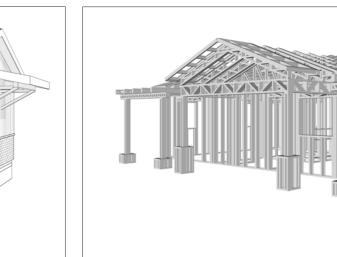


PINNACLE

The Pinnacle is a two-bedroom, two-bathroom home that blends Traditional and Ranch styles. The exterior features light-colored walls, vertical siding and stone veneer, providing a clean and inviting appearance. The roof is a simple gable with a moderate pitch, suggesting a traditional or ranch influence. A prominent covered entryway is supported by slender posts, offers a welcoming approach to the front door.

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.

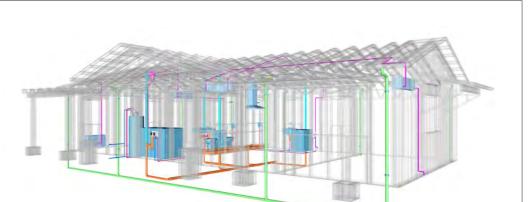




Materials Shopping List

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





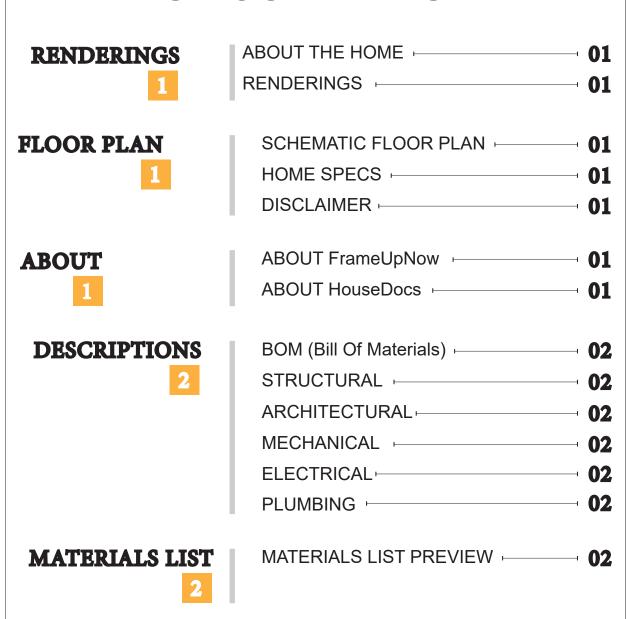
FLOOR PLAN

800 SF

2 Bed Rooms

Covered Porch

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ROOF TRUSS LAYOUT 0
ROOF PLAN - 1
ARCHITECTURAL ELEVATIONS - 1
ARCHITECTURAL ELEVATIONS - 1
ARCHITECTURAL SECTIONS - 1
ARCHITECTURAL DETAILS - 1
ARCHITECTURAL CASEWORK - 1
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STRUCTURAL

MATERIALS

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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	DATE

NOTE:

LEGEND:

PROJECT

292-Pinnacle-800-2Bd2Ba-Traditional-550

DRAWING NAME

INTRODUCTION

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

1101

SCALE:

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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,

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

facilitating seamless purchasing and coordination with suppliers.

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

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.

MECHANICAL

The mechanical package includes everything needed to guide HVAC

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.

ELECTRICAL

The electrical package includes all the plans and documentation 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.

The plumbing package includes everything needed to guide the

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

PLUMBING

installation of your home's water supply and drainage systems:

proper drainage.

install all vertical plumbing risers and vent stacks.

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

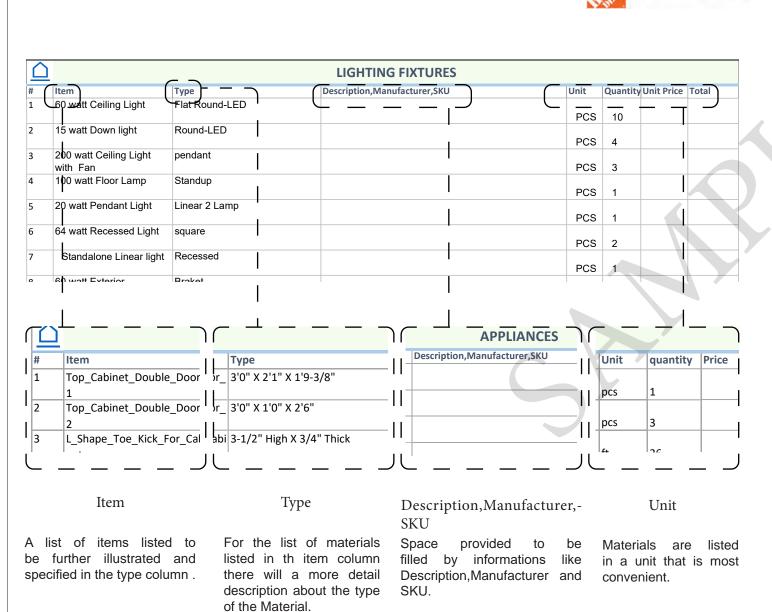
BOM (Bill Of Materials) (Separately Attached)

