING NAME

STRUCTURAL FLOOR PLAN

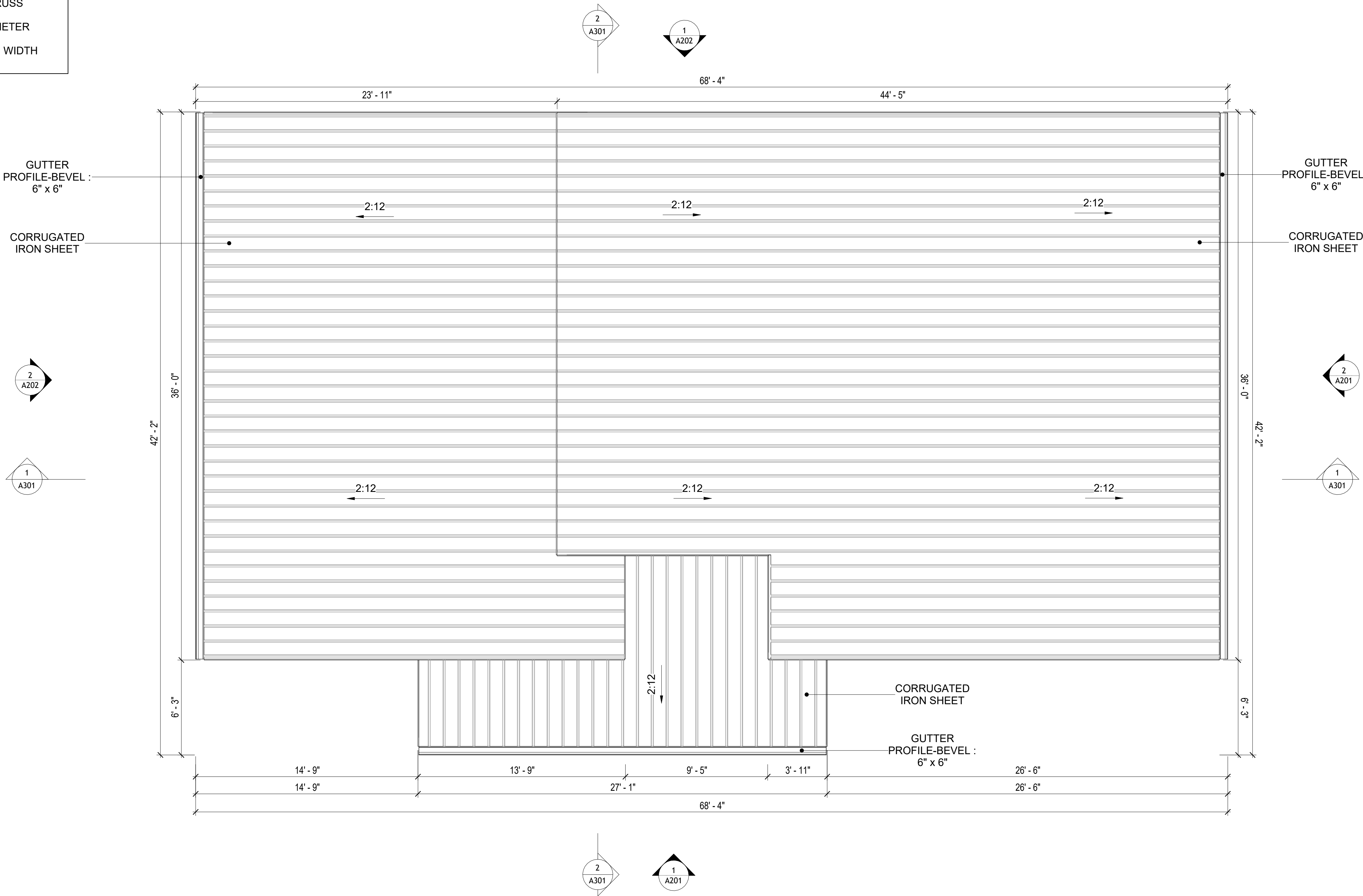
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PROJECT NUMBER:	0061_12
DATE:	5/9/2025 3:35:17 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

S102

SCALE: As indicated

ROOF NOTES

1. ROOFING COMPOSITION ROOFING PER OWNERS/BUILDERS SPECIFICATIONS INSTALL PER MANUFACTURE SPECIFICATIONS ON 1/2" ORIENTED STRAND BOARD ON PRE-ENGINEERED TRUSS @ 24" O.C. (UNO.)
2. 73" OVERHANG AT EAVES (UNO.)
3. ENDS OF ALL TRUSSES AND JOISTS TO BE FULLY BLOCKED. PROVIDE SOLID BLOCKING AT ALL RIDGES AND VALLEYS
4. SHEATHING TO BE 1/2", 3/8" OSB SHEAR PANEL AND EQUIVALENT. UNDERSIDE OF PORCH TRUSSES TO BE FINISHED WITH MOISTURE RESISTANT DRYWALL, TAPED AND TEXTURED.
5. EXPOSED EAVES AND OTHER WEATHER EXPOSED AREAS TO BE SHEATHED WITH EXTERIOR GRADE PLYWOOD.
6. ALL MATERIALS THICKNESS AND SIZE ARE THE MINIMUM. Refer TO LOCAL STANDARDS FOR ACTUAL THICKNESS AND LAYERING OF MATERIALS.
7. ENGINEERED TRUSS CALCULATIONS TO BE SUBMITTED TO BUILDING DEPARTMENT PRIOR TO FABRICATION AND INSTALLATION.
8. TRUSS MANUFACTURER TO SPECIFY HANGER CONNECTORS FOR TRUSS COMPONENTS (TYPICAL)
9. DESIGNER ASSUMES THAT TRUSSES BEAR ON ALL EXTERIOR PERIMETER WALLS (TYPICAL) OR BEAMS.
10. PROVIDE GALVANIZED STEEL FLASHING WITH A LENGTH OF 10 FEET, WIDTH OF 12 INCHES, AND THICKNESS OF 24 GAUGE.



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

SQUARE FOOTAGE	
LIVING	1396
FRONT PORCH	146
SIDE PORCH	127
GARAGE	732
TOTAL	2401

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

245-EMBER-1396-3Bd2Ba-
MODERN-550

DRAWING NAME

ROOF PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/9/2025 3:35:21 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A103

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

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.

STONE VENEER

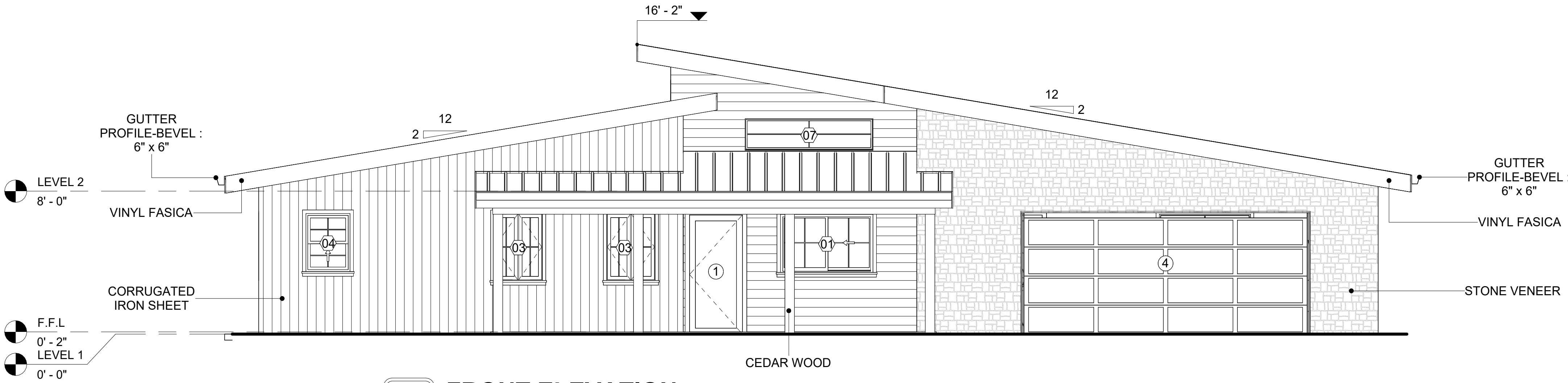
STONE VENEER REFERS TO THIN LAYERS OF NATURAL OR MANUFACTURED STONE APPLIED TO A STRUCTURAL WALL, KNOWN FOR THEIR REALISTIC APPEARANCE AND RELATIVE LIGHTNESS. THESE VENEERS PROVIDE THE AESTHETIC OF STONE WITHOUT THE COST AND WEIGHT OF FULL STONE CONSTRUCTION, CONTRIBUTING TO A BEAUTIFUL AND COST-EFFECTIVE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

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

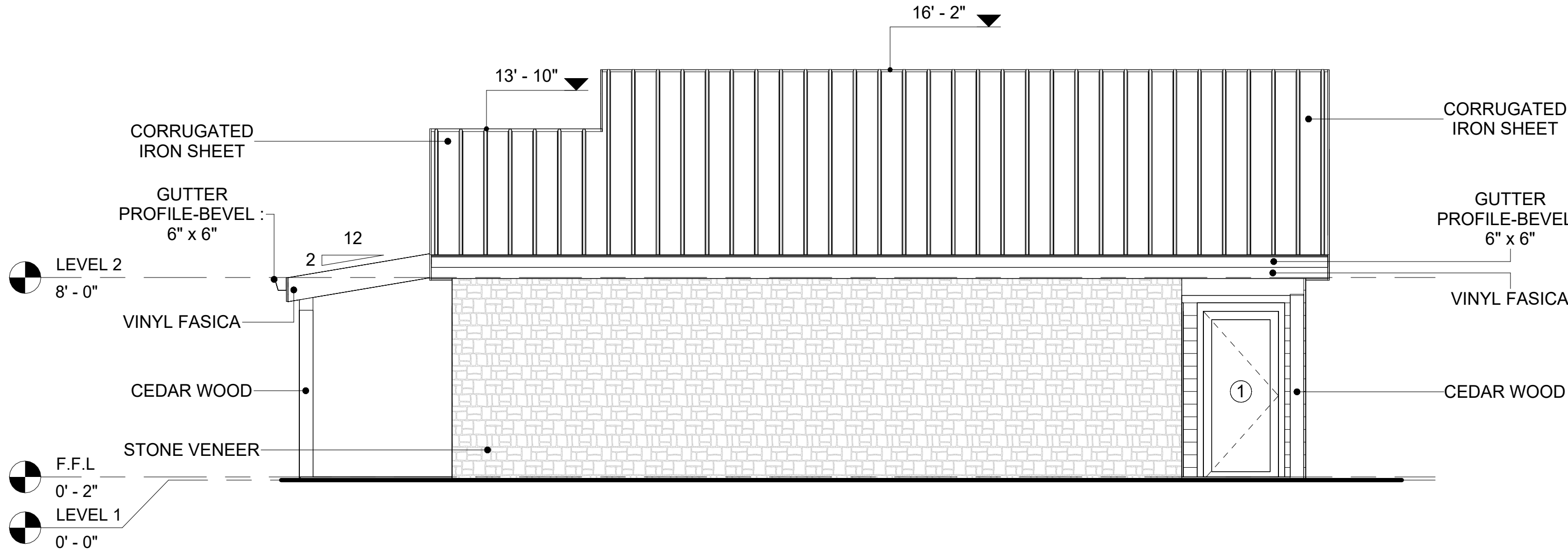
CEDAR WOOD

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
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"

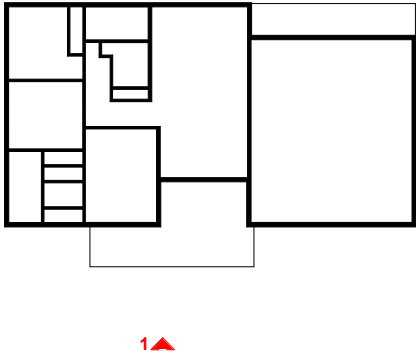
DOOR SCHEDULE

TYPE MAR K	SUPPLIER	DOOR TYPE	LOCATIO N	SIZE		COUNT
				WIDTH	HEIGHT	
1	HOME DEPOT	EXTERIOR SINGLE PANEL SWINGING	INTERIOR	3' - 0"	6' - 8"	10
2	HOME DEPOT	INTERIOR DOUBLE PANEL SLIDING	INTERIOR	5' - 0"	6' - 8"	4
3	HOME DEPOT	INTERIOR DOUBLE PANEL SLIDING	INTERIOR	6' - 0"	6' - 8"	1
4	HOME DEPOT	DOOR-GARAGE-EMBOSSED_PANEL	EXTERIOR	16' - 1"	6' - 6"	1

WINDOW SCHEDULE

TYPE MARK	SUPPLIER	WINDOW TYPE	SIZE		COUNT
			WIDTH	HEIGHT	
01	HOME DEPOT	SLIDING	5' - 3"	3' - 3"	1
02	HOME DEPOT	SINGLE HUNG	3' - 3"	3' - 3"	3
03	HOME DEPOT	DOUBLE CASEMENT	2' - 9"	3' - 9"	6
04	HOME DEPOT	SINGLE HUNG	2' - 6"	3' - 3"	1
05	HOME DEPOT	SLIDING	2' - 3"	2' - 3"	2
06	HOME DEPOT	FIXED	5' - 3"	3' - 3"	1
07	HOME DEPOT	FIXED	7' - 3"	1' - 9"	1
08	HOME DEPOT	FIXED	2' - 9"	1' - 3"	4

KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

245-EMBER-1396-3Bd2Ba-
MODERN-550

DRAWING NAME

ARCHITECTURAL ELEVATIONS

CLIENT NAME: Client Name
PROJECT NUMBER: 0061_12
DATE: 5/9/2025 3:35:24 PM
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker

A201

SCALE: As indicated

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.

STONE VENEER

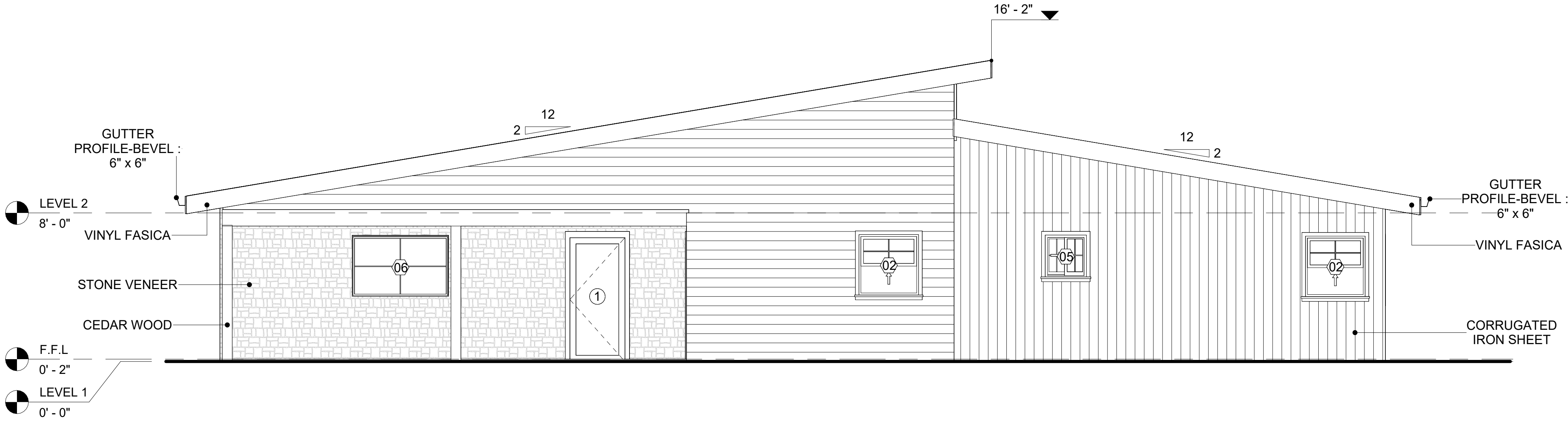
STONE VENEER REFERS TO THIN LAYERS OF NATURAL OR MANUFACTURED STONE APPLIED TO A STRUCTURAL WALL, KNOWN FOR THEIR REALISTIC APPEARANCE AND RELATIVE LIGHTNESS. THESE VENEERS PROVIDE THE AESTHETIC OF STONE WITHOUT THE COST AND WEIGHT OF FULL STONE CONSTRUCTION, CONTRIBUTING TO A BEAUTIFUL AND COST-EFFECTIVE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

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

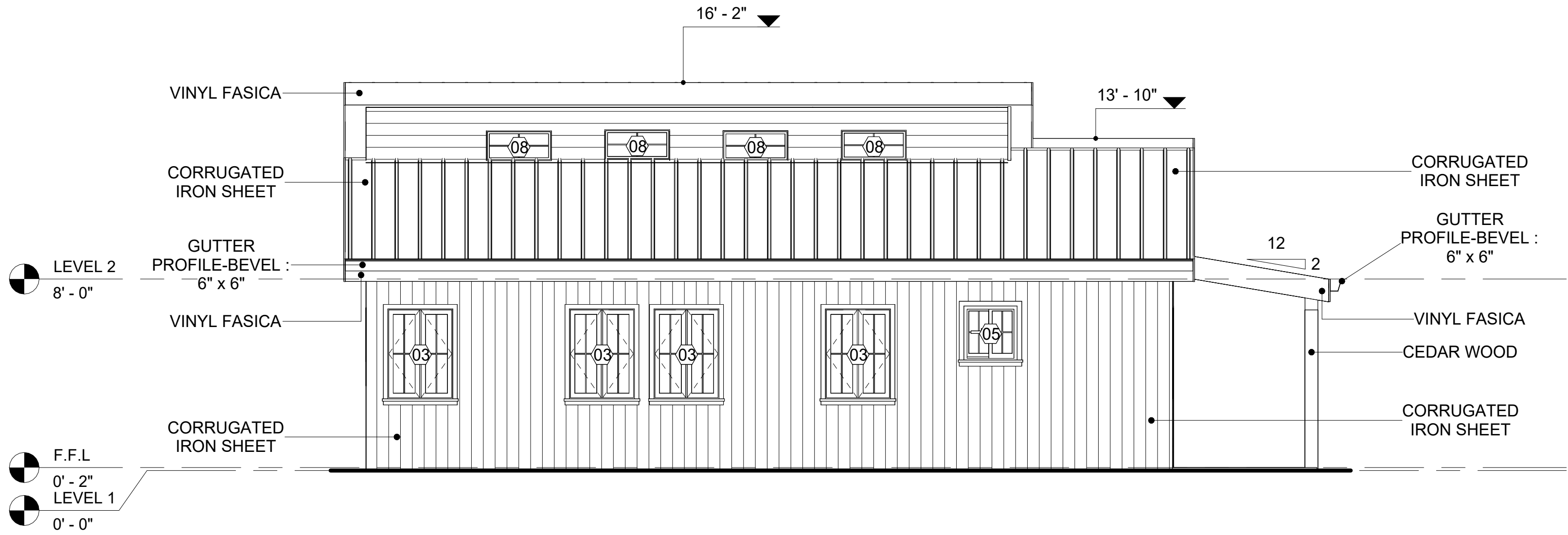
CEDAR WOOD

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.

