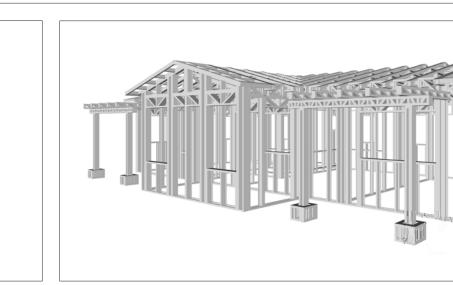


PINNACLE

The Pinnacle is a Spanish-style two-bedroom, two-bathroom home. Light-colored stucco walls create a warm, traditional aesthetic. A simple gable roof, covered in terracotta tiles, provides shelter. Arched openings, supported by substantial pillars, create a welcoming and elegant feel. A decorative pergola extends from a section of the house.

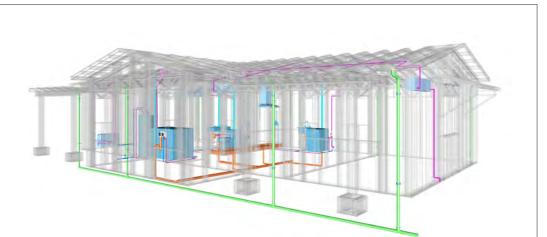
Inside, the house has a rectangular layout with the living and kitchen area at the center. The two bedrooms are located on either side of the living space.



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



FISHING WOME GEODIS FLORE FLAM FOR THE PROPERTY OF THE PROPE

FLOOR PLAN

800 SF

2 Bed Rooms

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HOW TO BUILD

MATERIALS LIST

CONSTRUCTION STEPS - 0

MATERIALS LIST PREVIEW -

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	DIMENSION PLAN
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MATERIALS

SHOPPING LIST

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MATERIALS SHOPPING LIST

ABOUT



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

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

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



KEY PLAN

NO.	DESCRIPTION	DAIL

NOTE:

LEGEND:

PROJECT

291-Pinnacle-800-2Bd2Ba-Spanish-550

DRAWING NAME

INTRODUCTION

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

1101

SCALE:

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.

DESCRIPTIONS

MATERIALS LIST

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

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

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

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

Dedicated Space for Details: Includes tables for customers to note Home Depot SKU numbers or product descriptions for selected items,

facilitating seamless purchasing and coordination with suppliers.

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

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

MECHANICAL

STRUCTURAL

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

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

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

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

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

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

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

ARCHITECTURAL

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

The architectural package includes:

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

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

Foundation Plan: Detailed plan to establish a solid foundation.

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

Architectural Elevations: Exterior views showcasing the design.

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

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

ELECTRICAL

The mechanical package includes everything needed to guide HVAC The electrical package includes all the plans and documentation

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

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

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

needed to guide the installation of your home's electrical system:

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

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

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

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

PLUMBING

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

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

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

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

proper drainage.

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

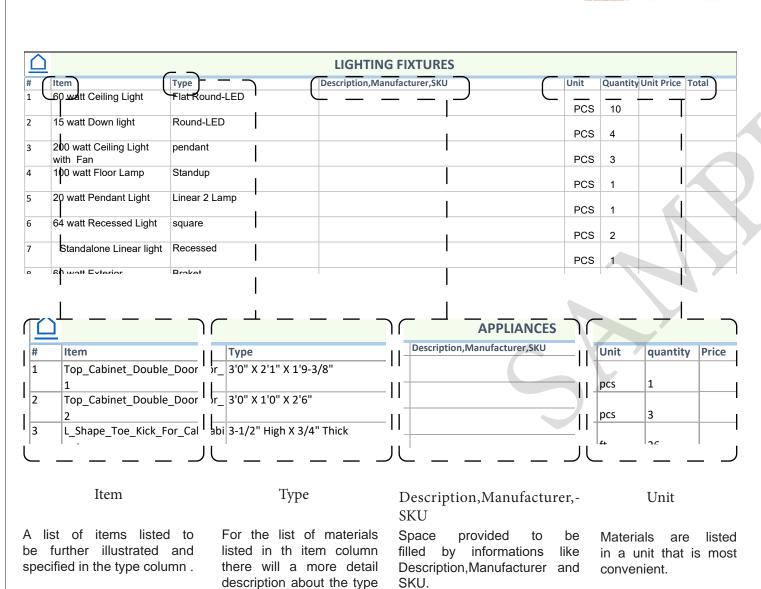
BOM (Bill Of Materials) (Separately Attached)

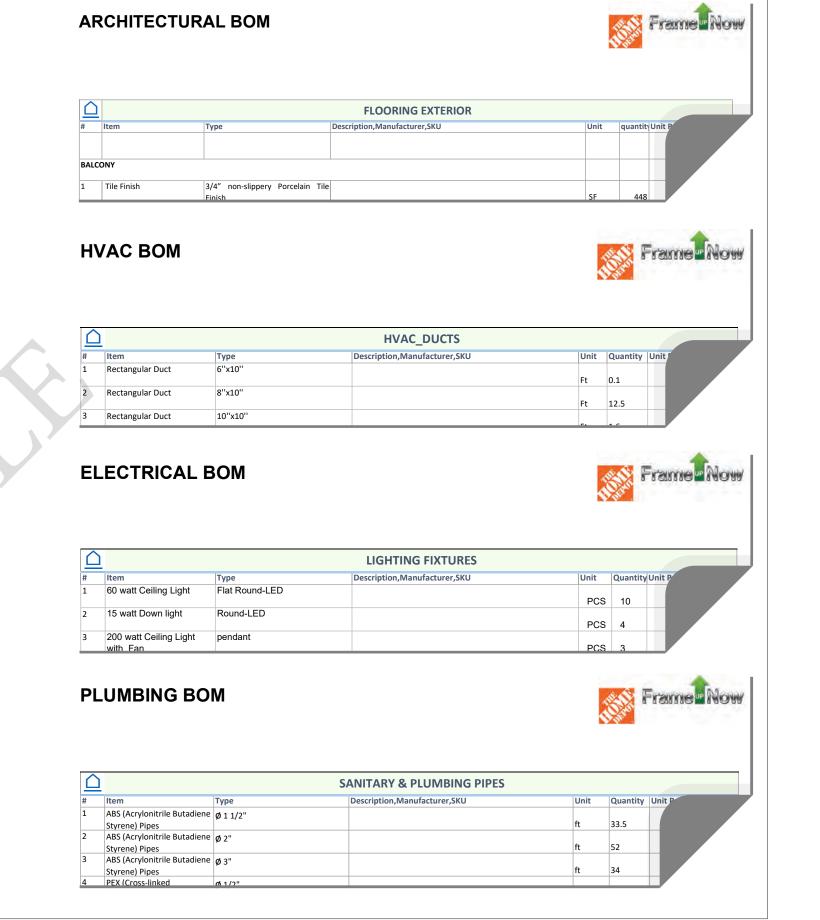


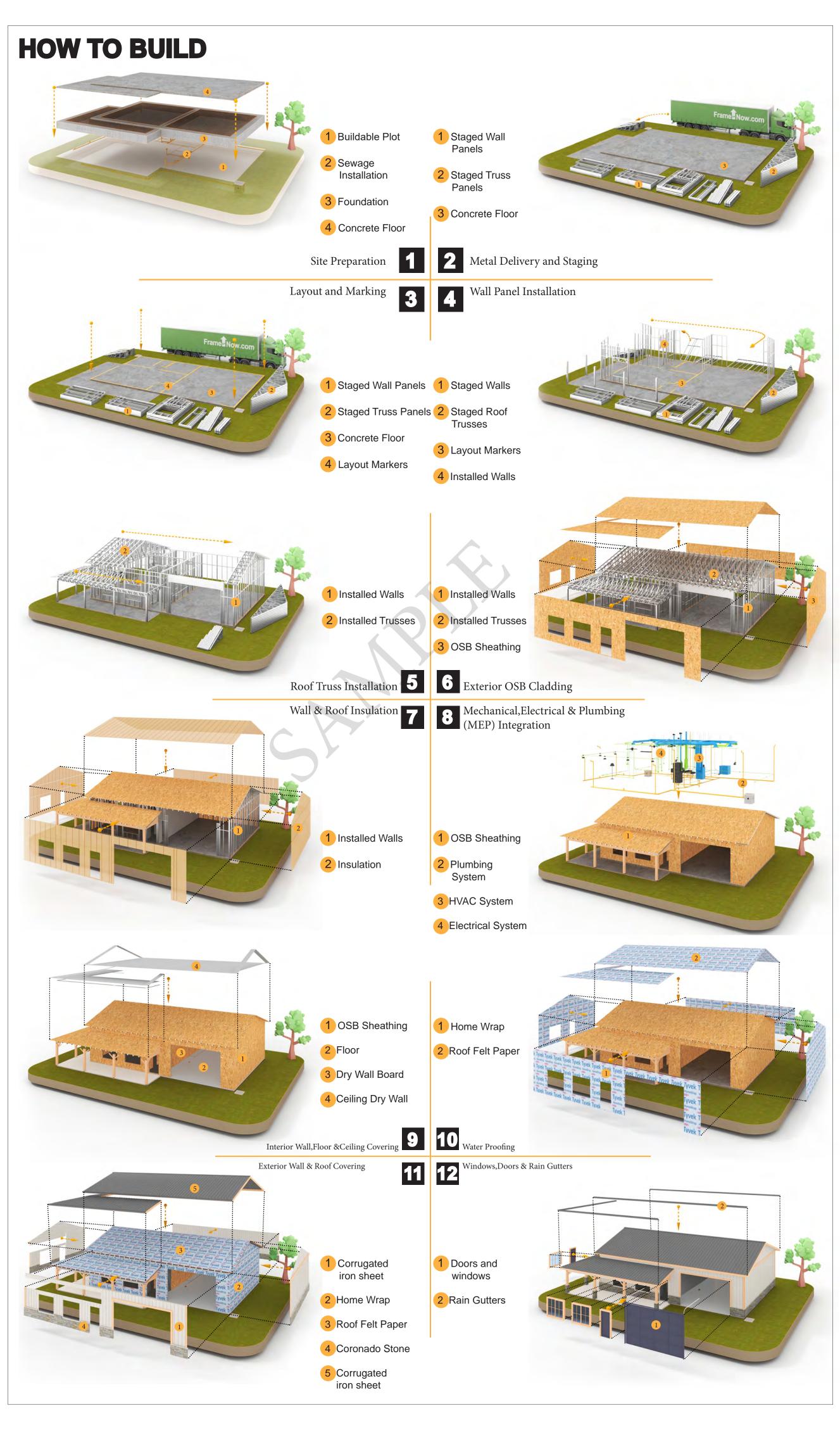
The Bill of Materials (BOM) is a crucial document that compiles the material requirements from different disciplines into a centralized inventory, enabling efficient procurement, inventory management, and cost estimation for a specified project or

ELECTRICAL BOM











KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

291-Pinnacle-800-2Bd2Ba-Spanish-550

DRAWING NAME

INTRODUCTION

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

1102

SCALE:

of the Material.

OWNER	NAME	SYMBOLS	SYMBOLS NAME
	EMAIL	VIEW	
	PHONE	NUMBE	CALLOUT HEAD
CONTRACTOR	NAME	SHEET NUMBE	R
	EMAIL	1 REF	
	PHONE	VIEW NUME	ER INTERIOR ELEVATION
SITE	COUNTRY	SHEET	
LOCATION	STATE	1 REF NUMBER	
LOCATION	ZIP CODE	REF VIEW NUMBE	
		A101 SHEET	
SITE	PARCEL I.D.	NUMBE	ER
INFORMATION	SQ.FOOTAGE	VIEW NUMBE	SECTION
		A101 SHEET NUMBE	
MINIMUM	FRONT		
SETBACKS	SIDE	VIEW NUMBER	
	REAR	A101 SHEET	DETAIL VIEW
7011110		NUMBER	
ZONING		Name A	
00050 4110		Elevation	ELEVATION LEVEL
CODES AND	CODE BOOK		
AMENDMENTS		FLOOR	
	WIND SPEED	0'-2"	SPOT ELEVATION
	SEISMIC DESIGN	FLOOR	
	CATEGORY WEATHERING		FLOOR SLOPE
	FROST LINE DEPTH	SLOPE DIRECTION	DN
	TERMITE	ROOF	
	DECAY		ROOF SLOPE
	WINTER DESIGN	SLOPE DIRECTION	N
	TEMP	12	ROOF SLOPE ELEVATION
	FLOOD HAZARDS	3	TOOL SEOLE ELEVATION
	LINE LEGEND		
	HIDDEN LINE	CUT LINE	
		COT LINE	V

ROOM SEPARATOR

OVER HEAD

DOOR OPENING DIRECTION

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A103	ROOF PLAN	FTG	FOOTINGS	
A201	ELEVATIONS	HVAC	HEATING, VENTILATION & A	
A202	ELEVATIONS		CONDITIONING	
A301	SECTIONS	IRC	INTERNATIONAL RESIDENC	
A401	DETAILS		CODE	
A402	CASEWORK DETAILS	IMC	INTERNATIONAL MECHANIC	
A403	CASEWORK DETAILS	IIVIO	CODE	
E101	SCHEDULE	MAX.	MAXIMUM	
E102	LIGHTING PLAN	ME	MECHANICAL	
E103	POWER PLAN	MIN.	MINIMUM	
E104	DIMENSION PLAN FOR LIGHT FIXTURE	NO.	NUMBER	
E105	DIMENSION PLAN FOR FITTING	O.C	ON CENTER	
P101	COVER SHEET	OSB	ORIENTED STRAND BOARD	
P102	WATER SUPPLY SYSTEM	PL	PLUMBING	
P103	SEWAGE SYSTEM	PSI	POUNDS PER SQUARE INCH	
P104	RISER DIAGRAM	PVC	POLYVINYL CHLORIDE	
M101	HVAC PLAN	REF	REFERENCE	
M102	HVAC SECTION	RG	RIGHT GARAGE	
M103	RISER DIAGRAM	SE	SPECIAL EQUIPMENT	
		SF	SQUARE FEET	
		SIMP. STHD8	SIMPSON STRAP THE	
TAG	TAG'S NAME		HOLDDOWN	
		SIMP. ABE66	SIMPSON ANCHOR BOLT ED	
CA01	CASEWORK TAG	TV	TELEVISION	
(1)	DOOR TAG	UNO	UNLESS NOTED OTHERWIS	
	EUDNITURE TAG	W/	WITH	
	FURNITURE TAG	W/D	WASHER/DRYER	

WINDOW TAG

PE01 PLUMBING EQUIPMENT TAG

SPECIALTY EQUIPMENT TAG

MECHANICAL EQUIPMENT TAG

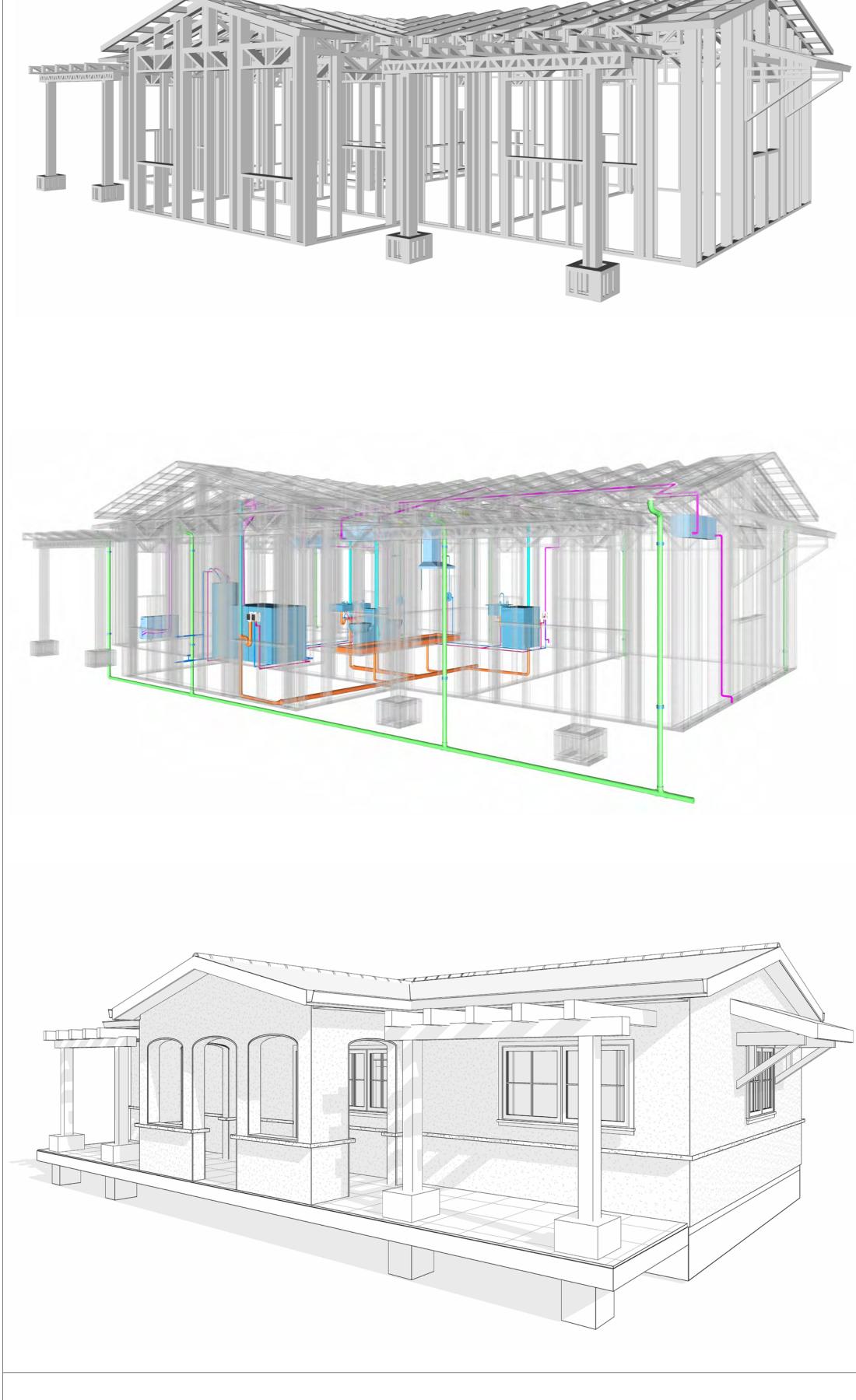


CALL OUT BOUNDRY — — — — — —

GROUND CUT

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 SE	RIGHT GARAGE SPECIAL EQUIPMENT		
SF	SQUARE FEET		
SIMP. STHD8	· ·		
OIIVII . OTTIDO	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 CONDSENSING 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		

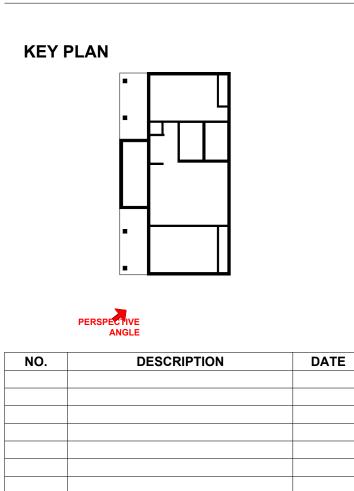
FINISHED FLOOR ELEVATION



291-PINNACLE-800-2Bd2Ba-SPANISH-550

SQUARE FOOTAGE			
LIVING	800		
PORCH	179		
TOTAL 979			





NOTE:

LEGEND:

PROJECT

291-PINNACLE-800-2Bd2Ba **SPANISH-550**

DRAWING NAME

COVER SHEET

Client Name
0061_12
5/23/2025 9:23:35 AM
Designer
Author
Checker

G101

GENERAL NOTES

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

ABOUT WALLS:

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

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

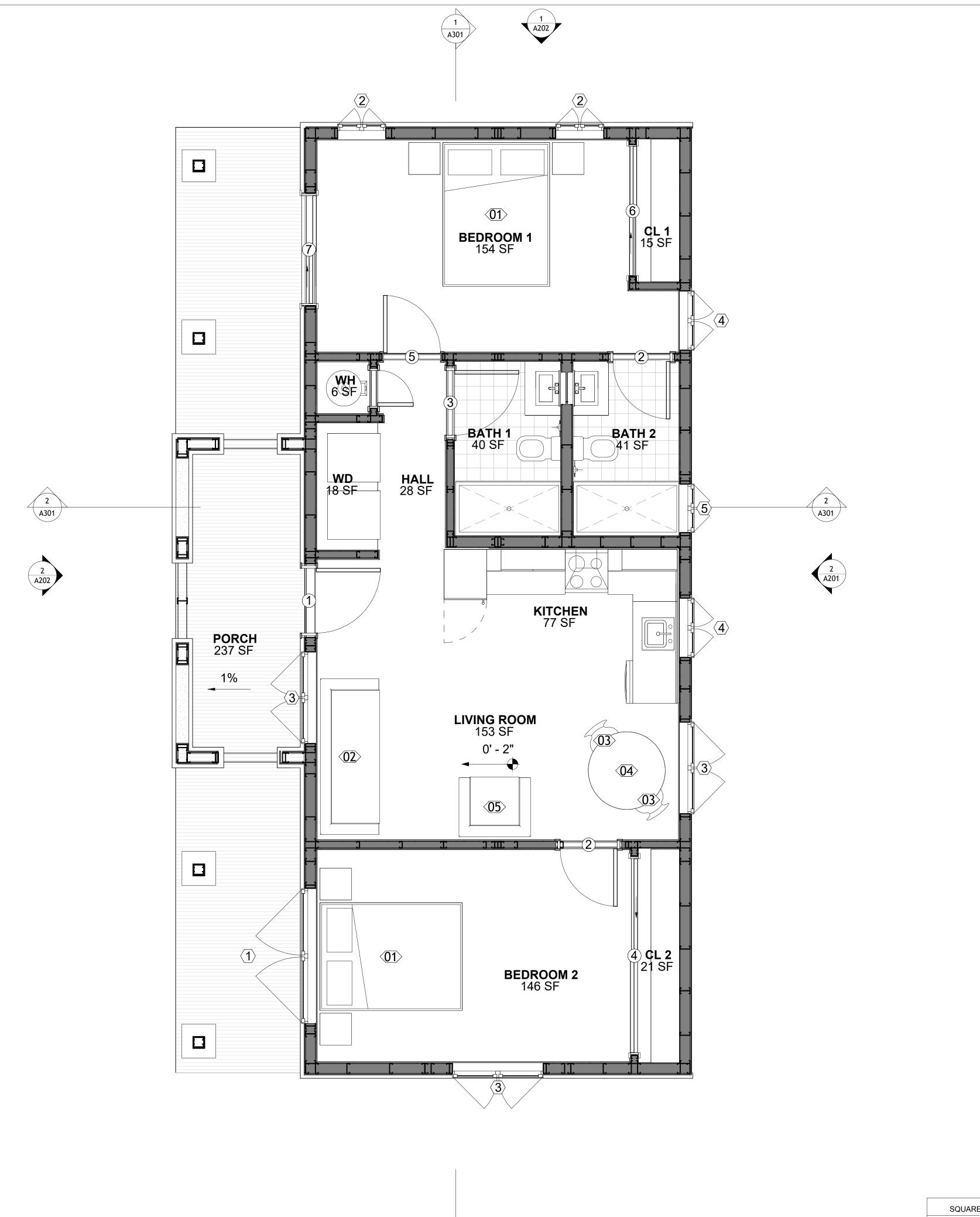
REFER TO SHEETS A201 & A202 FOR GENERAL NOTES ON EXTERNAL FINISHING MATERIALS

ABOUT FLOORS:

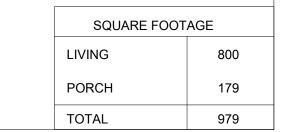
- THE SPOT ELEVATION INDICATES THE FINISHED FLOOR ELEVATION.
- FINISHED FLOORS PER PLANS.
- FIELD VERIFY FOR DIMENSION DROP 4" FOR SHOWER AND BATHTUB USE.
- 1% SLOPE ON OUTDOOR BALCONIES FOR WATER RUN OFF.
- 2% SLOPE TOWARDS THE SHOWER DRAIN FOR SUFFICIENT DRAINAGE. 4" DROP AT THE DOOR LEADING TO EXTERIOR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

	FURNITURE SCHEDULE				
TYPE MARK TYPE			COUNT		
01		KING SIZE BED	2		
02		THREE SEAT SOFA	1		
03		DINING CHAIR	2		
04		COFFE TABLE	1		
05		ONE SEAT SOFA	1		

		RO	OM FINISH	SCHEDULE			
ROOM NUMBE R	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT	COM MEN TS
04	DEDDOOM 2	HARDWOOD	CONCDETE	MALL DAINT	DDV WALL	0' 0"	
01	BEDROOM 2	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
02	BEDROOM 1	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
03	KITCHEN	HARDWOOD	CONCRETE	WALL PAINT + CERAMIC	DRY WALL	8' - 0"	
04	LIVING ROOM	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
05	BATH 2	VINYL TILES	CONCRETE	CERAMIC TILE	MRD	8' - 0"	
06	BATH 1	VINYL TILES	CONCRETE	CERAMIC TILE	MRD	8' - 0"	
07	WD	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
08	WH	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
09	CL 1	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
10	CL 2	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	
11	PORCH	PROCELAIN TILE	CONCRETE	EXTERIOR-GRADE PLYWOOD	DRY WALL	8' - 0"	
12	HALL	HARDWOOD	CONCRETE	WALL PAINT	DRY WALL	8' - 0"	









KEY PLAN

NOTE:

LEGEND:

PROJECT

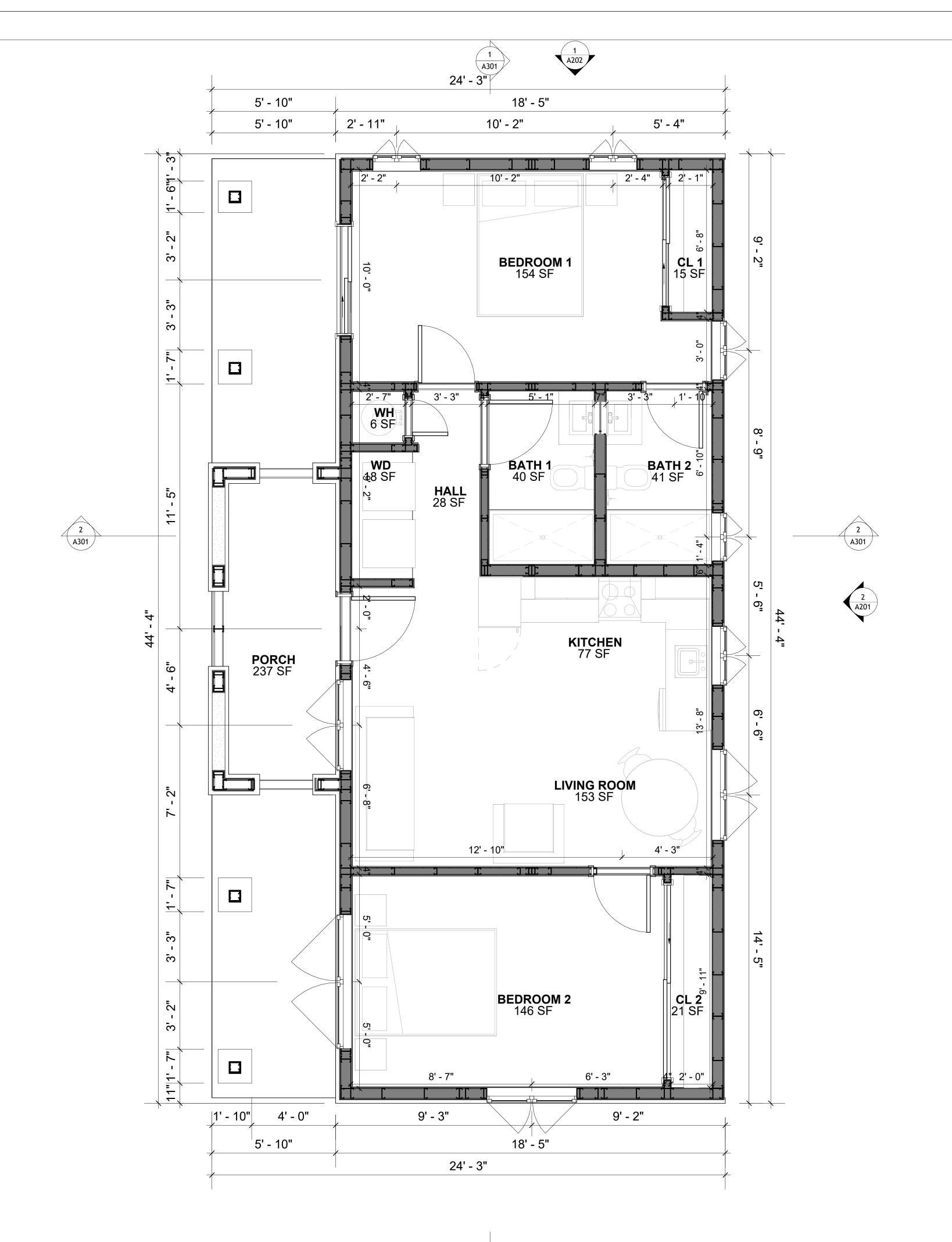
291-PINNACLE-800-2Bd2Ba **SPANISH-550**

DRAWING NAME

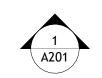
FLOOR PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/23/2025 9:23:35 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A101



DIMENSION PLAN3/8" = 1'-0"





KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

291-PINNACLE-800-2Bd2Ba SPANISH-550

DRAWING NAME

DIMENSION PLAN

IE:	Client Name
JMBER:	0061_12
	5/23/2025 9:23:37 AM
3Y:	Designer
	Author
Y:	Checker

A102

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

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

PORCH 179 TOTAL 979

SQUARE FOOTAGE

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.

- R-10 RIGID INSULATION OUTSIDE OF EXTERIOR FOUNDATION WALLS UNDER LIVING AR - 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:

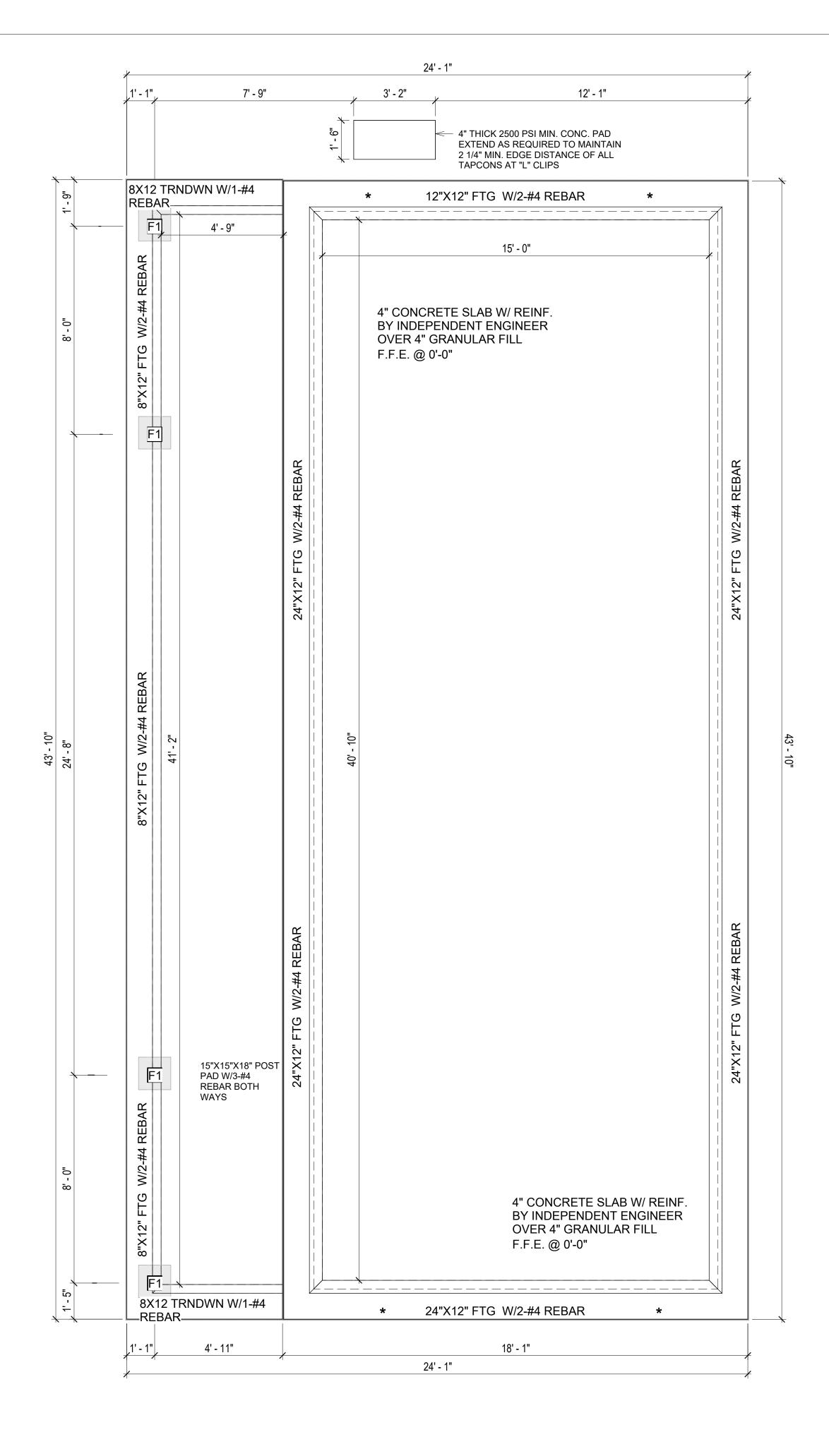
- IF CONSTRUCTED ON ACTIVE SOILS, THE LONG TERM PERFORMANCE OF THE FOUNDATION IS DEPENDENT ON MAINTENANCE BY THE OWNER. THUS THE BUILDER SHALL ADVISE THE OWNER OF THE FOLLOWING:
- 1. DRAINAGE MUST BE MAINTAINED. WATER SHALL NEVER BE ALLOWED TO POND NEAR THE FOUNDATION.
- 2. THE SOIL AROUND THE FOUNDATION 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





SQUARE FOOTAGE				
LIVING	800			
PORCH	179			
TOTAL	979			



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

291-PINNACLE-800-2Bd2Ba SPANISH-550

DRAWING NAME

FOUNDATION PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/23/2025 9:23:37 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

S101

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

GENERAL NOTES

NOTES:

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

A) **FOUNDATION PLAN NOTES**:

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

SPECIAL INSPECTION IS REQUIRED FOR THICKENED FOUNDATION CONSTRUCTION

- 1. REINFORCEMENT
- 2. 2300 PSI CONCRETE POUR

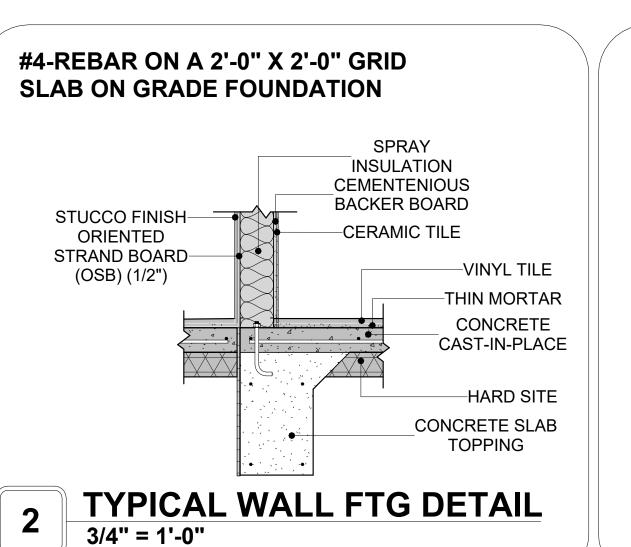
B) **REINFORCEMENT FOR CONCRETE**:

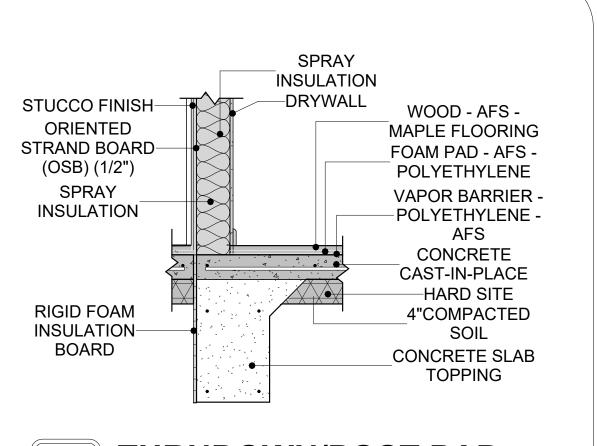
1. ALL REINFORCING SLABS BARS SIZE 10MM OR LARGER SHALL BE DEFORMED IN ACCORDANCE TO ASTM-A706, AND BARS SMALLER THAN 10 MM MAYBE PLAIN. 2. UNLESS OTHERWISE NOTED IN PLANS, THE YIELD STRENGTH OF REINFORCING BARS SHALL BE:

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

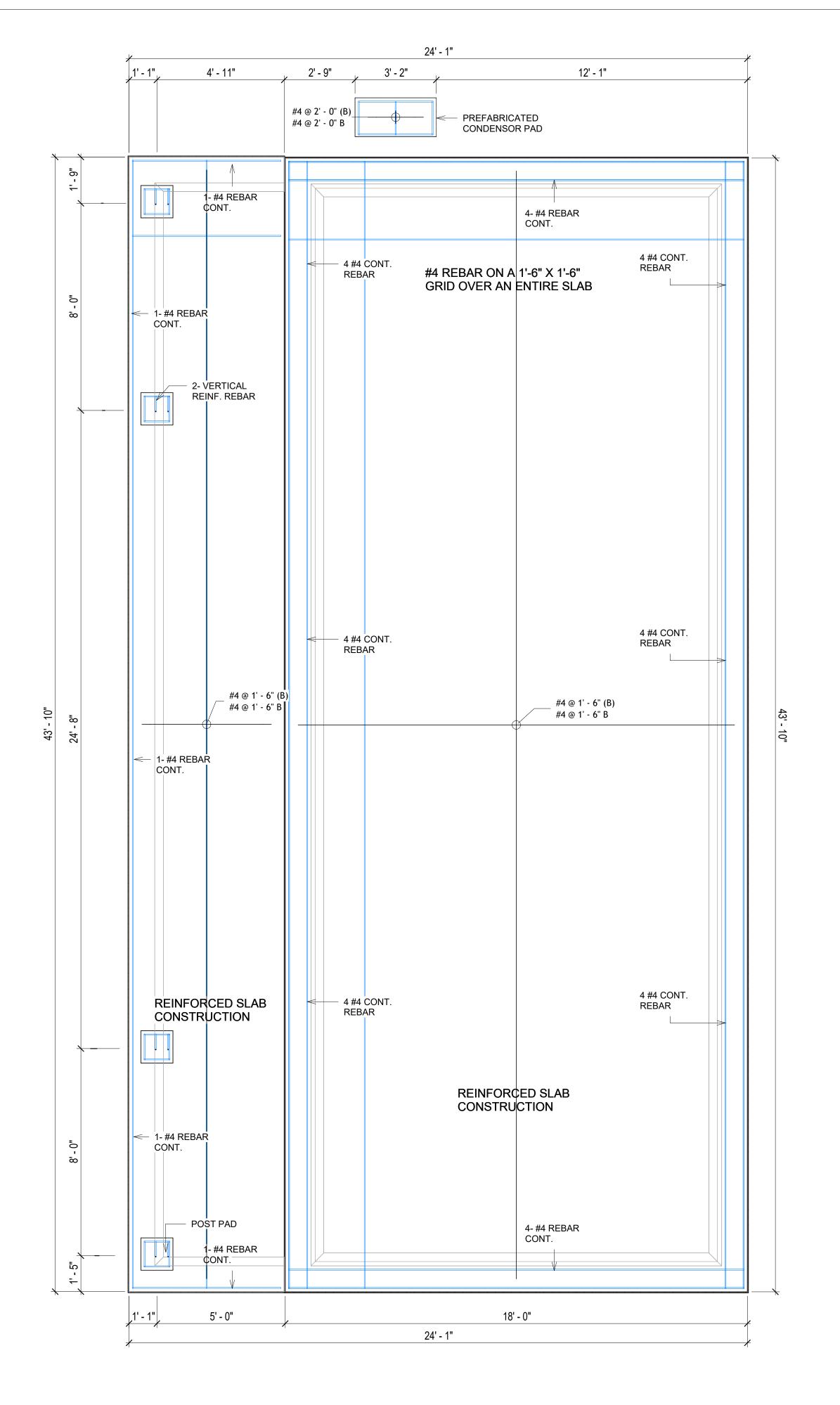
- 3. SPLICES SHALL BE SECURELY WIRED TOGETHER AND SHALL LAP OR EXTEND
- 4. GRADE OF STEEL FOR RCC WORKS SHALL BE GRADE 4 10.
- 5. BAR NOTATIONS GIVES INFORMATION
- A) BAR SIZE
- B) SPACING(IF REQUIRED)
- 6. LAP REINFORCEMENT ONLY AT LOCATION SHOWN IN THE DRAWINGS REINFORCEMENT SHALL NOT BE CUT, VENT OR HEATED ON SITE WITHOUT ENGINEERS' APPROVAL.
- C) **CONCRETE SLAB NOTES**
- 1. ALL SLAB REINFORCEMENT SHALL BE 20MM CLEAR MINIMUM FROM BOTTOM AND FROM TOP OF SLAB.
- 2. REINFORCEMENT IN CONTINUOUS ELEVATED SLAB SHALL BE CUT AS FOLLOWS.

