



PINNACLE

The Pinnacle is a one-bedroom, one-bathroom home that blends Traditional and Ranch styles. The exterior features light-colored walls with vertical siding and stone veneers. The roof is a simple gable design with a moderate pitch. A prominent covered entryway is supported by slender posts offer a welcoming approach to the front door.

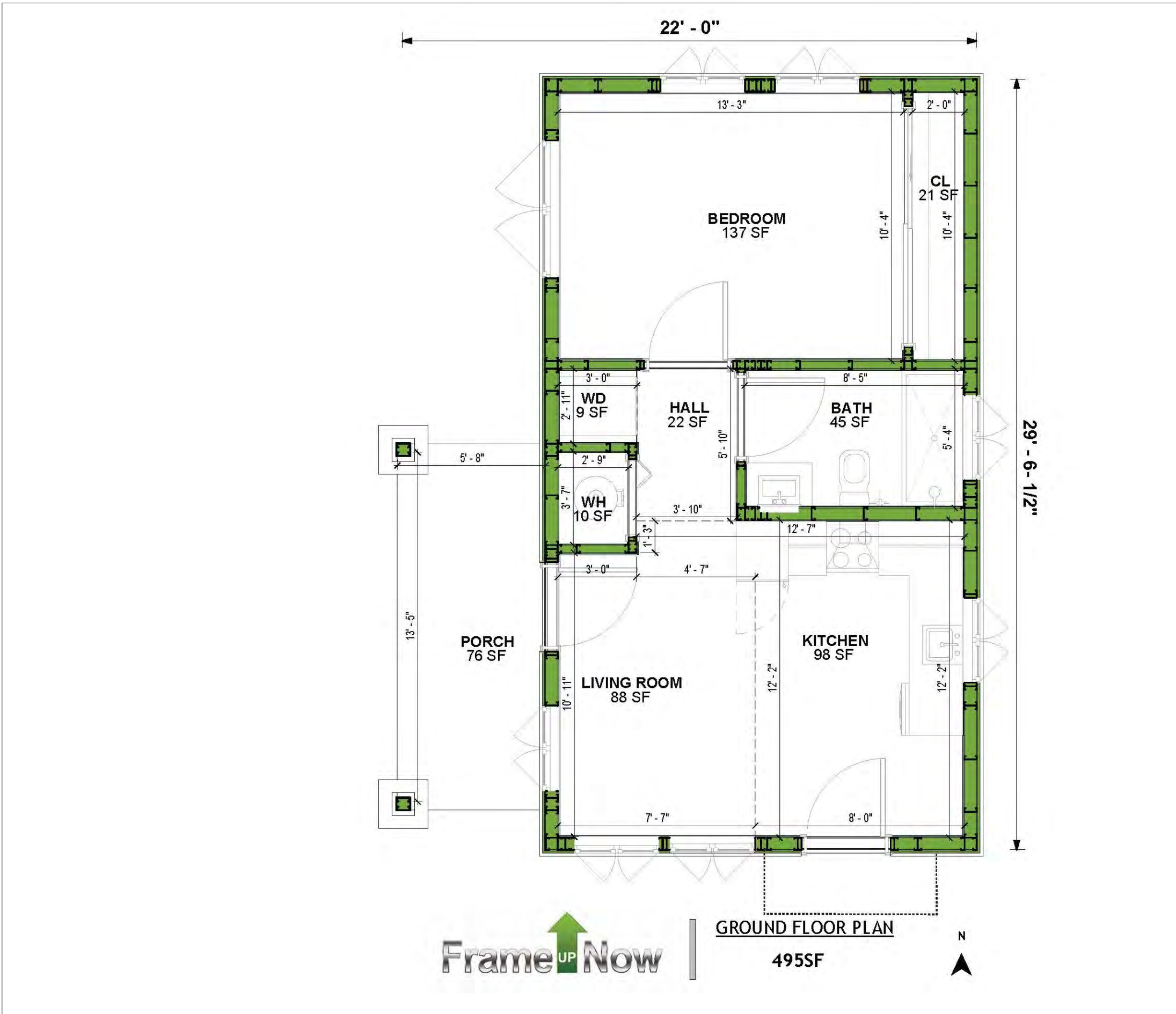
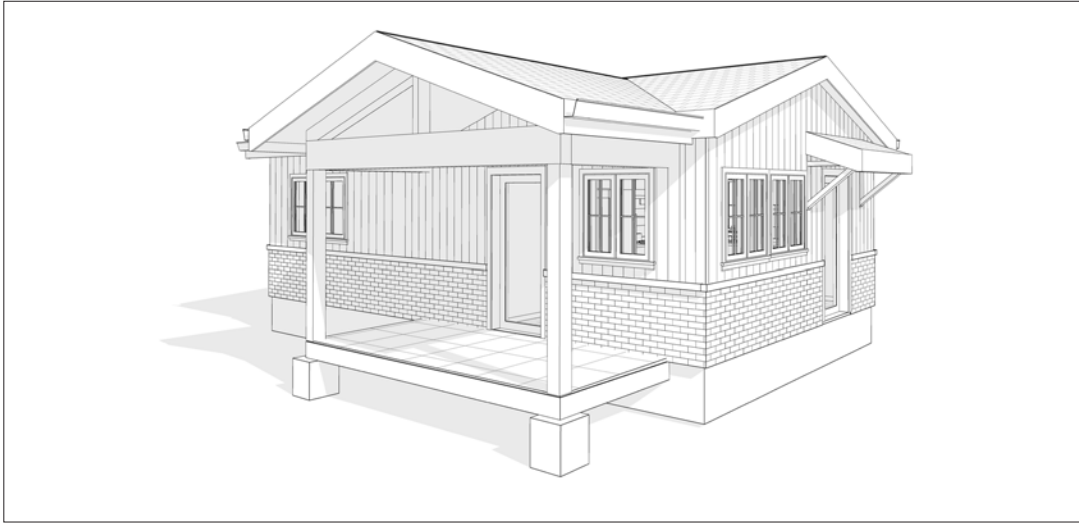
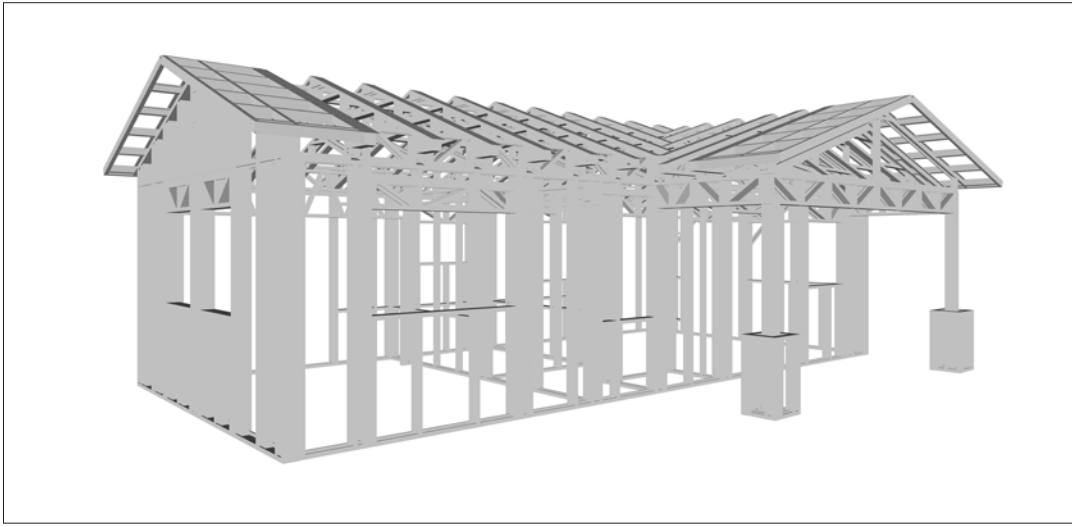
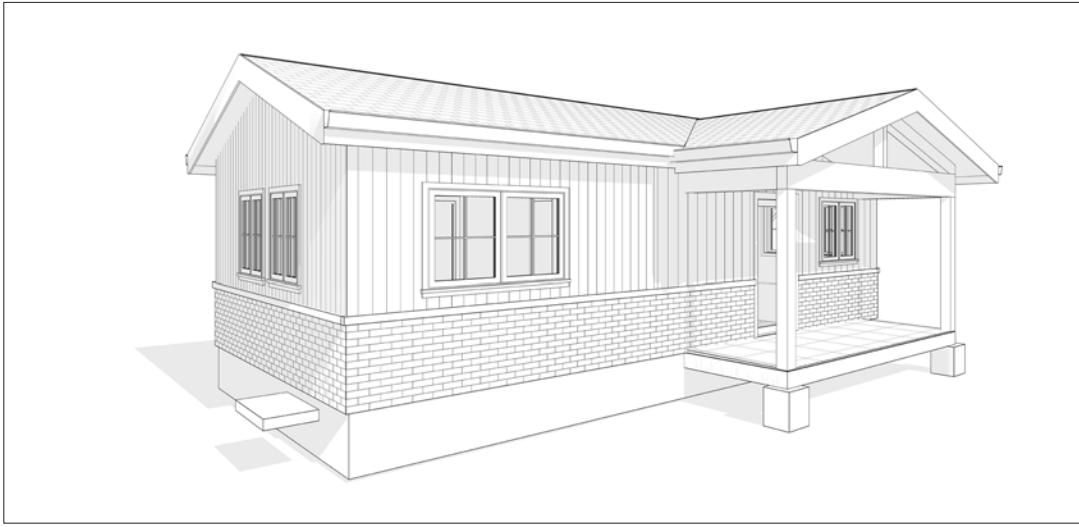
Inside, the home features a rectangular plan. The living and kitchen areas are merged into one room at one end of the plan. The bedroom is located on the opposite end. The bathroom is strategically placed between the living and sleeping areas, enhancing convenience and functionality.

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

- 495 SF
- 1 Bed Room
- 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 |
|-----|-------------|------|
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NOTE:

LEGEND:

PROJECT

286-Pinnacle-495-
1Bd1Ba-
Traditional-550

DRAWING NAME

INTRODUCTION

CLIENT NAME:

PROJECT NUMBER:

DATE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DISCLAIMER

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

SCALE:

I101

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 | |

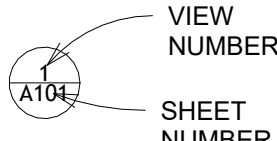
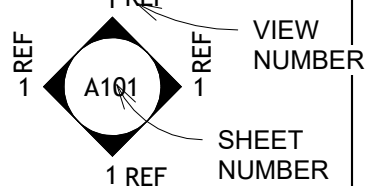
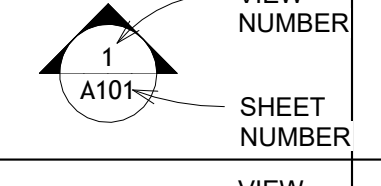
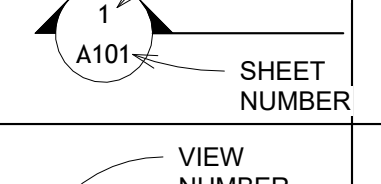
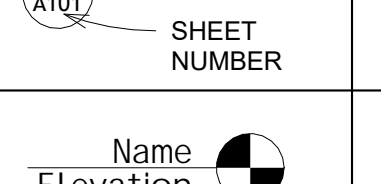
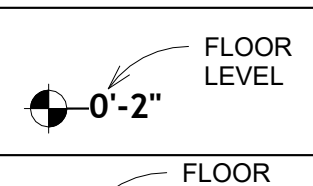
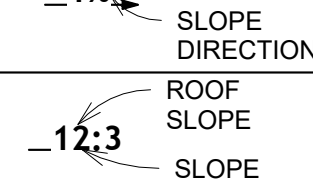
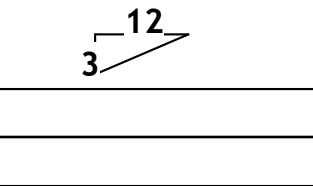
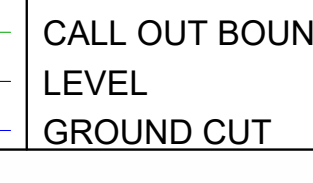

ZONING

| | |
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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 | |

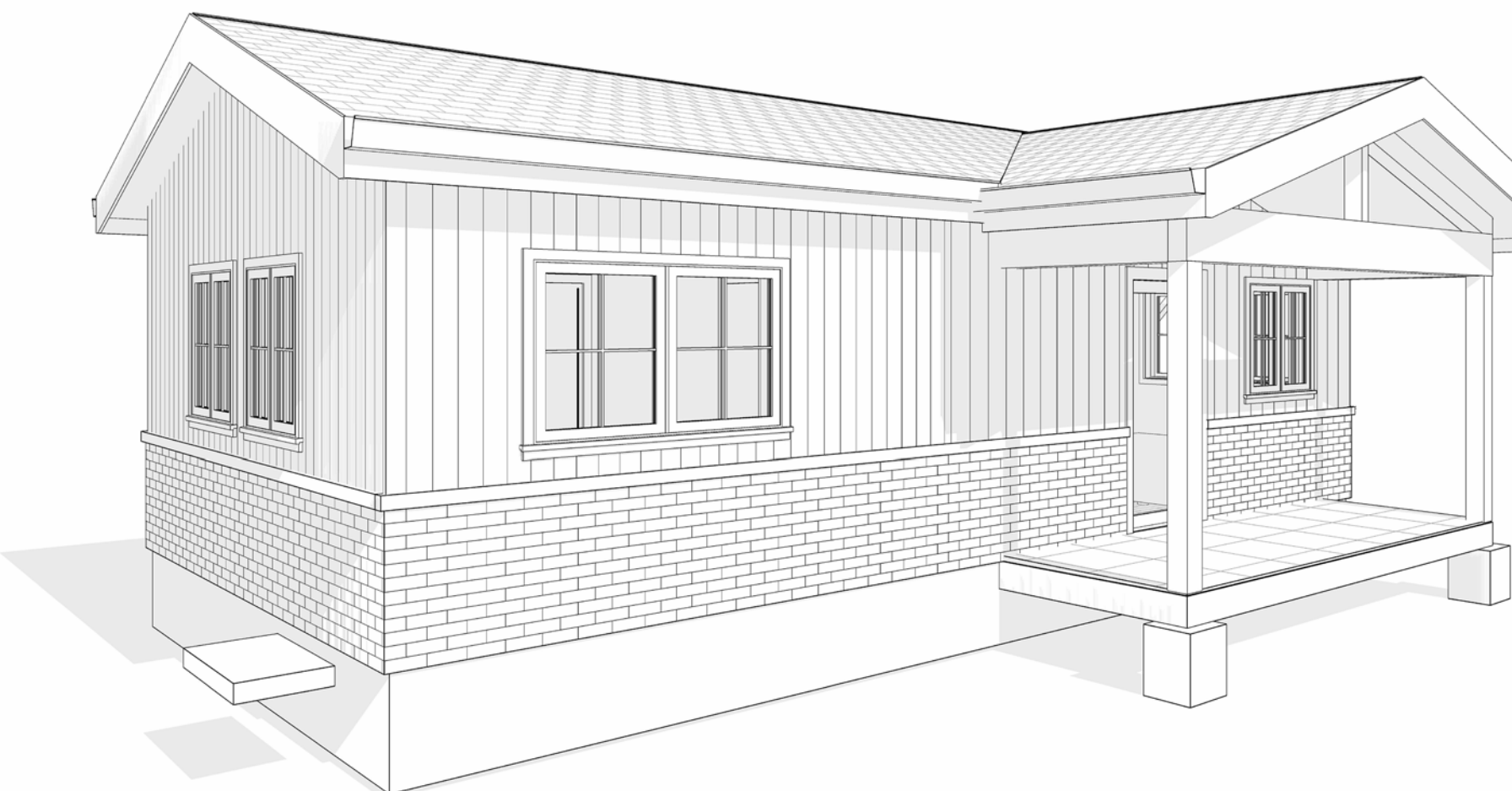
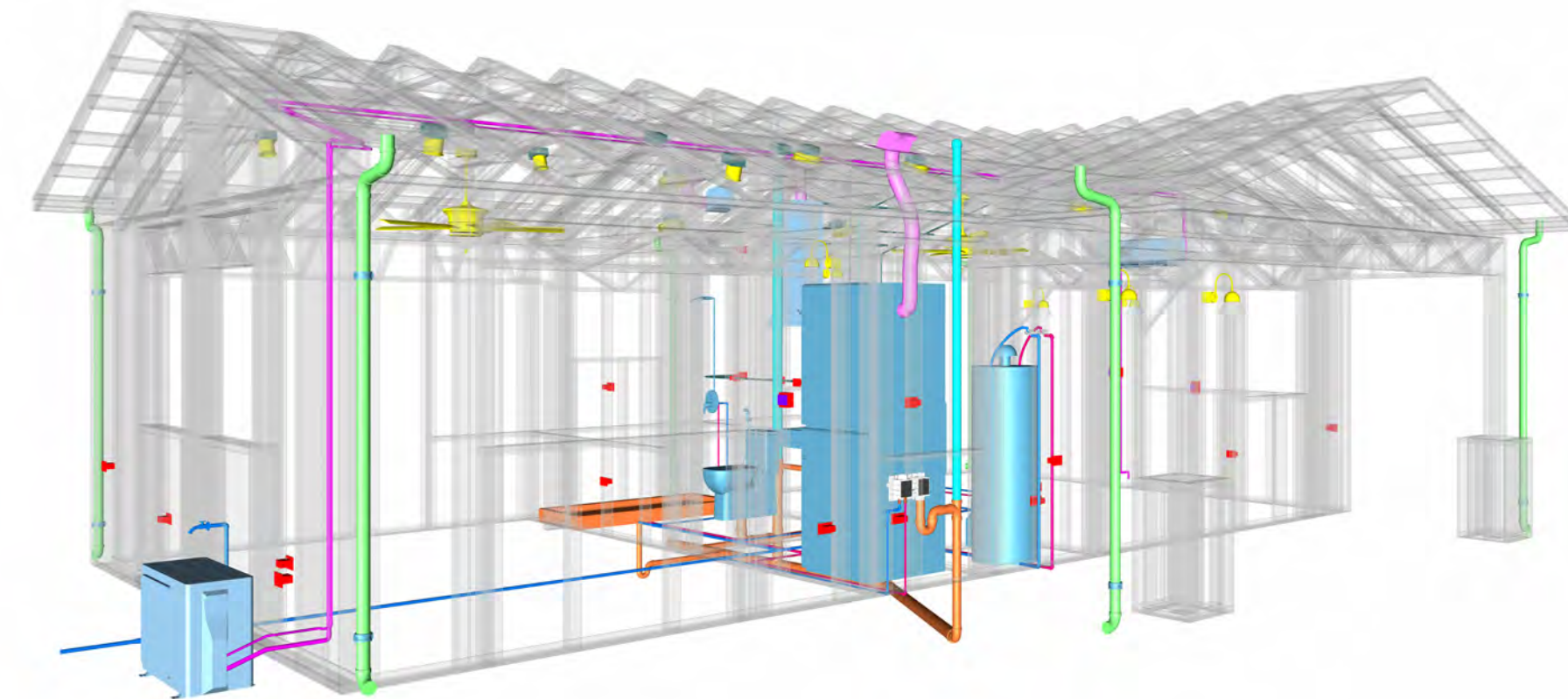
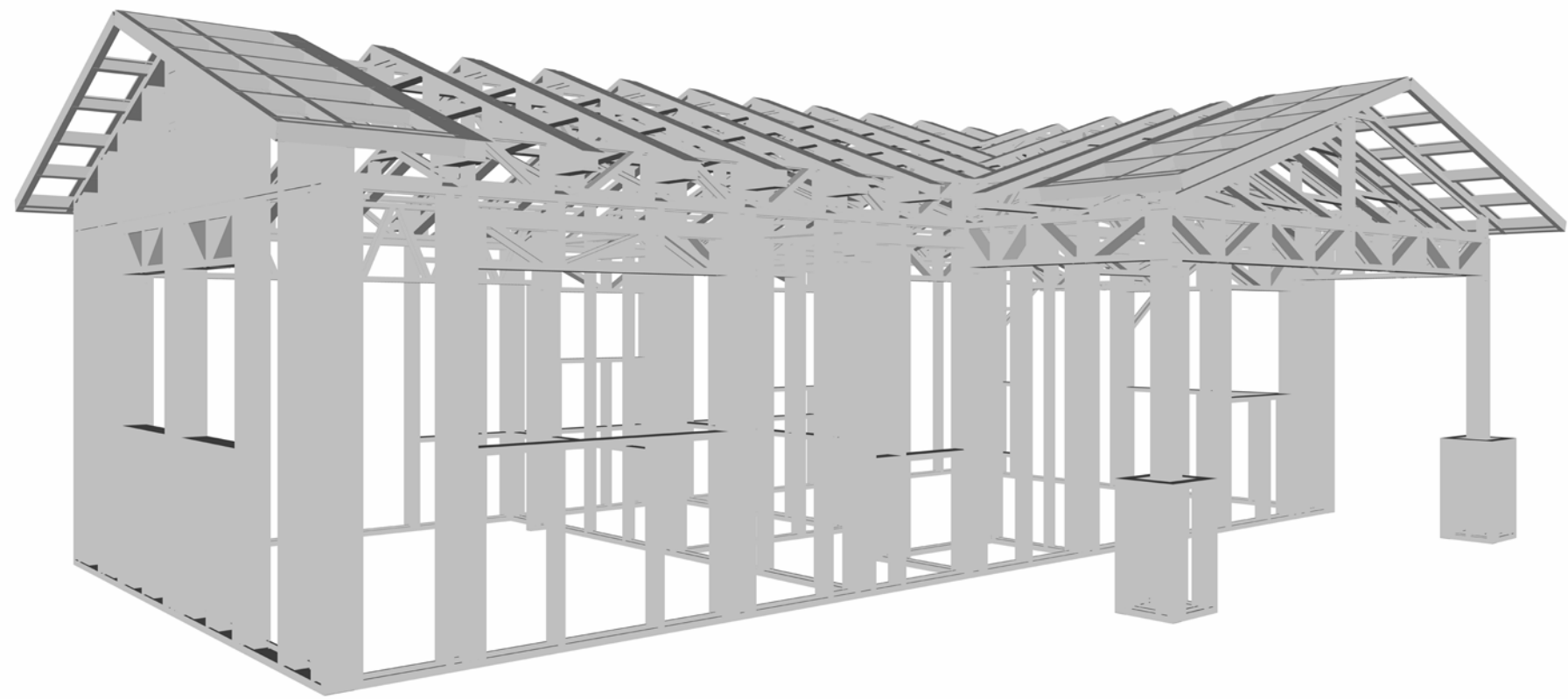
| LINE LEGEND | |
|------------------------|------------------------|
| HIDDEN LINE | ----- CUT LINE |
| ROOM SEPARATOR | ----- CALL OUT BOUNDRY |
| DOOR OPENING DIRECTION | ----- LEVEL |
| OVER HEAD | ----- GROUND CUT |

| 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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| A101 | FLOOR PLAN |
| A102 | DIMENSION PLAN |
| S101 | FOUNDATION PLAN |
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| S103 | FRAME LAYOUT |
| S104 | ROOF TRUSS LAYOUT |
| A103 | ROOF PLAN |
| A201 | ELEVATIONS |
| A202 | ELEVATIONS |
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| P103 | SEWAGE SYSTEM |
| P104 | RISER DIAGRAM |
| M101 | HVAC PLAN |
| M102 | HVAC SECTION |
| M103 | RISER DIAGRAM |

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

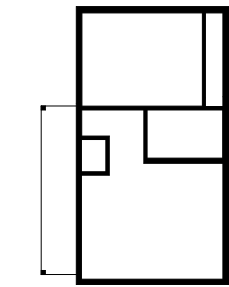
| ABBREVIATION | |
|--------------|---|
| AFS | ACTION FLOOR SYSTEMS |
| ASTM D698 | AMERICAN SOCIETY FOR TESTING AND MATERIAL |
| CA | CASEWORK |
| EL | ELECTRICAL |
| F.F.E | FINISHED FLOOR ELEVATION |
| F.F.L | FINISHED FLOOR LEVEL |
| FTG | FOOTINGS |
| HVAC | HEATING, VENTILATION & AIR CONDITIONING |
| IRC | INTERNATIONAL RESIDENCE CODE |
| IMC | INTERNATIONAL MECHANICAL CODE |
| MAX. | MAXIMUM |
| ME | MECHANICAL |
| MIN. | MINIMUM |
| NO. | NUMBER |
| O.C | ON CENTER |
| OSB | ORIENTED STRAND BOARD |
| PL | PLUMBING |
| PSI | POUNDS PER SQUARE INCH |
| PVC | POLYVINYL CHLORIDE |
| REF | REFERENCE |
| RG | RIGHT GARAGE |
| SE | SPECIAL EQUIPMENT |
| SF | SQUARE FEET |
| SIMP. STHD8 | SIMPSON STRAP THE HOLDDOWN |
| SIMP. ABE66 | SIMPSON ANCHOR BOLT EDGE |
| TV | TELEVISION |
| UNO | UNLESS NOTED OTHERWISE |
| W/ | WITH |
| W/D | WASHER/DRYER |
| AC | AIR CONDITIONING UNIT |
| ACC | AIR COOLED CONDENSER |
| ACCU | AIR COOLED CONDENSING UNIT |
| AHU | AIR HANDLING UNIT |
| CC | COOLING COIL |
| CD | CEILING DIFFUSER |
| Cfm | Cubic Feet Per Minute |
| CR | CEILING REGISTER |
| CU | CONDENSING UNIT |
| CW | COLD WATER |
| E/A | EXHAUST AIR |
| EF | EXHAUST FAN |
| ET | EXPANSION TANK |
| EX. | EXISTING |
| FC | FLEXIBLE CONNECTION |
| FCU | FAN COIL UNIT |
| FLR. | FLOOR |
| HC | HEATING COIL |
| HE | AIR TO AIR HEAT EXCHANGER |
| HV | HEATING AND VENTILATING UNIT |
| IV | INLET VANES |
| MER | MECHANICAL ROOM |
| MAX. | MAXIMUM |
| MIN. | MINIMUM |
| R/A | RETURN AIR |
| RCU | RECIPROCATING CHILLER UNIT |
| RF | RETURN FAN |
| S/A | SUPPLY AIR |
| SCD | SMOKE CONTROL DAMPER |
| SP | STATIC PRESSURE |



286-
PINNACLE-495-1Bd1Ba
TRADITIONAL-550

| SQUARE FOOTAGE | |
|----------------|-----|
| LIVING | 495 |
| PORCH | 76 |
| TOTAL | 571 |

KEY PLAN



PERSPECTIVE
ANGLE

| NO. | DESCRIPTION | DATE |
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NOTE:

LEGEND:

PROJECT

286-PINNACLE-495-1Bd1Ba
TRADITIONAL-550

DRAWING NAME

COVER SHEET

| | |
|-----------------|-----------------------|
| CLIENT NAME: | Client Name |
| PROJECT NUMBER: | 0061_12 |
| DATE: | 5/22/2025 11:06:33 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:

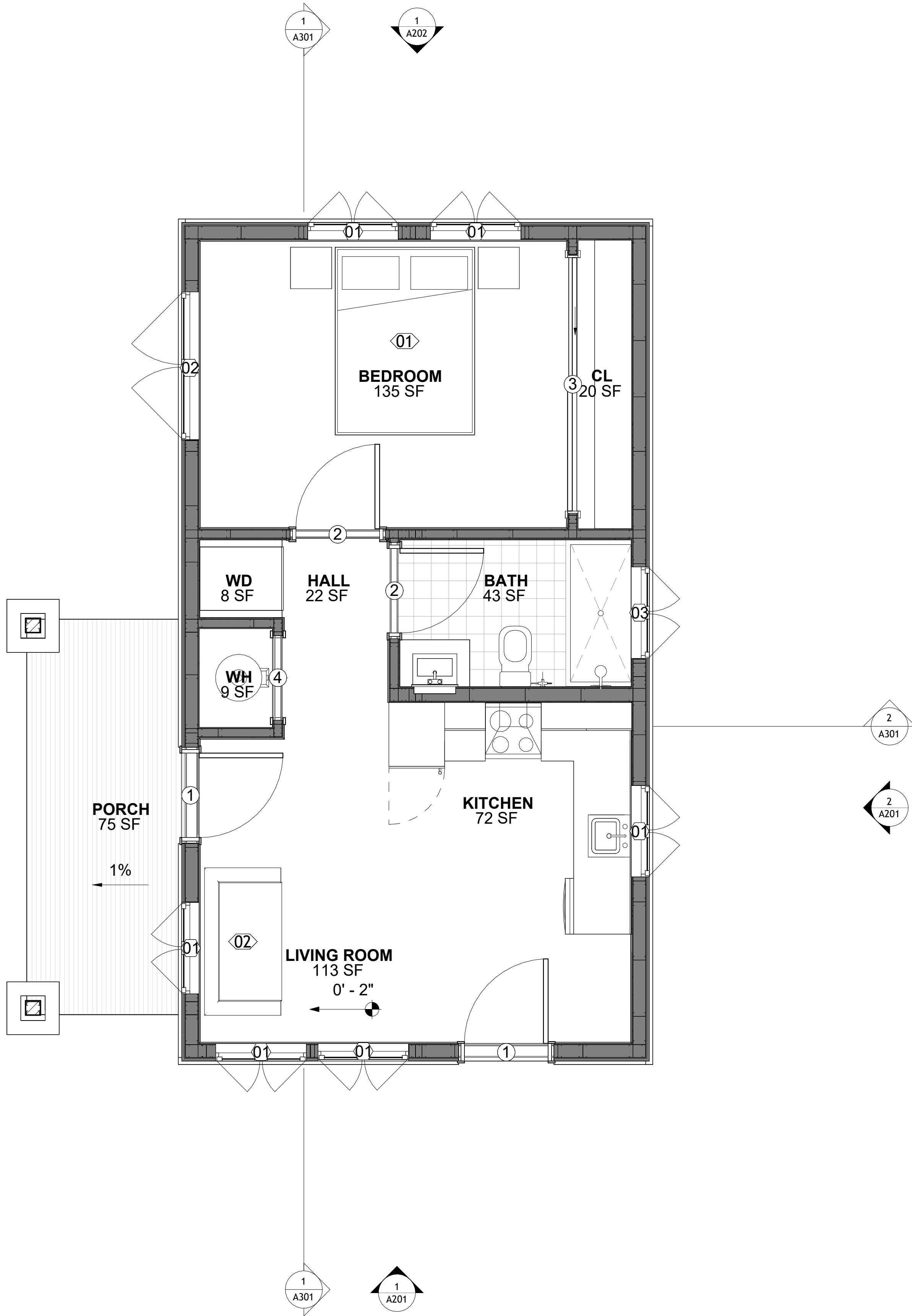
1. THE SPOT ELEVATION INDICATES THE FINISHED FLOOR ELEVATION.
2. FINISHED FLOORS PER PLANS.
3. FIELD VERIFY FOR DIMENSION DROP 4" FOR SHOWER AND BATHTUB USE.
4. 1% SLOPE ON OUTDOOR BALCONIES FOR WATER RUN OFF.
5. 2% SLOPE TOWARDS THE SHOWER DRAIN FOR SUFFICIENT DRAINAGE.
6. 4" DROP AT THE DOOR LEADING 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 | KING SIZE BED | 1 |
| 02 | TWO SEAT SOFA | 1 |

ROOM FINISH SCHEDULE

| ROOM NUMBER | ROOM NAME | FLOOR FINISH | BASE FINISH | WALL FINISH | CEILING FINISH | CEILING HEIGHT | COMMENTS |
|-------------|-------------|----------------|-------------|----------------------|----------------|----------------|----------|
| 01 | LIVING ROOM | HARDWOOD | CONCRETE | WALL PAINT | DRY WALL | 8' - 0" | |
| 02 | KITCHEN | HARDWOOD | CONCRETE | WALL PAINT + CERAMIC | DRY WALL | 8' - 0" | |
| 03 | BEDROOM | HARDWOOD | CONCRETE | WALL PAINT | DRY WALL | 8' - 0" | |
| 04 | BATH | VINYL TILES | CONCRETE | CERAMIC TILE | MRD | 8' - 0" | |
| 05 | CL | HARDWOOD | CONCRETE | WALL PAINT | DRY WALL | 8' - 0" | |
| 06 | WD | HARDWOOD | CONCRETE | WALL PAINT | DRY WALL | 8' - 0" | |
| 07 | WH | HARDWOOD | CONCRETE | WALL PAINT | DRY WALL | 8' - 0" | |
| 08 | HALL | HARDWOOD | CONCRETE | WALL PAINT | DRY WALL | 8' - 0" | |
| 09 | PORCH | PORCELAIN TILE | CONCRETE | CORRUGATED IRON | PLYWOOD | 8' - 0" | |



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

| SQUARE FOOTAGE | |
|----------------|-----|
| LIVING | 495 |
| PORCH | 76 |
| TOTAL | 571 |

KEY PLAN

| NO. | DESCRIPTION | DATE |
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NOTE:

LEGEND:

PROJECT

286-PINNACLE-495-1Bd1Ba
TRADITIONAL-550

DRAWING NAME

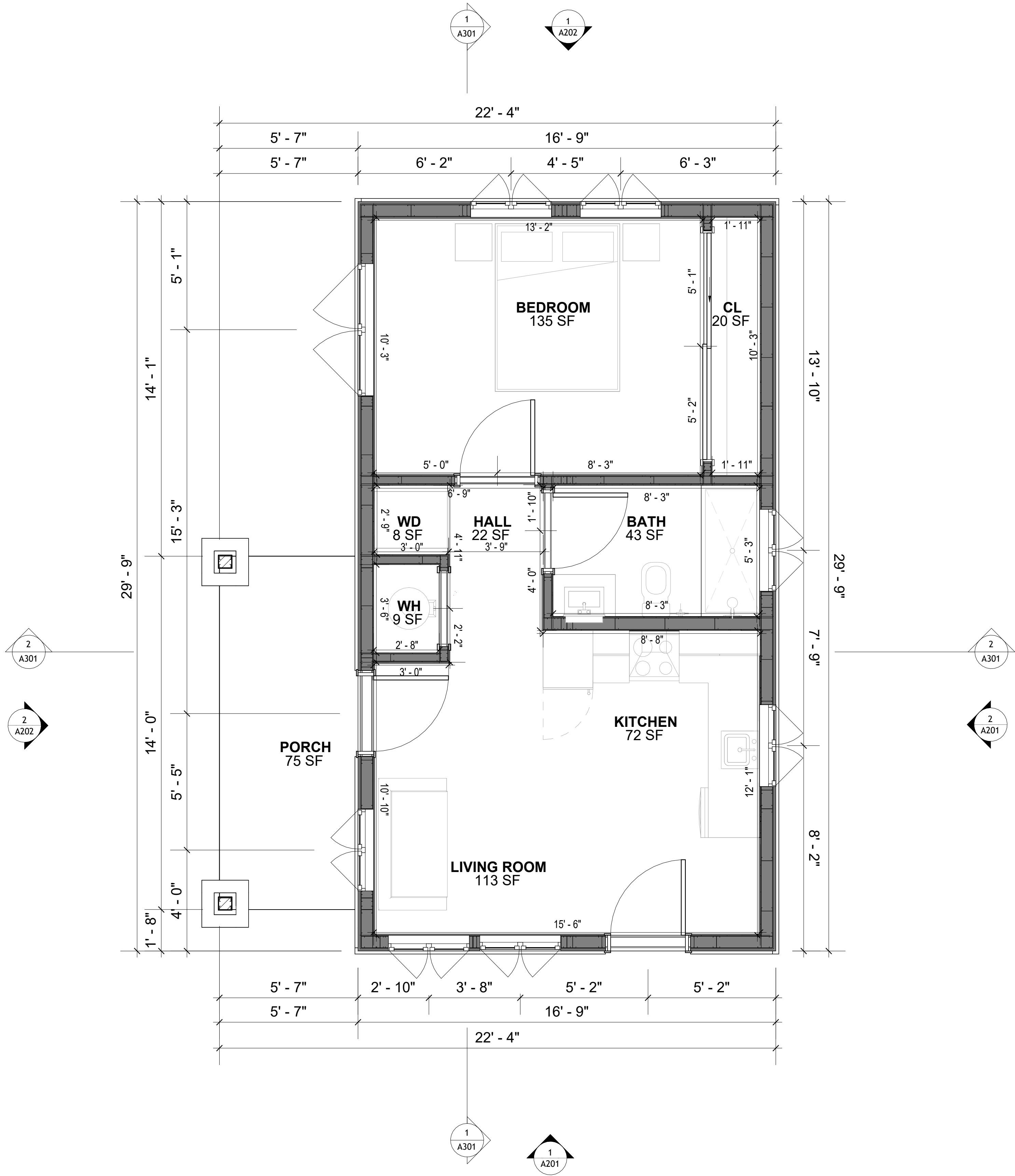
FLOOR PLAN

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| DATE: | 5/22/2025 11:06:34 AM |
| DESIGNED BY: | Designer |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

A101

SCALE: As indicated

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



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

| SQUARE FOOTAGE | |
|----------------|-----|
| LIVING | 495 |
| PORCH | 76 |
| TOTAL | 571 |

KEY PLAN

| NO. | DESCRIPTION | DATE |
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NOTE:

LEGEND:

PROJECT

286-PINNACLE-495-1Bd1Ba
TRADITIONAL-550

DRAWING NAME

DIMENSION PLAN

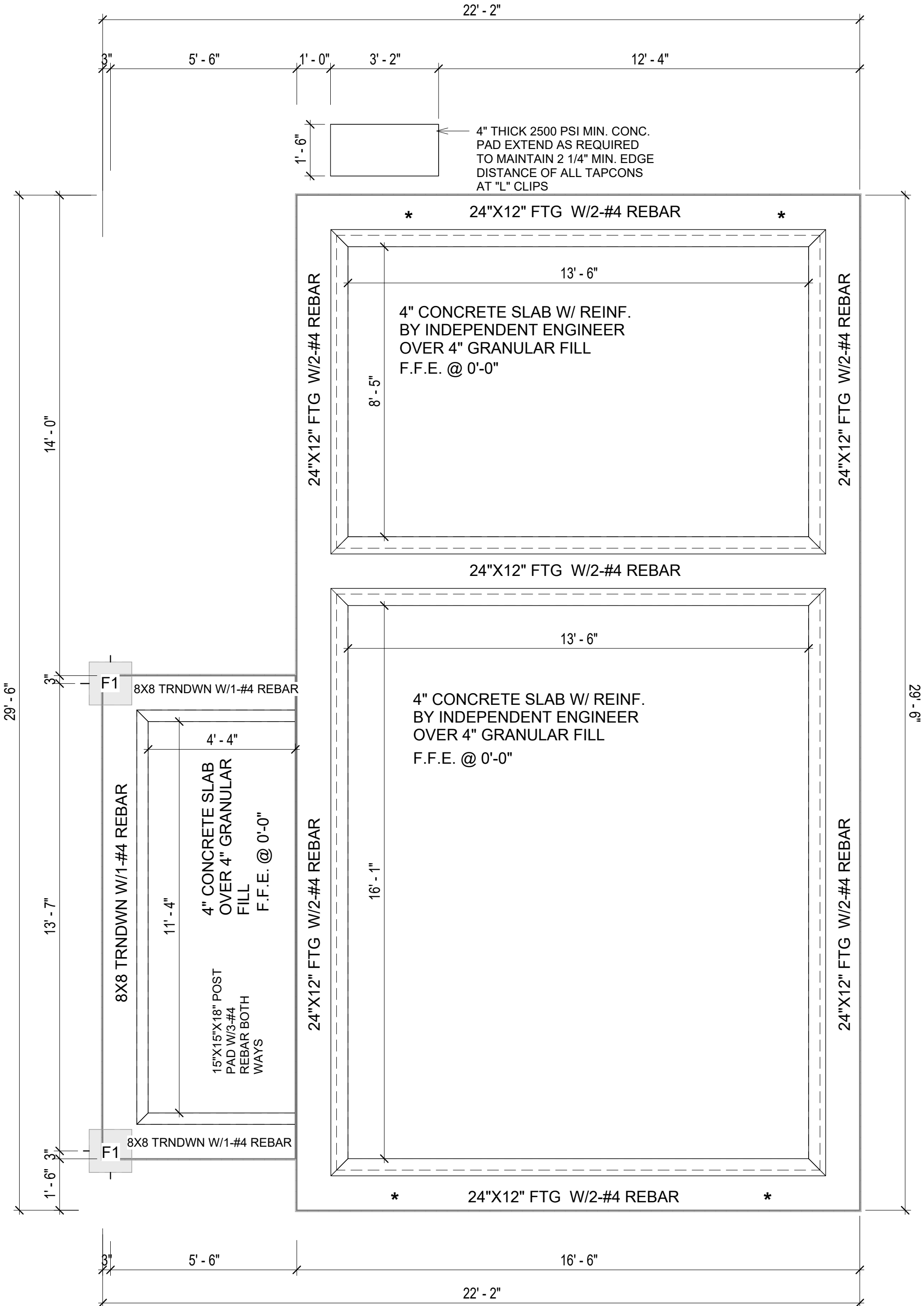
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| PROJECT NUMBER: | 0061_12 |
| DATE: | 5/22/2025 11:06:35 AM |
| DESIGNED BY: | Designer |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

A102

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

FOUNDATION NOTES

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

KEY PLAN

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NOTE:

LEGEND:

PROJECT

286-PINNACLE-495-1Bd1Ba
TRADITIONAL-550

DRAWING NAME

FOUNDATION PLAN

| | |
|-----------------|-----------------------|
| CLIENT NAME: | Client Name |
| PROJECT NUMBER: | 0061_12 |
| DATE: | 5/22/2025 11:06:35 AM |
| DESIGNED BY: | Designer |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

S101

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

| SQUARE FOOTAGE | |
|----------------|-----|
| LIVING | 495 |
| PORCH | 76 |
| TOTAL | 571 |

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:

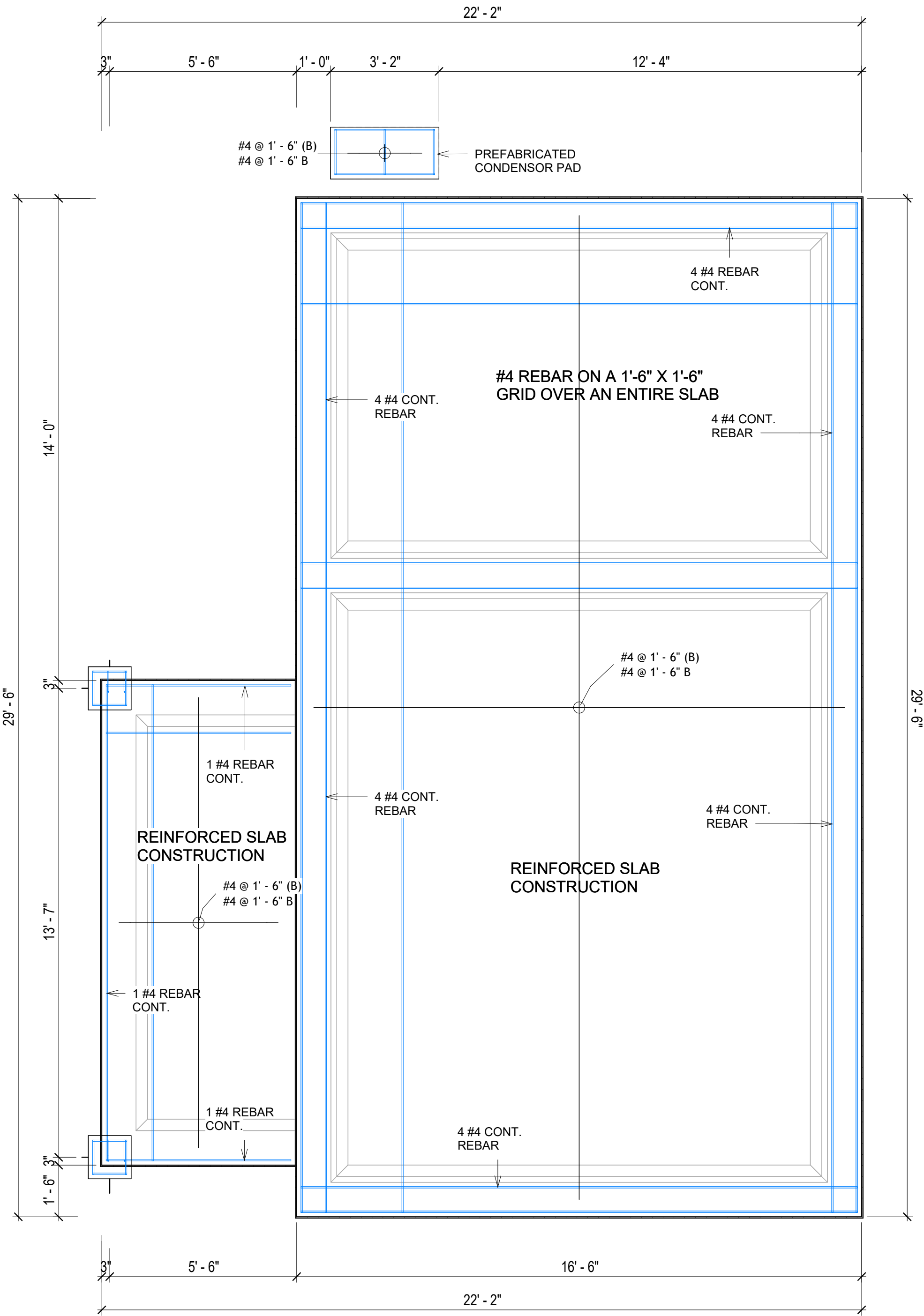
- ALL REINFORCING SLABS BARS SIZE 10MM OR LARGER SHALL BE DEFORMED IN ACCORDANCE TO ASTM-A706, AND BARS SMALLER THAN 10 MM MAYBE PLAIN.
- UNLESS OTHERWISE NOTED IN PLANS, THE YIELD STRENGTH OF REINFORCING BARS SHALL BE:

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

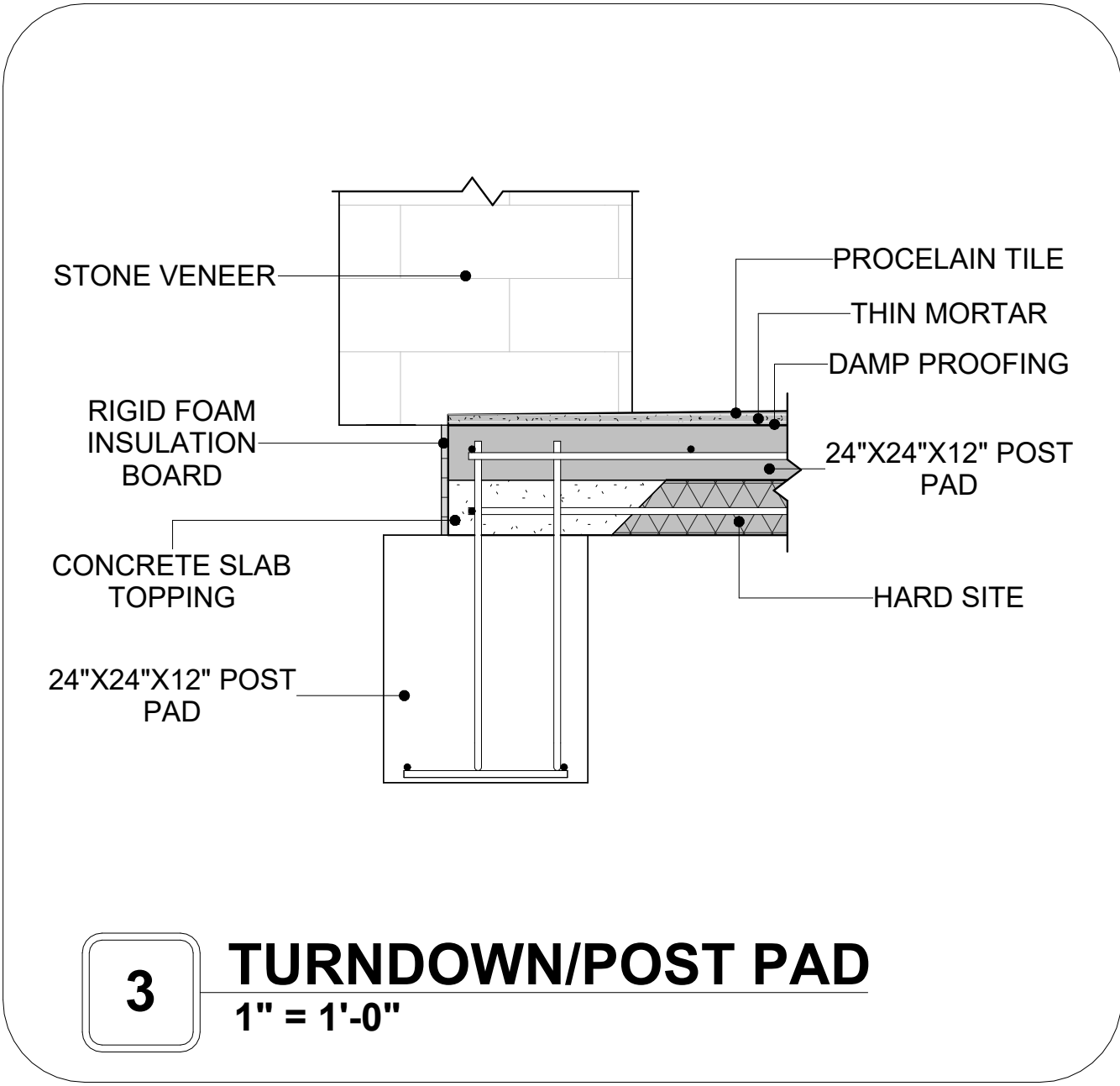
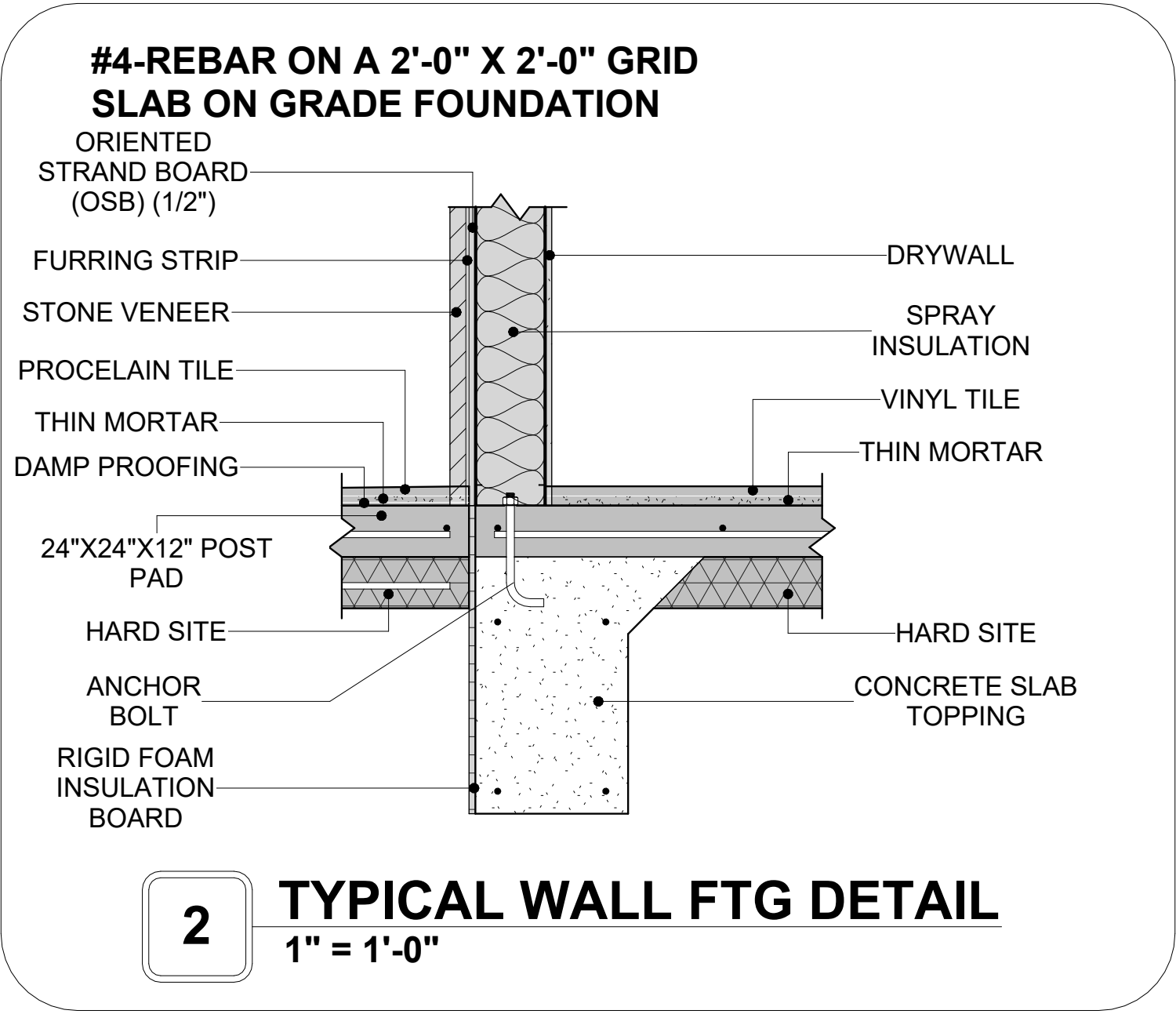
- SPLICES SHALL BE SECURELY WIRED TOGETHER AND SHALL LAP OR EXTEND
- GRADE OF STEEL FOR RCC WORKS SHALL BE GRADE 4 10.
- BAR NOTATIONS GIVES INFORMATION
A) BAR SIZE
B) SPACING(IF REQUIRED)
- LAP REINFORCEMENT ONLY AT LOCATION SHOWN IN THE DRAWINGS
- REINFORCEMENT SHALL NOT BE CUT, VENT OR HEATED ON SITE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



KEY PLAN

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NOTE:

LEGEND:

PROJECT

286-PINNACLE-495-1Bd1Ba
TRADITIONAL-550

DRAWING NAME

STRUCTURAL FLOOR PLAN

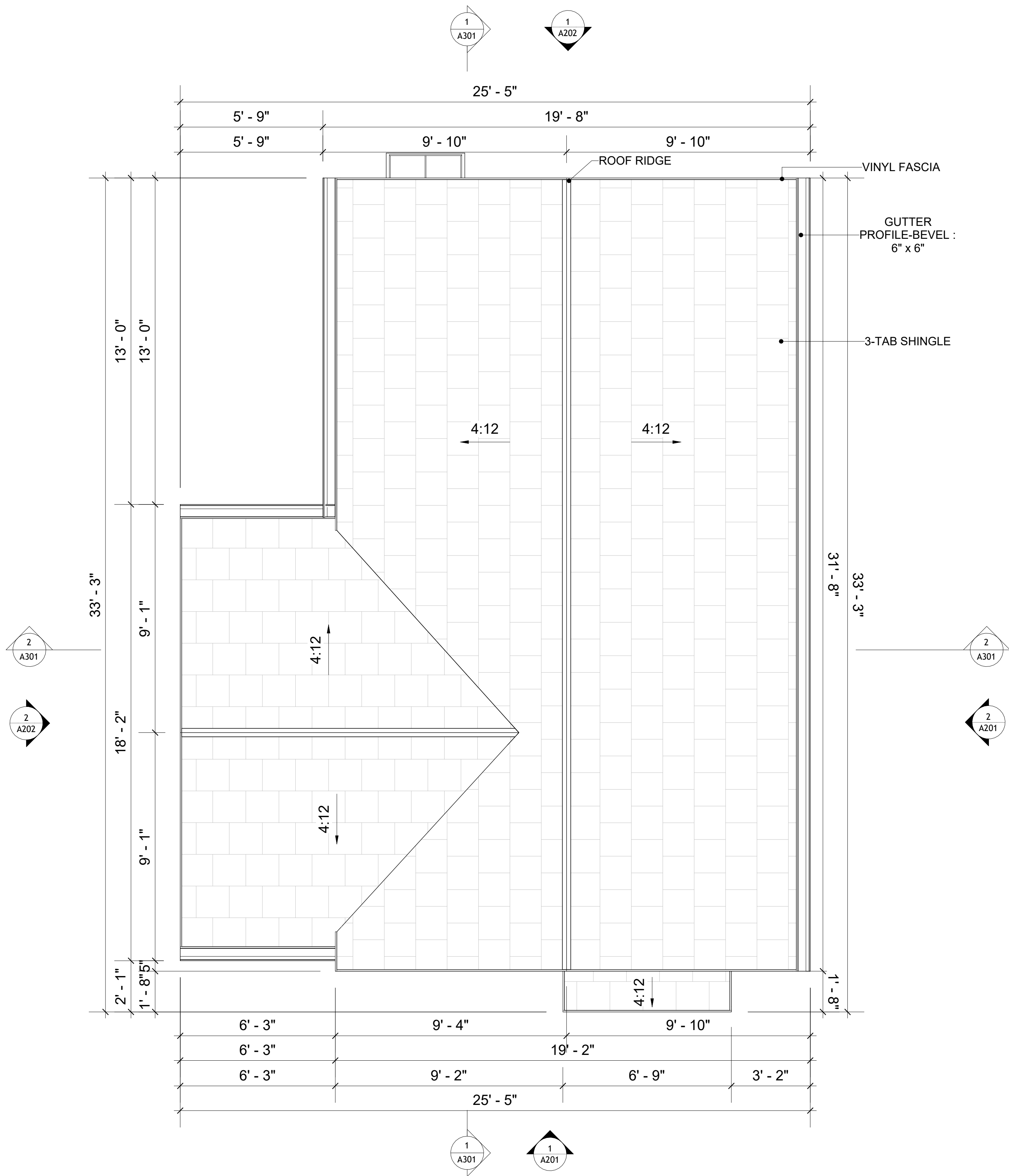
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| DATE: | 5/22/2025 11:06:36 AM |
| DESIGNED BY: | Designer |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