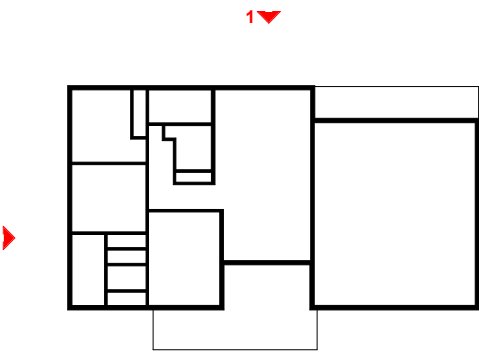


1 REAR ELEVATION
1/4" = 1'-0"



2 LEFT SIDE ELEVATION
1/4" = 1'-0"

KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

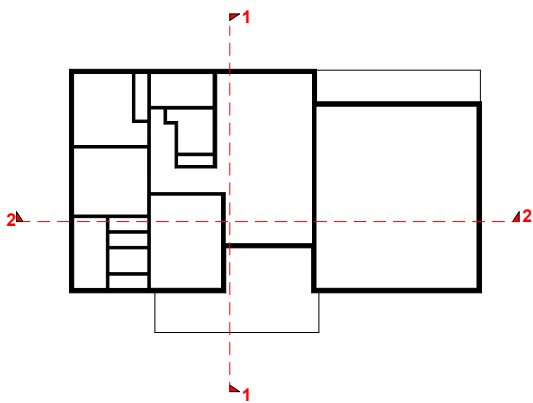
245-EMBER-1396-3Bd2Ba-
MODERN-550

DRAWING NAME

ARCHITECTURAL ELEVATIONS

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PROJECT NUMBER:	0061_12
DATE:	5/9/2025 3:35:27 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

245-EMBER-1396-3Bd2Ba-
MODERN-550

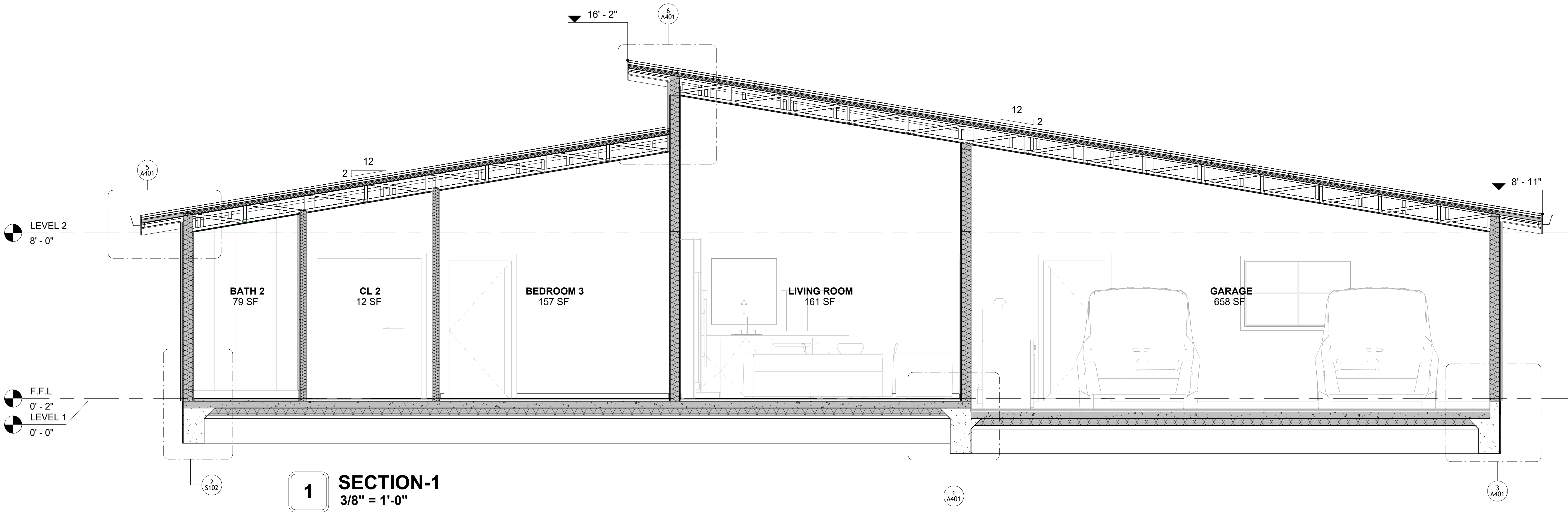
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ARCHITECTURAL SECTIONS

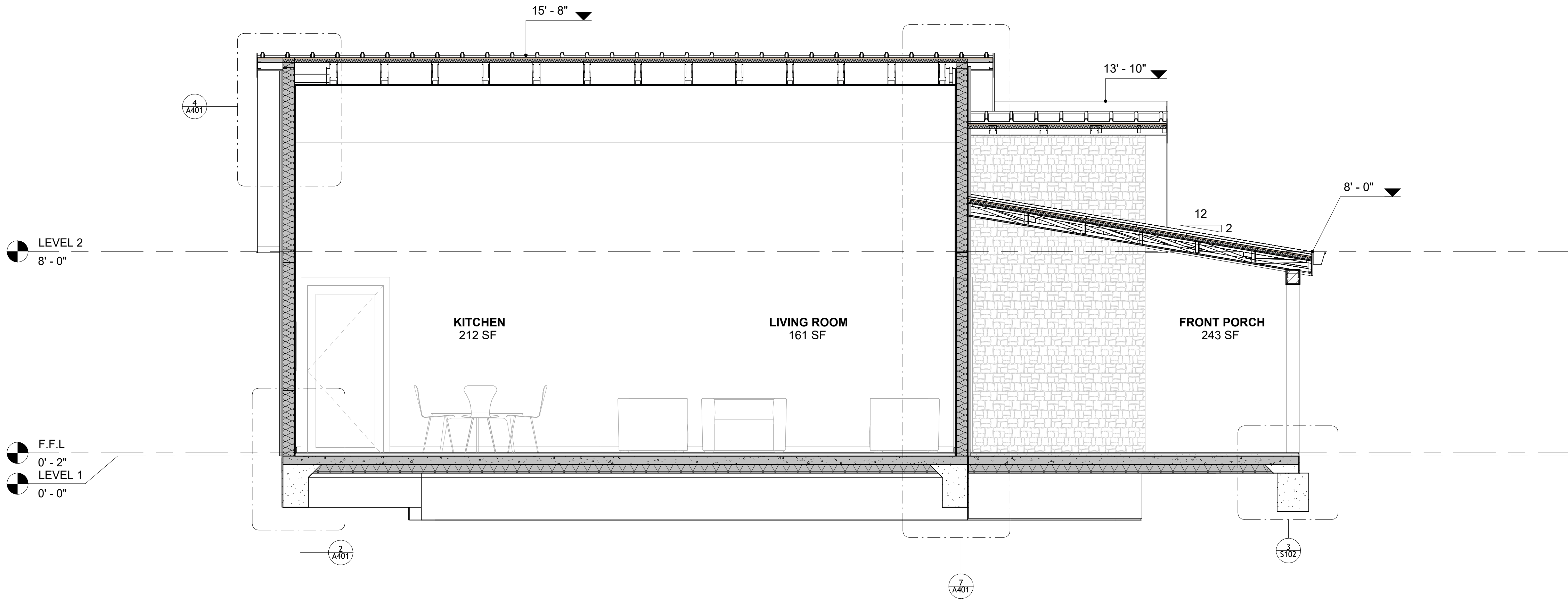
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PROJECT NUMBER:	0061_12
DATE:	5/9/2025 3:35:31 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A301

SCALE: As indicated



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



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

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

245-EMBER-1396-3Bd2Ba-
MODERN-550

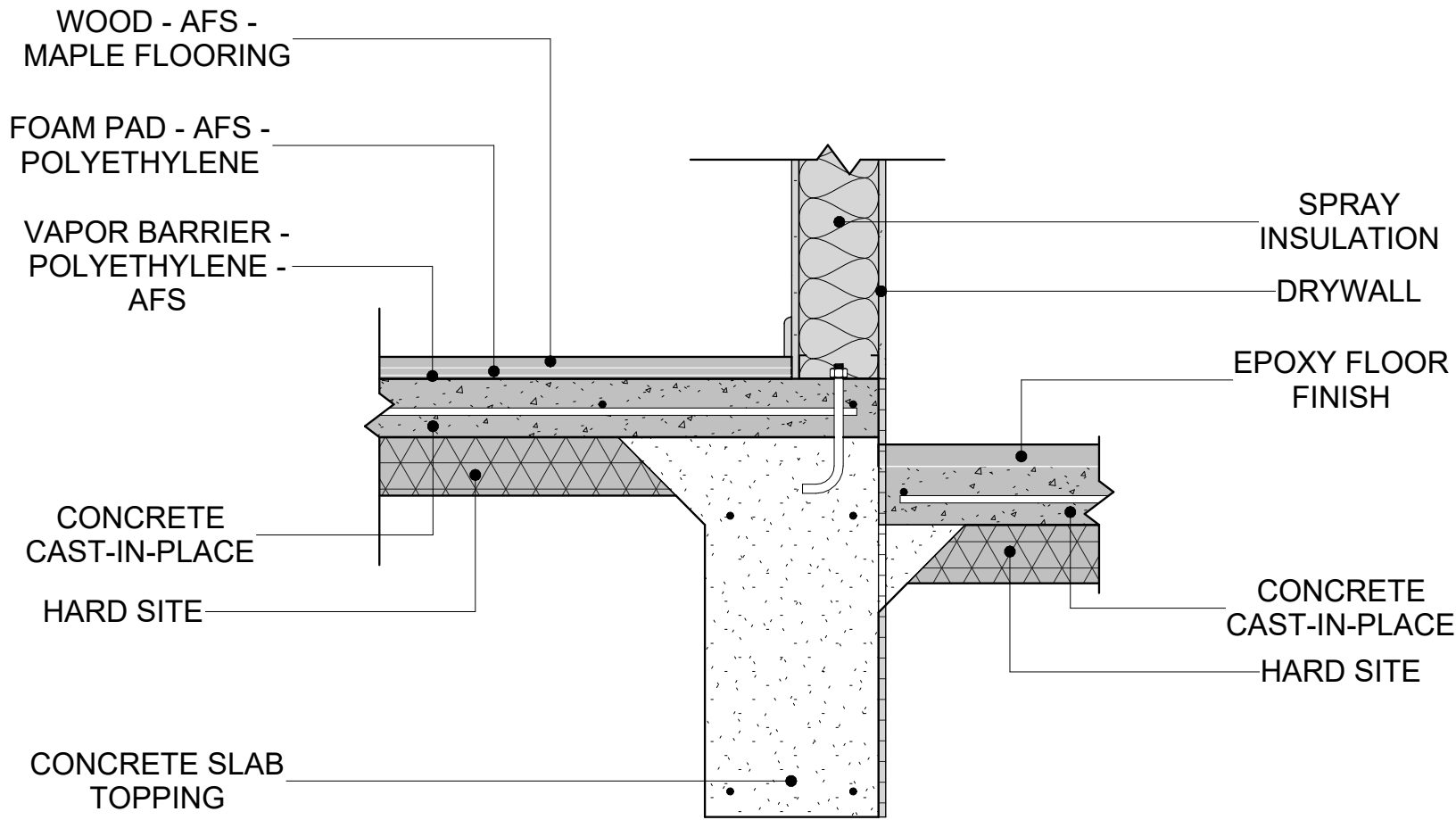
DRAWING NAME

ARCHITECTURAL DETAILS

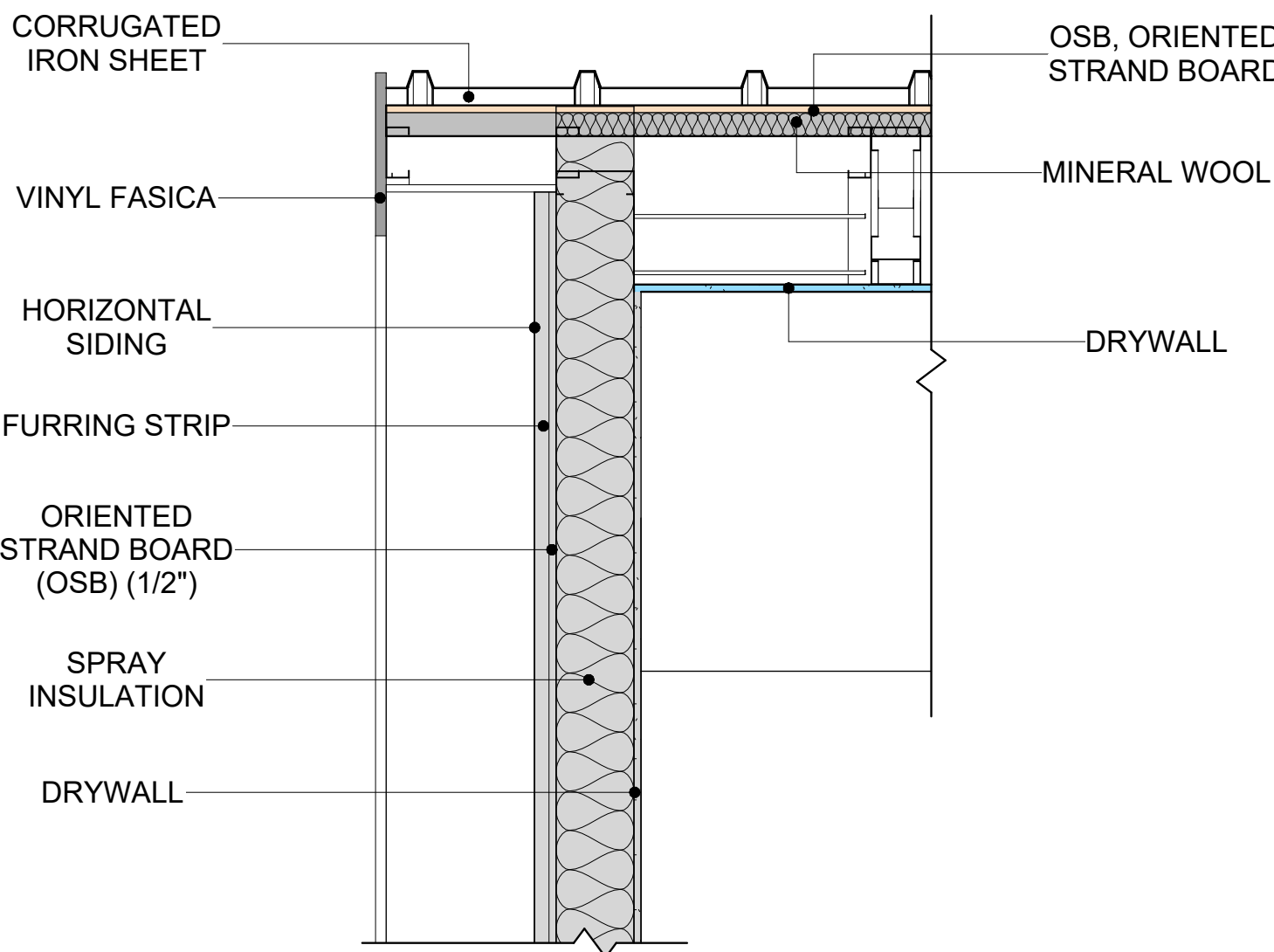
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PROJECT NUMBER:	0061_12
DATE:	5/9/2025 3:35:34 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A401

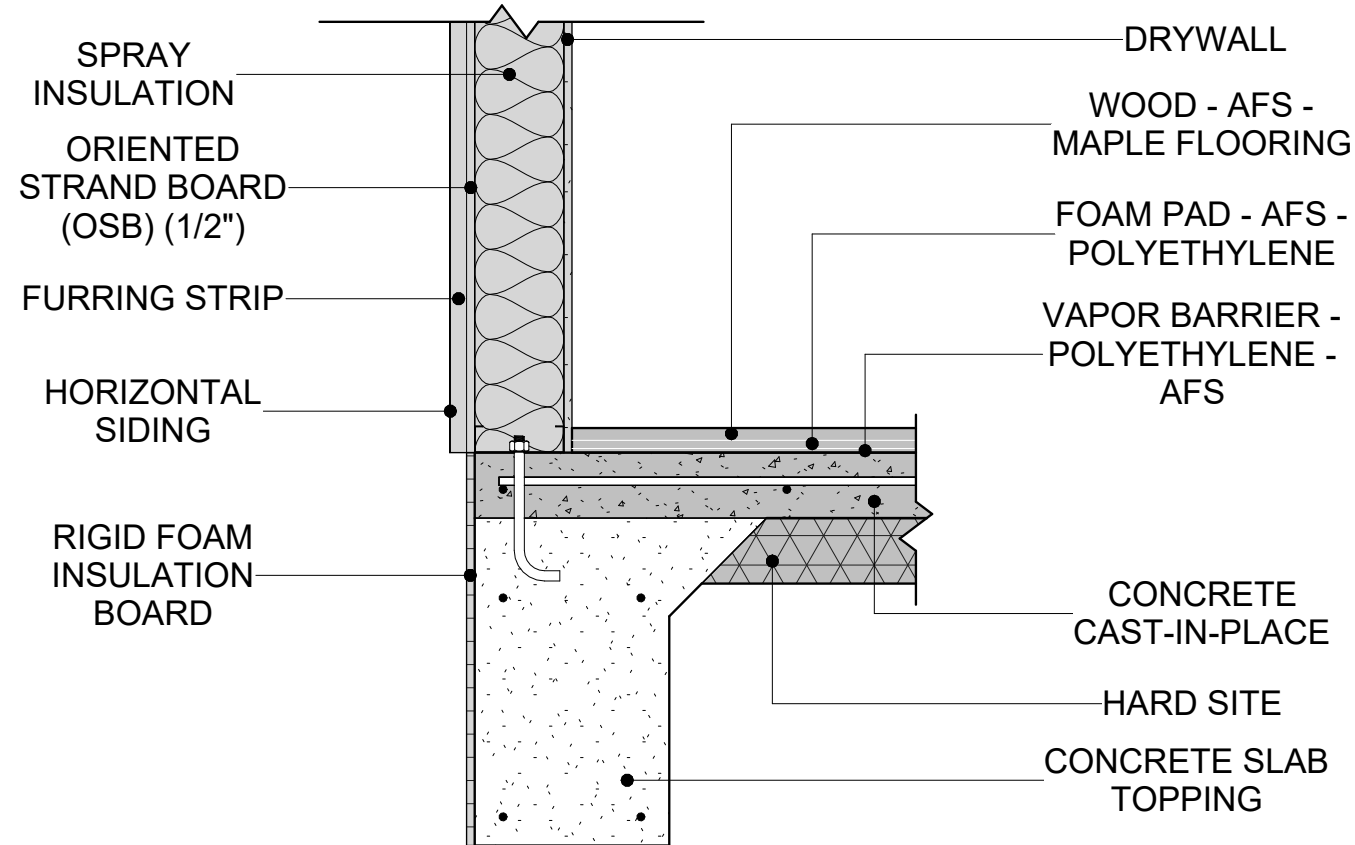
SCALE: 1" = 1'-0"



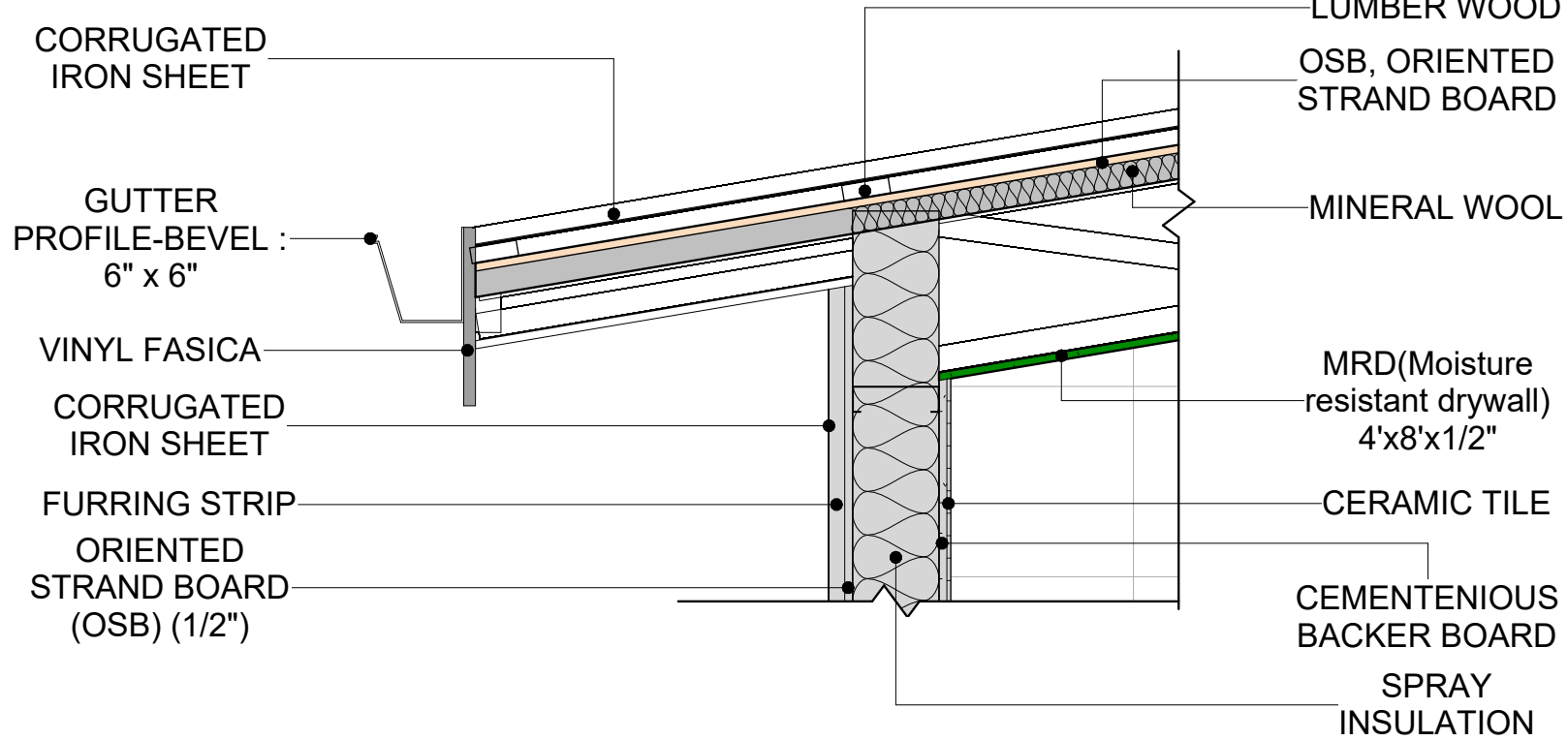
1 TYPICAL WALL FTG
1" = 1'-0"