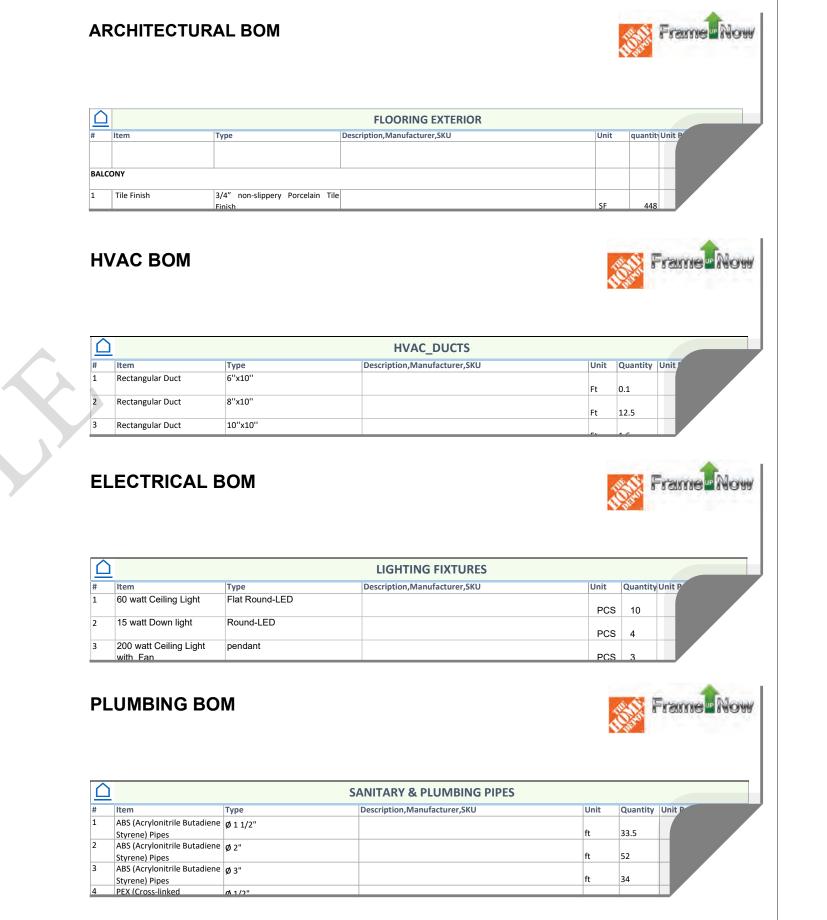


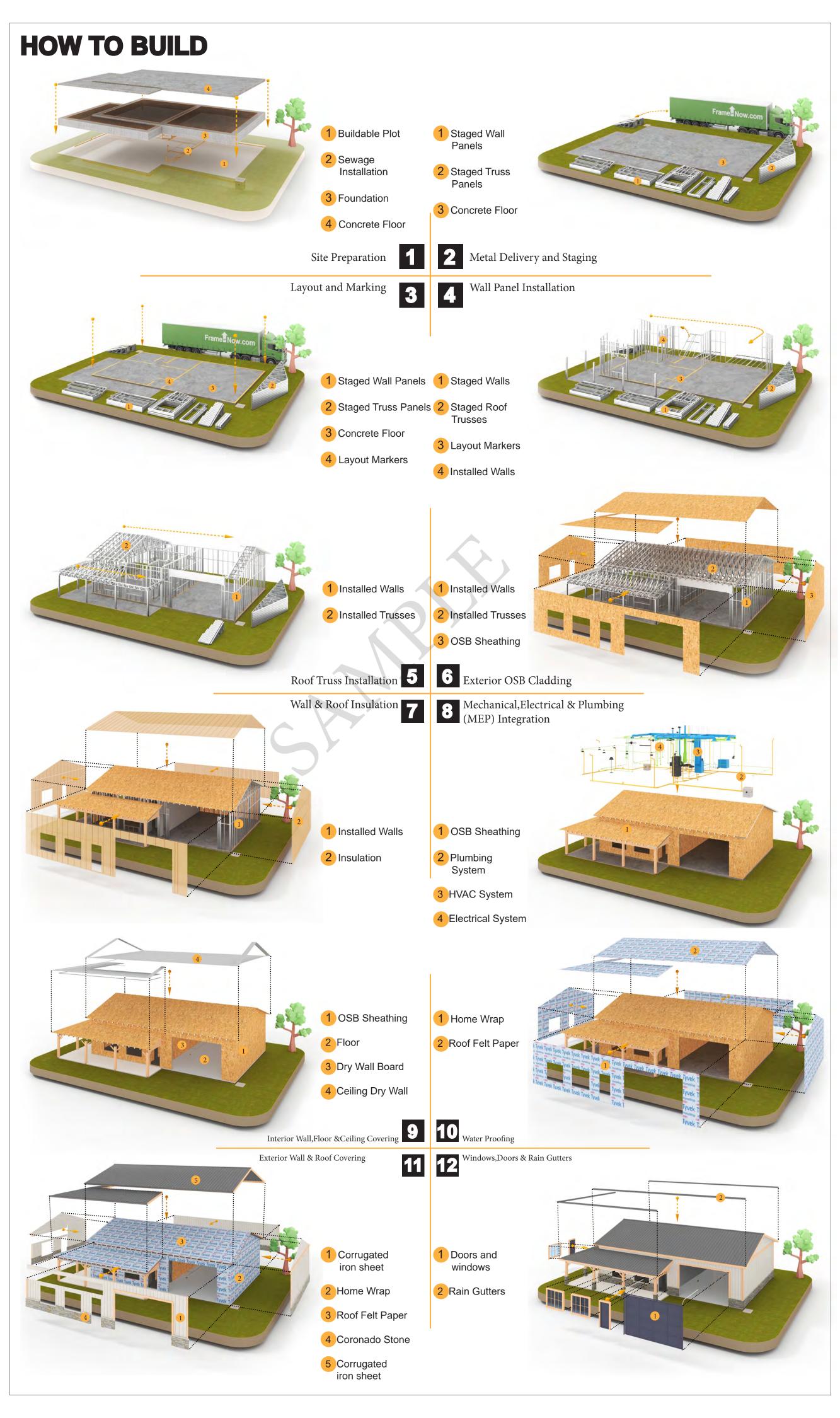
The Bill of Materials (BOM) is a crucial document that compiles the material requirements from different disciplines into a centralized inventory, enabling efficient procurement, inventory management, and cost estimation for a specified project or

ELECTRICAL BOM











KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

292-Pinnacle-800-2Bd2Ba-**Traditional-550**

DRAWING NAME

INTRODUCTION

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

1102

SCALE:

OWNER	NAME	 SYMBOLS	SYMBOLS NAME	
OWNER	EMAIL	STWIDOLS	3 I WIDOLS NAIVIL	
	PHONE	 VIEW NUMBER		
	THORE	A104 OUEET	CALLOUT HEAD	
CONTRACTOR	NAME	SHEET		
	EMAIL	1 REF		
	PHONE	REF VIEW	2 INTEDIOD ELEVATION	
		1 A 101 1	R INTERIOR ELEVATION	
SITE	COUNTRY	 SHEET		