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





TURNDOWN/POST PAD 3/4" = 1'-0"



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



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

291-PINNACLE-800-2Bd2Ba SPANISH-550

DRAWING NAME

STRUCTURAL FLOOR PLAN

CLIENT NAME: **Client Name** PROJECT NUMBER: 0061_12 5/23/2025 9:23:38 AM Designer **DESIGNED BY:** DRAWN BY: **Author** CHECKED BY: Checker

S102

ROOF NOTES

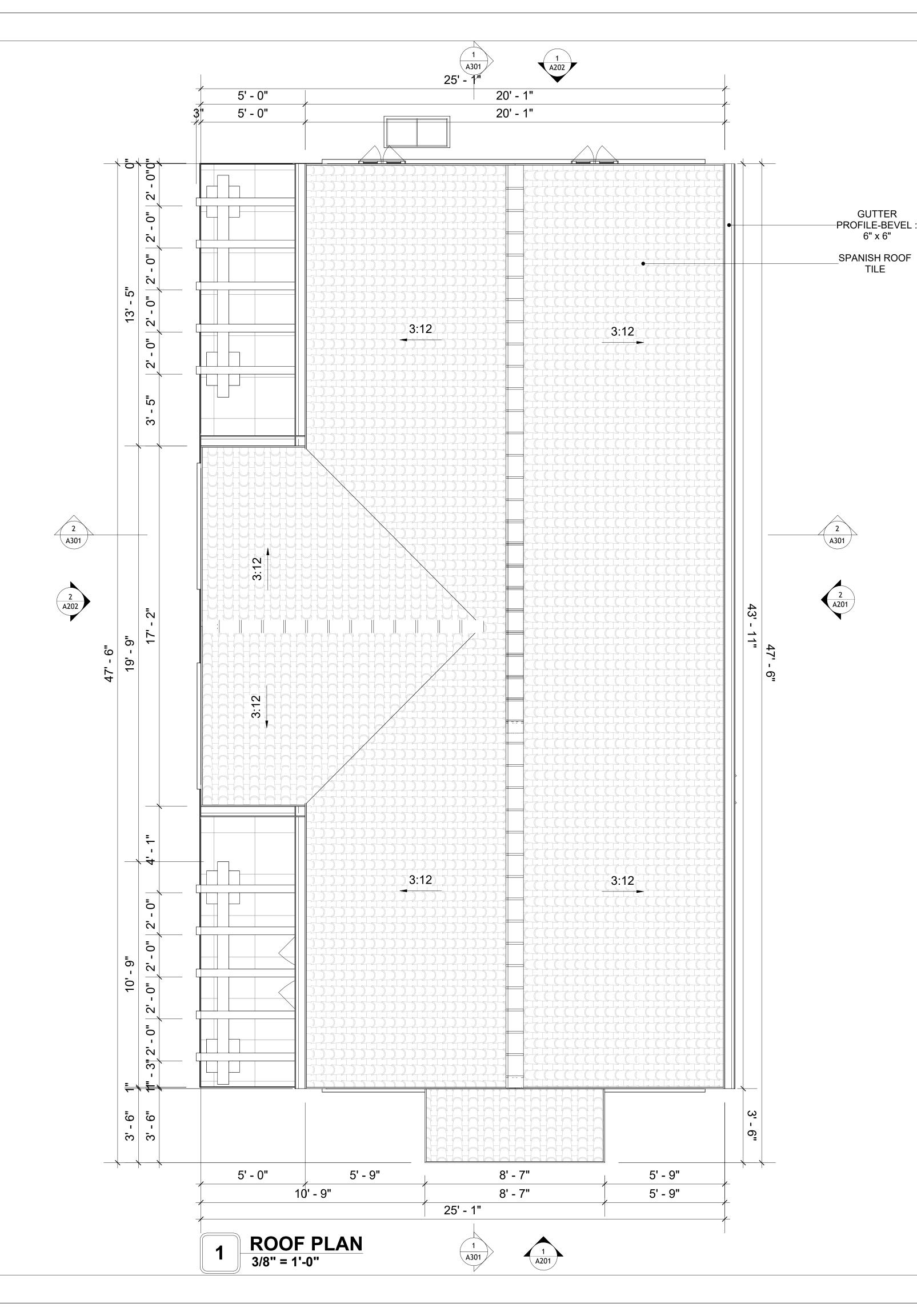
- 1. ROOFING COMPOSITION ROOFING PER OWNERS/BUILDERS
 SPECIFICATIONS INSTALL PER MANUFACTURE SPECIFICATIONS ON 1/2"
 ORIENTED STRAND BOARD ON PRE-ENGINEERED TRUSS @ 24" O.C. (UNO.)
 2. 73" OVERHANG AT FAVES (UNO.)
- 73" OVERHANG AT EAVES (UNO.)
 ENDS OF ALL TRUSSES AND JOISTS TO BE FULLY BLOCKED. PROVIDE 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.





KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

291-PINNACLE-800-2Bd2Ba SPANISH-550

DRAWING NAME

ROOF PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/23/2025 9:23:42 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A103

SCALE: As indicated

SQUARE FOOTAGE

179

979

PORCH

TOTAL

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ABOUT WALL FINISHING

EXTERNAL STONE

THESE STONE PRODUCTS ARE MADE FROM A BLEND OF NATURAL AGGREGATES, CEMENT, AND OTHER PROPRIETARY MATERIALS.

THE STONE FINISH IS DIRECTLY ATTACHED TO COLD-FORMED STEEL (CS) FRAMING. (FOR COLUMN FINISH) EXTERNAL STONE CAN BE AN EXCELLENT EXTERIOR CLADDING OPTION FOR CSFRAMED BUILDINGS. IN THIS SCENARIO, THE EXTERNAL STONE WOULD BE ADHERED TO THE CS FRAME USING A SCRATCH COAT AND MORTAR-BASED ADHESIVE.

STUCCO FINISH

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

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

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

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

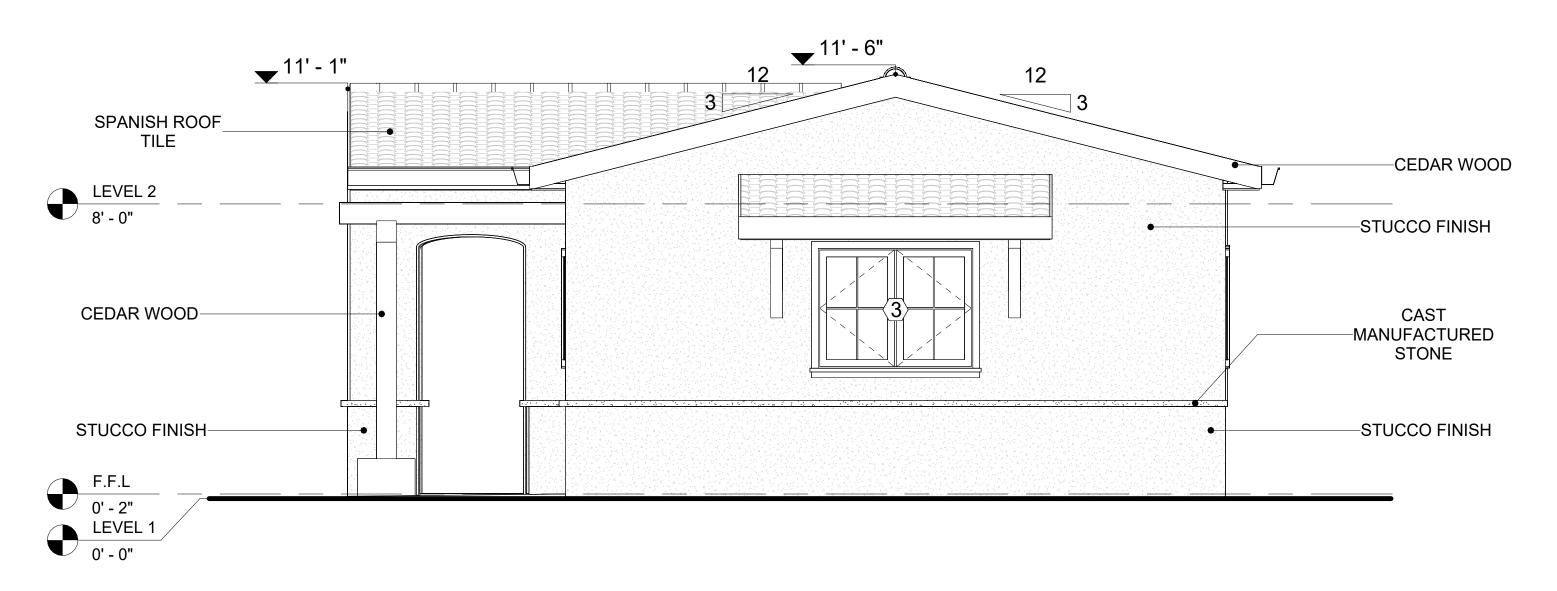
IT IS NOT DIRECTLY TROWELED OVER THE OSB BUT OVER A WATER-RESISTANT BARRIER (HOMEWRAP) AND METAL/PLASTIC LATH THAT ARE INSTALLED ON TOP SURFACE OF THE OSB TO PROVIDE AN ADDITIONAL LAYER OF PROTECTION AGAINST MOISTURE INTRUSION.

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

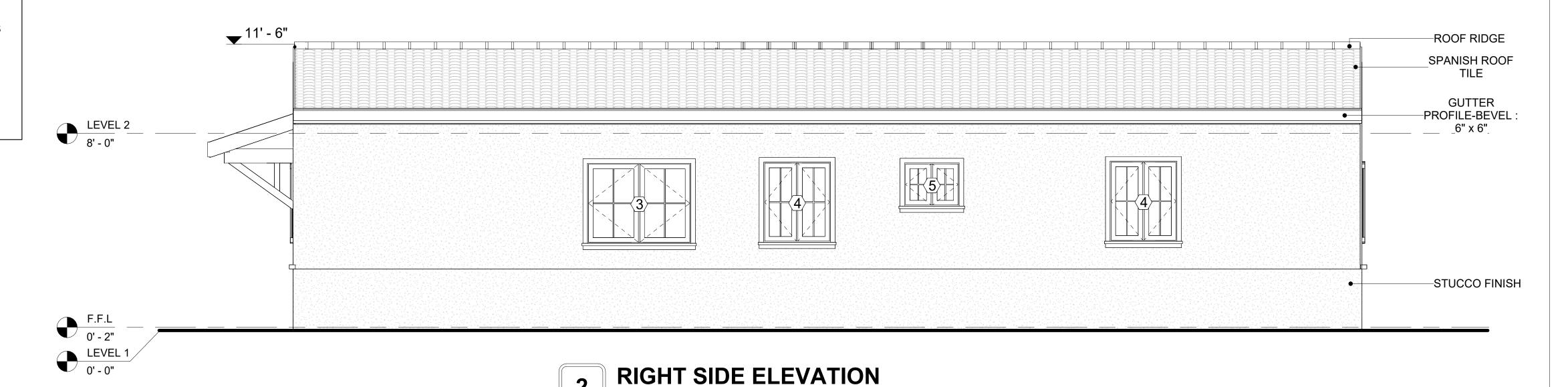
CEDAR WOOD

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

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







DOOR SCHEDULE							
TYPE				SIZE			
MAR K	SUPPLIER	DOOR TYPE	LOCATIO N	WIDTH	HEIGHT	COUNT	
1	HOME DEPOT	EXTERIOR SINGLE PANEL SWINGING	INTERIOR	3' - 0"	6' - 8"	1	
2	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	2' - 8"	6' - 8"	2	
3	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	3' - 0"	6' - 8"	1	
4	HOME DEPOT	INTERIOR DOUBLE PANEL SLIDING	INTERIOR	9' - 0"	6' - 8"	1	
5	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	2' - 8"	6' - 8"	1	
6	HOME DEPOT	INTERIOR DOUBLE PANEL SLIDING	INTERIOR	6' - 0"	6' - 8"	1	
7	HOME DEPOT	PATIO_DOUBLE PANEL_SLIDING	EXTERIOR	5' - 0"	6' - 8"	1	
8	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	1' - 8"	6' - 8"	1	

WINDOW SCHEDULE					
	SIZE				
TYPE MARK	SUPPLIER	WINDOW TYPE	WIDTH	HEIGHT	COUNT
1	HOME DEPOT	DOUBLE HING	6' - 3"	3' - 3"	1
2	HOME DEPOT	DOUBLE HING	2' - 3"	3' - 3"	2
3	HOME DEPOT	DOUBLE HING	4' - 3"	3' - 3"	3
4	HOME DEPOT	DOUBLE HING	2' - 9"	3' - 3"	2
5	HOME DEPOT	DOUBLE HING	2' - 3"	1' - 9"	1



KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

291-PINNACLE-800-2Bd2Ba SPANISH-550

DRAWING NAME

ARCHITECTURAL ELEVATIONS

	Client Name
:	0061_12
5/23	3/2025 9:23:46 AM
	Designer
	Author
	Checker

A201

ABOUT WALL FINISHING

EXTERNAL STONE

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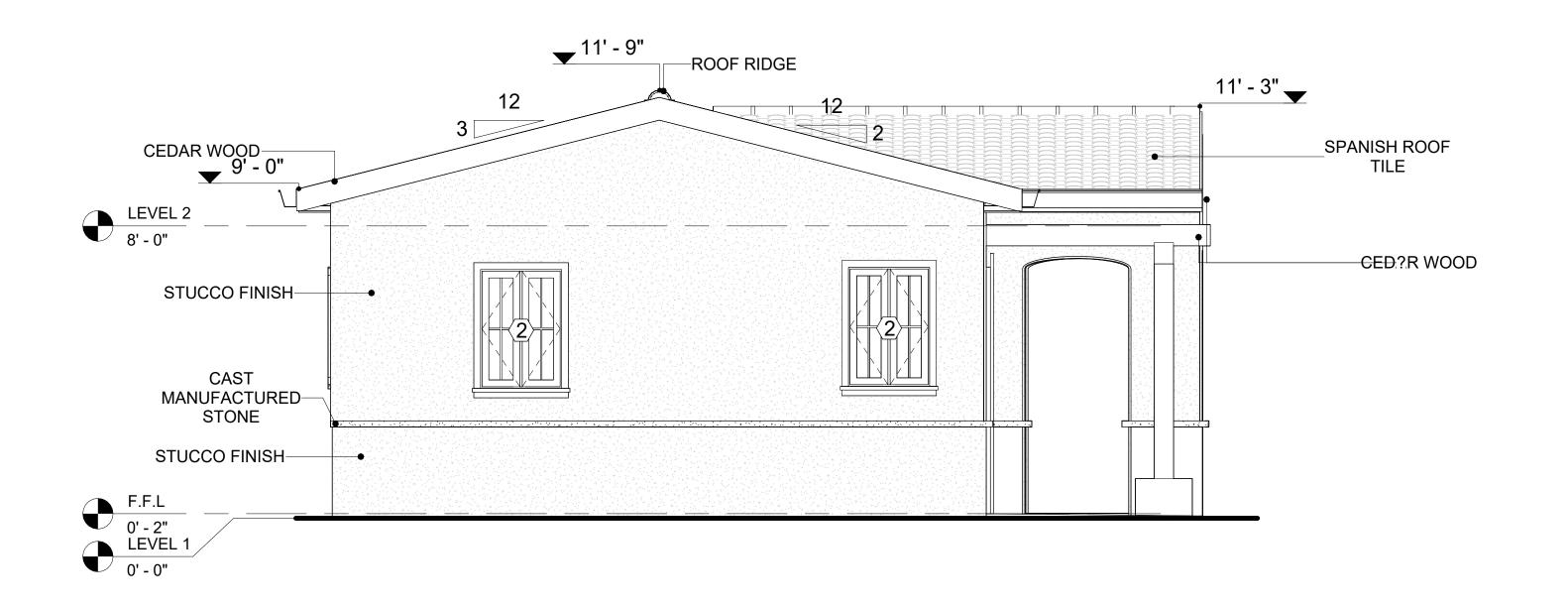
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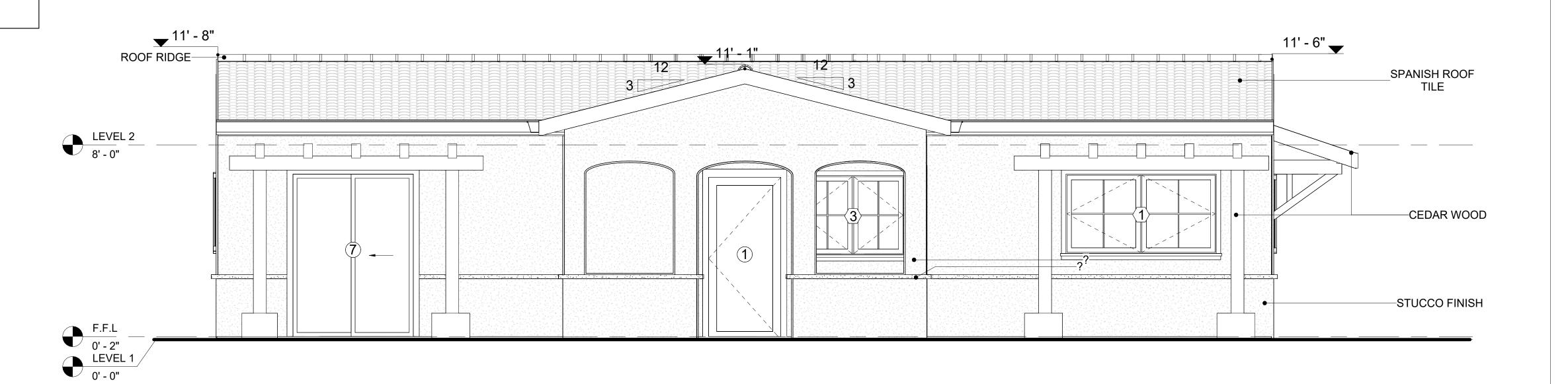
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IN THIS SPECIFIC PROJECT, CEDAR WOOD IS USED A FINISH MATERIAL ON BEAMS AND COLUMNS.



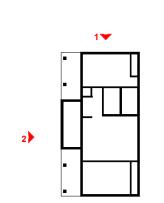
1 REAR ELEVATION
3/8" = 1'-0"



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



KEY PLAN



NO.	DESCRIPTION	DAT

NOTE:

LEGEND:

PROJECT

291-PINNACLE-800-2Bd2Ba SPANISH-550

DRAWING NAME

ARCHITECTURAL ELEVATIONS

CLIENT NAME:

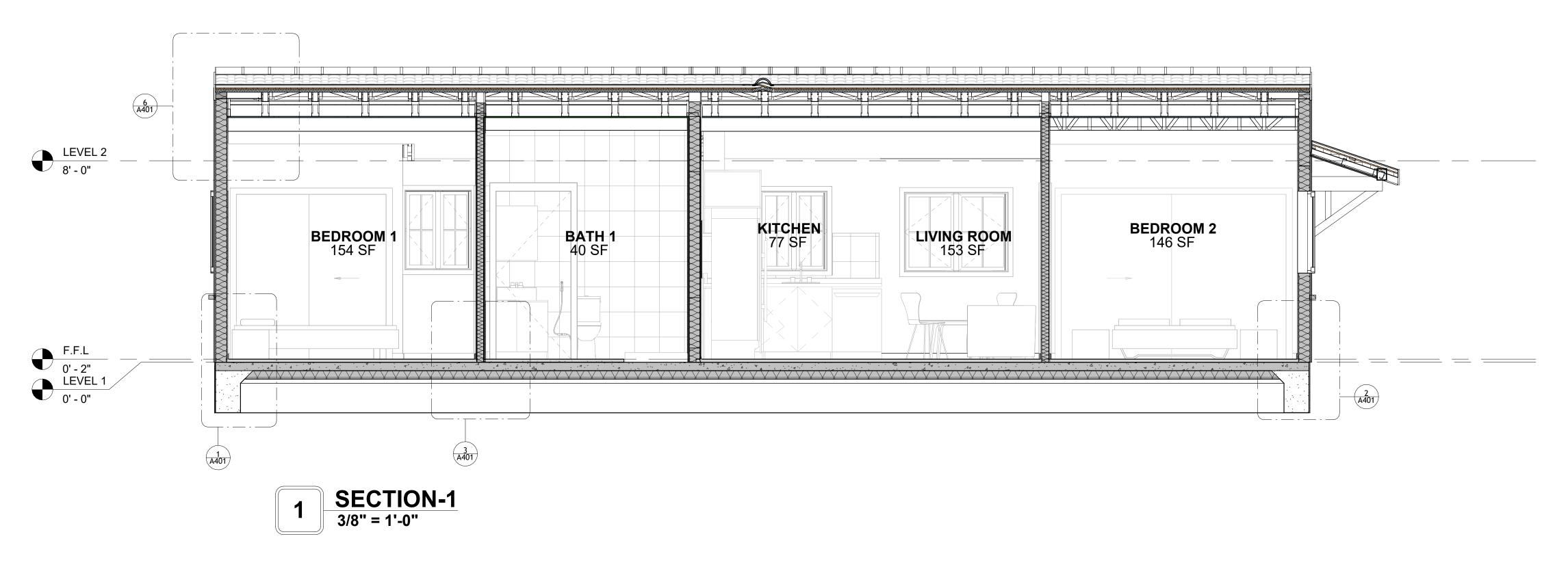
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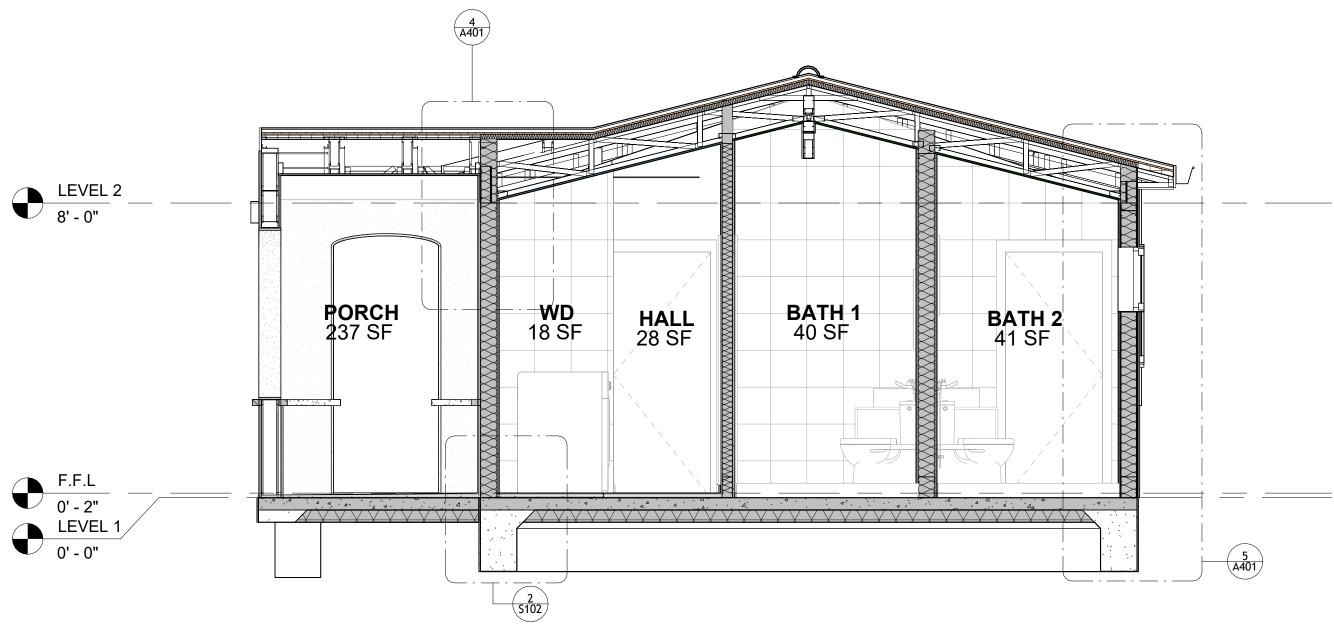
0061_12

