



PINNACLE

The Pinnacle is a charming Craftsman-style studio home. Its exterior features a combination of light-colored horizontal siding and a stone veneer, wainscoting along the lower portion of the walls. A simple gable roof with a brown shingle finish provides shelter. A welcoming front porch is a prominent feature, supported by stout columns with stone bases.

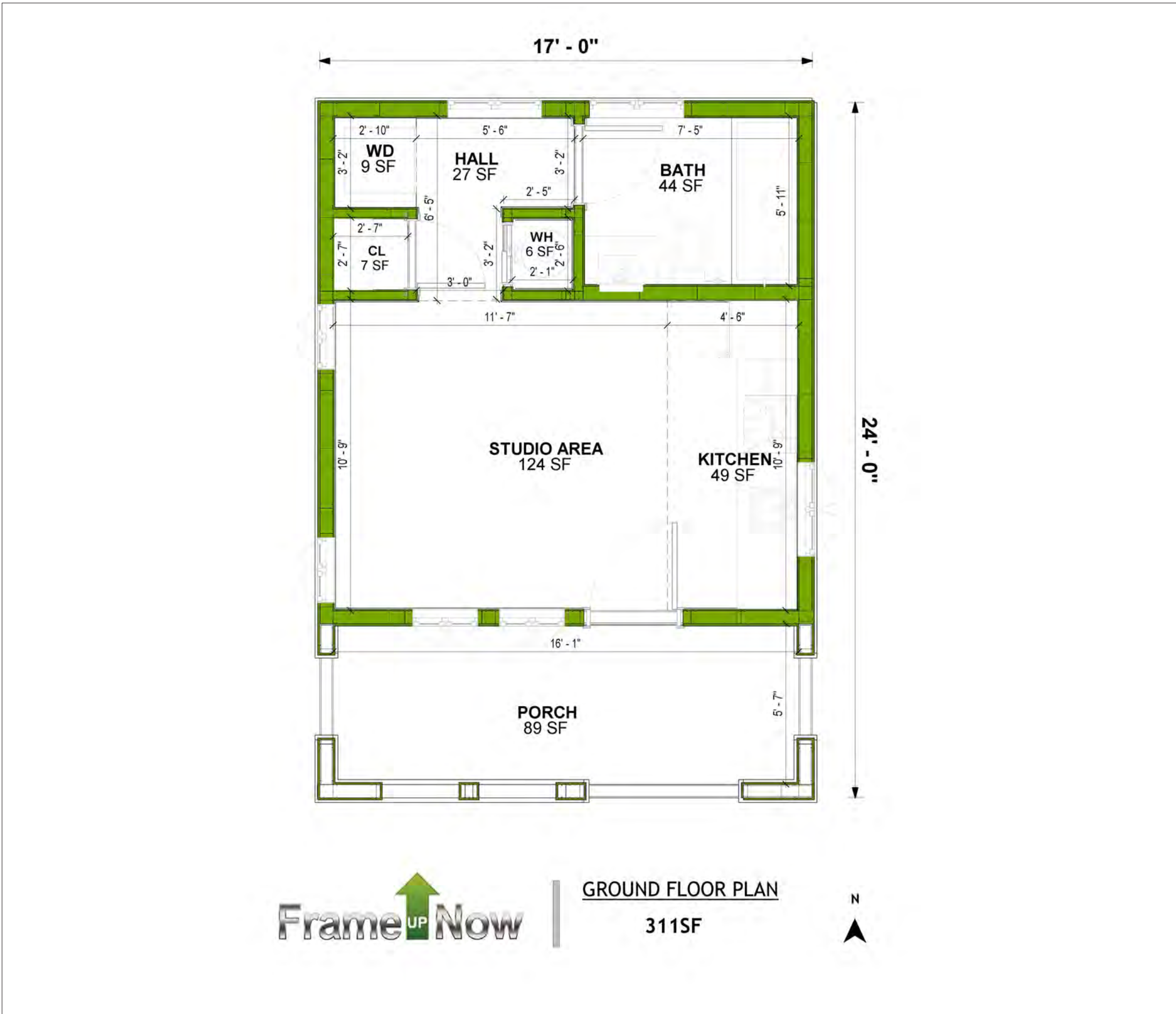
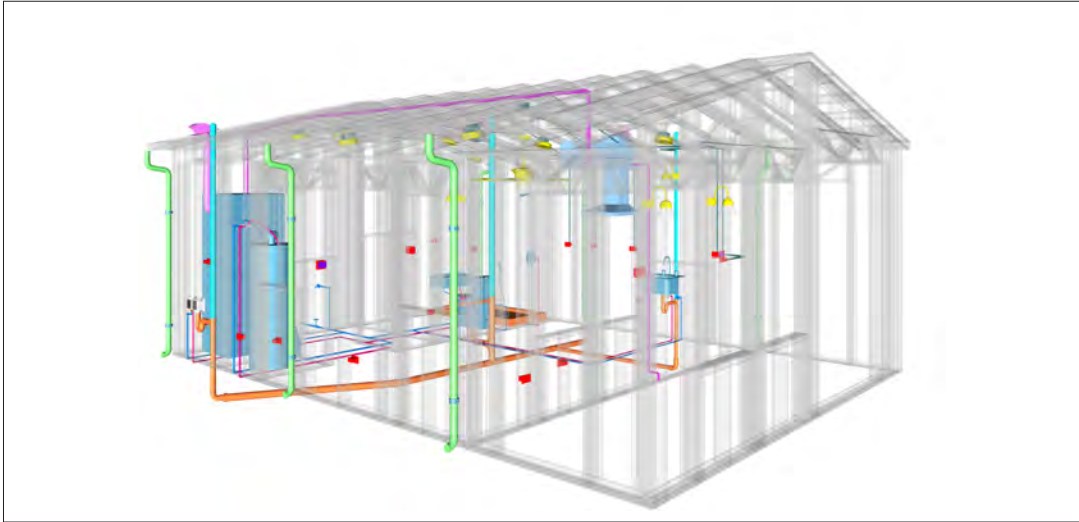
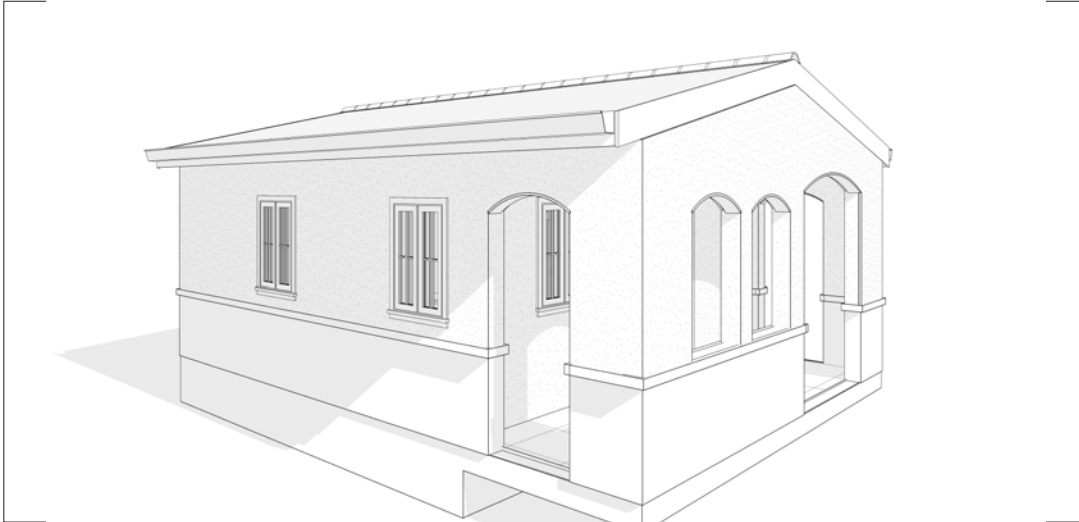
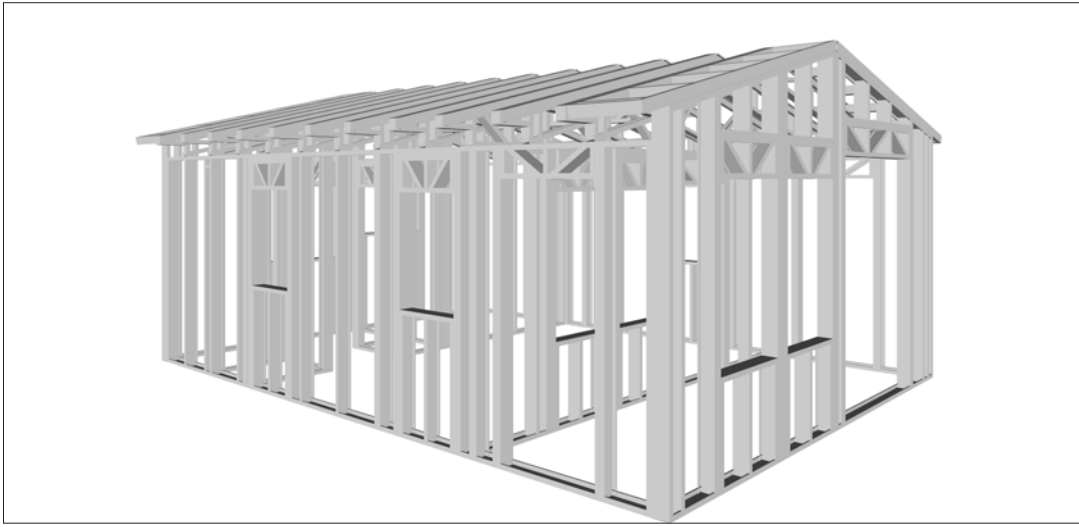
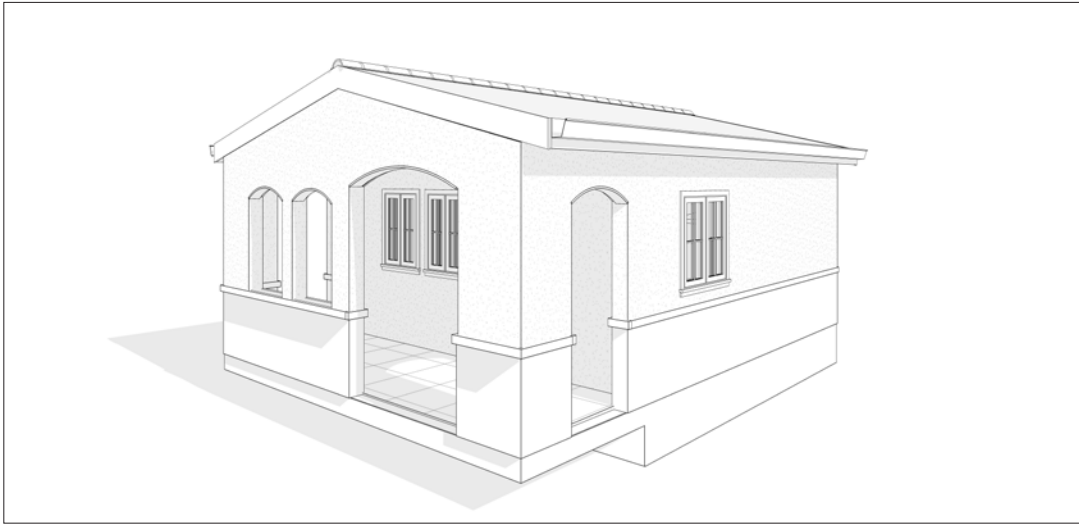
Inside, this studio features a simple rectangular layout. The living, sleeping, and kitchen areas are all merged into one single room at the front of the plan. Functional spaces like bathrooms and laundry are placed on the back end of the plan.

Materials Shopping List

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

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

< [CLICK HERE](#) >
To Go To Materials Shopping List



FLOOR PLAN

- 311 SF
- Studio
- 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

**282-Pinnacle-311-
Studio-
Spanish-550**

DRAWING NAME

INTRODUCTION

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

I101

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	

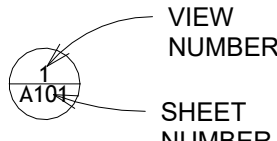
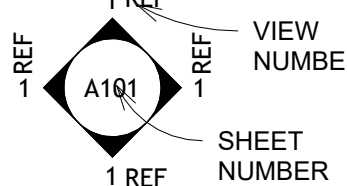
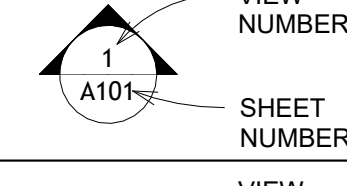
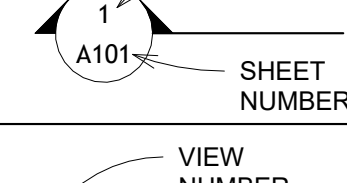
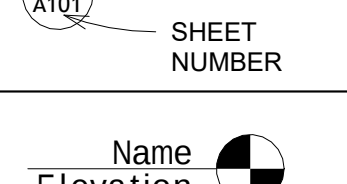
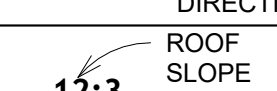
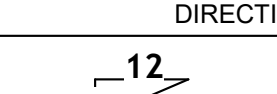
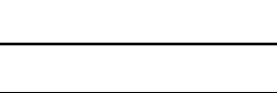
ZONING

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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	

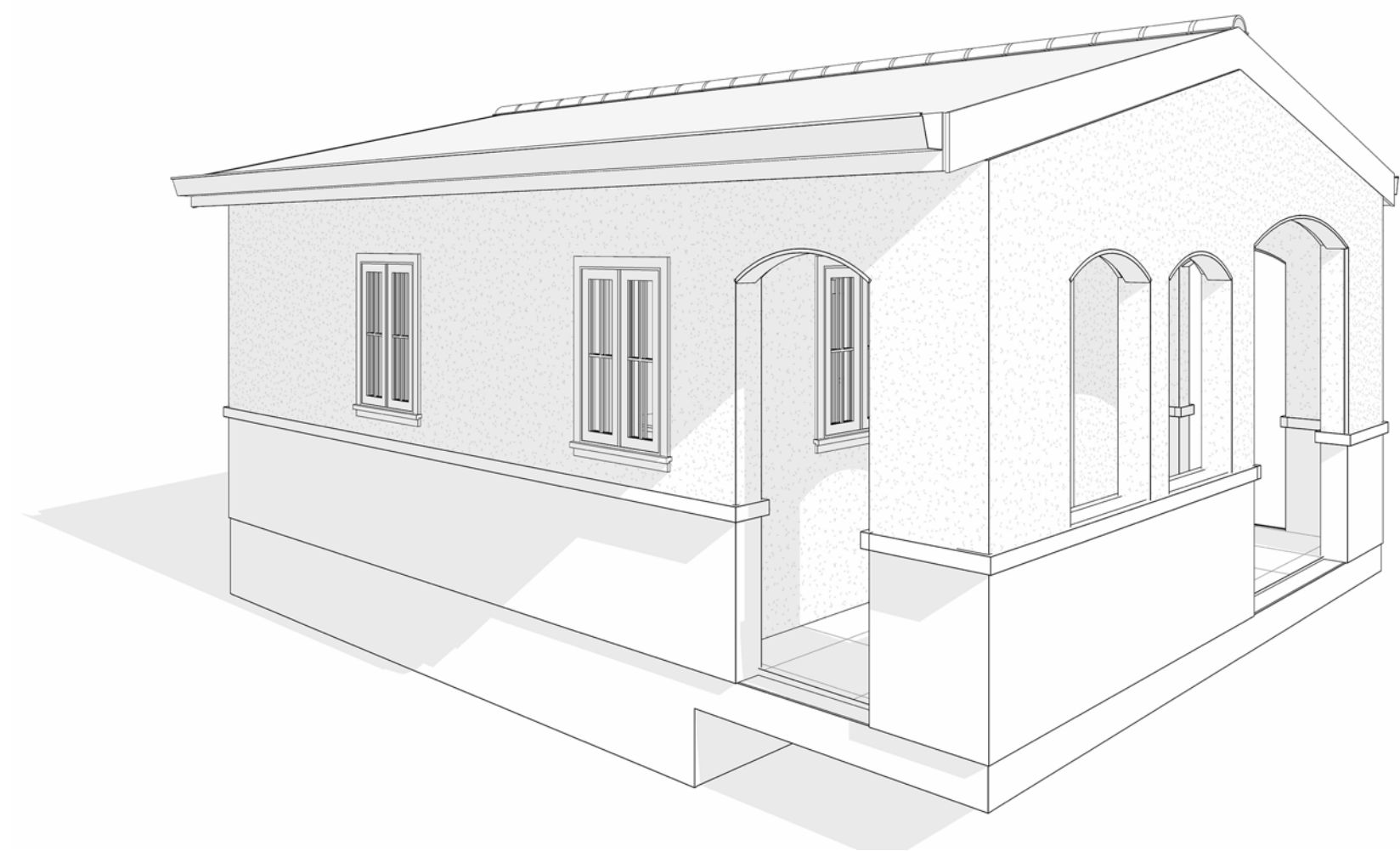
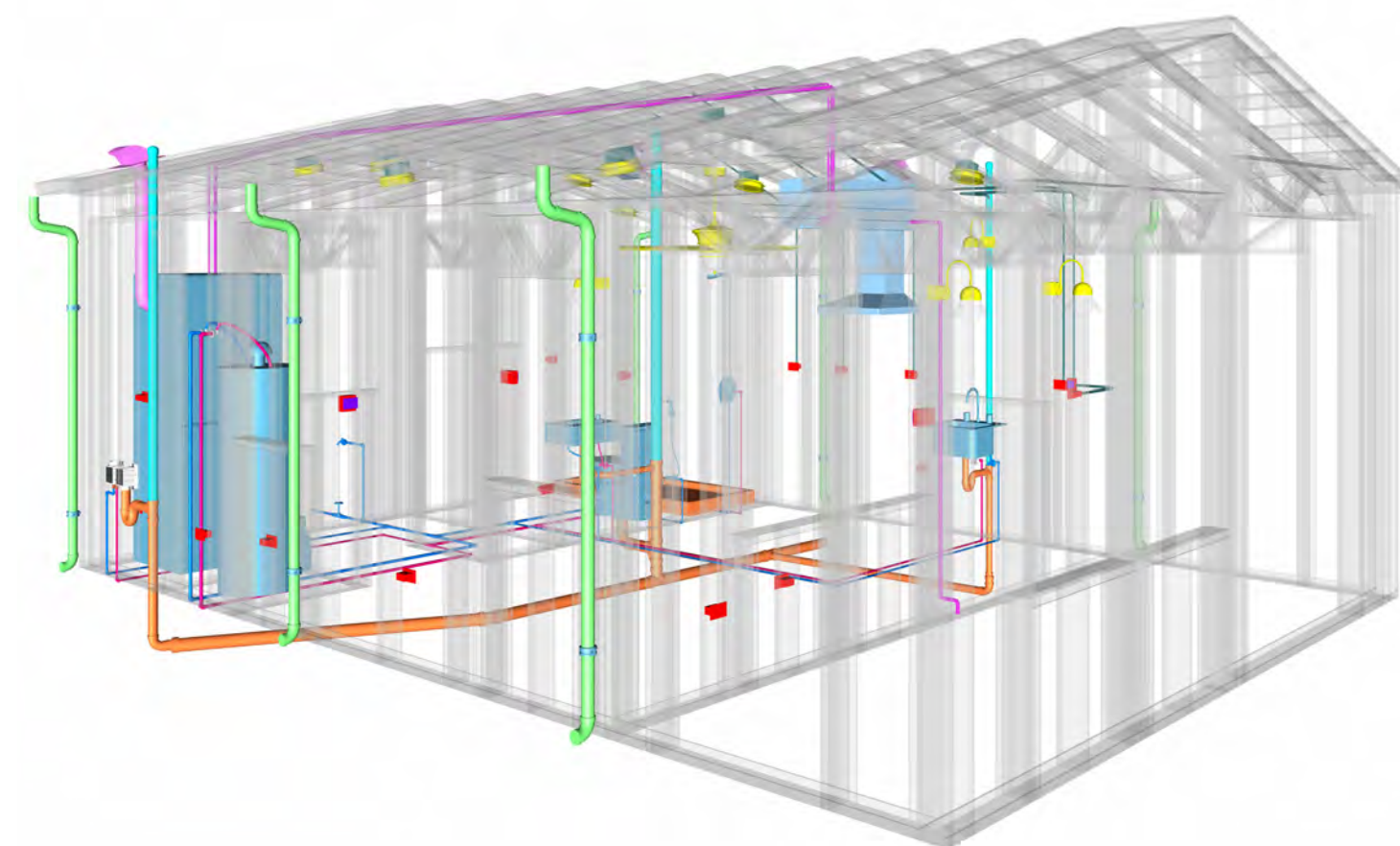
LINE LEGEND			
HIDDEN LINE	----	CUT LINE	----
ROOM SEPARATOR	----	CALL OUT BOUNDRY	----
DOOR OPENING DIRECTION	----	LEVEL	----
OVER HEAD	----	GROUND CUT	----

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

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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

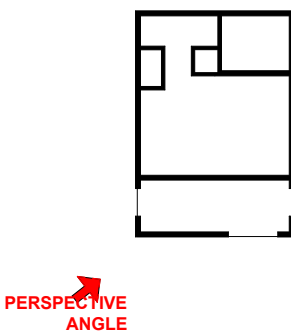
ABBREVIATION	
AFS	ACTION FLOOR SYSTEMS
ASTM D698	AMERICAN SOCIETY FOR TESTING AND MATERIAL
CA	CASEWORK
EL	ELECTRICAL
F.F.E	FINISHED FLOOR ELEVATION
F.F.L	FINISHED FLOOR LEVEL
FTG	FOOTINGS
HVAC	HEATING, VENTILATION & AIR CONDITIONING
IRC	INTERNATIONAL RESIDENCE CODE
IMC	INTERNATIONAL MECHANICAL CODE
MAX.	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



282-PINNACLE-311-STUDIO-SPANISH-550

SQUARE FOOTAGE	
LIVING	311
PORCH	102
TOTAL	413

KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

282-PINNACLE-311-STUDIO SPANISH-550

DRAWING NAME

COVER SHEET

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/22/2025 11:49:32 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

G101

SCALE: As indicated

GENERAL NOTES

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

ABOUT WALLS:

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

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

ABOUT FLOORS:

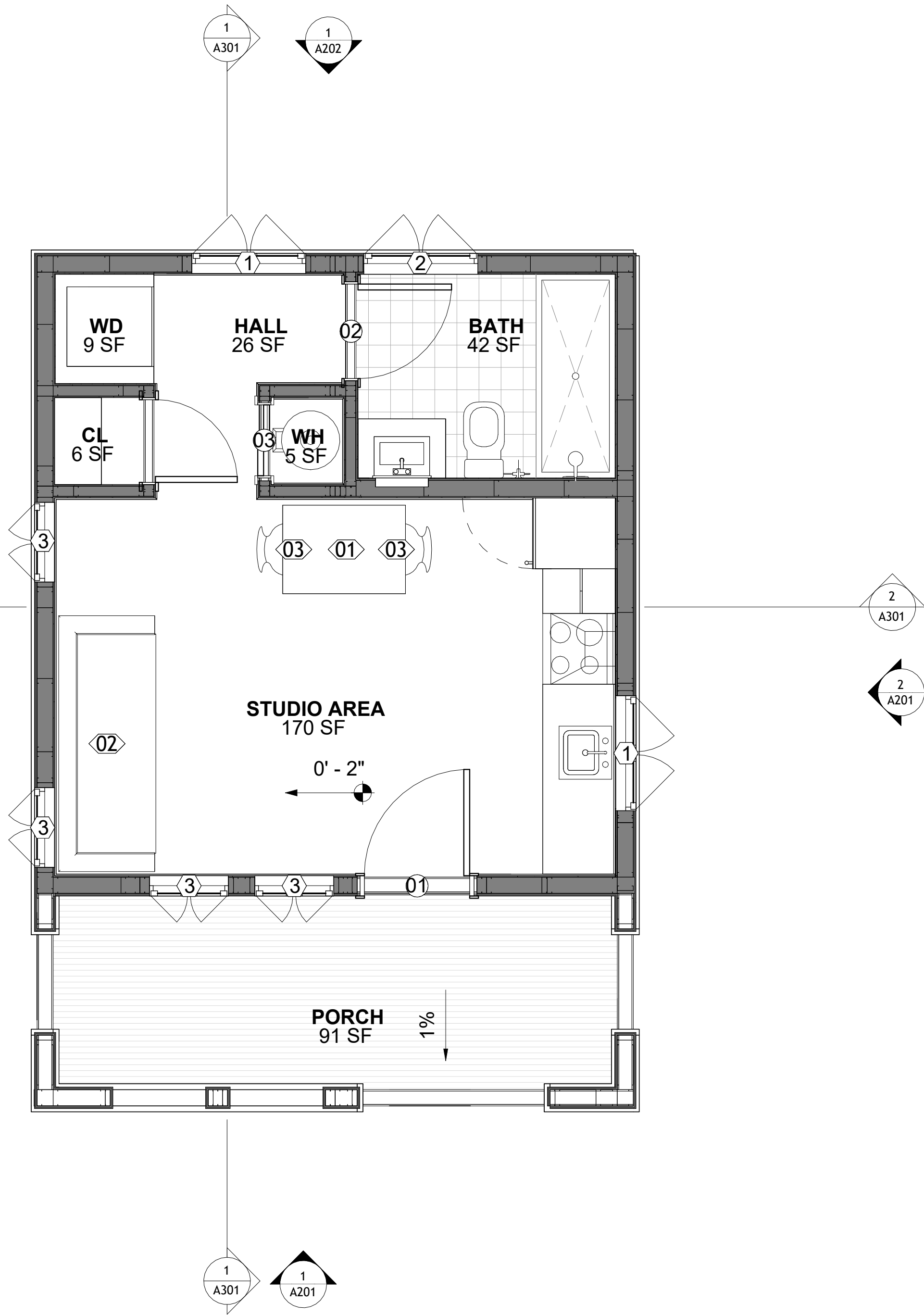
1. THE SPOT ELEVATION INDICATES THE FINISHED FLOOR ELEVATION.
2. FINISHED FLOORS PER PLANS.
3. FIELD VERIFY FOR DIMENSION DROP 4" FOR SHOWER AND BATHTUB USE.
4. 1% SLOPE ON OUTDOOR BALCONIES FOR WATER RUN OFF.
5. 2% SLOPE TOWARDS THE SHOWER DRAIN FOR SUFFICIENT DRAINAGE.
6. 4" DROP AT THE DOOR LEADING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