LOCATION	STATE	1 REF NUMBER		
LOCATION	ZIP CODE	REF VIEW NUMBER		
	211 3352	1	BUILDING ELEVATION	
CITE	DADOEL LD	 A101 SHEET		
SITE	PARCEL I.D.	 NUMBER		
INFORMATION	SQ.FOOTAGE	VIEW NUMBER		
		1 1 1	SECTION	
		SHEET NUMBER		
MINIMUM	FRONT	NUMBER		
SETBACKS	SIDE	VIEW NUMBER		
	REAR	A101)	DETAIL VIEW	
		SHEET NUMBER		
ZONING		NOWBER		
		Name	ELEVATION LEVEL	
CODES AND	CODE BOOK	 Elevation	ELEVATION LEVEL	
AMENDMENTS	CODE BOOK SNOW LOAD			
AMENDMENTS	WIND SPEED	FLOOR LEVEL	SPOT ELEVATION	
	SEISMIC DESIGN	 — 0'-2"	SPOT ELEVATION	
	CATEGORY	FLOOR		
	WEATHERING	_1%_ SLOPE	FLOOR SLOPE	
	FROST LINE DEPTH	 SLOPE DIRECTION		
	TERMITE	 ROOF		
	DECAY	_12:3 SLOPE	ROOF SLOPE	
	WINTER DESIGN	SLOPE DIRECTION		
	TEMP	12		
	FLOOD HAZARDS	3	ROOF SLOPE ELEVATION	
	LINE LEGEND			
	HIDDEN LINE	 CUT LINE		
			•	