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 | 495 |
| PORCH | 76 |
| TOTAL | 571 |

KEY PLAN

| NO. | DESCRIPTION | DATE |
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NOTE:

LEGEND:

PROJECT

286-PINNACLE-495-1Bd1Ba
TRADITIONAL-550

DRAWING NAME

ROOF PLAN

| | |
|-----------------|-----------------------|
| CLIENT NAME: | Client Name |
| PROJECT NUMBER: | 0061_12 |
| DATE: | 5/22/2025 11:06:38 AM |
| DESIGNED BY: | Designer |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

A103

SCALE: As indicated

ABOUT WALL FINISHING

CORRUGATED IRON SHEET

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

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

CEDAR WOOD

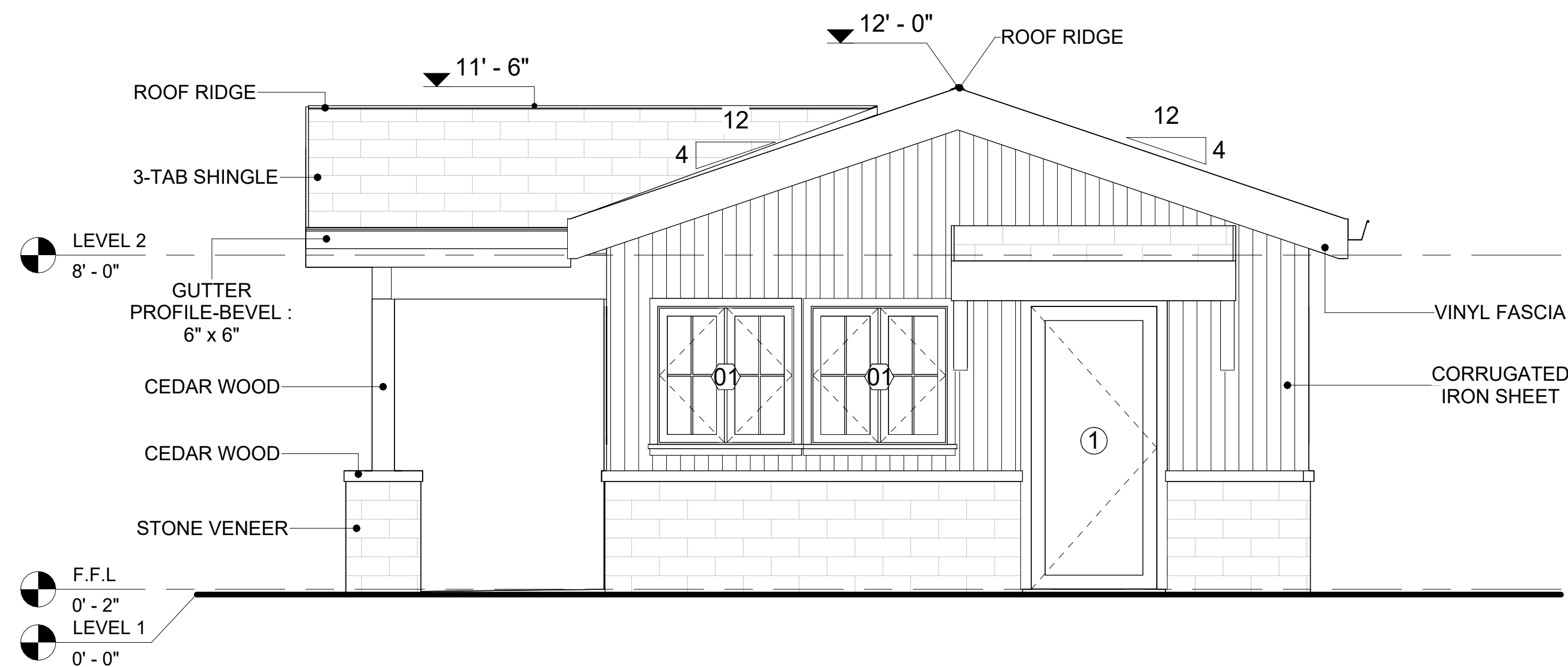
CEDAR WOOD REFERS TO THE WOOD FROM VARIOUS SPECIES OF CEDAR TREES, WHICH ARE CONIFEROUS EVERGREEN TREES KNOWN FOR THEIR DISTINCT AROMA AND NATURAL RESISTANCE TO DECAY AND INSECTS.

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

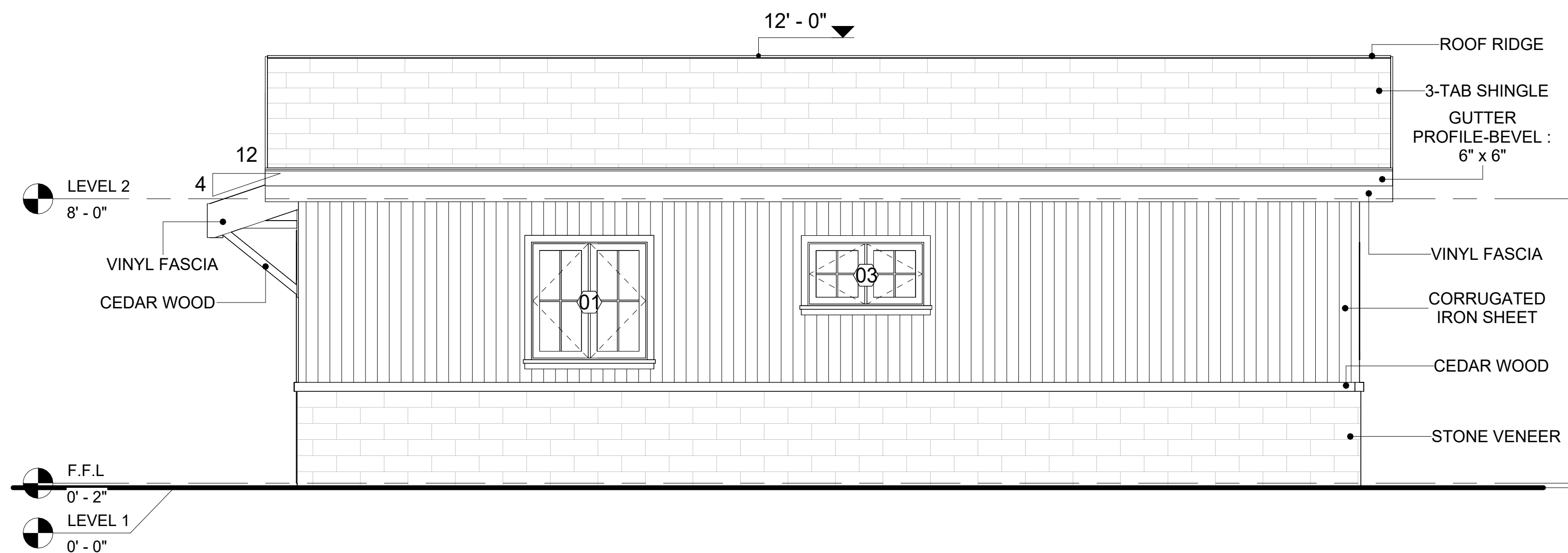
STONE VENEER

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

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



1 FRONT ELEVATION



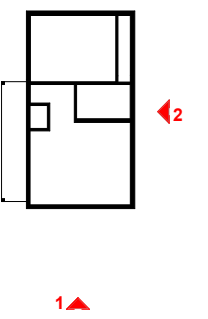
2 RIGHT SIDE ELEVATION

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

| WINDOW SCHEDULE | | | | | |
|-----------------|------------|-------------|---------|---------|-------|
| TYPE MARK | SUPPLIER | WINDOW TYPE | SIZE | | COUNT |
| | | | WIDTH | HEIGHT | |
| 01 | HOME DEPOT | CASEMENT | 3' - 3" | 3' - 3" | 6 |
| 02 | HOME DEPOT | CASEMENT | 5' - 3" | 3' - 3" | 1 |
| 03 | HOME DEPOT | CASEMENT | 3' - 3" | 1' - 9" | 1 |



KEY PLAN

[illegible]

NOTE:

LEGEND:

PROJECT

286-PINNACLE-495-1Bd1Ba
TRADITIONAL-550

DRAWING NAME

ARCHITECTURAL ELEVATIONS

| | |
|-----------------|-----------------------|
| CLIENT NAME: | Client Name |
| PROJECT NUMBER: | 0061_12 |
| DATE: | 5/22/2025 11:06:40 AM |
| DESIGNED BY: | Designer |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

A201

SCALE: **As indicated**

ABOUT WALL FINISHING

CORRUGATED IRON SHEET

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

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

CEDAR WOOD

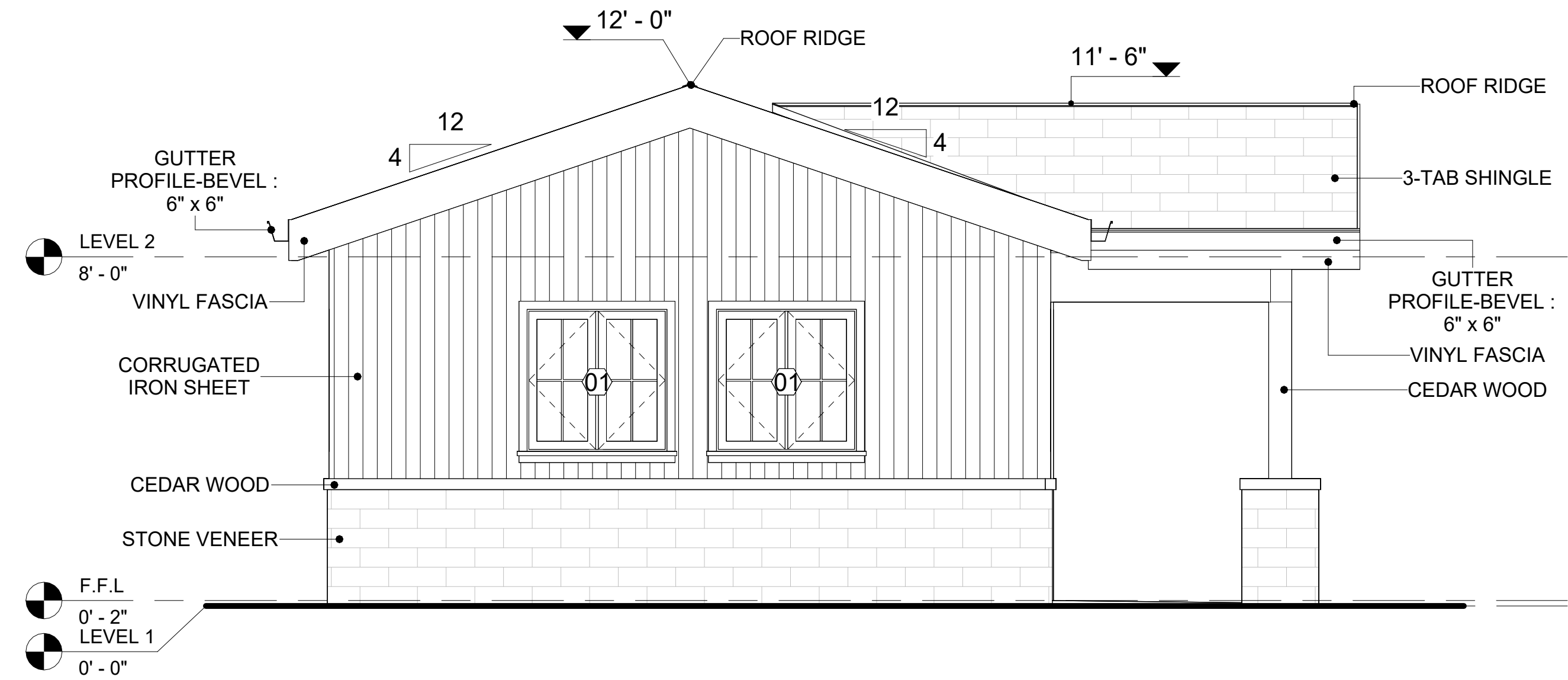
CEDAR WOOD REFERS TO THE WOOD FROM VARIOUS SPECIES OF CEDAR TREES, WHICH ARE CONIFEROUS EVERGREEN TREES KNOWN FOR THEIR DISTINCT AROMA AND NATURAL RESISTANCE TO DECAY AND INSECTS.

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

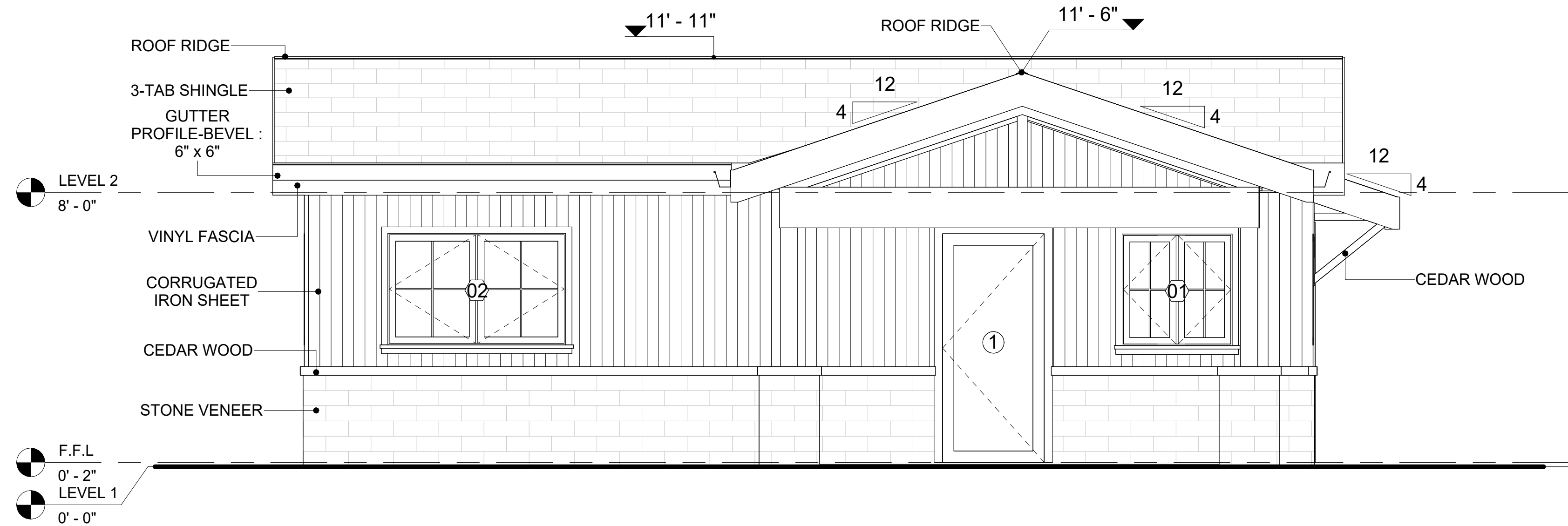
STONE VENEER

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

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

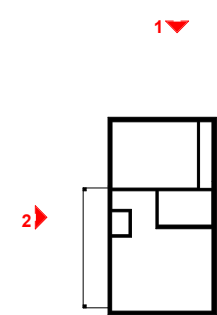


1 REAR ELEVATION
3/8" = 1'-0"



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

KEY PLAN



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NOTE:

LEGEND:

PROJECT

286-PINNACLE-495-1Bd1Ba
TRADITIONAL-550

DRAWING NAME

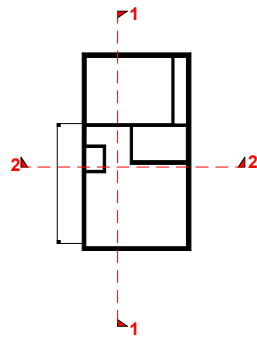
ARCHITECTURAL ELEVATIONS

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| CLIENT NAME: | Client Name |
| PROJECT NUMBER: | 0061_12 |
| DATE: | 5/22/2025 11:06:43 AM |
| DESIGNED BY: | Designer |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

A202

SCALE: As indicated

KEY PLAN



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NOTE:

LEGEND:

PROJECT

286-PINNACLE-495-1Bd1Ba
TRADITIONAL-550

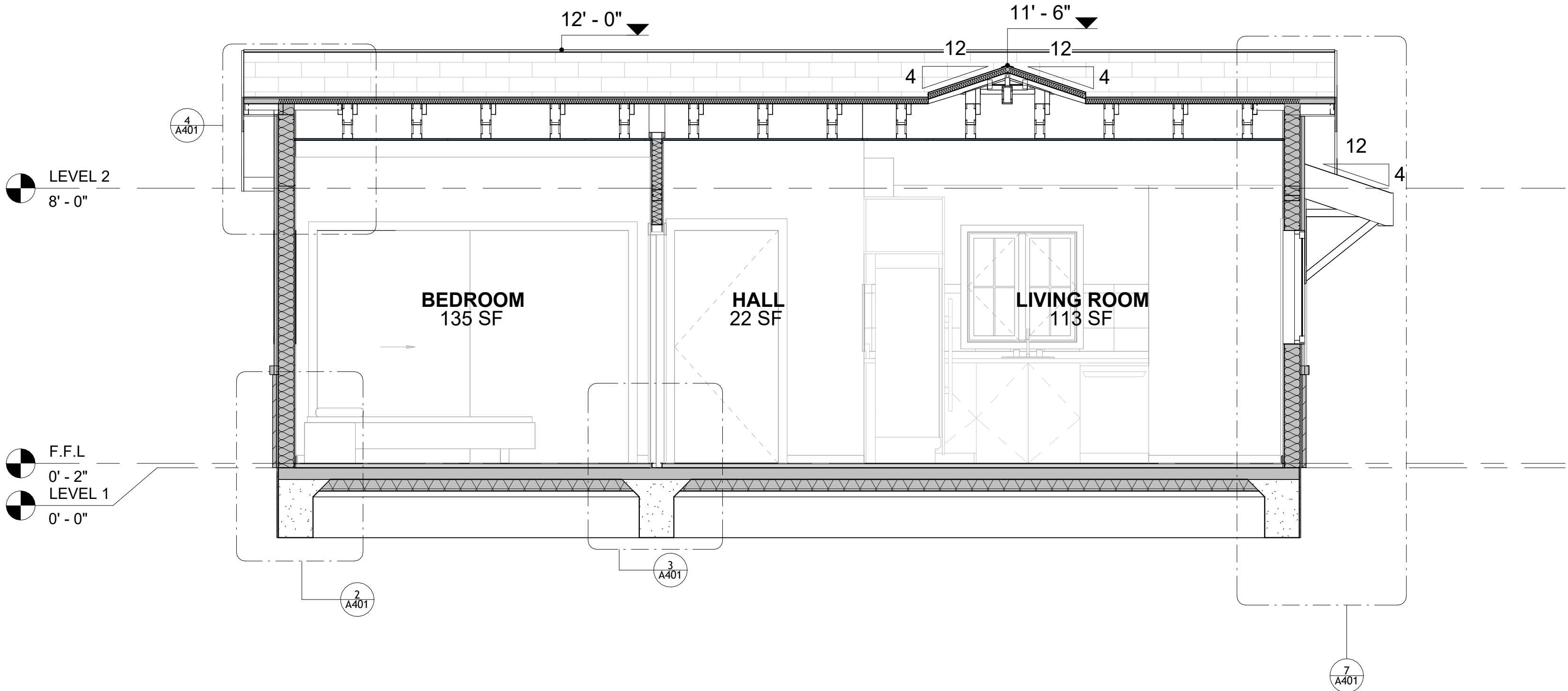
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ARCHITECTURAL SECTIONS

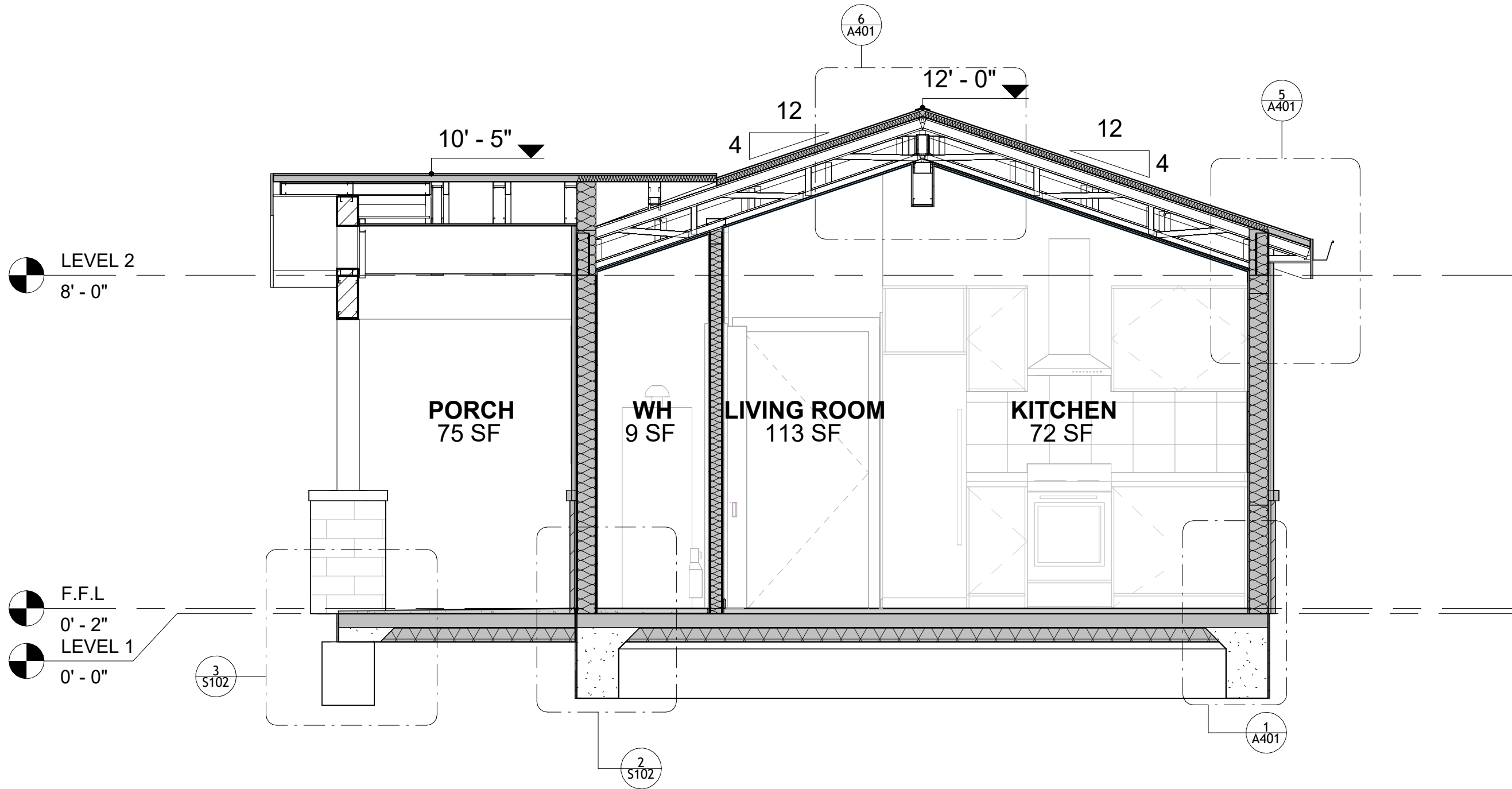
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| DATE: | 5/22/2025 11:06:44 AM |
| DESIGNED BY: | Designer |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

A301

SCALE: As indicated



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



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

KEY PLAN

| NO. | DESCRIPTION | DATE |
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NOTE:

LEGEND:

PROJECT

286-PINNACLE-495-1Bd1Ba
TRADITIONAL-550

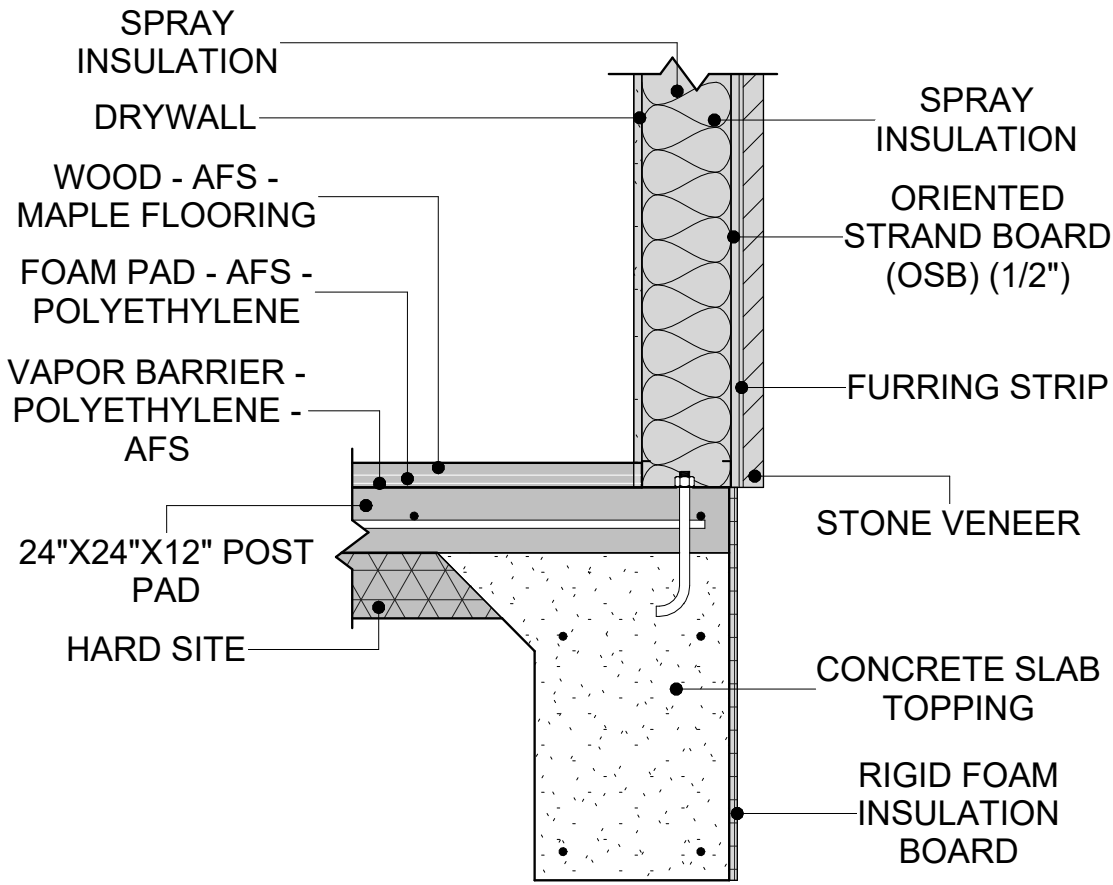
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ARCHITECTURAL DETAILS