FURNITURE SCHEDULE

TYPE MARK	TYPE	COUNT
01	CLOSED - 900 X 660MM 2	1
02	THREE SEAT SOFA	1
03	DINING CHAIR	2

ROOM FINISH SCHEDULE

ROOM NUMBE R	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT	COMMENTS
01	STUDIO AREA	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
02	CL	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
03	WD	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
04	HALL	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
05	BATH	VINYL TILES	CONCRETE	CERAMIC TILE	MRD	8' - 0"	
06	WH	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
07	PORCH	PROCELAIN TILE	CONCRETE	STUCCO FINISH	PLYWOOD	8' - 0"	



1 FLOOR PLAN
3/8" = 1'-0"

SQUARE FOOTAGE	
LIVING	311
PORCH	102
TOTAL	413

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

282-PINNACLE-311-STUDIO
SPANISH-550

DRAWING NAME

FLOOR PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/22/2025 11:49:33 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A101

SCALE: As indicated

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

282-PINNACLE-311-STUDIO
SPANISH-550

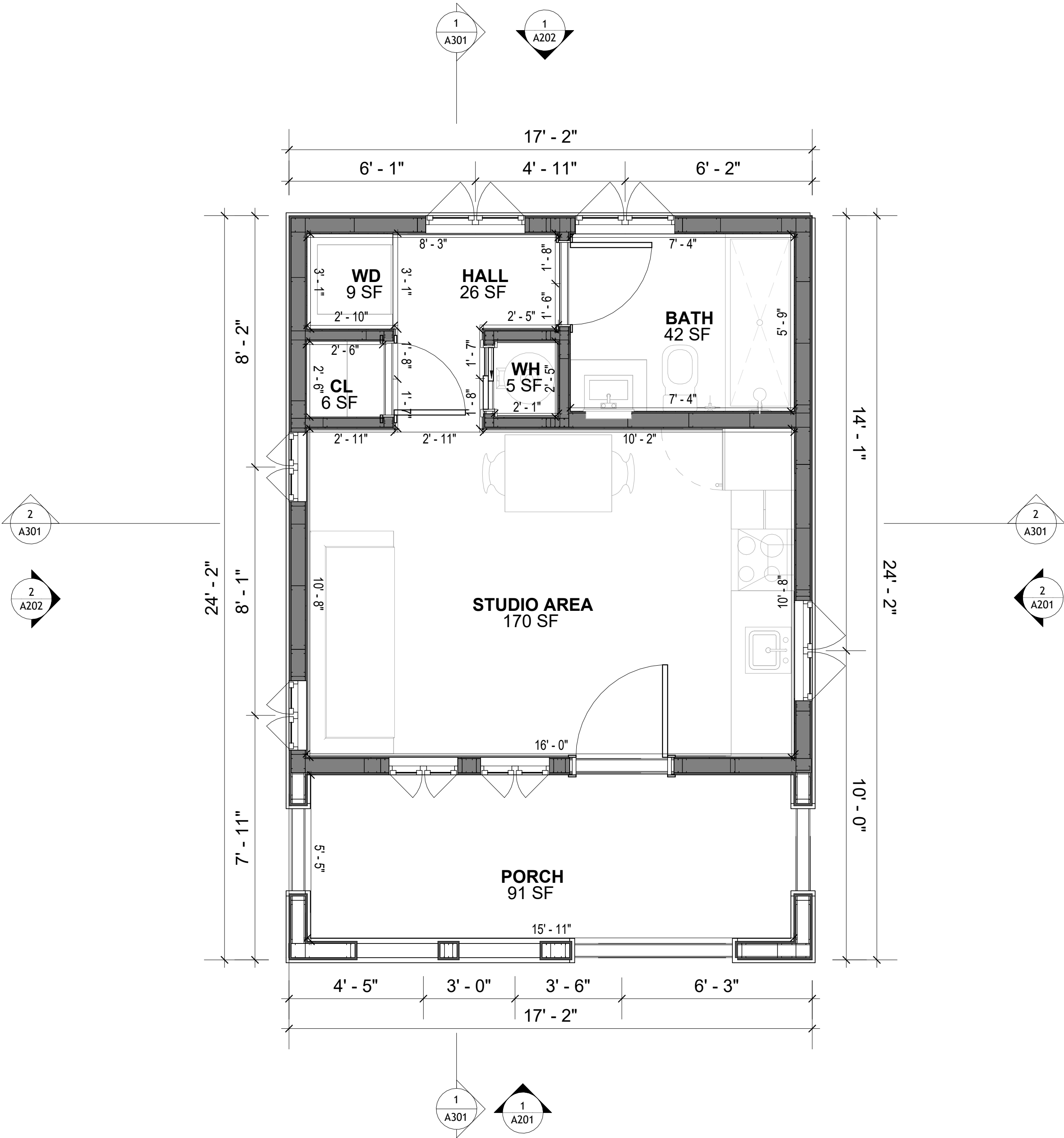
DRAWING NAME

DIMENSION PLAN

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PROJECT NUMBER:	0061_12
DATE:	5/22/2025 11:49:34 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A102

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



1 DIMENSION PLAN
3/8" = 1'-0"

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

SQUARE FOOTAGE	
LIVING	311
PORCH	102
TOTAL	413

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.

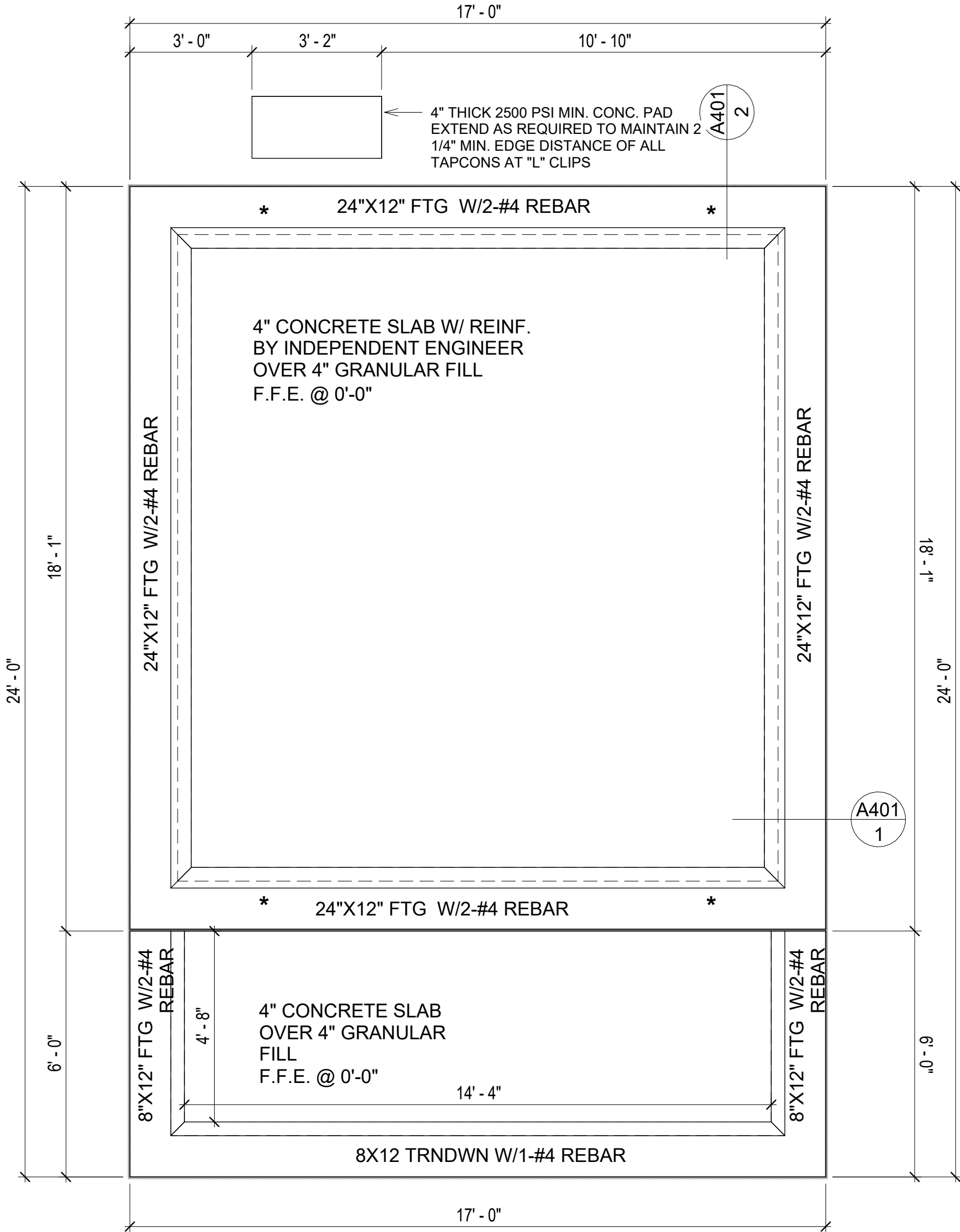
3. **CONCRETE CONSTRUCTION:**
- THE SLAB SHALL BE UNDERLAIN BY A VAPOR BARRIER/RETARDER IN THE LIVING AREA (TYPICALLY POLYETHYLENE, UNLESS MORE STRINGENT PROTECTION REQUIRED BY THE ARCHITECT, ENGINEER, FLOOR COVERING MANUFACTURER, OR ACCEPTED PRACTICE). UNLESS OTHERWISE REQUIRED, BARRIER MAY BE OMITTED 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
3/8" = 1'-0"

SQUARE FOOTAGE	
LIVING	311
PORCH	102
TOTAL	413



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

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

282-PINNACLE-311-STUDIO
SPANISH-550

DRAWING NAME

FOUNDATION PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/22/2025 11:49:35 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

S101

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

GENERAL NOTES

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

A) FOUNDATION PLAN NOTES:

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

SPECIAL INSPECTION IS REQUIRED FOR THICKENED FOUNDATION CONSTRUCTION

- REINFORCEMENT
- 2300 PSI CONCRETE POUR

B) REINFORCEMENT FOR CONCRETE:

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

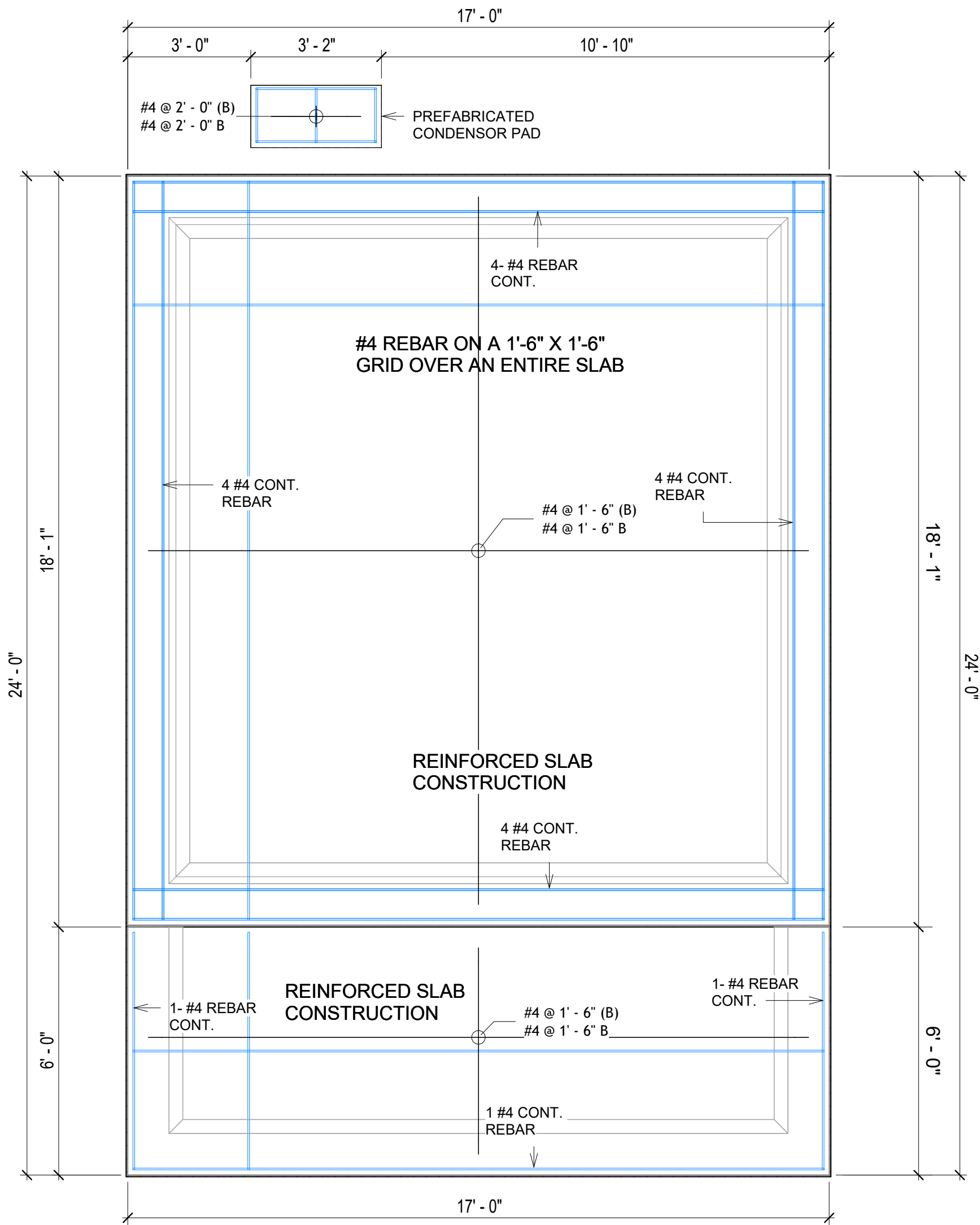
- A) FOOTING = 40,000 PSI
B) NON-LOAD BEARING WALLS AND PARAPETS= 40,000 PSI

- SPLICES SHALL BE SECURELY WIRED TOGETHER AND SHALL LAP OR EXTEND
- GRADE OF STEEL FOR RCC WORKS SHALL BE GRADE 4 10.
- BAR NOTATIONS GIVES INFORMATION
A) BAR SIZE
B) SPACING(IF REQUIRED)
- LAP REINFORCEMENT ONLY AT LOCATION SHOWN IN THE DRAWINGS
- REINFORCEMENT SHALL NOT BE CUT, VENT OR HEATED ON SITE WITHOUT ENGINEERS' APPROVAL.

C) CONCRETE SLAB NOTES

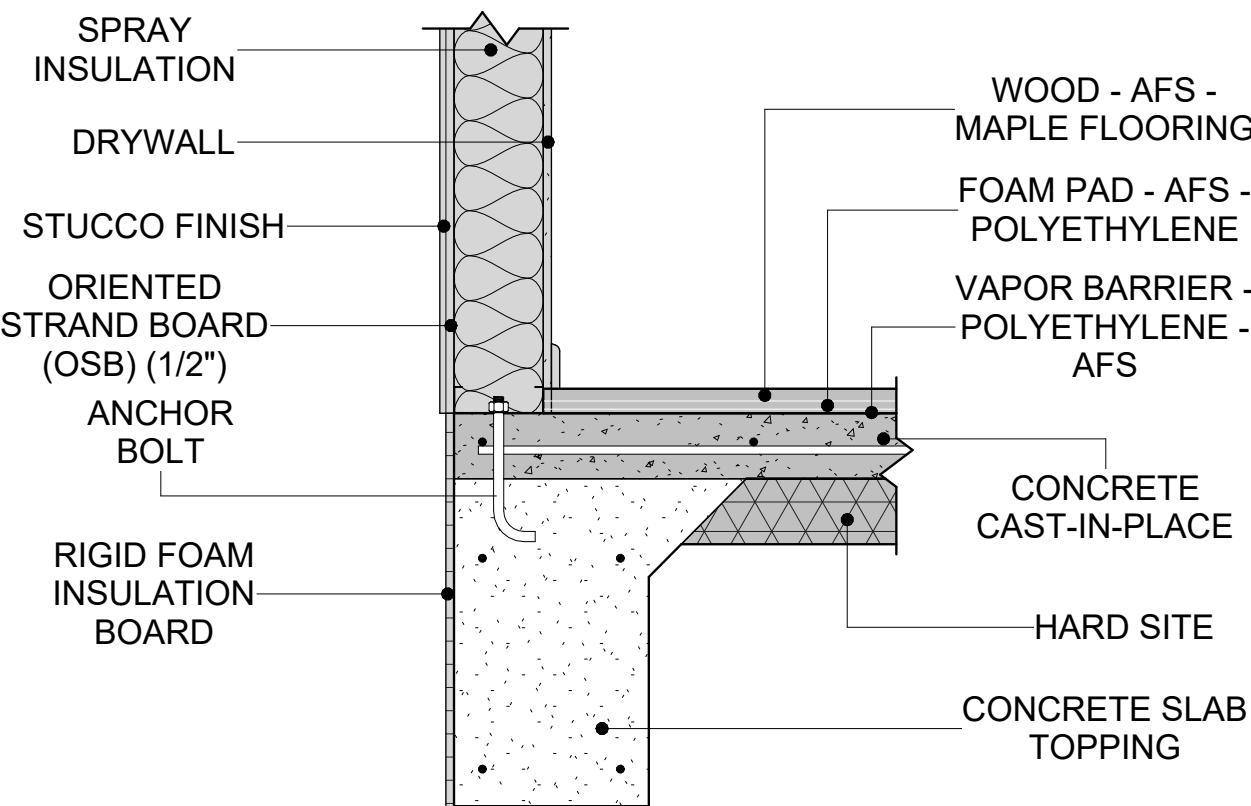
- ALL SLAB REINFORCEMENT SHALL BE 20MM CLEAR MINIMUM FROM BOTTOM AND FROM TOP OF SLAB.
- REINFORCEMENT IN CONTINUOUS ELEVATED SLAB SHALL BE CUT AS FOLLOWS.

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



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

#4-REBAR ON A 2'-0" X 2'-0" GRID
SLAB ON GRADE FOUNDATION



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

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

282-PINNACLE-311-STUDIO
SPANISH-550

DRAWING NAME

STRUCTURAL FLOOR PLAN

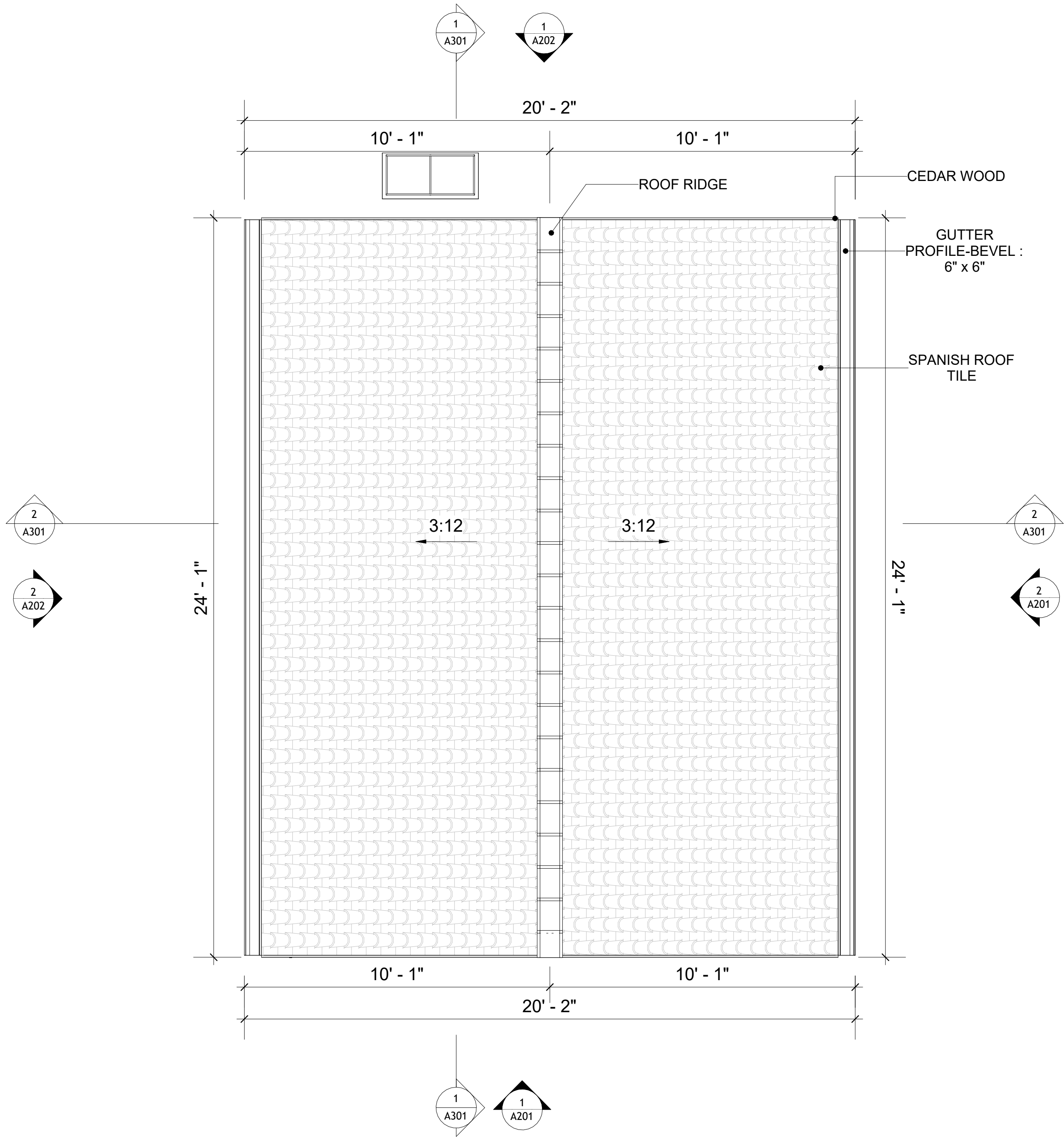
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PROJECT NUMBER:	0061_12
DATE:	5/22/2025 11:49:36 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

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
3/8" = 1'-0"

SQUARE FOOTAGE	
LIVING	311
PORCH	102
TOTAL	413

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

282-PINNACLE-311-STUDIO
SPANISH-550

DRAWING NAME

ROOF PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/22/2025 11:49:38 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A103

SCALE: As indicated

ABOUT WALL FINISHING

STUCCO FINISH

STUCCO IS A CEMENT-BASED EXTERIOR WALL FINISH THAT OFFERS A DURABLE, WEATHER-RESISTANT, AND CUSTOMIZABLE CLADDING SOLUTION FOR BUILDINGS.

IN THIS SPECIFIC PROJECT, AMERICAN STUCCO SYSTEMS IS USED AS A FINISH MATERIAL BECAUSE IT IS GENERALLY CONSIDERED A WATER-RESISTANT EXTERIOR FINISH AND USES A THREE-COAT APPLICATION PROCESS.

3/8-INCH OF IT IS APPLIED AS AN EXTERNAL WALL FINISH AS IT IS THE MOST COMMON AND WIDELY ACCEPTED STANDARD THICKNESS FOR STUCCO EXTERIOR WALL FINISHES. THIS MULTI-LAYER APPROACH ALSO HELPS CREATE A STRONG, CRACK-RESISTANT STUCCO SURFACE.

THIS STANDARD STUCCO IS APPLIED OVER OSB SHEATHINGS (FOR COLD FORMED STRUCTURE CONSTRUCTION).