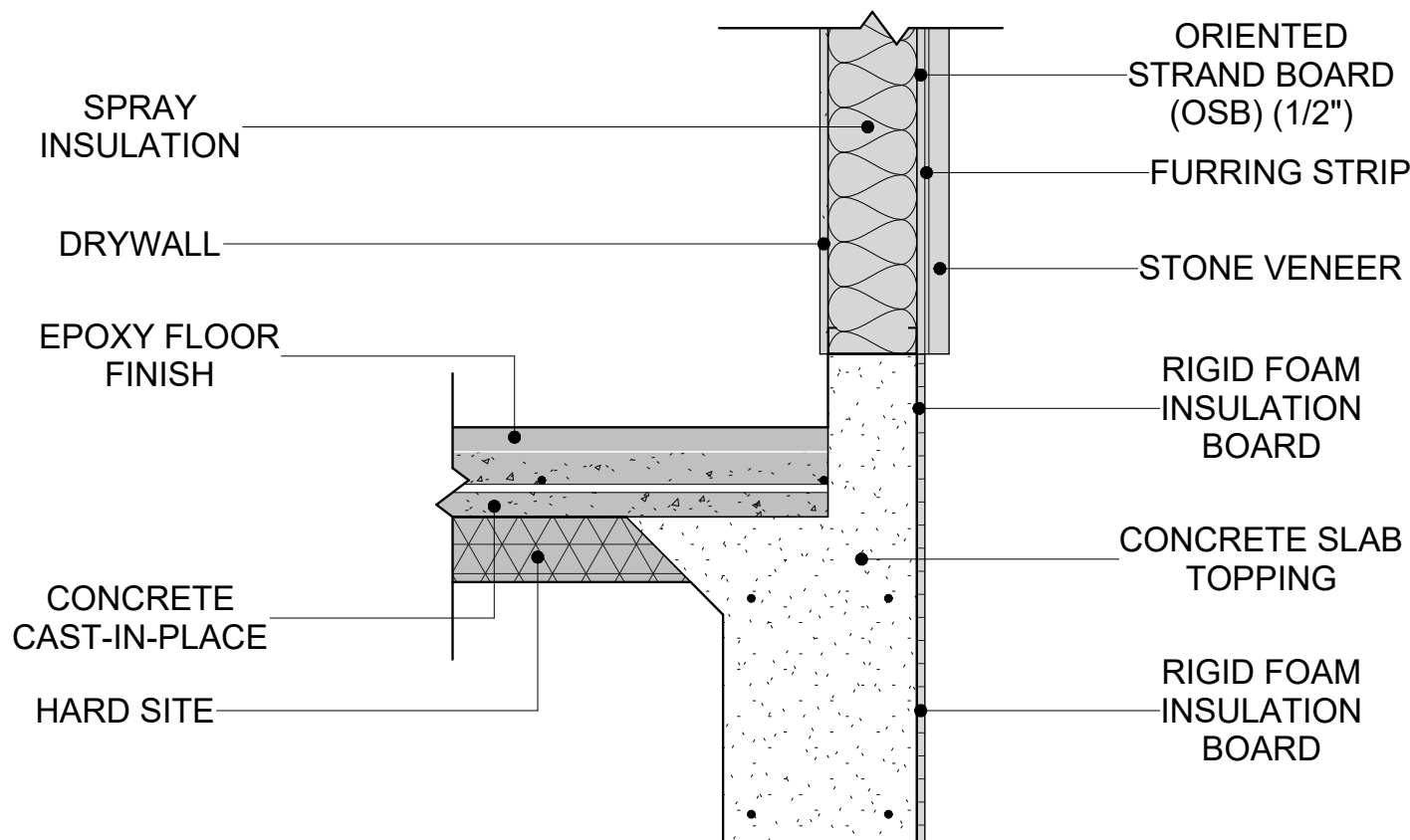
4 ROOF ON WALL
1" = 1'-0"



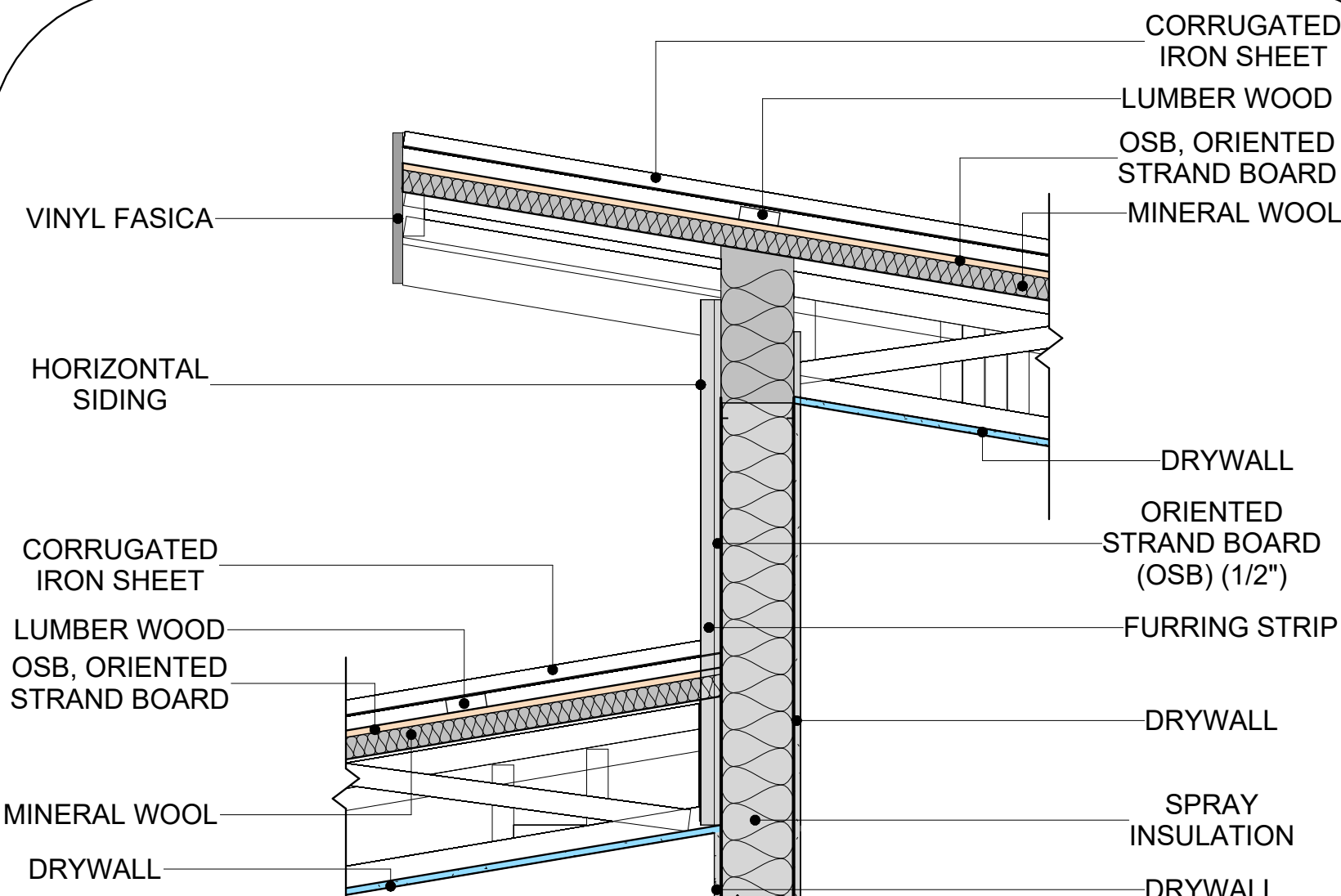
2 TYPICAL WALL FTG2
1" = 1'-0"



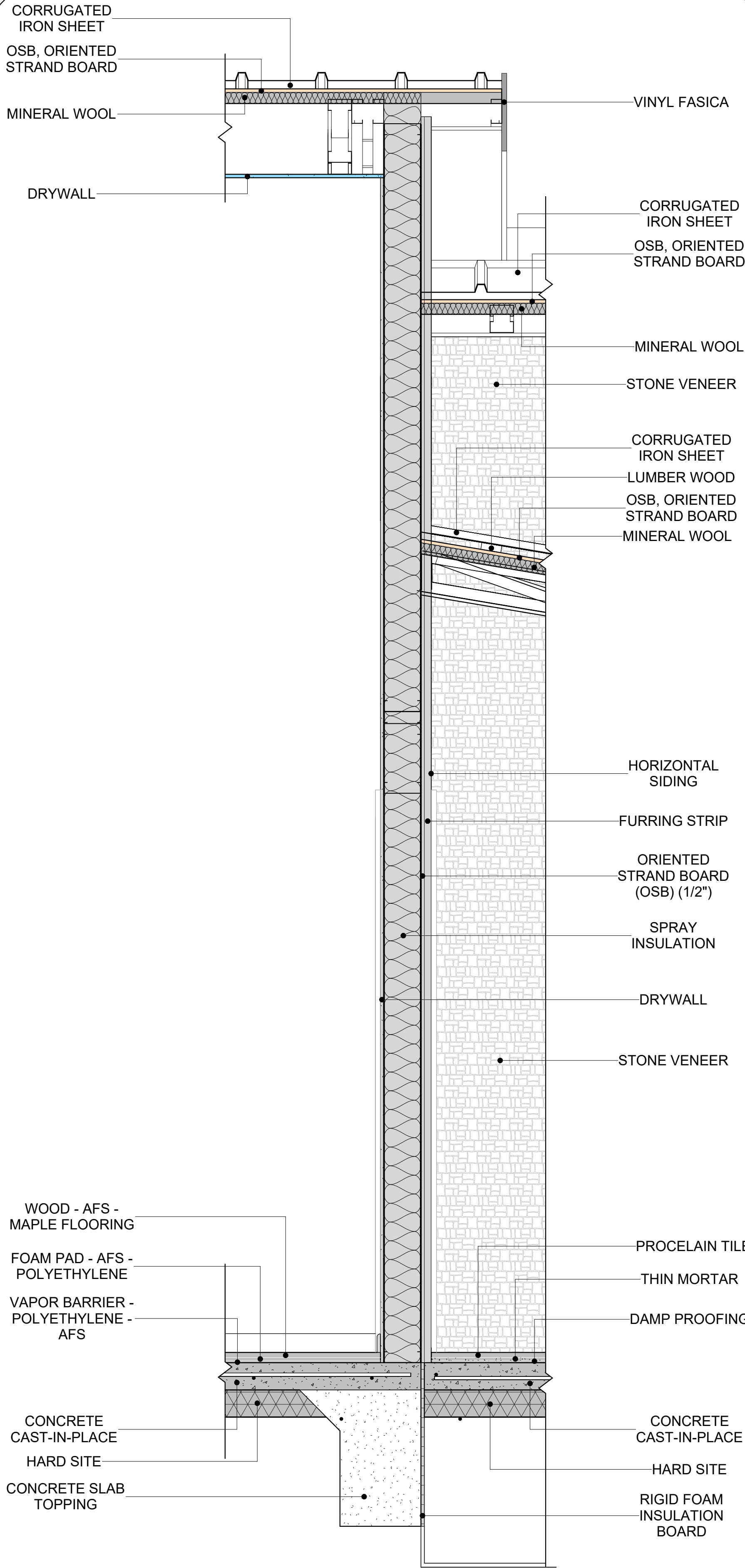
5 ROOF WALL CONN.
1" = 1'-0"



3 WALL FLOOR CONN.
1" = 1'-0"



6 WALL TO ROOF CONN.
1" = 1'-0"

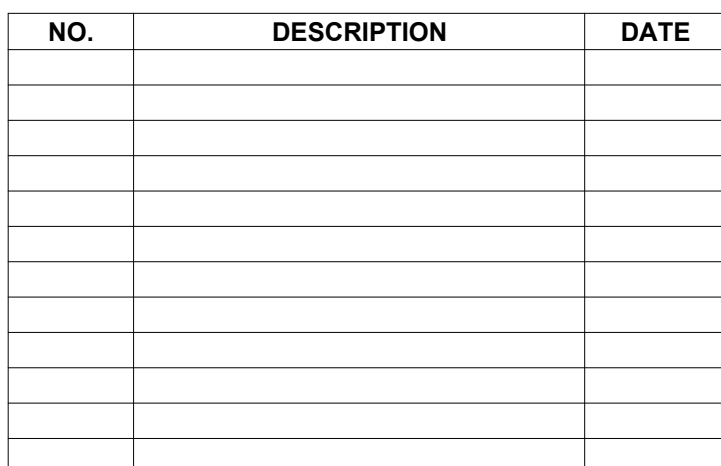
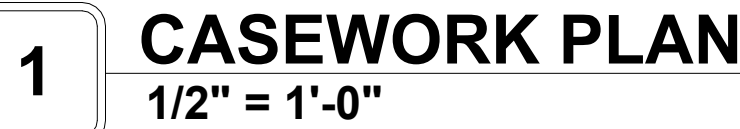


7 BUILDING SECTION
1" = 1'-0"

1. ALL CABINET HEIGHTS INCLUDE COUNTERTOPS. DIMENSIONS ARE TO THE NEAREST INCH.
2. DIVISIONS IN CASEWORK ARE SHOWN FOR CLARITY AND DO NOT REPRESENT BREAKS IN THE COUNTERTOP.
3. PROVIDE CONTINUOUS COUNTERTOP OVER ALL SIMILAR HEIGHT CASEWORK, UNLESS AND 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 COUNTERTOP, FURNITURE NOT IN THE CONTRACT OR PROJECTION SCREENS -SEE CASEWORK KEY AND SPECIFICATIONS.
6. ALL CABINETS AND DRAWERS TO HAVE CAM LOCKS EXCEPT FOR SINK BASE CABINETS.
7. ALL EXPOSED SURFACES (EXPOSED TO VIEW FROM ANY PERSPECTIVE) TO BE COVERED WITH LAMINATE.
8. 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.
9. ALL CABINETS AND DRAWERS ARE PROVIDED WITH RECESSED HANDLES.
10. CONTRACTOR TO FIELD VERIFY ALL CLEAR OPENINGS PRIOR TO MILLWORK OR CASEWORK FABRICATION.
12. CASEWORK DRAWINGS ARE DIAGRAMMATIC IN NATURE TO SHOW DESIGN INTENT.

TYPE MAR K	TYPE	COUN T	HEIGHT	WIDTH	DEPTH	AREA
01	WALL_CABINET_DOUBLE_DOOR	1	2' - 6"	2' - 5"	1' - 0"	6 SF
02	RECESSED_MED_CABINET 2	4	2' - 0"	1' - 6"	0' - 3"	3 SF
03	WALL_CABINET_SINGLE_DOOR	4	2' - 6"	2' - 0"	1' - 0"	5 SF
04	HD_L-SHAPE_COUNTER_TOP W SINK LOSE 2	1	0' - 4"	4' - 6"	8' - 1"	1 SF
05	DOUBLE SINK VANITY	1	3' - 0"	6' - 9"	2' - 0"	20 SF
06	BASE_CABINET_DOUBLE_DOOR_2	1	2' - 11"	3' - 0"	2' - 0"	9 SF
07	CLOSET 3	1	6' - 0"	7' - 1"	1' - 4"	43 SF
08	BASE_CABINET_L-SHAPED	1	2' - 11"	3' - 3"	3' - 3"	9 SF
09	CLOSET 3	1	7' - 6"	2' - 0"	1' - 4"	15 SF
10	BASE_CABINET_SINGLE_DOOR	1	2' - 7"	1' - 2"	2' - 0"	3 SF
11	REFRIGERATOR TOP	1	1' - 8"	2' - 0"	2' - 4"	3 SF
12	HD_TALL_CABINET_24	1	7' - 8"	3' - 0"	2' - 0"	23 SF
13	LINEAR COUNTER TOP 2	1	0' - 4"	3' - 0"	2' - 1"	1 SF
14	BASE_CABINET_DOUBLE_DOOR 2	1	2' - 11"	2' - 5"	2' - 0"	7 SF
15	BASE_CABINET_SINGLE_DOOR	1	2' - 11"	1' - 9"	2' - 0"	5 SF
16	WALL CABINET DOUBLE DOOR 211	1	2' - 6"	3' - 0"	1' - 0"	8 SF
17	CLOSET 6	1	6' - 0"	5' - 6"	1' - 4"	33 SF
18	CLOSET 4	1	7' - 6"	1' - 11"	1' - 4"	14 SF
19	CLOSET 5	3	6' - 0"	6' - 0"	1' - 4"	36 SF
20	DOUBLE SINK VANITY 2	1	3' - 0"	6' - 0"	2' - 0"	18 SF
GRAND TOTAL		25				

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



LEGEND:

**245-EMBER-1396-3Bd2Ba-
MODERN-550**

ARCHITECTURAL CASEWORK

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/9/2025 3:35:36 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A402

SCALE: **As indicated**

GENERAL NOTES

1. THIS DRAWING DEPICTS THE HVAC (HEATING, VENTILATION, AND AIR CONDITIONING) SYSTEM FOR THE EMBER 3BD2BA MODERN. IT PROVIDES A VISUAL REPRESENTATION OF THE SYSTEM LAYOUT AND COMPONENTS.
- 2.THE HVAC SYSTEM IS DESIGNED TO MEET THE SPECIFIC REQUIREMENTS OF THE BUILDING, INCLUDING HEATING, COOLING, AND VENTILATION NEEDS AS PER THE PROJECT SPECIFICATIONS AND APPLICABLE CODES AND STANDARDS.
3. THE HVAC SYSTEM INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC), INTERNATIONAL RESIDENTIAL CODE (IRC), AND ALL OTHER APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
4. THE EQUIPMENT SHOWN ON THIS DRAWING INCLUDES BUT IS NOT LIMITED TO AIR HANDLING UNITS (AHUS), CHILLERS, BOILERS, COOLING TOWERS, PUMPS, DUCTWORK, DIFFUSERS, GRILLES, AND CONTROL DEVICES.
5. ALL EQUIPMENT, DUCTWORK, AND PIPING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, LOCAL CODES, AND INDUSTRY BEST PRACTICES.
6. ALL DUCTWORK SHALL BE SIZED, FABRICATED, AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACCA MANUAL D AND THE SMACNA HVAC DUCT CONSTRUCTION STANDARDS. DUCTWORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, PROPERLY SUPPORTED AND BRACED TO PREVENT SAGGING, AIR LEAKAGE, OR VIBRATION.
7. CONDENSATE DRAINAGE PIPING SHALL BE PROPERLY PITCHED TO ENSURE POSITIVE DRAINAGE TO AN APPROVED DISPOSAL LOCATION, SUCH AS A FLOOR DRAIN, SUMP PUMP, OR EXTERIOR GRADE. CONDENSATE LINES SHALL BE INSULATED TO PREVENT SWEATING.
8. THE LOCATION OF CONTROL PANELS AND SENSORS INDICATED ON THIS DRAWING CAN BMODIFY 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

SUPPLY DIFFUSER

RETURN DIFFUSER

EXHAUST DIFFUSER

SIDEWALL SUPPLY DIFFUSER

FLEXIBLE CONNECTION

ELEVATION INCLINE - RISE;
IN DIRECTION OF FLOW

ELEVATION INCLINE - DROP;
IN DIRECTION OF FLOW

CONNECT NEW DUCT TO
EXISTING DUCT

VAINED ELBOW; TYPICAL AT ALL
SQUARE AND RECTANGULAR
ELBOWS

VANED ELBOW; SHORT RADIUS

STANDARD RADIUS ELBOW

SUPPLY DUCT

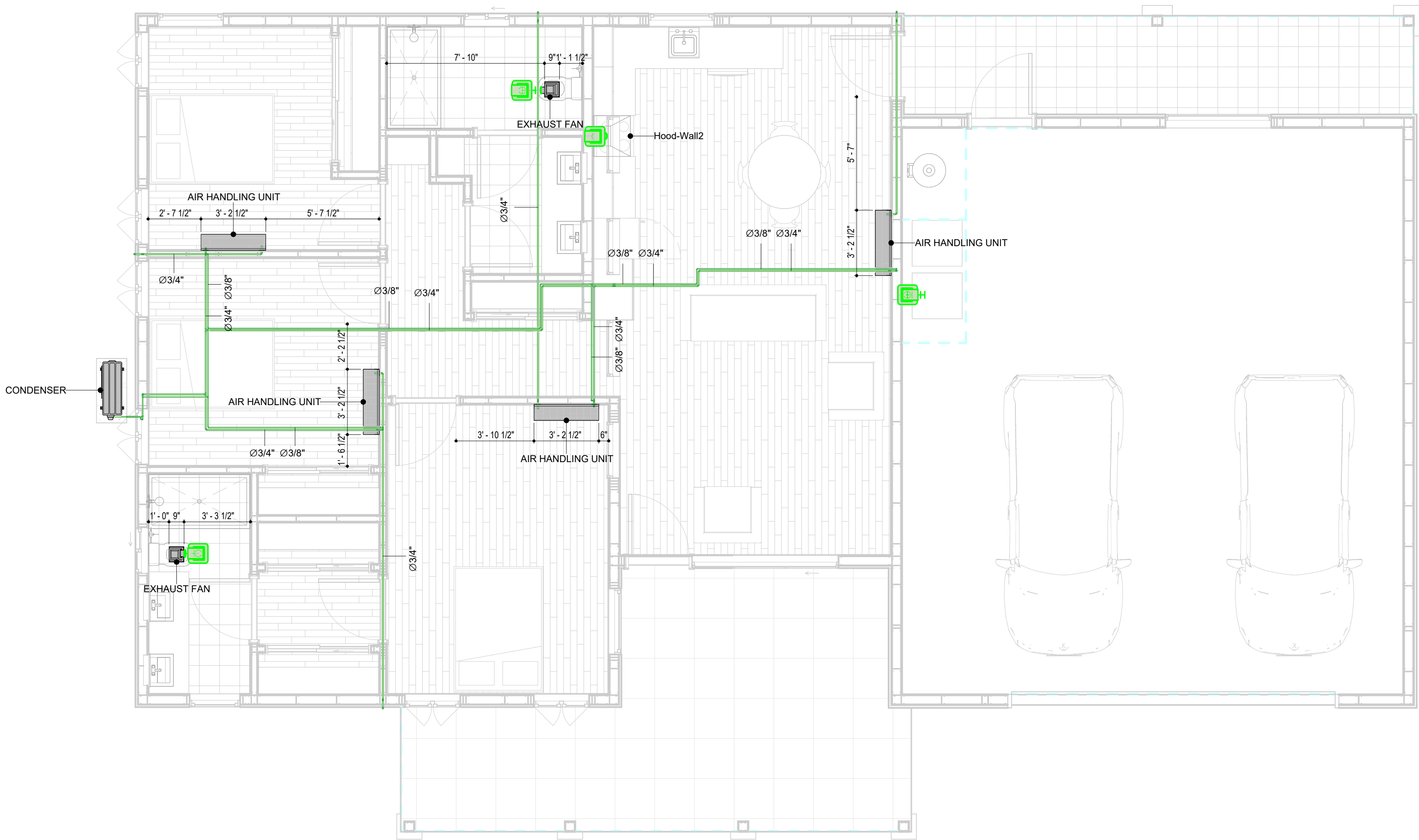
RETURN DUCT

Air handling unit

transition

Air condenser

DUCT hanger



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

REFRIGERANT LINE SCHEDULE			
CATAGORY	DESCRIPTION	DIAMETER	LENGTH
Pipe Types	Copper	3/8"	92.60
Pipe Types	Copper	3/4"	179.30