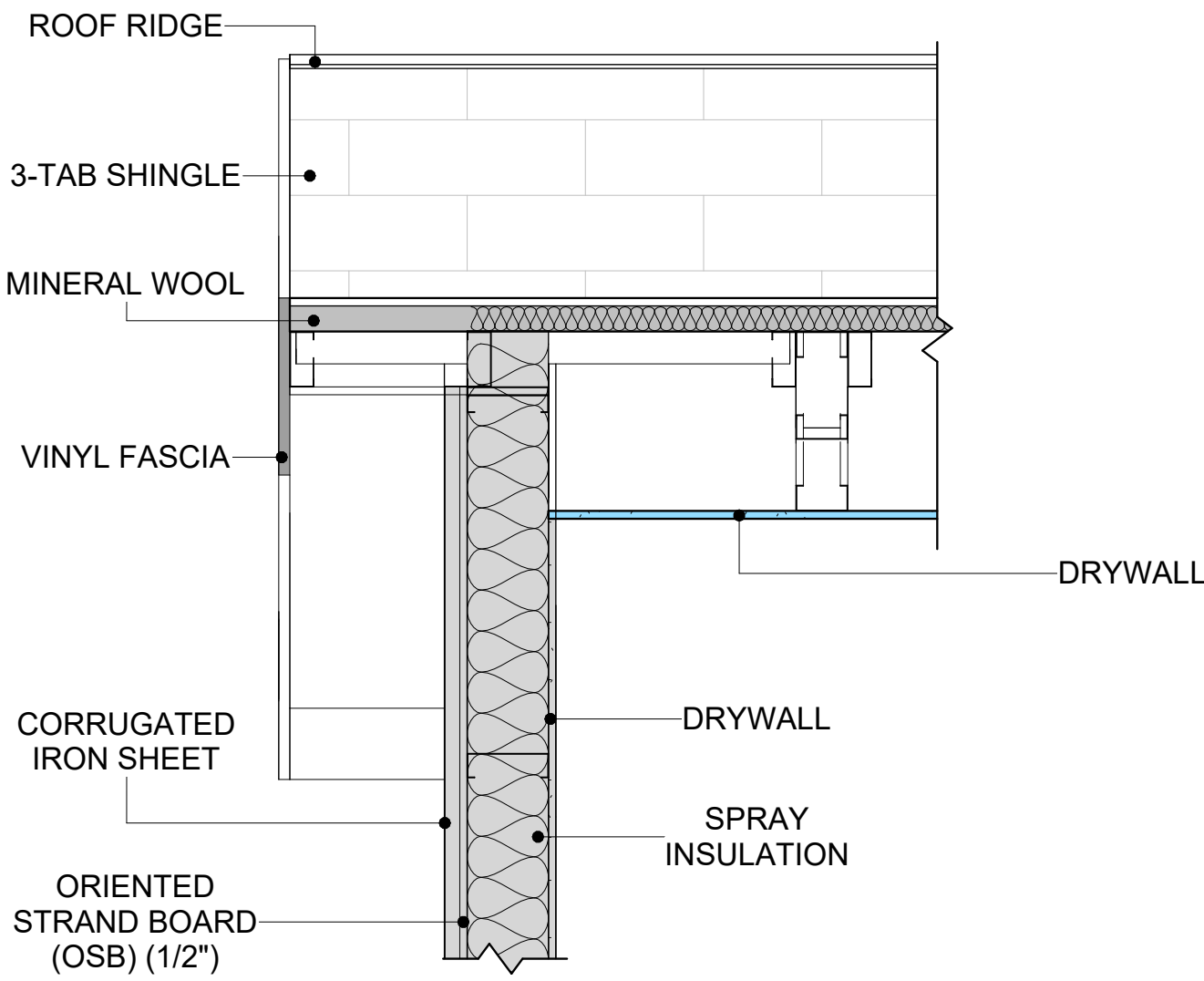
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| DRAWN BY: | Author |
| CHECKED BY: | Checker |

A401

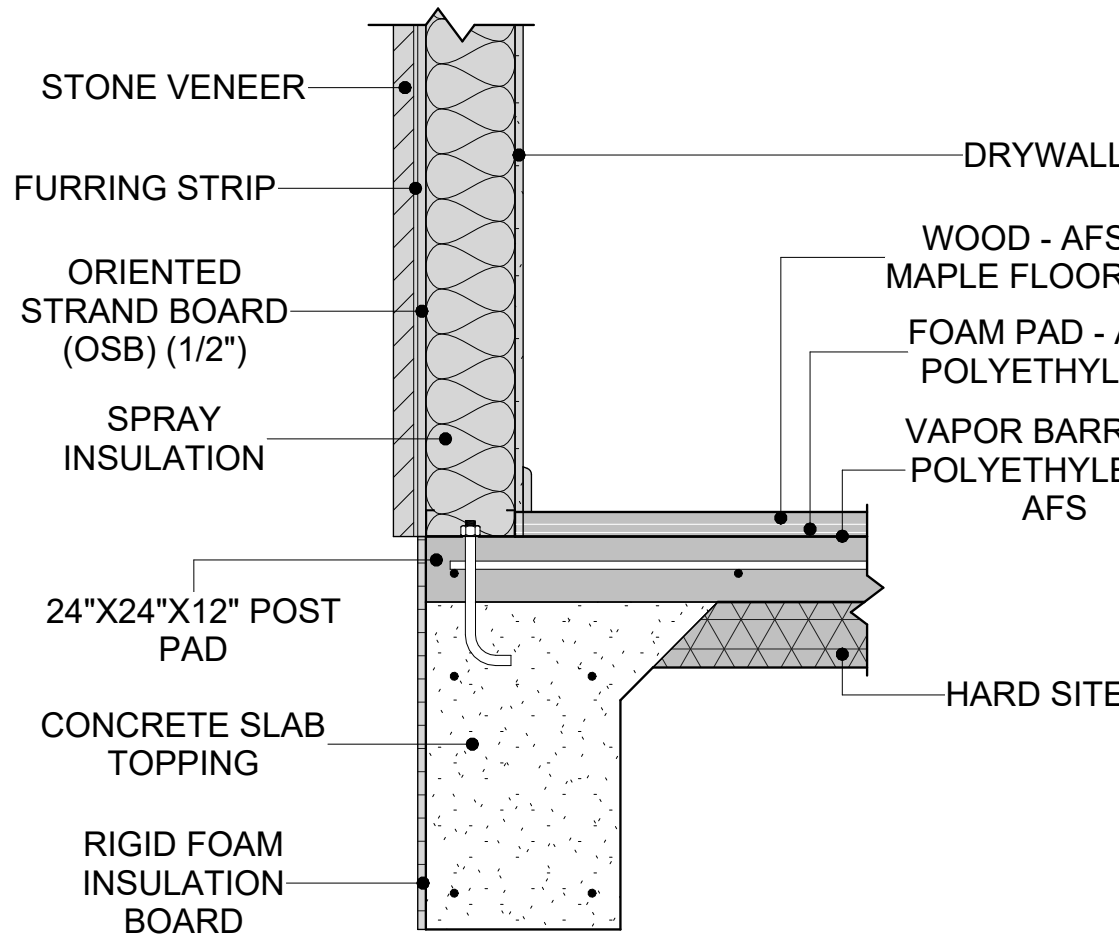
SCALE: 1" = 1'-0"



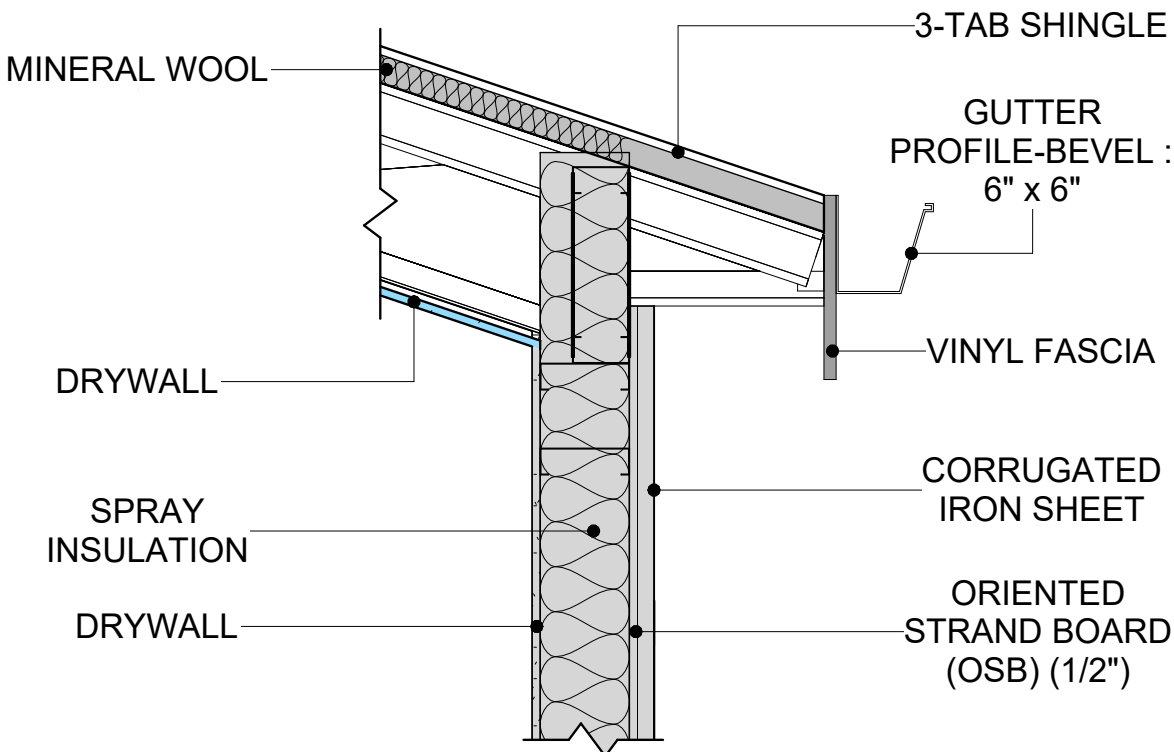
1 TYPICAL WALL FTG
1" = 1'-0"



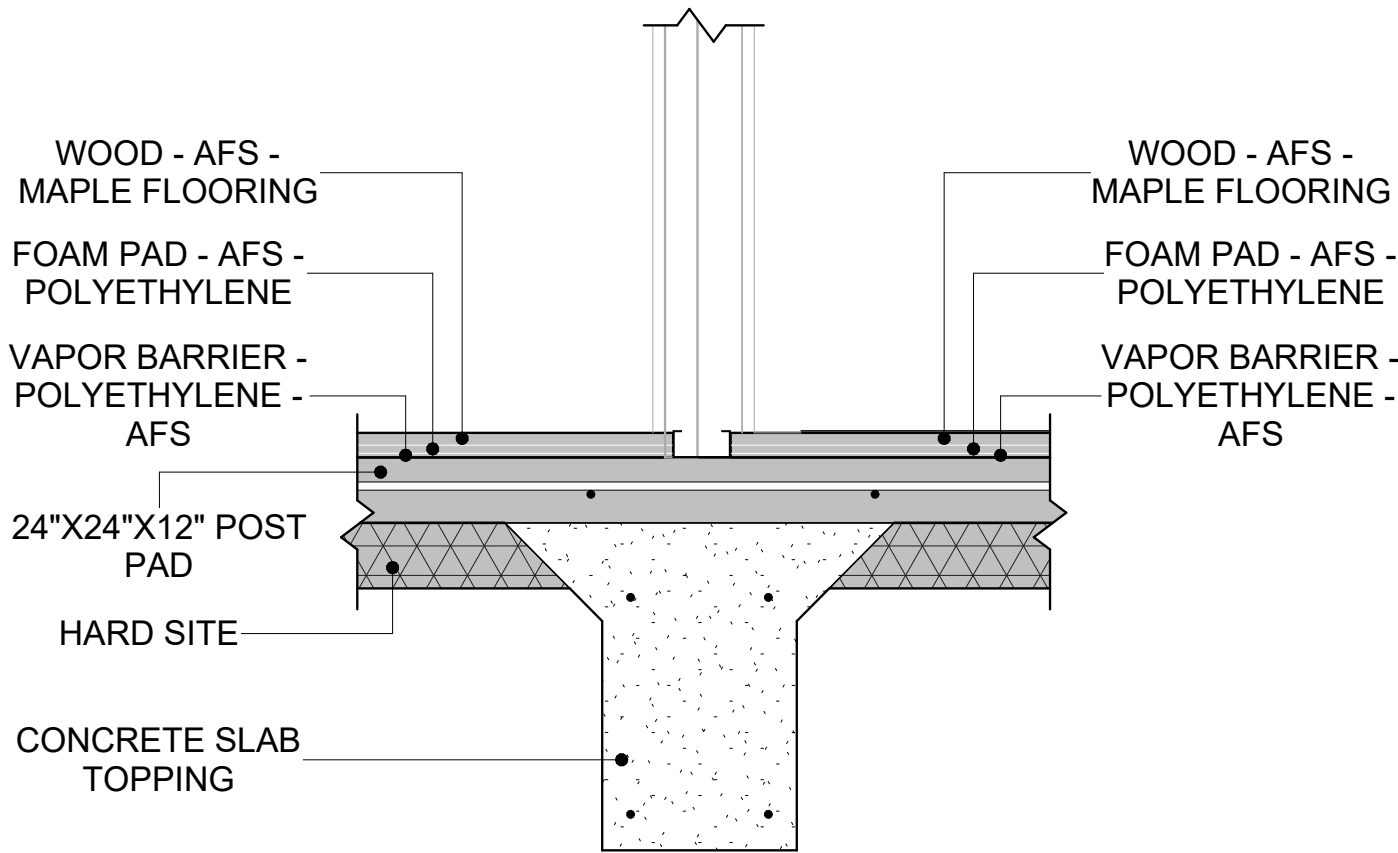
4 ROOF ON WALL
1" = 1'-0"



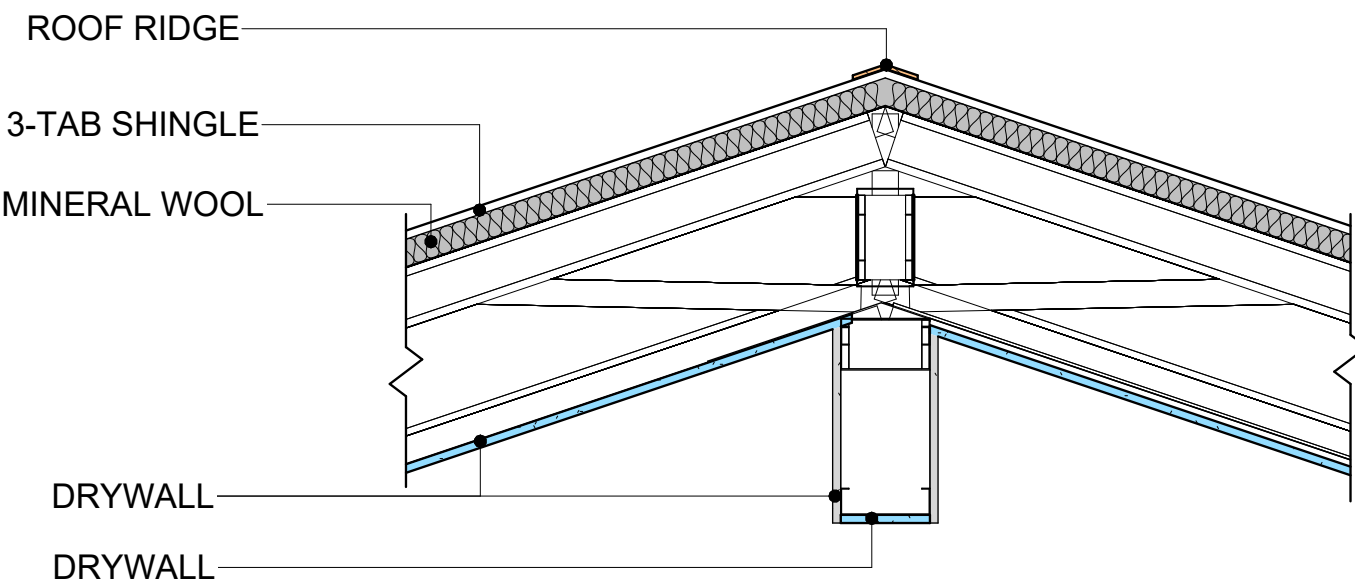
2 TYPICAL WALL FTG2
1" = 1'-0"



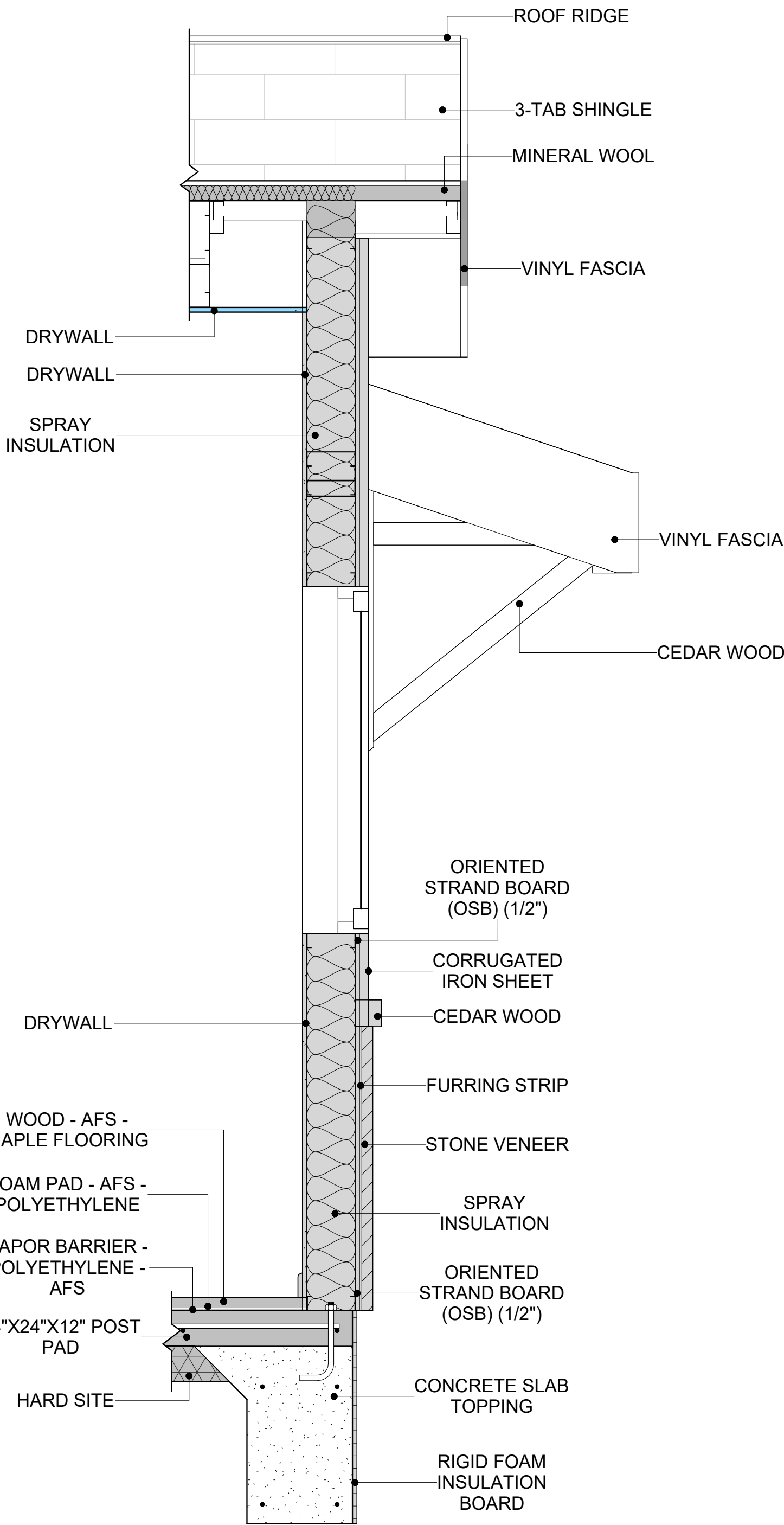
5 ROOF ON WALL 2
1" = 1'-0"



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



6 ROOF/TRUSS CONN.
1" = 1'-0"

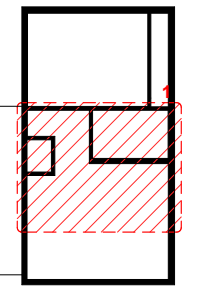
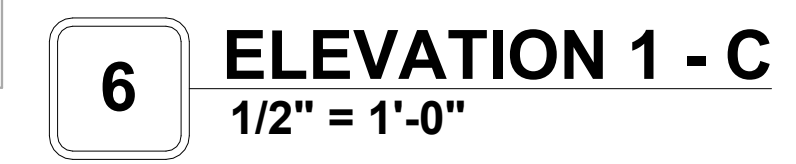
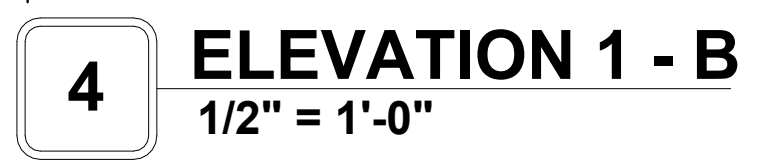
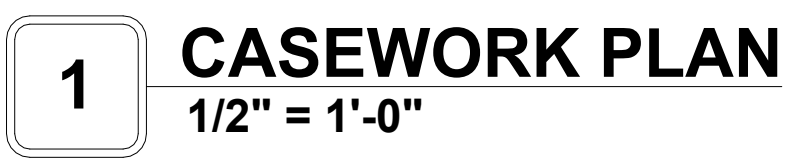


7 BUILDING SECTION
1" = 1'-0"

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

| TYPE MARK | TYPE | COUNT | HEIGHT | WIDTH | DEPTH | AREA |
|--------------|---|-------|----------|----------|---------|-------|
| 01 | WALL_CABINET_SINGLE_DOOR | 1 | 2' - 6" | 1' - 6" | 1' - 0" | 4 SF |
| 02 | REFRIGERATOR TOP | 1 | 1' - 8" | 2' - 0" | 2' - 4" | 3 SF |
| 03 | RECESSED_MED_CABINET | 1 | 2' - 0" | 1' - 6" | 0' - 3" | 3 SF |
| 04 | CLOSET 4 | 1 | 6' - 0" | 10' - 3" | 1' - 4" | 62 SF |
| 05 | BASE_CABINET_SINGLE_DOOR | 1 | 2' - 7" | 1' - 6" | 2' - 0" | 4 SF |
| 06 | LINEAR COUNTER TOP | 1 | 0' - 4" | 1' - 6" | 2' - 1" | 0 SF |
| 07 | VANITY | 1 | 2' - 4" | 2' - 6" | 1' - 8" | 6 SF |
| 08 | WALL_CABINET_DOUBLE_DOOR 2 | 1 | 2' - 6" | 3' - 3" | 1' - 0" | 8 SF |
| 09 | HD_L-SHAPE_COUNTER_TOP W SINK HOLE 2 | 1 | 0' - 4" | 4' - 6" | 8' - 1" | 1 SF |
| 10 | BASE_CABINET_DOUBLE_DOOR | 1 | 2' - 11" | 3' - 0" | 2' - 0" | 9 SF |
| 11 | LAUNDRY OPEN CABINET 2 | 1 | 1' - 2" | 2' - 3" | 3' - 0" | 3 SF |
| 12 | BASE_CABINET_L-SHAPED | 1 | 2' - 11" | 3' - 3" | 3' - 3" | 9 SF |
| GRAND TOTAL | | 12 | | | | |

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

[illegible]

NOTE:

LEGEND:

PROJECT

286-PINNACLE-495-1Bd1Ba
TRADITIONAL-550

DRAWING NAME

ARCHITECTURAL CASEWORK

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|-----------------|-----------------------|
| CLIENT NAME: | Client Name |
| PROJECT NUMBER: | 0061_12 |
| DATE: | 5/22/2025 11:06:48 AM |
| DESIGNED BY: | Designer |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

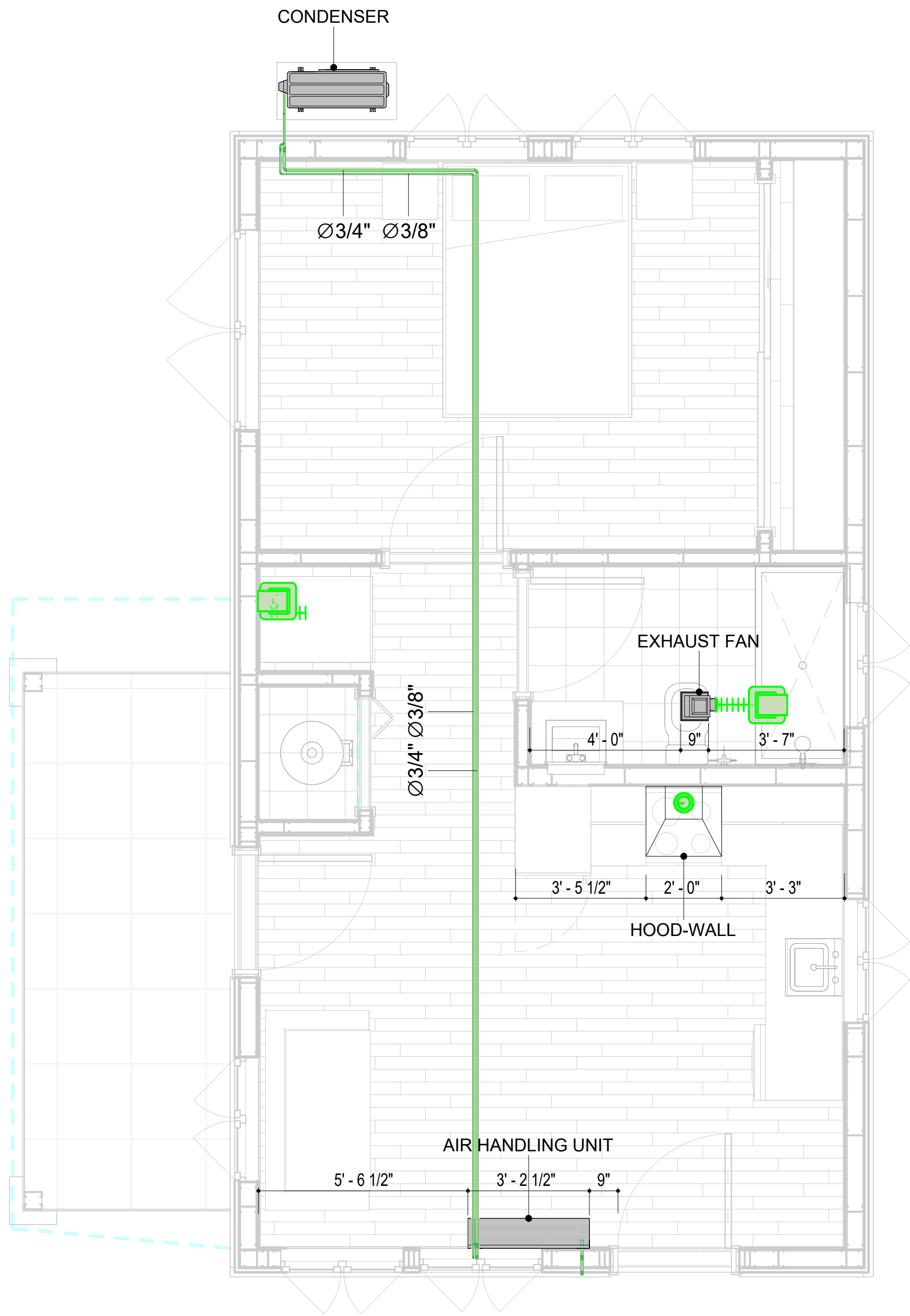
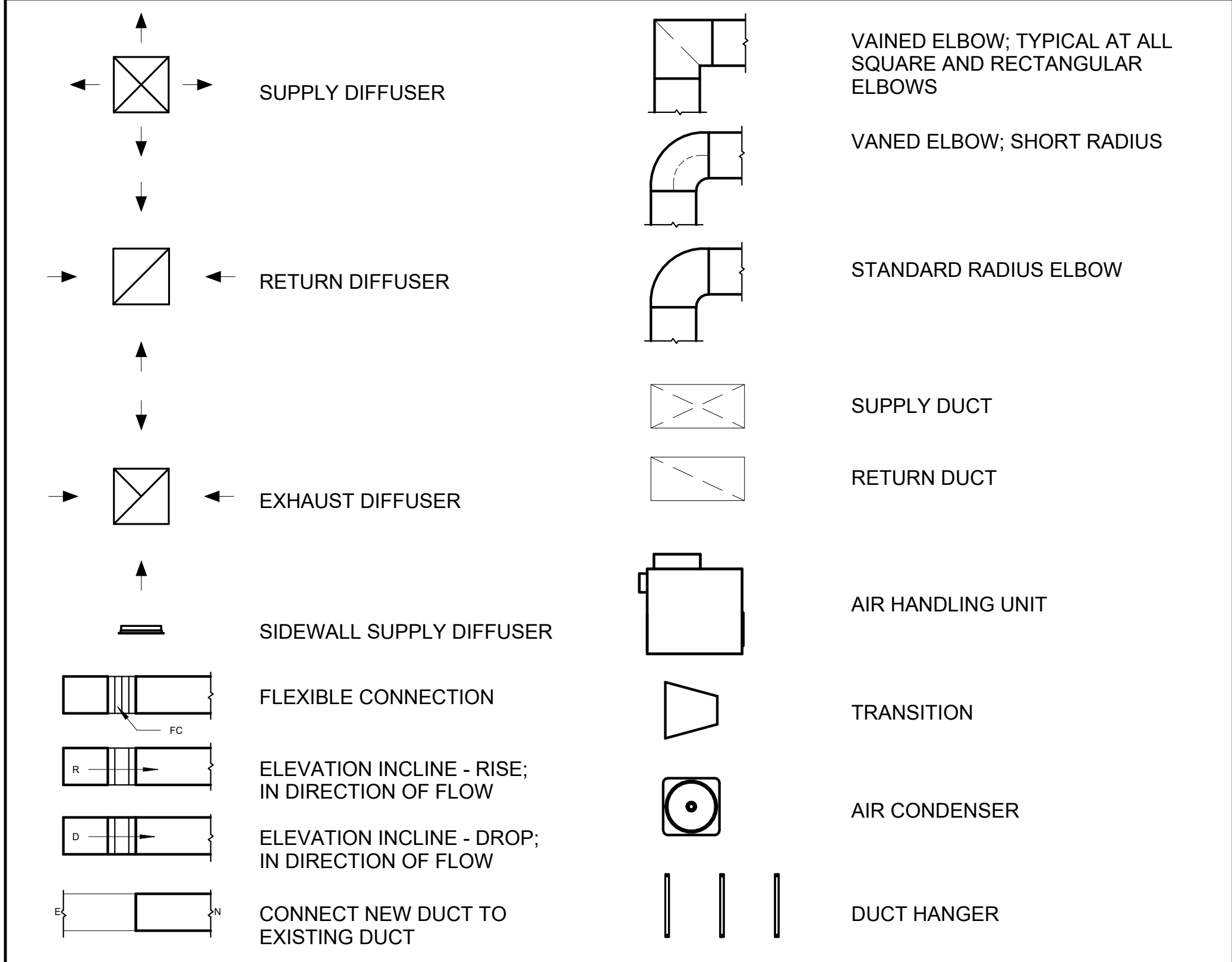
A402