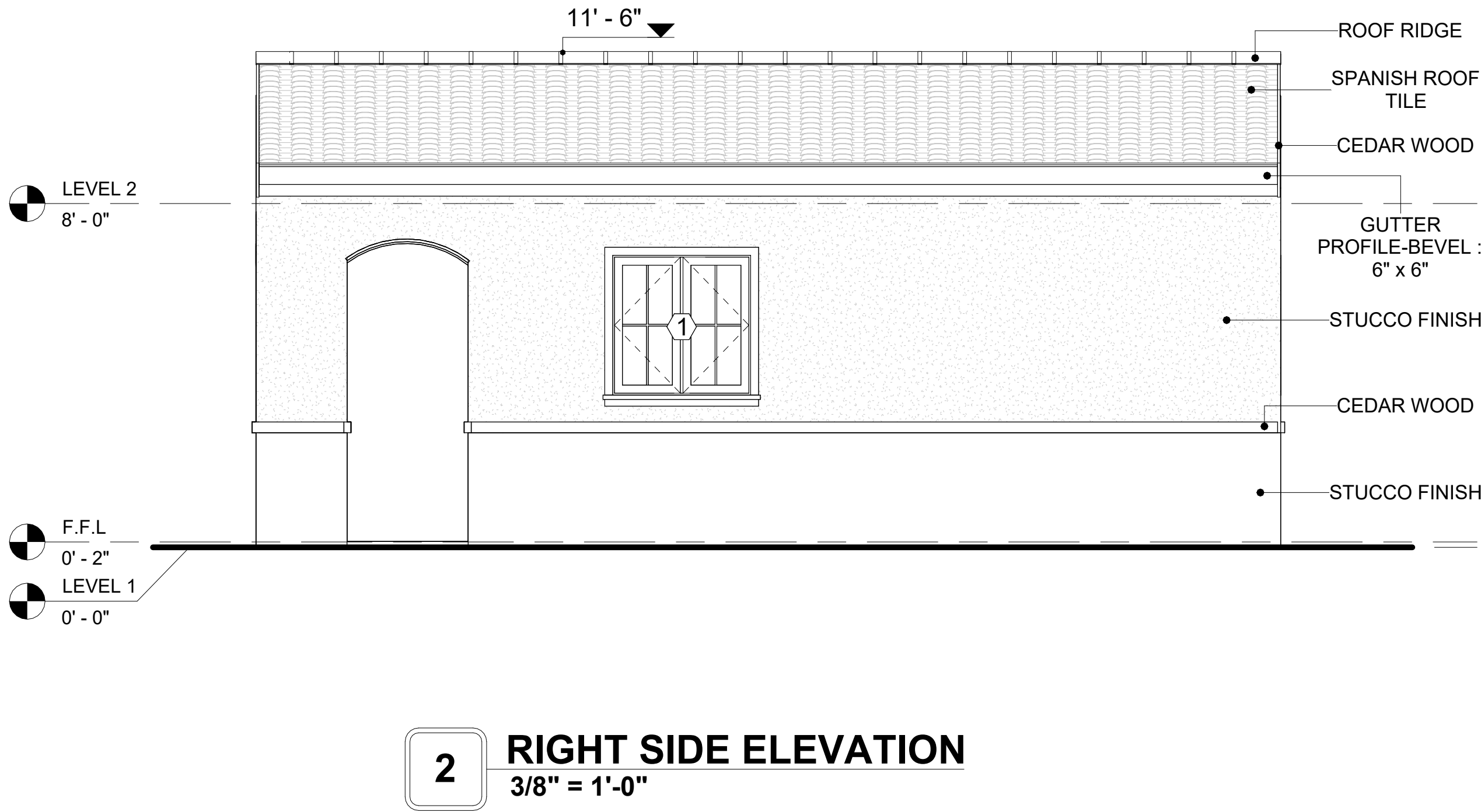
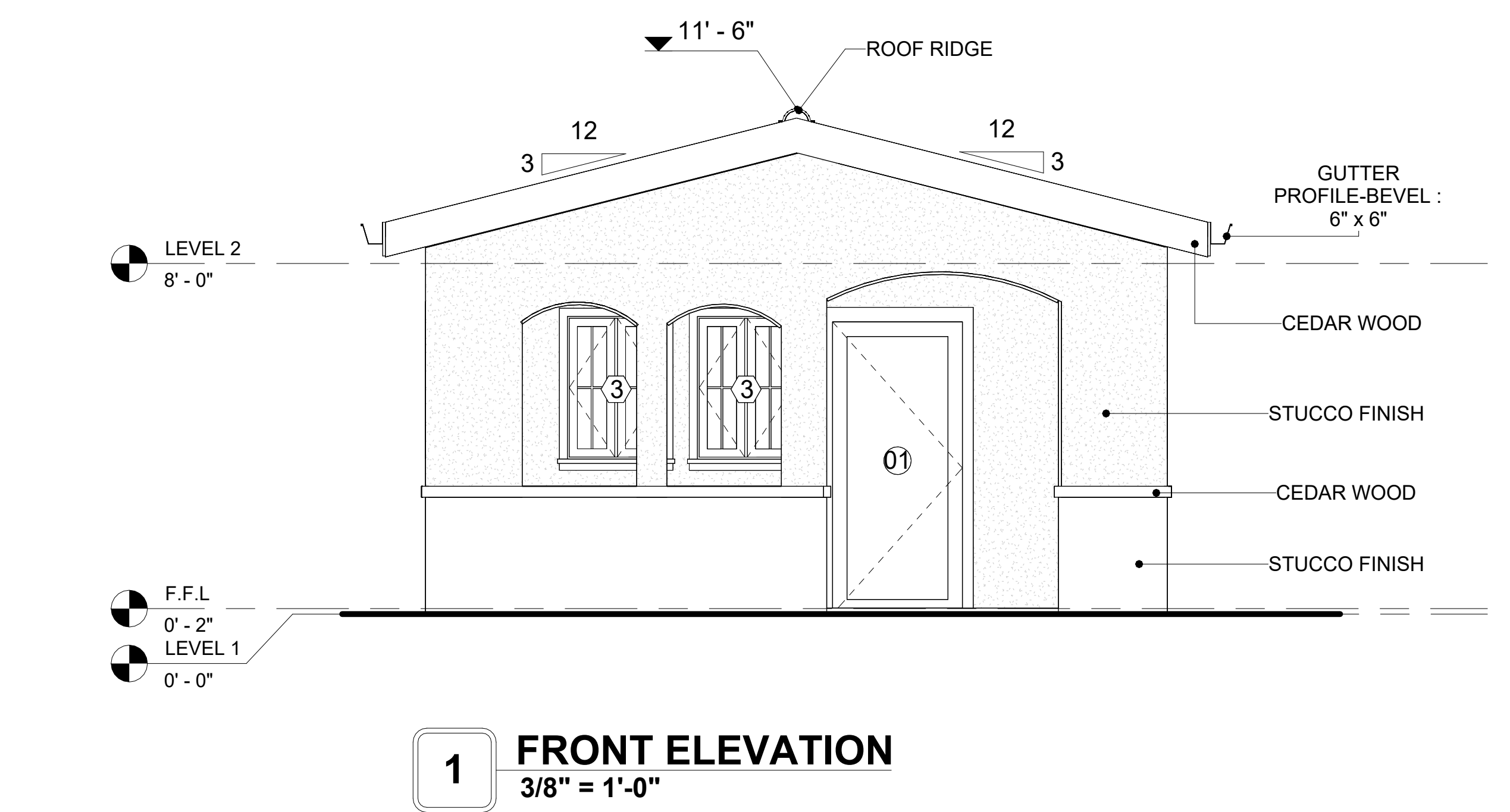
IT IS NOT DIRECTLY TROWELED OVER THE OSB BUT OVER A WATER-RESISTANT BARRIER (HOMEWRAP) AND METAL/PLASTIC LATH THAT ARE INSTALLED ON TOP SURFACE OF THE OSB TO PROVIDE AN ADDITIONAL LAYER OF PROTECTION AGAINST MOISTURE INTRUSION.

REGULAR INSPECTION AND PROMPT REPAIR OF ANY CRACKS, CHIPS, OR DAMAGE TO THE STUCCO FINISH IS IMPORTANT. THIS MAINTAINS THE STUCCO'S WATER-RESISTANT PROPERTIES OVER THE BUILDING'S LIFE SPAN.

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.

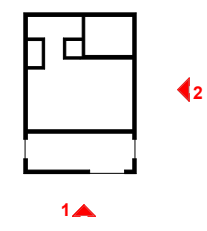
IN THIS SPECIFIC PROJECT, CEDAR WOOD IS USED A FINISH MATERIAL ON BEAMS AND COLUMNS.



DOOR SCHEDULE						
TYPE MAR K	SUPPLIER	DOOR TYPE	LOCATIO N	SIZE		COUNT
				WIDTH	HEIGHT	
01	HOME DEPOT	EXTERIOR SINGLE PANEL SWINGING	INTERIOR	3' - 0"	6' - 8"	1
02	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	2' - 8"	6' - 8"	1
03	HOME DEPOT	INTERIOR DOUBLE PANEL SLIDING	INTERIOR	2' - 0"	6' - 8"	1
04	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	2' - 4"	6' - 8"	1

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

KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

282-PINNACLE-311-STUDIO
SPANISH-550

DRAWING NAME

ARCHITECTURAL ELEVATIONS

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/22/2025 11:49:40 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A201

SCALE: As indicated

ABOUT WALL FINISHING

STUCCO FINISH

STUCCO IS A CEMENT-BASED EXTERIOR WALL FINISH THAT OFFERS A DURABLE, WEATHER-RESISTANT, AND CUSTOMIZABLE CLADDING SOLUTION FOR BUILDINGS.

IN THIS SPECIFIC PROJECT, AMERICAN STUCCO SYSTEMS IS USED AS A FINISH MATERIAL BECAUSE IT IS GENERALLY CONSIDERED A WATER-RESISTANT EXTERIOR FINISH AND USES A THREE-COAT APPLICATION PROCESS.

3/8-INCH OF IT IS APPLIED AS AN EXTERNAL WALL FINISH AS IT IS THE MOST COMMON AND WIDELY ACCEPTED STANDARD THICKNESS FOR STUCCO EXTERIOR WALL FINISHES. THIS MULTI-LAYER APPROACH ALSO HELPS CREATE A STRONG, CRACK-RESISTANT STUCCO SURFACE.

THIS STANDARD STUCCO IS APPLIED OVER OSB SHEATHINGS (FOR COLD FORMED STRUCTURE CONSTRUCTION).

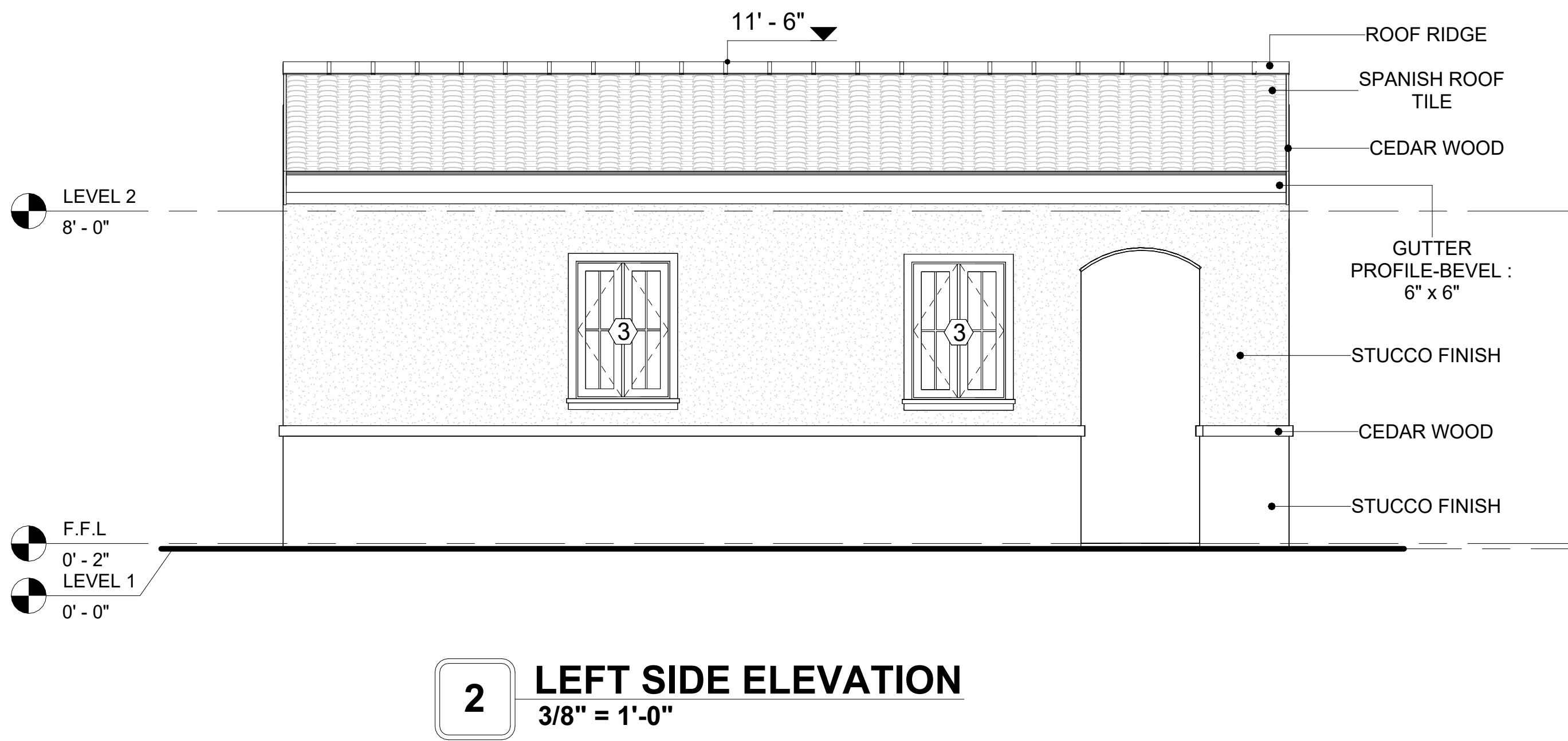
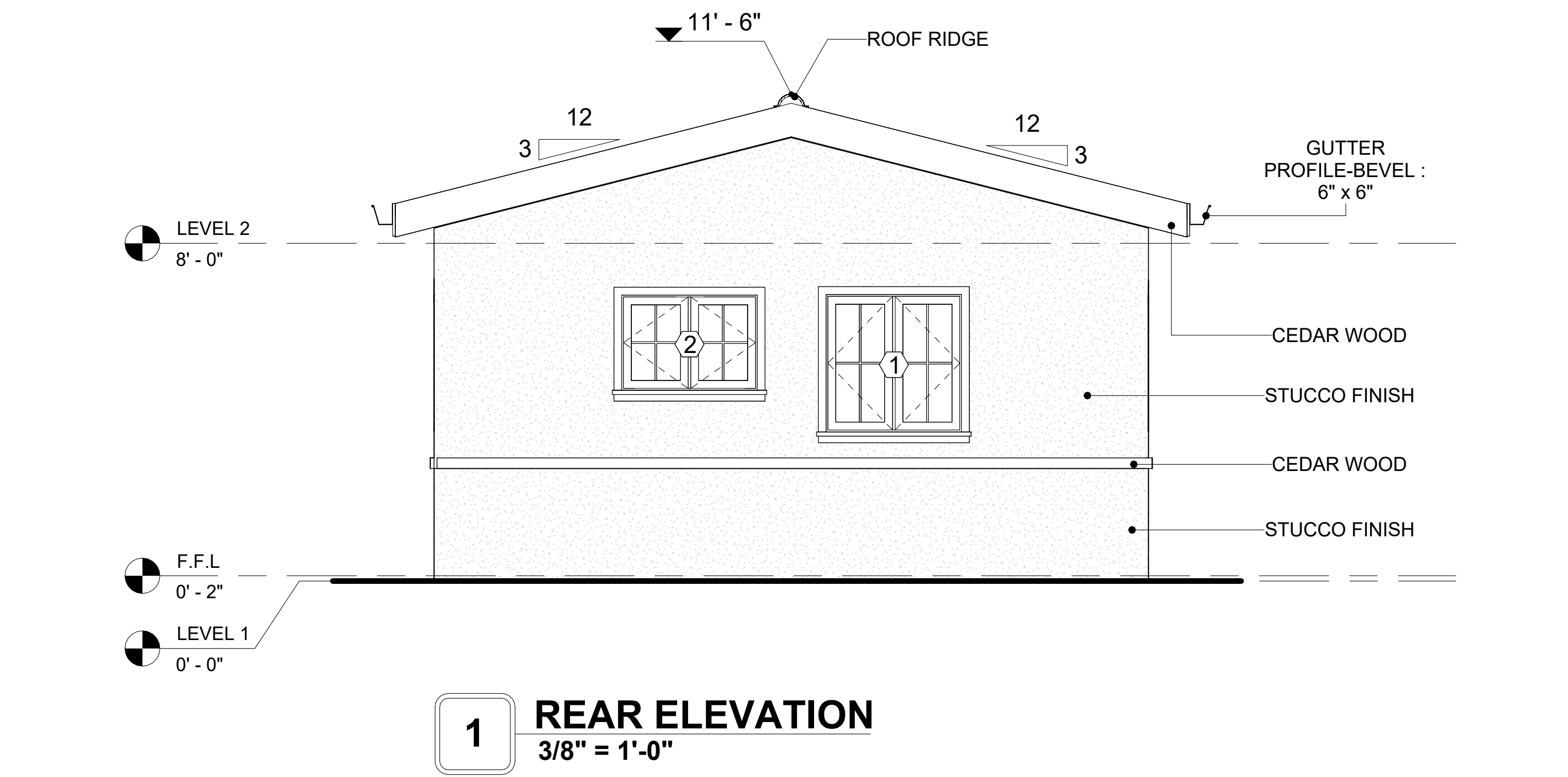
IT IS NOT DIRECTLY TROWELED OVER THE OSB BUT OVER A WATER-RESISTANT BARRIER (HOMEWRAP) AND METAL/PLASTIC LATH THAT ARE INSTALLED ON TOP SURFACE OF THE OSB TO PROVIDE AN ADDITIONAL LAYER OF PROTECTION AGAINST MOISTURE INTRUSION.

REGULAR INSPECTION AND PROMPT REPAIR OF ANY CRACKS, CHIPS, OR DAMAGE TO THE STUCCO FINISH IS IMPORTANT. THIS MAINTAINS THE STUCCO'S WATER-RESISTANT PROPERTIES OVER THE BUILDING'S LIFE SPAN.

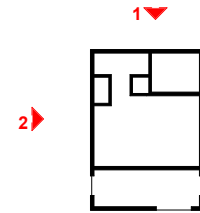
CEDAR WOOD

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.



KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

282-PINNACLE-311-STUDIO
SPANISH-550

DRAWING NAME

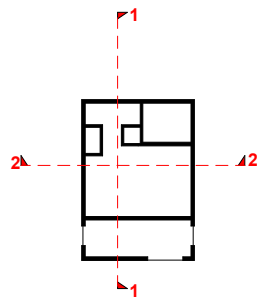
ARCHITECTURAL ELEVATIONS

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PROJECT NUMBER:	0061_12
DATE:	5/22/2025 11:49:42 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A202

SCALE: As indicated

KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

282-PINNACLE-311-STUDIO
SPANISH-550

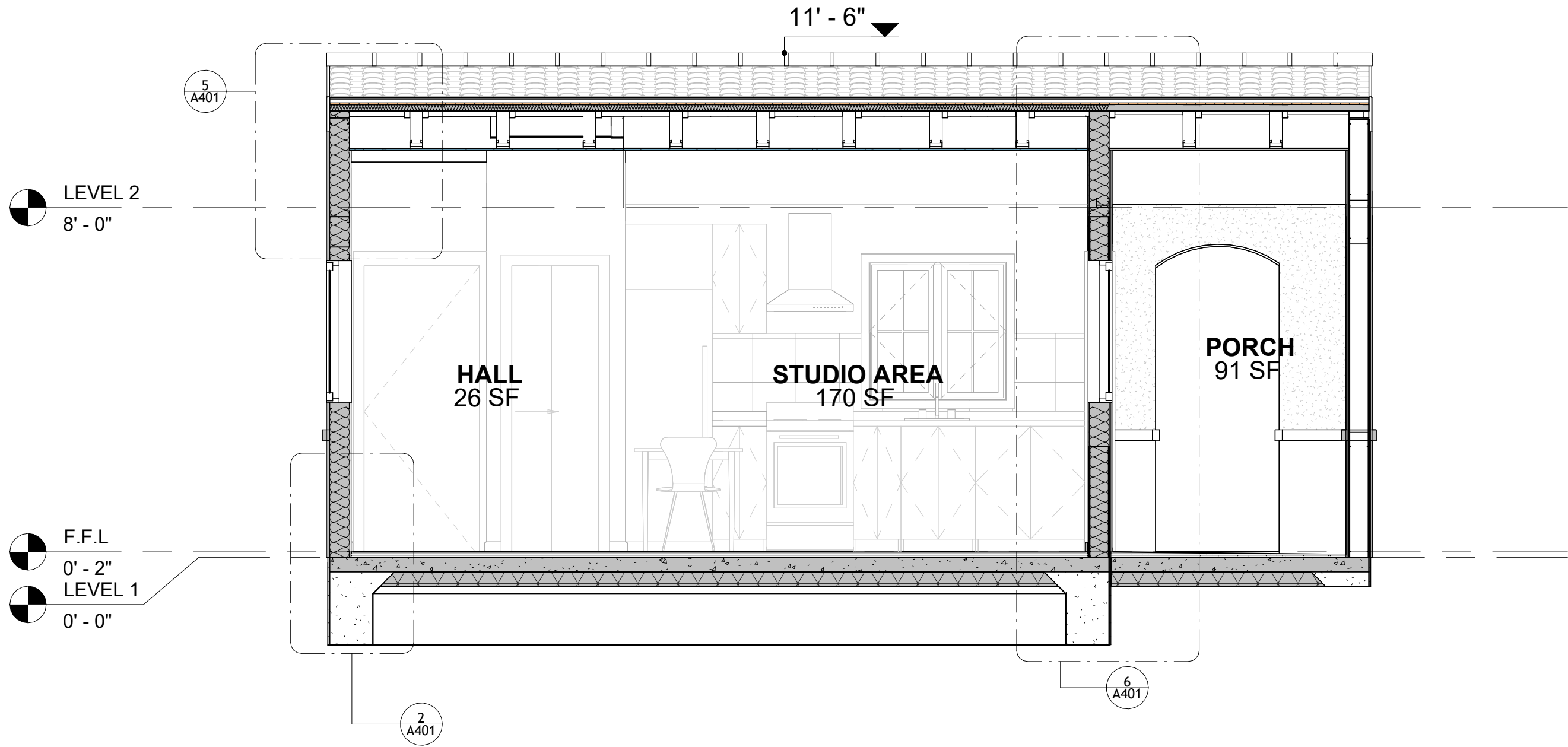
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ARCHITECTURAL SECTIONS

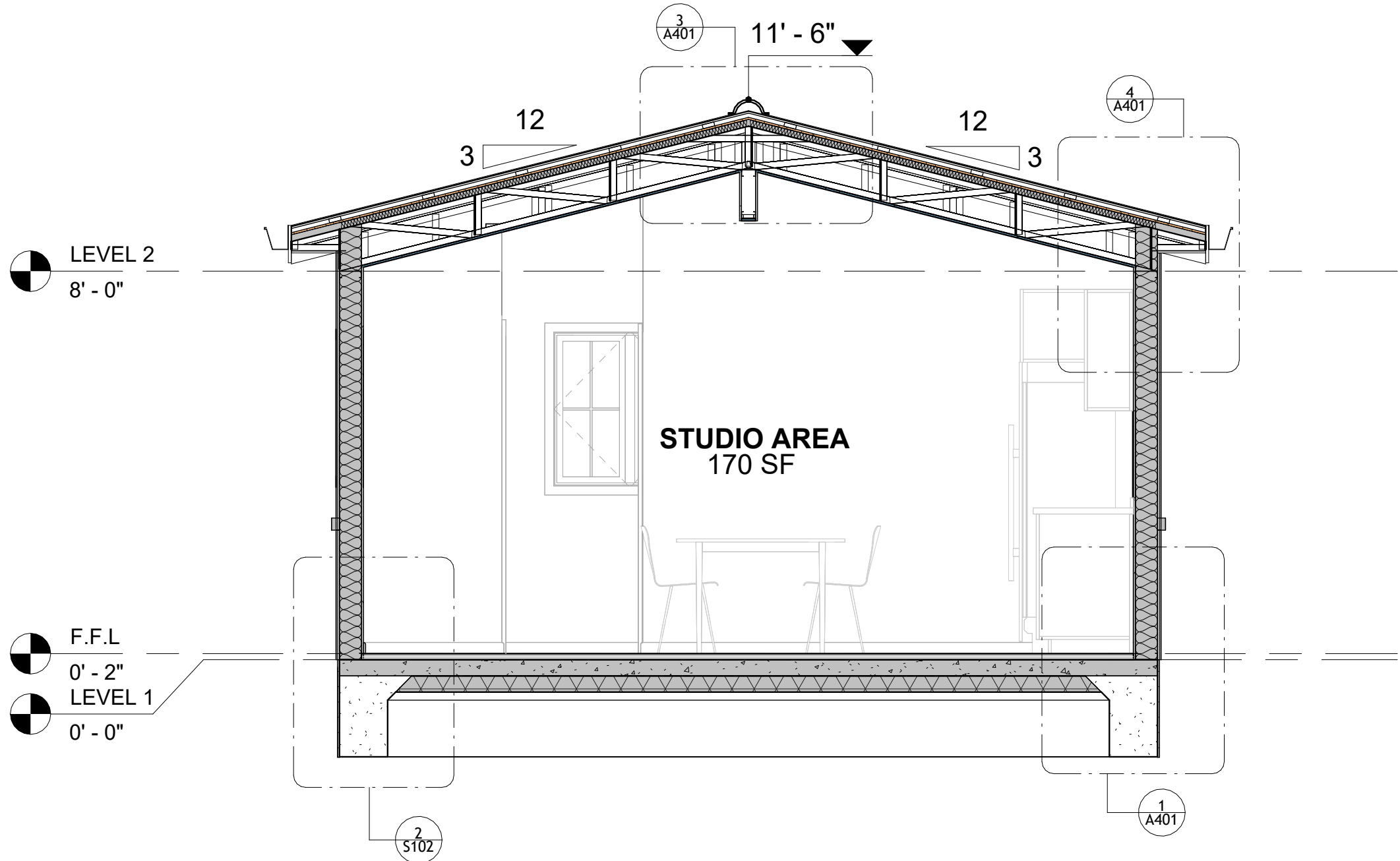
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PROJECT NUMBER:	0061_12
DATE:	5/22/2025 11:49:43 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A301