DATE:
5/23/2025 9:23:49 AM

DESIGNED BY:
DRAWN BY:
CHECKED BY:
Checker

A202

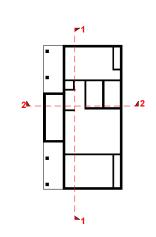




2 SECTION-2 3/8" = 1'-0"



KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

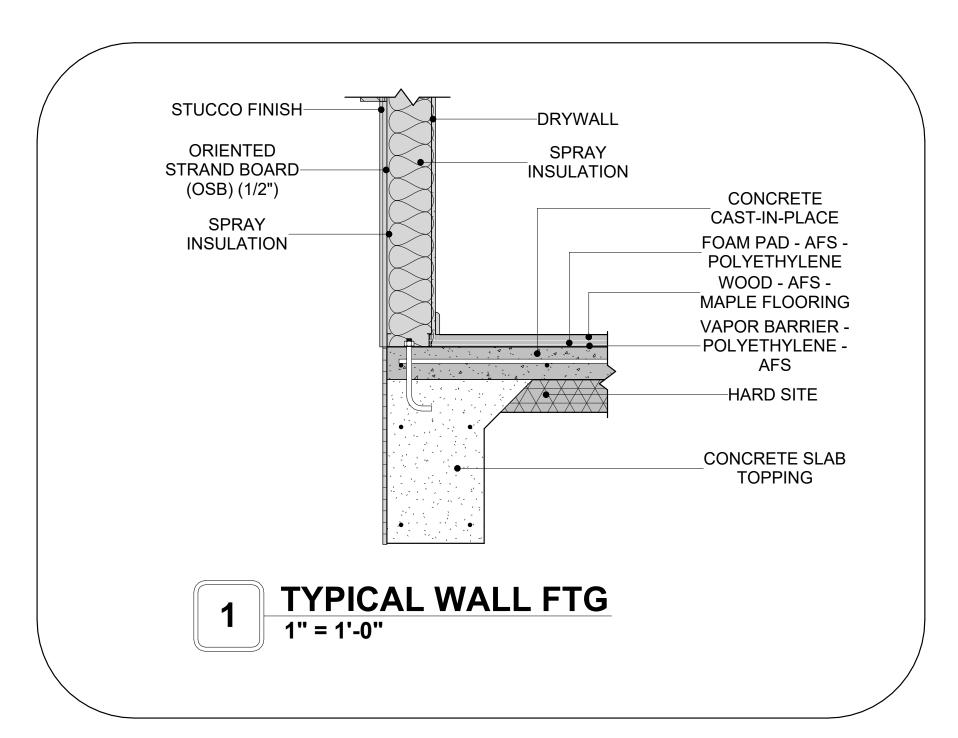
291-PINNACLE-800-2Bd2Ba SPANISH-550

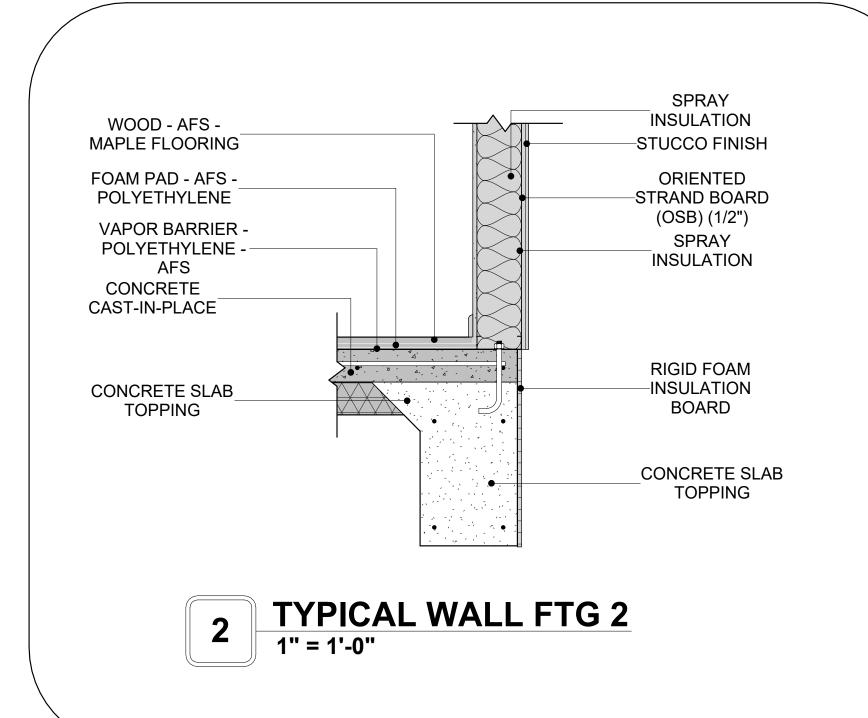
DRAWING NAME

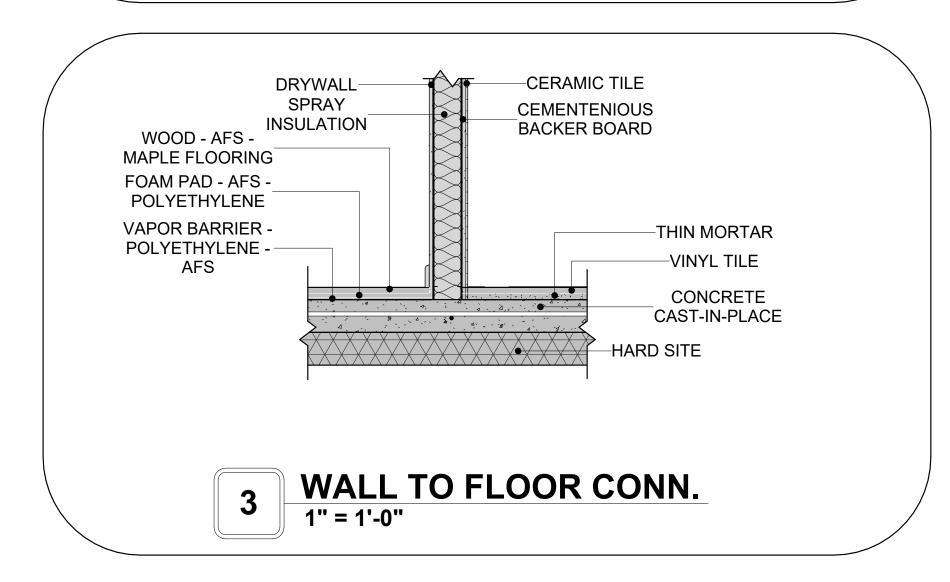
ARCHITECTURAL SECTIONS

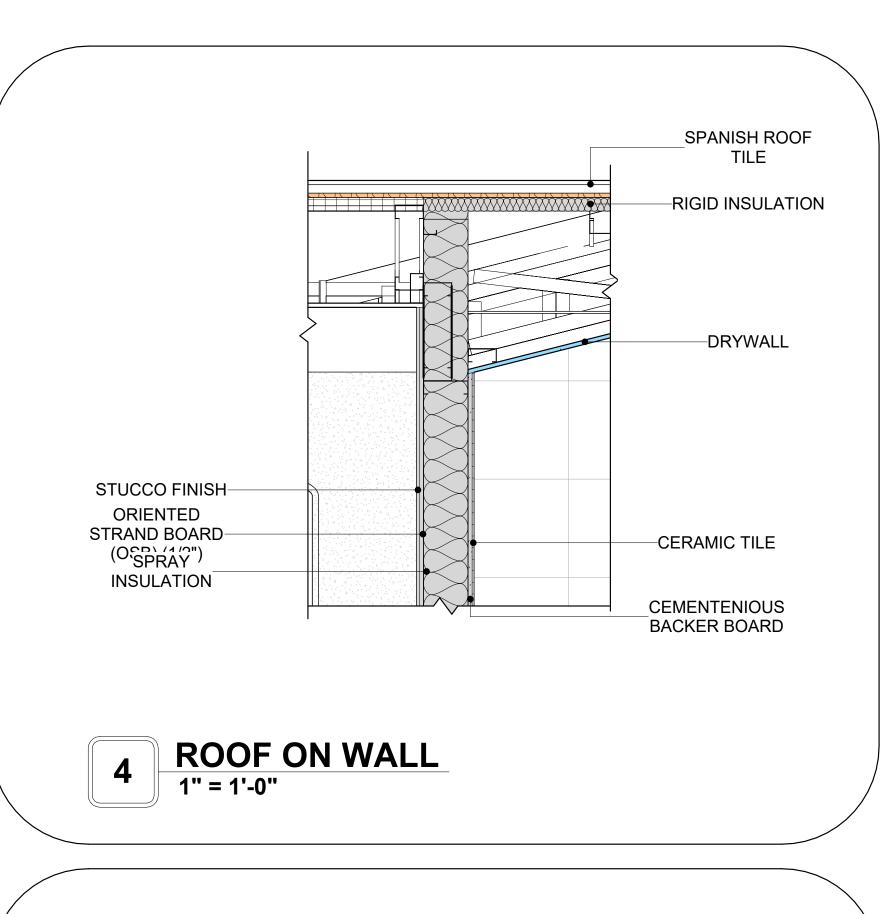
Client Name	CLIENT NAME:
0061_12	PROJECT NUMBER:
5/23/2025 9:23:52 AM	DATE:
Designer	DESIGNED BY:
Author	DRAWN BY:
Checker	CHECKED BY:

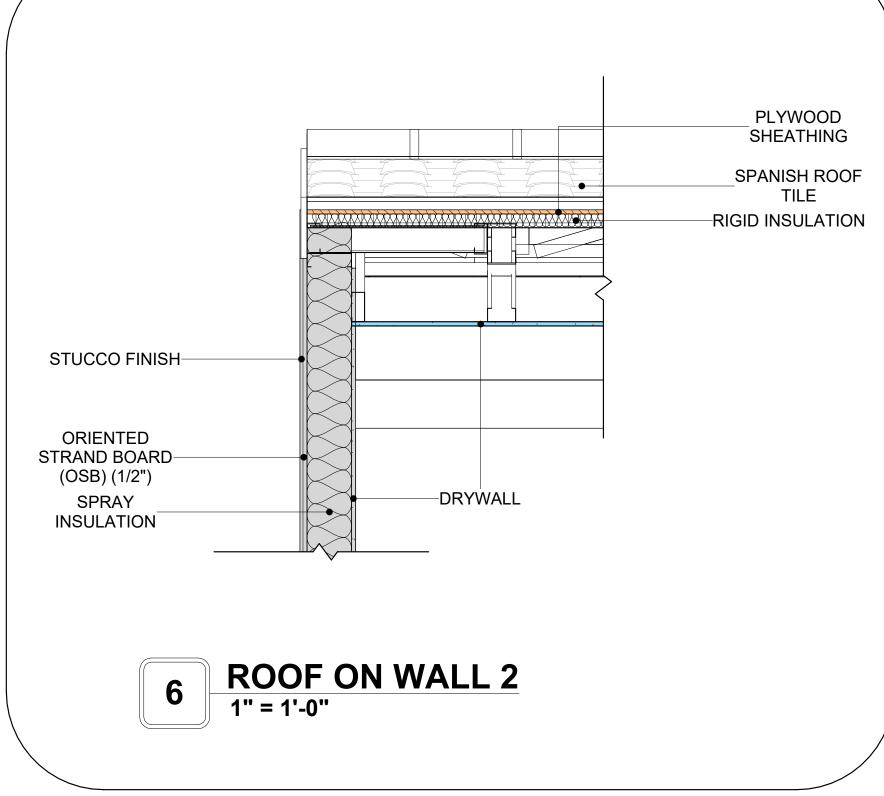
A301

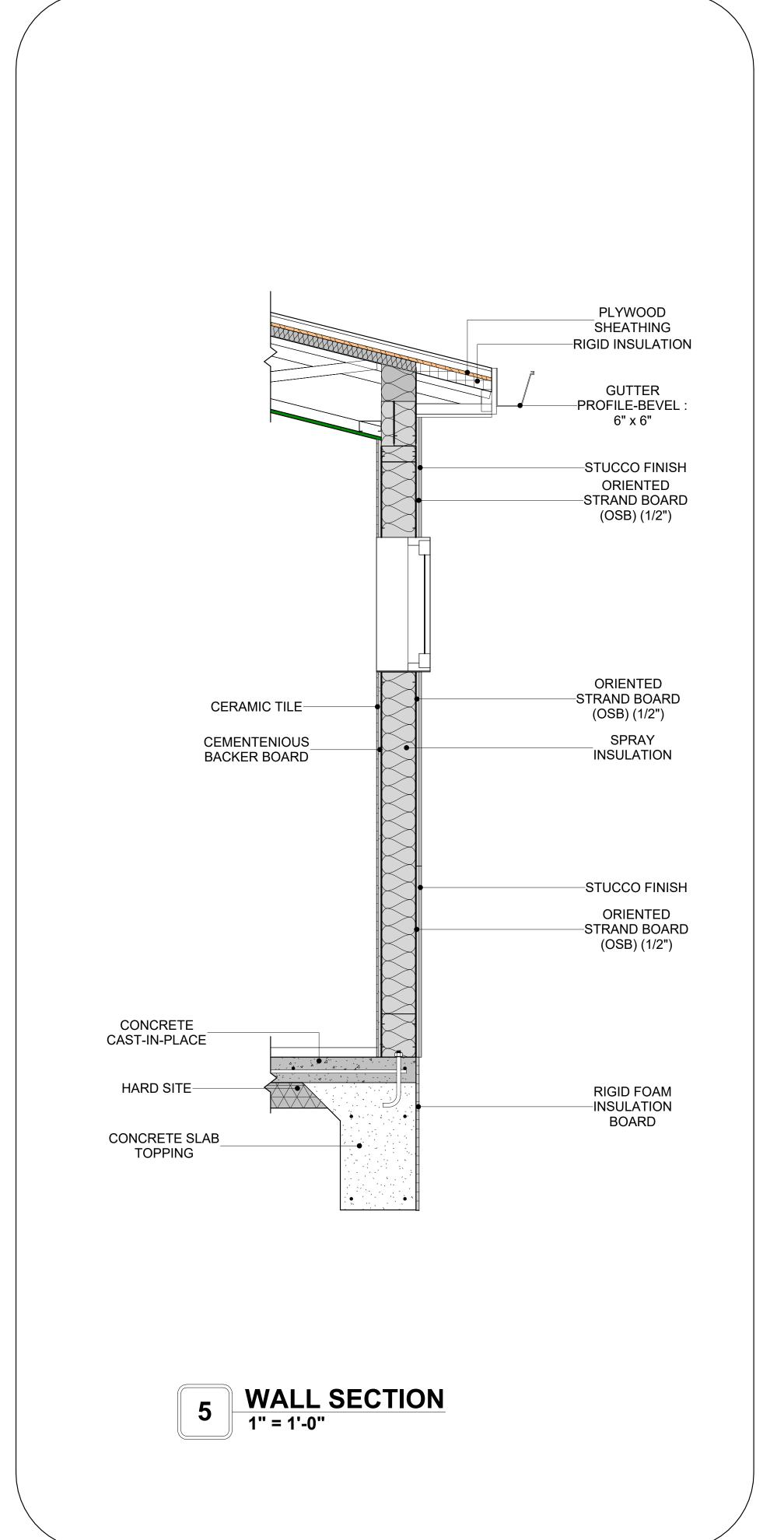














KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

291-PINNACLE-800-2Bd2Ba SPANISH-550

DRAWING NAME

ARCHITECTURAL DETAILS

ENT NAME:	Client Name
DJECT NUMBER:	0061_12
E:	5/23/2025 9:23:53 AM
SIGNED BY:	Designer
AWN BY:	Author
ECKED BY:	Checker

A401

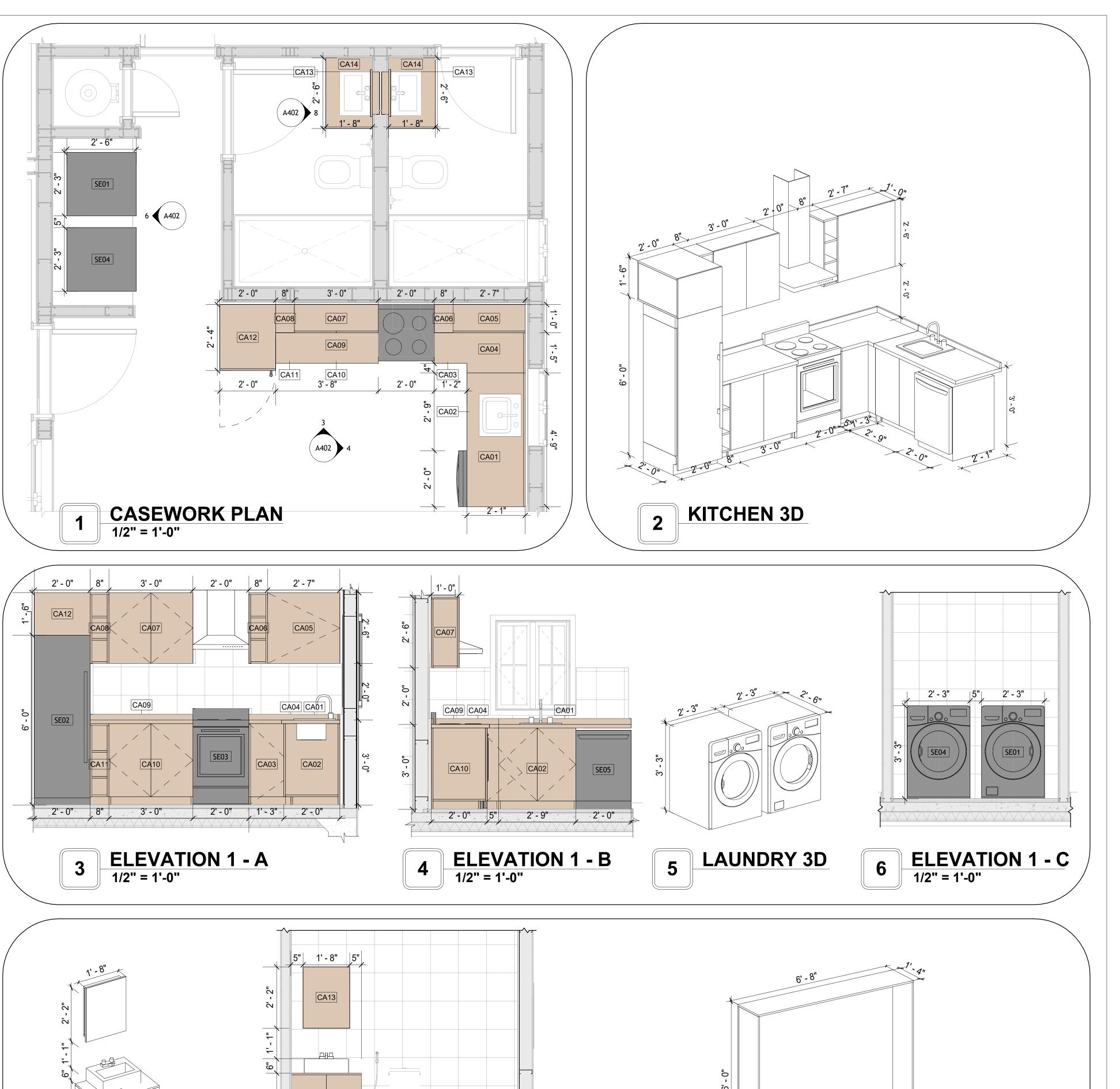
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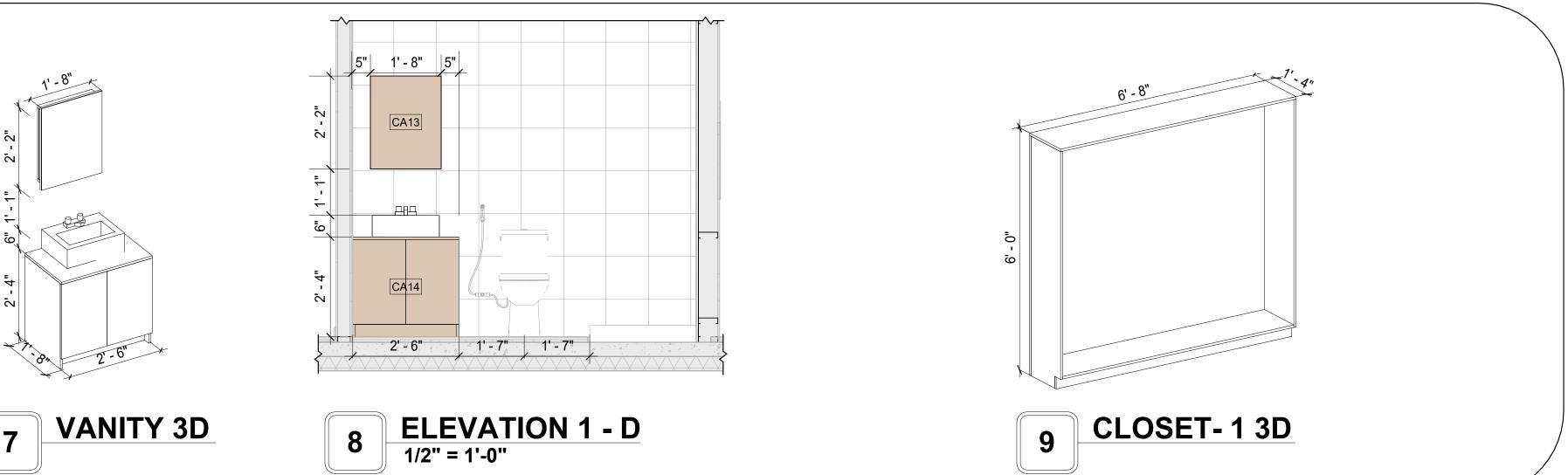
CASEWORK GENERAL NOTES

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

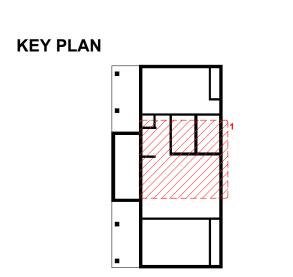
CASEWORK SCHEDULE						
TYPE MAR K	TYPE	COUN	HEIGHT	WIDTH	DEPTH	AREA
				·		
01	LINEAR_COUNTER_TOP_1 2	1	0' - 4"	8' - 7"	2' - 1"	3 SF
02	BASE CABINET DOUBLE DOOR 2	1	2' - 11"	2' - 9"	2' - 0"	8 SF
03	BASE_CABINET_L-SHAPED 3	1	2' - 11"	3' - 3"	3' - 3"	9 SF
04	HD_L-SHAPE_COUNTER_TOP11 2	1	0' - 4"	9' - 7"	4' - 0"	3 SF
05	WALL_CABINET_SINGLE_DOOR	1	2' - 6"	2' - 7"	1' - 0"	6 SF
06	HD_WALL_FILLER_4' HIGH	1	2' - 6"	0' - 8"	1' - 0"	2 SF
07	WALL CABINET DOUBLE DOOR 1	1	2' - 6"	3' - 0"	1' - 0"	8 SF
08	WALL FILLER	1	2' - 6"	0' - 8"	1' - 0"	2 SF
09	LINEAR COUNTER TOP	1	0' - 4"	3' - 8"	2' - 1"	1 SF
10	BASE CABINET DOUBLE DOOR 2	1	2' - 11"	3' - 0"	2' - 0"	9 SF
11	BASE_FILLER_1	1	2' - 11"	0' - 8"	2' - 0"	2 SF
12	REFRIGERATOR TOP	1	1' - 6"	2' - 0"	2' - 4"	3 SF
13	RECESSED MED CABINET	2	2' - 0"	1' - 6"	0' - 3"	3 SF
14	VANITY	2	2' - 4"	2' - 6"	1' - 8"	6 SF
15	CLOSET 2	1	6' - 0"	9' - 11"	1' - 4"	60 SF
16	CLOSET 4	1	6' - 0"	6' - 8"	1' - 4"	40 SF
GRAND	TOTAL	18			•	

SPECIALTY EQUIPMENT SCHEDULE				
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	1	'		









NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

291-PINNACLE-800-2Bd2Ba SPANISH-550

DRAWING NAME

ARCHITECTURAL CASEWORK

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/23/2025 9:23:56 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A402

GENERAL NOTES

APPLICABLE GUIDELINES AND REGULATIONS.