ROOM SEPARATOR

OVER HEAD

DOOR OPENING DIRECTION

	PAGE INDEX	Α	BBREVIATION
G101	COVER SHEET	AFS	ACTION FLOOR SYSTEMS
A101	FLOOR PLAN	ASTM D698	AMERICAN SOCIETY FOR
A102	DIMENSION PLAN		TESTING AND MATERIAL
S101	FOUNDATION PLAN	CA	CASEWORK
S102	STRUCTURAL FLOOR PLAN	EL	ELECTRICAL
S103	FRAME LAYOUT	F.F.E	FINISHED FLOOR ELEVATION
S104	ROOF TRUSS LAYOUT	F.F.L	FINISHED FLOOR LEVEL
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		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 INC
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 E
CA01	CASEWORK TAG	TV	TELEVISION
1	DOOR TAG	UNO	UNLESS NOTED OTHERWIS
	FURNITURE TAG	W/	WITH
1	TORNITORE TAG	W/D	WASHER/DRYER
1	WINDOW TAG	AC	AIR CONDITIONING UNIT
SE01	SPECIALTY EQUIPMENT TAG	ACC	AIR COOLED CONDENSER
ME01	MECHANICAL EQUIPMENT TAG	ACCU AHU	AIR COOLED CONDSENSING U
		1 , 11 10	AIR HANDLING UNIT