SCALE: As indicated

GENERAL NOTES

1. THIS DRAWING DEPICTS THE HVAC (HEATING, VENTILATION, AND AIR CONDITIONING) SYSTEM FOR THE PINNACLE 1BD1BA TRADITIONAL. 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" | 45.72 |
| PIPE TYPES | COPPER | 3/4" | 53.99 |

REFRIGERANT LINE FITTING SCHEDULE

| CATAGORY | DESCRIPTION | Size | Count |
|----------------------|--------------------------------|-------------|-------|
| ELBOW - GENERIC | ELBOW - GENERIC: STANDARD/HVAC | 3/4"o-3/4"o | 11 |
| ELBOW - GENERIC | ELBOW - GENERIC: STANDARD/HVAC | 3/8"o-3/8"o | 11 |
| TRANSITION - GENERIC | TRANSITION - GENERIC: STANDARD | 3/4"o-1/2"o | 2 |
| TRANSITION - GENERIC | TRANSITION - GENERIC: STANDARD | 3/4"o-5/8"o | 1 |
| TRANSITION - GENERIC | TRANSITION - GENERIC: STANDARD | 3/8"o-1/4"o | 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 | 9.61 | 4" | 3 |
| GRAND TOTAL: 3 | | 9.61 | | |



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KEY PLAN

[illegible]

NOTE:

LEGEND:

PROJECT

286-PINNACLE-495-1Bd1Ba
TRADITIONAL-550

DRAWING NAME

HVAC PLAN

| | |
|-----------------|-----------------------|
| CLIENT NAME: | Owner |
| PROJECT NUMBER: | 15_0001 |
| DATE: | 5/19/2025 11:55:24 PM |
| DESIGNED BY: | Designer |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

M101

SCALE: **As indicated**

ELECTRICAL NOTES

1. THIS DRAWING DEPICTS THE ELECTRICAL SYSTEM FOR THE 286-PINNACLE-495-1Bd1Ba-TRADITIONAL-550. IT PROVIDES A VISUAL REPRESENTATION OF THE ELECTRICAL LAYOUT AND COMPONENTS, INCLUDING POWER DISTRIBUTION, LIGHTING, AND CONTROL SYSTEMS.
2. THE ELECTRICAL SYSTEM IS DESIGNED TO MEET THE SPECIFIC REQUIREMENTS OF THE BUILDING, INCLUDING POWER DISTRIBUTION, LIGHTING, AND SPECIALIZED ELECTRICAL EQUIPMENT NEEDS, AS PER THE PROJECT SPECIFICATIONS AND APPLICABLE CODES AND STANDARDS.
3. THE ELECTRICAL SYSTEM INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL BUILDING CODE (IBC), AND ALL OTHER APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
4. LOCATIONS AS NEEDED, DEVICES ARE SHOWN ON PLANS IN APPROXIMATE IDEAL LOCATIONS, UNLESS SPECIFICALLY DIMMENSIONED.
5. OPEN WALLS AS NEEDED TO ALLOW FOR NEW ELECTRICAL INSTALLATIONS.
6. LABEL ALL CIRCUITS ON JUNCTION BOXES, RECEPTACLES,DATA, SMOKE DETECTOR, AND EQUIPMENT IN PANEL BOX.
7. INSTALL RACEWAY AS NEEDED FOR DDC, ACCESS CONTROL, LOW VOLTAGE WIRING & DATA.
8. RELABEL POWER, DATA & FIRE ALARM FOR ROOM #CHANGES.
9. VERIFY ALL CIRCUITS LABELED ON PRINT ARE CORRECT BEFORE WORKING ON THEM.
10. NOTE ON SITE PLAN – ALL CHANGES OR MISSING DETAIL TO BE INCORPORATED INTO THE MASTER PLAN.
11. DRAWINGS ARE DIAGRAMMATIC ONLY FOR THE PURPOSE OF SHOWING FIXTURE AND OUTLET LOCATIONS.
12. ELECTRICAL CONTRACTOR TO VERIFY SERVICE SIZE BY CALCULATION BASED UPON ACTUAL NAME PLATE RATINGS OF SELECTED 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 | 495 @ 3W | 1,485 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 | | 24,785 W | |
| FRIST 10,000 @ 100% REMAINDER @ 40% MINI. SPLIT UNITS | | 10,000 W 5,914W 10,000 W | |
| TOTAL | | 25,914 W | |
| 25,914 W DIVIDED BY 240V = | | 108 AMPS TOTAL | |
| (USE 200 AMP SERVICE) | | | |

ELECTRICAL ABBREVIATIONS LIST

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

Branch Panel:

| | | | | | | | | | | | | | | | |
|--------------------------|---------------------------|--------------------|--------|-----------------------|---------------------|---------------|---------|---------------------|---------|-----------------------------|-----------------|--------|--------------------|---------------------|----------------|
| Location: KITCHEN 02 | | | | Volts: 120/240 Single | | | | A.I.C. Rating: | | | | | | | |
| Supply From: | | | | Phases: 1 | | | | Mains Type: | | | | | | | |
| Mounting: Recessed | | | | Wires: 3 | | | | Mains Rating: 200 A | | | | | | | |
| Enclosure: Type 1 | | | | | | | | MCB Rating: 1 A | | | | | | | |
| Notes: | | | | | | | | | | | | | | | |
| Circuit Number | Circuit Description | Number of Elements | Rating | Length | Wire Size | A | | B | | Wire Size | Length | Rating | Number of Elements | Circuit Description | Circuit Number |
| 1 | BED LIGHT& SMOKE DETECTOR | 12 | 20 A | 32' - 10 1/2" | 1-#12, 1-#12, 1-#12 | 688 VA | 720 VA | | | 1-#12, 1-#12, 1-#12 | 40' - 10 29/32" | 20 A | 4 | BED RECEPTACLE | 2 |
| 3 | BATH GFCI & LIGHT | 7 | 20 A | 19' - 11 21/32" | 1-#12, 1-#12, 1-#12 | | | 576 VA | | | | | | | 4 |
| 5 | LIVING LIGHT | 9 | 15 A | 25' - 9 17/32" | 1-#14, 1-#14, 1-#14 | 435 VA | 400 VA | | | 1-#14, 1-#14, 1-#14 | 28' - 5 1/32" | 15 A | 6 | OUTDOOR LIGHT | 6 |
| 7 | WATER HEATER | 1 | 30 A | 28' - 6 5/32" | 2-#10, 1-#10, 1-#10 | | | 2250 VA | 2500 VA | 2-#10, 1-#10, 1-#10 | 29' - 11 5/32" | 30 A | 1 | DRYER | 8 |
| 9 | -- | -- | -- | -- | -- | 2250 VA | 2500 VA | | | -- | -- | -- | -- | -- | 10 |
| 11 | REFRIGERATOR | 1 | 20 A | 17' - 5 17/32" | 1-#12, 1-#12, 1-#12 | | | 1800 VA | 2500 VA | 2-#8, 1-#8, 1-#10 | 13' - 7 23/32" | 50 A | 1 | RANGE | 12 |
| 13 | OVEN HOOD | 1 | 20 A | 7' - 10 31/32" | 1-#12, 1-#12, 1-#12 | 180 VA | 2500 VA | | | -- | -- | -- | -- | -- | 14 |
| 15 | KITCHEN GFCI | 3 | 20 A | 15' - 3 27/32" | 1-#12, 1-#12, 1-#12 | | | 540 VA | 1200 VA | 1-#12, 1-#12, 1-#12 | 17' - 4 25/32" | 20 A | 1 | DISHWASHER | 16 |
| 17 | LIVING RECEPTACLE | 4 | 20 A | 34' - 0 9/32" | 1-#12, 1-#12, 1-#12 | 720 VA | 540 VA | | | 1-#12, 1-#12, 1-#12 | 36' - 10 17/32" | 20 A | 3 | OUTDOOR GFCI | 18 |
| 19 | WASHING MASHEIN | 1 | 20 A | 32' - 10 17/32" | 1-#12, 1-#12, 1-#12 | | | 1200 VA | 2500 VA | 2-#6, 1-#6, 1-#10 | 42' - 9 11/32" | 60 A | 1 | CONDENSER | 20 |
| 21 | | | | | | | 2500 VA | | | -- | -- | -- | -- | -- | 22 |
| 23 | | | | | | | | | | | | | | | 24 |
| 25 | | | | | | | | | | | | | | | 26 |
| | | | | | | 13409 VA | | 15065 VA | | | | | | | |
| | | | | | | 112 A | | 126 A | | | | | | | |
| Legend: | | | | | | | | | | | | | | | |
| Load Classification | | | | Connected Load | | Demand Factor | | Estimated Demand | | Panel Totals | | | | | |
| Lighting - Dwelling Unit | | | | 600 VA | | 100.00% | | 600 VA | | | | | | | |
| Other | | | | 952 VA | | 100.00% | | 952 VA | | Total Conn. Load: 28473 VA | | | | | |
| Receptacle | | | | 1440 VA | | 100.00% | | 1440 VA | | Total Est. Demand: 27473 VA | | | | | |
| Lighting | | | | 200 VA | | 100.00% | | 200 VA | | Total Conn.: 119 A | | | | | |
| CONDENSER | | | | 5000 VA | | 100.00% | | 5000 VA | | Total Est. Demand: 114 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 | | | | | | | |
| OVEN HOOD | | | | 1620 VA | | 100.00% | | 1620 VA | | | | | | | |
| WASHING MASHEIN | | | | 2400 VA | | 100.00% | | 2400 VA | | | | | | | |
| Notes: | | | | | | | | | | | | | | | |



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KEY PLAN

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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NOTE:

LEGEND:

PROJECT

286-PINNACLE-495-1Bd1Ba
TRADITIONAL-550

DRAWING NAME

SCHEDULE

| | |
|-----------------|----------------------|
| CLIENT NAME: | Owner |
| PROJECT NUMBER: | 0090_12 |
| DATE: | 5/24/2025 5:49:28 AM |
| DESIGNED BY: | Designer |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

E101

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

ELECTRICAL NOTE

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

NOTE:

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

NOTE: APPLIANCE DISCONNECT

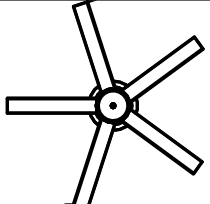




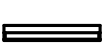








E4001.5 GROUNDING OF ENCLOSURES.

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

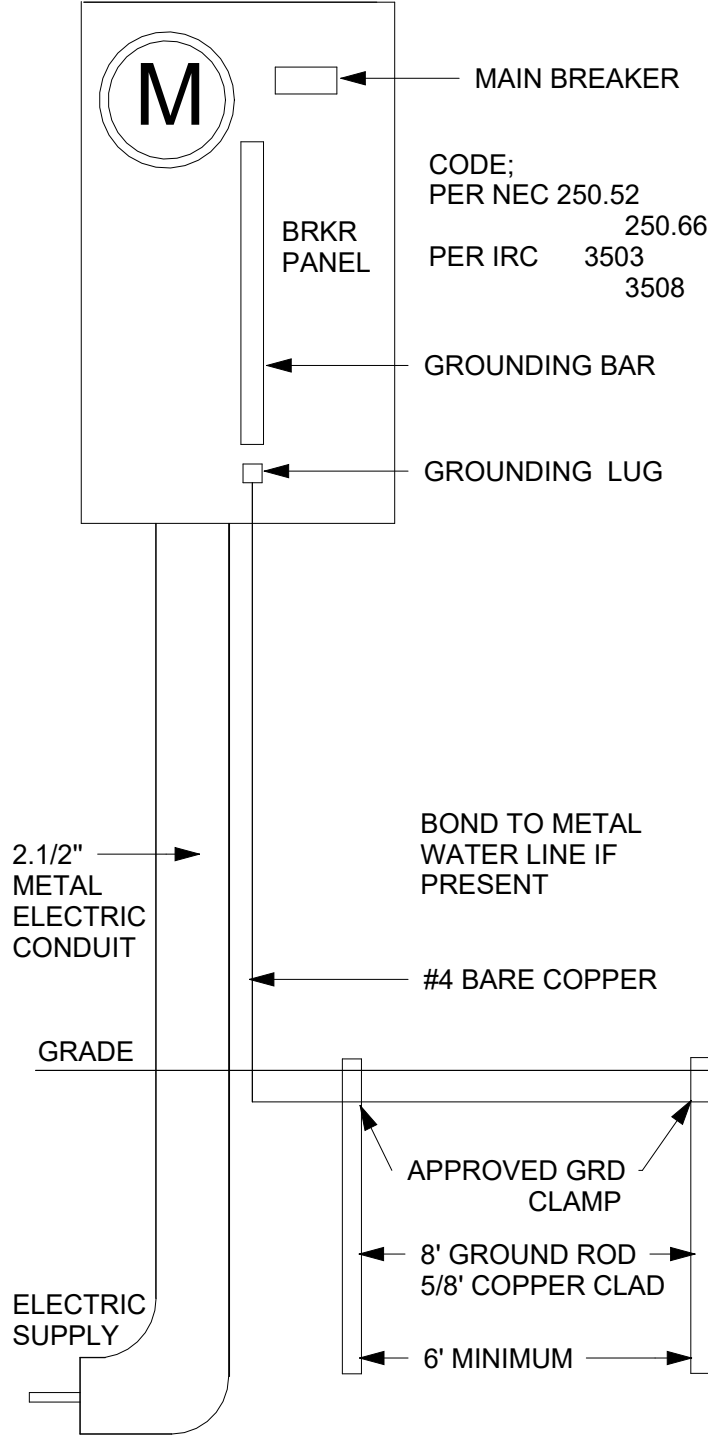
METAL ENCLOSURES FOR SWITCHES OR CIRCUIT BREAKERS USED AS SERVICE EQUIPMENT SHALL COMPLY WITH THE PROVISIONS OF SECTION E3609.4. WHERE NONMETALLIC ENCLOSURES ARE USED WITH METAL RACEWAYS OR METAL-ARMORED CABLES, PROVISIONS SHALL BE MADE FOR CONNECTING THE EQUIPMENT GROUNDING CONDUCTOR.

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

ELECTRICAL LEGEND

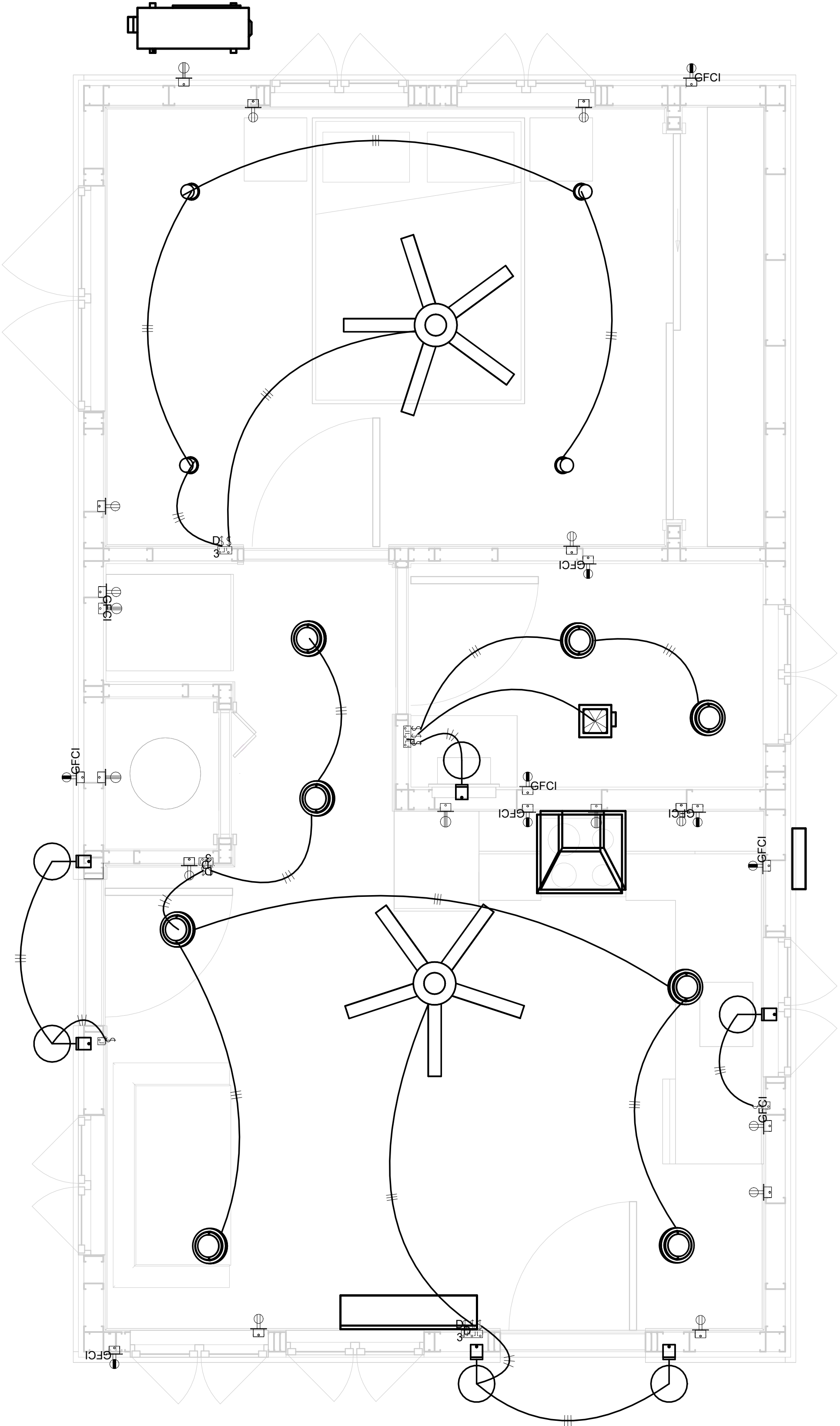
| | |
|---|-------------------------------|
|  | Electrical Lights With Fan |
|  | Waterproof Recessed Can Light |
|  | Pendant Light |
|  | Recessed Can Light |
|  | Wall Lamp |
|  | Standalone linear |
|  | Single Switch |
|  | Three way Switch |
|  | Fan Switch |
|  | Duplex Receptacle |
|  | Triplex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

200 AMP METER SERVICE PANEL



2

SERVICE PANEL DIAGRAM
12" = 1'-0"



1

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

KEY PLAN

| NO. | DESCRIPTION | DATE |
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NOTE:

LEGEND:

PROJECT

286-PINNACLE-495-1Bd1Ba
TRADITIONAL-550

DRAWING NAME

LIGHTING

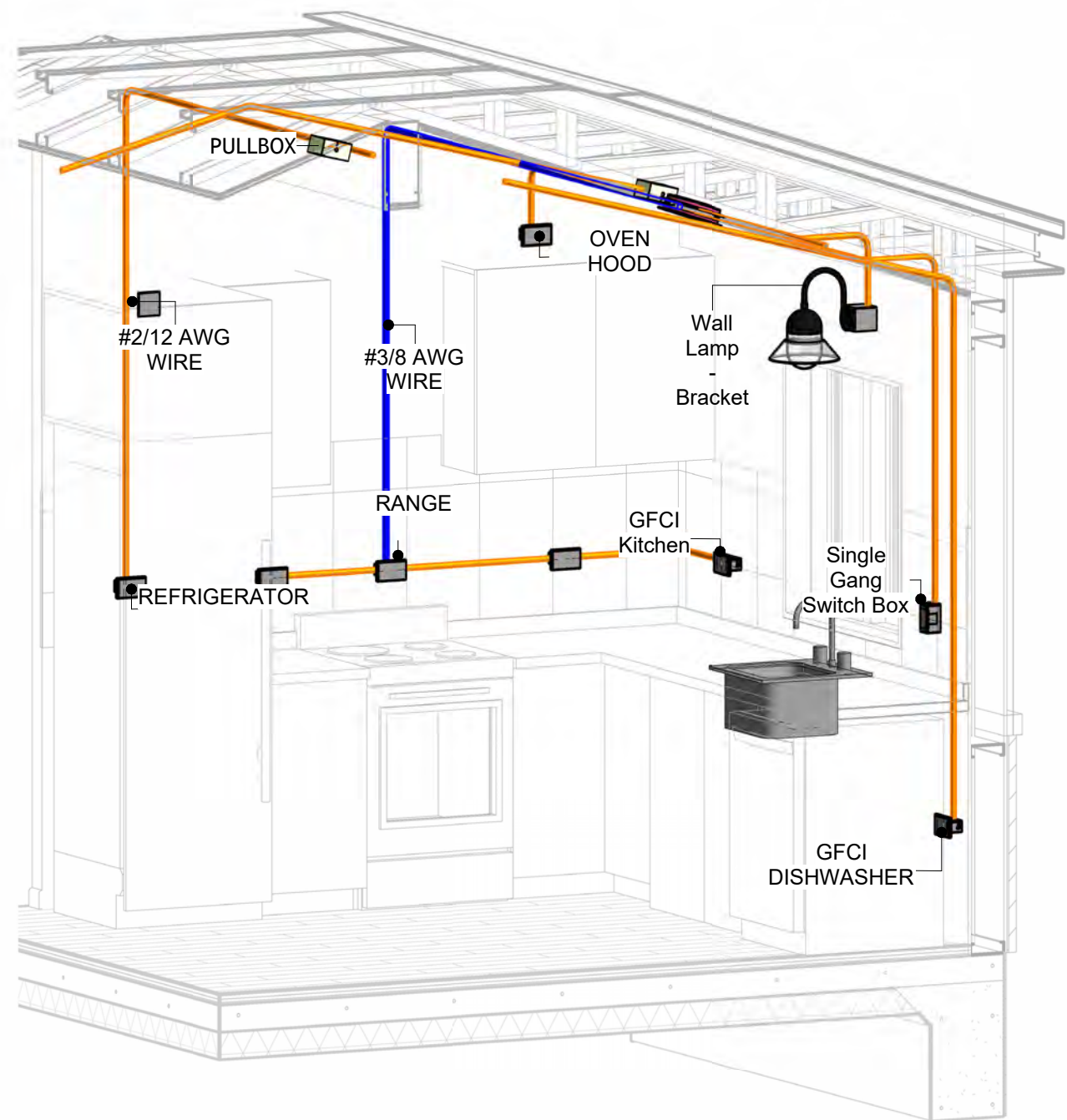
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|-----------------|----------------------|
| CLIENT NAME: | Owner |
| PROJECT NUMBER: | 0090_12 |
| DATE: | 5/24/2025 5:49:31 AM |
| DESIGNED BY: | Designer |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

E102

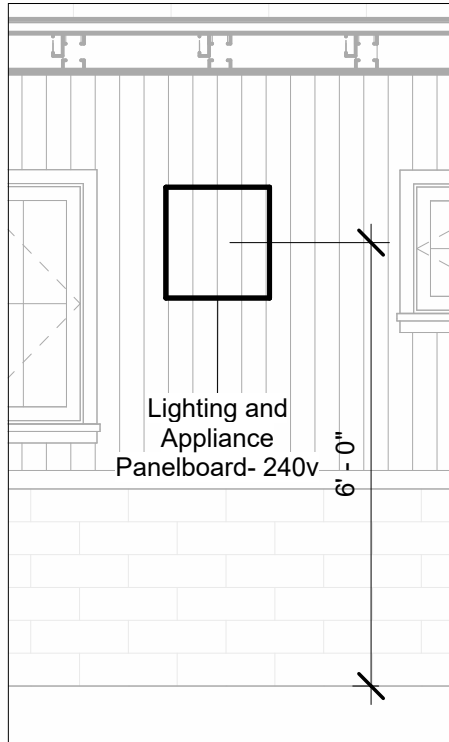
SCALE: As indicated

NOTES: CONDUIT, CABLE AND WIRING

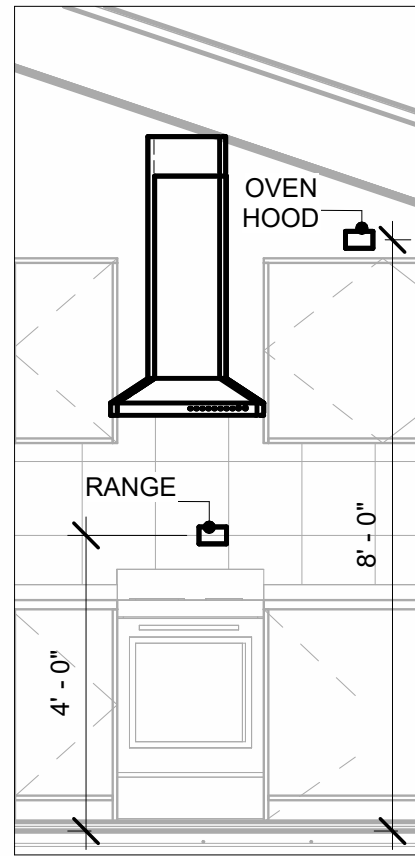
1. Use Metallic Conduits (IMC) for cables running under concrete slabs.
2. Use IMC for circuits with high voltage appliances (240 volts and above).
3. For circuits with 120 volts consider using EMT or PVC conduits if needed.
4. For Low voltage applications up to 50 volts consider using non metallic conduits.
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.