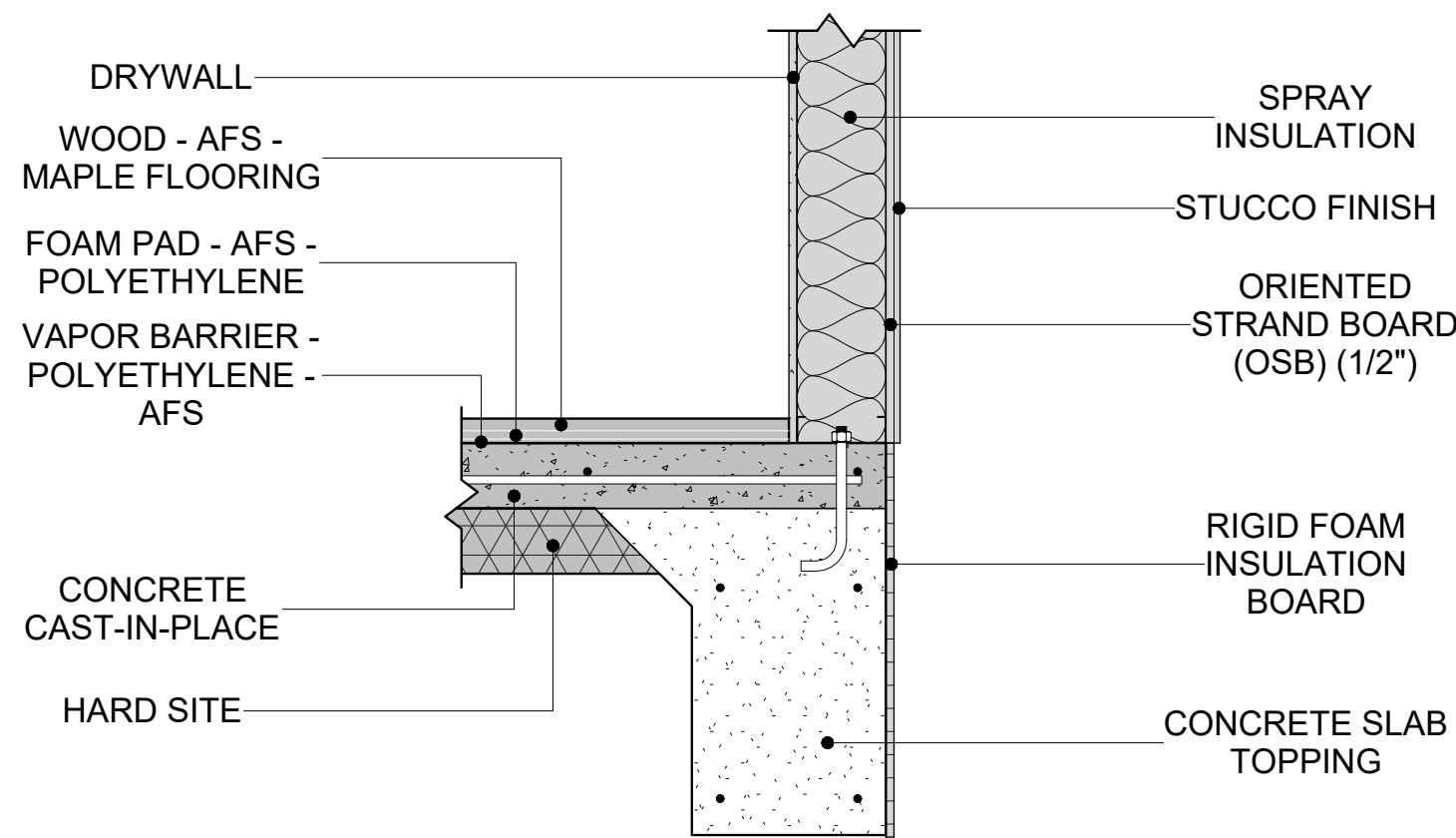
SCALE: As indicated



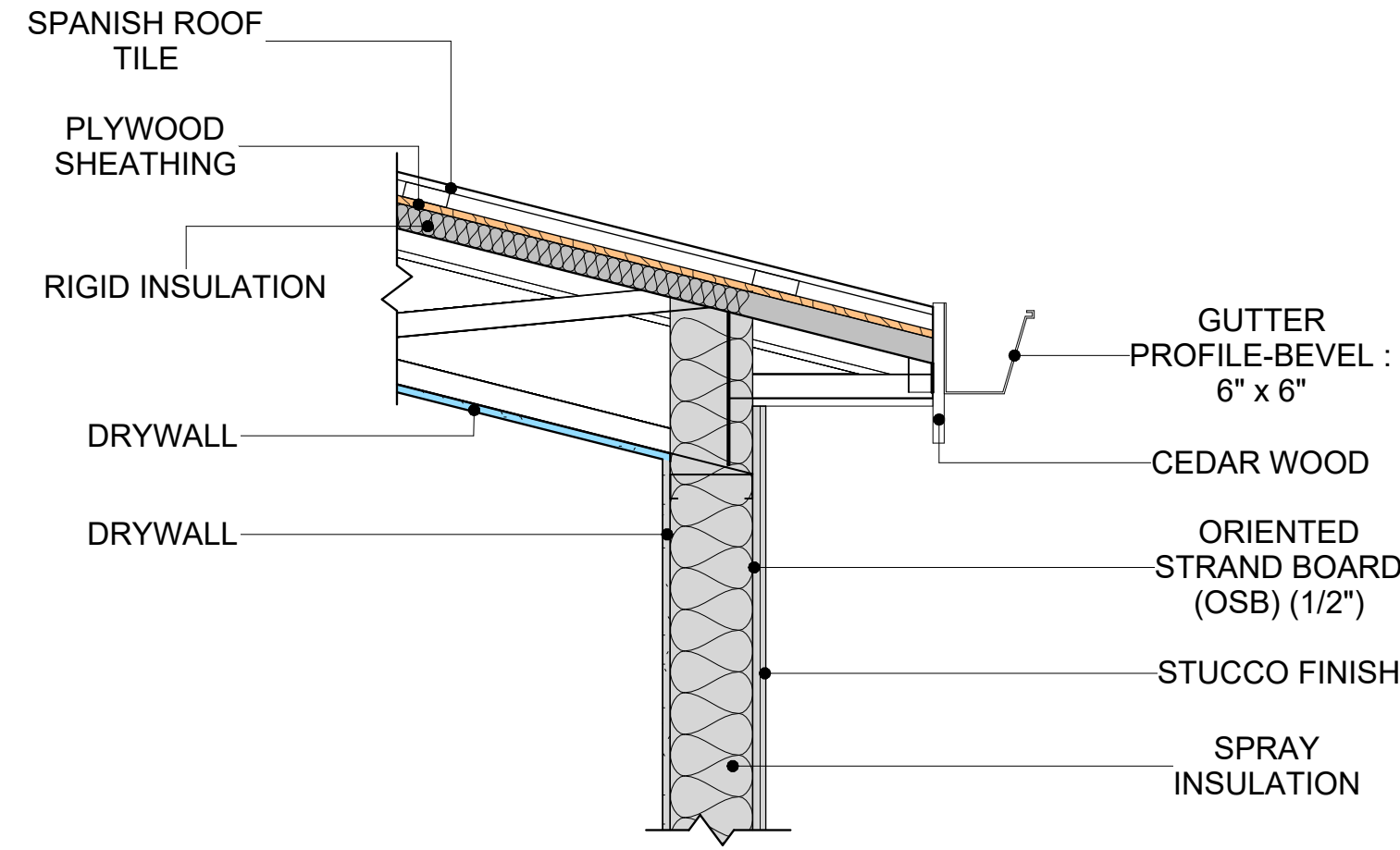
1 SECTION-1
3/8" = 1'-0"



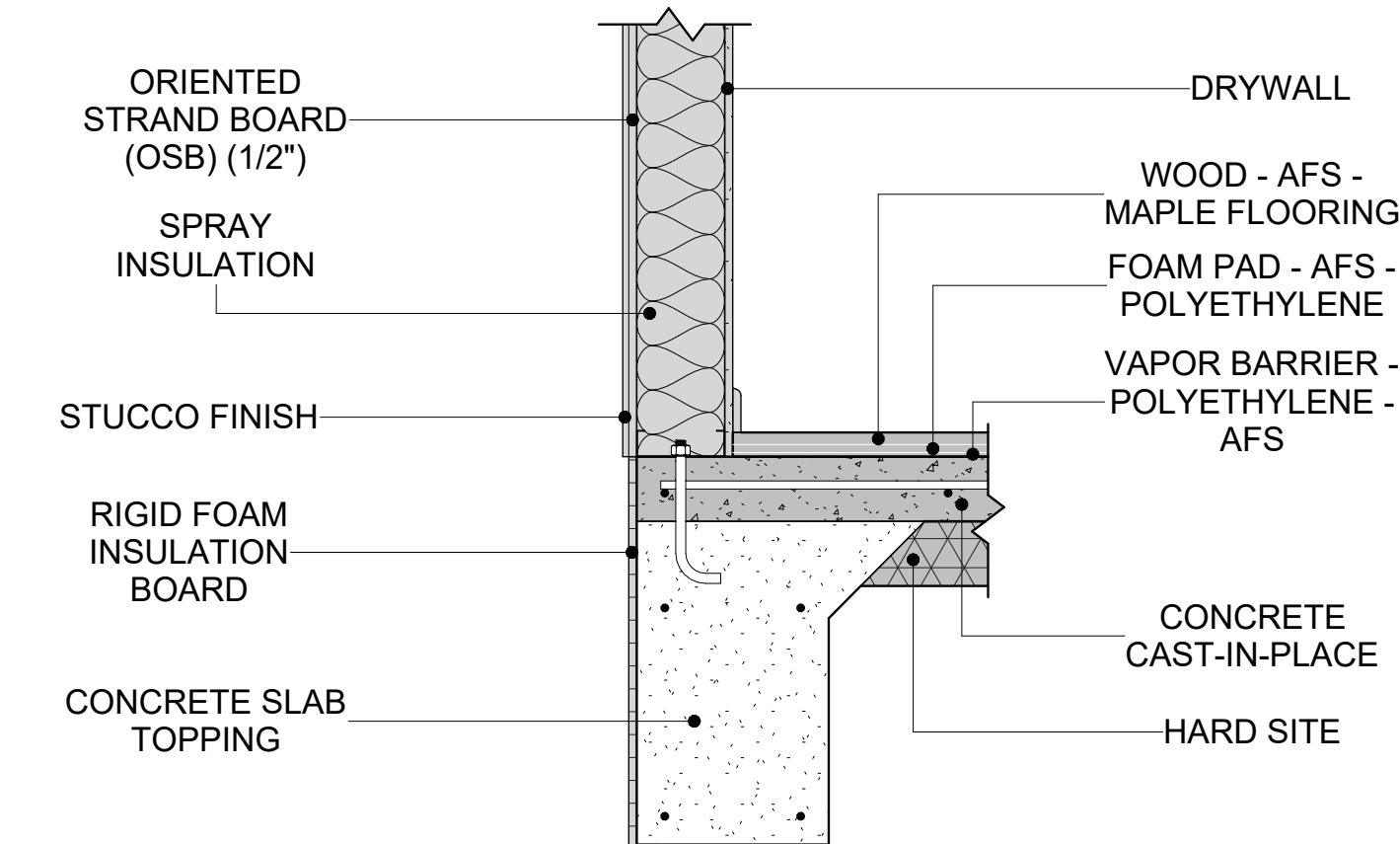
2 SECTION-2
3/8" = 1'-0"



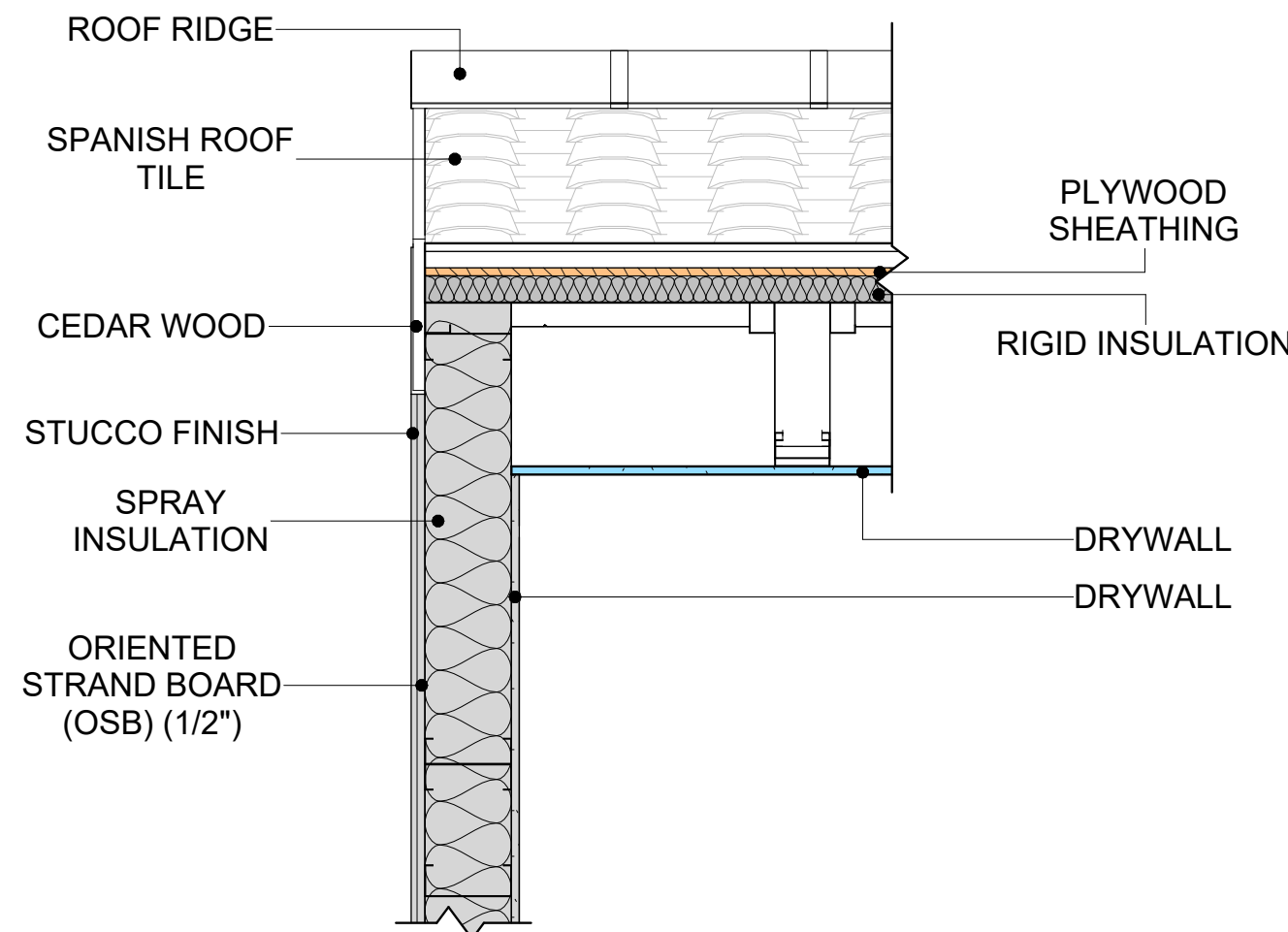
1 **TYPICAL WALL FTG**
1" = 1'-0"



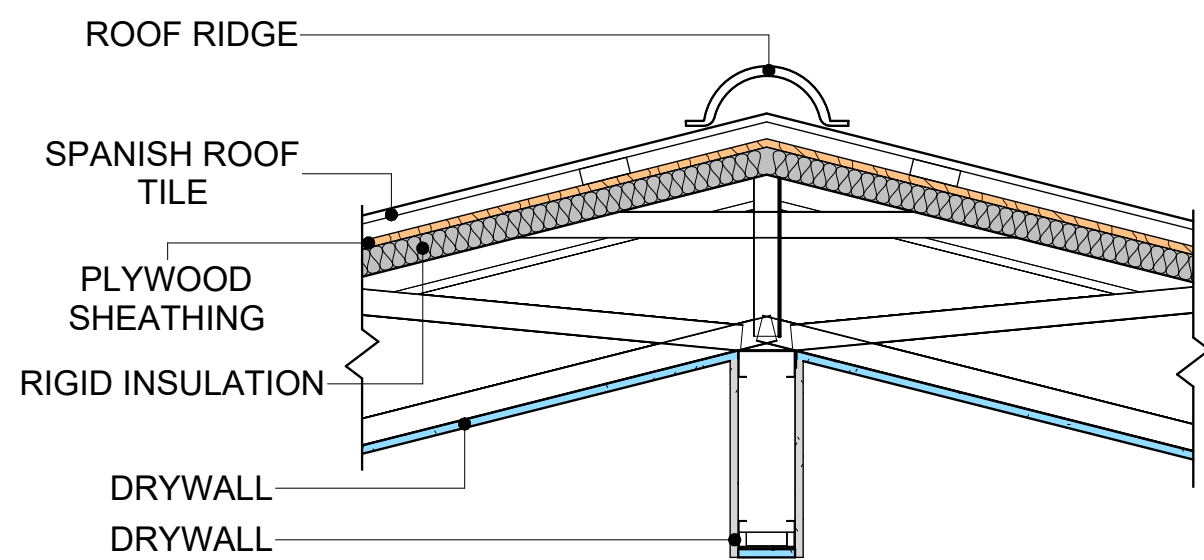
4 **ROOF ON WALL**
1" = 1'-0"



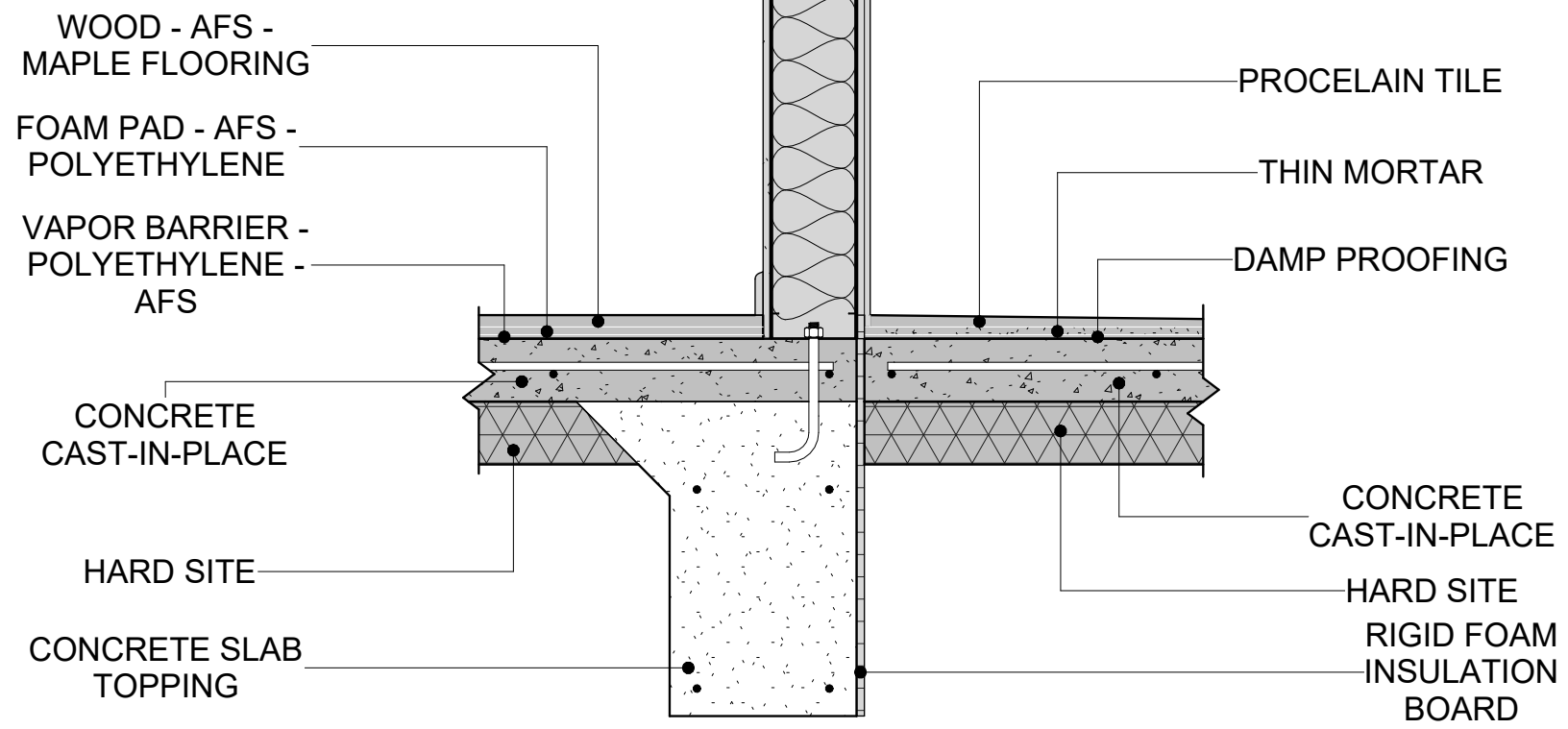
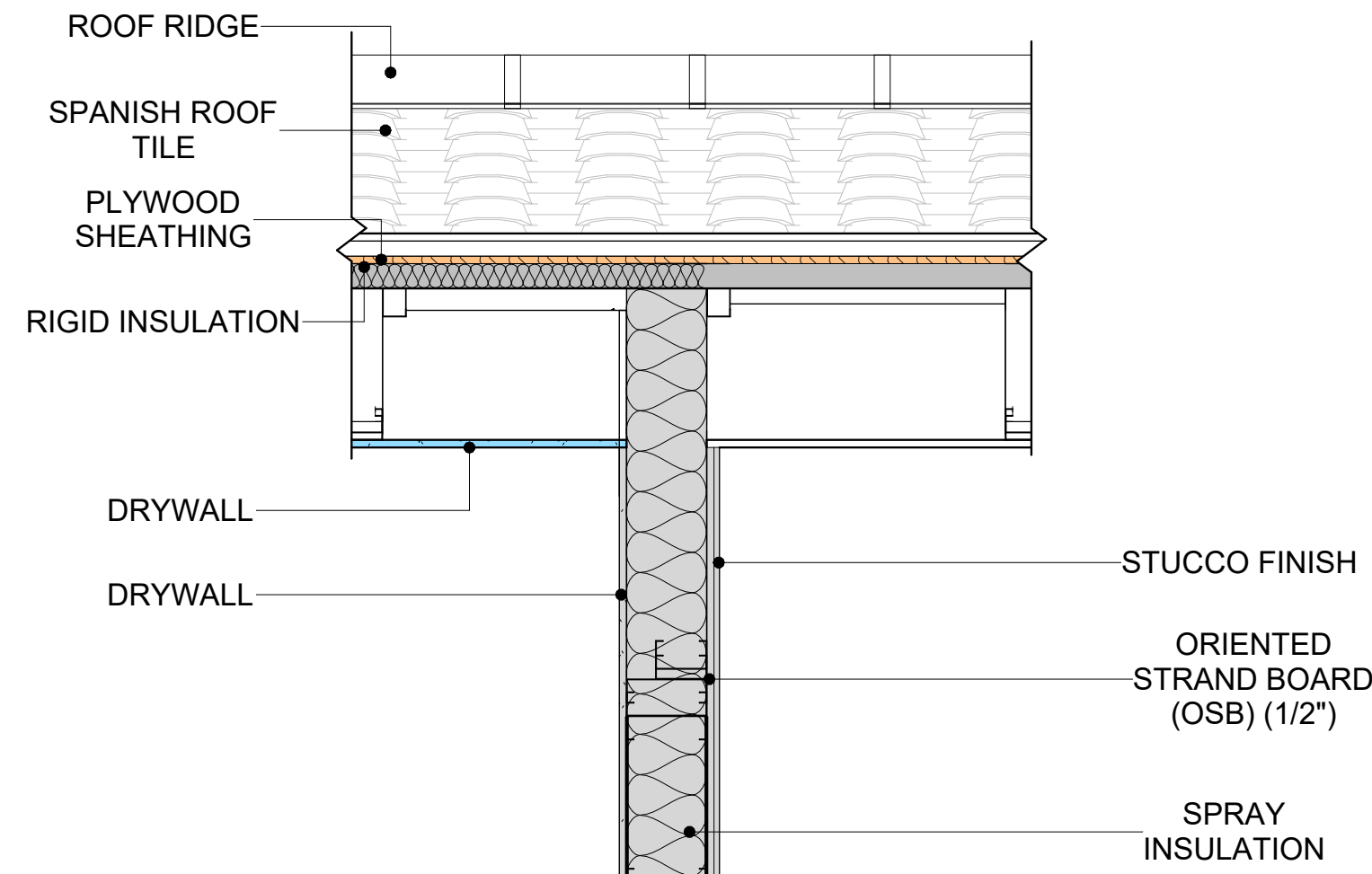
2 **TYPICAL WALL FTG2**
1" = 1'-0"



5 **ROOF ON WALL 2**
1" = 1'-0"



3 **ROOF/TRUSS CONN.**
1" = 1'-0"



6 **BUILDING SECTION**
1" = 1'-0"

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

**282-PINNACLE-311-STUDIO
SPANISH-550**

DRAWING NAME

ARCHITECTURAL DETAILS

CLIENT NAME: **Client Name**
PROJECT NUMBER: **0061_12**
DATE: **5/22/2025 11:49:45 AM**
DESIGNED BY: **Designer**
DRAWN BY: **Author**
CHECKED BY: **Checker**

A401

SCALE: 1" = 1'-0"

- CASEWORK GENERAL NOTES
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 CASEWORK WHICH MEETS A WALL AT ONE OR BOTH ENDS, TO BE PROVIDED WITH FILLER PANELS AND SCRIBED TO THE WALL(S) AS REQUIRED.
7.