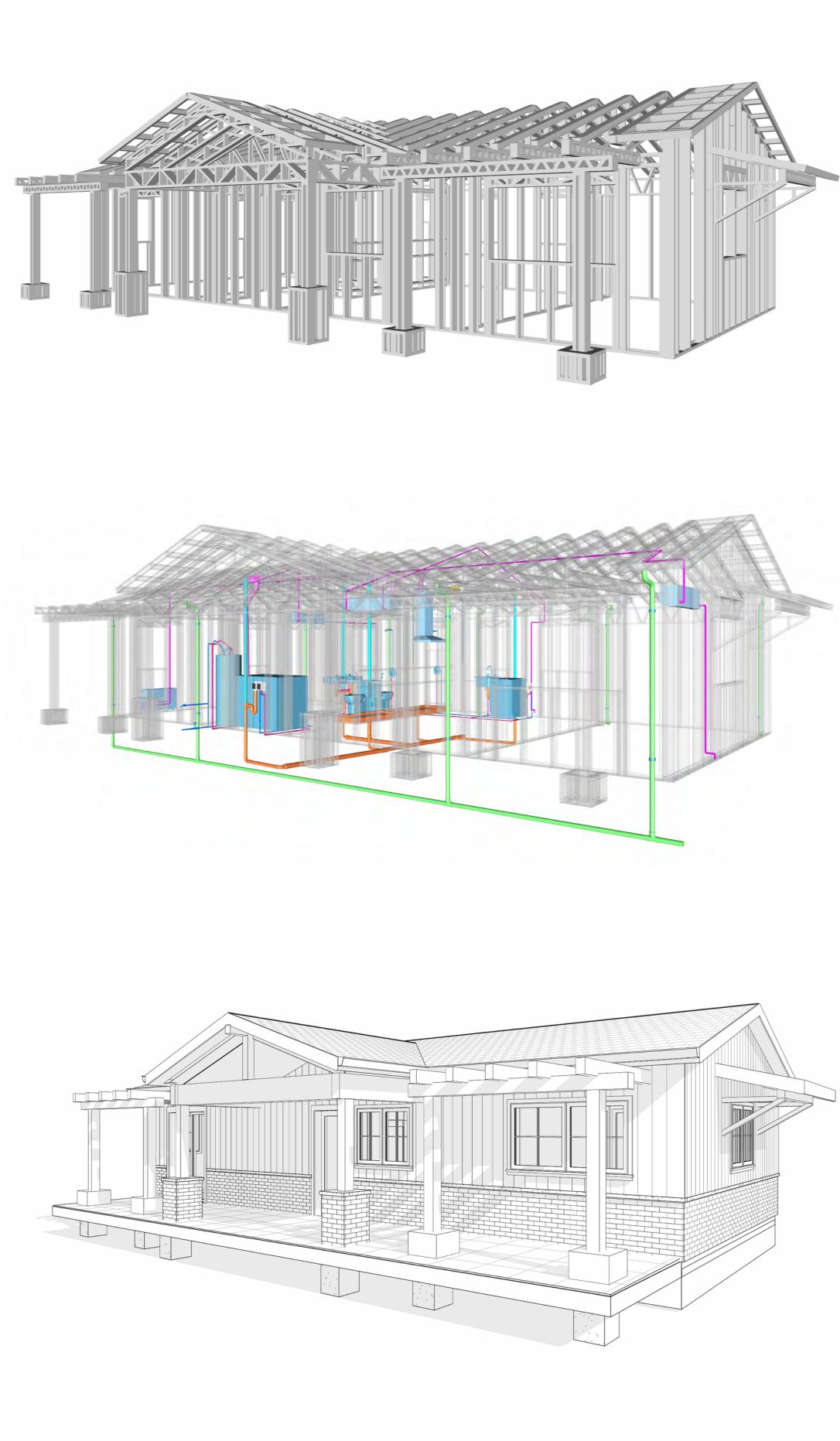
PE01 PLUMBING EQUIPMENT TAG



_ _ _ _ _ CALL OUT BOUNDRY _ _ _ _ _ _ _

---- GROUND CUT

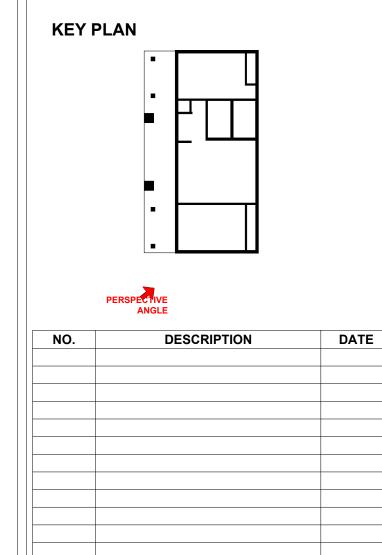
CA	CASEWORK
EL	ELECTRICAL
F.F.E	FINISHED FLOOR ELEVATION
F.F.L	FINISHED FLOOR LEVEL
FTG	FOOTINGS
HVAC	HEATING, VENTILATION & AIR CONDITIONING
	CONDITIONING
IRC	INTERNATIONAL RESIDENCE
	CODE
IMC	INTERNATIONAL MECHANICAL
	CODE
MAX.	MAXIMUM
ME	MECHANICAL
MIN.	MINIMUM
NO.	NUMBER
O.C	ON CENTER
OSB	ORIENTED STRAND BOARD
PL	PLUMBING
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
REF	REFERENCE
RG	RIGHT GARAGE
SE	SPECIAL EQUIPMENT
SF	SQUARE FEET
SIMP. STHD8	<u> </u>
J O 11100	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
	SOLD WITTEN
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
-	
SP	
S/A SCD	SUPPLY AIR SMOKE CONTROL DAMPER STATIC PRESSURE



292-PINNACLE-800-2Bd2Ba-**TRADITIONAL-550**

SQUARE FOOT	AGE
LIVING	800
PORCH	171
TOTAL	971





NOTE:

LEGEND:

PROJECT

292-PINNACLE-800-2Bd2Ba **TRADITIONAL-550**

DRAWING NAME

COVER SHEET

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/22/2025 12:09:47 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	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