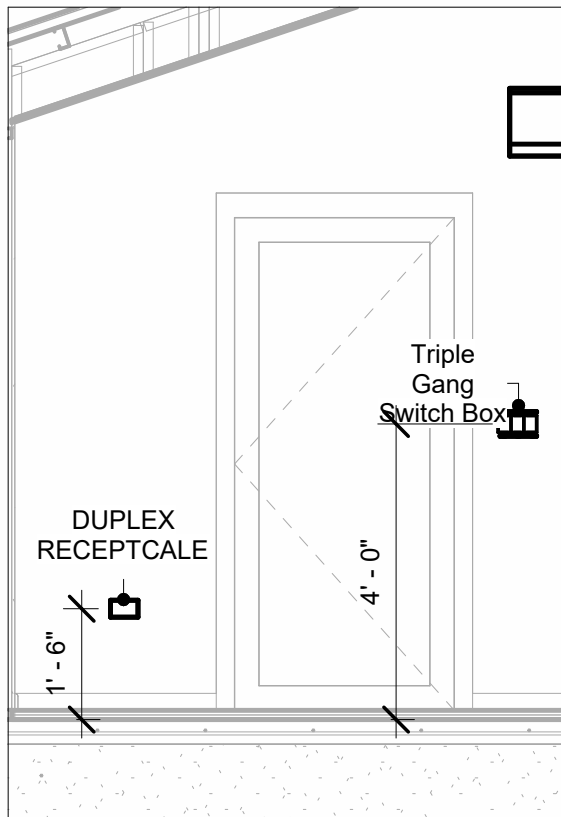
1 3D-KITCHEN



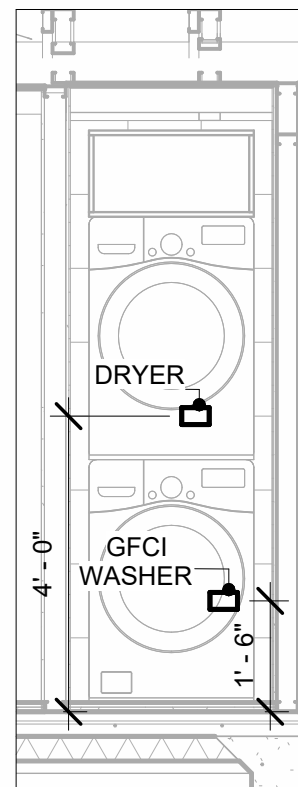
2 PANEL
3/8" = 1'-0"



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

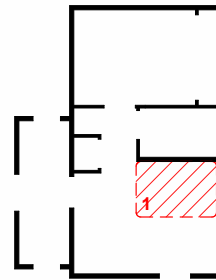


4 SWITCH & RECEPTACLE
3/8" = 1'-0"



5 DRYER & WASHER
3/8" = 1'-0"

KEY PLAN



| NO. | DESCRIPTION | DATE |
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NOTE:

LEGEND:

PROJECT

286-PINNACLE-495-1Bd1Ba
TRADITIONAL-550

DRAWING NAME

POWER

| | |
|-----------------|----------------------|
| CLIENT NAME: | Owner |
| PROJECT NUMBER: | 0090_12 |
| DATE: | 5/24/2025 5:49:56 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

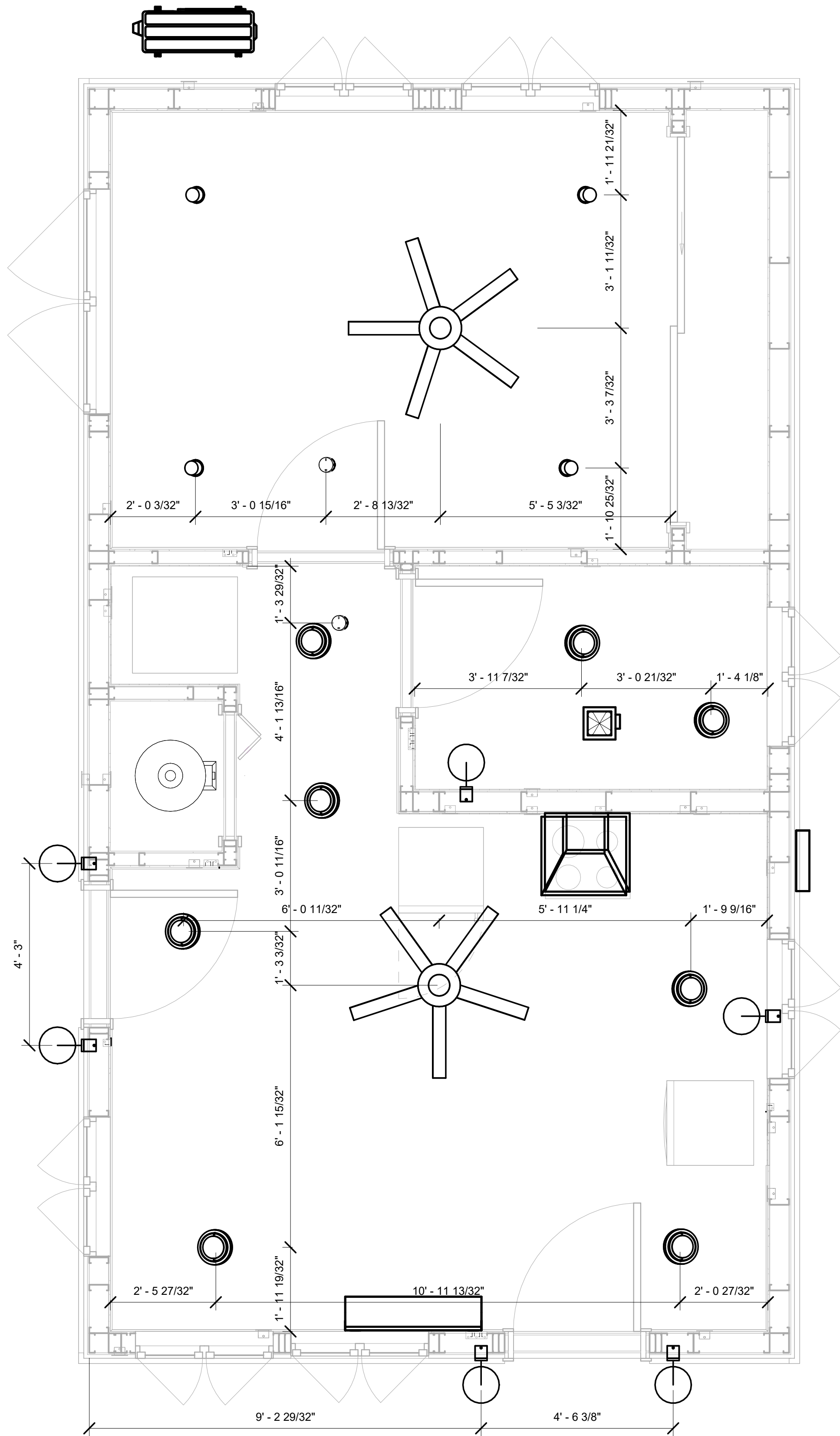
1. THE MINIMUM SIZE OF JUCTION BOX TO BE USED IS 2"X4"X(1.5" OR 3.5" DEEP) THIS ARE TO BE USED FOR SINGLE GANG SWITCH OR OUTLETS.
2. FOR DOUBLE GANG (2 GANG) OUTLETS AND SWITCHS THE MINIMUM SIZE OF THE JUCTION BOX TO BE PROVIDED SHALL NOT BE LESS THAN 4"X4"X(1.5" OR 3.5" DEEP)
3. FOR THREE GANG (3 GANG) 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 | 16 | #1/4 pullbox |

| Electrical Fixture Schedule (SWITCH BOX) | |
|--|-------|
| Type | Count |
| Double Gang Switch Box | 2 |
| Single Gang Switch Box | 2 |
| Triple Gang Switch Box | 2 |

| Lighting Device | |
|-----------------------|-------|
| Type | Count |
| Dimmer | 2 |
| Fan switch | 1 |
| Single Pole | 6 |
| Three Way With Dimmer | 3 |

| 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 | 2 |
| Lighting_Other_LumenWerx_Shell-Recessed-8 | 120 V/1-60 VA | 200 A, 120 V/240 V, Single Phase, 3 Wires | 7 |
| Lighting_Recessed | 120 V/1-60 VA | 200 A, 120 V/240 V, Single Phase, 3 Wires | 1 |
| SASSO 100 round wallwasher trim | 120 V/1-28 VA | 200 A, 120 V/240 V, Single Phase, 3 Wires | 4 |
| Wall Lamp - Bracket | 120 V/1-100 VA | 200 A, 120 V/240 V, Single Phase, 3 Wires | 6 |



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

KEY PLAN

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NOTE:

LEGEND:

PROJECT

286-PINNACLE-495-1Bd1Ba
TRADITIONAL-550

DRAWING NAME

DIMENSION PLAN
FOR LIGHT FIXTURES

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|-----------------|----------------------|
| CLIENT NAME: | Owner |
| PROJECT NUMBER: | 0090_12 |
| DATE: | 5/24/2025 5:49:57 AM |
| DESIGNED BY: | Designer |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

E104

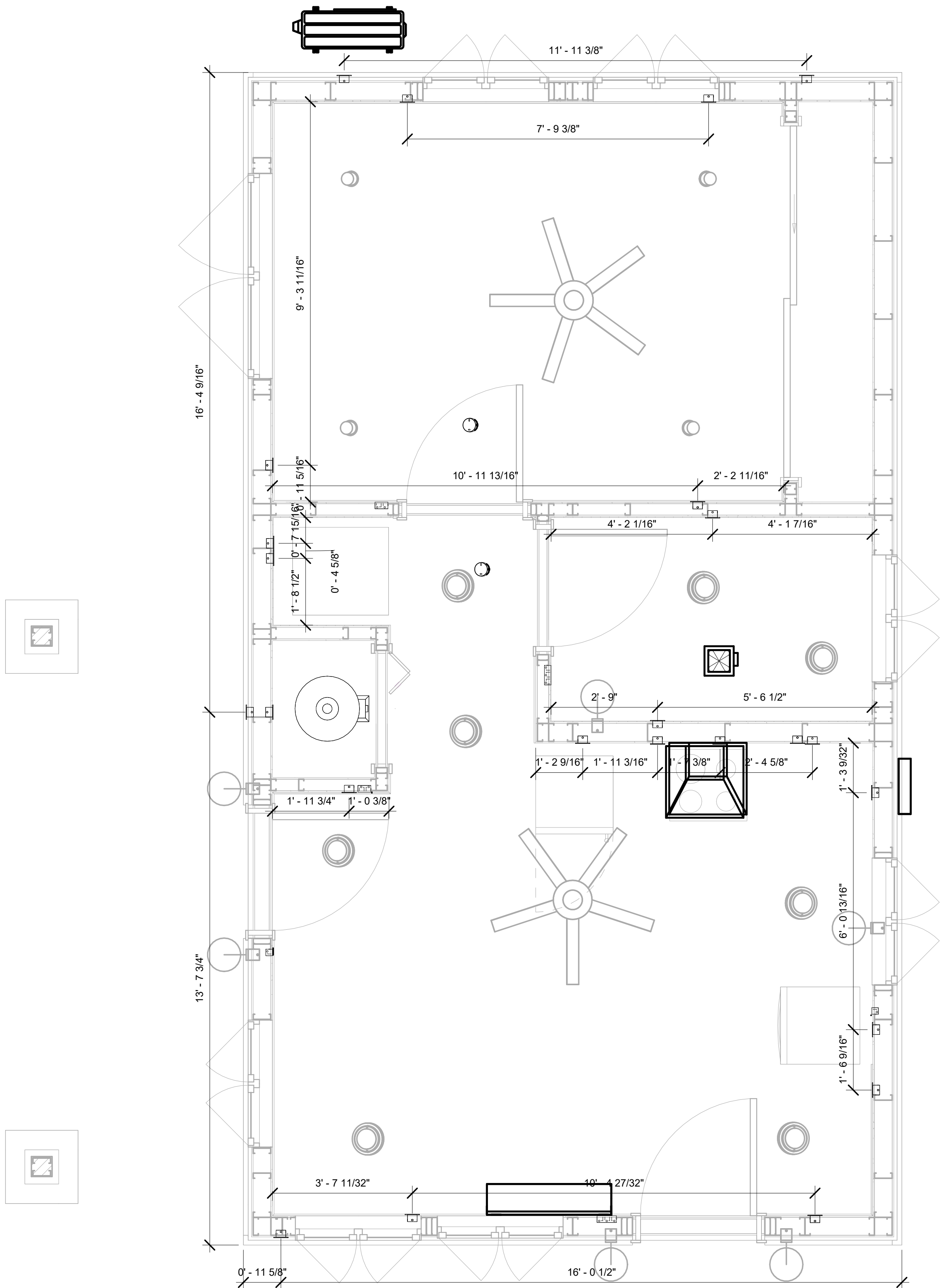
SCALE: As indicated

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 |
| DUPLEX RECEPTCALE | 8 |
| GFCI BATH ROOM | 2 |
| GFCI DISHWASHER | 1 |
| GFCI Kitchen | 3 |
| GFCI OUT DOOR | 3 |
| GFCI WASHER | 1 |
| OVEN HOOD | 1 |
| RANGE | 1 |
| REFRIGERATOR | 1 |
| water heater | 1 |

| Electrical Outlet Schedule | | | |
|----------------------------|----------------|-----------------|-------|
| Type | Circuit Number | Electrical Data | Count |
| DUPLEX RECEPTCALE | 2 | 120 V/1-180 VA | 4 |
| GFCI BATH ROOM | 3 | 120 V/1-180 VA | 2 |
| water heater | 7,9 | 240 V/2-4500 VA | 1 |
| DRYER | 8,10 | 240 V/2-5000 VA | 1 |
| REFRIGERATOR | 11 | 120 V/1-1800 VA | 1 |
| RANGE | 12,14 | 240 V/2-5000 VA | 1 |
| OVEN HOOD | 13 | 120 V/1-180 VA | 1 |
| GFCI Kitchen | 15 | 120 V/1-180 VA | 3 |
| GFCI DISHWASHER | 16 | 120 V/1-1200 VA | 1 |
| DUPLEX RECEPTCALE | 17 | 120 V/1-180 VA | 4 |
| GFCI OUT DOOR | 18 | 120 V/1-180 VA | 3 |
| GFCI WASHER | 19 | 120 V/1-1200 VA | 1 |
| CONDENSER | 20,22 | 240 V/2-5000 VA | 1 |



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

KEY PLAN

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NOTE:

LEGEND:

PROJECT

286-PINNACLE-495-1Bd1Ba
TRADITIONAL-550

DRAWING NAME

DIMENSION PLAN
FOR FITTINGS

| | |
|-----------------|----------------------|
| CLIENT NAME: | Owner |
| PROJECT NUMBER: | 0090_12 |
| DATE: | 5/24/2025 5:49:58 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 | |
|-------------------|---------------------|
| <div></div> | DOMESTIC COLD WATER |
| <div></div> | DOMESTIC HOT WATER |
| <div></div> | SANITARY VENT |
| <div></div> | SANITARY SEWER |
| <div></div> | STORM DRAINAGE |
| <div></div> | GRAY WATER |
| <div></div> | 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" | 19 FT |
| ACRYLONITRILE BUTADIENE STYRENE (ABS) | 2" | 18 FT |
| ACRYLONITRILE BUTADIENE STYRENE (ABS) | 3" | 27 FT |
| CROSS-LINKED POLYETHYLENE (PEX) | 1/2" | 100 FT |
| CROSS-LINKED POLYETHYLENE (PEX) | 3/4" | 58 FT |
| POLYVINYL CHLORIDE - RIGID | 2" | 48 FT |

FITTING SCHEDULE

| FITTING | SIZE | QTY |
|--------------------------|---------------------------------|-----|
| ABS VENT CAP ELBOW | 1 1/2"ø | 1 |
| ABS VENT CAP ELBOW | 2"ø | 1 |
| ABS VENT CAP ELBOW | 3"ø | 1 |
| ABS 90 DEGREE BEND ELBOW | 1 1/2"ø-1 1/2"ø | 2 |
| 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 | 2 |
| ABS REDUCER ELBOW | 2"ø-1 1/2"ø | 1 |
| ABS REDUCER ELBOW | 3"ø-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 |
| WASTE DOUBLE TEE | 1 1/2"ø-1 1/2"ø-1 1/2"ø-1 1/2"ø | 1 |
| PVC 90 DEG BEND ELBOW | 2"ø-2"ø | 18 |
| PEX 90 DEGREE ELBOW | 1/2"ø-1/2"ø | 13 |
| PEX 90 DEGREE ELBOW | 3/4"ø-3/4"ø | 2 |
| PEX TEE ELBOW | 1/2"ø-1/2"ø-1/2"ø | 2 |
| PEX TEE ELBOW | 3/4"ø-3/4"ø-3/4"ø | 2 |
| PEX TRANSITION ELBOW | 3/4"ø-1/2"ø | 5 |
| 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 | 2 |
| 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 |

FIXTURE CONNECTION SCHEDULE

| FAMILY | W | V | TRAP | CW | HW | QTY | DFU | TOT. | WFU | TOT. | NOTES |
|---------------------|-----|--------|--------|------|------|-----|-----|------|-----|------|---|
| DISHWASHER | 2" | 1-1/2" | 1-1/2" | 1/2" | 1/2" | 1 | | 0 | | | DRAIN TO SEWER SEE PLANS |
| DRYER | N/A | N/A | N/A | N/A | N/A | 1 | | 0 | | | |
| 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 |
|---------------------|-----|---|
| DISHWASHER | 1 | DRAIN TO SEWER SEE PLANS |
| DRYER | 1 | |
| HANGING PIPES CLAMP | 12 | |
| SHOWER TRAY | 1 | |
| SHOWER TRIM | 1 | |
| SINK ISLAND SINGLE | 1 | |
| VANITY SINK | 1 | |
| WASHER | 1 | DRAINS TO GRAY WATER OR SEWER SEE PLANS |
| WATER CLOSET | 1 | |
| WATER HEATER | 1 | |

ACCESSORIES & FITTINGS SCHEDULE

| FIXTURE | QTY | DESCRIPTIONS |
|-------------------------|-----|--------------|
| DISHWASHER CONNECTOR | 1 | |
| HOSE BIB | 1 | |
| LAUNDRY SWEAT CONNECTOR | 1 | |
| SHUTOFF VALVE | 6 | |

PLUMBING SCHEDULE

| FIXTURE | TRAP | WASTE | VENT | C.W | H.W |
|--------------------|--------|-------|--------|------|------|
| DISHWASHER | 1-1/2" | 2" | 1-1/2" | 1/2" | 1/2" |
| DRYER | N/A | N/A | N/A | N/A | N/A |
| SHOWER TRAY | 1-1/2" | 2" | 1-1/2" | 1/2" | 1/2" |
| SHOWER TRIM | - | - | - | 1/2" | 1/2" |
| SINK ISLAND SINGLE | 1-1/2" | 2" | 1-1/2" | 1/2" | 1/2" |
| VANITY SINK | 1-1/2" | 2" | 1-1/2" | 1/2" | 1/2" |
| WASHER | 2" | 2" | 1-1/2" | 1/2" | 1/2" |
| WATER CLOSET | 3" | 3" | 2" | 1/2" | 1/2" |
| WATER HEATER | N/A | N/A | N/A | 3/4" | 3/4" |

WATER FIXTURE UNIT SCHEDULE

| FAMILY | QTY | UNIT VALUE | TOTAL |
|---------------------|-----|------------|-------|
| DISHWASHER | 1 | | 0 |
| DRYER | 1 | | 0 |
| HANGING PIPES CLAMP | 12 | | 0 |
| SHOWER TRAY | 1 | | 0 |
| SHOWER TRIM | 1 | | 0 |
| SINK ISLAND SINGLE | 1 | | 0 |
| VANITY SINK | 1 | | 0 |
| WASHER | 1 | | 0 |
| WATER CLOSET | 1 | | 0 |
| WATER HEATER | 1 | | 0 |

WASTE FIXTURE UNIT SCHEDULE

| FAMILY | QTY | DFU VALUES | TOTAL |
|---------------------|-----|------------|-------|
| DISHWASHER | 1 | | 0 |
| DRYER | 1 | | 0 |
| HANGING PIPES CLAMP | 12 | | 0 |
| SHOWER TRAY | 1 | | 0 |
| SHOWER TRIM | 1 | | 0 |
| SINK ISLAND SINGLE | 1 | | 0 |
| VANITY SINK | 1 | | 0 |
| WASHER | 1 | | 0 |
| WATER CLOSET | 1 | | 0 |
| WATER HEATER | 1 | | 0 |



KEY PLAN

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NOTE:

LEGEND:

PROJECT

286-PINNACLE-495-1Bd1Ba
TRADITIONAL-550

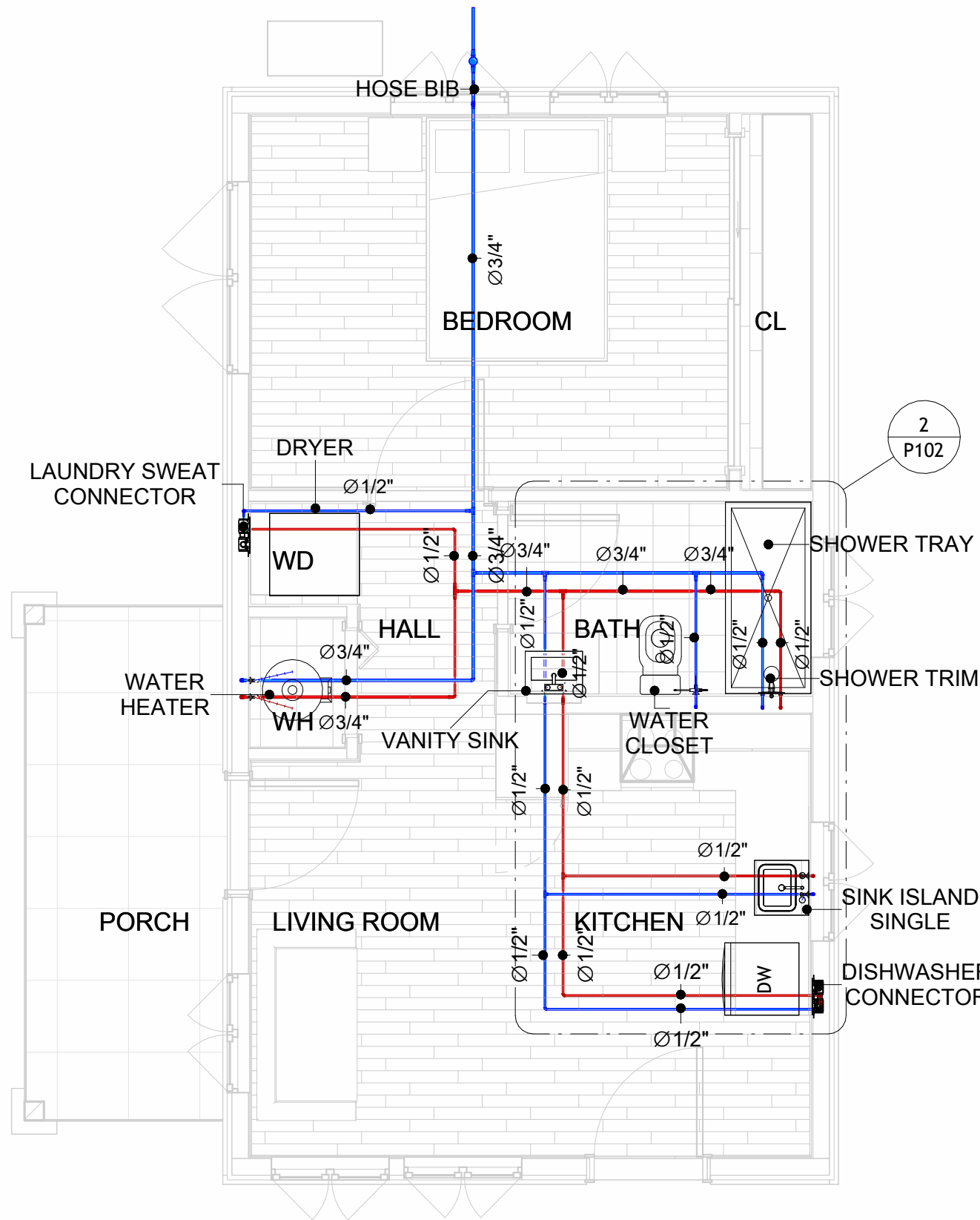
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NOTE AND SCHEDULE

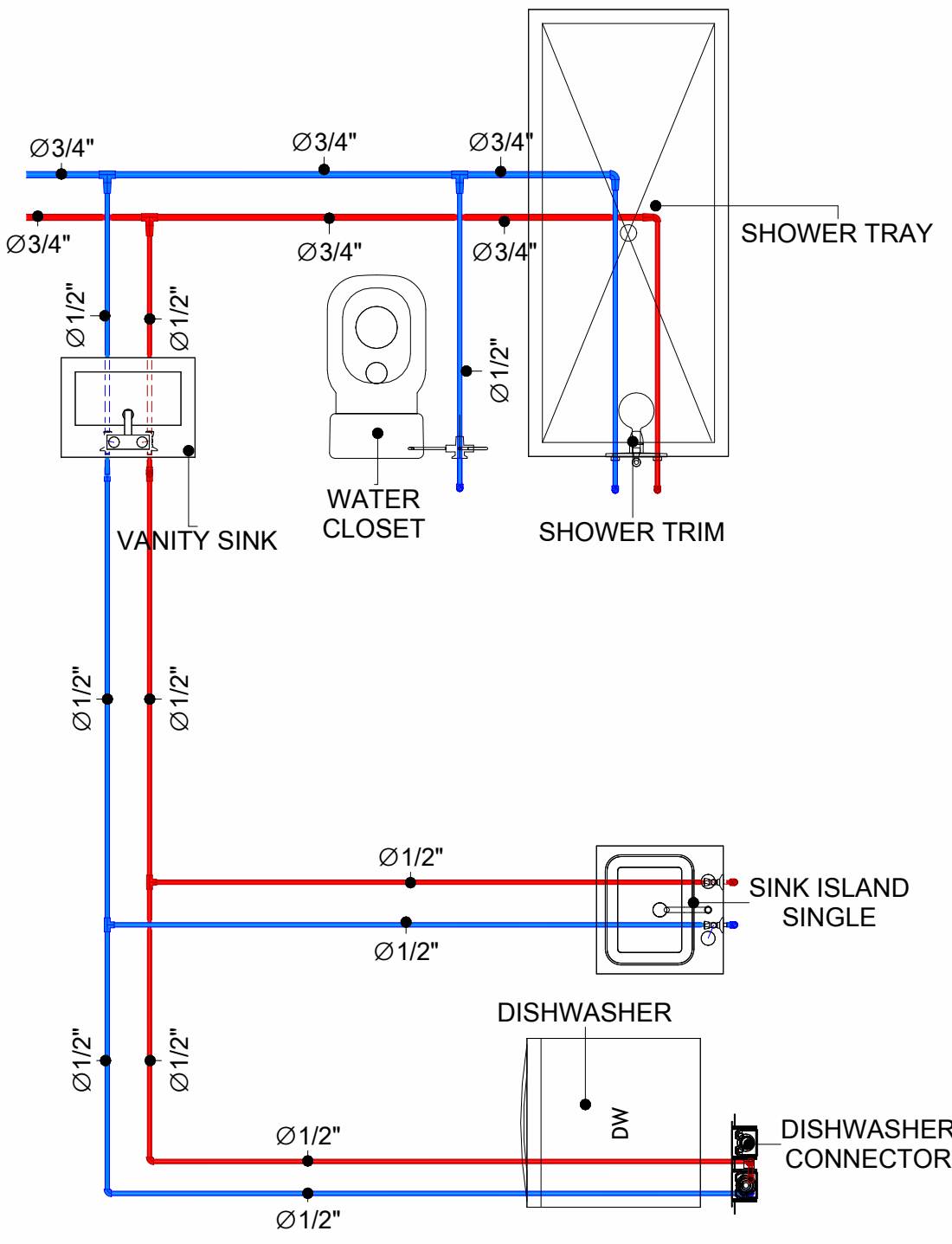
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| PROJECT NUMBER: | 0090_12 |
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| DESIGNED BY: | Designer |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