REFRIGERANT LINE FITTING SCHEDULE			
CATAGORY	DESCRIPTION	Size	Count
Elbow - Generic	Elbow - Generic: Standard/HVAC	3/4"ø-3/4"ø	43
Elbow - Generic	Elbow - Generic: Standard/HVAC	3/8"ø-3/8"ø	32
Tee - Generic	Tee - Generic: Standard	3/4"ø-3/4"ø-3/4"ø	3
Tee - Generic	Tee - Generic: Standard	3/8"ø-3/8"ø-3/8"ø	3
Transition - Generic	Transition - Generic: Standard	3/4"ø-1/2"ø	5
Transition - Generic	Transition - Generic: Standard	3/4"ø-5/8"ø	4
Transition - Generic	Transition - Generic: Standard	3/8"ø-1/4"ø	1

MECHANICAL EQUIPMENT SCHEDULE		
CATAGORY	DESCRIPTION	COUNT
AIR HANDLING UNIT	AIR HANDLING UNIT: WALL MOUNTED	4
CONDENSER	CONDENSER: OUT DOOR	1
Exhaust Fan	EXHAUST FAN: 75 CFM	2
	Hood-Wall2: VENT 2	1

DUCT FITTING SCHEDULE		
CATAGORY	DESCRIPTION	COUNT
Round Transition - Angle	45 Degree	7

DUCT ACCESSORY SCHEDULE		
CATAGORY	DESCRIPTION	COUNT
ROOF VENT	3" DIAMETER	4

FLEX DUCT SCHEDULE				
DESCRIPTION	DESCRIPTION	LENGTH	DIAMETER	COUNT
Flex Duct Round	FLEX-ROUND	19.98	4"	4
Grand total: 4		19.98		

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

245-Ember-1396-3Bd2Ba
Modern-550

DRAWING NAME

HVAC PLAN

CLIENT NAME: Owner
PROJECT NUMBER: 15_0001
DATE: 5/5/2025 7:03:29 AM
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker

M101

SCALE: As indicated

ELECTRICAL NOTES

3. THIS DRAWING DEPICTS THE ELECTRICAL SYSTEM FOR THE 245, Ember, 1396, 3Bd2Ba, Modern, 550. IT PROVIDES A VISUAL REPRESENTATION OF THE ELECTRICAL LAYOUT AND COMPONENTS, INCLUDING POWER DISTRIBUTION, LIGHTING, AND CONTROL SYSTEMS.
2. THE ELECTRICAL SYSTEM IS DESIGNED TO MEET THE SPECIFIC REQUIREMENTS OF THE BUILDING, INCLUDING POWER DISTRIBUTION, LIGHTING, AND SPECIALIZED ELECTRICAL EQUIPMENT NEEDS, AS PER THE PROJECT SPECIFICATIONS AND APPLICABLE CODES AND STANDARDS.
3. THE ELECTRICAL SYSTEM INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL BUILDING CODE (IBC), AND ALL OTHER APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
4. LOCATIONS AS NEEDED, DEVICES ARE SHOWN ON PLANS IN APPROXIMATE IDEAL LOCATIONS, UNLESS SPECIFICALLY DIMENSIONED.
5. OPEN WALLS AS NEEDED TO ALLOW FOR NEW ELECTRICAL INSTALLATIONS.
6. LABEL ALL CIRCUITS ON JUNCTION BOXES, RECEPTACLES, DATA, SMOKE DETECTOR, AND EQUIPMENT IN PANEL BOX.
7. INSTALL RACEWAY AS NEEDED FOR DDC, ACCESS CONTROL, LOW VOLTAGE WIRING & DATA.
8. RELABEL POWER, DATA & FIRE ALARM FOR ROOM #CHANGES.
9. VERIFY ALL CIRCUITS LABELED ON PRINT ARE CORRECT BEFORE WORKING ON THEM.
10. NOTE ON SITE PLAN – ALL CHANGES OR MISSING DETAIL TO BE INCORPORATED INTO THE MASTER PLAN.
11. DRAWINGS ARE DIAGRAMMATIC ONLY FOR THE PURPOSE OF SHOWING FIXTURE AND OUTLET LOCATIONS.
12. ELECTRICAL CONTRACTOR TO VERIFY SERVICE SIZE BY CALCULATION BASED UPON ACTUAL NAME PLATE RATINGS OF SELECTED EQUIPMENT.
13. VERIFY LOCATION OF SERVICE ENTRANCE WITH POWER COMPANY. PROVIDE UFER GROUND IN BUILDING FOUNDATION AT SERVICE ENTRANCE LOCATION.
14. PROVIDE A MIN. OF 20 FEET OF ONE "4 BARE COPPER UFER WIRE EMBEDDED IN CONCRETE FOOTING AT THE SERVICE ENTRANCE LOCATION WHERE APPROVED BY LOCAL SERVICE PROVIDER.
15. PROVIDE WATERPROOF FIXTURES IN ALL HIGH MOISTURE AREAS (EXTERIOR, SHOWER AND TUB CEILINGS ETC.)
16. PROVIDE DEDICATED CIRCUITS TO EACH BATH, DEN, FAMILY ROOM, BEDROOM, LOFT, KITCHEN REFRIGERATOR, KITCHEN FREEZER DISHWASHER, AND ANY AREA/ITEM SPECIFIED BY OWNER.
17. INCANDESCENT FIXTURES WITH OPEN OR PARTIALLY ENCLOSED LAMPS, PENDANT FIXTURES, AND LAMP HOLDERS ARE NOT PERMITTED IN CLOSETS.
18. ALL WORKMANSHIP AND MATERIALS TO CONFORM WITH THE 2015 IRC.
19. PROVIDE A MIN. OF 20 FEET OF ONE "4 BARE COPPER UFER WIRE EMBEDDED IN CONCRETE FOOTING AT THE SERVICE ENTRANCE LOCATION WHERE APPROVED BY LOCAL SERVICE PROVIDER.
20. PROVIDE A BONDING CONDUCTOR CONSISTING OF A MINIMUM OF ONE "4 BARE COPPER WIRE CONNECTING THE BUILDING'S METAL WATER PIPING SYSTEM TO THE SERVICE EQUIPMENT ENCLOSURE GROUNDING.

MAIN PANEL CALCS

ELECTRICAL CALC		
LIGHT AND OUTLETS	1,950 @ 3W	5,850 W
3 APPLIANCE CIRCUITS		4,500 W
DRYER		2,000 W
WASHER		2,000 W
RANGE		5,000 W
WATER HEATER		5,000 W
REFRIG.		1,800 W
DISHWASHER & DISPOSAL		3000 W
TOTAL		29,150 W
FRIST 10,000 @ 100%		10,000 W
REMAINDER @ 40%		7,660 W
MINI. SPLIT UNITS		10,000 W
TOTAL		27,660 W
27,660 W DIVIDED BY 240V = 115 AMPS TOTAL		
(USE 200 AMP SERVICE)		

ELECTRICAL ABBREVIATIONS LIST

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

Branch Panel:

Location: KITCHEN 02				Volts: 120/240 Single				A.I.C. Rating:							
Supply From:				Phases: 1				Mains Type:							
Mounting: Recessed				Wires: 3				Mains Rating: 200 A							
Enclosure: Type 1								MCB Rating: 1 A							
Notes:															
Circuit Number	Circuit Description	Number of Elements	Rating	Length	Wire Size	A		B		Wire Size	Length	Rating	Number of Elements	Circuit Description	Circuit Number
1	CONDENSER	1	60 A	61' - 7 15/32"	2-#6, 1-#6, 1-#10	750 VA	388 VA			1-#12, 1-#12, 1-#12	45' - 0 19/32"	20 A	9	BEDROOM 1 LIGHT POINTS	2
3	--	--	--	--	--			750 VA	720 VA	1-#12, 1-#12, 1-#12	64' - 4 1/32"	20 A	4	BEDROOM 2 RECEPTACLES	4
5	DRYER	1	30 A	27' - 0 29/32"	2-#10, 1-#10, 1-#10	750 VA	494 VA			1-#12, 1-#12, 1-#12	75' - 0 1/4"	20 A	8	BATHROO 2 UNITS	6
7	--	--	--	--	--			750 VA	1080 VA	1-#12, 1-#12, 1-#12	61' - 8 7/32"	20 A	6	BEDROOM 3 RECEPTACLES	8
9	RANGE	1	50 A	25' - 4 1/4"	2-#8, 1-#8, 1-#10	750 VA	240 VA			1-#12, 1-#12, 1-#12	36' - 9 3/4"	20 A	5	KITCHEN LIGHT UNITS	10
11	--	--	--	--	--			750 VA	1080 VA	1-#12, 1-#12, 1-#12	28' - 1 5/32"	20 A	6	KITCHEN GFCI RECEPTACLES	12
13	WATER HEATER	1	30 A	21' - 0 29/32"	2-#10, 1-#10, 1-#10	750 VA	420 VA			1-#12, 1-#12, 1-#12	58' - 5 3/8"	20 A	9	LIVINGROOM AND HALL LIGHT POINTS	14
15	--	--	--	--	--			750 VA	1080 VA	1-#12, 1-#12, 1-#12	43' - 11 5/32"	20 A	6	LIVING ROOM RECEPTACLES	16
17	OUTDOOR GFCI RECEPTACLES	5	20 A	74' - 1 21/32"	1-#12, 1-#12, 1-#12	900 VA	1620 VA			1-#10, 1-#10, 1-#10	64' - 4 3/32"	20 A	9	GARAGE GFCI RECEPTACLES	18
19	GFCI DISH WASHER	1	30 A	14' - 8 7/16"	1-#10, 1-#10, 1-#10			1200 VA	1200 VA	1-#12, 1-#12, 1-#12	23' - 4 3/32"	20 A	1	GFCI WASHER	20
21	REFRIGERATOR	1	20 A	31' - 9 31/32"	1-#12, 1-#12, 1-#12	1500 VA	388 VA			1-#12, 1-#12, 1-#12	55' - 7 31/32"	20 A	9	BEDROO 2 LIGHT POINTS	22
23	BEDROOM 1 RECEPTACLES	5	20 A	55' - 7 7/8"	1-#12, 1-#12, 1-#12			900 VA	628 VA	1-#12, 1-#12, 1-#12	58' - 0 1/8"	20 A	12	BEDROOM 3 LIGHT POINTS	24
25	BATHROOM 1 UNITS	10	20 A	45' - 4 1/16"	1-#12, 1-#12, 1-#12	733 VA	192 VA			1-#12, 1-#12, 1-#12	46' - 5 17/32"	20 A	5	GARAGE LIGHT POINTS	26
27	OUTDOOR LIGHT POINTS	10	20 A	65' - 10 15/32"	1-#12, 1-#12, 1-#12			592 VA							28
29	OUTDOOR LIGHT POINTS	7	20 A	29' - 10 9/32"	1-#12, 1-#12, 1-#12	435 VA									30
						10291 VA		11473 VA							
						86 A		96 A							
Legend:															
Load Classification				Connected Load		Demand Factor		Estimated Demand		Panel Totals					
Lighting - Dwelling Unit				1092 VA		100.00%		1092 VA							
Other				2616 VA		100.00%		261							

KEY PLAN

[illegible]

NOTE:

LEGEND:

PROJECT

245-EMBER-1396-3Bd2Ba
MODERN-550

DRAWING NAME

SCHEDULE

CLIENT NAME:	Owner
PROJECT NUMBER:	0131_15
DATE:	5/5/2025 6:38:39 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E101

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

ELECTRICAL NOTE

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

NOTE:

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

NOTE: APPLIANCE DISCONNECT

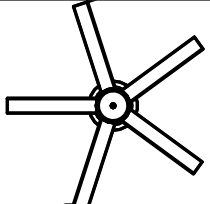
E4001.5 GROUNDING OF ENCLOSURES.

METAL ENCLOSURES FOR SWITCHES OR CIRCUIT BREAKERS SHALL BE CONNECTED TO AN EQUIPMENT GROUNDING CONDUCTOR.

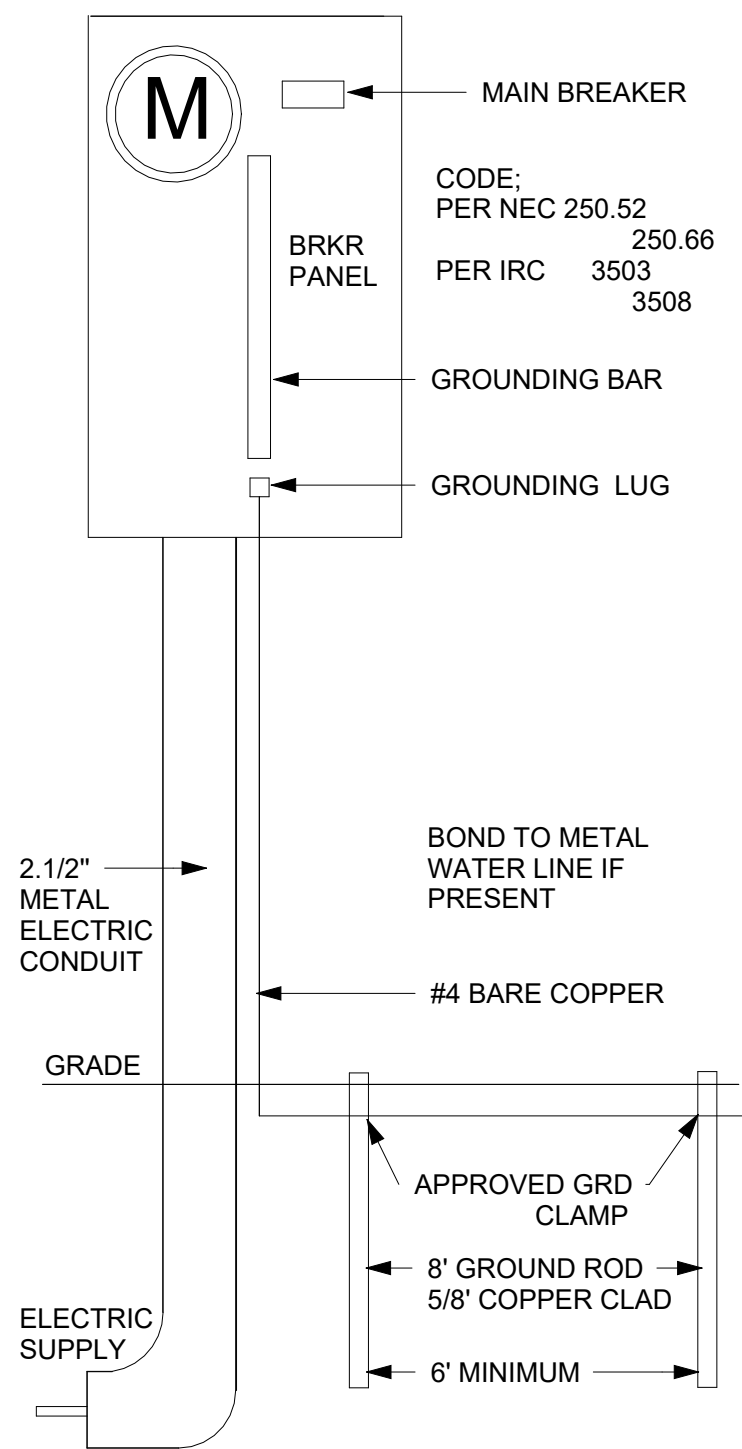
METAL ENCLOSURES FOR SWITCHES OR CIRCUIT BREAKERS USED AS SERVICE EQUIPMENT SHALL COMPLY WITH THE PROVISIONS OF SECTION E3609.4. WHERE NONMETALLIC ENCLOSURES ARE USED WITH METAL RACEWAYS OR METAL-ARMORED CABLES, PROVISIONS SHALL BE MADE FOR CONNECTING THE EQUIPMENT GROUNDING CONDUCTOR.

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

ELECTRICAL LEGEND

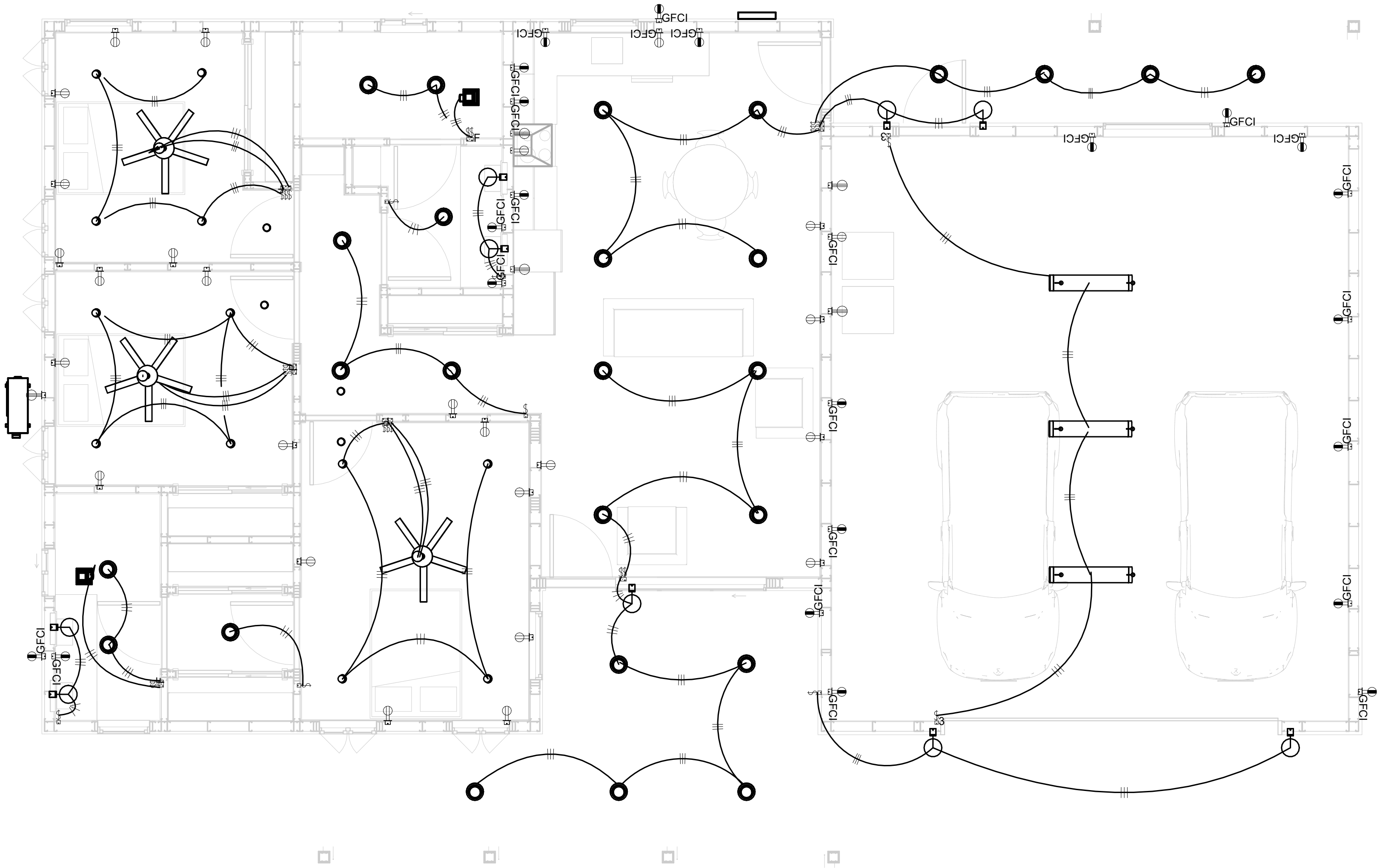
	Electrical Lights With Fan
	Waterproof Recessed Can Light
	Pendant Light
	Recessed Can Light
	Wall Lamp
	Standalone linear
	Single Switch
	Three way Switch
	Fan Switch
	Duplex Receptacle
	Triplex Receptacle
	GFCI Receptacle
	Exhaust Fan
	Smoke and heat detector

200 AMP METER SERVICE PANEL



2

SERVICE PANEL DIAGRAM
12" = 1'-0"



1

1 - Lighting
1/4" = 1'-0"



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KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

245-EMBER-1396-3Bd2Ba
MODERN-550

DRAWING NAME

LIGHTING

CLIENT NAME:	Owner
PROJECT NUMBER:	0131_15
DATE:	5/5/2025 6:38:43 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E102

SCALE: As indicated

- NOTES: CONDUIT, CABLE AND WIRING
1.

Use Metallic Conduits (IMC) for cables running under concrete slabs.
2.

Use IMC for circuits with high voltage appliances (240 volts and above)
3.