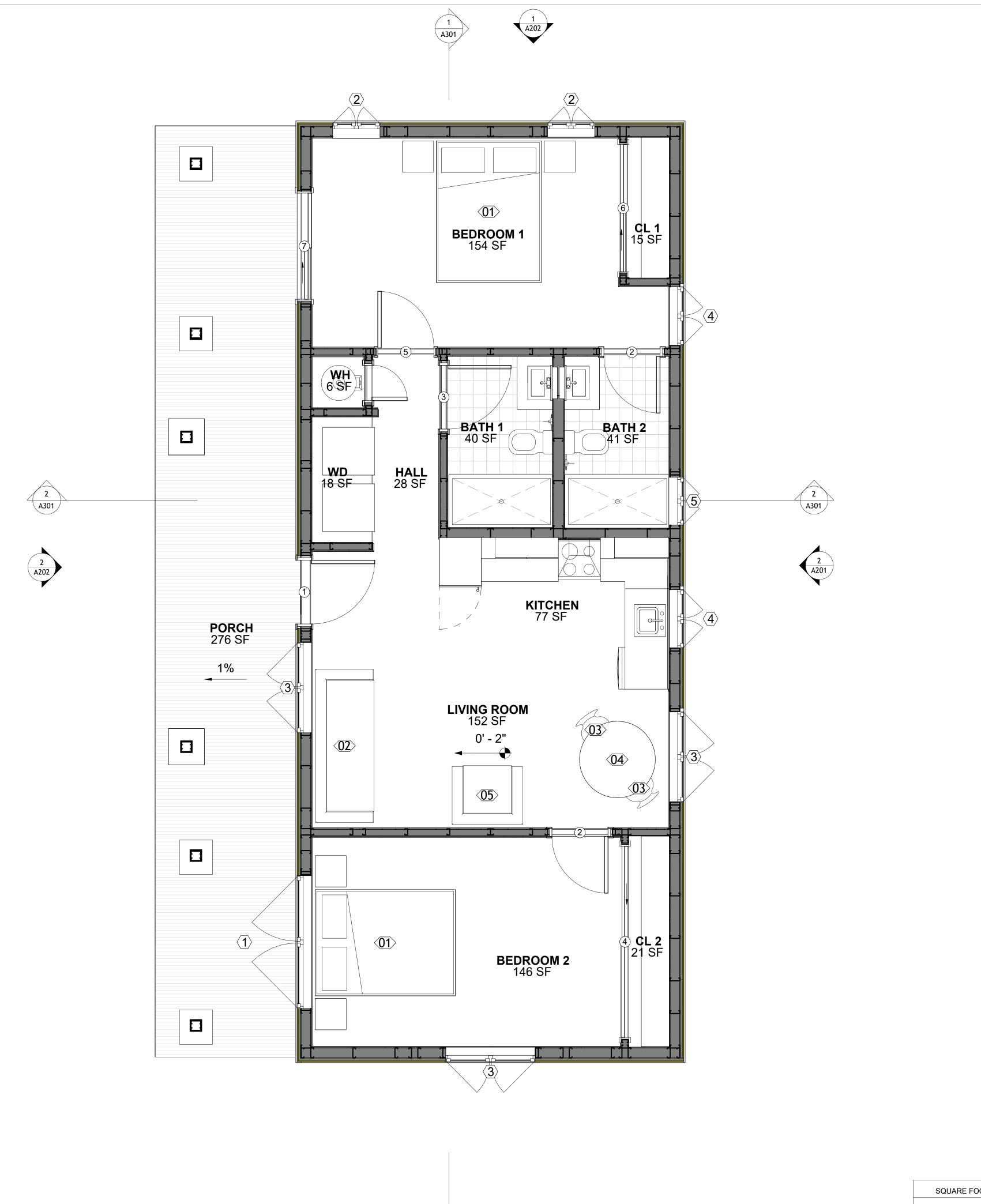
REFER TO SHEETS A201 & A202 FOR GENERAL NOTES ON EXTERNAL FINISHING MATERIALS

ABOUT FLOORS:

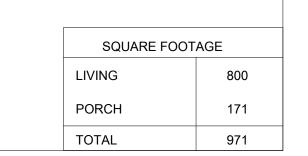
- THE SPOT ELEVATION INDICATES THE FINISHED FLOOR ELEVATION.
- FINISHED FLOORS PER PLANS.
- FIELD VERIFY FOR DIMENSION DROP 4" FOR SHOWER AND BATHTUB USE.
- 1% SLOPE ON OUTDOOR BALCONIES FOR WATER RUN OFF.
- 2% SLOPE TOWARDS THE SHOWER DRAIN FOR SUFFICIENT DRAINAGE. 4" DROP AT THE DOOR LEADING TO EXTERIOR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

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

	ROOM FINISH SCHEDULE								
ROOM NUMBE R	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT	COM MEN TS		
0.4	DEDDOOMA	LIADDINICOD	CONODETE	WALL DAINT	DDY/MALL	01 011			
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"			



FLOOR PLAN





KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

292-PINNACLE-800-2Bd2Ba **TRADITIONAL-550**

DRAWING NAME

FLOOR PLAN

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/22/2025 12:10:00 PM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A101



SQUARE FOOTAGE PORCH 171 TOTAL 971



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

292-PINNACLE-800-2Bd2Ba **TRADITIONAL-550**

DRAWING NAME

DIMENSION PLAN

	Client Name
	0061_12
5/2	22/2025 12:10:02 PM
	Designer
	Author
	Checker

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





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

A102

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.