ALL CABINETS AND DRAWERS TO HAVE CAM LOCKS EXCEPT FOR SINK BASE CABINETS.
8.

ALL EXPOSED SURFACES (EXPOSED TO VIEW FROM ANY PERSPECTIVE) TO BE COVERED WITH LAMINATE.
9.

ALL CASEWORK WHICH MEETS A WALL AT ONE OR BOTH ENDS, TO BE PROVIDED WITH FILLER PANELS AND SCRIBED TO THE WALL(S) AS REQUIRED.
10.

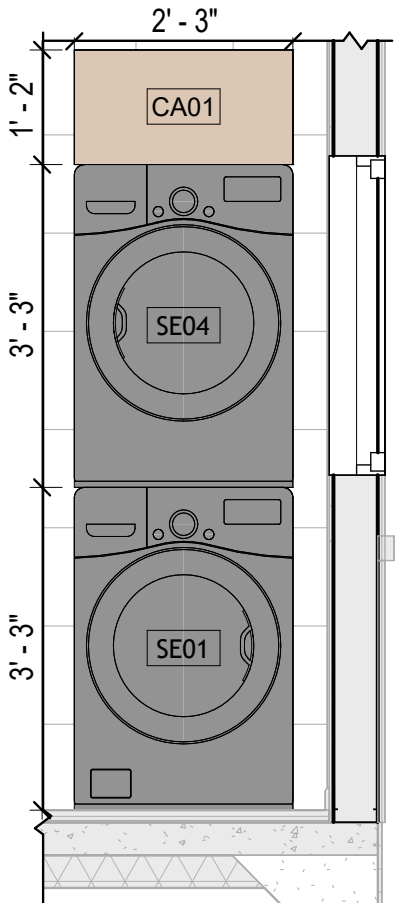
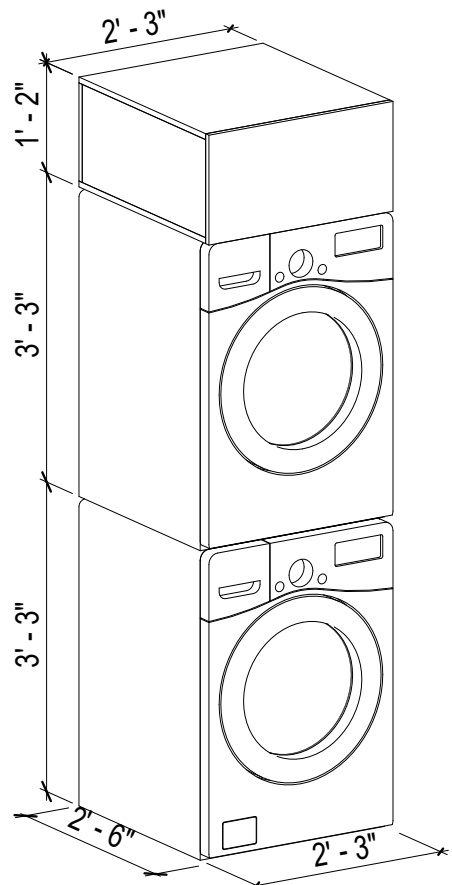
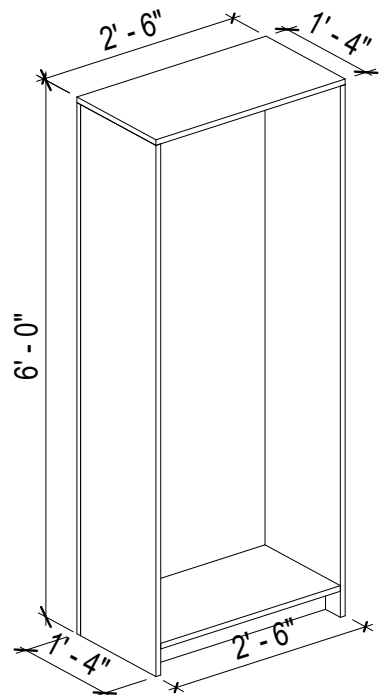
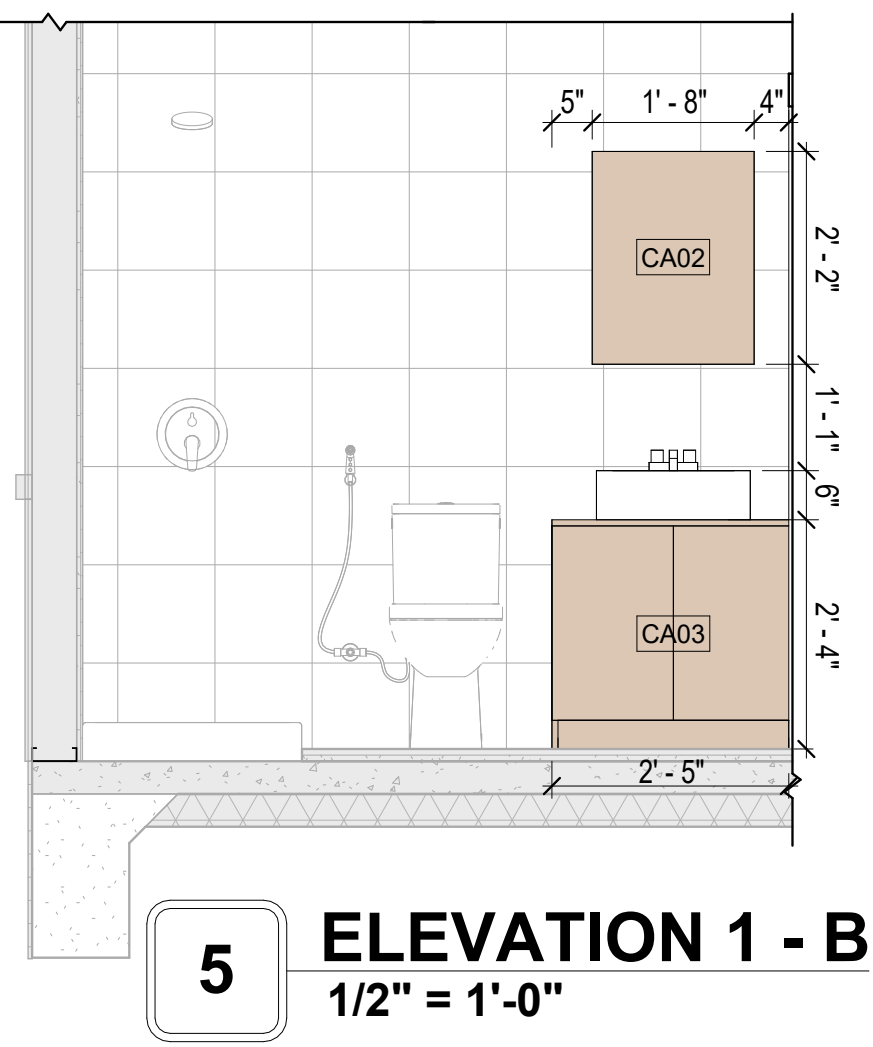
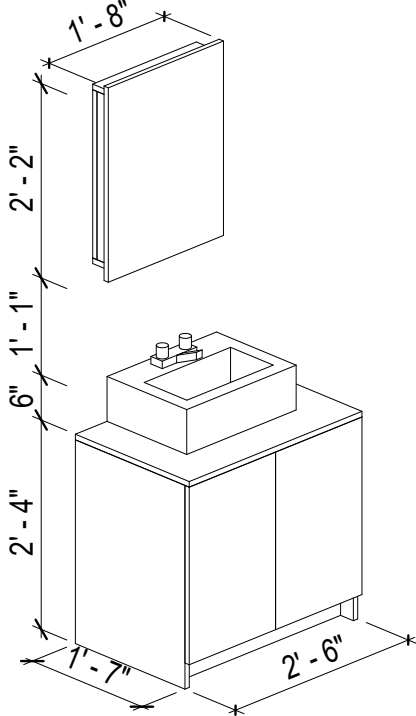
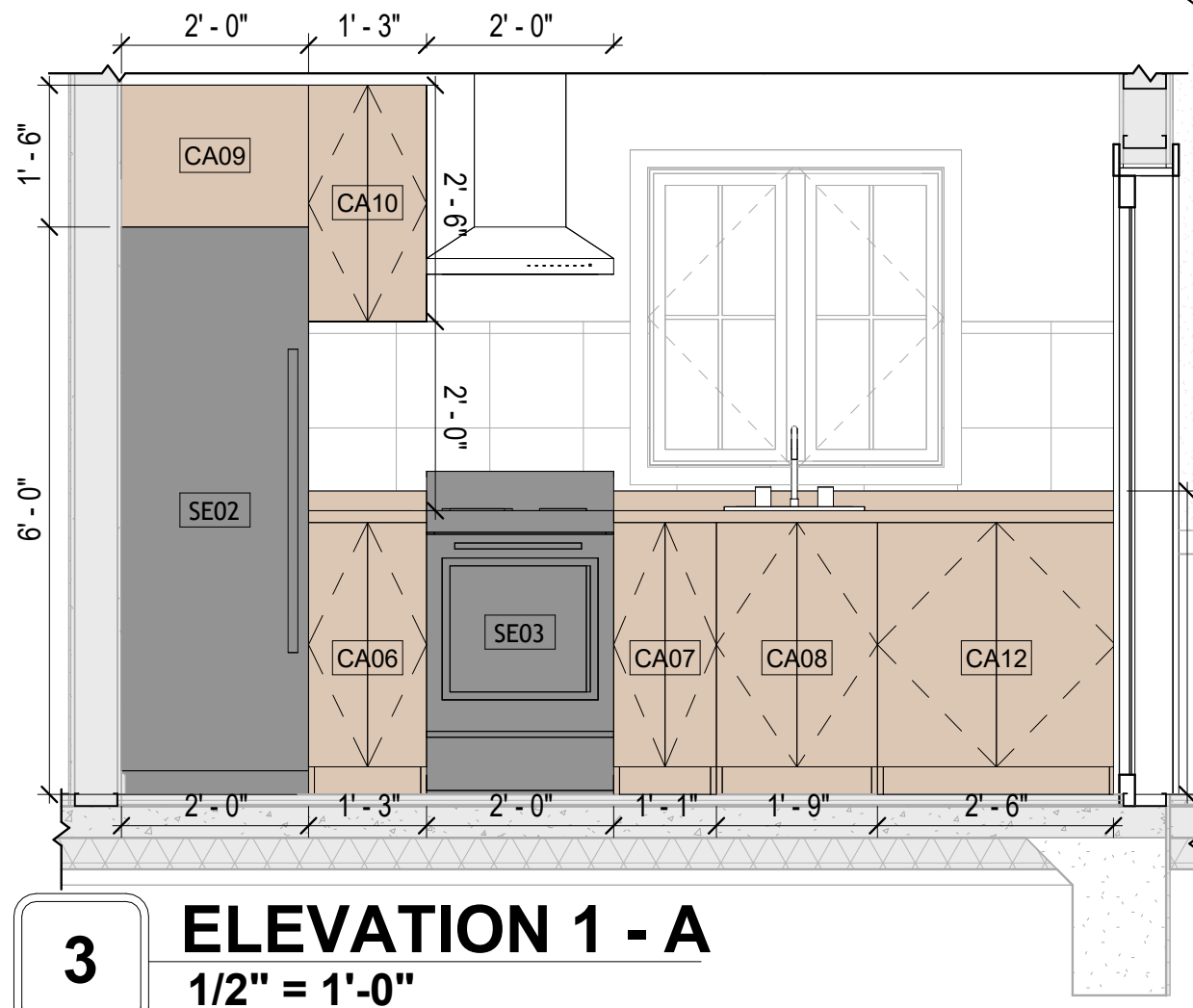
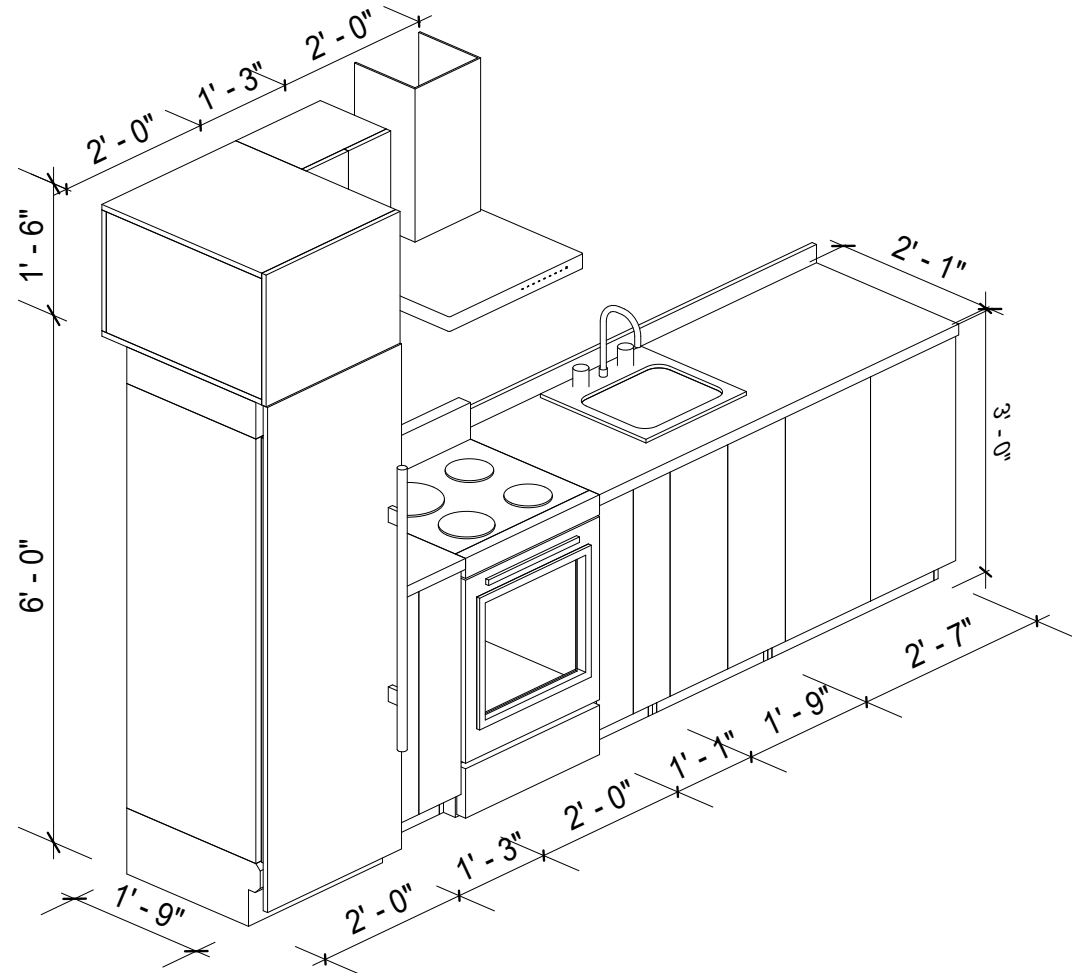
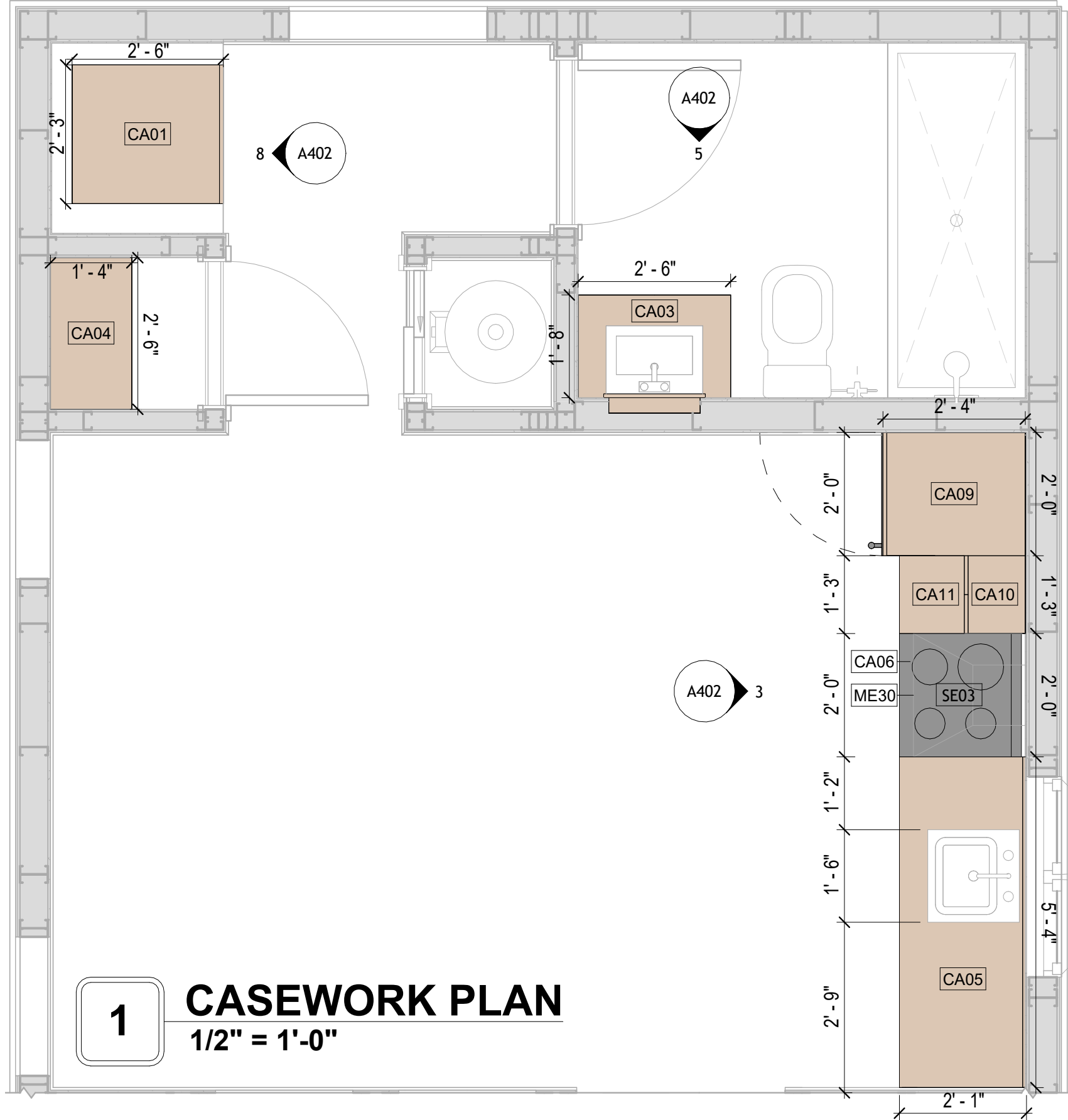
ALL CABINETS AND DRAWERS ARE PROVIDED WITH RECESSED HANDLES.
11.

CONTRACTOR TO FIELD VERIFY ALL CLEAR OPENINGS PRIOR TO MILLWORK OR CASEWORK FABRICATION.
12.

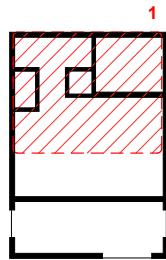
CASEWORK DRAWINGS ARE DIAGRAMMATIC IN NATURE TO SHOW DESIGN INTENT.

CASEWORK SCHEDULE						
TYPE MAR K	TYPE	COUN T	HEIGHT	WIDTH	DEPTH	AREA
01	LAUNDRY OPEN CABINET 3	1	1' - 2"	2' - 3"	2' - 6"	3 SF
02	RECESSED_MED_CABINET 2	1	2' - 0"	1' - 6"	0' - 3"	3 SF
03	VANITY	1	2' - 4"	2' - 6"	1' - 8"	6 SF
04	CLOSET 3	1	6' - 0"	2' - 6"	1' - 4"	15 SF
05	HD_LINEAR_COUNTER_TOP 2	1	0' - 4"	6' - 10"	2' - 1"	2 SF
06	BASE CABINET DOUBLE DOOR 4	1	2' - 11"	1' - 3"	2' - 0"	4 SF
07	BASE CABINET DOUBLE DOOR 6	1	2' - 11"	1' - 1"	2' - 0"	3 SF
08	BASE CABINET DOUBLE DOOR 2	1	2' - 11"	1' - 9"	2' - 0"	5 SF
09	REFRIGERATOR TOP	1	1' - 6"	2' - 0"	2' - 4"	3 SF
10	WALL CABINET DOUBLE DOOR 3	1	2' - 6"	1' - 3"	1' - 0"	3 SF
11	HD_LINEAR_COUNTER_TOP 2	1	0' - 4"	1' - 3"	2' - 1"	0 SF
12	BASE CABINET DOUBLE DOOR 5	1	2' - 11"	2' - 7"	2' - 0"	7 SF
GRAND TOTAL		12				

SPECIALTY EQUIPMENT SCHEDULE		
TYPE MARK	TYPE	COUNT
01	WASHER-FRONT-LOAD	1
02	REFRIGERATOR	1
03	RANGE	1
04	DRYER-FRONT-LOAD	1
GRAND TOTAL: 4		



KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT
282-PINNACLE-311-STUDIO
SPANISH-550

DRAWING NAME
ARCHITECTURAL CASEWORK

CLIENT NAME: Client Name
PROJECT NUMBER: 0061_12
DATE: 5/22/2025 11:49:47 AM
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker

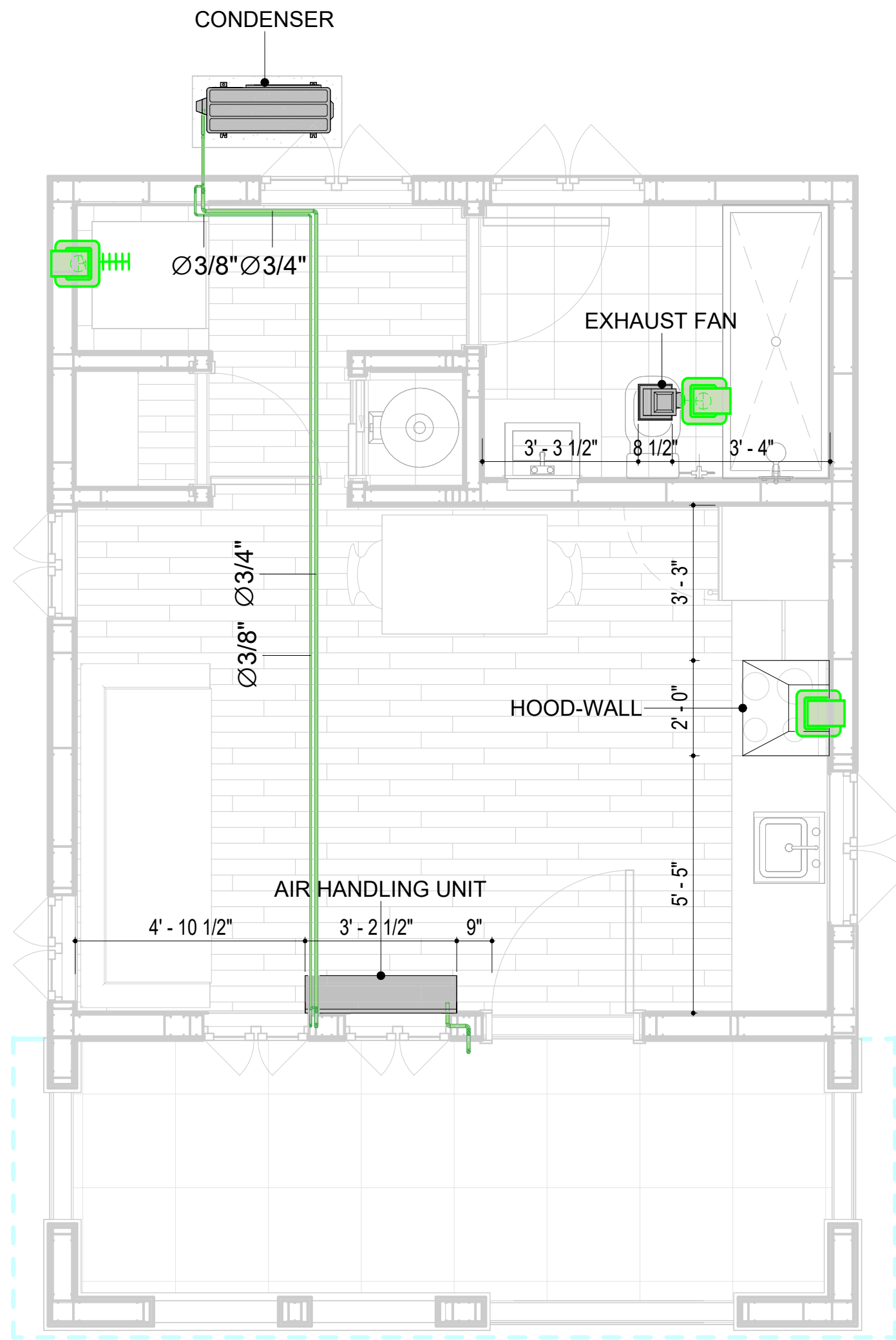
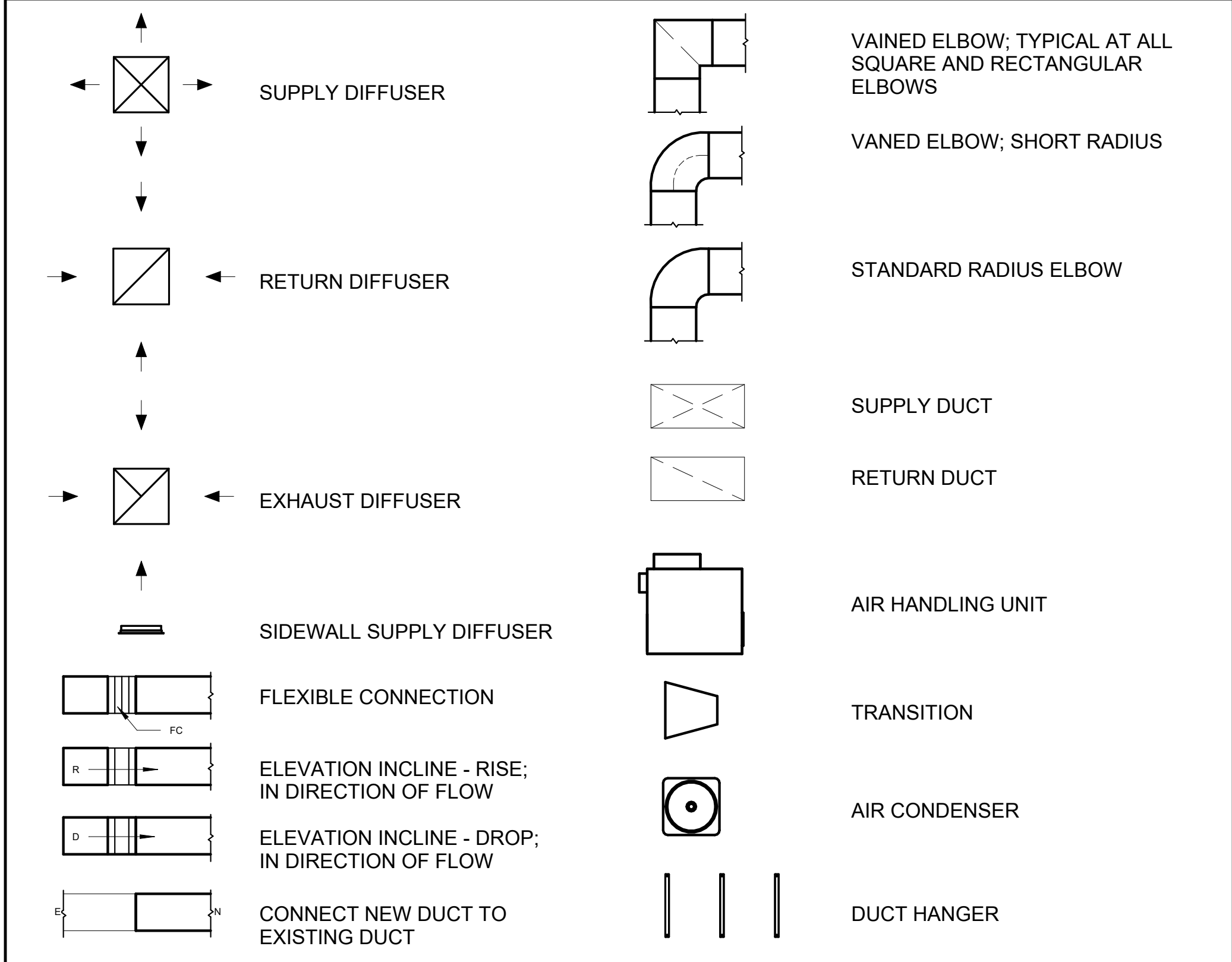
A402