P101

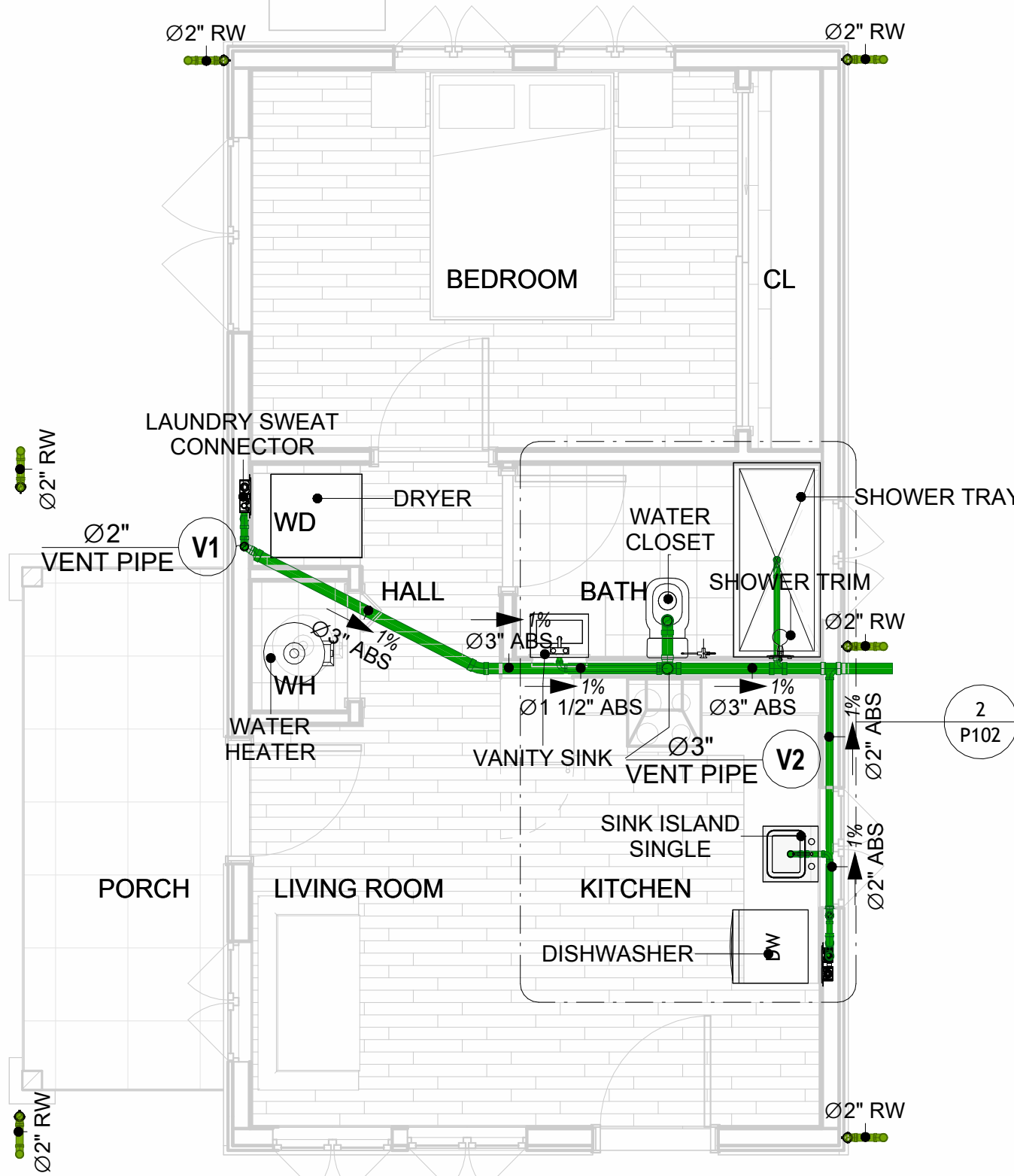
SCALE: 1/2" = 1'-0"



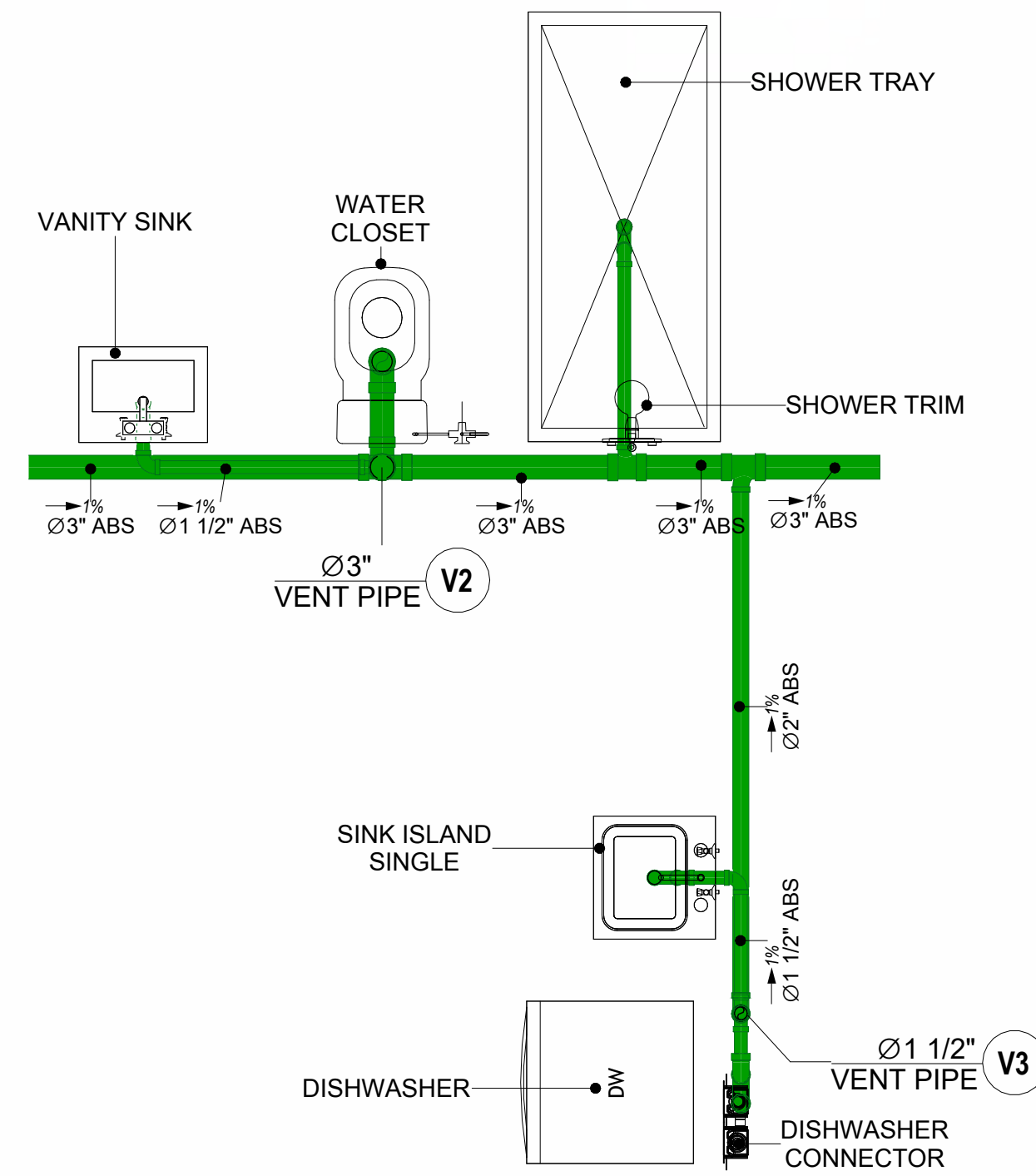
1 OVERALL WATER SUPPLY
1/4" = 1'-0"



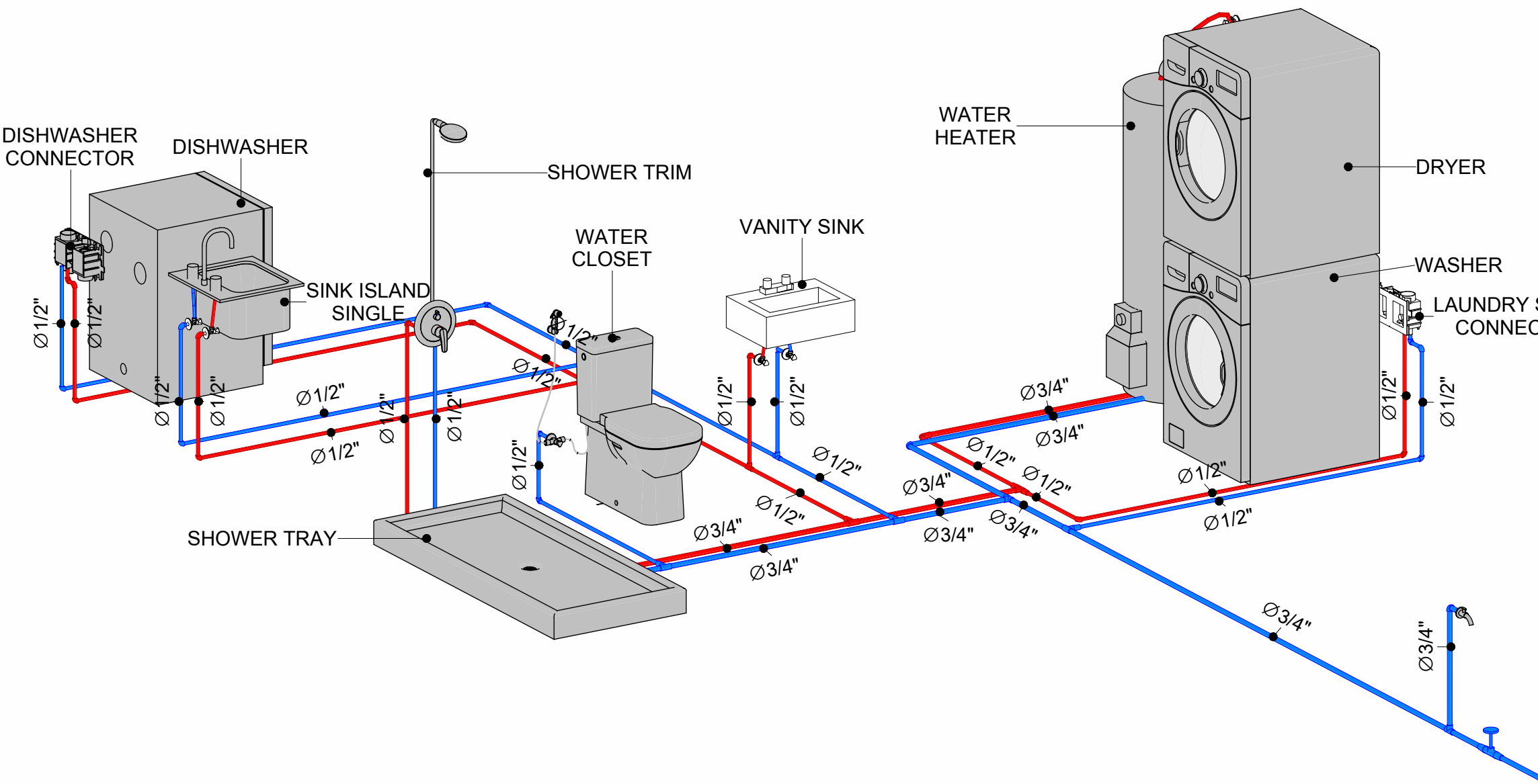
2 BATH WATER SUPPLY
1/2" = 1'-0"



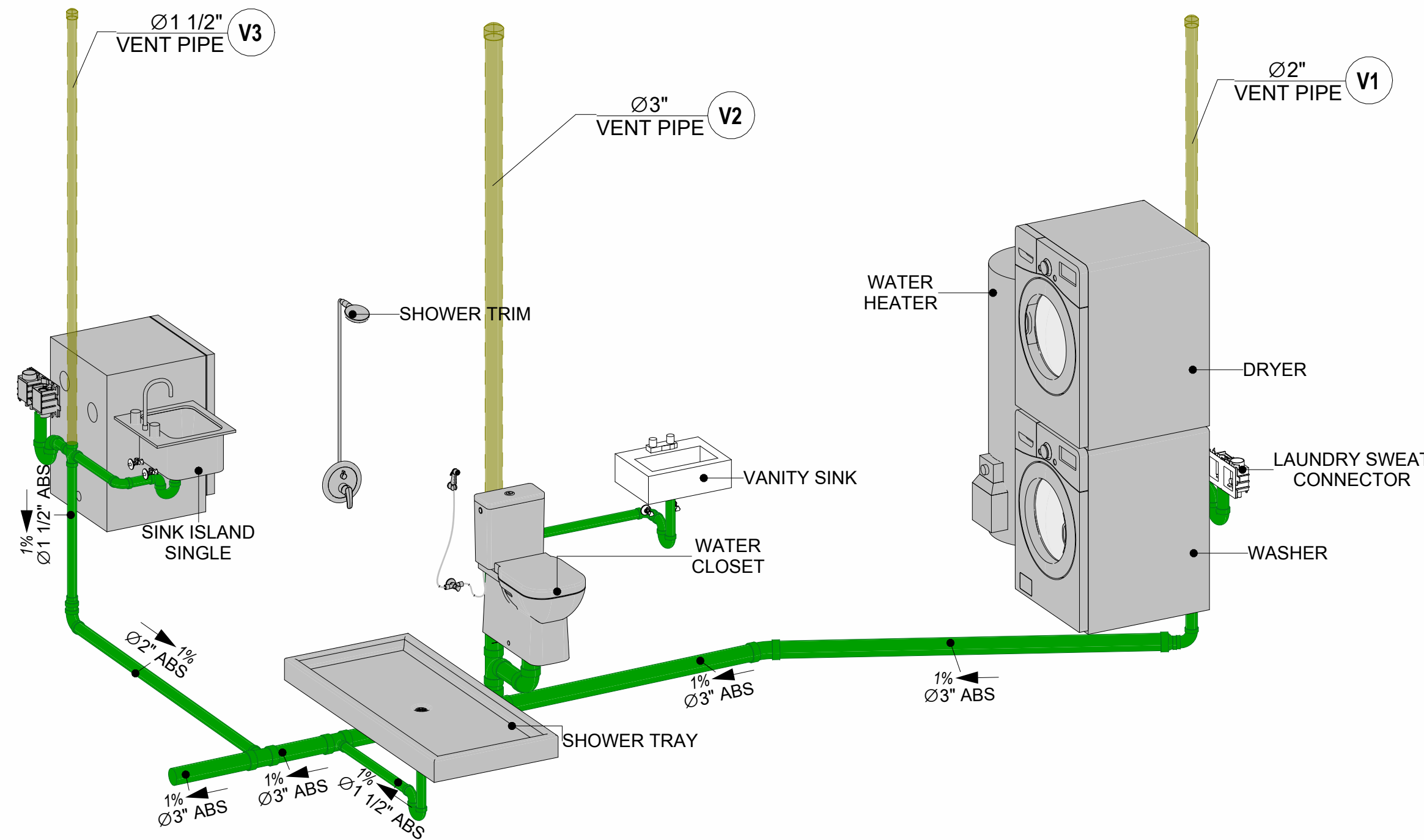
4 OVERALL SANITARY
1/4" = 1'-0"



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



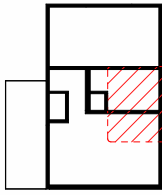
3 WATER SUPPLY RISER DIAGRAM



6 SEWAGE RISER DIAGRAM

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

KEY PLAN



| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

NOTE:

LEGEND:

PROJECT

286-PINNACLE-495-1Bd1Ba
TRADITIONAL-550

DRAWING NAME

WATER SUPPLY AND
SEWAGE SYSTEM

CLIENT NAME:

PROJECT NUMBER: 0090_12

DATE: 5/20/2025 3:13:31 PM

DESIGNED BY: Designer

DRAWN BY: Author

CHECKED BY: Checker

P102

SCALE: As indicated

Materials Shopping List

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

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

Have It Your Way!

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Have It Your Way!



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



| Why build your ADU with metal vs wood | | Wood | Metal | Explanation |
|---------------------------------------|--|-------------------------------------|-------------------------------------|--|
| 1 | DIY Construction Benefit | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The wall frames, trusses and beams can be erected in a just a few days |
| 2 | Minimal Construction Skills Required | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pre-assembled walls and trusses require no specialized skills to erect |
| 3 | Build as DIY, Hybrid or by a General Contractor | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Do it yourself, Hybrid (involve special contractors) or hire a General Contractor |
| 4 | Build It As You Can Afford It | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Impervious to Weather - build as you have the time and money |
| 5 | Up Front Cost of Framing Materials | <input checked="" type="checkbox"/> | <input type="checkbox"/> | As to only the framing material, wood is less expensive |
| 6 | Total Cost To Build | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Savings in time, labor, and other areas make light gauge steel LESS expensive |
| 7 | Termites and wood boring insects | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Termites, carpenter ants and wood boring insects eat wood, not metal |
| 8 | Mold resistant | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Metal does not attract mold |
| 9 | Damage caused by exterior and interior flooding | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Metal needs no reconditioning after a flood |
| 10 | Fire Resistant | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Non-combustible |
| 11 | Lower insurance rates | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Many insurance underwriters now provide lower rates for metal framed homes |
| 12 | Walls, trusses, and beams retain their original form | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Perfectly straight walls - no shimming of drywall |
| 13 | Corners are 90 degrees | <input type="checkbox"/> | <input checked="" type="checkbox"/> | No need for templating of countertops to adjust for out of square corners |
| 14 | Strength and weight | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Metal is stronger than wood and weighs less - no need for crane to lift ADU trusses |
| 15 | IBC Engineered Stamp | <input type="checkbox"/> | <input checked="" type="checkbox"/> | If an engineering stamp is necessary, months of waiting are saved |
| 16 | Complete BOM (Materials Shopping List) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Take the materials shopping list to Home Depot and start shopping/pricing |
| 17 | Flexible in Seismic Areas - Won't Fracture | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Light gauge steel is flexible and won't fracture when the earth moves |
| 18 | No Waste At Job Site | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Steel is the most recycled material in the world. A typical wood home has 20-30% waste |
| 19 | Environmentally Friendly | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Trees don't have to be destroyed and the source of most metal is from recycling |
| 20 | How-To Videos Included | <input type="checkbox"/> | <input checked="" type="checkbox"/> | How-to videos provide simple assembly instructions |
| 21 | Relationship Counselor | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Eliminate emotional uphevels - save time, money, and preserve the relationship |

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



Pinnacle-1Bd1Ba-Traditional

MATERIAL SHOPPING LIST

Have It Your Way!

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TOC



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- 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-1Bd1Ba-Traditional | | | | | | | |
|--------------------------------------|---------------------------|-------------------------------|------|----------|------------|-------|-------------|
| ARCHITECTURAL MATERIAL SHOPPING LIST | | | | | | | |
| No. | Item | Type | Unit | Quantity | Unit Price | Total | Description |
| APPLIANCES | | | | | | | |
| 1 | Refrigerator | | PCS | 1 | | | |
| 2 | Range | | PCS | 1 | | | |
| 3 | Washer | | PCS | 1 | | | |
| 4 | Dryer | | PCS | 1 | | | |
| 5 | Dish Washer | | PCS | 1 | | | |
| 6 | Oven | | PCS | 0 | | | |
| 7 | Microwave | | PCS | 0 | | | |
| CASEWORKS | | | | | | | |
| 1 | Kitchen Cabinet | | FT | 14.85 | | | |
| 2 | Laundry Cabinet | | FT | 2.25 | | | |
| 3 | Vanity Cabinet | | FT | 2.5 | | | |
| 4 | Medicine Cabinet | | PCS | 1 | | | |
| 5 | Kitchen countertop | | SF | 22.61 | | | |
| 6 | Laundry Countertop | | PCS | 0 | | | |
| 7 | Bathroom Countertop | | SF | 0 | | | |
| 8 | Island | | FT | 0 | | | |
| 9 | Peninsula | | FT | 0 | | | |
| 10 | Closets | | SF | 61.49 | | | |
| CEILING | | | | | | | |
| 1 | Ceiling Board | Dry Wall | SF | 408 | | | |
| 2 | Dry Wall Fastener | Screw | PCS | 714 | | | |
| 3 | Vapor Retarder | Polyethylene film | SF | 541 | | | |
| 4 | Vapor Retarder Fastener | Nails with washer heads | PCS | 1623 | | | |
| 5 | Ceiling Board (MRD) | Moisture resistant drywall | SF | 47 | | | |
| 6 | MRD Fastener | | PCS | 82 | | | |
| 7 | Ceiling Board | Marine Plywood | SF | 86 | | | |
| 8 | Marine Plywood Fastener | Screw | PCS | 151 | | | |
| 9 | Dry Wall Tape | | FT | 271 | | | |
| FLOORING | | | | | | | |
| 1 | Main Living Space | | SF | 208.58 | | | |
| 2 | Bathroom | | SF | 50.16 | | | |
| 3 | Bedroom | | SF | 158.01 | | | |
| 4 | Porch | | SF | 79.3 | | | |
| STRUCTURE | | | | | | | |
| 1 | Foundation | | SF | 566.04 | | | |
| WALLS EXTERIOR | | | | | | | |
| 1 | Stone Veneer | | SF | 229 | | | |
| 2 | Corrugated Iron Sheet | | SF | 466 | | | |
| 3 | 8/panel | Self-drilling screws(100/pkt) | PKT | 3.64 | | | |
| 4 | Wall Shteathing (OSB) | | SF | 695 | | | |
| 5 | Shteathing Fastener | Self-drilling screws(100/pkt) | PKT | 7 | | | |
| 6 | Wall Homewrap | | SF | 695 | | | |
| 7 | Homewrap Fastener | Stapled fastener (200/pkt) | PKT | 3 | | | |
| 8 | Furring Strip | | PCS | 58 | | | |
| 9 | Furring Strip Fastener | Self-drilling screws(100/pkt) | PKT | 4.66 | | | |
| 10 | Wall Paint | | SF | 695 | | | |
| 11 | Stone Copping | Masonry stone | SF | 22 | | | |
| 12 | Stone Veneer | Masonry stone | SF | 0 | | | |
| 13 | Mortar for Stone Veneer | | SF | 0 | | | |
| 14 | Wall Insulation | | SF | 2103 | | | |
| WALLS INTERIOR | | | | | | | |
| 1 | Cementitious Backer Board | | SF | 325 | | | |
| 2 | Kerdi membrane | | SF | 325 | | | |
| 3 | Kerdi membrane Fastener | | SF | 325 | | | |
| 4 | Wall Ceramic Tile | | SF | 325 | | | |
| 5 | Drywall Board | | SF | 956 | | | |
| 6 | Drywall Fastener | Self-drilling screws(100/pkt) | PKT | 9.56 | | | |
| 7 | Wall Paint | | SF | 956 | | | |
| 8 | Drywall Tape | | FT | 180 | | | |
| 9 | Wall Sweep | | FT | 94 | | | |

ARCHITECTURAL BOM



| | | | | | | | |
|-----------|--------------------------|------------------|-----|--------|--|--|--|
| 🏠 DOORS | | | | | | | |
| 1 | Exterior Swinging | 3' - 0" X 6'-8" | PCS | 2 | | | |
| 2 | Interior Swinging | 3' - 0" X 6'-8" | PCS | 2 | | | |
| 3 | Interior Sliding | 9' - 0" X 6'-8" | PCS | 1 | | | |
| 4 | Folding | 2' - 10" X 6'-8" | PCS | 1 | | | |
| 5 | Exterior Door Trim | | FT | 33 | | | |
| 6 | Interior Door Trim | | FT | 175 | | | |
| 7 | Entry Lock set | | | 2 | | | |
| 8 | Privacy Lock set | | | 2 | | | |
| 9 | Passage Lock set | | | 2 | | | |
| 🏠 WINDOWS | | | | | | | |
| 1 | Casement | 3' - 3" X 3'-3" | PCS | 6 | | | |
| 2 | Casement | 5' - 3" X 3'-3" | PCS | 1 | | | |
| 3 | Casement | 3' - 3" X 1'-9" | PCS | 1 | | | |
| 4 | Exterior Window Trim | | FT | 107 | | | |
| 5 | Interior Window Trim | | FT | 107 | | | |
| 🏠 ROOF | | | | | | | |
| 1 | Roof Covering | | SF | 746.0 | | | |
| 2 | Roof Covering Fastener | | PCS | 373 | | | |
| 3 | Roof Felt Paper | | SF | 746.0 | | | |
| 4 | Roof Felt Paper Fastener | | PCS | 2238.0 | | | |
| 5 | Roof Sheathing | | SF | 746 | | | |
| 6 | Roof Sheathing Fastener | | PCS | 5968 | | | |
| 7 | Batten | | FT | 0.0 | | | |
| 8 | Batten Fastener | | PCS | 0.0 | | | |
| 9 | Soffit | | SF | 127.0 | | | |
| 10 | Soffit Fastener | | PCS | 63.5 | | | |
| 11 | Fascia | | FT | 129.0 | | | |
| 12 | Fascia board fastener | | PCS | 65 | | | |
| 13 | Roof Insulation | | SF | 746.0 | | | |

Pinnacle-1Bd1Ba-Traditional

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 | 4 | | | |
| 4 | Livingroom Ceiling Light With Fan | | PCS | 1 | | | |
| 5 | Bedroom Ceiling Light With Fan | | PCS | 1 | | | |
| 6 | Dining Ceiling Light | | PCS | 0 | | | |
| 7 | Bath Wall Mounted Light | | PCS | 1 | | | |
| 8 | Bathroom Ceiling Light | | PCS | 2 | | | |
| 9 | Livingroom Ceiling Light | | PCS | 2 | | | |
| 10 | Bedroom Ceiling Light | | PCS | 4 | | | |
| 11 | Hall & Entry Ceiling Light | | PCS | 2 | | | |
| 12 | WD Ceiling Light | | PCS | 0 | | | |
| 13 | Smoke Detector | | PCS | 2 | | | |
| ⬇ ELECTRICAL FITTINGS | | | | | | | |
| 14 | Standard Receptacle 120V | 20A | PCS | 8 | | | |
| 15 | GFCI Receptacle 120V | 20 A | PCS | 14 | | | |
| 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 | 6 | | | |
| 21 | Three Way Switch | | PCS | 3 | | | |
| 22 | Dimmer Switch | | PCS | 2 | | | |
| ⬇ ELECTRICAL CONDUITS & WIRING | | | | | | | |
| 23 | ROMEX 14 AWG | 14/2/W/ground | FT | 55 | | | |
| 24 | ROMEX 12 AWG | 12/3/W/ground | FT | 0 | | | |
| 25 | ROMEX 12 AWG | 12/2/W/ground | FT | 255 | | | |
| 26 | ROMEX 10 AWG | 10/3/W/ground | FT | 58 | | | |
| 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 | 43 | | | |
| 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 | 2 | | | |
| 34 | Circuit breaker | 20 A | PCS | 10 | | | |
| 36 | Circuit breaker | 30 A | PCS | 2 | | | |
| 37 | Circuit breaker | 50 A | PCS | 1 | | | |
| 39 | Circuit breaker | 60 A | PCS | 1 | | | |
| 40 | Single Gang Switch Box | | PCS | 2 | | | |
| 41 | Double Gang Switch Box | | PCS | 2 | | | |
| 42 | Triple Gang Switch Box | | PCS | 2 | | | |
| 43 | Pull Box | #1/4 | PCS | 16 | | | |
| 44 | Receptacle Box | | PCS | 24 | | | |