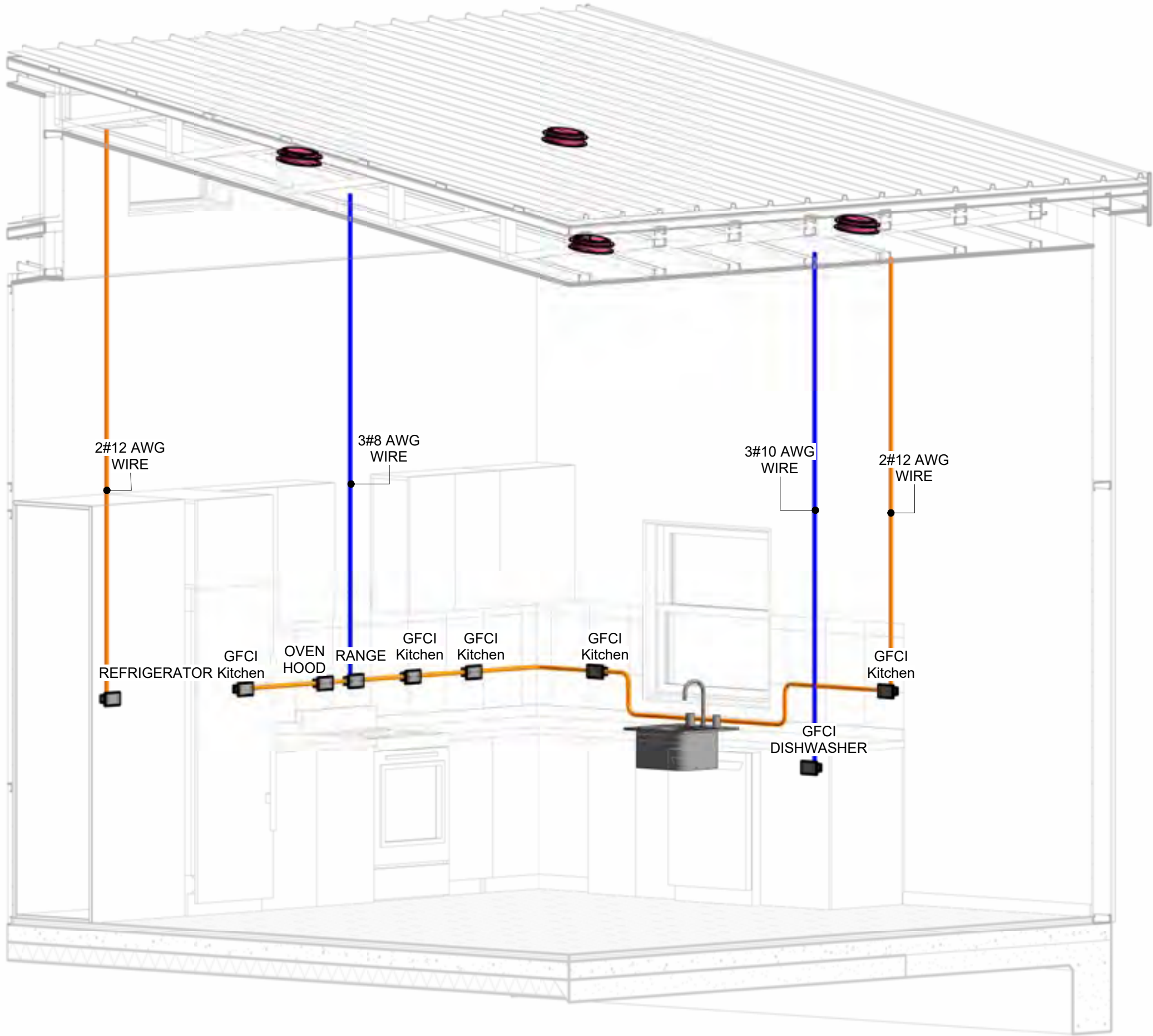
For circuits with 120 volts consider using EMT or PVC conduits if needed.
4.

For Low voltage applications up to 50 volts consider using non metallic conduits.
5.

All conduits to be used in the project must conform to the latest National Electrical Code (NEC), 2015.
6.

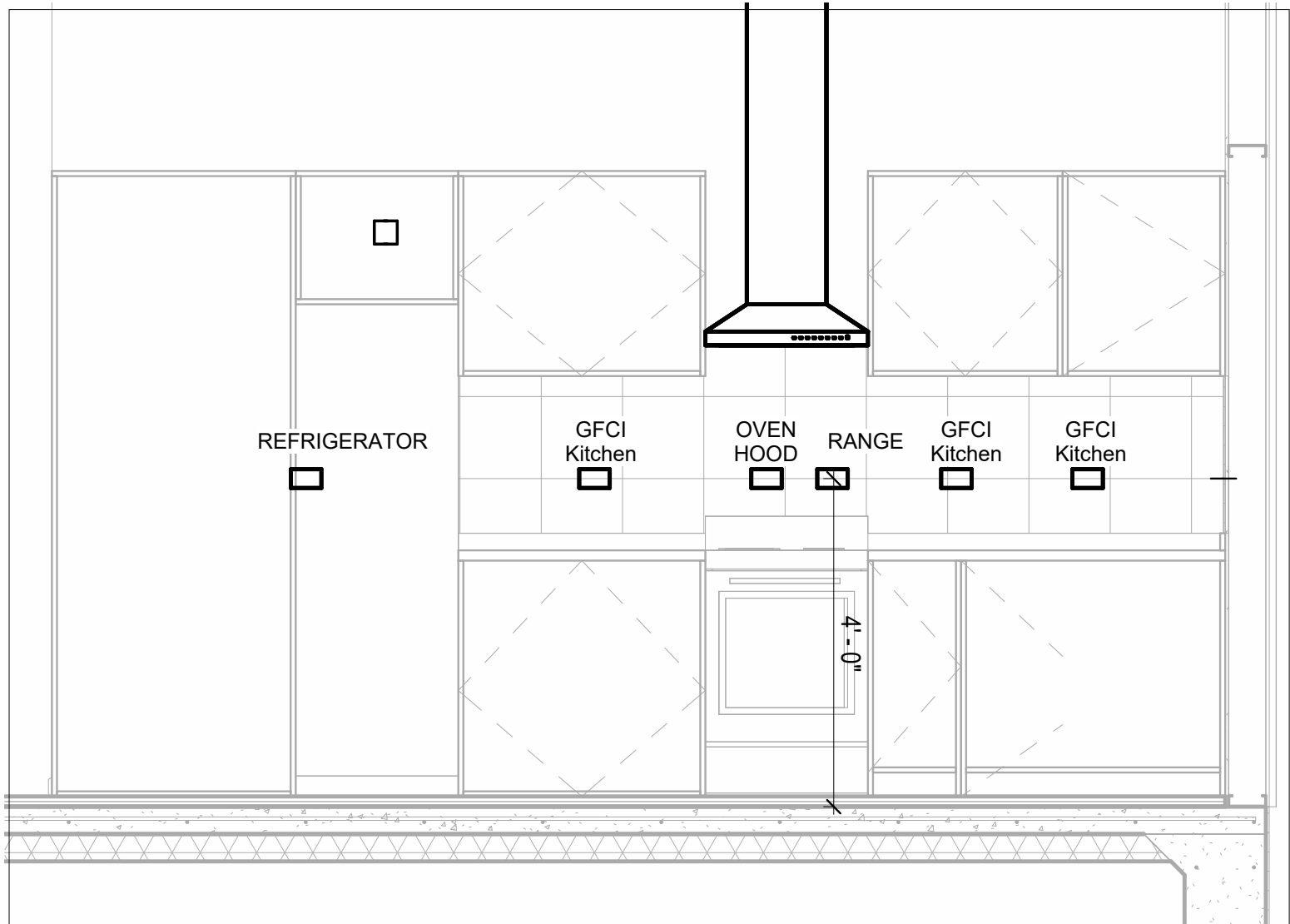
All wiring and cables to be used in the project must also conform to the latest National Electrical Code (NEC), 2015.
7.

All cables and wires used should be rated for their respective loading and should be gauged and conform to the NEC.



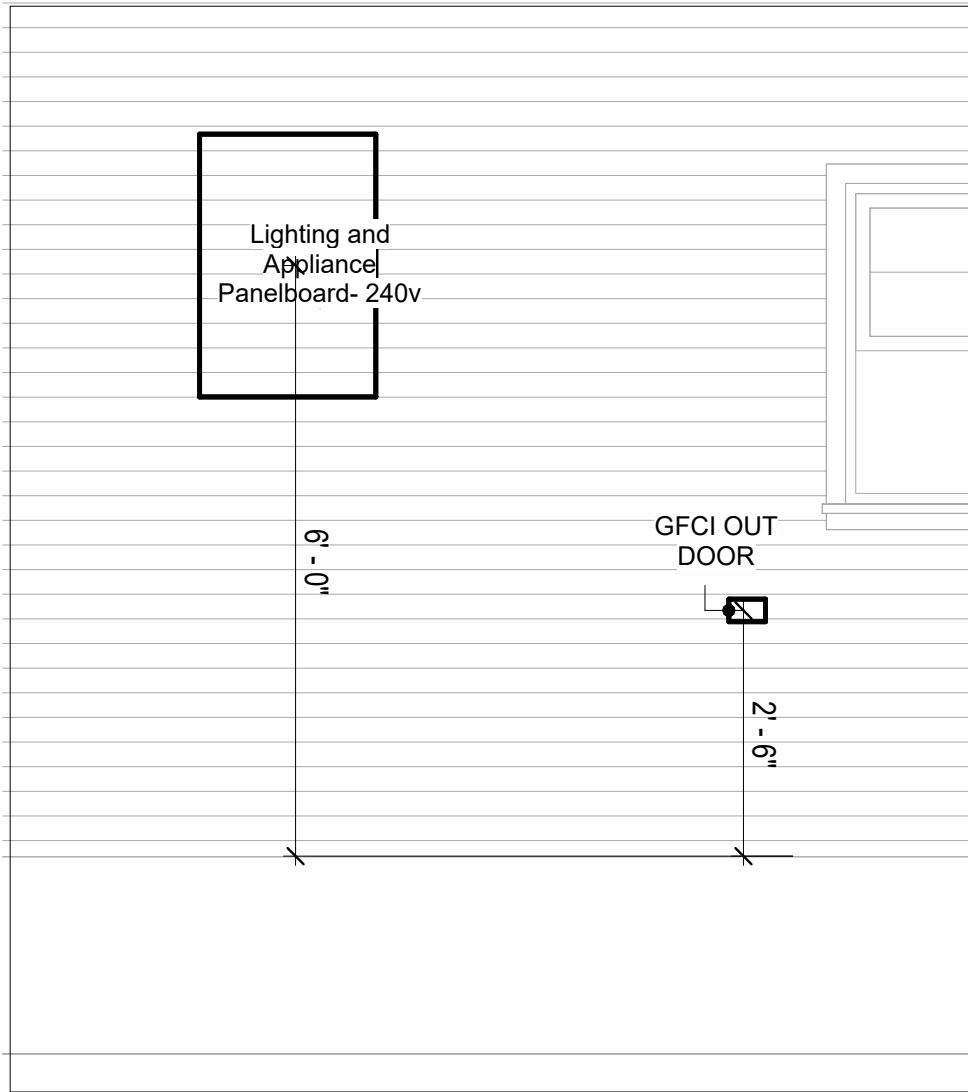
1

3D-KITCHEN



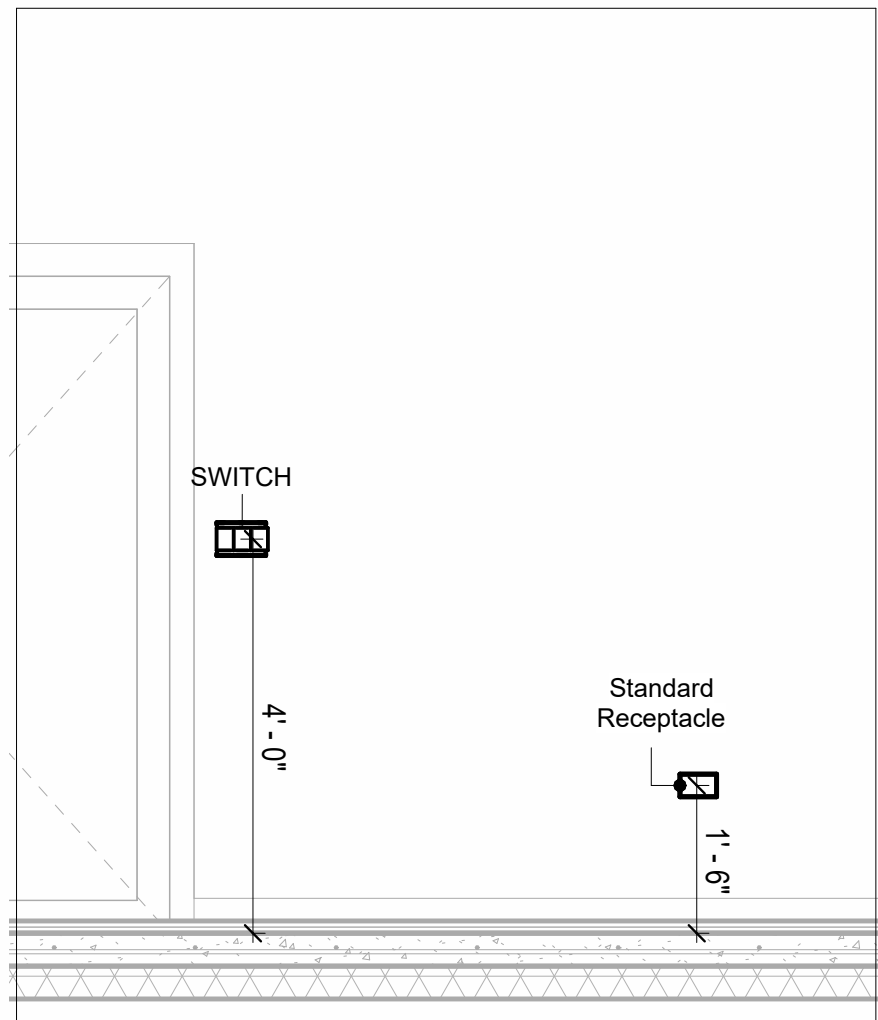
2

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



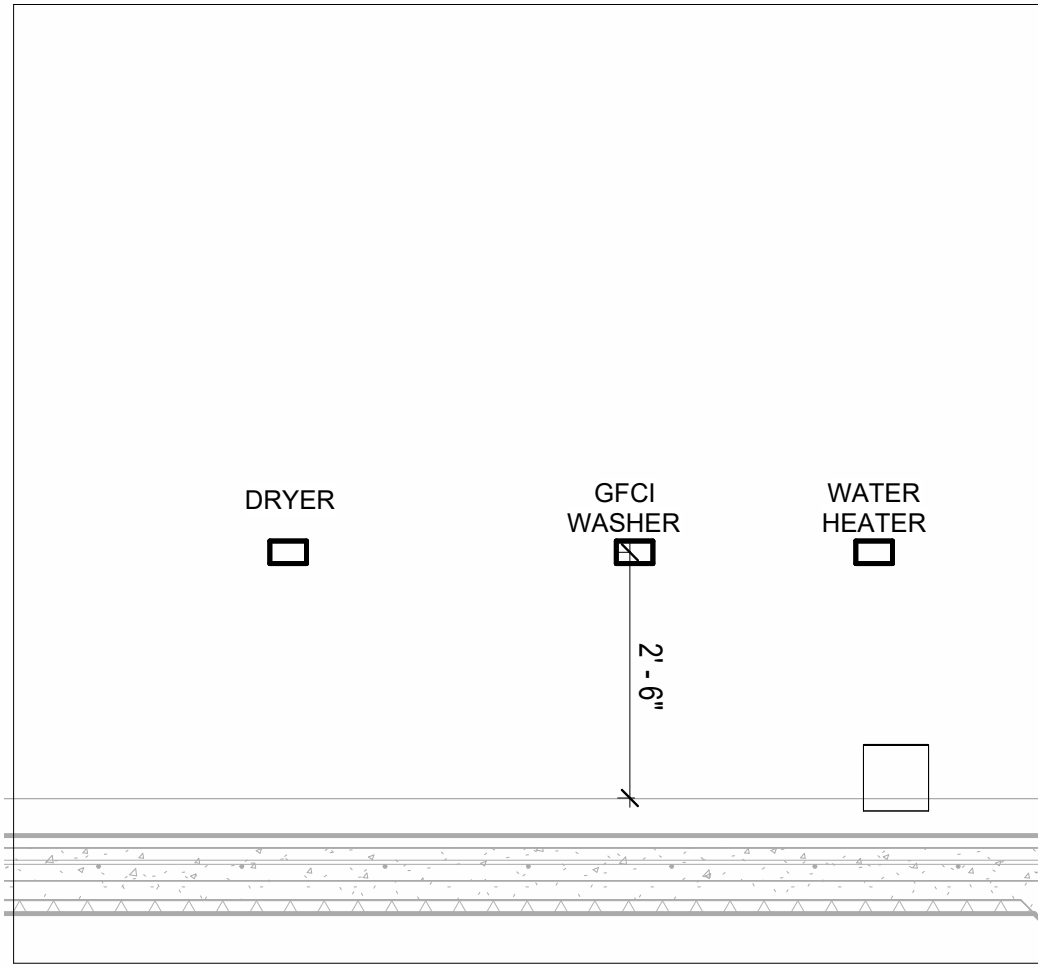
3

Section 3
1/2" = 1'-0"



4

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

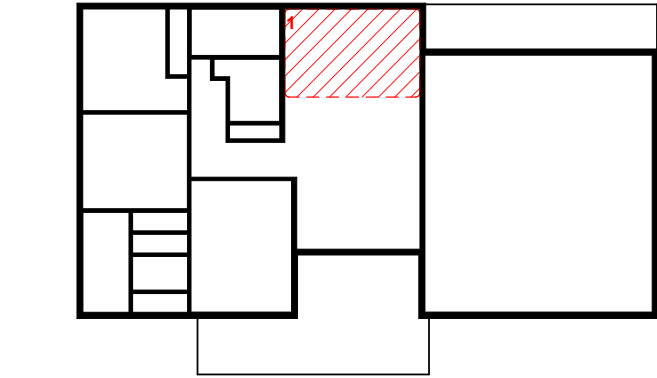


6

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



KEY PLAN



PERSPECTIVE
ANGLE

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

245-EMBER-1396-3Bd2Ba
MODERN-550

DRAWING NAME

POWER

CLIENT NAME:	Owner
PROJECT NUMBER:	0131_15
DATE:	5/5/2025 6:39:10 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E103

SCALE: As indicated

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 JUNCTION 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 JUNCTION 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 JUNCTION BOX SHALL NOT BE LESS THAN 6"x4"x(1.5" OR 3.5" DEEP).