SCALE: As indicated

GENERAL NOTES

1. THIS DRAWING DEPICTS THE HVAC (HEATING, VENTILATION, AND AIR CONDITIONING) SYSTEM FOR THE PINNACLE STUDIO SPANISH . 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 BE MODIFIED 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 TRADES 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



1 HVAC PLAN

HVAC COLOR SCHEME

— AIR CONDITIONING PIPE
LINE

REFRIGERANT LINE SCHEDULE			
CATAGORY	DESCRIPTION	DIAMETER	LENGTH
PIPE TYPES	COPPER	3/8"	33.09
PIPE TYPES	COPPER	3/4"	41.08

REFRIGERANT LINE FITTING SCHEDULE			
CATAGORY	DESCRIPTION	Size	Count
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	3/4"ø-3/4"ø	13
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	3/8"ø-3/8"ø	11
TRANSITION - GENERIC	TRANSITION - GENERIC: STANDARD	3/4"ø-1/2"ø	2
TRANSITION - GENERIC	TRANSITION - GENERIC: STANDARD	3/4"ø-5/8"ø	1
TRANSITION - GENERIC	TRANSITION - GENERIC: STANDARD	3/8"ø-1/4"ø	1

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

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

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

FLEX DUCT SCHEDULE				
DESCRIPTION	DESCRIPTION	LENGTH	DIAMETER	COUNT
FLEX DUCT ROUND	FLEX-ROUND	7.13	4"	3
GRAND TOTAL: 3		7.13		



KEY PLAN

[illegible]

NOTE:

LEGEND:

PROJECT

282-PINNACLE-311-STUDIO
SPANISH-550

DRAWING NAME

HVAC PLAN

CLIENT NAME:	Owner
PROJECT NUMBER:	15_0001
DATE:	5/19/2025 2:16:04 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

M101

SCALE: As indicated

ELECTRICAL NOTES

1. THIS DRAWING DEPICTS THE ELECTRICAL SYSTEM FOR THE 282-PINNACLE-311-STUDIO SPANISH-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 CALCS		
LIGHT AND OUTLETS	311 @ 3W	933 W
3 APPLIANCE CIRCUITS		4,500 W
DRYER		2,000 W
WASHER		2,000 W
RANGE		5,000 W
WATER HEATER		5,000 W
REFRIG.		1,800 W
DISHWASHER & DISPOSAL		3000 W

TOTAL	24,233 W
FRIST 10,000 @ 100%	10,000 W
REMAINDER @ 40%	5,693W
MINI. SPLIT UNITS	10,000 W

TOTAL 25,693 W

25,693 W DIVIDED BY 240V = 107 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	EW	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:

Enclosure: Type 1

Wires: 3

MCB Rating: 1 A

Notes:

[illegible]

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
LIGHTING - DWELLING UNIT	400 VA	100.00%	400 VA	
OTHER	480 VA	100.00%	480 VA	Total Conn. Load: 25975 VA
RECEPTACLE	3720 VA	100.00%	3720 VA	Total Est. Demand: 24975 VA
LIGHTING	100 VA	100.00%	100 VA	Total Conn.: 108 A
CONDENSER	5000 VA	100.00%	5000 VA	Total Est. Demand: 104 A
WATER HEATER	4500 VA	100.00%	4500 VA	
RANGE	5000 VA	80.00%	4000 VA	
DRYER	5000 VA	100.00%	5000 VA	
REFRIGERATOR	1800 VA	100.00%	1800 VA	

FrameUP Now

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

KEY PLAN

[illegible]

NOTE:

LEGEND:

PROJECT

282-PINNACLE-311-STUDIO
SPANISH-550

DRAWING NAME

SCHEDULE

CLIENT NAME: **Owner**

PROJECT NUMBER: 083 11

DATE: 5/21/2025 9:49:32 AM

DESIGNED BY: **Designer**

DRAWN BY: **Author**

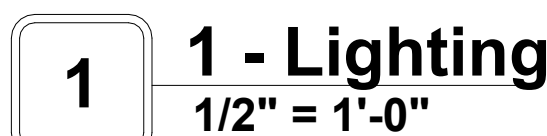
E101

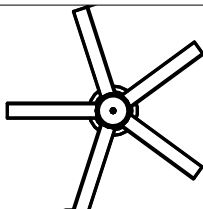
SCALE: 1/4" = 1'-0"

- 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 RECEPTABLES 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 RECEPTABLES 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 RECEPTIBLES.

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.

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 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

[illegible]

LEGEND:

282-PINNACLE-311-STUDIO
SPANISH-550

LIGHTING

CLIENT NAME:	Owner
PROJECT NUMBER:	083_11
DATE:	5/21/2025 9:49:34 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.

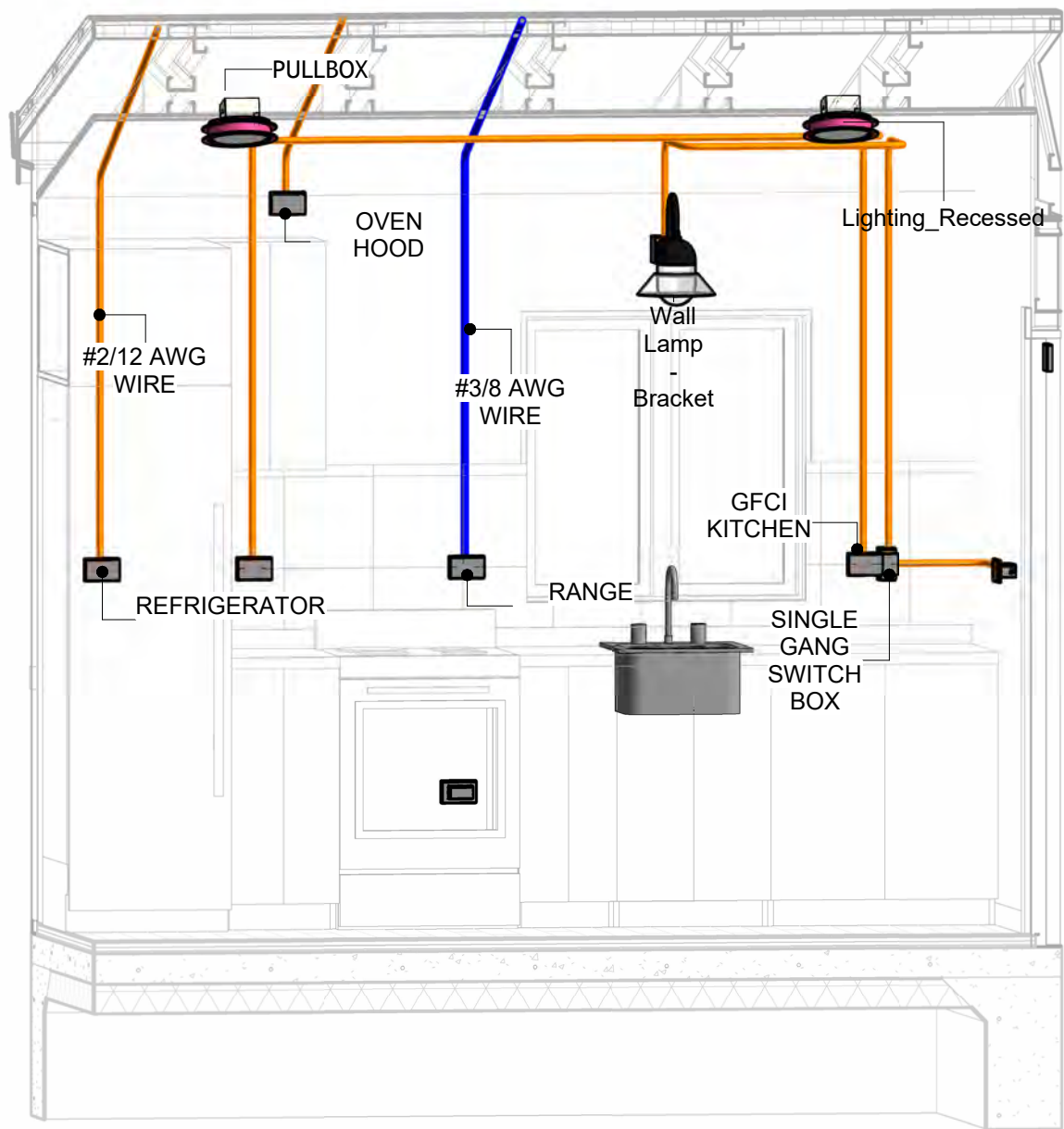
For circuits with 120 volts consider using EMT or PVC conduits if needed.
4.

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.

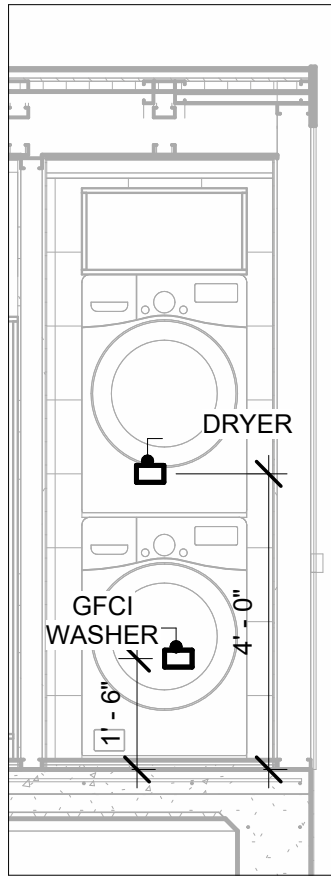
All wiring and cables to be used in the project must also conform to the latest National Electrical Code (NEC), 2015.
7.

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



1

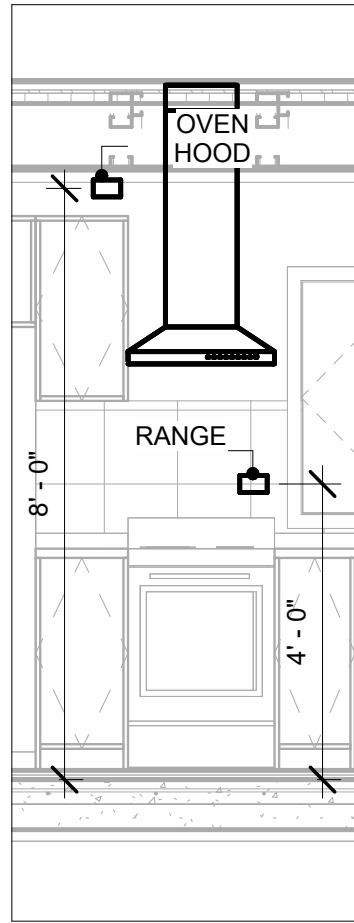
3D-KITCHEN



2

WASHER & DRYER

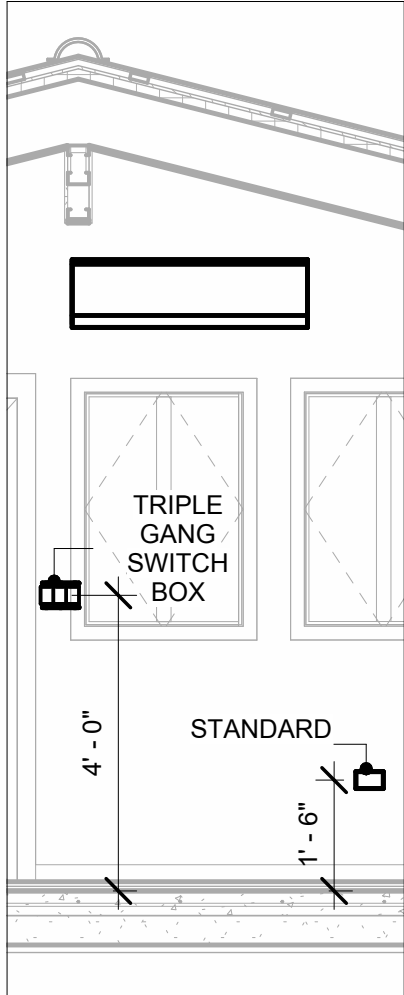
3/8" = 1'-0"



3

RANGE & OVENHOOD

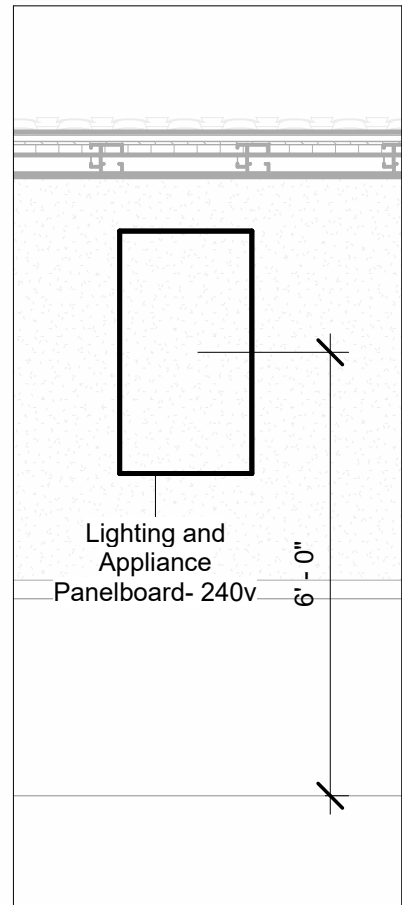
3/8" = 1'-0"



4

STANDARD & SWITCH

3/8" = 1'-0"

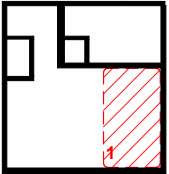


5

PANEL

3/8" = 1'-0"

KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

282-PINNACLE-311-STUDIO
SPANISH-550

DRAWING NAME

POWER

CLIENT NAME:	Owner
PROJECT NUMBER:	083_11
DATE:	5/21/2025 9:50:13 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

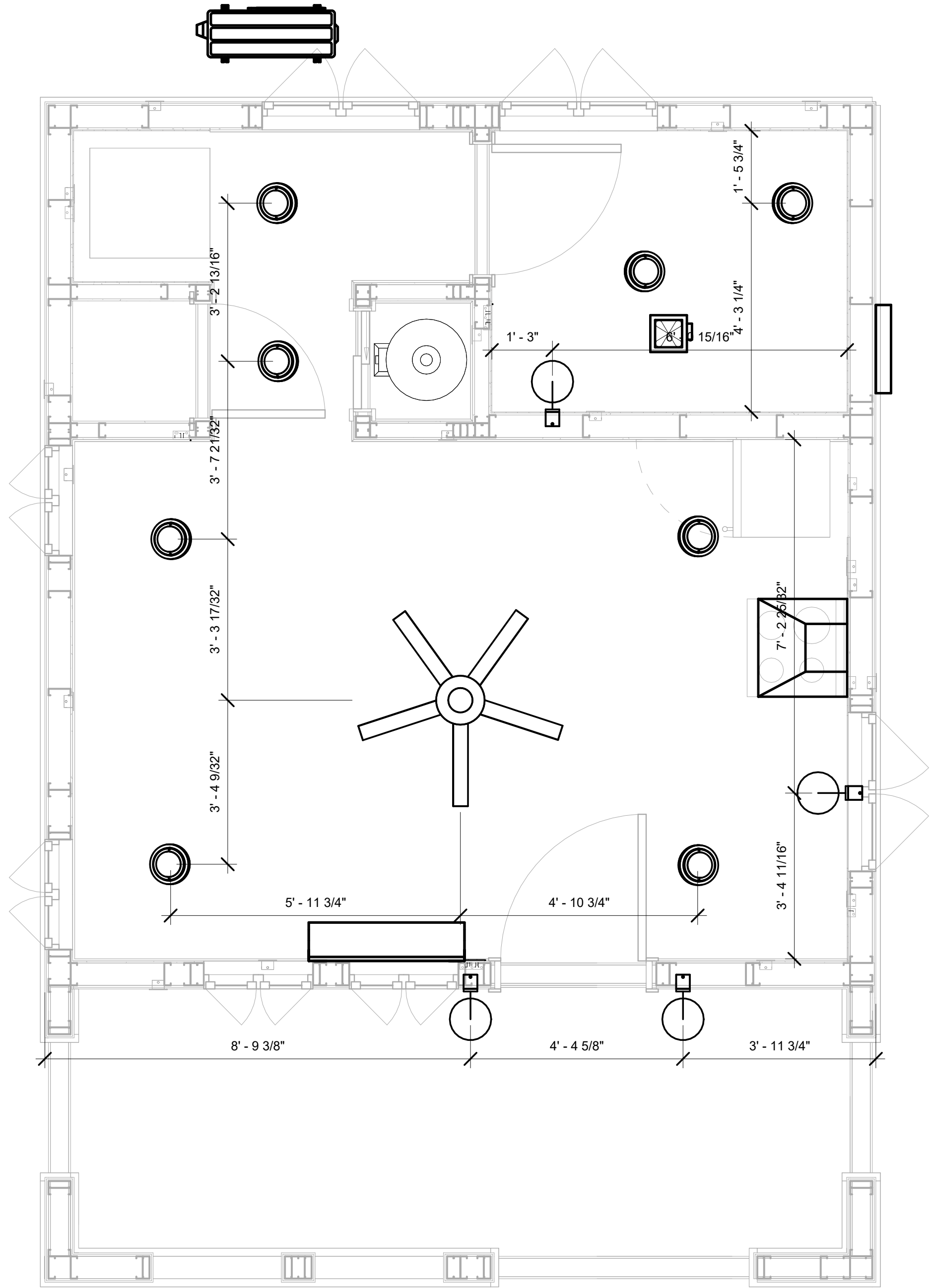
1. THE MINIMUM SIZE OF JUCTION BOX TO BE USED IS 2"X4"X(1.5" OR 3.5" DEEP) THIS ARE TO BE USED FOR SINGLE GANG SWITCH OR OUTLETS.
2. FOR DOUBLE GANG (2 GANG) OUTLETS AND SWITCHS THE MINIMUM SIZE OF THE JUCTION BOX TO BE PROVIDED SHALL NOT BE LESS THAN 4"X4"X(1.5" OR 3.5" DEEP)
3. FOR THREE GANG (3 GANG)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

FITTING SCHEDULE(PULL BOX)		
FAMILY	COUNT	DESCRIPTION
PULLBOX1	9	#1/4 PULLBOX

ELECTRICAL FIXTURE SCHEDULE (SWITCH BOX)	
TYPE	COUNT
DOUBLE GANG SWITCH BOX	1
SINGLE GANG SWITCH BOX	1
TRIPLE GANG SWITCH BOX	2

LIGHTING DEVICE	
TYPE	COUNT
DIMMER	2
FAN SWITCH	1
SINGLE POLE	4
THREE WAY WITH DIMMER	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	1
LIGHTING - RECESSED	120 V/1-60 VA	200 A, 120 V/240 V, SINGLE PHASE, 3 WIRES	1
LIGHTING_RECESSED	120 V/1-60 VA	200 A, 120 V/240 V, SINGLE PHASE, 3 WIRES	7
WALL LAMP - BRACKET	120 V/1-100 VA	200 A, 120 V/240 V, SINGLE PHASE, 3 WIRES	4



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

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

282-PINNACLE-311-STUDIO
SPANISH-550

DRAWING NAME

DIMENSION PLAN
FOR LIGHT FIXTURES

CLIENT NAME:	Owner
PROJECT NUMBER:	083_11
DATE:	5/21/2025 9:50:14 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E104

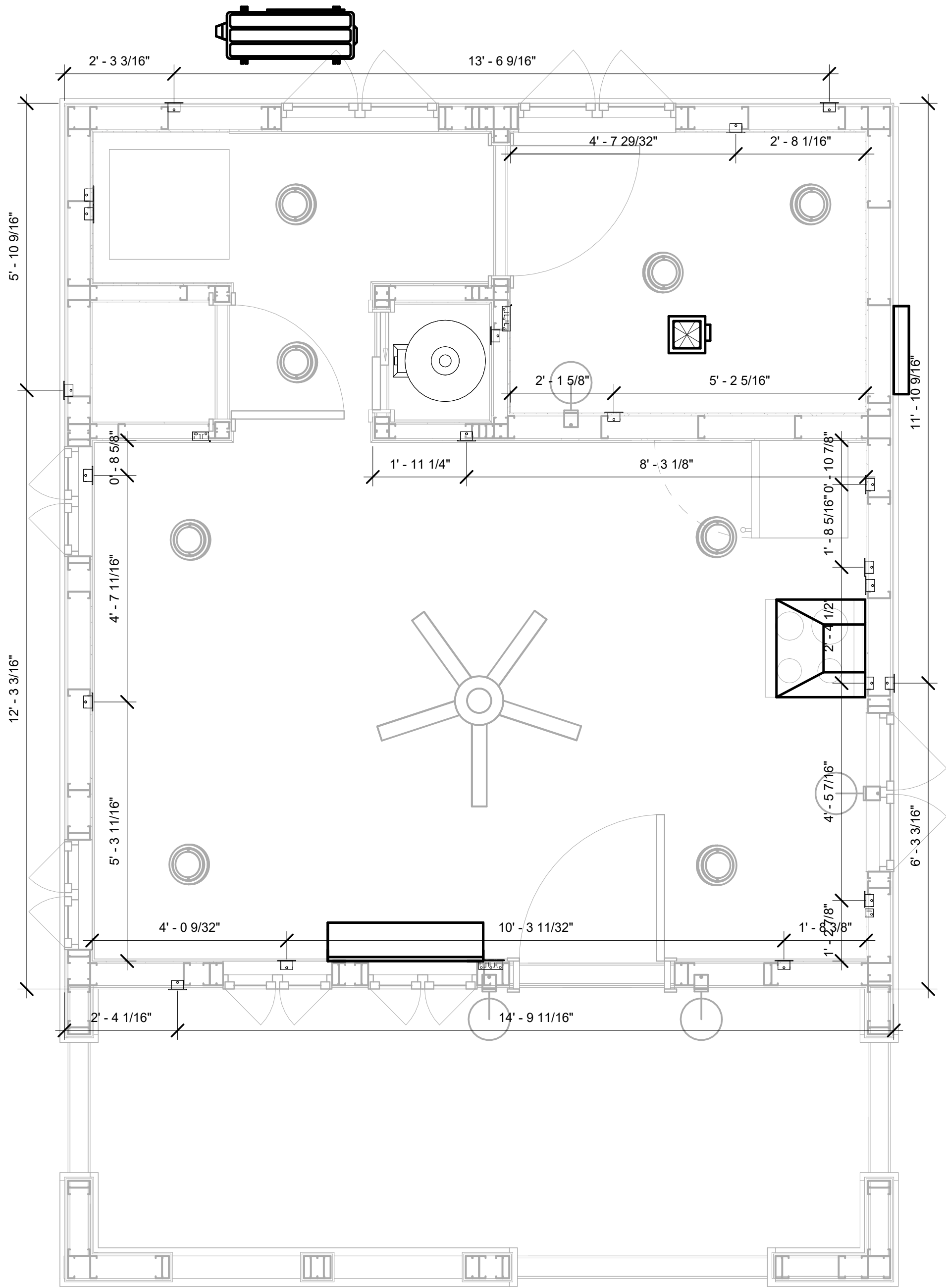
SCALE: As indicated

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	2
GFCI KITCHEN	3
GFCI OUT DOOR	4
GFCI WASHER	1
OVEN HOOD	1
RANGE	1
REFRIGERATOR	1
STANDARD	4
WATER HEATER	1

ELECTRICAL OUTLET SCHEDULE			
TYPE	CIRCUIT NUMBER	ELECTRICAL DATA	COUNT
GFCI BATH ROOM	1	120 V/1-180 VA	2
STANDARD	4	120 V/1-180 VA	4
GFCI KITCHEN	5	120 V/1-180 VA	3
OVEN HOOD	6	120 V/1-180 VA	1
GFCI WASHER	7	120 V/1-1200 VA	1
DRYER	8,10	240 V/2-5000 VA	1
WATER HEATER	9,11	240 V/2-4500 VA	1
CONDENSER	12,14	240 V/2-5000 VA	1
REFRIGERATOR	13	120 V/1-1800 VA	1
GFCI OUT DOOR	15	120 V/1-180 VA	4
RANGE	17,19	240 V/2-5000 VA	1



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

KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

282-PINNACLE-311-STUDIO
SPANISH-550

DRAWING NAME

DIMENSION PLAN
FOR FITTINGS

CLIENT NAME:	Owner
PROJECT NUMBER:	083_11
DATE:	5/21/2025 9:50:15 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E105

SCALE: As indicated

SHEET LIST	
Sheet Number	Sheet Name
P101	NOTE AND SCHEDULE
P102	WATER SUPPLY AND SEWAGE SYSTEM

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

PLUMBING NOTES	
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 SHOUD BE 1/2".
22.	ANY PIPE INSTALLED UNDERGROUND MUST HAVE AT LEAST 12 INCHES OF CLEARANCE BETWEEN THE OUTSIDE OF THE PIPE AND ANY OTHER UNDERGROUND STRUCTURE.
23.	THE MINIMUM CLEARANCE BETWEEN COLD AND HOT WATER LINES IN RESIDENTIAL HOMES MAINTAIN A MINIMUM DISTANCE OF 6 INCHES.
24.	HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES : A MINIMUM OF 12 INCHES BETWEEN POTABLE WATER SUPPLY LINES (COLD AND HOT WATER) AND SANITARY SEWER LINES.

