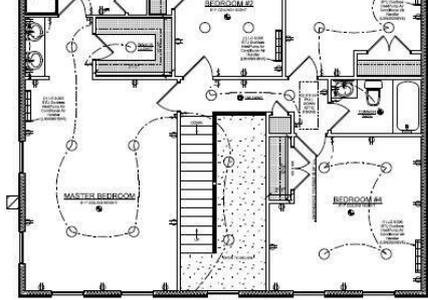


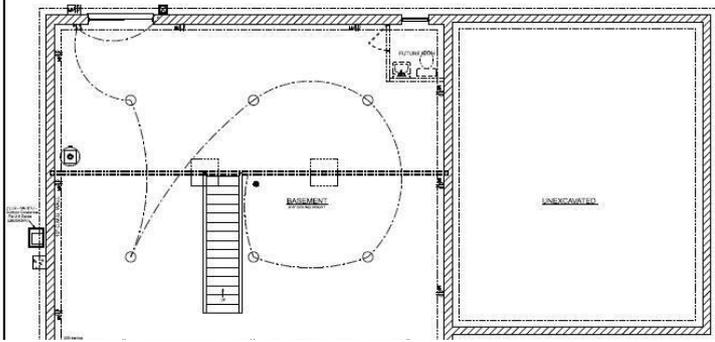
- (4) 1 space 200 amp service panel.
- (2) spaces utilized as listed below (all common circuits are with 12/2 romex) (all equipment circuits run per manufacturer)
- (1) 30 amp breaker per room for electric heat as required.
- (4) 20 amp breakers for lighting circuits.
- (1) 30 amp breakers for duplex outlet circuits.
- (1) 30 amp breaker 220v for water heater.
- (1) 30 amp breaker 220v for dryer.
- (1) 30 amp breaker 220v for range.



**HVAC SPECIFICATIONS SCOPE:**  
 Mechanical work shall be performed in accordance with the rules and regulations of the 2018 IRC Chapters 12-24 & based on the IMC 2018  
 LG Wall Mounted 5-Zone System - 54,000 BTU  
 Outdoor - 8k + 9k + 9 + 9 + 12k Indoor - 20 @ SEER 2  
 Model: LM543HV 4 LSN50SHSV5 LSN120HSV5  
 Item Number: 151015

**ELECTRICAL SPECIFICATIONS SCOPE:**  
 It is the intent of these specifications and accompanying drawings that the contractor shall, unless otherwise specified herein, furnish all labor, materials, tools and equipment including scaffolding to install the complete electrical system as specified herein. Contractor shall properly install, equip, adjust, and put into perfect operation, the respective portions of the installation specified and so interconnect the various items or sections of the work in order to form a complete and properly operating whole.  
**RULES AND REGULATIONS:**  
 Electrical work shall be performed in accordance with the rules and regulations of the 2018 IRC Chapters 34-43 based on National Electrical Code 2017 (NEC 2017), National Fire Protection Association (NFPA), and all applicable state and local codes.  
**MATERIALS AND WORKMANSHIP:**  
 All materials shall be new, of the best respective kinds, manufactured by the company or companies.  
**GROUNDING:**  
 Electrical Contractor shall be responsible for installing a ground wire with all circuits, branch, and feeder. The size shall be in accordance with the National Electric Code, Article 250, Table 250.95.  
**POWER WIRING TO OTHER EQUIPMENT:**  
 Electrical Contractor shall provide all conduit, disconnect switches, wire outlet boxes, and final connections to any piece of equipment furnished by other contractors. The control wiring and starter, if required, shall be the responsibility of the Contractor furnishing the equipment.  
**MATERIALS AND INSTALLATION:**  
 In general, branch circuits shall be non-metallic sheathed cable, NM-B Romex or equivalent, except where hot or damp conditions require a different type of installation. Minimum size shall be 14 AWG copper.  
 All exposed interior and exterior circuits shall be conductors in conduit according to the accepted practices as described in the NEC 2017. Install all conduits parallel or perpendicular to the building surface, grouped together where possible.  
**FIXTURES:**  
 The Contractor shall provide lighting fixtures in accordance with the layout indicated on the drawings pursuant to contract. Fixtures shall be equipped with all component parts of metal, glass, ballast, sockets, wiring, self-aligning hangers, and all other accessories as required to make each unit complete and operable in its entirety. Contractor shall be responsible for providing lamps which in all ways meet fixture manufacturers requirements.  
 All replaceable lamps shall be replaced with new lamps during the course of construction, up to and including the date of [ ]

PROJECT: POCONO MOUNTAIN WOODLAND LAKES  
 ARCHITECT: JAMES H. HANCOCK ARCHITECTS  
 ELECTRICAL CONTRACTOR: JAMES H. HANCOCK ARCHITECTS  
 PROJECT NO.: 151015  
 DATE: 08/25/2018



**MATERIALS AND INSTALLATION:**  
 In general, branch circuits shall be non-metallic sheathed cable, NM-B Romex or equivalent, except where hot or damp conditions require a different type of installation. Minimum size shall be 14 AWG copper.  
 All exposed interior and exterior circuits shall be conductors in conduit according to the accepted practices as described in the NEC 2017. Install all conduits parallel or perpendicular to the building surface, grouped together where possible.  
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 All replaceable lamps shall be replaced with new lamps during the course of construction, up to and including the date of [ ]

\$489,900

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2476 sq ft

## 160 TAN OAK DRIVE

<https://homesnepa.com>

To be built a brand-new construction in the highly desirable Pocono Mountain Woodland Lakes community. This 4 bedroom, 2.5 bath Center Hall Colonial is currently being built and will be delivered completely new, including all appliances. The home offers an ideal layout with an open main level, a full unfinished basement, and a two-car attached [...]

## Basics



**Date added:** Added 6 months ago

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Year built:** 2025

**Subdivision Name:** Pocono Mountain Woodland Lakes

**Bathrooms Full:** 2

**List Office Name:** Davis R. Chant - Milford

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Area, sq ft:** 2476 sq ft

**Parcel Number:** 111.01-02-59 019999

**Zoning:** Residential

**MLS ID:** PWBPW253943

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## Building Details

**Sewer:** Septic Tank

**Building Area Total:** 3196 sq ft

**Foundation Details:** Block

**Basement:** Unfinished

**Parking:** Attached, Garage, Garage Faces Front

**Architectural Style:** Colonial

**Construction Materials:** Vinyl Siding

**Levels:** Two

**Roof:** Asphalt

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## Amenities & Features

**Pool Features:** Community

**Cooling:** Wall Unit(s)

**Flooring:** Luxury Vinyl

**Laundry Features:** Laundry Room

**Appliances:** Dishwasher, Microwave, Refrigerator, Electric Oven

**Electric:** 200+ Amp Service

**Heating:** Heat Pump