Electrical Fixture Schedule (SWITCH BOX)	
Type	Count

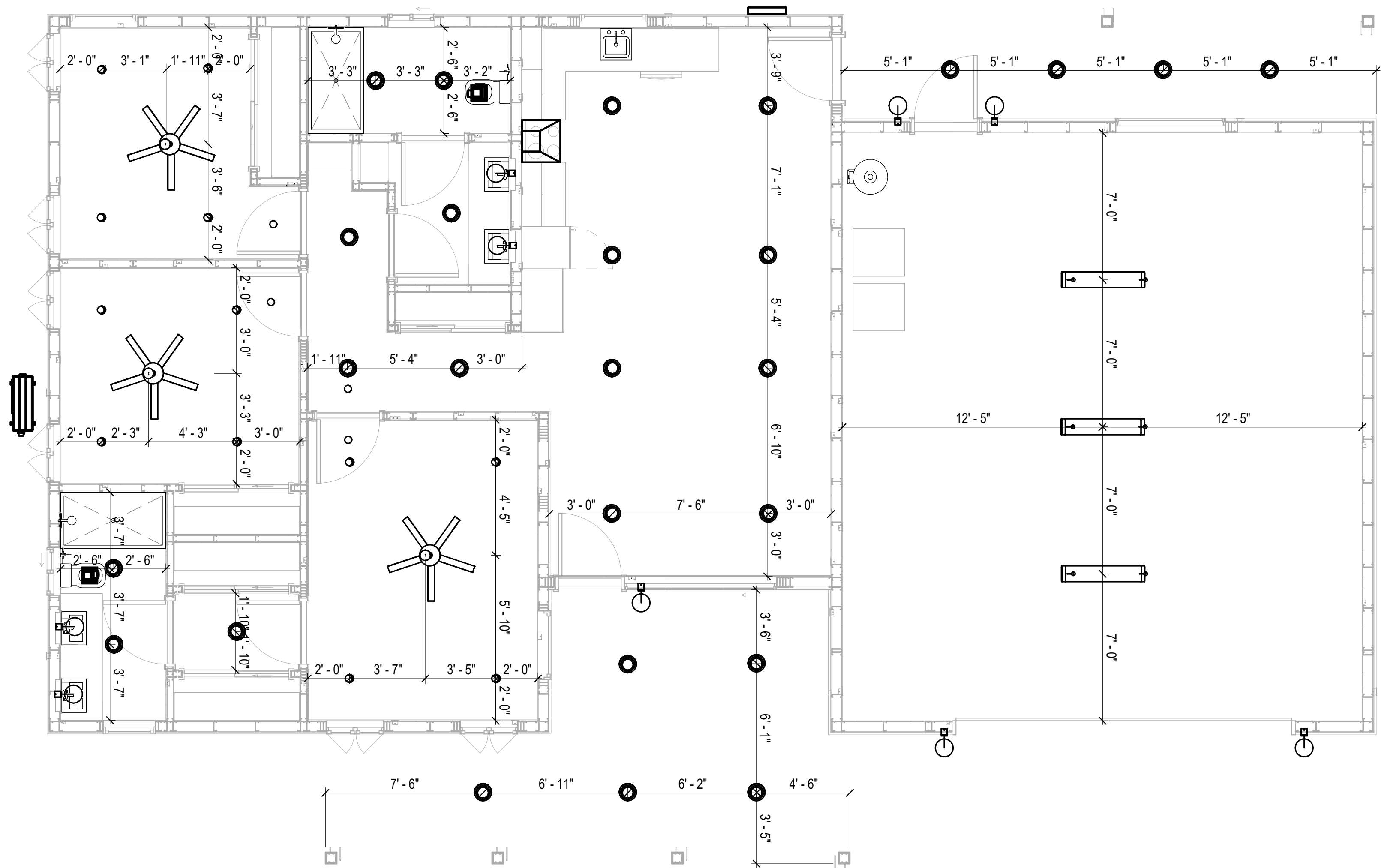
Double Gang Switch Box	1
Double Gang Switch Box	2
Single Gang Switch Box	8
Triple Gang Switch Box	4

Lighting Device	
Type	Count

Fan switch	5
Single Pole	19
Three Way	2

Lighting Fixture			
Lighting Fixture Type	Voltage	Electrical Load	Count

Electrical_Lights_Fan-Light1	120 V/1-100 VA- 120 V/1-100 VA	200 A, 120 V/240 V, Single Phase, 3 Wires	3
Lighting_Recessed	120 V/1-60 VA	200 A, 120 V/240 V, Single Phase, 3 Wires	26
Pendant Light - Linear - 2 Lamp	120 V/1-64 VA	200 A, 120 V/240 V, Single Phase, 3 Wires	3
SASSO 100 round wallwasher trim	120 V/1-28 VA	200 A, 120 V/240 V, Single Phase, 3 Wires	12
Wall Lamp - Bracket	120 V/1-100 VA	200 A, 120 V/240 V, Single Phase, 3 Wires	9



1

DIMENSION FOR LIGHT FIXTURES

1/4" = 1'-0"

KEY PLAN

[illegible]

NOTE:

LEGEND:

PROJECT

245-EMBER-1396-3Bd2Ba
MODERN-550

DRAWING NAME

DIMENSION PLAN FOR LIGHT FIXTURES

CLIENT NAME:	Owner
PROJECT NUMBER:	0131_15
DATE:	5/5/2025 6:39:12 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E104

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

NOTES;

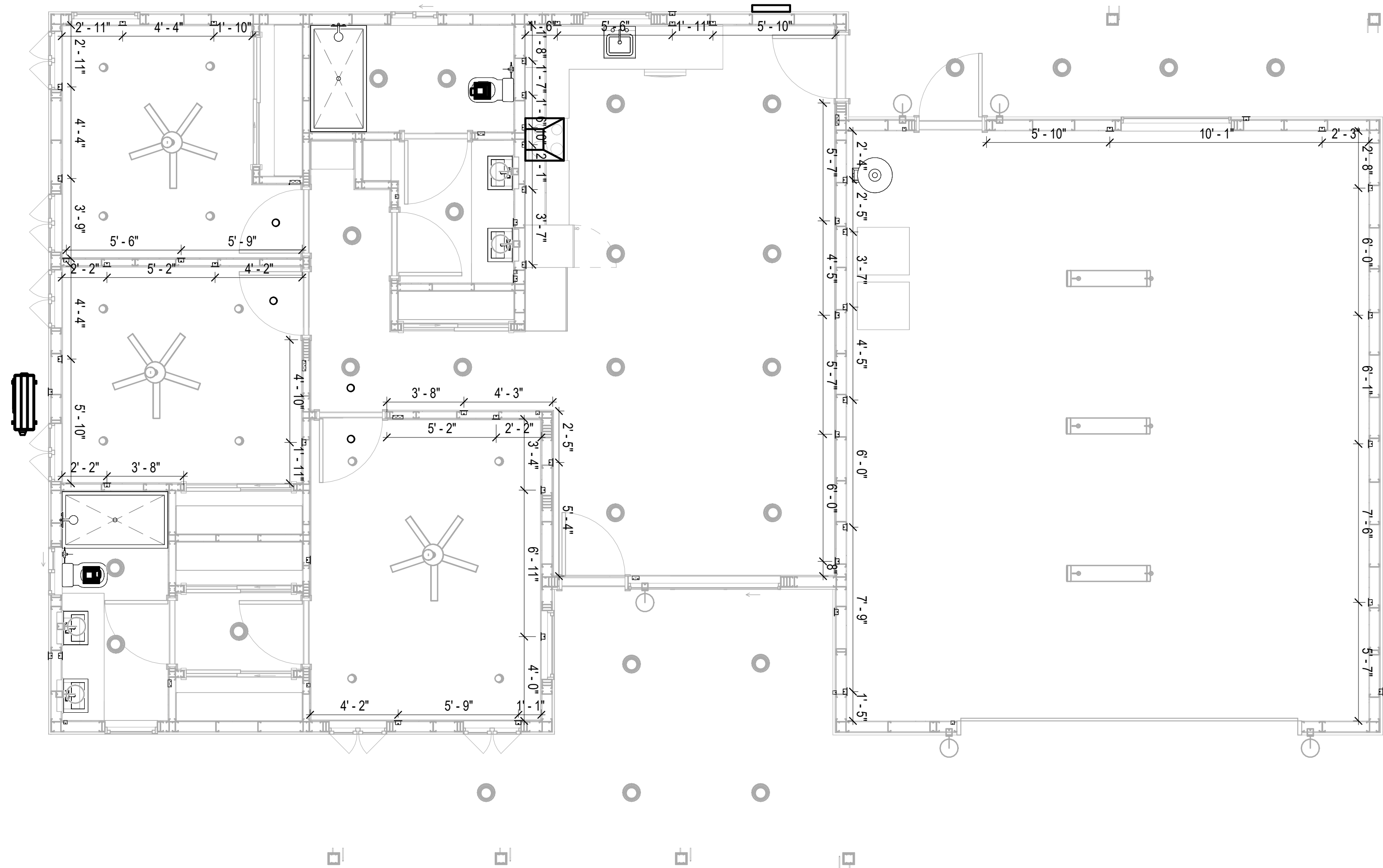
1. VERIFY EQUIPMENT PLUG CONFIGURATION BEFORE PURCHASING RECEPTACLES
2. FOR ALL EQUIPMENT.
3. COORDINATE EXACT LOCATION OF LIGHT FIXTURES, WALL SWITCHES, RECEPTACLES AND OTHER DEVICES WITH ARCHITECTURAL DRAWINGS.
4. USE METALLIC JUNCTION BOX WITH THE GFCI RECEPTACLES, WITH HIGHT VOLTAGE.

Electrical Fixture Schedule (Receptacle)	
Type	Count

CONDENSER	1
DRYER	1
GFCI BATH ROOM	3
GFCI DISHWASHER	1
GFCI GARAGE	9
GFCI Kitchen	5
GFCI OUT DOOR	5
GFCI WASHER	1
OVEN HOOD	1
RANGE	1
REFRIGERATOR	1
Standard Receptacle	23
WATER HEATER	1

Electrical Outlet Schedule			
Type	Circuit Number	Electrical Data	Count

Standard Receptacle		120 V/1-180 VA	2
CONDENSER	1,3	240 V/2-1500 VA	1
Standard Receptacle	4	120 V/1-180 VA	4
DRYER	5,7	240 V/2-1500 VA	1
GFCI BATH ROOM	6	120 V/1-180 VA	1
Standard Receptacle	8	120 V/1-180 VA	6
RANGE	9,11	240 V/2-1500 VA	1
GFCI Kitchen	12	120 V/1-180 VA	5
OVEN HOOD	12	120 V/1-180 VA	1
WATER HEATER	13,15	240 V/2-1500 VA	1
Standard Receptacle	16	120 V/1-180 VA	6
GFCI OUT DOOR	17	120 V/1-180 VA	5
GFCI GARAGE	18	120 V/1-180 VA	9
GFCI DISHWASHER	19	120 V/1-1200 VA	1
GFCI WASHER	20	120 V/1-1200 VA	1
REFRIGERATOR	21	120 V/1-1500 VA	1
Standard Receptacle	23	120 V/1-180 VA	5
GFCI BATH ROOM	25	120 V/1-180 VA	2



1

DIMENSION FOR FITTINGS

1/4" = 1'-0"

KEY PLAN

[illegible]

NOTE:

LEGEND:

PROJECT

245-EMBER-1396-3Bd2Ba
MODERN-550

DRAWING NAME

DIMENSION PLAN FOR FITTINGS

CLIENT NAME:	Owner
PROJECT NUMBER:	0131_15
DATE:	5/5/2025 6:39:14 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E105

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

SHEET LIST	
SHEET NUMBER	SHEET NAME
P101	NOTE AND SCHEDULE
P102	WATER SUPPLY
P103	SEWAGE SYSTEM

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

PLUMBING NOTES

1. THE PLUMBING SYSTEM IS DESIGNED TO MEET THE BUILDING'S DOMESTIC WATER SUPPLY, SANITARY DRAINAGE, AND STORM DRAINAGE REQUIREMENTS, AS PER PROJECT SPECIFICATIONS AND APPLICABLE CODES.
2. THE SYSTEM INSTALLATION SHALL COMPLY WITH THE LATEST INTERNATIONAL PLUMBING CODE (IPC), INTERNATIONAL RESIDENTIAL CODE (IRC), AND ALL OTHER RELEVANT LOCAL, STATE, AND NATIONAL REGULATIONS.
3. ALL PLUMBING WORK SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC) AND THE LOCAL PLUMBING CODE.
4. PLUMBING SYSTEMS SHALL BE TESTED AND INSPECTED IN ACCORDANCE WITH THE LOCAL PLUMBING CODE REQUIREMENTS.
5. PLUMBING FIXTURES SHALL BE INSTALLED WITH THE APPROPRIATE TRIM, FITTINGS, AND ACCESSORIES, AS RECOMMENDED BY THE MANUFACTURER.
6. PIPING SHALL BE PROPERLY SUPPORTED AND SECURED TO PREVENT SAGGING, MOVEMENT, AND VIBRATION.
7. SHUT-OFF VALVES SHALL BE PROVIDED AT ALL BRANCH CONNECTIONS AND AT THE INLET AND OUTLET OF EACH PIECE OF EQUIPMENT.
8. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AS REQUIRED BY THE LOCAL PLUMBING CODE TO PROTECT THE POTABLE WATER SYSTEM.
9. PLUMBING FIXTURES AND EQUIPMENT SHALL BE ACCESSIBLE FOR MAINTENANCE AND SERVICING.
10. EXPOSED PLUMBING PIPING AND FIXTURES SHALL BE INSULATED TO PREVENT CONDENSATION AND ENERGY LOSS.
11. DEAD ENDS IN THE DRAINAGE SYSTEM MUST BE AVOIDED, EXCEPT WHERE NECESSARY TO INSTALL A CLEANOUT IN AN ACCESSIBLE LOCATION, AND MUST HAVE A VENTED CONNECTION TO THE OUTSIDE ATMOSPHERE.
12. THE VERTICAL DEFLECTION OF PVC PIPE MUST NOT EXCEED 5%, AND NO DEFLECTION IS PERMITTED FOR IRON PIPE.
13. WORK MUST BE PROPERLY COORDINATED WITH OTHER TRADES TO AVOID CONFLICTS, REFERRING TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR INFORMATION REGARDING CEILING ELEVATIONS, SPACE CLEARANCES, WALL AND PARTITION LOCATIONS, ETC.
14. ALL FIXTURES SHALL HAVE ACCESSIBLE STOPS.
15. DOMESTIC WATER PIPING SHALL BE PEX, AND PVC PIPING IS NOT ACCEPTABLE FOR INTERIOR USE.
16. VENT TERMINATIONS SHALL BE LOCATED AT LEAST 10 FEET FROM OR 3 FEET ABOVE ANY OPERABLE WINDOW, DOOR OPENING, AIR INTAKE, OR VENT SHAFT, AND AT LEAST 3 FEET IN EVERY DIRECTION FROM ANY LOT LINE, ALLEY, OR STREET.
17. PIPE AND FITTINGS UTILIZED IN THE WATER SUPPLY SYSTEM SHALL HAVE A MAXIMUM OF 8 PERCENT LEAD.
18. ACRYLONITRILE BUTADIENE STYRENE (ABS) SHALL BE USED FOR THE SEWERAGE AND VENTILATION SYSTEM.
19. CROSS-LINKED POLYETHYLENE (PEX) SHALL BE USED FOR THE WATER SUPPLY SYSTEM.
20. POLYVINYL CHLORIDE (PVC) SHALL BE USED FOR THE RAIN WATER SYSTEM.
21. THE MINIMUM WATER SUPPLY DEPTH UNDER FLOOR FINISH SHOULD BE 1/2".
22. ANY PIPE INSTALLED UNDERGROUND MUST HAVE AT LEAST 12 INCHES OF CLEARANCE BETWEEN THE OUTSIDE OF THE PIPE AND ANY OTHER UNDERGROUND STRUCTURE.
23. THE MINIMUM CLEARANCE BETWEEN COLD AND HOT WATER LINES IN RESIDENTIAL HOMES MAINTAIN A MINIMUM DISTANCE OF 6 INCHES.
24. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES : A MINIMUM OF 12 INCHES BETWEEN POTABLE WATER SUPPLY LINES (COLD AND HOT WATER) AND SANITARY SEWER LINES.

ABBREVIATIONS

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

PLUMBING LEGEND

	CAP
	BEND 45 DEG
	BEND 90 DEG
	TEE REDUCING
	TEE
	CLEAN TWO-WAY
	WYE 45 DEG
	WYE 45 DEG DOUBLE
	WYE COMBINATION
	P-TRAP

PIPE SCHEDULE		
MATERIAL	DIAMETER	LENGTH
ACRYLONITRILE BUTADIENE STYRENE (ABS)	1 1/2"	92 FT
ACRYLONITRILE BUTADIENE STYRENE (ABS)	2"	50 FT
ACRYLONITRILE BUTADIENE STYRENE (ABS)	3"	109 FT
CROSS-LINKED POLYETHYLENE (PEX)	1/2"	241 FT
CROSS-LINKED POLYETHYLENE (PEX)	3/4"	58 FT
POLYVINYL CHLORIDE - RIGID	2"	92 FT

FITTING SCHEDULE		
FITTING	SIZE	QTY

DOMESTIC COLD WATER		
PEX 90 DEG ELBOW	1/2"ø-1/2"ø	3
PEX 90 DEGREE ELBOW	1/2"ø-1/2"ø	23
PEX 90 DEGREE ELBOW	3/4"ø-3/4"ø	3
PEX CROSS ELBOW	1/2"ø-1/2"ø-1/2"ø-1/2"ø	1
PEX TEE ELBOW	1/2"ø-1/2"ø-1/2"ø	7
PEX TEE ELBOW	3/4"ø-3/4"ø-3/4"ø	3
PEX TRANSITION ELBOW	1"ø-3/4"ø	2
PEX TRANSITION ELBOW	3/4"ø-1/2"ø	2

DOMESTIC HOT WATER		
PEX 90 DEG ELBOW	1/2"ø-1/2"ø	1
PEX 90 DEGREE ELBOW	1/2"ø-1/2"ø	21
PEX 90 DEGREE ELBOW	3/4"ø-3/4"ø	3
PEX CROSS ELBOW	1/2"ø-1/2"ø-1/2"ø-1/2"ø	1
PEX TEE ELBOW	1/2"ø-1/2"ø-1/2"ø	5
PEX TEE ELBOW	3/4"ø-3/4"ø-3/4"ø	1
PEX TRANSITION ELBOW	3/4"ø-1/2"ø	2

RAIN WATER		
PVC 90 DEG BEND ELBOW	2"ø-2"ø	33

SEWAGE		
ABS 90 DEGREE BEND ELBOW	1 1/2"ø-1 1/2"ø	9
ABS 90 DEGREE BEND ELBOW	2"ø-2"ø	1
ABS 90 DEGREE BEND ELBOW	3"ø-3"ø	5
ABS P-TRAP	1 1/2"ø-1 1/2"ø	7
ABS P-TRAP	2"ø-2"ø	1
ABS REDUCER ELBOW	3"ø-1 1/2"ø	1
ABS TEE ELBOW	1 1/2"ø-1 1/2"ø-1 1/2"ø	2
ABS TEE ELBOW	2"ø-2"ø-2"ø	2
ABS TEE ELBOW	3"ø-3"ø-3"ø	3
ABS TEE REDUCER ELBOW	2"ø-1 1/2"ø-2"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	2
ABS TEE REDUCER ELBOW	3"ø-3"ø-3"ø	1
ABS TRAP P	2"ø-2"ø	1
WASTE DOUBLE TEE	1 1/2"ø-1 1/2"ø-1 1/2"ø-1 1/2"ø	2

VENT		
ABS VENT CAP ELBOW	1 1/2"ø	3
ABS VENT CAP ELBOW	2"ø	2
ABS VENT CAP ELBOW	3"ø	2

FIXTURE CONNECTION SCHEDULE												
FAMILY	W	V	TRAP	CW	HW	QTY	DFU	TOT.	WFU	TOT.	NOTES	

DISHWASHER	2"	1-1/2"	1-1/2"	1/2"	1/2"	1		0			DRAIN TO SEWER SEE PLANS	
DRYER	N/A	N/A	N/A	N/A	N/A	1		0				
SHOWER TRAY	2"	1-1/2"	1-1/2"	1/2"	1/2"	2		0				
SHOWER TRIM	-	-	-	1/2"	1/2"	2		0				
SINK ISLAND SINGLE	2"	1-1/2"	1-1/2"	1/2"	1/2"	1		0				
VANITY SINK	2"	1-1/2"	1-1/2"	1/2"	1/2"	4		0				
WASHER	2"	1-1/2"	2"	1/2"	1/2"	1		0			DRAINS TO GRAY WATER OR SEWER SEE PLANS	
WATER CLOSET	3"	2"	3"	1/2"	1/2"	2		0				
WATER HEATER	N/A	N/A	N/A	3/4"	3/4"	1		0				

FIXTURE SCHEDULE		
FIXTURE	QTY	DESCRIPTION

DISHWASHER	1	DRAIN TO SEWER SEE PLANS
DRYER	1	
SHOWER TRAY	2	
SHOWER TRIM	2	
SINK ISLAND SINGLE	1	
VANITY SINK	4	
WASHER	1	DRAINS TO GRAY WATER OR SEWER SEE PLANS
WATER CLOSET	2	
WATER HEATER	1	

ACCESSORIES & FITTINGS SCHEDULE		
FIXTURE	QTY	DESCRIPTIONS

DISHWASHER CONNECTOR	1	
HANGING PIPES CLAMP	22	
HOSE BIB	1	
LAUNDRY SWEAT CONNECTOR1	1	
SHUTOFF VALVE	12	

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
HANGING PIPES CLAMP					
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	3"	3"	2"	1/2"	1/2"
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
SHOWER TRAY	2		0
SHOWER TRIM	2		0
SINK ISLAND SINGLE	1		0
VANITY SINK	4		0
WASHER	1		0
WATER CLOSET	2		0
WATER HEATER	1		0

WASTE FIXTURE UNIT SCHEDULE			
FAMILY	QTY	DFU VALUES	TOTAL

DISHWASHER	1		0
DRYER	1		0
SHOWER TRAY	2		0
SHOWER TRIM	2		0
SINK ISLAND SINGLE	1		0
VANITY SINK	4		0
WASHER	1		0
WATER CLOSET	2		0
WATER HEATER	1		0



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KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