ABBREVIATIONS	
Ø	Diameter
ABS	ACRYLONITRILE BUTADIENE STYRENE
ABV	ABOVE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
BFF	BELOW FINISHED FLOOR
BLW	BELOW
CO	CLEAN OUT
CW	COLD WATER
D	DEGREE
DFU	Dranage FIXTURE UNIT
DIA	DIAMETER
DN	DOWN
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FL	FLOOR
FS	FLOOR SINK
FT	FOOT/FEET
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"	18 ft
Acrylonitrile Butadiene Styrene (ABS)	2"	18 ft
Acrylonitrile Butadiene Styrene (ABS)	3"	29 ft
Cross-linked polyethylene (PEX)	1/2"	80 ft
Cross-linked polyethylene (PEX)	3/4"	49 ft
Polyvinyl Chloride - Rigid	2"	46 ft

FITTING SCHEDULE		
FITTING	Size	QTY
Domestic Cold Water		
PEX 90 Degree Elbow	1/2"ø-1/2"ø	11
PEX 90 Degree Elbow	3/4"ø-3/4"ø	5
PEX Tee Elbow	1/2"ø-1/2"ø-1/2"ø	1
PEX Tee Elbow	3/4"ø-3/4"ø-3/4"ø	5
PEX Transition Elbow	1"ø-3/4"ø	2
PEX Transition Elbow	3/4"ø-1/2"ø	4
Domestic Hot Water		
PEX 90 Degree Elbow	1/2"ø-1/2"ø	10
PEX 90 Degree Elbow	3/4"ø-3/4"ø	2
PEX Tee Elbow	1/2"ø-1/2"ø-1/2"ø	1
PEX Tee Elbow	3/4"ø-3/4"ø-3/4"ø	2
PEX Transition Elbow	3/4"ø-1/2"ø	5

Rain Water		
PVC 90 Deg Bend Elbow	2"ø-2"ø	18

Sewage		
ABS 90 Degree Bend Elbow	1 1/2"ø-1 1/2"ø	1
ABS 90 Degree Bend Elbow	2"ø-2"ø	2
ABS 90 Degree Bend Elbow	3"ø-3"ø	2
ABS P-Trap	1 1/2"ø-1 1/2"ø	3
ABS P-Trap	2"ø-2"ø	1
ABS Reducer Elbow	2"ø-1 1/2"ø	1
ABS Reducer Elbow	3"ø-2"ø	1
ABS TEE Elbow	1 1/2"ø-1 1/2"ø-1 1/2"ø	1
ABS TEE Elbow	2"ø-2"ø-2"ø	1
ABS TEE Elbow	3"ø-3"ø-3"ø	2
ABS Tee Reducer Elbow	3"ø-3"ø-1 1/2"ø	2
ABS Tee Reducer Elbow	3"ø-3"ø-2"ø	1

Vent		
ABS Vent Cap Elbow	1 1/2"ø	1
ABS Vent Cap Elbow	2"ø	1
ABS Vent Cap Elbow	3"ø	1

FIXTURE CONNECTION SCHEDULE												
Family	W	V	Trap	CW	HW	QT Y	DFU	TOT.	WF U	TOT .	NOTES	
Dryer	N/A	N/A	N/A	N/A	N/A	1		0				
Hanging pipes clamp						12		0				
Shower Tray	2"	1-1/2"	1-1/2"	1/2"	1/2"	1		0				
Shower Trim	-	-	-	1/2"	1/2"	1		0				
Sink Island Single	2"	1-1/2"	1-1/2"	1/2"	1/2"	1		0				
Vanity Sink	2"	1-1/2"	1-1/2"	1/2"	1/2"	1		0				
Washer	2"	1-1/2"	2"	1/2"	1/2"	1		0			DRAINS TO GRAY WATER OR SEWER SEE PLANS	
Water Closet	3"	2"	3"	1/2"	1/2"	1		0				
Water Heater	N/A	N/A	N/A	3/4"	3/4"	1		0				

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

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

PLUMBING SCHEDULE					
FIXTURE	Trap	Waste	Vent	C.W	H.W
Dryer	N/A	N/A	N/A	N/A	N/A
Shower Tray	1-1/2"	2"	1-1/2"	1/2"	1/2"
Shower Trim	-	-	-	1/2"	1/2"
Sink Island Single	1-1/2"	2"	1-1/2"	1/2"	1/2"
Vanity Sink	1-1/2"	2"	1-1/2"	1/2"	1/2"
Washer	2"	2"	1-1/2"	1/2"	1/2"
Water Closet	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
Dryer	1		0
Hanging pipes clamp	12		0
Shower Tray	1		0
Shower Trim	1		0
Sink Island Single	1		0
Vanity Sink	1		0
Washer	1		0
Water Closet	1		0
Water Heater	1		0

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



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

282-PINNACLE-311
STUDIO-SPANISH-550

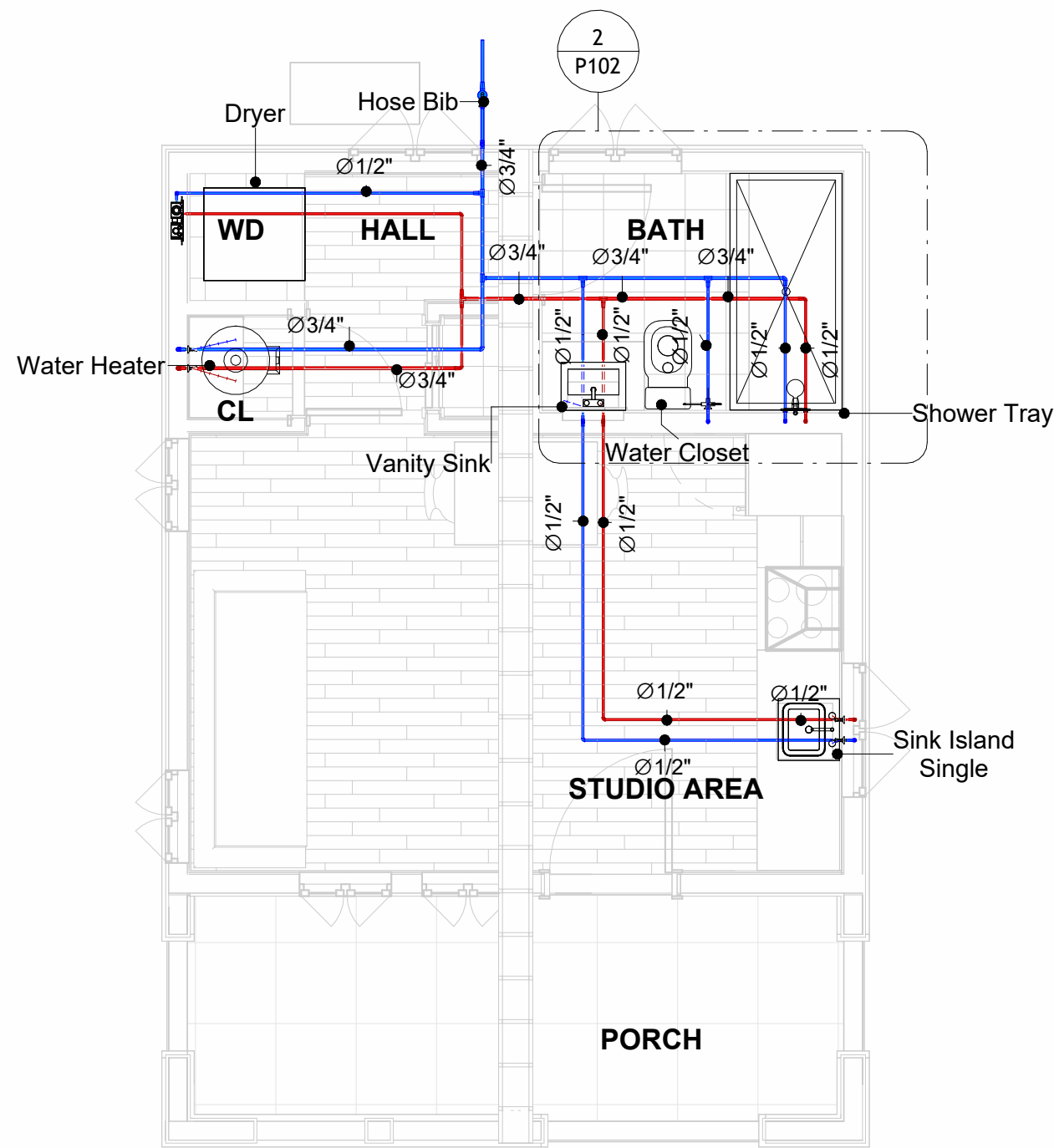
DRAWING NAME

NOTE AND
SCHEDULE

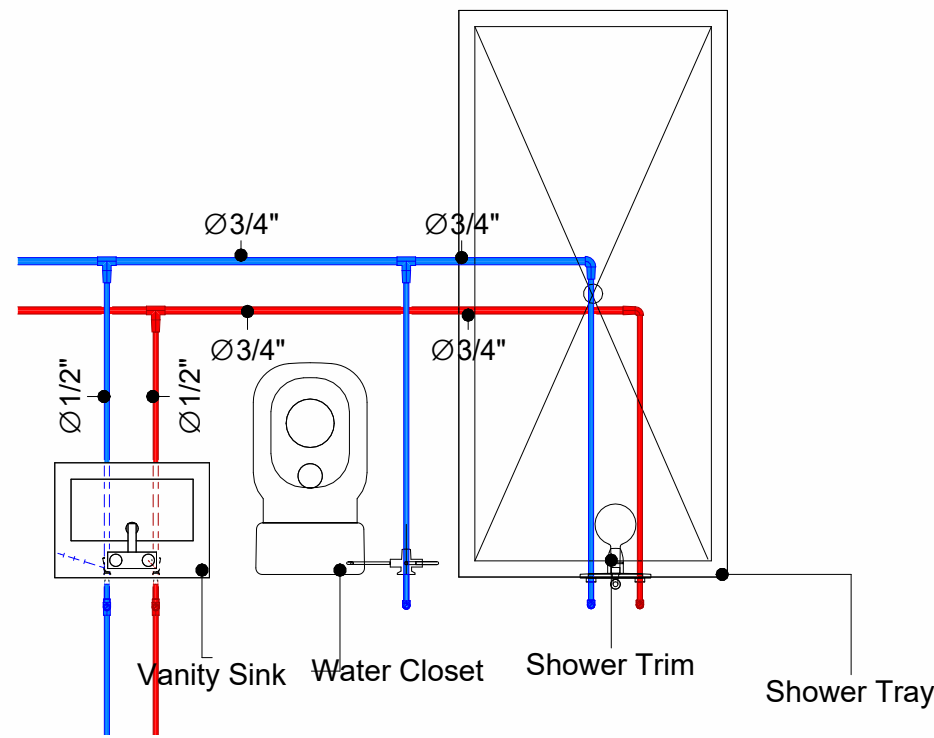
CLIENT NAME:	
PROJECT NUMBER:	0083_11
DATE:	5/20/2025 1:29:28 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

P101

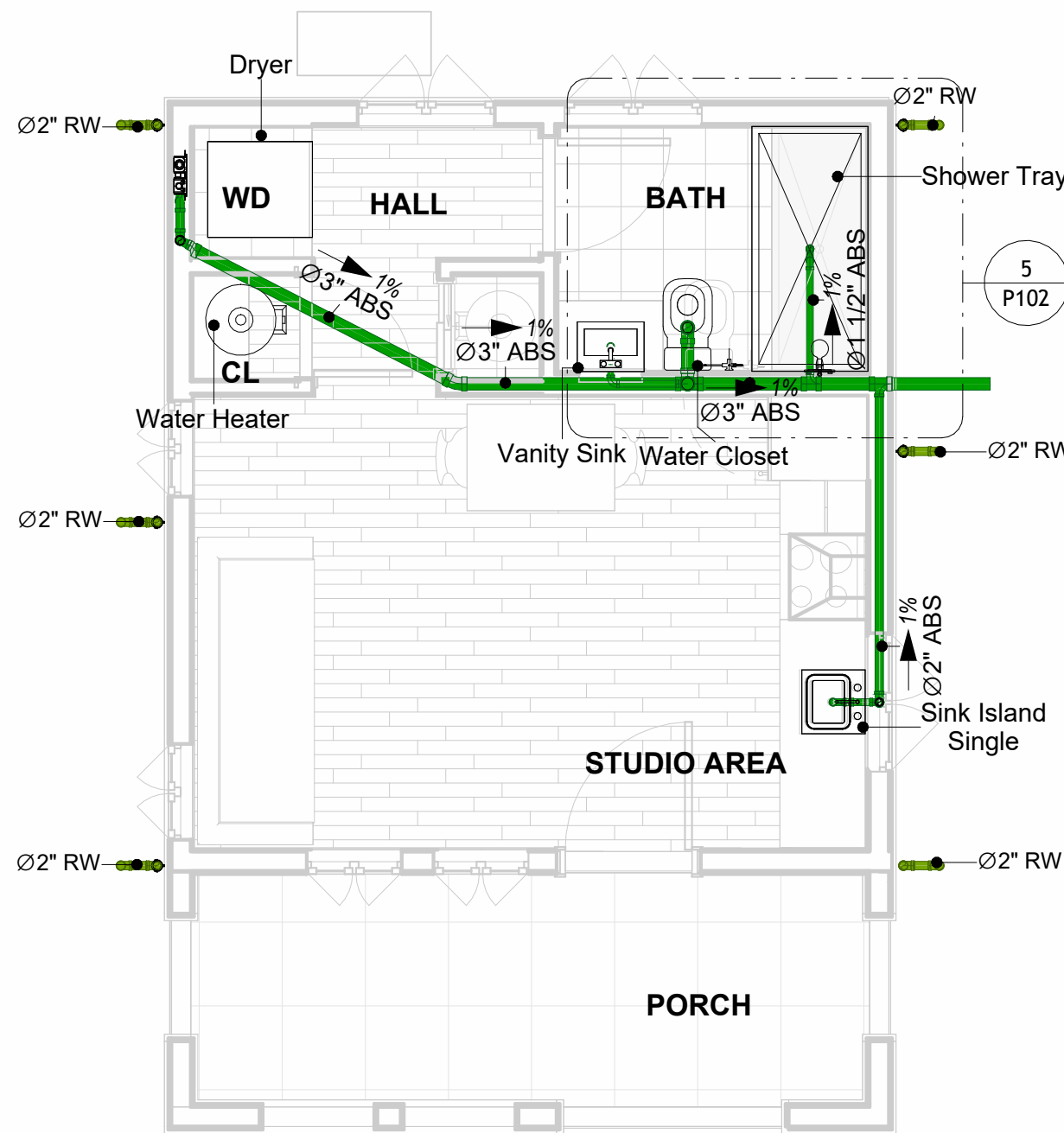
SCALE: 1/2" = 1'-0"



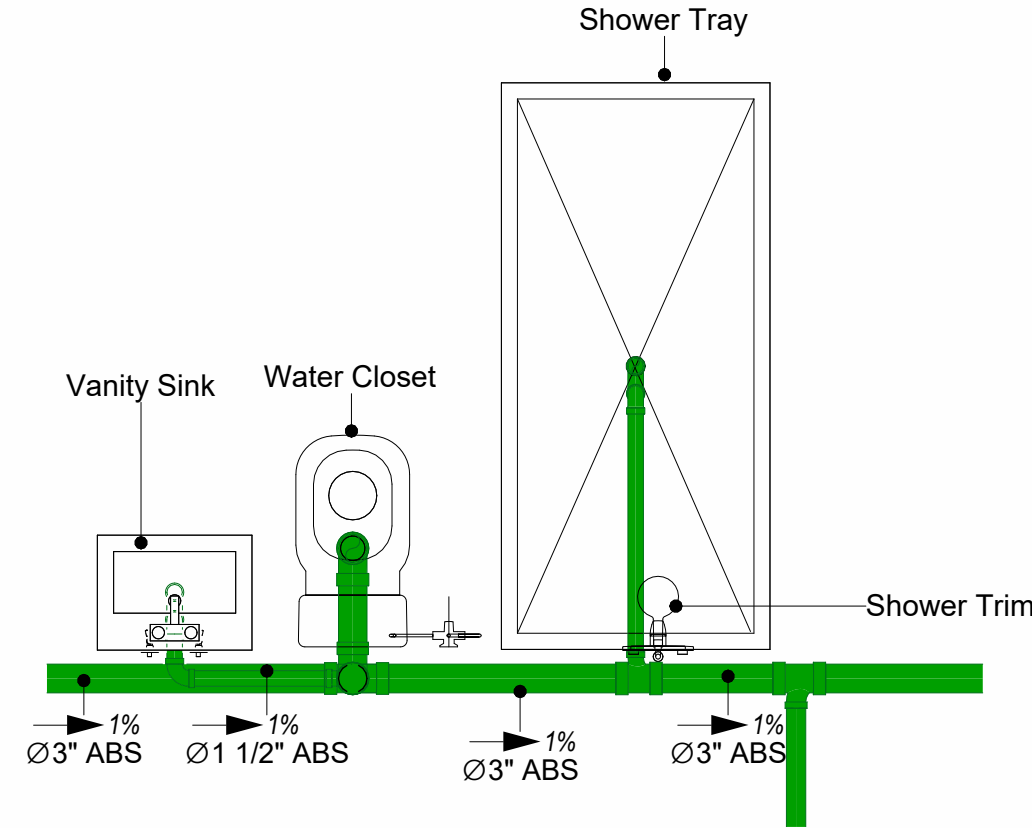
1 OVERALL WATER SUPPLY
1/4" = 1'-0"



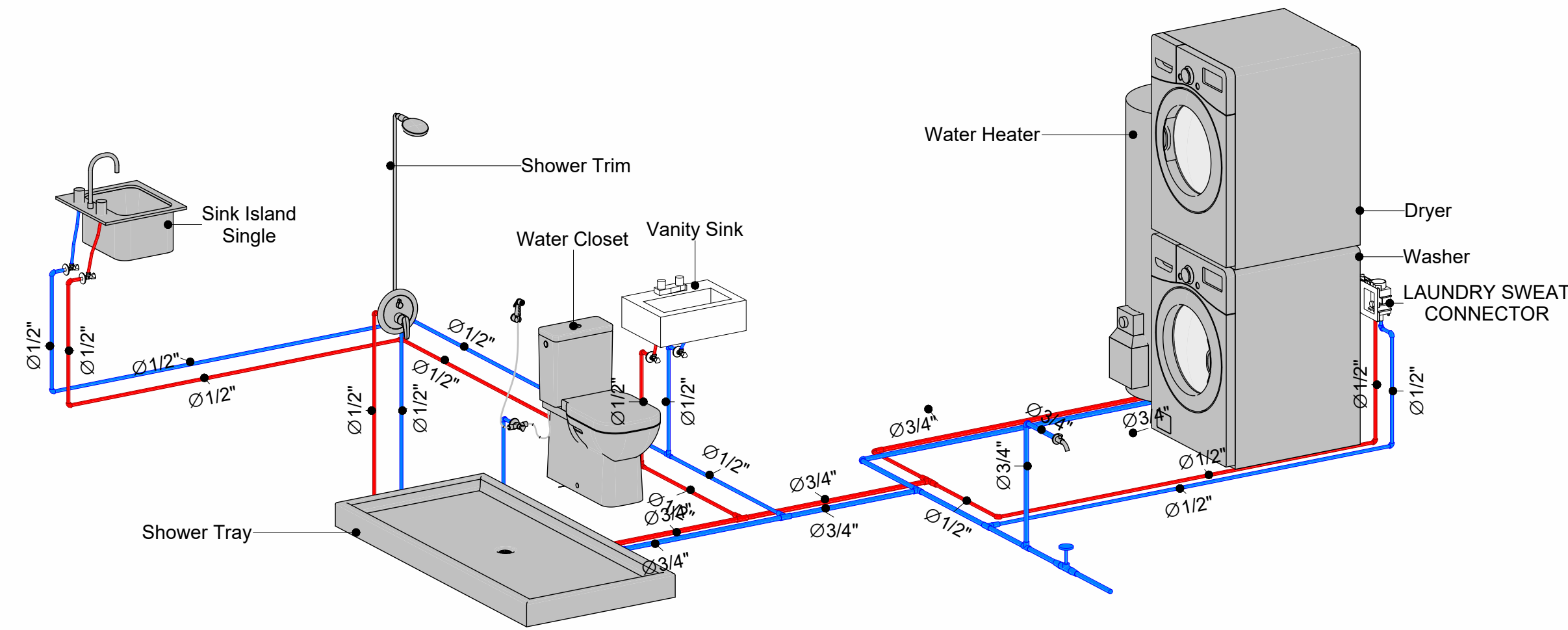
2 BATH WATER SUPPLY
1/2" = 1'-0"



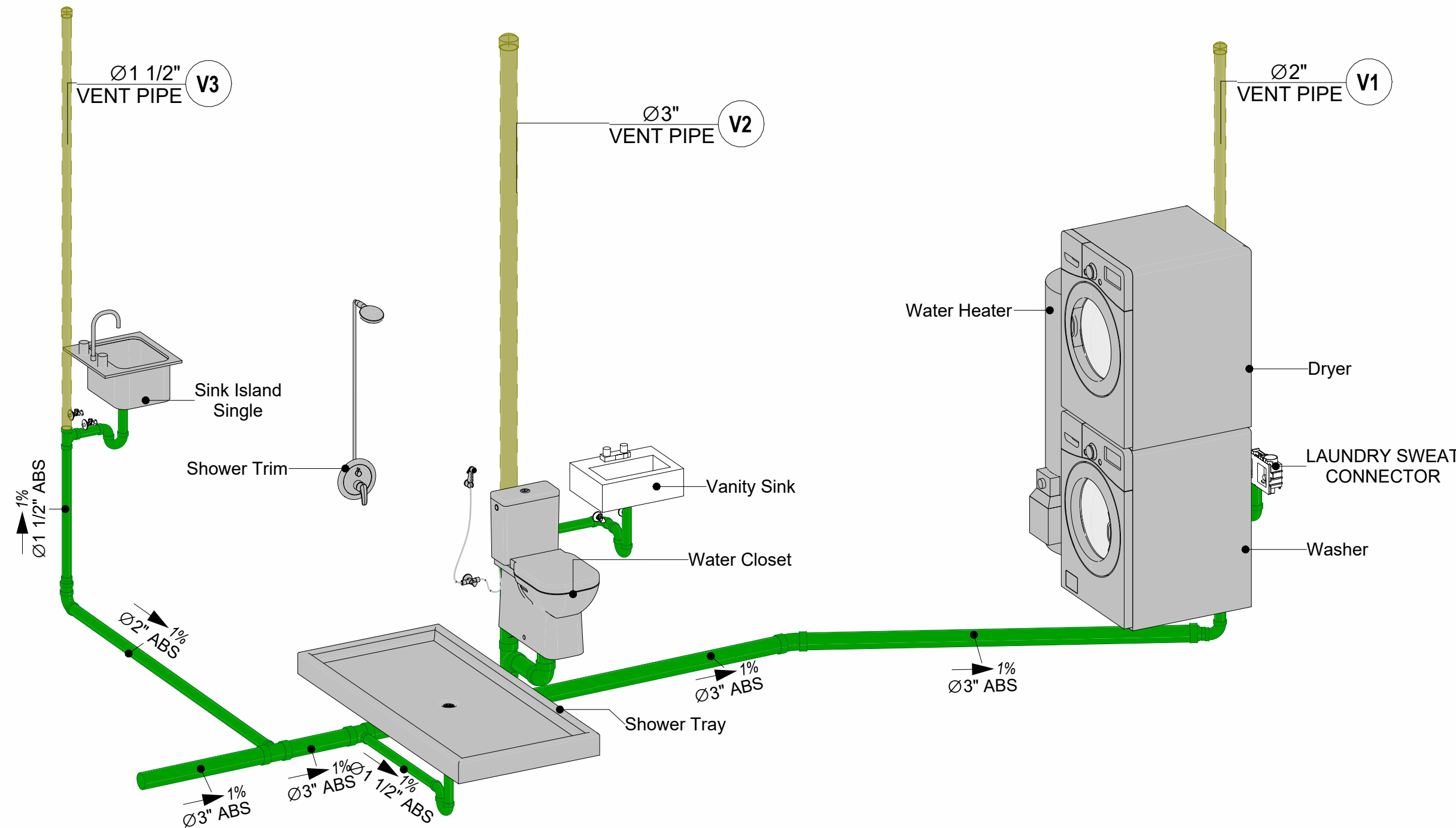
4 OVERALL SANITARY
1/4" = 1'-0"



5 BATH SEWAGE
1/2" = 1'-0"



3 WATER SUPPLY RISER DIAGRAM



6 SEWAGE RISER DIAGRAM

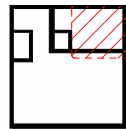
PIPE Color SCHEME

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

FrameUP Now

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

KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

282-PINNACLE-311
STUDIO-SPANISH-550

DRAWING NAME

WATER SUPPLY AND
SEWAGE SYSTEM

CLIENT NAME:

PROJECT NUMBER: 0083_11

DATE: 5/20/2025 1:29:52 AM

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!