PLUMBING BOM



| Pinnacle-1Bd1Ba-Traditional | | | | | | | |
|--|---|---------------------------|------|----------|------------|-------|-------------|
| 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 | 6 | | | |
| 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 1 1/2" | FT | 19 | | | |
| 2 | ABS (Acrylonitrile Butadiene Styrene) Pipes | ø 2" | FT | 18 | | | |
| 3 | ABS (Acrylonitrile Butadiene Styrene) Pipes | ø 3" | FT | 27 | | | |
| 4 | PEX (Cross-linked polyethylene) Pipes | ø 1/2" | FT | 100 | | | |
| 5 | PEX (Cross-linked polyethylene) Pipes | ø 3/4" | FT | 58 | | | |
| 6 | PVC Pipes Sch.80 - Rigid | ø 2" | FT | 48 | | | |
| 7 | Flex Pipe Round | ø 1/2" | FT | 6 | | | |
| PIPE FITTINGS | | | | | | | |
| 1 | ABS Vent Cap Elbow | 1 1/2"ø | PCS | 1 | | | |
| 2 | ABS Vent Cap Elbow | 2"ø | PCS | 1 | | | |
| 3 | ABS Vent Cap Elbow | 3"ø | PCS | 1 | | | |
| 4 | ABS 90 Degree Bend Elbow | 1 1/2"ø-1 1/2"ø | PCS | 2 | | | |
| 5 | ABS 90 Degree Bend Elbow | 2"ø-2"ø | PCS | 2 | | | |
| 6 | ABS 90 Degree Bend Elbow | 3"ø-3"ø | PCS | 2 | | | |
| 7 | ABS P-Trap | 1 1/2"ø-1 1/2"ø | PCS | 3 | | | |
| 8 | ABS P-Trap | 2"ø-2"ø | PCS | 2 | | | |
| 9 | ABS Reducer Elbow | 2"ø-1 1/2"ø | PCS | 1 | | | |
| 10 | ABS Reducer Elbow | 3"ø-2"ø | PCS | 1 | | | |
| 11 | ABS TEE Elbow | 2"ø-2"ø-2"ø | PCS | 1 | | | |
| 12 | ABS TEE Elbow | 3"ø-3"ø-3"ø | PCS | 2 | | | |
| 13 | ABS Tee Reducer Elbow | 3"ø-3"ø-1 1/2"ø | PCS | 2 | | | |
| 14 | ABS Tee Reducer Elbow | 3"ø-3"ø-2"ø | PCS | 1 | | | |
| 15 | WASTE DOUBLE TEE | 1 1/2"ø-1 1/2"ø-1 1/2"ø-1 | PCS | 1 | | | |
| 16 | PEX 90 Degree Elbow | 1/2"ø-1/2"ø | PCS | 13 | | | |
| 17 | PEX 90 Degree Elbow | 3/4"ø-3/4"ø | PCS | 2 | | | |
| 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 | 2 | | | |
| 20 | PEX Transition Elbow | 3/4"ø-1/2"ø | PCS | 5 | | | |
| 21 | PEX 90 Degree Elbow | 1/2"ø-1/2"ø | PCS | 11 | | | |
| 22 | PEX 90 Degree Elbow | 3/4"ø-3/4"ø | PCS | 5 | | | |
| 23 | PEX Tee Elbow | 1/2"ø-1/2"ø-1/2"ø | PCS | 2 | | | |
| 24 | PEX Tee Elbow | 3/4"ø-3/4"ø-3/4"ø | PCS | 5 | | | |
| 25 | PEX Transition Elbow | 1"ø-3/4"ø | PCS | 2 | | | |
| 26 | PEX Transition Elbow | 3/4"ø-1/2"ø | PCS | 4 | | | |

HVAC BOM



| Pinnacle-1Bd1Ba-Traditional | | | | | | | |
|---|--------------------------|-------------------|------|----------|------------|-------|-------------|
| HVAC SYSTEM MATERIAL SHOPPING LIST | | | | | | | |
| No. | Item | Type | Unit | Quantity | Unit Price | Total | Description |
| HVAC_DUCTS | | | | | | | |
| 1 | PIPE (REFRIGERANT LINE) | 3/8" (Ø) | FT | 45.75 | | | |
| 2 | PIPE (REFRIGERANT LINE) | 3/4" (Ø) | FT | 54.04 | | | |
| 3 | DRAYER HOSE | 4" (Ø) | FT | 4.5 | | | |
| 4 | FLEX DUCT ROUND | 4" (Ø) | FT | 5.11 | | | |
| DUCT FITTINGS & ACCESSORIES | | | | | | | |
| 5 | ELBOW (REFRIGERANT LINE) | 3/4" (Ø)-3/4" (Ø) | PCS | 11 | | | |
| 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 | | | |
| HVAC_EQUIPMENTS | | | | | | | |
| 10 | AIR HANDLING UNIT | WALL MOUNTED | PCS | 1 | | | |
| 11 | CONDENSER | OUTDOOR UNIT | PCS | 1 | | | |
| 12 | EXHAUST FAN | 75 CFM | PCS | 1 | | | |
| 13 | EXHAUST HOOD | WALL MOUNTED | PCS | 1 | | | |
| 14 | HOOD-WALL: VENT | HOOD-WALL: VENT | PCS | 1 | | | |
| 15 | DRAYER: VENT | DRAYER: VENT | PCS | 1 | | | |
| 16 | ROOF VENT | 3"(Ø) | PCS | 1 | | | |



Table Of Content

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| 3 | ELECTRICAL BOM | ELECTRICAL BOM | 3 |
| 5 | HVAC BOM | HVAC BOM | 7 |
| 4 | PLUMBING BOM | PLUMBING BOM | 10 |
| 6 | ARCHITECTURAL BOM | ARCHITECTURAL BOM | 15 |

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| 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 | 4 | | |
| 5 | Livingroom Ceiling Light With Fan | | | PCS | 1 | | |
| 6 | Bedroom Ceiling Light With Fan | | | PCS | 1 | | |
| 7 | Dining Ceiling Light | | | PCS | 0 | | |
| 8 | Bath Wall Mounted Light | | | PCS | 1 | | |
| 9 | Bathroom Ceiling Light | | | PCS | 2 | | |
| 10 | Livingroom Ceiling Light | | | PCS | 2 | | |
| 11 | Bedroom Ceiling Light | | | PCS | 4 | | |
| 12 | Hall & Entry Ceiling Light | | | PCS | 2 | | |
| 12 | WD Ceiling Light | | | PCS | 0 | | |
| 13 | Smoke Detector | | | PCS | 2 | | |
| 14 | | | | | | | |
| 15 | | | | | | | |

ELECTRICAL BOM



| ELECTRICAL FITTINGS | | | | | | | |
|---------------------|--------------------------|------|------------------------------|------|----------|------------|-------|
| # | Item | Type | Description,Manufacturer,SKU | Unit | Quantity | Unit Price | Total |
| 1 | Standard Receptacle 120V | 20A | | PCS | 8 | | |
| 2 | GFCI Receptacle 120V | 20 A | | PCS | 14 | | |
| 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 | 6 | | |
| 8 | Three Way Switch | | | PCS | 3 | | |
| 9 | Dimmer Switch | | | PCS | 2 | | |
| 10 | | | | | | | |
| 11 | | | | | | | |
| 12 | | | | | | | |
| 13 | | | | | | | |
| 14 | | | | | | | |
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ELECTRICAL BOM



| ELECTRICAL CONDUITS & WIRING | | | | | | | |
|------------------------------|-------------------------------|---------------|------------------------------|------|----------|------------|-------|
| # | Item | Type | Description,Manufacturer,SKU | Unit | Quantity | Unit Price | Total |
| 1 | ROMEX 14 AWG | 14/2/W/ground | | FT | 55 | | |
| 3 | ROMEX 12 AWG | 12/3/W/ground | | FT | 0 | | |
| 4 | ROMEX 12 AWG | 12/2/W/ground | | FT | 255 | | |
| 6 | ROMEX 10 AWG | 10/3/W/ground | | FT | 58 | | |
| 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 | 43 | | |
| 12 | Bare Copper Ground Wire 6 AWG | | | FT | | | |
| 13 | | | | | | | |
| 14 | | | | | | | |
| 15 | | | | | | | |
| 16 | | | | | | | |
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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 | 2 | | |
| 3 | Circuit breaker | 20 A | | PCS | 10 | | |
| 4 | Circuit breaker | 30 A | | PCS | 2 | | |
| 5 | Circuit breaker | 50 A | | PCS | 1 | | |
| 6 | Circuit breaker | 60 A | | PCS | 1 | | |
| 7 | Single Gang Switch Box | | | PCS | 2 | | |
| 8 | Double Gang Switch Box | | | PCS | 2 | | |
| 9 | Triple Gang Switch Box | | | PCS | 2 | | |
| 10 | Pull Box | #1/4 | | PCS | 16 | | |
| 11 | Receptacle Box | | | PCS | 24 | | |
| 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 | 45.75 | | |
| 2 | PIPE (REFRIGERANT LINE) | 3/4" (Ø) | | FT | 54.04 | | |
| 3 | DRAYER HOSE | 4" (Ø) | | FT | 4.5 | | |
| 4 | FLEX DUCT ROUND | 4" (Ø) | | FT | 5.11 | | |
| 5 | | | | | | | |
| 6 | | | | | | | |
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| 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 | 11 | | |
| 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 | | | | | | | |
| 7 | | | | | | | |
| 8 | | | | | | | |
| 9 | | | | | | | |
| 10 | | | | | | | |
| 11 | | | | | | | |
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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 | | | | | | | |
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PLUMBING BOM



| <div>  PLUMBING FIXTURES & ACCESSORIES </div> | | | | | | | |
|---|------------------------------------|------|--------------------------------|------|----------|------------|-------|
| # | 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 | 6 | | |
| 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



| <div>  SANITARY & PLUMBING PIPES </div> | | | | | | | |
|---|---|----------|--------------------------------|------|----------|------------|-------|
| # | 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 | 19 | | |
| 3 | ABS (Acrylonitrile Butadiene Styrene) Pipes | ø 2" | | FT | 18 | | |
| 4 | ABS (Acrylonitrile Butadiene Styrene) Pipes | ø 3" | | FT | 27 | | |
| 5 | PEX (Cross-linked polyethylene) Pipes | ø 1/2" | | FT | 100 | | |
| 6 | PEX (Cross-linked polyethylene) Pipes | ø 3/4" | | FT | 58 | | |
| 7 | PEX (Cross-linked polyethylene) Pipes | ø 1" | | FT | 0 | | |
| 8 | PVC Pipes Sch.80 - Rigid | ø 1 1/2" | | FT | 0 | | |
| 9 | PVC Pipes Sch.80 - Rigid | ø 2" | | FT | 48 | | |
| 10 | PVC Pipes Sch.80 - Rigid | ø 3" | | FT | 0 | | |
| 11 | Flex Pipe Round | ø 1/2" | | FT | 6 | | |
| 12 | Flex Pipe Round | ø 3/4" | | FT | 0 | | |
| 13 | Flex Pipe Round | ø 1" | | FT | 0 | | |
| 14 | | | | | | | |
| 15 | | | | | | | |

PLUMBING BOM



| PIPE FITTINGS 01 | | | | | | | |
|------------------|--------------------------|---------------------------------|--------------------------------|------|----------|------------|-------|
| # | Item | Type | Description, Manufacturer, SKU | Unit | Quantity | Unit Price | Total |
| 1 | ABS Vent Cap Elbow | 1 1/2"ø | | PCS | 1 | | |
| 2 | ABS Vent Cap Elbow | 2"ø | | PCS | 1 | | |
| 3 | ABS Vent Cap Elbow | 3"ø | | PCS | 1 | | |
| 4 | ABS 90 Degree Bend Elbow | 1 1/2"ø-1 1/2"ø | | PCS | 2 | | |
| 5 | ABS 90 Degree Bend Elbow | 2"ø-2"ø | | PCS | 2 | | |
| 6 | ABS 90 Degree Bend Elbow | 3"ø-3"ø | | PCS | 2 | | |
| 7 | ABS P-Trap | 1 1/2"ø-1 1/2"ø | | PCS | 3 | | |
| 8 | ABS P-Trap | 2"ø-2"ø | | PCS | 2 | | |
| 9 | ABS Reducer Elbow | 2"ø-1 1/2"ø | | PCS | 1 | | |
| 10 | ABS Reducer Elbow | 3"ø-2"ø | | PCS | 1 | | |
| 11 | ABS TEE Elbow | 2"ø-2"ø-2"ø | | PCS | 1 | | |
| 12 | ABS TEE Elbow | 3"ø-3"ø-3"ø | | PCS | 2 | | |
| 13 | ABS Tee Reducer Elbow | 3"ø-3"ø-1 1/2"ø | | PCS | 2 | | |
| 14 | ABS Tee Reducer Elbow | 3"ø-3"ø-2"ø | | PCS | 1 | | |
| 15 | WASTE DOUBLE TEE | 1 1/2"ø-1 1/2"ø-1 1/2"ø-1 1/2"ø | | PCS | 1 | | |

PLUMBING BOM



| PIPE FITTINGS 02 | | | | | | | |
|------------------|----------------------|-------------------|--------------------------------|------|----------|------------|-------|
| # | Item | Type | Description, Manufacturer, SKU | Unit | Quantity | Unit Price | Total |
| 1 | PEX 90 Degree Elbow | 1/2"ø-1/2"ø | | PCS | 13 | | |
| 2 | PEX 90 Degree Elbow | 3/4"ø-3/4"ø | | PCS | 2 | | |
| 3 | PEX Tee Elbow | 1/2"ø-1/2"ø-1/2"ø | | PCS | 2 | | |
| 4 | PEX Tee Elbow | 3/4"ø-3/4"ø-3/4"ø | | PCS | 2 | | |
| 5 | PEX Transition Elbow | 3/4"ø-1/2"ø | | PCS | 5 | | |
| 6 | PEX 90 Degree Elbow | 1/2"ø-1/2"ø | | PCS | 11 | | |
| 7 | PEX 90 Degree Elbow | 3/4"ø-3/4"ø | | PCS | 5 | | |
| 8 | PEX Tee Elbow | 1/2"ø-1/2"ø-1/2"ø | | PCS | 2 | | |
| 9 | PEX Tee Elbow | 3/4"ø-3/4"ø-3/4"ø | | PCS | 5 | | |
| 10 | PEX Transition Elbow | 1"ø-3/4"ø | | PCS | 2 | | |
| 11 | PEX Transition Elbow | 3/4"ø-1/2"ø | | PCS | 4 | | |
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ARCHITECTURAL BOM



| APPLIANCES | | | | | | | |
|------------|-------------------|-----------|--------------------------------|------|----------|------------|-------|
| # | Item | Type | Description, Manufacturer, SKU | Unit | Quantity | Unit Price | Total |
| 1 | Refrigerator | | | PCS | 1 | | |
| 2 | Range | | | PCS | 1 | | |
| 3 | Washer Front Load | Stackable | | PCS | 1 | | |
| 4 | Dryer Front Load | Stackable | | PCS | 1 | | |
| 5 | Dish Washer | | | PCS | 1 | | |
| 6 | Oven | | | PCS | 0 | | |
| 7 | Microwave | | | PCS | 0 | | |
| 8 | | | | | | | |
| 9 | | | | | | | |
| 10 | | | | | | | |
| 11 | | | | | | | |
| 12 | | | | | | | |
| 13 | | | | | | | |
| 14 | | | | | | | |
| 15 | | | | | | | |
| 16 | | | | | | | |

ARCHITECTURAL BOM



| CASEWORKS 01 | | | | | | | |
|--------------|---------------------|------|--------------------------------|------|----------|------------|-------|
| # | Item | Type | Description, Manufacturer, SKU | Unit | Quantity | Unit Price | Total |
| 1 | Kitchen Cabinet | | | FT | 14.85 | | |
| 2 | Laundry Cabinet | | | FT | 2.25 | | |
| 3 | Vanity Cabinet | | | FT | 2.5 | | |
| 4 | Medicine Cabinet | | | PCS | 1 | | |
| 5 | Kitchen countertop | | | SF | 22.61 | | |
| 6 | Laundry Countertop | | | PCS | 0 | | |
| 7 | Bathroom Countertop | | | SF | 0 | | |
| 8 | Island | | | FT | 0 | | |
| 9 | Peninsula | | | FT | 0 | | |
| 10 | Closets | | | SF | 61.49 | | |
| 11 | | | | | | | |
| 12 | | | | | | | |
| 13 | | | | | | | |
| 14 | | | | | | | |
| 15 | | | | | | | |

ARCHITECTURAL BOM



| CEILING 01 | | | | | | | |
|--------------------------------|-------------------------|----------------------------------|--------------------------------|-----------|--------------|------------|-------|
| # | Item | Type | Description, Manufacturer, SKU | Unit | Quantity | Unit Price | Total |
| LIVING ROOM AND KITCHEN | | | | SF | 198.0 | | |
| 1 | Ceiling Board | Drywall | | SF | 198 | | |
| 2 | Drywall Fastener | Screw | | PCS | 347 | | |
| 3 | Vapor Retarder | Polyethylene film | | SF | 198 | | |
| 4 | Vapor Retarder Fastener | Nails with washer heads | | PCS | 594 | | |
| BATHROOM | | | | SF | 47.0 | | |
| 5 | Ceiling Board | MRD (Moisture resistant drywall) | | SF | 47 | | |
| 6 | MRD Fastener | Screw | | PCS | 82 | | |
| WH | | | | SF | 10.0 | | |
| 7 | Ceiling Board | Drywall | | SF | 10 | | |
| 8 | Drywall Fastener | Screw | | PCS | 18 | | |
| 9 | Vapor Retarder | Polyethylene film | | SF | 10 | | |
| 10 | Vapor Retarder Fastener | Nails with washer heads | | PCS | 30 | | |
| PORCH | | | | SF | 71.0 | | |
| 11 | Ceiling Board | Marine Plywood | | SF | 71 | | |
| 12 | Exterior Grade Plywood | Screw | | PCS | 124 | | |
| | | | | | | | |
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ARCHITECTURAL BOM



| CEILING 02 | | | | | | | |
|------------|-------------------------|-------------------------|--------------------------------|-----------|--------------|------------|-------|
| # | Item | Type | Description, Manufacturer, SKU | Unit | Quantity | Unit Price | Total |
| | HALL+W/D | | | SF | 33.0 | | |
| 13 | Ceiling Board | Drywall | | SF | 33 | | |
| 14 | Drywall Fastener | Screw | | PCS | 58 | | |
| 15 | Vapor Retarder | Polyethylene film | | SF | 33 | | |
| 16 | Vapor Retarder Fastener | Nails with washer heads | | PCS | 99 | | |
| | BEDROOM | | | SF | 145.0 | | |
| 17 | Ceiling Board | Drywall | | SF | 145 | | |
| 18 | Drywall Fastener | Screw | | PCS | 254 | | |
| 19 | Vapor Retarder | Polyethylene film | | SF | 145 | | |
| 20 | Vapor Retarder Fastener | Nails with washer heads | | PCS | 435 | | |
| | CLOSET | | | SF | 22.0 | | |
| 21 | Ceiling Board | Drywall | | SF | 22 | | |
| 22 | Drywall Fastener | Screw | | PCS | 39 | | |
| 23 | Vapor Retarder | Polyethylene film | | SF | 22 | | |
| 24 | Vapor Retarder Fastener | Nails with washer heads | | PCS | 66 | | |
| | SHADE | | | SF | 15.0 | | |
| 25 | Ceiling Board | Marine Plywood | | SF | 15 | | |
| 26 | Exterior Grade Plywood | Screw | | PCS | 26.3 | | |

ARCHITECTURAL BOM



| FLOORING INTERIOR 01 | | | | | | | |
|----------------------|-------------------------|----------------------------|--------------------------------|------|----------|------------|-------|
| # | Item | Type | Description, Manufacturer, SKU | Unit | Quantity | Unit Price | Total |
| | CLOSET | | | | | | |
| 1 | Closet Flooring | | | SF | 21 | | |
| 2 | Wood underlay | Foam Pad Polyethylene | | SF | 21 | | |
| 3 | Vapor Retarder | Vapor Barrier Polyethylene | | SF | 21 | | |
| | BEDROOM | | | | | | |
| 4 | Bedroom Flooring | | | SF | 137 | | |
| 5 | Wood underlay | Foam Pad Polyethylene | | SF | 137 | | |
| 6 | Vapor Retarder | Vapor Barrier Polyethylene | | SF | 137 | | |
| | LIVING ROOM AND KITCHEN | | | | | | |
| 7 | Tile Finish | | | SF | 209 | | |
| 8 | Adhesive | 1/2" Thin set Mortar | | SF | 209 | | |
| 9 | Vapor Retarder | Vapor Barrier Polyethylene | | SF | 209 | | |
| | BATHROOM | | | | | | |
| 10 | Tile Finish | | | SF | 32 | | |
| 11 | Adhesive | 1/2" Thin set Mortar | | SF | 32 | | |
| 12 | Vapor Retarder | Vapor Barrier Polyethylene | | SF | 32 | | |

ARCHITECTURAL BOM

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ARCHITECTURAL BOM



| FLOORING EXTERIOR | | | | | | | |
|-------------------|----------------|----------------------------|--------------------------------|------|----------|------------|--|
| # | Item | Type | Description, Manufacturer, SKU | Unit | Quantity | Unit Price | |
| | STRUCTURE | | | SF | 566.0 | | |
| 1 | Concrete Slab | 4"concrete cast in situ | | CF | 189 | | |
| 2 | Insulation | Rigid insulation | | SF | 201.29 | | |
| 3 | Hard core | Compacted soil | | CF | 134.24 | | |
| 4 | Re-bar | #4 re-bar | | Ton | 0.59 | | |
| 5 | Concrete Pad | 4"concrete cast in situ | | CF | 2 | | |
| 6 | Slab edge | Turndown | | CF | 193.78 | | |
| 7 | Footing | Cast-in-place concrete | | CF | 4.68 | | |
| | PORCH | | | | | | |
| 8 | Tile Finish | | | SF | 79 | | |
| 9 | Adhesive | 1/2" Thin set Mortar | | SF | 79 | | |
| 10 | Vapor Retarder | Vapor Barrier Polyethylene | | SF | 79 | | |
| | | | | | | | |
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ARCHITECTURAL BOM



| WALLS: EXTERIOR | | | | | | | |
|-----------------|--------------------------------|-------------------------------|--------------------------------|------|----------|------------|-------|
| # | Item | Type | Description, Manufacturer, SKU | Unit | Quantity | Unit Price | Total |
| 1 | Stone Veneer | | | SF | 229 | | |
| 2 | Corrugated Iron Sheet | | | SF | 466 | | |
| 3 | Corrugated Iron Sheet Fastener | Self-drilling screws(100/pkt) | | PKT | 5 | | |
| 4 | Wall Shteathing (OSB) | | | SF | 695 | | |
| 5 | Shteathing Fastener | Self-drilling screws(100/pkt) | | PKT | 7 | | |
| 6 | Wall Homewrap | | | SF | 695 | | |
| 7 | Homewrap Fastener | Stapled fastener (200/pkt) | | PKT | 3 | | |
| 8 | Furring Strip | | | PCS | 58 | | |
| 9 | Furring Strip Fastener | Self-drilling screws(100/pkt) | | PKT | 5 | | |
| 10 | Wall Paint | | | SF | 695 | | |
| 11 | Stone Copping | Masonry stone | | SF | 22 | | |
| 12 | Stone Veneer | Masonry stone | | SF | 0 | | |
| 13 | Mortar for Stone Veneer | | | SF | 0 | | |
| 14 | Wall Insulation | | | SF | 2103 | | |
| | | | | | | | |

ARCHITECTURAL BOM



| WALLS: INTERIOR 01 | | | | | | | |
|--------------------|---------------------------|-------------------------------|--------------------------------|-----------|--------------|------------|-------|
| # | Item | Type | Description, Manufacturer, SKU | Unit | Quantity | Unit Price | Total |
| BATHROOM | | | | SF | 47.0 | | |
| 1 | Cementitious Backer Board | | | SF | 226 | | |
| 2 | Kerdi membrane | | | SF | 226 | | |
| 3 | Kerdi membrane Fastener | | | SF | 226 | | |
| 4 | Wall Ceramic Tile | | | SF | 226 | | |
| BEDROOM | | | | SF | 160.0 | | |
| 5 | Drywall Board | | | SF | 304 | | |
| 6 | Drywall Fastener | Self-drilling screws(100/pkt) | | PKT | 3.04 | | |
| 7 | Wall Paint | | | SF | 304 | | |
| 8 | Drywall Tape | | | FT | 57.0 | | |
| HALL | | | | SF | 37.0 | | |
| 9 | Drywall Board | | | SF | 68 | | |
| 10 | Drywall Fastener | Self-drilling screws(100/pkt) | | PKT | 0.68 | | |
| 11 | Wall Paint | | | SF | 68 | | |
| 12 | Drywall Tape | | | FT | 13 | | |

ARCHITECTURAL BOM



| WALLS: INTERIOR 02 | | | | | | | |
|--------------------|---------------------------|-------------------------------|--------------------------------|------|----------|------------|-------|
| # | Item | Type | Description, Manufacturer, SKU | Unit | Quantity | Unit Price | Total |
| | LIVING ROOM | | | SF | 116.0 | | |
| 13 | Drywall Board | | | SF | 214 | | |
| 14 | Drywall Fastener | Self-drilling screws(100/pkt) | | PKT | 2.14 | | |
| 15 | Wall Paint | | | SF | 214 | | |
| 16 | Drywall Tape | | | FT | 40.2 | | |
| | KITCHEN | | | SF | 78.0 | | |
| 17 | Cementitious Backer Board | | | SF | 24 | | |
| 18 | Drywall Board | | | SF | 139 | | |
| 19 | Drywall Fastener | Self-drilling screws(100/pkt) | | PKT | 1.39 | | |
| 20 | Kerdi membrane | | | SF | 24 | | |
| 21 | Kerdi membrane Fastener | | | SF | 24 | | |
| 22 | Wall Ceramic Tile | | | SF | 24 | | |
| 23 | Wall Paint | | | SF | 139 | | |
| 24 | Drywall Tape | | | FT | 26.2 | | |
| | | | | | | | |

ARCHITECTURAL BOM



| WALLS: INTERIOR 03 | | | | | | | |
|--------------------|---------------------------|-------------------------------|--------------------------------|------|----------|------------|-------|
| # | Item | Type | Description, Manufacturer, SKU | Unit | Quantity | Unit Price | Total |
| | CL | | | SF | 33.0 | | |
| 25 | Drywall Board | | | SF | 145 | | |
| 26 | Drywall Fastener | Self-drilling screws(100/pkt) | | PKT | 1.45 | | |
| 27 | Wall Paint | | | SF | 145 | | |
| 28 | Drywall Tape | | | FT | 27.2 | | |
| | WD | | | SF | 8.0 | | |
| 29 | Cementitious Backer Board | | | SF | 75 | | |
| 30 | Kerdi membrane | | | SF | 75 | | |
| 31 | Kerdi membrane Fastener | | | SF | 75 | | |
| 32 | Wall Ceramic Tile | | | SF | 75 | | |
| | WH | | | SF | 7.0 | | |
| 33 | Drywall Board | | | SF | 86 | | |
| 34 | Drywall Fastener | Self-drilling screws(100/pkt) | | PKT | 0.86 | | |
| 35 | Wall Paint | | | SF | 86 | | |
| 36 | Drywall Tape | | | FT | 16 | | |
| | | | | | | | |
| 1 | Wall Skirting | Ceramic | | FT | 94 | | |

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| # | ROOF 01 | | | | | | |
|----|--------------------------|------|--------------------------------|------|----------|------------|-------|
| | Item | Type | Description, Manufacturer, SKU | Unit | Quantity | Unit Price | Total |
| 1 | Roof Covering | | | SF | 746.0 | | |
| 2 | Roof Covering Fastener | | | PCS | 373 | | |
| 3 | Roof Felt Paper | | | SF | 746.0 | | |
| 4 | Roof Felt Paper Fastener | | | PCS | 2238.0 | | |
| 5 | Roof Sheathing | | | SF | 746.0 | | |
| 6 | Roof Sheathing Fastener | | | PCS | 5968 | | |
| 7 | Batten | | | FT | 0.0 | | |
| 8 | Batten Fastener | | | PCS | 0.0 | | |
| 9 | Soffit | | | SF | 127.0 | | |
| 10 | Soffit Fastener | | | PCS | 63.5 | | |
| 11 | Fascia | | | FT | 129.0 | | |
| 12 | Fascia board fastener | | | PCS | 65 | | |
| 13 | Roof Insulation | | | SF | 746.0 | | |
| 14 | | | | | | | |
| 15 | | | | | | | |