1. THIS DRAWING DEPICTS THE HVAC (HEATING, VENTILATION, AND AIR CONDITIONING) SYSTEM FOR THEPINNACLE 2BD2BA SPANISH

. IT PROVIDES A VISUAL REPRESENTATION OF THE SYSTEM LAYOUT AND COMPONENTS.

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

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

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

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

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

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

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

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

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

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

12. ALL DUCTWORK PENETRATIONS THROUGH WALLS, FLOORS, OR CEILINGS SHALL BE PROPERLY SEALED AND FIRE-STOPPED USING APPROVED

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

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

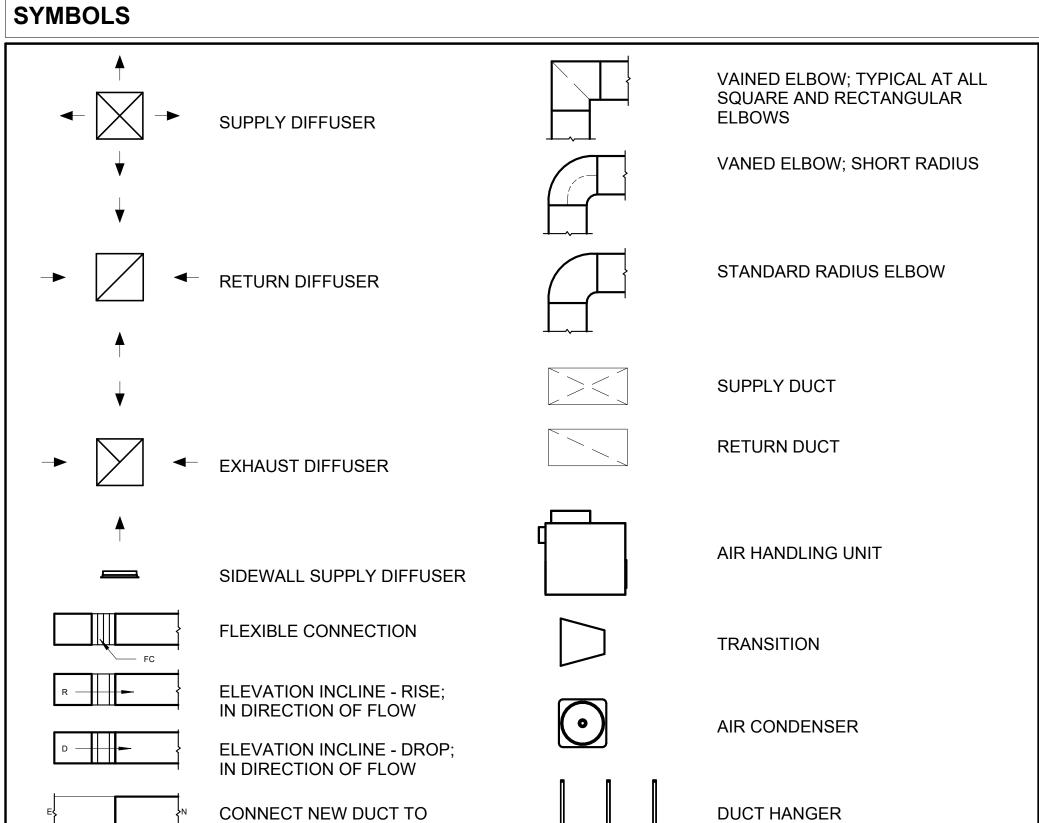
INSTRUCTIONS AND RECOMMENDATIONS. PROVIDE ADEQUATE CLEARANCES AROUND EQUIPMENT FOR PROPER AIRFLOW, SERVICE ACCESS, AND CODE COMPLIANCE.

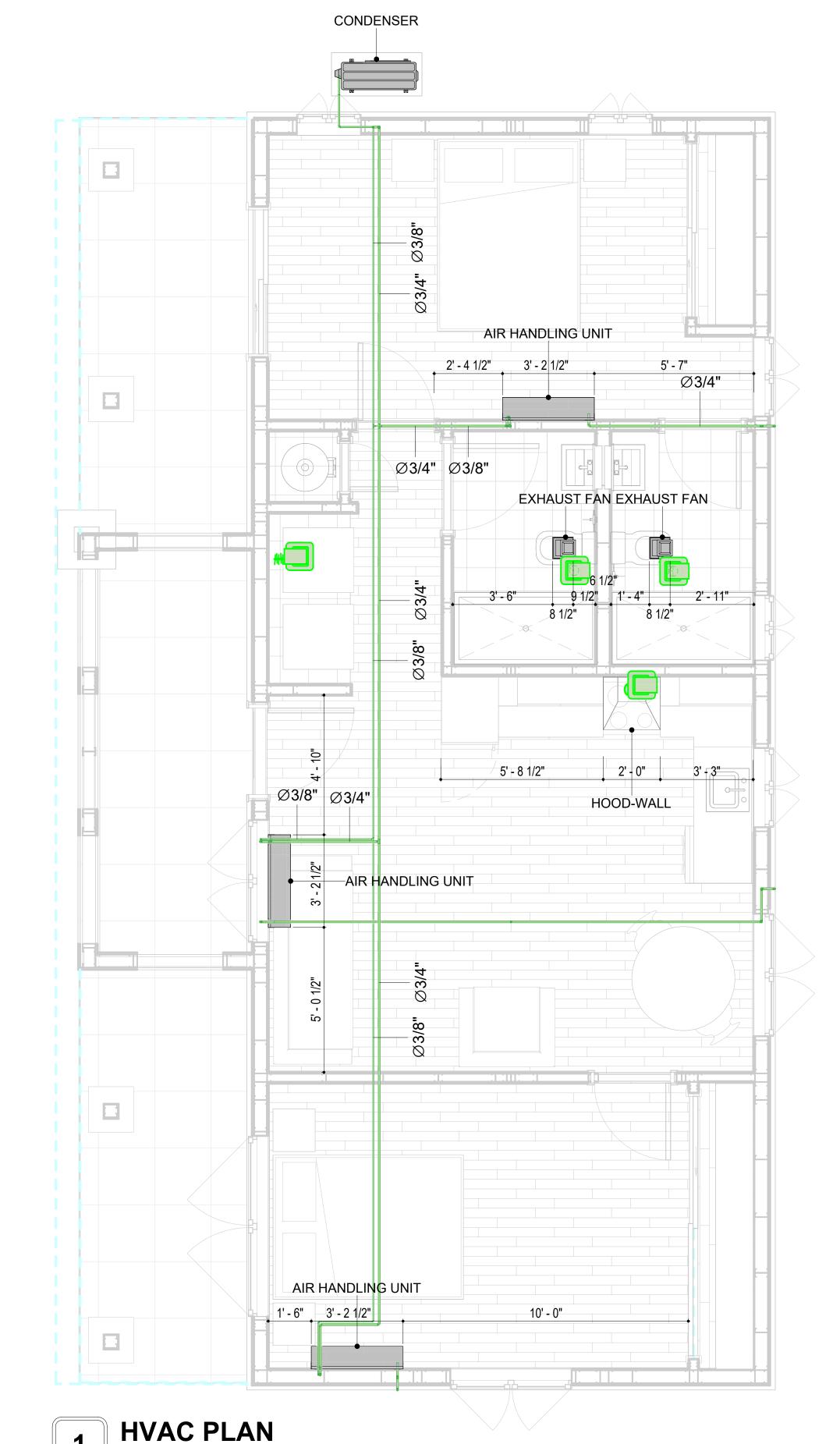
14. ALL HVAC EQUIPMENT AND COMPONENTS, INCLUDING THERMOSTATS, DAMPERS, AND ACCESS PANELS, SHALL BE LOCATED IN ACCESSIBLE AREAS FOR EASY SERVICING AND MAINTENANCE. PROVIDE ADEQUATE SPACE AROUND EQUIPMENT FOR PROPER AIRFLOW AND SERVICE ACCESS.

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.





3/8" = 1'-0"

HVAC COLOR SCHEME

AIR CONDITIONING PIPE

	REFRIGERANT I	INE SCHEDULE	I
CATAGORY	DESCRIPTION	DIAMETER	LENGTH
PIPE TYPES	COPPER	3/8"	71.70
PIPE TYPES	COPPER	3/4"	121.90

CATAGORY	DESCRIPTION	Size	Count	
		0.4411		
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	3/4"ø-3/4"ø	31	
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	3/8"ø-3/8"ø	19	
TEE - GENERIC	TEE - GENERIC: STANDARD	3/4"ø-3/4"ø-3/ 4"ø	2	
TEE - GENERIC	TEE - GENERIC: STANDARD	3/8"ø-3/8"ø-3/ 8"ø	2	
TRANSITION - GENERIC	TRANSITION - GENERIC: STANDARD	3/4"ø-1/2"ø	4	
TRANSITION - GENERIC	TRANSITION - GENERIC: STANDARD	3/4"ø-5/8"ø	3	
TRANSITION - GENERIC	TRANSITION - GENERIC: STANDARD	3/8"ø-1/4"ø	1	

	MECHANICAL EQUIPMENT SCHED	ULE
CATAGORY	DESCRIPTION	COUNT
AIR HANDLING UNIT	AIR HANDLING UNIT: WALL MOUNTED	3
CONDENSER	CONDENSER: OUT DOOR	1
EXHAUST FAN	EXHAUST FAN: 75 CFM	2
	HOOD-WALL: VENT	1

DUCT FITTING SCHEDULE	
DESCRIPTION	COUNT
45 DEODEE	7

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

	FLEX D	JCT SCHEDUL	.E	
DESCRIPTION	DESCRIPTION	LENGTH	DIAMETER	COUNT
FLEX DUCT ROUND	FLEX-ROUND	12.58	4"	4
GRAND TOTAL: 4		12.58		



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

291-PINNACLE-800-2Bd2Ba SPANISH-550

DRAWING NAME

HVAC PLAN

CLIENT NAME: Owner PROJECT NUMBER 15_0001 DATE: 5/20/2025 6:20:05 AM Designer DESIGNED BY: DRAWN BY: Author CHECKED BY: Checker

M101

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EXISTING DUCT

ELECTRICAL NOTES

- 1. THIS DRAWING DEPICTS THE ELECTRICAL SYSTEM FOR THE 291_Pinnacle_800_2Bd2Ba_Spanish_550. IT PROVIDES A VISUAL REPRESENTATION OF THE ELECTRICAL LAYOUT AND COMPONENTS, INCLUDING POWER DISTRIBUTION, LIGHTING, AND CONTROL SYSTEMS.
- 2. THE ELECTRICAL SYSTEM IS DESIGNED TO MEET THE SPECIFIC REQUIREMENTS OF THE BUILDING, INCLUDING POWER DISTRIBUTION, LIGHTING, AND SPECIALIZED ELECTRICAL EQUIPMENT NEEDS, AS PER THE PROJECT SPECIFICATIONS AND APPLICABLE CODES AND STANDARDS.
- 3. THE ELECTRICAL SYSTEM INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL BUILDING CODE (IBC), AND ALL OTHER APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
- 4. LOCATIONS AS NEEDED, DEVICES ARE SHOWN ON PLANS IN APPROXIMATE IDEAL LOCATIONS, UNLESS SPECIFICALLY DIMMENSIONED.
- 6. 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 FOLIPMENT
- PLATE RATINGS OF SELECTED EQUIPMENT.

 13. VERIFY LOCATION OF SERVICE ENTRANCE WITH POWER COMPANY. PROVIDE UFER GROUND IN
- 13. VERIFY LOCATION OF SERVICE ENTRANCE WITH POWER COMPANY. PROVIDE UFER GROUND IN BUILDING FOUNDATION AT SERVICE ENTRANCE LOCATION.
- 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 TURE).
- 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 800 @ 3W	2,400 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	25,700 W
FRIST 10,000 @ 100% REMAINDER @ 40% MINI. SPLIT UNITS	10,000 W 6,280 W 10,000 W
TOTAL	26,280 W
26,280 W DIVIDED BY 240V = 1	09.5 AMPS TOTAL

(USE 200 AMP SERVICE)

ELECTRICAL ABBREVIATIONS LIST

	45	4 DOLE (0D, 0D, 4D, ETC.)	OTD	CENTED	LIT	LIEIOLIT
	1P	1 POLE (2P, 3P, 4P, ETC.)	CTR	CENTER	HT	HEIGHT
	A	AMPERE	CU	COPPER	HTG	HEATING
	AC	ABOVE COUNTER OR AIR CONDITIONER	DCP	DOMESTIC WATER CIRCULATING PUMP	HTR	HEATER
	ACLG	ABOVE CEILING	DEPT	DEPARTMENT	HV	HIGH VOLTAGE
	ADO	AUTOMATIC DOOR OPENER	DET	DETAIL	HVAC	HEATING, VENTILATING AND AIR
	AF	AMP FRAME	DIA	DIAMETER	CONDITIONING	CONDITIONING
	AFF	ABOVE FINISHED FLOOR	DISC	DISCONNECT	HWP	HYDRONIC WATER PUMP
	AFG	ABOVE FINISHED GRADE	DIST	DISTRIBUTION	IC	INTERRUPTING CAPACITY
	AFI	ARC FAULT CIRCUIT INTERRUPTER	DN	DOWN	IG	ISOLATED GROUND
	AHU	AIR HANDLING UNIT	DPR	DAMPER	IMC	INTERMEDIATE METAL CONDUIT
	AL	ALUMINUM	DS	SAFETY DISCONNECT SWITCH	INCAND	INCANDESCENT
	ALT	ALTERNATE	DT	DOUBLE THROW	IR	INFRARED
	AMP	AMPERE	DWG	DRAWING	I/W	INTERLOCK WITH
	AMPL	AMPLIFIER	DDC	DIRECT DIGITAL CONTROL	J-BOX	JUNCTION BOX
	ANNUN	ANNUNCIATOR APPROX APPROXIMATELY	l l	ELECTRICAL CONTROC	KV KV	KILOVOLT
					1	
	AQ-STAT	AQUASTAT	ELEC	ELECTRIC, ELECTRICAL	KVA	KILOVOLT-AMPERE
	ARCH	ARCHITECT, ARCHITECTURAL	ELEV	ELEVATOR	KVAR	KILOVOLT-AMPERE REACTIVE
	AS	AMP SWITCH	EM	EMERGENCY	KW	KILOWATT
	AT	AMP TRIP	EMS	ENERGY MANAGEMENT SYSTEM	KWH	KILOWATT HOUR
	ATS	AUTOMATIC TRANSFER SWITCH	EMT	ELECTRICAL METALLIC TUBING	LOC	LOCATE OR LOCATION
	AUTO	AUTOMATIC	EP	ELECTRIC PNEUMATIC	LT	LIGHT
	AUX	AUXILIARY	EQUIP	EQUIPMENT	LTG	LIGHTING
	AV	AUDIO VISUAL	EWC	ELECTRIC WATER COOLER	LTNG	LIGHTNING
	AWG	AMERICAN WIRE GAUGE	EXIST	EXISTING	LV	LOW VOLTAGE
	BATT	BATTERY	EXH	EXHAUST	MAX	MAXIMUM
	BD	BOARD	EXP	EXPLOSION PROOF	MAG.S	MAGNETIC STARTER
	BLDG	BUILDING	FA	FIRE ALARM	M/C	MOMENTARY CONTACT
	BMS	BUILDING MANAGEMENT SYSTEM	FABP	FIRE ALARM BOOSTER POWER	MC	MECHANICAL CONTRACTOR
	С	CONDUIT	SUPPLY PANEL	SUPPLY PANEL	MCB	MAIN CIRCUIT BREAKER
	CAB	CABINET	FACP	FIRE ALARM CONTROL PANEL	MCC	MOTOR CONTROL CENTER
	CAT	CATALOG	FCU	FAN COIL UNIT	MDC	MAIN DISTRIBUTION CENTER
	CATV	CABLE TELEVISION	FIXT	FIXTURE	MDP	MAIN DISTRIBUTION PANEL
	СВ	CIRCUIT BREAKER	FLR	FLOOR	MFR	MANUFACTURERMAIN FUSED
	CCTV	CLOSED CIRCUIT TELEVISION	FLUOR	FLUORESCENT		DISCONNECT SWITCH
	CKT	CIRCUIT	FU	FUSE	MH	MANHOLE
	CLG	CEILING	FUDS	FUSED SAFETY DISCONNECT SWITCH	MIC	MICROPHONE
	COMB	COMBINATION	GA	GAUGE	MIN	MINIMUM
	CMPR	COMPRESSOR	GAL	GALLON	MISC	MISCELLANEOUS
	CONN	CONNECTION	GALV	GALVANIZED	MLO	MAIN LUGS ONLY
	CONST	CONSTRUCTION	GC	GENERAL CONTRACTOR	MMS	MANUAL MOTOR STARTER
	CONT	CONTINUATION OR CONTINUOUS	GEN	GENERATOR	MOA	MULTIOUTLET ASSEMBLY
	CONTR	CONTRACTOR	GFI	GROUND FAULT CIRCUIT INTERRUPTER	MSP	MOTOR STARTER PANELBOARD
	CONV	CONVECTOR	GFP	GROUND FAULT PROTECTOR	MSBD	MAIN SWITCHBOARD
	CONV	CIRCULATING PUMP	GND	GROUND	MT	MOUNT
	CRT	CATHODE-RAY TUBE	GRS	GALVANIZED RIGID STEEL (CONDUIT)	MT.C	EMPTY CONDUIT
	CRI	CURRENT TRANSFORMER	GYP BD	GYPSUM BOARD	UL	UNDERWRITERS LABORATORIES
	CI	CONNEINT TRAINSFORMER	עם או ט	GIFOUNI DUARD	UL	ONDERWALLERS FADORATORIES
L						

Branch Panel:

Location: CL 2 10
Supply From:
Mounting: Recessed

Enclosure: Type 1

Phases: 1 Wires: 3

Volts: 120/240 Single

A.I.C. Rating:
Mains Type:
Mains Rating: 200 A
MCB Rating: 1 A

Notes:

Circuit Numb er		Number of Elements	Rating	Length	Wire Size	A	\		3	Wire Size	Length	Rating	Number of Elements	Circuit Description	Circu Numl er
1	CONDENCER	1	60 A	60' - 5 13/16"	2-#6, 1-#6, 1-#10	750 VA	568 VA			1-#12, 1-#12, 1-#12	53' - 11 5/16"	20 A	10	BEDROOM 1 LIGHT POINTS	2
3								750 VA	1563 VA	1-#10, 1-#10, 1-#10	58' - 10 5/8"	20 A	13	OUT-DOOR UNITS	4
5	LIVING ROOM AND HALL LIGHT POINTS	9	20 A	39' - 6 25/32"	1-#12, 1-#12, 1-#12	360 VA	900 VA			1-#12, 1-#12, 1-#12	35' - 3 25/32"	20 A	5	LIVING ROOM RECEPTACLES	6
7	BATH ROOM 1 UNITS	6	20 A	38' - 9 5/8"	1-#12, 1-#12, 1-#12			336 VA	336 VA	1-#12, 1-#12, 1-#12	41' - 3 11/16"	20 A	6	BATH ROOM 2 UNITS	8
9	KITCHEN GFCI RECEPTACLES	4	20 A	33' - 7 1/4"	1-#12, 1-#12, 1-#12	720 VA	750 VA			2-#8, 1-#8, 1-#10	31' - 0 3/16"	50 A	1	RANGE	10
11	REFRIGERATOR	1	20 A	36' - 2 17/32"	1-#12, 1-#12, 1-#12			1500 VA	750 VA						12
13	BEDROOM 2 LIGHT POINTS	10	20 A	22' - 11 31/32"	1-#12, 1-#12, 1-#12	568 VA	1080 VA			1-#12, 1-#12, 1-#12	33' - 6 3/32"	20 A	6	BEDROOM 2 RECEPTACLES	14
15	DRYER	1	30 A	47' - 2 7/8"	2-#10, 1-#10, 1-#10			750 VA	1200 VA	1-#12, 1-#12, 1-#12	49' - 3 5/8"	20 A	1	GFCI WASHER	16
17						750 VA	750 VA			2-#10, 1-#10, 1-#10	53' - 3 1/8"	30 A	1	WATER HEATER	18
19	GFCI DISH WASHER	1	30 A	21' - 4 1/16"	1-#10, 1-#10, 1-#10			1200 VA	750 VA						20
21															22
23															24
25															26
	1					7194	VA	912	B VA						
						7194 60			S VA						

Legend:	
---------	--

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals		
Lighting - Dwelling Unit	700 VA	100.00%	700 VA			
Other	1424 VA	100.00%	1424 VA	Total Conn. Load:	16321 VA	
Receptacle	14040 VA	85.61%	12020 VA	Total Est. Demand:	14302 VA	
ighting	200 VA	100.00%	200 VA	Total Conn.:	68 A	
				Total Est. Demand:	60 A	



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

291-PINNACLE-800-2Bd2Ba SPANISH-550

DRAWING NAME

SCHEDULE

CLIENT NAME:

PROJECT NUMBER:

0037_14

DATE:

5/20/2025 4:13:13 AM

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Checker

E101

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

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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:

. 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

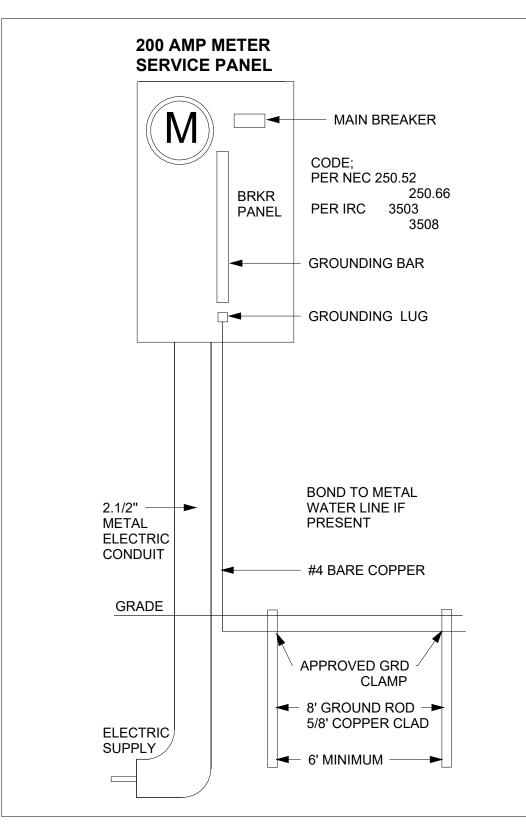
NONMETALLIC ENCLOSURES ARE USED WITH METAL RACEWAYS OR METAL-ARMORED CABLES, PROVISIONS SHALL BE MADE FOR CONNECTING THE EQUIPMENT GROUNDING

CONDUCTOR.