245-EMBER-1396
3Bd2Ba-MODERN-550

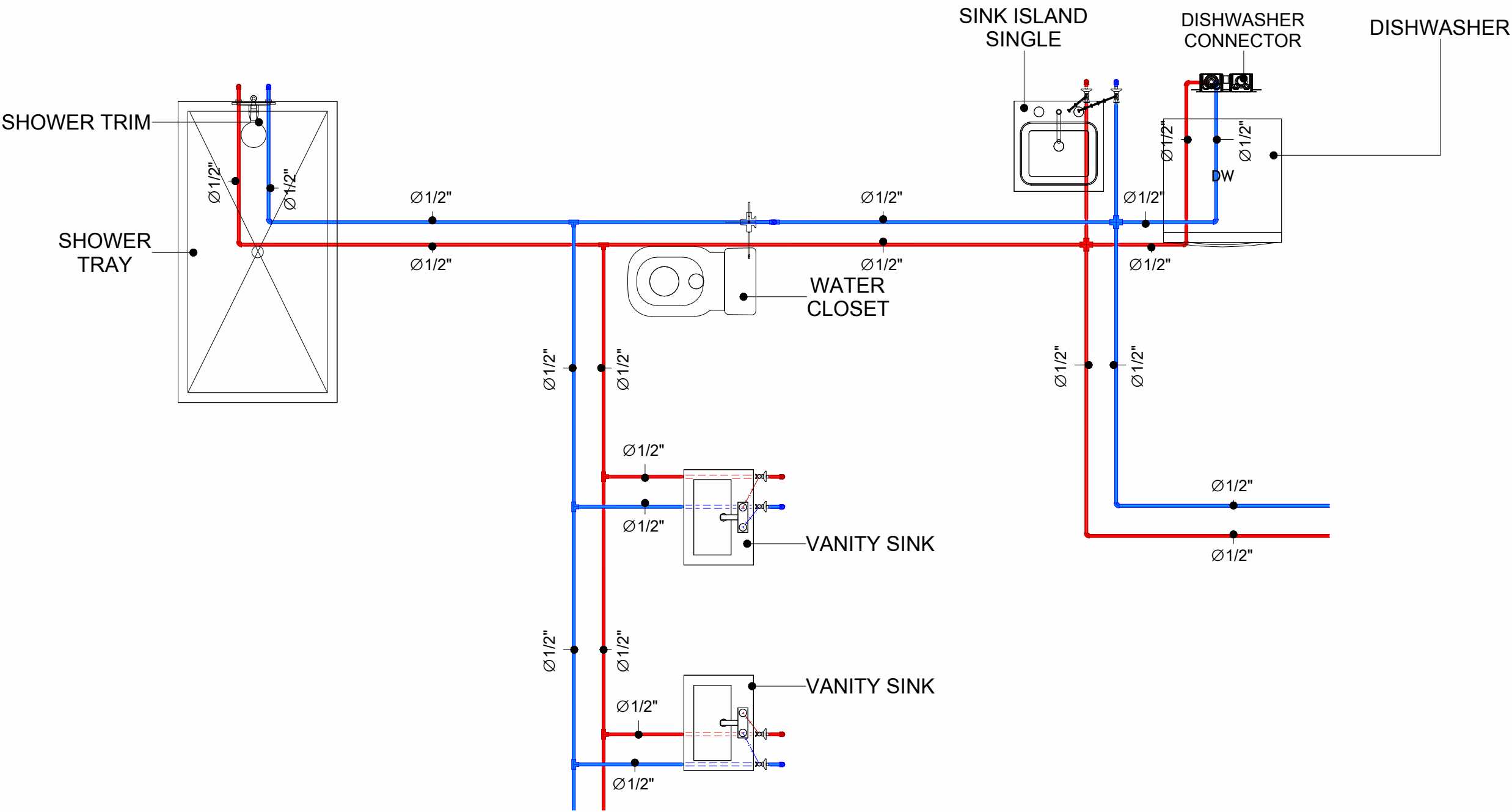
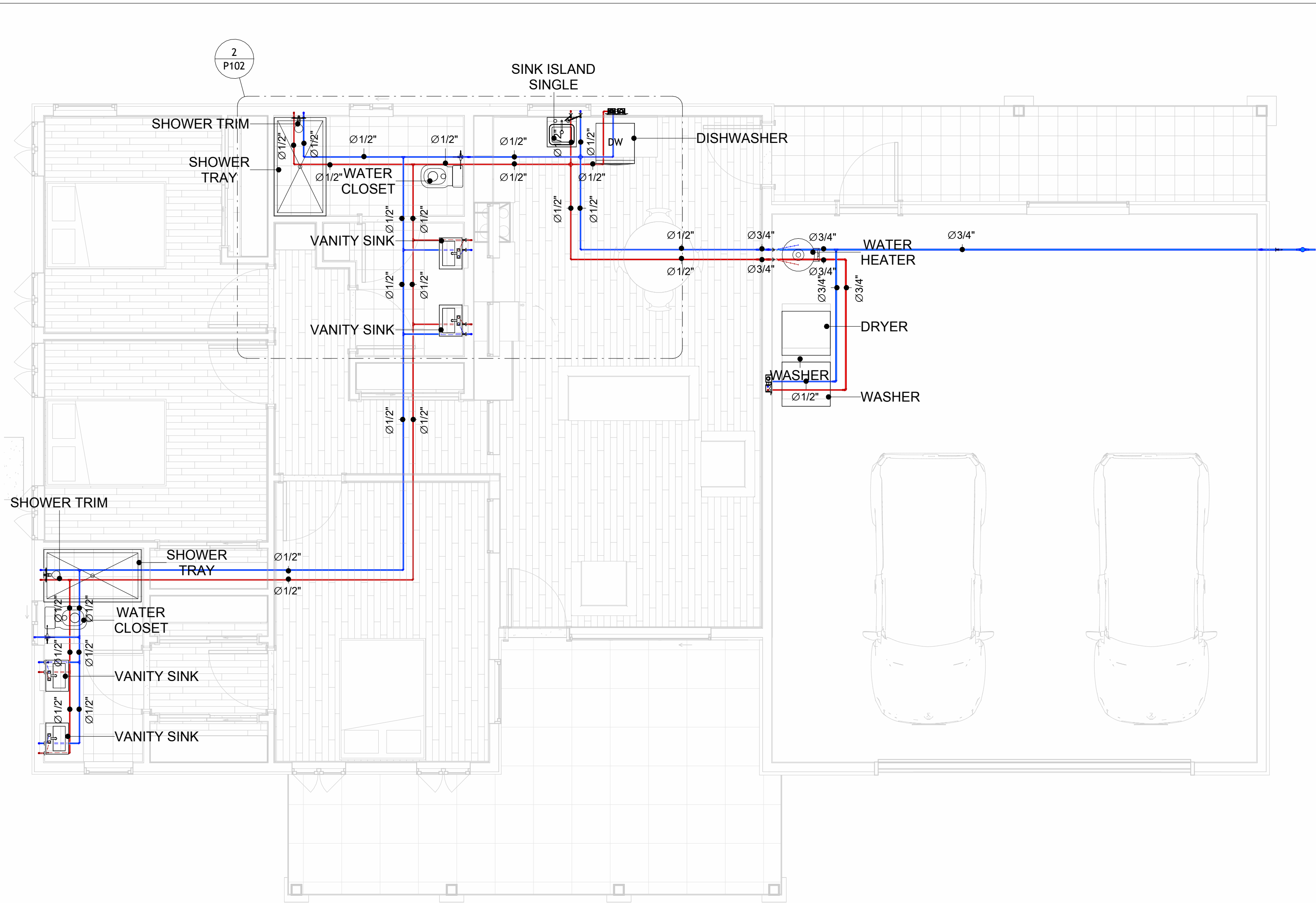
DRAWING NAME

NOTE AND SCHEDULE

CLIENT NAME:	
PROJECT NUMBER:	0131_15
DATE:	5/5/2025 2:29:16 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

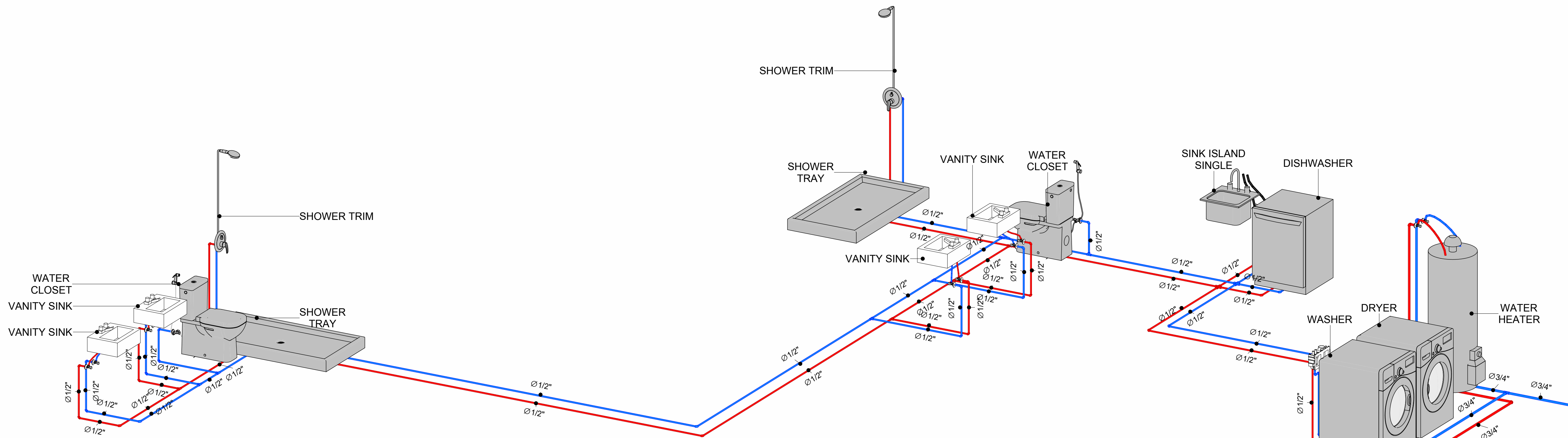
P101

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



1 OVERALL WATER SUPPLY
1/4" = 1'-0"

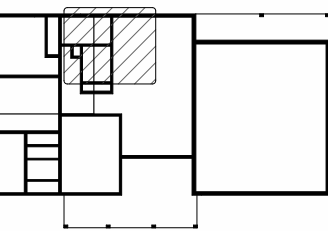
2 BATH AND KITCHEN WATER SUPPLY
1/2" = 1'-0"



3 WATER SUPPLY RISER DIAGRAM

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

KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

245-EMBER-1396
3Bd2Ba-MODERN-550

DRAWING NAME

WATER SUPPLY

CLIENT NAME:	
PROJECT NUMBER:	0131_15
DATE:	5/5/2025 2:29:45 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

P102

SCALE: As indicated

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!

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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 erect
3 Build as DIY, Hybrid or by a General Contractor	☐	☒	Do it yourself, Hybrid (involve special contractors) or hire a General Contractor
4 Build It As You Can Afford It	☐	☒	Impervious to Weather - build as you have the time and money
5 Up Front Cost of Framing Materials	☒	☐	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 upheavels - save time, money, and preserve the relationship

Universal Requirements - some or all may be required	
1 Site plan	7 Earthquake (fault) evaluation
2 Electrical Supply Connection	8 Foundation Plan - subject to soils
3 Sewer Connection	9 Compliance with local energy codes: insulation home wrap and flashing
4 Fresh Water Supply Connection	10 Engineering for wind speed and snow load.
5 Set Backs	11 State and Local ordinances regarding ADUs
6 Soils Evaluation	12 Local Architect and/or Engineer may be necessary



Ember-3Bd2Ba-Modern

MATERIAL SHOPPING LIST

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TOC



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7	If there are additional trim elements or specific installation methods, the total amount of materials needed might vary. Consider any additional trim required for corners, intersections, or other architectural details that might cause this variations before proceeding to purchase and construction.

ARCHITECTURAL BOM



Ember-3Bd2Ba-Modern							
ARCHITECTURAL MATERIAL SHOPPING LIST							
No.	Item	Type	Unit	Quantity	Unit Price	Total	Description
APPLIANCES							
1	Refrigerator		PCS	1			
2	Range		PCS	1			
3	Washer		PCS	1			
4	Dryer		PCS	1			
5	Dish Washer		PCS	1			
6	Oven		PCS	0			
7	Microwave		PCS	0			
CASEWORKS							
1	Kitchen Cabinet		FT	21.75			
2	Laundry Cabinet		FT	0			
3	Vanity Cabinet		FT	12.71			
4	Medicine Cabinet		PCS	4			
5	Kitchen countertop		SF	30.46			
6	Laundry Countertop		PCS	0			
7	Bathroom Countertop		SF	0			
8	Island		FT	0			
9	Peninsula		FT	0			
10	Closets		SF	194.72			
CEILING							
1	Ceiling Board	Dry Wall	SF	1639			
2	Dry Wall Fastener	Screw	PCS	2868			
3	Vapor Retarder	Polyethylene film	SF	2128			
4	Vapor Retarder Fastener	Nails with washer heads	PCS	6384			
5	Ceiling Board (MRD)	Moisture resistant drywall	SF	150			
6	MRD Fastener		PCS	263			
7	Ceiling Board	Marine Plywood	SF	339			
8	Marine Plywood Fastener	Screw	PCS	593			
9	Dry Wall Tape		FT	1064			
FLOORING							
1	Main Living Space		SF	454.32			
2	Bathroom		SF	147.07			
3	Bedroom		SF	463.06			
4	Garage		SF	695.88			
5	Porch		SF	374.86			
STRUCTURE							
1	Foundation		SF	2254.53			
WALLS EXTERIOR							
1	Exterior Wall Siding		SF	1198			
2	Wall Paint		SF	1198			
3	Wall Shteaching (OSB)		SF	1198			
4	Shteathing Fastener	Self-drilling screws(100/pkt)	PKT	12			
5	Wall Insulation		SF	6825			
6	Wall Homewrap		SF	1198			
7	Home wrap Fastener	Stapled fastener (200/pkt)	PKT	5			
8	Furring Strip		PCS	150			
9	Furring Strip Fastener	Self-drilling screws(100/pkt)	PKT	11.98			
10	Stone Copping	Masonry stone	SF	0			
11	Stone Veneer	Masonry stone	SF	717			
WALLS INTERIOR							
1	Cementitious Backer Board		SF	818			
2	Kerdi membrane		SF	818			
3	Kerdi membrane Fastener		SF	818			
4	Wall Ceramic Tile		SF	818			
5	Drywall Board		SF	3814			
6	Drywall Fastener	Self-drilling screws(100/pkt)	PKT	38.14			
7	Wall Paint		SF	3814			
8	Drywall Tape		FT	3814			
9	Wall Skirting		FT	255			

ARCHITECTURAL BOM



🏠 DOORS							
1	Exterior Swinging	3' - 0" X 6'-8"	PCS	3			
2	Interior Swinging	3' - 0" X 6'-8"	PCS	7			
3	Interior Sliding	5' - 0" X 6'-8"	PCS	4			
4	Interior Sliding	6' - 0" X 6'-8"	PCS	1			
5	Garage Door	16' - 1" X 6'-6"	PCS	1			
6	Exterior Door Trim		FT	109			
7	Interior Door Trim		FT	624			
8	Entry Lock set		PCS	5			
9	Privacy Lock set		PCS	10			
10	Passage Lock set		PCS	7			
🏠 WINDOWS							
1	Sliding	5' - 3" X 3'-3"	PCS	1			
2	Single Hung	3' - 3" X 3'-3"	PCS	3			
3	Casement	2' - 9" X 3'-9"	PCS	6			
4	Single Hung	2' - 6" X 3'-3"	PCS	1			
5	Sliding	2' - 3" X 2'-3"	PCS	2			
6	Fixed	5' - 3" X 3'-3"	PCS	1			
7	Fixed	7' - 3" X 1'-9"	PCS	1			
8	Fixed	2' - 9" X 1'-3"	PCS	4			
9	Exterior Window Trim		FT	259			
10	Interior Window Trim		FT	259			
🏠 ROOF							
1	Roof Covering		SF	2175.0			
2	Roof Covering Fastener		PCS	1088			
3	Roof Felt Paper		SF	2175.0			
4	Roof Felt Paper Fastener		PCS	6525.0			
5	Roof Sheathing		SF	2175			
6	Roof Sheathing Fastener		PCS	17400			
7	Batten		FT	1321.0			
8	Batten Fastener		PCS	993.2			
9	Soffit		SF	92.0			
10	Soffit Fastener		PCS	46.0			
11	Fascia		FT	300.0			
12	Fascia board fastener		PCS	150			
13	Roof Insulation		SF	2175.0			

Ember-3Bd2Ba-Modern

ELECTRICAL MATERIAL SHOPPING LIST

No.	Item	Type	Unit	Quantity	Unit Price	Total	Description
⬇ LIGHTING FIXTURES							
1	Kitchen Ceiling Light		PCS	4			
2	Kitchen Wall Mounted Light		PCS	0			
3	Exterior Wall Mounted Light		PCS	5			
4	Livingroom Ceiling Light With Fan		PCS	0			
5	Bedroom Ceiling Light With Fan		PCS	3			
6	Dining Ceiling Light		PCS	0			
7	Bath Wall Mounted Light		PCS	4			
8	Bathroom Ceiling Light		PCS	5			
9	Livingroom Ceiling Light		PCS	4			
10	Bedroom Ceiling Light		PCS	12			
11	Hall & Entry Ceiling Light		PCS	3			
12	Closet Ceiling Light		PCS	1			
13	Out Door Ceiling Light		PCS	9			
14	Garage Ceiling Light		PCS	3			
15	Smoke Detector		PCS	4			
⬇ ELECTRICAL FITTINGS							
16	Standard Receptacle 120V	20A	PCS	23			
17	GFCI Receptacle 120V	20 A	PCS	25			
18	GFCI Receptacle 240V	30 A	PCS	3			
19	GFCI Receptacle 240V	50 A	PCS	1			
20	GFCI Receptacle 240V	60 A	PCS	1			
21	Fan Switch		PCS	5			
22	Single Pole Switch		PCS	19			
23	Three Way Switch		PCS	2			
24	Dimmer Switch		PCS	0			
⬇ ELECTRICAL CONDUITS & WIRING							
25	ROMEX 14 AWG	14/3/W/ground	FT	0			
26	ROMEX 12 AWG	12/2/W/ground	FT	948			
27	ROMEX 10 AWG	10/3/W/ground	FT	65			
28	Romex 8 AWG	8/3/W/ground	FT	26			
29	ROMEX 6 AWG	6/3/W/ground	FT	62			
30	Bare Copper Ground Wire 6 AWG		FT	0			
⬇ ELECTRICAL BOXES & CIRCUTES							
31	Panelboard -240V 1 Phase MLO	200 AMP	PCS	1			
32	Circuit breaker	15 A	PCS	0			
33	Circuit breaker	20 A	PCS	19			
34	Circuit breaker	30 A	PCS	3			
35	Circuit breaker	50 A	PCS	1			
36	Circuit breaker	60 A	PCS	1			
37	Single Gang Switch Box		PCS	8			
38	Double Gang Switch Box		PCS	4			
39	Triple Gang Switch Box		PCS	4			
40	Pull Box	#1/4	PCS	49			
41	Receptacle Box		PCS	53			

PLUMBING BOM



Ember-3Bd2Ba-Modern							
PLUMBING SYSTEM MATERIAL SHOPPING LIST							
No.	Item	Type	Unit	Quantity	Unit Price	Total	Description
PLUMBING FIXTURES & ACCESSORIES							
1	Bath Tub (Alcove Tub)		PCS	0			
2	Kitchen Sink		PCS	1			
3	Kitchen Faucets		PCS	1			
4	Vanity Sink		PCS	2			
5	Bath room Faucets		PCS	2			
6	Water Closet		PCS	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	12			
12	Hanging pipe clamp		PCS	22			
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			
SANITARY & PLUMBING PIPES							
1	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 1/2"	FT	0			
2	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 1 1/2"	FT	20			
3	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 2"	FT	47			
4	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 3"	FT	6			
5	PEX (Cross-linked polyethylene) Pipes	ø 1/2"	FT	91			
6	PEX (Cross-linked polyethylene) Pipes	ø 3/4"	FT	42			
7	Polyvinyl Chloride - Rigid	1 1/2"	FT	15			
8	Polyvinyl Chloride - Rigid	2"	FT	59			
PIPE FITTINGS							
1	ABS 90 Degree Bend Elbow	1 1/2"ø-1 1/2"ø	PCS	9			
2	ABS 90 Degree Bend Elbow	2"ø-2"ø	PCS	1			
3	ABS 90 Degree Bend Elbow	3"ø-3"ø	PCS	5			
4	ABS P-Trap	1 1/2"ø-1 1/2"ø	PCS	7			
5	ABS P-Trap	2"ø-2"ø	PCS	1			
6	ABS Reducer Elbow	3"ø-1 1/2"ø	PCS	1			
7	ABS TEE Elbow	1 1/2"ø-1 1/2"ø-1 1/2"ø	PCS	2			
8	ABS TEE Elbow	2"ø-2"ø-2"ø	PCS	2			
9	ABS TEE Elbow	3"ø-3"ø-3"ø	PCS	3			
10	ABS Tee Reducer Elbow	2"ø-1 1/2"ø-2"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	2			
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	3			
16	ABS Vent Cap Elbow	2"ø	PCS	2			
17	ABS Vent Cap Elbow	3"ø	PCS	2			
18	PEX 90 Deg Elbow	1/2"ø-1/2"ø	PCS	4			
19	PEX 90 Degree Elbow	1/2"ø-1/2"ø	PCS	44			
20	PEX 90 Degree Elbow	3/4"ø-3/4"ø	PCS	6			
21	PEX Cross Elbow	1/2"ø-1/2"ø-1/2"ø-1/2"ø	PCS	2			
22	PEX Tee Elbow	1/2"ø-1/2"ø-1/2"ø	PCS	12			
23	PEX Tee Elbow	3/4"ø-3/4"ø-3/4"ø	PCS	4			
24	PEX Transition Elbow	1"ø-3/4"ø	PCS	2			
25	PEX Transition Elbow	3/4"ø-1/2"ø	PCS	4			
26	PVC 90 Deg Bend Elbow	2"ø-2"ø	PCS	33			
27	WASTE DOUBLE TEE	1 1/2"ø-1 1/2"ø-1 1/2"ø-1	PCS	2			

HVAC BOM

Ember-3Bd2Ba-Modern							
HVAC SYSTEM MATERIAL SHOPPING LIST							
No.	Item	Type	Unit	Quantity	Unit Price	Total	Description
HVAC_DUCTS							
1	PIPE (REFRIGERANT LINE)	3/8" (Ø)		FT	92.6		
2	PIPE (REFRIGERANT LINE)	3/4" (Ø)		FT	179.3		
3	DRAYER HOSE	4" (Ø)		FT	11.8		
4	FLEX DUCT ROUND	4" (Ø)		FT	8.18		
DUCT FITTINGS & ACCESSORIES							
5	ELBOW (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)		PCS	43		
6	ELBOW (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)		PCS	32		
7	TEE (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)-3/4" (Ø)		PCS	3		
8	TEE (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)-3/8" (Ø)		PCS	3		
9	TRANSITION (REFRIGERANT)	3/4" (Ø)-1/2" (Ø)		PCS	5		
10	TRANSITION (REFRIGERANT)	3/4" (Ø)-5/8" (Ø)		PCS	4		
11	TRANSITION (REFRIGERANT)	3/8" (Ø)-1/4" (Ø)		PCS	1		
HVAC_EQUIPMENTS							
12	AIR HANDLING UNIT	WALL MOUNTED		PCS	4		
13	CONDENSER	OUTDOOR UNIT		PCS	1		
14	EXHAUST FAN	75 CFM		PCS	2		
15	EXHAUST HOOD	WALL MOUNTED		PCS	1		
16	HOOD-WALL: VENT	HOOD-WALL: VENT		PCS	1		
17	DRAYER: VENT	DRAYER: VENT		PCS	1		
18	ROOF VENT	3"(Ø)		PCS	2		