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

Have It Your Way!

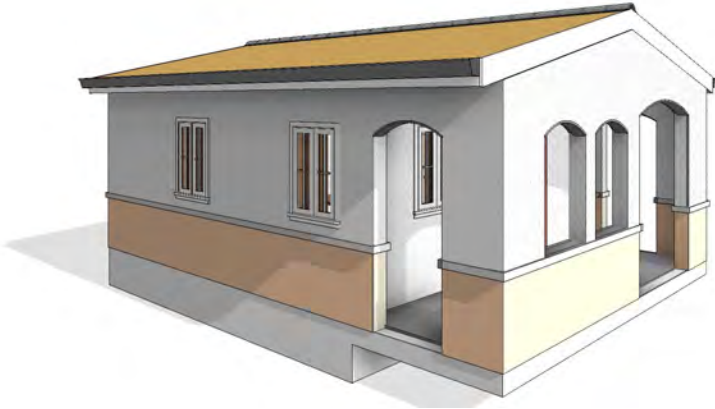


20 good reasons to frame a home with metal and not wood



Why build your ADU with metal vs wood	Wood	Metal	Explanation
1 DIY Construction Benefit	☐	☒	The wall frames, trusses and beams can be erected in a just a few days
2 Minimal Construction Skills Required	☐	☒	Pre-assembled walls and trusses require no specialized skills to 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



Pinnacle-Studio-Spanish

MATERIAL SHOPPING LIST

Have It Your Way!

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

TOC



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Have It Your Way!

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

GENERAL NOTES

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

ARCHITECTURAL BOM



Pinnacle-Studio-Craftsman							
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	0			
6	Oven		PCS	0			
7	Microwave		PCS	0			
CASEWORKS							
1	Kitchen Cabinet		FT	10.67			
2	Laundry Cabinet		FT	2.25			
3	Vanity Cabinet		FT	2.5			
4	Medicine Cabinet		PCS	1			
5	Kitchen countertop		SF	13.86			
6	Laundry Countertop		PCS	1			
7	Bathroom Countertop		SF	0			
8	Island		FT	0			
9	Peninsula		FT	0			
10	Closets		SF	14.75			
CEILING							
1	Ceiling Board	Dry Wall	SF	233			
2	Dry Wall Fastener	Screw	PCS	408			
3	Vapor Retarder	Polyethylene film	SF	369			
4	Vapor Retarder Fastener	Nails with washer heads	PCS	1107			
5	Ceiling Board (MRD)	Moisture resistant drywall	SF	46			
6	MRD Fastener		PCS	81			
7	Ceiling Board	Marine Plywood	SF	90			
8	Marine Plywood Fastener	Screw	PCS	158			
9	Dry Wall Tape		FT	185			
FLOORING							
1	Main Living Space		SF	205.2			
2	Bathroom		SF	45			
3	Porch		SF	115.5			
STRUCTURE							
1	Foundation		SF	423.2			
WALLS EXTERIOR							
1	Stone Veneer		SF	217			
2	Horizontal Siding		SF	364			
3	8/panel	Self-drilling screws(100/pkt)	PKT	3.64			
4	Wall Shteathing (OSB)		SF	581			
5	Shteathing Fastener	Self-drilling screws(100/pkt)	PKT	6			
6	Wall Homewrap		SF	581			
7	Homewrap Fastener	Stapled fastener (200/pkt)	PKT	2			
8	Furring Strip		PCS	46			
9	Furring Strip Fastener	Self-drilling screws(100/pkt)	PKT	3.64			
10	Wall Paint		SF	581			
11	Stone Copping	Masonry stone	SF	20			
12	Stone Veneer	Masonry stone	SF	0			
13	Mortar for Stone Veneer		SF	0			
14	Wall Insulation		SF	1630			
WALLS INTERIOR							
1	Cementitious Backer Board		SF	305			
2	Kerdi membrane		SF	305			
3	Kerdi membrane Fastener		SF	305			
4	Wall Ceramic Tile		SF	305			
5	Drywall Board		SF	658			
6	Drywall Fastener	Self-drilling screws(100/pkt)	PKT	6.58			
7	Wall Paint		SF	658			
8	Drywall Tape		FT	124			
9	Wall Sweep		FT	67			

ARCHITECTURAL BOM



🏠 DOORS							
1	Exterior Swinging	3' - 0" X 6'-8"	PCS	1			
2	Interior Swinging	2' - 8" X 6'-8"	PCS	1			
3	Interior Sliding	2' - 0" X 6'-8"	PCS	1			
4	Interior Swinging	2' - 0" X 6'-8"	PCS	1			
5	Exterior Door Trim		FT	16.3			
6	Interior Door Trim		FT	110			
7	Entry Lock set			1			
8	Privacy Lock set			1			
9	Passage Lock set			2			
🏠 WINDOWS							
1	Casement	3' - 3" X 3'-3"	PCS	2			
2	Casement	3' - 3" X 2'-3"	PCS	1			
3	Casement	2' - 3" X 3'-3"	PCS	4			
4	Exterior Window Trim		FT	83			
5	Interior Window Trim		FT	83			
🏠 ROOF							
1	Roof Covering		SF	510.0			
2	Roof Covering Fastener		PCS	255			
3	Roof Felt Paper		SF	510.0			
4	Roof Felt Paper Fastener		PCS	1530.0			
5	Roof Sheathing		SF	510			
6	Roof Sheathing Fastener		PCS	4080			
7	Batten		FT	0.0			
8	Batten Fastener		PCS	0.0			
9	Soffit		SF	87.0			
10	Soffit Fastener		PCS	43.5			
11	Fascia		FT	91.0			
12	Fascia board fastener		PCS	46			
13	Roof Insulation		SF	510.0			

Pinnacle-Studio-Craftsman

ELECTRICAL MATERIAL SHOPPING LIST

No.	Item	Type	Unit	Quantity	Unit Price	Total	Description
⬇ LIGHTING FIXTURES							
1	Kitchen Ceiling Light		PCS	2			
2	Kitchen Wall Mounted Light		PCS	1			
3	Exterior Wall Mounted Light		PCS	2			
4	Livingroom Ceiling Light With Fan		PCS	1			
5	Bedroom Ceiling Light With Fan		PCS	0			
6	Dining Ceiling Light		PCS	0			
7	Bath Wall Mounted Light		PCS	1			
8	Bathroom Ceiling Light		PCS	0			
9	Livingroom Ceiling Light		PCS	2			
10	Bedroom Ceiling Light		PCS	0			
11	Hall & Entry Ceiling Light		PCS	2			
12	Closet Ceiling Light		PCS	0			
13	Smoke Detector		PCS	0			
⬇ ELECTRICAL FITTINGS							
14	Standard Receptacle 120V	20A	PCS	4			
15	GFCI Receptacle 120V	20 A	PCS	12			
16	GFCI Receptacle 240V	30 A	PCS	2			
17	GFCI Receptacle 240V	50 A	PCS	1			
18	GFCI Receptacle 240V	60 A	PCS	1			
19	Fan Switch		PCS	1			
20	Single Pole Switch		PCS	4			
21	Three Way Switch		PCS	2			
22	Dimmer Switch		PCS	2			
⬇ ELECTRICAL CONDUITS & WIRING							
23	ROMEX 14 AWG	14/2/W/ground	FT	29			
24	ROMEX 12 AWG	12/3/W/ground	FT	0			
25	ROMEX 12 AWG	12/2/W/ground	FT	211			
26	ROMEX 10 AWG	10/3/W/ground	FT	44			
27	ROMEX 10 AWG	10/2/W/ground	FT	0			
28	Romex 8 AWG	8/3/W/ground	FT	14			
29	Romex 8 AWG	8/2/W/ground	FT	0			
30	ROMEX 6 AWG	6/3/W/ground	FT	30			
31	Bare Copper Ground Wire 6 AWG		FT				
⬇ ELECTRICAL BOXES & CIRCUTES							
32	Panelboard -240V 1 Phase MLO	200 AMP	PCS	1			
33	Circuit breaker	15 A	PCS	1			
34	Circuit breaker	20 A	PCS	9			
36	Circuit breaker	30 A	PCS	2			
37	Circuit breaker	50 A	PCS	1			
39	Circuit breaker	60 A	PCS	1			
40	Single Gang Switch Box		PCS	1			
41	Double Gang Switch Box		PCS	1			
42	Triple Gang Switch Box		PCS	2			
43	Pull Box	#1/4	PCS	9			
44	Receptacle Box		PCS	20			

PLUMBING BOM



Pinnacle-Studio-Craftsman							
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	8			
12	Hanging pipe clamp		PCS	12			
13	Globe Valve		PCS	1			
14	Dishwasher Supply Single Connector		PCS	0			
15	Dishwasher Sewage Single Connector		PCS	0			
16	Laundry Sweat Connector		PCS	1			
SANITARY & PLUMBING PIPES							
1	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 2 1/2"	FT	17			
2	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 1 1/2"	FT	18			
3	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 2"	FT	29			
4	PEX (Cross-linked polyethylene) Pipes	ø 3"	FT	80			
5	PEX (Cross-linked polyethylene) Pipes	ø 1/2"	FT	49			
6	PVC Pipes Sch.80 - Rigid	ø 3/4"	FT	45			
7	Flex Pipe Round	1 1/2"	FT	8			
PIPE FITTINGS							
1	ABS 90 Degree Bend Elbow	1 1/2"ø-1 1/2"ø	PCS	1			
2	ABS 90 Degree Bend Elbow	2"ø-2"ø	PCS	2			
3	ABS 90 Degree Bend Elbow	3"ø-3"ø	PCS	2			
4	ABS P-Trap	1 1/2"ø-1 1/2"ø	PCS	3			
5	ABS P-Trap	2"ø-2"ø	PCS	1			
6	ABS Reducer Elbow	2"ø-1 1/2"ø	PCS	1			
7	ABS Reducer Elbow	3"ø-2"ø	PCS	1			
8	ABS TEE Elbow	1 1/2"ø-1 1/2"ø-1 1/2"ø	PCS	1			
9	ABS TEE Elbow	2"ø-2"ø-2"ø	PCS	1			
10	ABS TEE Elbow	3"ø-3"ø-3"ø	PCS	2			
11	ABS Tee Reducer Elbow	3"ø-3"ø-1 1/2"ø	PCS	2			
12	ABS Tee Reducer Elbow	3"ø-3"ø-2"ø	PCS	1			
13	ABS Vent Cap Elbow	1 1/2"ø	PCS	1			
14	ABS Vent Cap Elbow	2"ø	PCS	1			
15	ABS Vent Cap Elbow	3"ø	PCS	1			
16	PEX 90 Degree Elbow	1/2"ø-1/2"ø	PCS	21			
17	PEX 90 Degree Elbow	3/4"ø-3/4"ø	PCS	7			
18	PEX Tee Elbow	1/2"ø-1/2"ø-1/2"ø	PCS	2			
19	PEX Tee Elbow	3/4"ø-3/4"ø-3/4"ø	PCS	7			
20	PEX Transition Elbow	1"ø-3/4"ø	PCS	2			
21	PEX Transition Elbow	3/4"ø-1/2"ø	PCS	9			
22	PVC 90 Deg Bend Elbow	2"ø-2"ø	PCS	18			

HVAC BOM



Pinnacle-Studio-Craftsman							
HVAC SYSTEM MATERIAL SHOPPING LIST							
No.	Item	Type	Unit	Quantity	Unit Price	Total	Description
🔗 HVAC DUCTS							
1	PIPE (REFRIGERANT LINE)	3/8" Ø	FT	33.09			
2	PIPE (REFRIGERANT LINE)	3/4" Ø	FT	41.08			
3	DRAYER HOSE	5" Ø	FT	4			
4	FLEX DUCT ROUND	4"	FT	3.13			
🔗 DUCT FITTINGS & ACCESSORIES							
5	ELBOW (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)	PCS	13			
6	ELBOW (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)	PCS	11			
7	TRANSITION (REFRIGERANT)	3/4" (Ø)-1/2" (Ø)	PCS	2			
8	TRANSITION (REFRIGERANT)	3/4" (Ø)-5/8" (Ø)	PCS	1			
9	TRANSITION (REFRIGERANT)	3/8" (Ø)-1/4" (Ø)	PCS	1			
10	ROUND TRANSITION(ANGLE)	45 DEGREE	PCS	5			
🔗 HVAC EQUIPMENTS							
11	AIR HANDLING UNIT	WALL MOUNTED	PCS	1			
12	CONDENSER	OUTDOOR UNIT	PCS	1			
13	EXHAUST FAN	75 CFM	PCS	1			
14	EXHAUST HOOD	WALL MOUNTED	PCS	1			
15	HOOD-WALL: VENT	HOOD-WALL: VENT	PCS	1			
16	DRAYER: VENT	DRAYER: VENT	PCS	1			
17	ROOF VENT	3"(Ø)	PCS	1			



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Have It Your Way!

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

GENERAL NOTES

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

ELECTRICAL BOM



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

ELECTRICAL BOM



ELECTRICAL FITTINGS							
#	Item	Type	Description,Manufacturer,SKU	Unit	Quantity	Unit Price	Total
1	Standard Receptacle 120V	20A		PCS	4		
2	GFCI Receptacle 120V	20 A		PCS	12		
3	GFCI Receptacle 240V	30 A		PCS	2		
4	GFCI Receptacle 240V	50 A		PCS	1		
5	GFCI Receptacle 240V	60 A		PCS	1		
6	Fan Switch			PCS	1		
7	Single Pole Switch			PCS	4		
8	Three Way Switch			PCS	2		
9	Dimmer Switch			PCS	2		
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	14/2/W/ground		FT	29		
3	ROMEX 12 AWG	12/3/W/ground		FT	0		
4	ROMEX 12 AWG	12/2/W/ground		FT	211		
6	ROMEX 10 AWG	10/3/W/ground		FT	44		
8	ROMEX 10 AWG	10/2/W/ground		FT	0		
9	Romex 8 AWG	8/3/W/ground		FT	14		
10	Romex 8 AWG	8/2/W/ground		FT	0		
11	ROMEX 6 AWG	6/3/W/ground		FT	30		
12	Bare Copper Ground Wire 6 AWG			FT			
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	1		
3	Circuit breaker	20 A		PCS	9		
4	Circuit breaker	30 A		PCS	2		
5	Circuit breaker	50 A		PCS	1		
6	Circuit breaker	60 A		PCS	1		
7	Single Gang Switch Box			PCS	1		
8	Double Gang Switch Box			PCS	1		
9	Triple Gang Switch Box			PCS	2		
10	Pull Box	#1/4		PCS	9		
11	Receptacle Box			PCS	20		
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	33.09		
2	PIPE (REFRIGERANT LINE)	3/4" (Ø)		FT	41.08		
3	DRAYER HOSE	4" (Ø)		FT	4		
4	FLEX DUCT ROUND	4" (Ø)		FT	3.13		
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							



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

HVAC BOM



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

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	1		
5	Bath room faucets			PCS	1		
6	Water Closet			PCS	1		
7	Shower Trim			PCS	1		
8	Shower Tray			PCS	1		
9	Water Heater			PCS	1		
10	Hose Bib			PCS	1		
11	Shutoff Valve			PCS	8		
12	Hanging pipe clamp			PCS	12		
13	Globe Valve			PCS	1		
14	Dishwasher Supply Single Connector			PCS	0		
15	Dishwasher Sewage Single Connector			PCS	0		
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 2 1/2"		FT	0		
2	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 1 1/2"		FT	17		
3	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 2"		FT	18		
4	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 3"		FT	29		
5	PEX (Cross-linked polyethylene) Pipes	ø 1/2"		FT	80		
6	PEX (Cross-linked polyethylene) Pipes	ø 3/4"		FT	49		
7	PEX (Cross-linked polyethylene) Pipes	ø 1"		FT	0		
8	PVC Pipes Sch.80 - Rigid	ø 1 1/2"		FT	0		
9	PVC Pipes Sch.80 - Rigid	ø 2"		FT	45		
10	PVC Pipes Sch.80 - Rigid	ø 3"		FT	0		
11	Flex Pipe Round	ø 1/2"		FT	8		
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	1		
2	ABS 90 Degree Bend Elbow	2"Ø-2"Ø		PCS	2		
3	ABS 90 Degree Bend Elbow	3"Ø-3"Ø		PCS	2		
4	ABS P-Trap	1 1/2"Ø-1 1/2"Ø		PCS	3		
5	ABS P-Trap	2"Ø-2"Ø		PCS	1		
6	ABS Reducer Elbow	2"Ø-1 1/2"Ø		PCS	1		
7	ABS Reducer Elbow	3"Ø-2"Ø		PCS	1		
8	ABS TEE Elbow	1 1/2"Ø-1 1/2"Ø-1 1/2"Ø		PCS	1		
9	ABS TEE Elbow	2"Ø-2"Ø-2"Ø		PCS	1		
10	ABS TEE Elbow	3"Ø-3"Ø-3"Ø		PCS	2		
11	ABS Tee Reducer Elbow	3"Ø-3"Ø-1 1/2"Ø		PCS	2		
12	ABS Tee Reducer Elbow	3"Ø-3"Ø-2"Ø		PCS	1		
13	ABS Vent Cap Elbow	1 1/2"Ø		PCS	1		
14	ABS Vent Cap Elbow	2"Ø		PCS	1		
15	ABS Vent Cap Elbow	3"Ø		PCS	1		

PLUMBING BOM

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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	0		
6	Oven			PCS	0		
7	Microwave			PCS	0		
8							
9							
10							
11							
12							
13							
14							
15							
16							

ARCHITECTURAL BOM



CASEWORKS 01							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Kitchen Cabinet			FT	10.67		
2	Laundry Cabinet			FT	2.25		
3	Vanity Cabinet			FT	2.5		
4	Medicine Cabinet			PCS	1		
5	Kitchen countertop			SF	13.86		
6	Laundry Countertop			PCS	1		
7	Bathroom Countertop			SF	0		
8	Island			FT	0		
9	Peninsula			FT	0		
10	Closets			SF	14.75		
11							
12							
13							
14							
15							

ARCHITECTURAL BOM



CEILING 01							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
STUDIO AREA				SF	182.0		
1	Ceiling Board	Drywall		SF	182		
2	Drywall Fastener	Screw		PCS	319		
3	Vapor Retarder	Polyethylene film		SF	182		
4	Vapor Retarder Fastener	Nails with washer heads		PCS	546		
BATH ROOM				SF	46.0		
5	Ceiling Board	MRD (Moisture resistant drywall)		SF	46		
6	MRD Fastener	Screw		PCS	81		
CLOSET				SF	6.0		
7	Ceiling Board	Drywall		SF	6		
8	Drywall Fastener	Screw		PCS	11		
9	Vapor Retarder	Polyethylene film		SF	6		
10	Vapor Retarder Fastener	Nails with washer heads		PCS	18		
PORCH				SF	90.0		
11	Ceiling Board	Marine Plywood		SF	90		
12	Exterior Grade Plywood	Screw		PCS	158		

ARCHITECTURAL BOM

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ARCHITECTURAL BOM



FLOORING INTERIOR 01							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	CLOSET						
1	Closet Flooring			SF	7		
2	Wood underlay	Foam Pad Polyethylene		SF	7		
3	Vapor Retarder	Vapor Barrier Polyethylene		SF	7		
	LIVING ROOM AND KITCHEN						
4	Tile Finish			SF	199		
5	Adhesive	1/2" Thin set Mortar		SF	199		
6	Vapor Retarder	Vapor Barrier Polyethylene		SF	199		
	BATHROOM						
7	Tile Finish			SF	30		
8	Adhesive	1/2" Thin set Mortar		SF	30		
9	Vapor Retarder	Vapor Barrier Polyethylene		SF	30		

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FLOORING EXTERIOR							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	
	STRUCTURE			SF	423.2		
1	Concrete Slab	4"concrete cast in situ		CF	141		
2	Insulation	Rigid insulation		SF	165		
3	Hard core	Compacted soil		CF	101.1		
4	Re-bar	#4 re-bar		Ton	0.44		
5	Concrete Pad	4"concrete cast in situ		CF	2		
6	Slab edge	Turndown		CF	128.8		
7	Footing	Cast-in-place concrete		CF	4.68		
	PORCH						
8	Tile Finish			SF	116		
9	Adhesive	1/2" Thin set Mortar		SF	116		
10	Vapor Retarder	Vapor Barrier Polyethylene		SF	116		

ARCHITECTURAL BOM



WALLS: EXTERIOR							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Stone Veneer			SF	217		
2	Exterior-Grade Plywood Horizontal Siding			SF	364		
3	Exterior-Grade Plywood Fastener 8/panel	Self-drilling screws(100/pkt)		PKT	4		
4	Wall Shteathing (OSB)			SF	581		
5	Shteathing Fastener	Self-drilling screws(100/pkt)		PKT	6		
6	Wall Homewrap			SF	581		
7	Homewrap Fastener	Stapled fastener (200/pkt)		PKT	2		
8	Furring Strip			PCS	46		
9	Furring Strip Fastener	Self-drilling screws(100/pkt)		PKT	4		
10	Wall Paint			SF	581		
11	Stone Copping	Masonry stone		SF	20		
12	Stone Veneer	Masonry stone		SF	0		
13	Mortar for Stone Veneer			SF	0		
14	Wall Insulation			SF	1630		

ARCHITECTURAL BOM



WALLS: INTERIOR 01							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
BATHROOM				SF	42.0		
1	Cementitious Backer Board			SF	221		
2	Kerdi membrane			SF	221		
3	Kerdi membrane Fastener			SF	221		
4	Wall Ceramic Tile			SF	221		
CL				SF	6.0		
5	Drywall Board			SF	72		
6	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	0.72		
7	Wall Paint			SF	72		
8	Drywall Tape			FT	13.5		
HALL				SF	26.0		
9	Drywall Board			SF	116		
10	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.16		
11	Wall Paint			SF	116		
12	Drywall Tape			FT	21.8		

ARCHITECTURAL BOM



WALLS: INTERIOR 02							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	STUDIO			SF	118.0		
13	Drywall Board			SF	310		
14	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.1		
15	Wall Paint			SF	310		
16	Drywall Tape			FT	58.2		
	KITCHEN			SF	53.0		
17	Cementitious Backer Board			SF	10		
18	Drywall Board			SF	77		
19	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	0.77		
20	Kerdi membrane			SF	10		
21	Kerdi membrane Fastener			SF	10		
22	Wall Ceramic Tile			SF	10		
23	Wall Paint			SF	77		
24	Drywall Tape			FT	14.5		

ARCHITECTURAL BOM



WALLS: INTERIOR 03							
#	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	WD			SF	9.0		
25	Cementitious Backer Board			SF	74		
26	Kerdi membrane			SF	74		
27	Kerdi membrane Fastener			SF	74		
28	Wall Ceramic Tile			SF	74		
	WH			SF	5.0		
29	Drywall Board			SF	83		
30	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	0.83		
31	Wall Paint			SF	83		
32	Drywall Tape			FT	16		
1	Wall Sweep			FT	67		

ARCHITECTURAL BOM



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ARCHITECTURAL BOM

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ARCHITECTURAL BOM



#	ROOF 01						
	Item	Type	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Roof Covering			SF	510.0		
2	Roof Covering Fastener			PCS	255		
3	Roof Felt Paper			SF	510.0		
4	Roof Felt Paper Fastener			PCS	1530.0		
5	Roof Sheathing			SF	510.0		
6	Roof Sheathing Fastener			PCS	4080		
7	Batten			FT	0.0		
8	Batten Fastener			PCS	0.0		
9	Soffit			SF	87.0		
10	Soffit Fastener			PCS	43.5		
11	Fascia			FT	91.0		
12	Fascia board fastener			PCS	46		
13	Roof Insulation			SF	510.0		
14							
15							