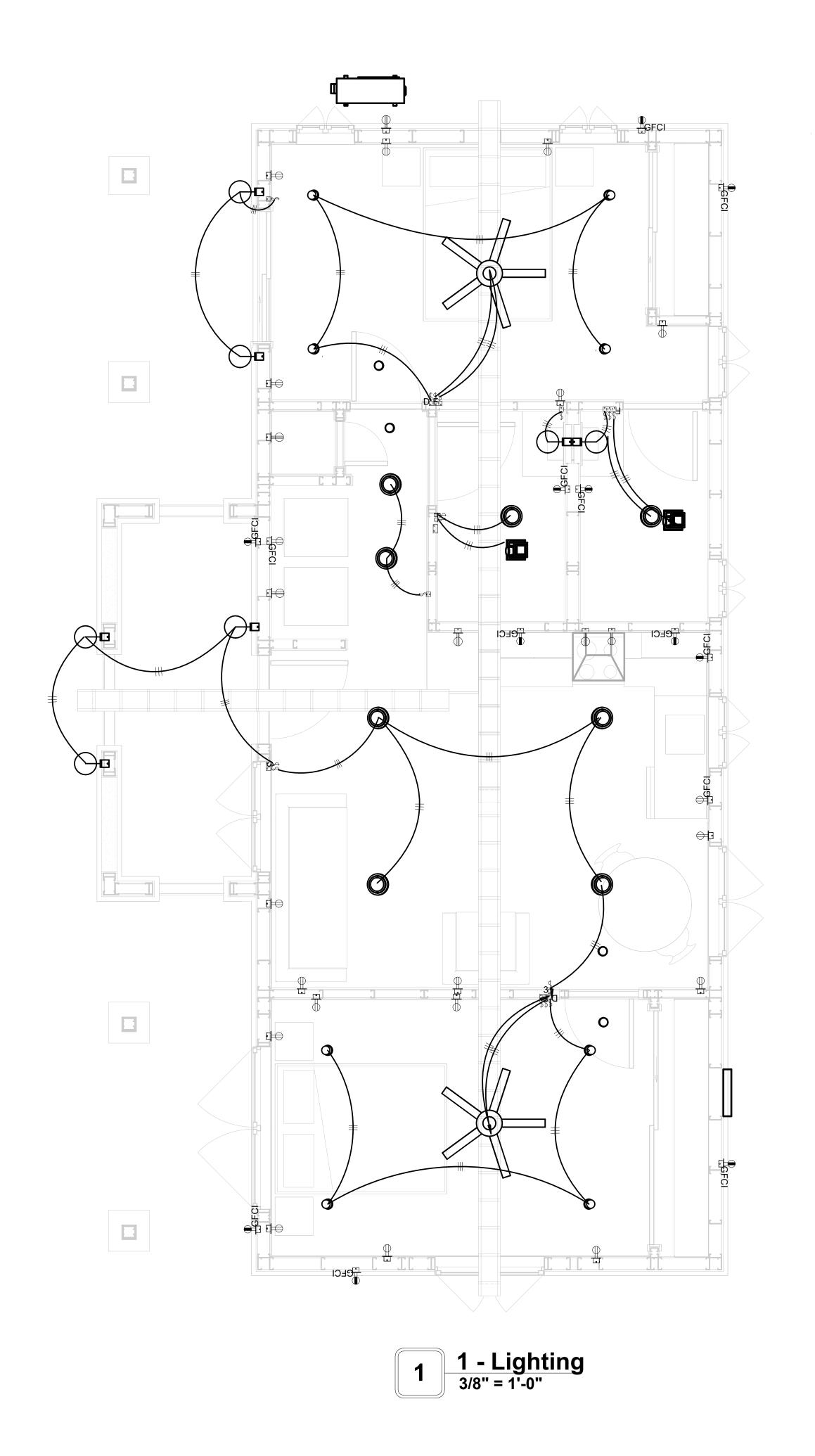
NONMETALLIC BOXES FOR SWITCHES SHALL BE INSTALLED WITH A WIRING METHOD THAT

PROVIDES OR INCLUDES AN EQUIPMENT GROUNDING CONDUCTOR. (404.12)

ELECTRICAL LEGEND	
	Electrical Lights With Fan
0	Waterproof Recessed Can Light
	Pendant Light
0	Recessed Can Light
- □	Wall Lamp
	Standalone linear
⊬ ∎	Single Switch
₩	Three way Switch
₽	Fan Switch
	Duplex Receptacle
	Triplex Receptacle
⊕ □GFCI	GFCI Receptacle
	Exhaust Fan
•	Smoke and heat detector









KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

291-PINNACLE-800-2Bd2Ba SPANISH-550

DRAWING NAME

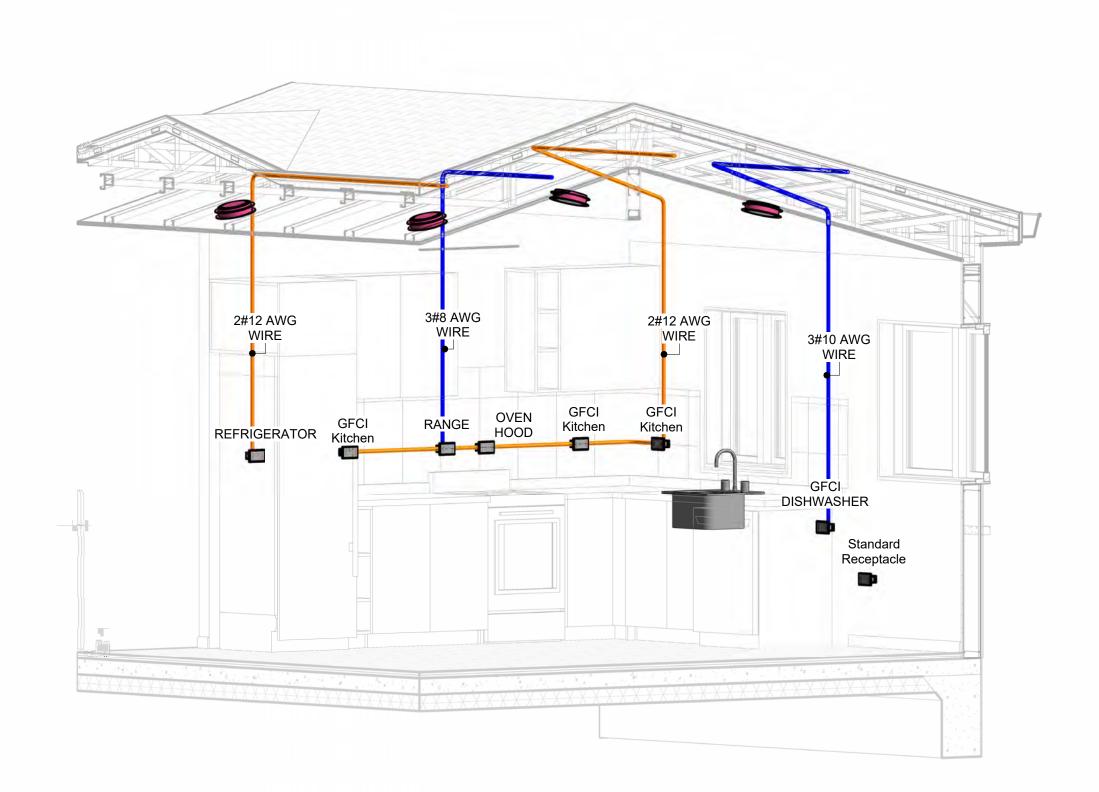
LIGHTING

CLIENT NAME:	Owner
PROJECT NUMBER:	0037_14
DATE:	5/20/2025 4:13:16 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

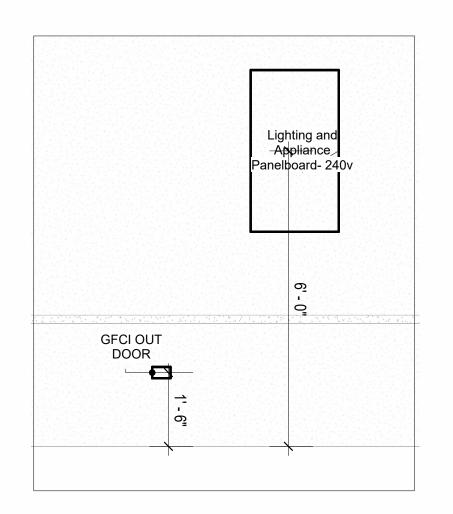
E102

NOTES: CONDUIT, CABLE AND WIRING

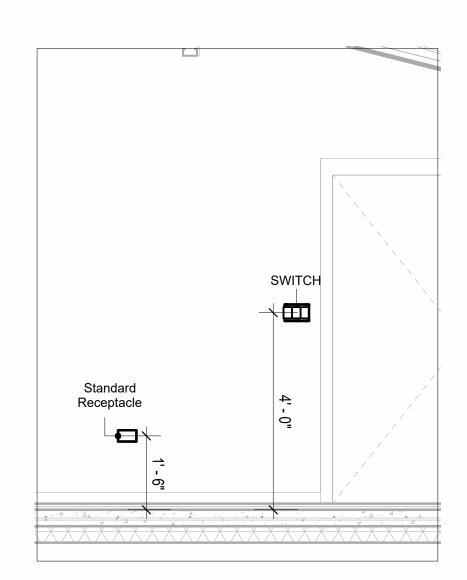
- Use Metalic Conduits (IMC) for cables running under concrete slabs.
 Use IMC for circuits with high voltage appliances (240 volts and above)
 For circuits with 120 volts consider using EMT or PVC conduits if needed.
 For Low voltage applications up to 50 volts consider using non metalic conduits.
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



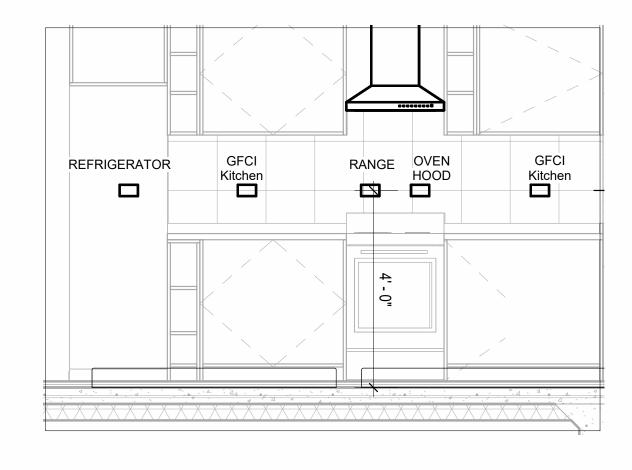




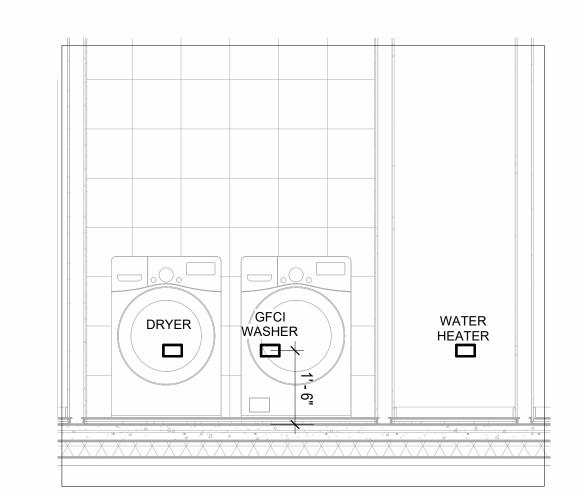
PANEL AND OUTDOOR GFCI 1/2" = 1'-0"



SWITCH & STANDARD RECEPTACLE 1/2" = 1'-0"



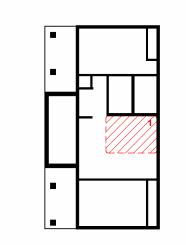
KITCHEN GFCI RECEPTACLES 1/2" = 1'-0"



WATER HEATER & LAUNDRY



KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

291-PINNACLE-800-2Bd2Ba SPANISH-550

DRAWING NAME

POWER

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

E103

SCALE: As indicated

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NOTES: LIGHT

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

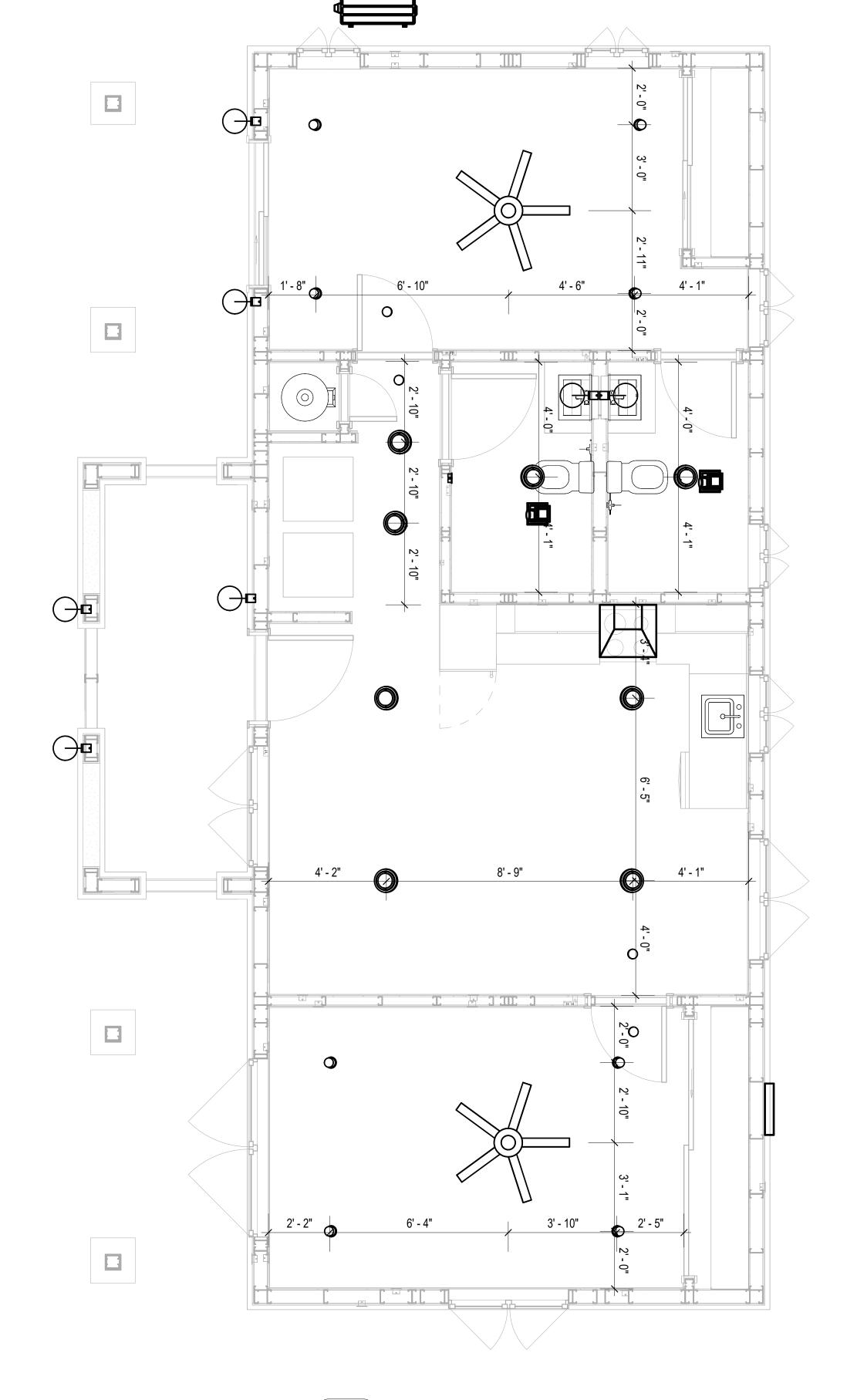
NOTES: SWITCH JUNCTION BOX

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

Electrical Fixture Schedule (SWITCH BOX)		
Туре	Count	
Double Gang Switch Box	2	
Single Gang Switch Box	4	
Triple Gang Switch Box	3	

Lighting Device		
Туре	Count	
Dimmer	2	
Fan switch	4	
Single Pole Three Way	9	
Three Way	2	

Lighting Fixture			
Lighting Fixture Type	Voltage	Electrical Load	Count
		-	_
Electrical_Lights_Fan-Light1	120 V/1-100 VA- 120 V/1-100 VA	200 A, 120 V/240 V, Single Phase, 3 Wires	2
Lighting - Recessed	120 V/1-60 VA	200 A, 120 V/240 V, Single Phase, 3 Wires	8
SASSO 100 round wallwasher trim	120 V/1-28 VA	200 A, 120 V/240 V, Single Phase, 3 Wires	8
Wall Lamp - Bracket	120 V/1-100 VA	200 A, 120 V/240 V, Single Phase, 3 Wires	7



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



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

291-PINNACLE-800-2Bd2Ba SPANISH-550

DRAWING NAME

DIMENSION PLAN FOR LIGHT FIXTURES

CLIENT NAME:	Owner
PROJECT NUMBER:	0037_14
DATE:	5/20/2025 4:13:43 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