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ELECTRICAL BOM

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

ELECTRICAL BOM



ELECTRICAL FITTINGS							
#	Item	Type	Description,Manufacturer,SKU	Unit	Quantity	Unit Price	Total
1	Standard Receptacle 120V	20A		PCS	23		
2	GFCI Receptacle 120V	20 A		PCS	25		
3	GFCI Receptacle 240V	30 A		PCS	3		
4	GFCI Receptacle 240V	50 A		PCS	1		
5	GFCI Receptacle 240V	60 A		PCS	1		
6	Fan Switch			PCS	5		
7	Single Pole Switch			PCS	19		
8	Three Way Switch			PCS	2		
9	Dimmer Switch			PCS	0		
10							
11							
12							
13							
14							
15							

ELECTRICAL BOM





ELECTRICAL CONDUITS & WIRING							
#	Item	Type	Description,Manufacturer,SKU	Unit	Quantity	Unit Price	Total
1	ROMEX 14 AWG	14/3/W/ground		FT	0		
3	ROMEX 12 AWG	12/2/W/ground		FT	948		
4	ROMEX 10 AWG	10/3/W/ground		FT	65		
6	Romex 8 AWG	8/3/W/ground		FT	26		
8	ROMEX 6 AWG	6/3/W/ground		FT	62		
9	Bare Copper Ground Wire 6 AWG			FT			
10							
11							
12							
13							
14							
15							
16							

ELECTRICAL BOM



ELECTRICAL BOXES & CIRCUTES							
#	Item	Type	Description,Manufacturer,SKU	Unit	Quantity	Unit Price	Total
1	Panelboard -240V 1 Phase MLO	200 AMP		PCS	1		
2	Circuit breaker	15 A		PCS	0		
3	Circuit breaker	20 A		PCS	19		
4	Circuit breaker	30 A		PCS	3		
5	Circuit breaker	50 A		PCS	1		
6	Circuit breaker	60 A		PCS	1		
7	Single Gang Switch Box			PCS	8		
8	Double Gang Switch Box			PCS	4		
9	Triple Gang Switch Box			PCS	4		
10	Pull Box	#1/4		PCS	49		
11	Receptacle Box			PCS	53		
12							
13							
14							
15							

HVAC BOM

HVAC_DUCTS 01							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	PIPE (REFRIGERANT LINE)	3/8" (Ø)		FT	92.6		
2	PIPE (REFRIGERANT LINE)	3/4" (Ø)		FT	179.3		
3	DRAYER HOSE	4" (Ø)		FT	11.8		
4	FLEX DUCT ROUND	4" (Ø)		FT	8.18		
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16							

HVAC BOM

#	DUCT FITTINGS & ACCESSORIES						
	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ELBOW (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)		PCS	43		
2	ELBOW (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)		PCS	32		
3	TEE (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)-3/4" (Ø)		PCS	3		
4	TEE (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)-3/8" (Ø)		PCS	3		
5	TRANSITION (REFRIGERANT LINE)	3/4" (Ø)-1/2" (Ø)		PCS	5		
6	TRANSITION (REFRIGERANT LINE)	3/4" (Ø)-5/8" (Ø)		PCS	4		
7	TRANSITION (REFRIGERANT LINE)	3/8" (Ø)-1/4" (Ø)		PCS	1		
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16							

HVAC BOM

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

PLUMBING BOM



 PLUMBING FIXTURES & ACCESSORIES							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Bath Tub (Alcove Tub)			PCS	0		
2	Kitchen Sink			PCS	1		
3	Kitchen faucets			PCS	1		
4	Vanity Sink			PCS	4		
5	Bath room faucets			PCS	4		
6	Water Closet			PCS	2		
7	Shower Trim			PCS	2		
8	Shower Tray			PCS	2		
9	Water Heater			PCS	1		
10	Hose Bib			PCS	2		
11	Shutoff Valve			PCS	12		
12	Hanging pipe clamp			PCS	22		
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		

PLUMBING BOM



 SANITARY & PLUMBING PIPES							
#	Item	Type	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	92		
3	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 2"		FT	50		
4	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 3"		FT	109		
5	PEX (Cross-linked polyethylene) Pipes	ø 1/2"		FT	241		
6	PEX (Cross-linked polyethylene) Pipes	ø 3/4"		FT	58		
7	PEX (Cross-linked polyethylene) Pipes	ø 1"		FT	0		
8	PVC Pipes Sch.80 - Rigid	ø 1 1/2"		FT	92		
9	PVC Pipes Sch.80 - Rigid	ø 2"		FT	0		
10	PVC Pipes Sch.80 - Rigid	ø 3"		FT	0		
11	Flex Pipe Round	ø 1/2"		FT	14		
12	Flex Pipe Round	ø 3/4"		FT	0		
13	Flex Pipe Round	ø 1"		FT	0		
14							
15							

PLUMBING BOM



 PIPE FITTINGS 01							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ABS 90 Degree Bend Elbow	1 1/2"Ø-1 1/2"Ø		PCS	9		
2	ABS 90 Degree Bend Elbow	2"Ø-2"Ø		PCS	1		
3	ABS 90 Degree Bend Elbow	3"Ø-3"Ø		PCS	5		
4	ABS P-Trap	1 1/2"Ø-1 1/2"Ø		PCS	7		
5	ABS P-Trap	2"Ø-2"Ø		PCS	1		
6	ABS Reducer Elbow	3"Ø-1 1/2"Ø		PCS	1		
7	ABS TEE Elbow	1 1/2"Ø-1 1/2"Ø-1 1/2"Ø		PCS	2		
8	ABS TEE Elbow	2"Ø-2"Ø-2"Ø		PCS	2		
9	ABS TEE Elbow	3"Ø-3"Ø-3"Ø		PCS	3		
10	ABS Tee Reducer Elbow	2"Ø-1 1/2"Ø-2"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	2		
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	3		
 PIPE FITTINGS 02							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ABS Vent Cap Elbow	2"Ø		PCS	2		

PLUMBING BOM



2	ABS Vent Cap Elbow	3"ø		PCS	2		
3	PEX 90 Deg Elbow	1/2"ø-1/2"ø		PCS	4		
4	PEX 90 Degree Elbow	1/2"ø-1/2"ø		PCS	44		
5	PEX 90 Degree Elbow	3/4"ø-3/4"ø		PCS	6		
6	PEX Cross Elbow	1/2"ø-1/2"ø-1/2"ø-1/2"ø		PCS	2		
7	PEX Tee Elbow	1/2"ø-1/2"ø-1/2"ø		PCS	12		
8	PEX Tee Elbow	3/4"ø-3/4"ø-3/4"ø		PCS	4		
9	PEX Transition Elbow	1"ø-3/4"ø		PCS	2		
10	PEX Transition Elbow	3/4"ø-1/2"ø		PCS	4		
11	PVC 90 Deg Bend Elbow	2"ø-2"ø		PCS	33		
12	WASTE DOUBLE TEE	1 1/2"ø-1 1/2"ø-1 1/2"ø-1 1/2"ø		PCS	2		

ARCHITECTURAL BOM



APPLIANCES							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Refrigerator			PCS	1		
2	Range			PCS	1		
3	Washer Front Load	Stackable		PCS	1		
4	Dryer Front Load	Stackable		PCS	1		
5	Dish Washer			PCS	1		
6	Oven			PCS	0		
7	Microwave			PCS	0		
8							
9							
10							
11							
12							
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15							
16							

ARCHITECTURAL BOM



CASEWORKS 01							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Kitchen Cabinet			FT	21.75		
2	Laundry Cabinet			FT	0		
3	Vanity Cabinet			FT	12.71		
4	Medicine Cabinet			PCS	4		
5	Kitchen countertop			SF	30.46		
6	Laundry Countertop			PCS	0		
7	Bathroom Countertop			SF	0		
8	Island			FT	0		
9	Peninsula			FT	0		
10	Closets			SF	194.72		
11							
12							
13							
14							
15							

ARCHITECTURAL BOM



CEILING 01							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	LIVING ROOM + KITCHEN			SF	382.0		
1	Ceiling Board	Drywall		SF	382		
2	Drywall Fastener	Screw		PCS	669		
3	Vapor Retarder	Polyethylene film		SF	382		
4	Vapor Retarder Fastener	Nails with washer heads		PCS	1146		
	BATH ROOM 1			SF	93.0		
5	Ceiling Board	MRD (Moisture resistant drywall)		SF	93		
6	MRD Fastener	Screw		PCS	163		
	BATH ROOM 2			SF	57.0		
7	Ceiling Board	MRD (Moisture resistant drywall)		SF	57		
8	MRD Fastener	Screw		PCS	100		
	BED ROOM 1			SF	112.0		
9	Ceiling Board	Drywall		SF	112		
10	Drywall Fastener	Screw		PCS	196		
11	Vapor Retarder	Polyethylene film		SF	112		
12	Vapor Retarder Fastener	Nails with washer heads		PCS	336		

ARCHITECTURAL BOM



CEILING 02							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BED ROOM 2			SF	121.0		
13	Ceiling Board	Drywall		SF	121		
14	Drywall Fastener	Screw		PCS	212		
15	Vapor Retarder	Polyethylene film		SF	121		
16	Vapor Retarder Fastener	Nails with washer heads		PCS	363		
	BED ROOM 3			SF	161.0		
17	Ceiling Board	Drywall		SF	161		
18	Drywall Fastener	Screw		PCS	282		
19	Vapor Retarder	Polyethylene film		SF	161		
20	Vapor Retarder Fastener	Nails with washer heads		PCS	483		
	CLOSET 1			SF	15.0		
21	Ceiling Board	Drywall		SF	15		
22	Drywall Fastener	Screw		PCS	26		
23	Vapor Retarder	Polyethylene film		SF	15		
24	Vapor Retarder Fastener	Nails with washer heads		PCS	45		

ARCHITECTURAL BOM



CEILING 03							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CLOSET 2			SF	13.0		
25	Ceiling Board	Drywall		SF	13		
26	Drywall Fastener	Screw		PCS	23		
27	Vapor Retarder	Polyethylene film		SF	13		
28	Vapor Retarder Fastener	Nails with washer heads		PCS	39		
	CLOSET 3			SF	13.0		
29	Ceiling Board	Drywall		SF	13		
30	Drywall Fastener	Screw		PCS	23		
31	Vapor Retarder	Polyethylene film		SF	13		
32	Vapor Retarder Fastener	Nails with washer heads		PCS	39		
	CLOSET 4			SF	13.0		
33	Ceiling Board	Drywall		SF	13		
34	Drywall Fastener	Screw		PCS	23		
35	Vapor Retarder	Polyethylene film		SF	13		
36	Vapor Retarder Fastener	Nails with washer heads		PCS	39		

ARCHITECTURAL BOM



CEILING 04							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CLOSET 5			SF	9.0		
37	Ceiling Board	Drywall		SF	9		
38	Drywall Fastener	Screw		PCS	16		
39	Vapor Retarder	Polyethylene film		SF	9		
40	Vapor Retarder Fastener	Nails with washer heads		PCS	27		
	GARAGE+WD+WH			SF	705.0		
41	Ceiling Board	Drywall		SF	705		
42	Drywall Fastener	Screw		PCS	1234		
43	Vapor Retarder	Polyethylene film		SF	705		
44	Vapor Retarder Fastener	Nails with washer heads		PCS	2115		
	FRONT PORCH			SF	224.0		
45	Ceiling Board	Marine Plywood		SF	224		
46	Exterior Grade Plywood	Screw		PCS	392		
	BACK PORCH			SF	115.0		
47	Ceiling Board	Marine Plywood		SF	115		
48	Exterior Grade Plywood	Screw		PCS	201		

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ARCHITECTURAL BOM



FLOORING INTERIOR 01							
#	Item	Type	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	13		
5	Wood underlay	Foam Pad Polyethylene		SF	13		
6	Vapor Retarder	Vapor Barrier Polyethylene		SF	13		
	CLOSET 3						
7	Closet Flooring			SF	13		
8	Wood underlay	Foam Pad Polyethylene		SF	13		
9	Vapor Retarder	Vapor Barrier Polyethylene		SF	13		
	CLOSET 4						
10	Closet Flooring			SF	13		
11	Wood underlay	Foam Pad Polyethylene		SF	13		
12	Vapor Retarder	Vapor Barrier Polyethylene		SF	13		

ARCHITECTURAL BOM



FLOORING INTERIOR 02							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CLOSET 5						
13	Closet Flooring			SF	9		
14	Wood underlay	Foam Pad Polyethylene		SF	9		
15	Vapor Retarder	Vapor Barrier Polyethylene		SF	9		
	CLOSET 6						
16	Closet Flooring			SF	23		
17	Wood underlay	Foam Pad Polyethylene		SF	23		
18	Vapor Retarder	Vapor Barrier Polyethylene		SF	23		
	BEDROOM 1						
19	Bedroom Flooring			SF	110		
20	Wood underlay	Foam Pad Polyethylene		SF	110		
21	Vapor Retarder	Vapor Barrier Polyethylene		SF	110		
	BEDROOM 2						
22	Bedroom Flooring			SF	119		
23	Wood underlay	Foam Pad Polyethylene		SF	119		
24	Vapor Retarder	Vapor Barrier Polyethylene		SF	119		

ARCHITECTURAL BOM



FLOORING INTERIOR 03							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BEDROOM 3						
25	Bedroom Flooring			SF	158		
26	Wood underlay	Foam Pad Polyethylene		SF	158		
27	Vapor Retarder	Vapor Barrier Polyethylene		SF	158		
	LIVING ROOM AND KITCHEN						
28	Tile Finish			SF	445		
29	Adhesive	1/2" Thin set Mortar		SF	445		
30	Vapor Retarder	Vapor Barrier Polyethylene		SF	445		
	BATHROOM 1						
31	Tile Finish			SF	55		
32	Adhesive	1/2" Thin set Mortar		SF	55		
33	Vapor Retarder	Vapor Barrier Polyethylene		SF	55		
	BATHROOM 2						
34	Tile Finish			SF	42		
35	Adhesive	1/2" Thin set Mortar		SF	42		
36	Vapor Retarder	Vapor Barrier Polyethylene		SF	42		

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ARCHITECTURAL BOM



FLOORING EXTERIOR							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	
	STRUCTURE			SF	2254.5		
1	Concrete Slab	4"concrete cast in situ		CF	751.51		
2	Insulation	Rigid insulation		SF	515.41		
3	Hard core	Compacted soil		CF	639.05		
4	Re-bar	#4 re-bar		Ton	1.95		
5	Concrete Pad	4"concrete cast in situ		CF	2		
6	Slab edge	Turndown		CF	469.87		
7	Footing	Cast-in-place concrete		CF	13.86		
	PORCH FRONT						
8	Tile Finish			SF	248		
9	Adhesive	1/2" Thin set Mortar		SF	248		
10	Vapor Retarder	Vapor Barrier Polyethylene		SF	248		
	PORCH BACK						
11	Tile Finish			SF	127		
12	Adhesive	1/2" Thin set Mortar		SF	126.93		
13	Vapor Retarder	Vapor Barrier Polyethylene		SF	126.93		

ARCHITECTURAL BOM



WALLS: EXTERIOR							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Exterior-Grade Plywood Vertical Siding			SF	770		
2	Exterior-Grade Plywood Horizontal Siding			SF	428		
3	Exterior-Grade Plywood Fastener 8/panel	Self-drilling screws(100/pkt)		PKT	11.98		
4	Wall Shteathing (OSB)			SF	1198		
5	Shteathing Fastener	Self-drilling screws(100/pkt)		PKT	11.98		
6	Wall Homewrap			SF	1198.00		
7	Homewrap Fastener	Stapled fastener (200/pkt)		PKT	4.55		
8	Furring Strip			PCS	149.75		
9	Furring Strip Fastener	Self-drilling screws(100/pkt)		PKT	11.98		
10	Wall Paint			SF	1198		
11	Stone Copping	Masonry stone		SF	0		
12	Stone Veneer	Masonry stone		SF	717		
13	Mortar for Stone Veneer			SF	717		
14	Wall Insulation			SF	6825		

ARCHITECTURAL BOM



WALLS: INTERIOR 01							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
BATHROOM 1				SF	91.0		
1	Cementitious Backer Board			SF	554		
2	Kerdi membrane			SF	554		
3	Kerdi membrane Fastener			SF	554		
4	Wall Ceramic Tile			SF	554		
BATHROOM 2				SF	79.0		
5	Cementitious Backer Board			SF	233		
6	Kerdi membrane			SF	233		
7	Kerdi membrane Fastener			SF	233		
8	Wall Ceramic Tile			SF	233		
BEDROOM 1				SF	108.0		
9	Drywall Board			SF	305		
10	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.05		
11	Wall Paint			SF	305		
12	Drywall Tape			FT	57.2		

ARCHITECTURAL BOM



WALLS: INTERIOR 02							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BEDROOM 2			SF	117.0		
13	Drywall Board			SF	311		
14	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.11		
15	Wall Paint			SF	311		
16	Drywall Tape			FT	58.3		
	KITCHEN			SF	212.0		
17	Cementitious Backer Board			SF	31		
18	Drywall Board			SF	361		
19	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.61		
20	Kerdi membrane			SF	31		
21	Kerdi membrane Fastener			SF	31		
22	Wall Ceramic Tile			SF	31		
23	Wall Paint			SF	361		
24	Drywall Tape			FT	68.1		

ARCHITECTURAL BOM



WALLS: INTERIOR 03

#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BEDROOM 3			SF	157.0		
25	Drywall Board			SF	540		
26	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	5.4		
27	Wall Paint			SF	540		
28	Drywall Tape			FT	101.3		
	LIVING ROOM			SF	161.0		
29	Drywall Board			SF	436		
30	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	4.36		
31	Wall Paint			SF	436		
32	Drywall Tape			FT	81.8		
	CL 1			SF	14.0		
33	Drywall Board			SF	138		
34	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.38		
35	Wall Paint			SF	138		
36	Drywall Tape			FT	25.9		

ARCHITECTURAL BOM



WALLS: INTERIOR 04

#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CL 2			SF	12.0		
37	Drywall Board			SF	118		
38	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.18		
39	Wall Paint			SF	118		
40	Drywall Tape			FT	22.1		
	CL 3			SF	12.0		
41	Drywall Board			SF	118		
42	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.18		
43	Wall Paint			SF	118		
44	Drywall Tape			FT	22		
	CL 4			SF	12.0		
45	Drywall Board			SF	118		
46	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.18		
47	Wall Paint			SF	118		
48	Drywall Tape			FT	22		

ARCHITECTURAL BOM



WALLS: INTERIOR 05

#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CL 5			SF	8.0		
49	Drywall Board			SF	123		
50	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.23		
51	Wall Paint			SF	123		
52	Drywall Tape			FT	23		
	GARAGE			SF	658.0		
53	Drywall Board			SF	915		
54	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	9.15		
55	Wall Paint			SF	915		
56	Drywall Tape			FT	173		
	HALL			SF	69.0		
57	Drywall Board			SF	331		
58	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.31		
59	Wall Paint			SF	331		
60	Drywall Tape			FT	62		
1	Wall Skirting	Ceramic		FT	255		

ARCHITECTURAL BOM



	DOORS						
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Exterior Swinging	3' - 0" X 6'-8"		PCS	3		
2	Interior Swinging	3' - 0" X 6'-8"		PCS	7		
3	Interior Sliding	5' - 0" X 6'-8"		PCS	4		
4	Interior Sliding	6' - 0" X 6'-8"		PCS	1		
5	Garage Door	16' - 1" X 6'-6"		PCS	1		
6	Exterior Door Trim			FT	79		
7	Interior Door Trim			FT	493		
8	Entry Lock set			PCS	3		
9	Privacy Lock set			PCS	7		
10	Passage Lock set			PCS	6		
11							
12							
13							
14							
15							

ARCHITECTURAL BOM



WINDOWS							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Sliding	5' - 3" X 3'-3"		PCS	1		
2	Single Hung	3' - 3" X 3'-3"		PCS	3		
3	Casement	2' - 9" X 3'-9"		PCS	6		
4	Single Hung	2' - 6" X 3'-3"		PCS	1		
5	Sliding	2' - 3" X 2'-3"		PCS	2		
6	Fixed	5' - 3" X 3'-3"		PCS	1		
7	Fixed	7' - 3" X 1'-9"		PCS	1		
8	Fixed	2' - 9" X 1'-3"		PCS	4		
9	Exterior Window Trim			FT	259		
10	Interior Window Trim			FT	259		
11							
12							
13							
14							
15							

ARCHITECTURAL BOM



#	ROOF 01						
	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Roof Covering			SF	2175.0		
2	Roof Covering Fastener			PCS	1088		
3	Roof Felt Paper			SF	2175.0		
4	Roof Felt Paper Fastener			PCS	6525.0		
5	Roof Sheathing			SF	2175.0		
6	Roof Sheathing Fastener			PCS	17400		
7	Batten			FT	1321.0		
8	Batten Fastener			PCS	993.2		
9	Soffit			SF	92.0		
10	Soffit Fastener			PCS	406.0		
11	Fascia			FT	300.0		
12	Fascia board fastener			PCS	150		
13	Roof Insulation			SF	2175.0		
14							
15							