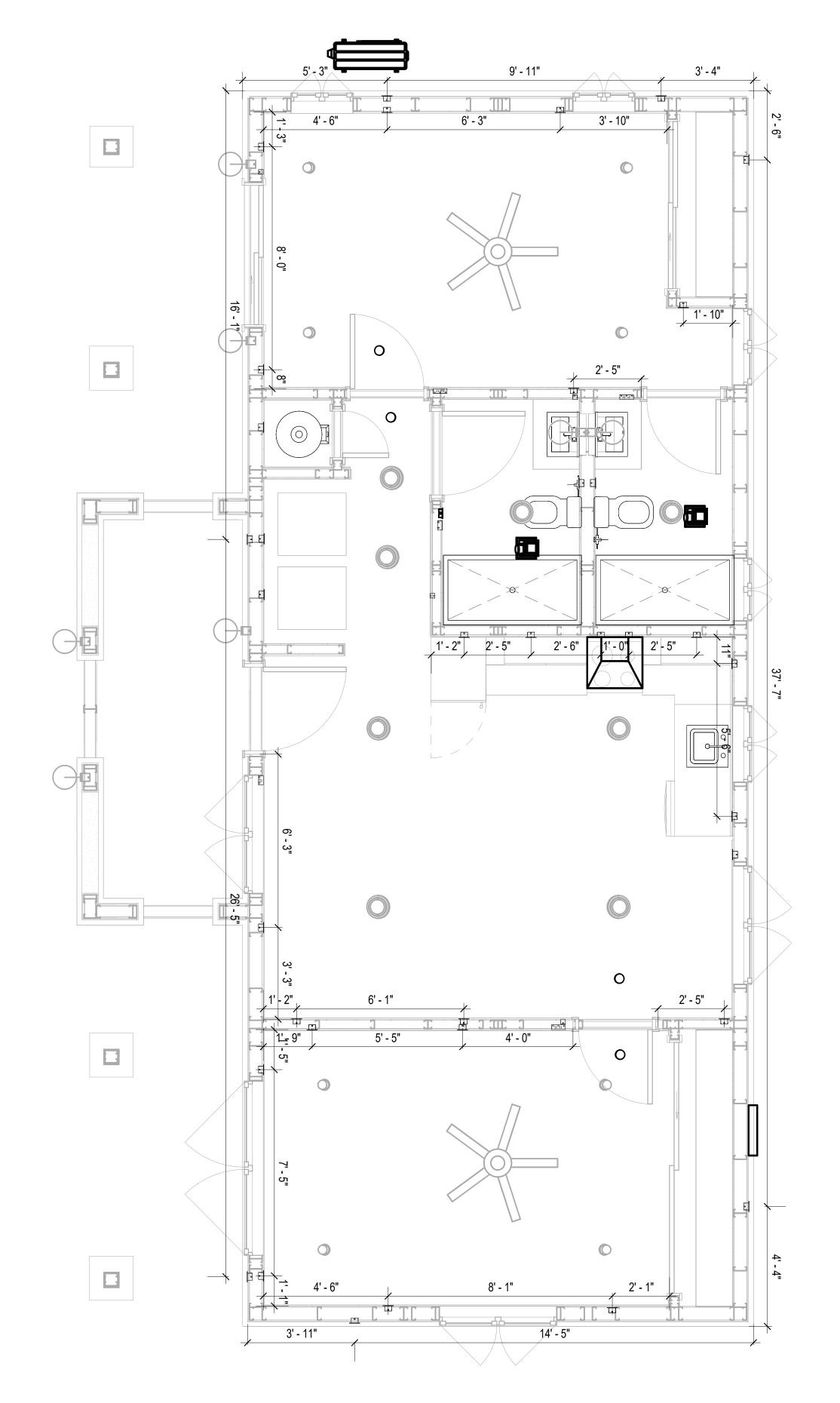
E104

NOTES;

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

Electrical Fixture Schedule (Receptacle)		
Туре	Count	
CONDENSER	1	
DRYER	1	
GFCI BATH ROOM	2	
GFCI DISHWASHER	1	
GFCI Kitchen	3	
GFCI OUT DOOR	6	
GFCI WASHER	1	
OVEN HOOD	1	
RANGE	1	
REFRIGERATOR	1	
Standard Receptacle	17	
WATER HEATER	1	

Electrical Outlet Schedule								
Туре	Circuit Number	Electrical Data	Count					
CONDENSER	1,3	240 V/2-1500 VA	1					
GFCI OUT DOOR	4	120 V/1-180 VA	6					
Standard Receptacle	6	120 V/1-180 VA	5					
GFCI BATH ROOM	7	120 V/1-180 VA	1					
GFCI BATH ROOM	8	120 V/1-180 VA	1					
GFCI Kitchen	9	120 V/1-180 VA	3					
OVEN HOOD	9	120 V/1-180 VA	1					
RANGE	10,12	240 V/2-1500 VA	1					
REFRIGERATOR	11	120 V/1-1500 VA	1					
Standard Receptacle	14	120 V/1-180 VA	6					
DRYER	15,17	240 V/2-1500 VA	1					
GFCI WASHER	16	120 V/1-1200 VA	1					
WATER HEATER	18,20	240 V/2-1500 VA	1					
GFCI DISHWASHER	19	120 V/1-1200 VA	1					
Standard Receptacle	<unnamed></unnamed>	120 V/1-180 VA	6					



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



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

291-PINNACLE-800-2Bd2Ba SPANISH-550

DRAWING NAME

DIMENSION PLAN FOR FITTINGS

Owner	CLIENT NAME:
0037_14	PROJECT NUMBER:
5/20/2025 4:13:45 AM	DATE:
Designer	DESIGNED BY:
Author	DRAWN BY:
Checker	CHECKED BY:

E105

SHEET LIST

SHEET NUMBER SHEET NAME

101	NOTE AND SCHEDULE
-	WATER SUPPLY AND SEWAGE SYSTEM

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

PLUMBING NOTES

- THE PLUMBING SYSTEM IS DESIGNED TO MEET THE BUILDING'S DOMESTIC WATER SUPPLY, SANITARY DRAINAGE, AND STORM DRAINAGE REQUIREMENTS, AS PER PROJECT SPECIFICATIONS AND APPLICABLE CODES.
- THE SYSTEM INSTALLATION SHALL COMPLY WITH THE LATEST INTERNATIONAL PLUMBING CODE (IPC), INTERNATIONAL RESIDENTIAL CODE (IRC), AND ALL OTHER RELEVANT LOCAL, STATE, AND NATIONAL REGULATIONS.
- ALL PLUMBING WORK SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC) AND THE LOCAL PLUMBING CODE.
- 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
- 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) SHÀLL BÉ USED FOR THE RAIN WATER SYSTEM.
- 21. THE MIMIMUM 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

ABBREVIATIONS

SANITARY SEWER LINES.

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

PLUMBING LEGEND

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

PIPE SCH	HEDULE	
MATERIAL	DIAMETER	LENGTH
ACRYLONITRILE BUTADIENE STYRENE (ABS)	1 1/2"	21 FT
ACRYLONITRILE BUTADIENE STYRENE (ABS)	2"	33 FT
ACRYLONITRILE BUTADIENE STYRENE (ABS)	3"	35 FT
CROSS-LINKED POLYETHYLENE (PEX)	1/2"	89 FT
CROSS-LINKED POLYETHYLENE (PEX)	3/4"	55 FT
POLYVINYL CHLORIDE - RIGID	2"	123 FT

FITTING SIZE QTY						
FILLING	SIZE	QII				
DOMESTIC COLD WATER						
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	7				
PEX TEE ELBOW	3/4"ø-3/4"ø	3				
PEX TRANSITION ELBOW	1"ø-3/4"ø	2				
PEX TRANSITION ELBOW	3/4"ø-1/2"ø	1				
DOMESTIC HOT WATER						
PEX 90 DEGREE ELBOW	1/2"ø-1/2"ø	11				
PEX 90 DEGREE ELBOW	3/4"ø-3/4"ø	6				
PEX TEE ELBOW	1/2"ø-1/2"ø	5				
PEX TEE ELBOW	3/4"ø-3/4"ø-3/4"ø	1				
PEX TRANSITION ELBOW	3/4"ø-1/2"ø	1				
2		-				
RAIN WATER						
PVC 90 DEG BEND ELBOW	2"ø-2"ø	24				
PVC TEE ELBOW	2"ø-2"ø	3				
SEWAGE ABS 90 DEGREE BEND ELBOW ABS 90 DEGREE BEND ELBOW	1 1/2"ø-1 1/2"ø 2"ø-2"ø	4 3				
ABS 90 DEGREE BEND ELBOW 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	<u></u>				
ABS REDUCER ELBOW	2"ø-1 1/2"ø	1				
ABS REDUCER ELBOW	3"ø-1 1/2"ø	1				
ABS REDUCER ELBOW	3"ø-2"ø	<u> </u>				
ABS TEE ELBOW	2"ø-2"ø	1				
ABS TEE ELBOW	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				
ABS TRAP P	2"ø-2"ø	1				
WASTE DOUBLE TEE	1 1/2"ø-1 1/2"ø-1 1/2"ø	1				
WASTE DOUBLE TEE	2"ø-2"ø-2"ø	1				
WASTE DOUBLE TEE	3"ø-3"ø-3"ø	1				
VENT						
ABS VENT CAP ELBOW	1 1/2"ø	1				
ABS VENT CAP ELBOW	2"ø	2				
ABS VENT CAP ELBOW	3"ø	1				

FIXTURE CONNECTION SCHEDULE

W V TRAP CW HW QTY DFU TOT. WFU TOT.

NOTES

FAMILY

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						18	0	
SHOWER TRAY	2"	1-1/2"	1-1/2"	1/2"	1/2"	2	0	
SHOWER TRIM	-	-	-	1/2"	1/2"	2	0	
SINK ISLAND SINGLE	2"	1-1/2"	1-1/2"	1/2"	1/2"	1	0	
VANITY SINK	2"	1-1/2"	1-1/2"	1/2"	1/2"	2	0	
WASHER	2"	1-1/2"	2"	1/2"	1/2"	1	0	DRAINS TO GRAY WATER OR SEWER SEE PLANS
WATER CLOSET						2	0	
WATER HEATER	N/A	N/A	N/A	3/4"	3/4"	1	0	

FIXTURE SCHEDULE					
FIXTURE	QTY DESCRIPTION				
DISHWASHER	1	DRAIN TO SEWER SEE PLANS			
DRYER	1				
HANGING PIPES CLAMP	18				
SHOWER TRAY	2				
SHOWER TRIM	2				
SINK ISLAND SINGLE	1				
VANITY SINK	2				
WASHER	1	DRAINS TO GRAY WATER OR SEWER SEE PLANS			
WATER CLOSET	2				
WATER HEATER	1				

ACCESSORIES & FITTINGS SCHEDULE							
FIXTURE	QTY	DESCRIPTIONS					
DISHWASHER CONNECTOR	1						
HOSE BIB	1						
LAUNDRY SWEAT CONNECTOR	1						
SHUTOFF VALVE	8						

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

WATER FIXTURE UNIT SCHEDULE								
FAMILY QTY UNIT VALUE TOTAL								
DISHWASHER	1		0					
DRYER	1		0					
HANGING PIPES CLAMP	18		0					
SHOWER TRAY	2		0					
SHOWER TRIM	2		0					
SINK ISLAND SINGLE	1		0					
VANITY SINK	2		0					
WASHER	1		0					
WATER CLOSET	2		0					
WATER HEATER	1		0					

WASTE FIXTURE UNIT SCHEDULE							
FAMILY	QTY	DFU VALUES	TOTAL				
DISHWASHER	1		0				
DRYER	1		0				
HANGING PIPES CLAMP	18		0				
SHOWER TRAY	2		0				
SHOWER TRIM	2		0				
SINK ISLAND SINGLE	1		0				
VANITY SINK	2		0				
WASHER	1		0				
WATER CLOSET	2		0				
WATER HEATER	1		0				



KEY PLAN

NO. DESCRIPTION DATE

NOTE:

LEGEND:

PROJECT

291-PINNACLE-800-2Bd2Ba SPANISH-550

DRAWING NAME

NOTE AND SCHEDULE

CLIENT NAME:

 PROJECT NUMBER:
 0101_14

 DATE:
 5/21/2025 9:55:03 AM

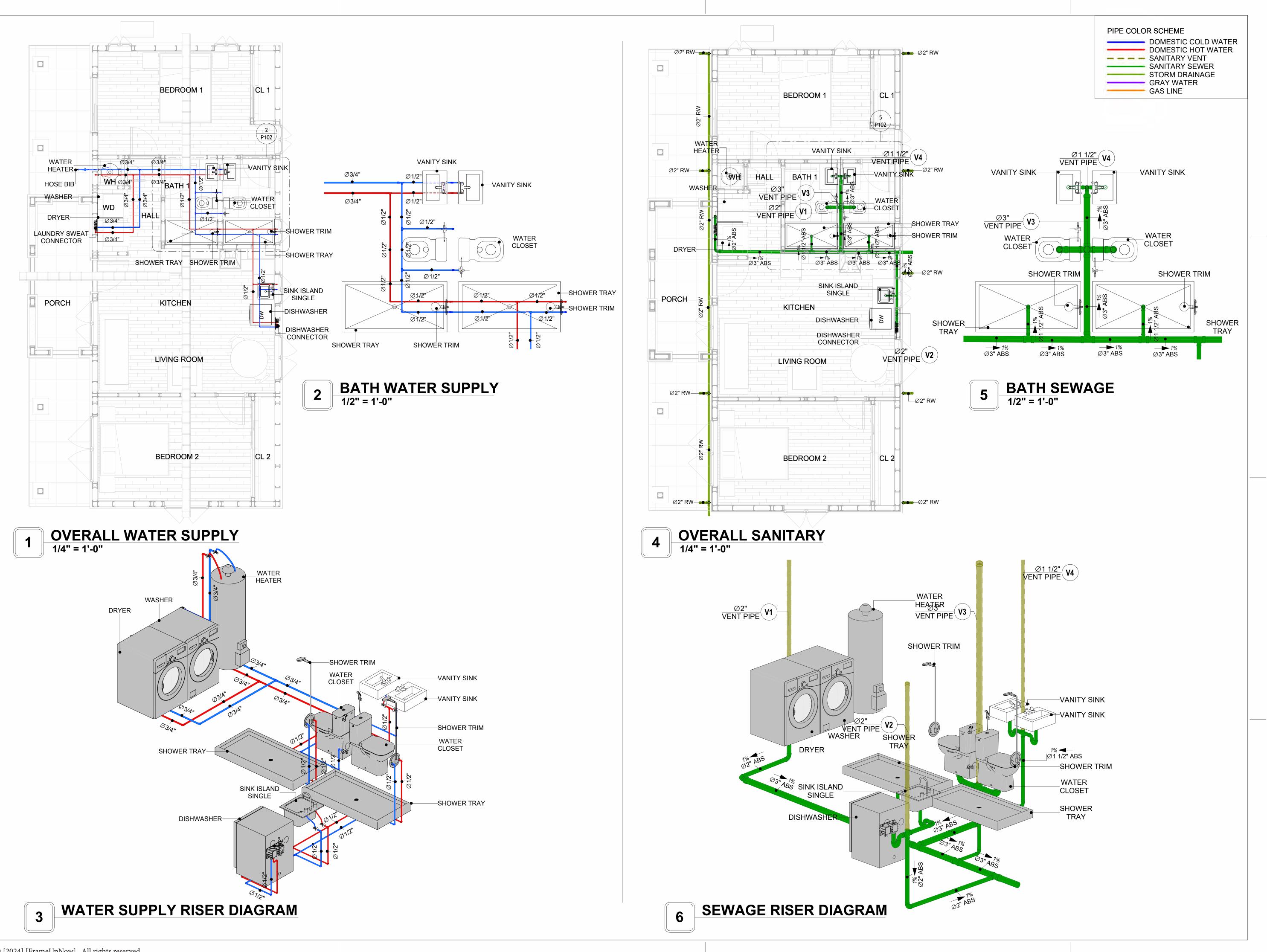
 DESIGNED BY:
 Designer

 DRAWN BY:
 Author

 CHECKED BY:
 Checker

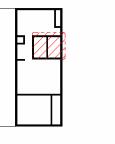
P101

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





KEY PLAN



DESCRIPTION DATE

NOTE:

LEGEND:

PROJECT

291-PINNACLE-800-2Bd2Ba **SPANISH-550**

DRAWING NAME

CHECKED BY:

WATER SUPPLY AND **SEWAGE SYSTEM**

CLIENT NAME: PROJECT NUMBER: 0101_14 5/21/2025 9:55:36 AM Designer DESIGNED BY: DRAWN BY:

P102

Checker

Materials Shopping List

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

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

Have It Your Way!

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

Have It Your Way!



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



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

Universal Requirements - some or all may be required

- 1 Site plan
- 2 Electrical Supply Connection
- 3 Sewer Connection
- 4 Fresh Water Supply Connection
- 5 Set Backs
- 6 Soils Evaluation

- 7 Earthquake (fault) evaluation
- 8 Foundation Plan subject to soils
- 9 Compliance with local energy codes: insulation home wrap and flashing
- 10 Engineering for wind speed and snow load.
- 11 State and Local ordinances regarding ADUs
- 12 Local Architect and/or Engineer may be necessary





Pinnacle-2Bd2Ba-Spanish MATERIAL SHOPPING LIST

Have It Your Way!

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

TOC

5 HVAC BOM

4 PLUMBING BOM

6 ARCHITECTURAL BOM



7

10

15

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Table Of Content

Have It Your Way!

ARCHITECTURAL BOM

HVAC BOM

PLUMBING BOM

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

GENERAL NOTES

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

ARCHITECTURAL BOM



		Pini	nacle-2Bd2	Ba-Spanish	1		
		ARCHITECTU	JRAL MATE	RIAL SHOPE	PING LIST		
No.	Item	Туре	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			
Δ	CASEWORKS						
1	Kitchen Cabinet		FT	17.66			
2	Laundry Cabinet		FT	2.25			
3	Vanity Cabinet		FT	3.83			
4	Medicine Cabinet		PCS	1			
5	Kitchen countertop		SF	24.25			
6	Laundry Countertop		PCS	0			
7	Bathroom Countertop		SF	0			
8	Island		FT	0			
9	Peninsula		FT	0			
10	Closets		SF	149.23			
Δ	CEILING						
1	Ceiling Board	Dry Wall	SF	656			
2	Dry Wall Fastener	Screw	PCS	1148			
3	Vapor Retarder	Polyethylene film	SF	843			
4	Vapor Retarder Fastener	Nails with washer heads	PCS	2529			
5	Ceiling Board (MRD)	Moisture resistant drywall	SF	88			
6	MRD Fastener	indistant redistant aryman	PCS	154			
7	Ceiling Board	Marine Plywood	SF	99			
8	Marine Plywood Fastener	Screw	PCS	173			
9	Dry Wall Tape	Sciew	FT	422			
<u>^</u>	FLOORING		'''	722			
1	Main Living Space		SF	262			
2	Bathroom		SF	81.4			
3	Bedrooms		SF	336.3			
4	Porch		SF	265			
	STRUCTURE		31	203		l I	
	Foundation		SF	1053.8			
	WALLS EXTERIOR		31	1033.0		l l	
1	Exterior Stucco Finish		SF	1180			
2	Wall Homewrap		SF	1180			
3	Homewrap Fastener	Stapled fastener (200/pkt)	PKT	4.484			
4	Furring Strip	Stapieu tasteriei (200/pkt)	PCS	4.464	-	-	
5	Furring Strip Fastner	Self-drilling screws(100/pkt)	PKT	0			
		Sell-drilling Sciews (100/pkt)	SF	990	+		
6 7	Wall Shteathing (OSB)	Self-drilling screws(100/pkt)			-		
	Shteathing Fastener	Sell-utilling screws(T00/pkt)	PKT	10			
8	Wall Paint		SF	1180			
9	Wall Insulation		FT	1611			
<u>^</u>	WALLS INTERIOR		CF	F/0	-		
	Cementitious Backer Board		SF	569			
	Kerdi membrane		SF	569			
3	Kerdi membrane Fastener		SF	569			
4	Wall Ceramic Tile		SF	569			
5	Drywall Board		SF	1496			
6	Drywall Fastener	Self-drilling screws(100/pkt)	PKT	14.96			
7	Wall Paint		SF	1496			
8	Drywall Tape		FT	282			
9	Wall Sweep		FT	169			

ARCHITECTURAL BOM



Δ	DOORS				
1	Exterior Swinging	6' - 0" X 6'-8"	PCS	1	
2	Interior Swinging	2' - 6" X 6'-8"	PCS	4	
3	Interior Sliding	3' - 11" X 6'-8"	PCS	1	
4	Interior Sliding	5' - 11" X 6'-8"	PCS	1	
5	Interior Sliding	9' - 8" X 6'-8"	PCS	2	
6	Exterior Door Trim		FT	19.34	
7	Interior Door Trim		FT	312.26	
8	Entry Lock set		PCS	1	
9	Privacy Lock set		PCS	4	
10	Passage Lock set		PCS	3	
	WINDOWS				
1	Sliding	6' - 3" X 4'-9"	PCS	3	
2	Casement	2' - 9" X 3'-5"	PCS	7	
3	Fixed	2' - 3" X 2'-3"	PCS	2	
4	Exterior Window Trim		FT	176	
5	Interior Window Trim		FT	176	
Δ	ROOF				
1	Roof Covering		SF	1027.0	
2	Roof Covering Fastener		PCS	514	
3	Roof Felt Paper		SF	1027.0	
4	Roof Felt Paper Fastener		PCS	3081.0	
5	Roof Sheathing		SF	1027	
6	Roof Sheathing Fastener		PCS	8216	
7	Batten		FT	503.0	
8	Batten Fastener		PCS	378.2	
9	Soffit		SF	91.0	
10	Soffit Fastener		PCS	45.5	
11	Fascia		FT	164.0	
12	Fascia board fastener		PCS	82	
13	Roof Insulation		SF	1027.0	



	Pinnacle-2Bd2Ba-Spanish								
	EL	ECTRICAL MATER	IAL SHOP	PING LI	ST				
No.	Item	Type	Unit	Quantity	Unit Price	Total	Description		
	LIGHTING FIXTURES								
	Kitchen Ceiling Light		PCS	1					
2	Exterior Wall Mounted Light		PCS	5					
3	Livingroom Ceiling Light With Fan		PCS	0					
4	Bedroom Ceiling Light With Fan		PCS	2					
5	Dining Ceiling Light		PCS	1					
6	Bath Wall Mounted Light		PCS	2					
7	Bathroom Ceiling Light		PCS	2					
8	Livingroom Ceiling Light		PCS	2					
	Bedroom Ceiling Light		PCS	8					
10	Hall & Entry Ceiling Light		PCS	2					
	Smoke Detector		PCS	4					
	ELECTRICAL FITTINGS		-						
12	Standard Receptacle 120V	20A	PCS	17					
	GFCI Receptacle 120V	20 A	PCS	13					
	GFCI Receptacle 240V	30 A	PCS	3					
	GFCI Receptacle 240V	50 A	PCS	1					
	GFCI Receptacle 240V	60 A	PCS	1					
	Fan Switch		PCS	4					
	Single Pole Switch		PCS	9					
	Three Way Switch		PCS	2					
	Dimmer Switch		PCS	2					
	ELECTRICAL CONDUITS & WIRING								
	ROMEX 12 AWG	12/2/W/ground	FT	444					
	ROMEX 10 AWG	10/3/W/ground	FT	123					
	Romex 8 AWG	8/3/W/ground	FT	32					
	ROMEX 6 AWG	6/3/W/ground	FT	61					
	Bare Copper Ground Wire 6 AWG	or or trigicania	FT						
	ELECTRICAL BOXES & CIRCUTES								
	Panelboard -240V 1 Phase MLO	200 AMP	PCS	1					
	Circuit breaker	20 A	PCS	11					
	Circuit breaker	30 A	PCS	3					
	Circuit breaker	50 A	PCS	1					
	Circuit breaker	60 A	PCS	1					
	Single Gang Switch Box		PCS	4					
	Double Gang Switch Box		PCS	2					
	Triple Gang Switch Box		PCS	3					
	Pull Box	#1/4	PCS	18					
	Receptacle Box		PCS	36					

PLUMBING BOM

25 WASTE DOUBLE TEE

26 WASTE DOUBLE TEE

27 WASTE DOUBLE TEE



Pinnacle-2Bd2Ba-Spanish PLUMBING SYSTEM MATERIAL SHOPPING LIST Item Unit Quantity Unit Price Total Description 1 Bath Tub (Alcove Tub) PCS 2 Kitchen Sink PCS 1 3 Kitchen Faucets PCS 4 Vanity Sink PCS 2 5 Bath room Faucets PCS 6 Water Closet PCS 7 Shower Trim PCS 8 Shower Tray PCS 9 Water Heater PCS 10 Hose Bib PCS 2 11 Shutoff Valve PCS 8 12 Hanging pipe clamp PCS 18 13 Globe Valve PCS 14 Dishwasher Supply Single Connector PCS 1 15 Dishwasher Sewage Single Connector PCS 16 Laundry Sweat Connector PCS 1 △ SANITARY & PLUMBING PIPE 1 ABS (Acrylonitrile Butadiene Styrene) Pipes 2 ABS (Acrylonitrile Butadiene Styrene) Pipes ø 1 1/2" FT 21 ø 2" FT 33 3 ABS (Acrylonitrile Butadiene Styrene) Pipes ø 3" FT 35 4 PEX (Cross-linked polyethylene) Pipes ø 1/2" FT 89 5 PEX (Cross-linked polyethylene) Pipes ø 3/4" FT 55 6 PVC Pipes Sch.80 - Rigid ø 2" FT 123 7 Flex Pipe Round ø 1/2" FT 8 1 ABS 90 Degree Bend Elbow 1 1/2"ø-1 1/2"ø PCS 2 ABS 90 Degree Bend Elbow PCS 2"ø-2"ø 3 3 ABS 90 Degree Bend Elbow PCS 3"ø-3"ø 2 PCS 4 ABS P-Trap 1 1/2"ø-1 1/2"ø 3 5 ABS P-Trap PCS 2"ø-2"ø 6 ABS Reducer Elbow 2"ø-1 1/2"ø PCS 7 ABS Reducer Elbow 3"ø-1 1/2"ø PCS 8 ABS Reducer Elbow PCS 3"ø-2"ø 9 ABS TEE Elbow 2"ø-2"ø-2"ø PCS 10 ABS TEE Elbow 3"ø-3"ø-3"ø **PCS** 11 ABS Tee Reducer Elbow 3"ø-3"ø-1 1/2"ø PCS 12 ABS Tee Reducer Elbow 3"ø-3"ø-2"ø PCS 13 ABS Trap P 2"ø-2"ø PCS 14 ABS Vent Cap Elbow 1 1/2"ø PCS 15 ABS Vent Cap Elbow 2"ø PCS 16 ABS Vent Cap Elbow PCS 3"ø 17 PEX 90 Degree Elbow 1/2"ø-1/2"ø PCS 24 18 PEX 90 Degree Elbow 3/4"ø-3/4"ø PCS 8 19 PEX Tee Elbow 1/2"ø-1/2"ø-1/2"ø PCS 12 PCS 20 PEX Tee Elbow 3/4"ø-3/4"ø-3/4"ø 4 21 PEX Transition Elbow 1"ø-3/4"ø PCS 22 PEX Transition Elbow 3/4"ø-1/2"ø PCS 2 23 PVC 90 Deg Bend Elbow 2"ø-2"ø PCS 24 24 PVC TEE Elbow PCS 2"ø-2"ø-2"ø 3

1 1/2"ø-1 1/2"ø-1 1/2"ø-1

2"ø-2"ø-2"ø

3"ø-3"ø-3"ø-3"ø

PCS

PCS

PCS

1



	Pinnacle-2Bd2Ba-Spanish							
		HVAC SYSTEM MA	TERIAL	SHOPP	ING LIST			
No.	Item	Туре	Unit	Quantity	Unit Price	Total	Description	
	HVAC_DUCTS							
1	PIPE (REFRIGERANT LINE)	3/8" (Ø)	FT	73.78				
2	PIPE (REFRIGERANT LINE)	3/4''' (Ø)	FT	124.23				
3	DRAYER HOSE	4" (Ø)	FT	7				
4	FLEX DUCT ROUND	4" (Ø)	FT	6.33				
<u></u>	DUCT FITTINGS & ACCESSORIES							
5	ELBOW (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)	PCS	30				
6	ELBOW (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)	PCS	18				
7	TEE (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)-3/4" (Ø)	PCS	2				
8	TEE (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)-3/8" (Ø)	PCS	2				
9	TRANSITION (REFRIGERANT	3/4" (Ø)-1/2" (Ø)	PCS	4				
10	TRANSITION (REFRIGERANT	3/4" (Ø)-5/8" (Ø)	PCS	3				
11	TRANSITION (REFRIGERANT	3/8" (Ø)-1/4" (Ø)	PCS	1				
12	ROUND TRANSITION(ANGLE)	45 DEGREE	PCS	7				
	HVAC_EQUIPMENTS							
13	AIR HANDLING UNIT	WALL MOUNTED	PCS	3				
14	CONDENSER	OUTDOOR UNIT	PCS	1				
15	EXHAUST FAN	75 CFM	PCS	2				
16	EXHAUST HOOD	WALL MOUNTED	PCS	1				
17	HOOD-WALL: VENT	HOOD-WALL: VENT	PCS	1				
18	DRAYER: VENT	DRAYER: VENT	PCS	1				
19	ROOF VENT	3"(Ø)	PCS	2				



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Have It Your Way!

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

GENERAL NOTES

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



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



		ELECTRICAL FITTINGS				
# Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
Standard Receptacle 120V	20A		PCS	17		
GFCI Receptacle 120V	20 A		PCS	13		
GFCI Receptacle 240V	30 A		PCS	3		
GFCI Receptacle 240V	50 A		PCS	1		
GFCI Receptacle 240V	60 A		PCS	1		
Fan Switch			PCS	4		
Single Pole Switch			PCS	9		
8 Three Way Switch			PCS	2		
Dimmer Switch			PCS	2		
11						
12						
13						
14						
15						



		ELECTR	ICAL CONDUITS & WIRING				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ROMEX 12 AWG	12/2/W/ground		FT	444		
3	ROMEX 10 AWG	10/3/W/ground		FT	123		
1	Romex 8 AWG	8/3/W/ground		FT	32		
5	ROMEX 6 AWG	6/3/W/ground		FT	61		
8	Bare Copper Ground Wire 6 AWG			FT			
9							
10							
11							
12							
L3							
L4							
15							
16							



		ELEC	TRICAL BOXES & CIRCUTES				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Panelboard -240V 1 Phase MLO	200 AMP		PCS	1		
2	Circuit breaker	20 A		PCS	11		
3	Circuit breaker	30 A		PCS	3		
4	Circuit breaker	50 A		PCS	1		
5	Circuit breaker	60 A		PCS	1		
6	Single Gang Switch Box			PCS	4		
7	Double Gang Switch Box			PCS	2		
8	Triple Gang Switch Box			PCS	3		
9	Pull Box	#1/4		PCS	18		
10	Receptacle Box			PCS	36		
11							
12							
13							
14							
15							



			HVAC_DUCTS 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	PIPE (REFRIGERANT LINE)			FT	73.78		
2	PIPE (REFRIGERANT LINE)			FT	124.23		
3	DRAYER HOSE	4" (Ø)		FT	7		
4	FLEX DUCT ROUND	4" (Ø)		FT	6.33		
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							



			DUCT FITTINGS & ACCESSORIES				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ELBOW (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)		PCS	30		
2	ELBOW (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)		PCS	18		
3	TEE (REFRIGERANT LINE)	3/4" (Ø)-3/4" (Ø)-3/4" (Ø)		PCS	2		
4	TEE (REFRIGERANT LINE)	3/8" (Ø)-3/8" (Ø)-3/8" (Ø)		PCS	2		
5	TRANSITION (REFRIGERANT LINE)	3/4" (Ø)-1/2" (Ø)		PCS	4		
6	TRANSITION (REFRIGERANT LINE)	3/4" (Ø)-5/8" (Ø)		PCS	3		
7	TRANSITION (REFRIGERANT LINE)	3/8" (Ø)-1/4" (Ø)		PCS	1		
8	ROUND TRANSITION(ANGLE)	45 DEGREE		PCS	7		
9							
10							
11							
12							
13							
14							
15							
16							



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



		PLUMBIN	NG FIXTURES & ACCESSORIES				
#	Item	Tub (Alcove Tub) en Sink en faucets PCS 1 en faucets PCS 1 ty Sink PCS 2 room faucets PCS 2 er Closet ver Trim PCS 2 er Heater PCS 1 er Bib PCS 1	Total				
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	2		
7	Shower Trim			PCS	2		
8	Shower Tray			PCS	2		
9	Water Heater			PCS	1		
10	Hose Bib			PCS	1		
11	Shutoff Valve			PCS	8		
12	Hanging pipe clamp			PCS	18		
13	Globe Valve			PCS	1		
14	Dishwasher Supply Single Connector			PCS	1		
15	Dishwasher Sewage Single Connector			PCS	1		
16	Laundry Sweat Connector			PCS	1		



		SANITA	ARY & PLUMBING PIPES				
#	Item	Туре	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	21		
3	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 2"		FT	33		
4	ABS (Acrylonitrile Butadiene Styrene) Pipes	ø 3"		FT	35		
5	PEX (Cross-linked polyethylene) Pipes	ø 1/2"		FT	89		
6	PEX (Cross-linked polyethylene) Pipes	ø 3/4"		FT	55		
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	123		
10	PVC Pipes Sch.80 - Rigid	ø 3"		FT	0		
11	Flex Pipe Round	ø 1/2"		FT	8		
12	Flex Pipe Round	ø 3/4"		FT	0		
13	Flex Pipe Round	ø 1"		FT	0		
14							
15							



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



		PIPE FI	TTINGS 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	ABS Vent Cap Elbow	3"Ø			PCS	1	
2	PEX 90 Degree Elbow	1/2"ø-1/2"ø			PCS	24	
3	PEX 90 Degree Elbow	3/4"ø-3/4"ø			PCS		
4	PEX Tee Elbow	1/2"ø-1/2"ø-1/2"ø			PCS	12	
5	PEX Tee Elbow	3/4"ø-3/4"ø-3/4"ø			PCS	4	
6	PEX Transition Elbow	1"ø-3/4"ø			PCS	2	
7	PEX Transition Elbow	3/4"ø-1/2"ø			PCS	2	
8	PVC 90 Deg Bend Elbow	2"Ø-2"Ø			PCS	24	
9	PVC TEE Elbow	2"Ø-2"Ø-2"Ø			PCS	3	
10	WASTE DOUBLE TEE	1 1/2"ø-1 1/2"ø-1 1/2"ø-1 1/2"ø			PCS	1	
11	WASTE DOUBLE TEE	2"Ø-2"Ø-2"Ø			PCS	1	
	WASTE DOUBLE TEE	3"ø-3"ø-3"ø			PCS	1	



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



			CASEWORKS 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Kitchen Cabinet			FT	12.89		
2	Laundry Cabinet			FT	2.25		
3	Vanity Cabinet			FT	2.5		
4	Medicine Cabinet			PCS	1		
5	Kitchen countertop			SF	18.22		
6	Laundry Countertop			PCS	0		
7	Bathroom Countertop			SF	0		
8	Island			FT	0		
9	Peninsula			FT	0		
10	Closets			SF	74.9		
11							
12							
13							
14							
15							



			CEILING 01				
‡	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	LIVING+KITCHEN			SF	245.0		
	Ceiling Board	Drywall		SF	245		
	Drywall Fastener	Screw		PCS	429		
	Vapor Retarder	Polyethylene film		SF	245		
	Vapor Retarder Fastener	Nails with washer heads		PCS	735		
	BATH ROOM 1			SF	44.0		
	Ceiling Board	MRD (Moisture resistant drywall)		SF	44		
	MRD Fastener	Screw		PCS	77		
	BATH ROOM 2			SF	44.0		
	Ceiling Board	MRD (Moisture resistant drywall)		SF	44		
	MRD Fastener	Screw		PCS	77		
	BED ROOM 1			SF	161.0		
	Ceiling Board	Drywall		SF	161		
0	Drywall Fastener	Screw		PCS	282		
1	Vapor Retarder	Polyethylene film		SF	161		
2	Vapor Retarder Fastener	Nails with washer heads		PCS	483		



			CEILING 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BED ROOM 2			SF	156.0		
13	Ceiling Board	Drywall		SF	156		
14	Drywall Fastener	Screw		PCS	273		
15	Vapor Retarder	Polyethylene film		SF	156		
16	Vapor Retarder Fastener	Nails with washer heads		PCS	468		
	CLOSET 1			SF	16.0		
17	Ceiling Board	Drywall		SF	16		
18	Drywall Fastener	Screw		PCS	28		
19	Vapor Retarder	Polyethylene film		SF	16		
20	Vapor Retarder Fastener	Nails with washer heads		PCS	48		
	CLOSET 2			SF	21.0		
21	Ceiling Board	Drywall		SF	21		
22	Drywall Fastener	Screw		PCS	37		
23	Vapor Retarder	Polyethylene film		SF	21		
24	Vapor Retarder Fastener	Nails with washer heads		PCS	63		



			CEILING 03				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	HALL+WD			SF	50.0		
25	Ceiling Board	Drywall		SF	50		
26	Drywall Fastener	Screw		PCS	88		
27	Vapor Retarder	Polyethylene film		SF	50		
28	Vapor Retarder Fastener	Nails with washer heads		PCS	150		
	WH			SF	7.0		
29	Ceiling Board	Drywall		SF	7		
30	Drywall Fastener	Screw		PCS	12		
31	Vapor Retarder	Polyethylene film		SF	7		
32	Vapor Retarder Fastener	Nails with washer heads		PCS	21		
	COVERED PATIO			SF	99.0		
33	Ceiling Board	Marine Plywood		SF	99		
34	Exterior Grade Plywood	Screw		PCS	173		



			FLOORING INTERIOR 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BEDROOM #1						
1	Bedroom Flooring			SF	154		
2	Wood underlay	Foam Pad Polyethylene		SF	154		
3	Vapor Retarder	Vapor Barrier Polyethylene		SF	154		
	BEDROOM#2						
4	Bedroom Flooring			SF	148		
5	Wood underlay	Foam Pad Polyethylene		SF	148		
6	Vapor Retarder	Vapor Barrier Polyethylene		SF	148		
	CL#1						
7	Closet Flooring			SF	14		
8	Wood underlay	Foam Pad Polyethylene		SF	14		
9	Vapor Retarder	Vapor Barrier Polyethylene		SF	14		
	CL#2						
10	Closet Flooring			SF	20		
11	Wood underlay	Foam Pad Polyethylene		SF	20		
12	Vapor Retarder	Vapor Barrier Polyethylene		SF	20		



			FLOORING INTERIOR 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	LIVING ROOM AND KITCH	EN					
13	Living Area Flooring			SF	262		
14	Wood underlay	Foam Pad Polyethylene		SF	262		
15	Vapor Retarder	Vapor Barrier Polyethylene		SF	262		
	BATHROOM#1	·					
16	Tile Finish			SF	29		
17	Adhesive	1/2" Thin set Mortar		SF	29		
18	Vapor Retarder	Vapor Barrier Polyethylene		SF	29		
	BATHROOM#2						
19	Tile Finish			SF	29		
20	Adhesive	1/2" Thin set Mortar		SF	29		
21	Vapor Retarder	Vapor Barrier Polyethylene		SF	29		



			FLOORING INTERIOR 03				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	W/D						
22	Tile Finish			SF	18		
23	Adhesive	1/2" Thin set Mortar		SF	18		
24	Vapor Retarder	Vapor Barrier Polyethylene		SF	18		
	BOILER ROOM						
25	Tile Finish			SF	7		
26	Adhesive	1/2" Thin set Mortar		SF	7		
27	Vapor Retarder	Vapor Barrier Polyethylene		SF	7		



	1		FLOORING EXTERIOR			
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price
	STRUCTURE			SF	1053.8	
1	Concrete Slab	4"concrete cast in situ		CF	351	
2	Insulation	Rigid insulation		SF	287	
3	Hard core	Compacted soil		CF	278	
4	Re-bar	#4 re-bar		Ton	1	
5	Concrete Pad	4"concrete cast in situ		CF	2	
6	Slab edge	Turndown		CF	235	
7	Footing	Cast-in-place concrete		CF	9	
	PORCH FRONT					
8	Tile Finish			SF	265	
9	Adhesive	1/2" Thin set Mortar		SF	265	
10	Vapor Retarder	Vapor Barrier Polyethylene		SF	265	



			WALLS: EXTERIOR				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Exterior Stucco Finish			SF	1180		
2	Wall Homewrap			SF	1180		
3	Homewrap Fastener	Stapled fastener (200/pkt)		PKT	4		
4	Furring Strip			PCS	0		
5	Furring Strip Fastner	Self-drilling screws(100/pkt)		PKT	0		
6	Wall Shteathing (OSB)			SF	990		
7	Shteathing Fastener	Self-drilling screws(100/pkt)		PKT	10		
8	Wall Paint			SF	1180		
9	Wall Insulation			FT	1611		
10							
11							
12							



			WALLS: INTERIOR 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BATH 1			SF	40.0		
1	Cementitious Backer Board			SF	235		
2	Kerdi membrane			SF	235		
3	Kerdi membrane Fastener			SF	235		
4	Wall Ceramic Tile			SF	235		
	BATH 2			SF	41.0		
5	Cementitious Backer Board			SF	204		
6	Kerdi membrane			SF	204		
7	Kerdi membrane Fastener			SF	204		
8	Wall Ceramic Tile			SF	204		
	BEDROOM 1			SF	154.0		
9	Drywall Board			SF	347		
10	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.47		
11	Wall Paint			SF	347		
12	Drywall Tape			FT	65.1		



			WALLS: INTERIOR 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BEDROOM 2			SF	149.0		
13	Drywall Board			SF	328		
14	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.28		
15	Wall Paint			SF	328		
16	Drywall Tape			FT	61.5		
	KITCHEN			SF	78.0		
17	Cementitious Backer Board			SF	31		
18	Drywall Board			SF	156		
19	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.56		
20	Kerdi membrane			SF	31		
21	Kerdi membrane Fastener			SF	31		
22	Wall Ceramic Tile			SF	31		
23	Wall Paint			SF	156		
24	Drywall Tape			FT	29.4		



			WALLS: INTERIOR 03				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	LIVING ROOM			SF	153.0		
25	Drywall Board			SF	268		
26	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	2.68		
27	Wall Paint			SF	268		
28	Drywall Tape			FT	50.3		
	CLOSET 1			SF	15.0		
29	Drywall Board			SF	104		
30	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.04		
31	Wall Paint			SF	104		
32	Drywall Tape			FT	19.5		
	CLOSET 2	'		SF	21.0		
33	Drywall Board			SF	136		
34	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.36		
35	Wall Paint			SF	136		
36	Drywall Tape			FT	25.5		



			WALLS: INTERIOR 04				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	WD			SF	18.0		
37	Cementitious Backer Board			SF	99		
38	Kerdi membrane			SF	99		
39	Kerdi membrane Fastener			SF	99		
40	Wall Ceramic Tile			SF	99		
	WH			SF	6.0		
41	Drywall Board			SF	73		
42	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	0.73		
43	Wall Paint			SF	73		
44	Drywall Tape			FT	14		
	HALL			SF	28.0		
45	Drywall Board			SF	84		
46	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	0.84		
47	Wall Paint			SF	84		
48	Drywall Tape			FT	16		
1	Wall Skirting	Ceramic		FT	169.0		



			DOORS				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Exterior Sliding	5' - 0" X 6'-8"		PCS	1		
2	Exterior Swinging	3' - 0" X 6'-8"		PCS	1		
3	Interior Swinging	3' - 0" X 6'-8"		PCS	1		
4	Interior Swinging	2' - 8" X 6'-8"		PCS	3		
5	Interior Swinging	1' - 8" X 6'-8"		PCS	1		
6	Interior Sliding	6' - 0" X 6'-8"		PCS	1		
7	Interior Sliding	9' - 0" X 6'-8"		PCS	1		
8	Exterior Door Trim			FT	34.68		
9	Interior Door Trim			FT	278.8		
10	Entry Lock set			PCS	2		
11	Privacy Lock set			PCS	4		
12	Passage Lock set			PCS	3		



			WINDOWS				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Casement	6' - 3" X 3'-3"		PCS	1		
2	Casement	4' - 3" X 3'-3"		PCS	3		
3	Casement	2' - 9" X 3'-3"		PCS	2		
4	Casement	2' - 3" X 3'-3"		PCS	2		
5	Casement	2' - 3" X 1'-9"		PCS	1		
6	Exterior Window Trim			FT	118		
7	Interior Window Trim			FT	118		



			ROOF 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Roof Covering			SF	1027.0		
2	Roof Covering Fastener			PCS	514		
3	Roof Felt Paper			SF	1027.0		
4	Roof Felt Paper Fastener			PCS	3081.0		
5	Roof Sheathing			SF	1027.0		
6	Roof Sheathing Fastener			PCS	8216		
7	Batten			FT	503.0		
8	Batten Fastener			PCS	378.2		
9	Soffit			SF	91.0		
10	Soffit Fastener			PCS	45.5		
11	Fascia			FT	164.0		
12	Fascia board fastener			PCS	82		
13	Roof Insulation			SF	1027.0		
14							
15							