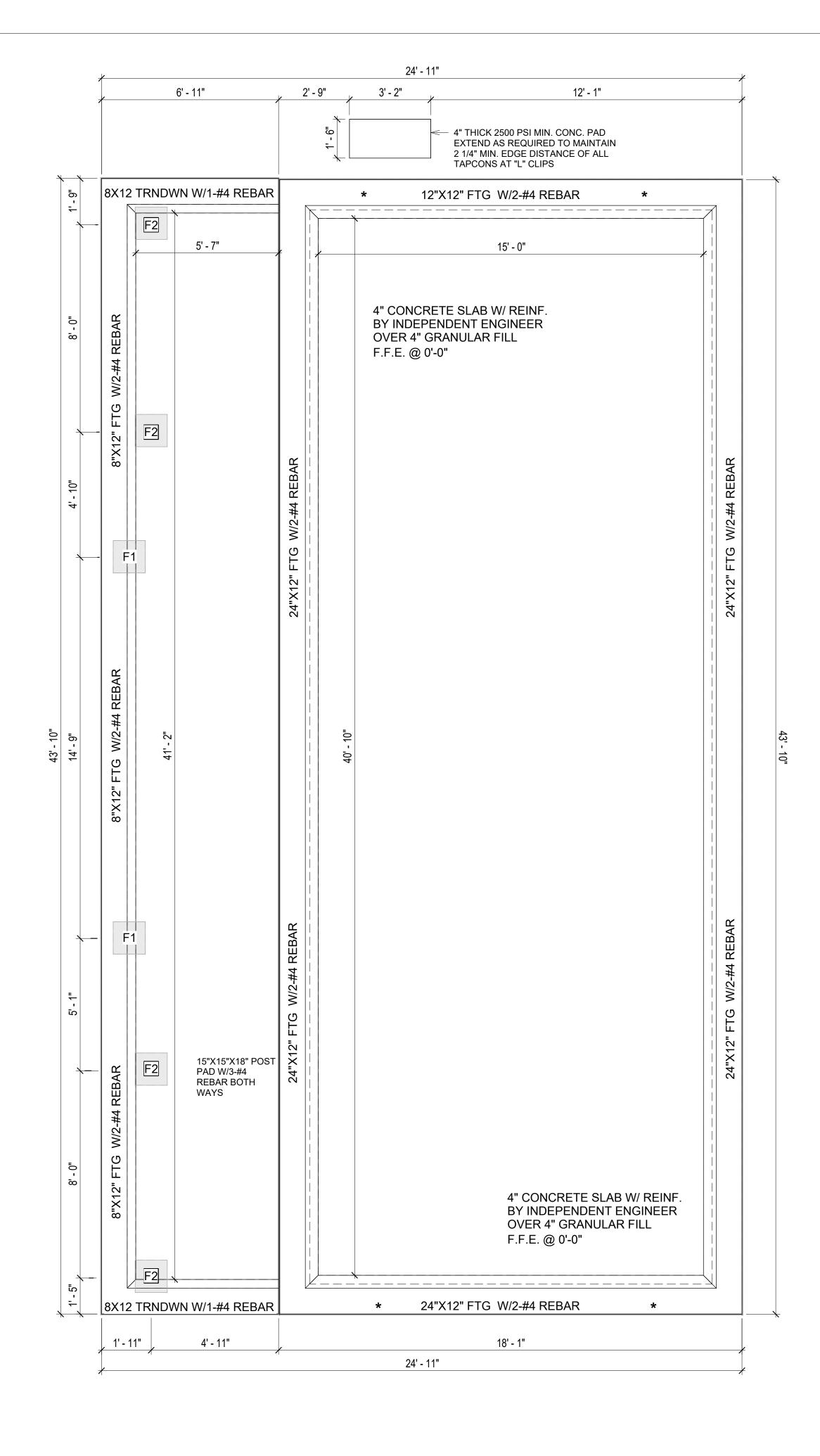
4. REINFORCEMENT:

- 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 171

TOTAL 971



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

292-PINNACLE-800-2Bd2Ba TRADITIONAL-550

DRAWING NAME

FOUNDATION PLAN

CLIENT NAME: Client Name
PROJECT NUMBER: 0061_12

DATE: 5/22/2025 12:10:04 PM
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**:

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

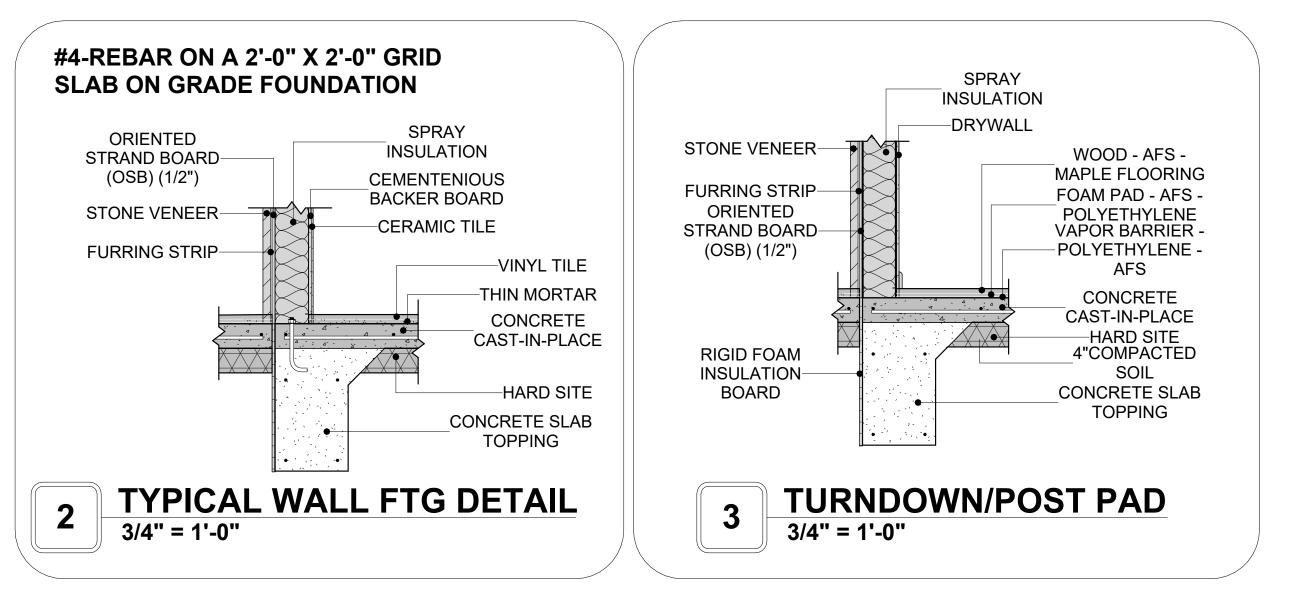
 ALL REINFORCING SLABS BARS SIZE 10MM OR LARGER SHALL BE DEFORMED IN ACCORDANCE TO ASTM-A706, AND BARS SMALLER THAN 10 MM MAYBE PLAIN.
 UNLESS OTHERWISE NOTED IN PLANS, THE YIELD STRENGTH OF REINFORCING BARS SHALL BE:

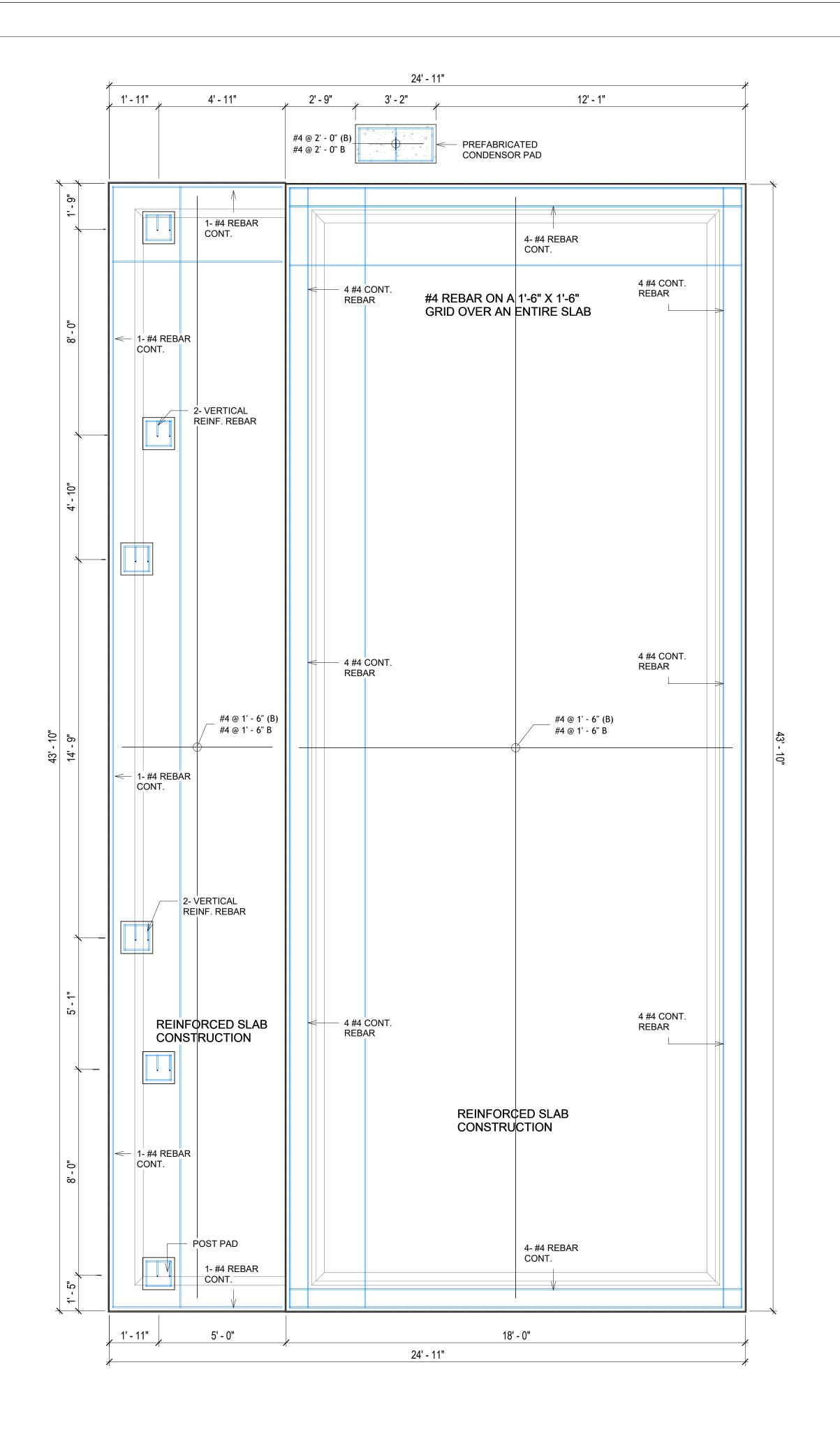
> A) FOOTING = 40,000 PSI B) NON-LOAD BEARING WALLS AND PARAPETS= 40,000 PSI

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

NOTE

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





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



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

292-PINNACLE-800-2Bd2Ba TRADITIONAL-550

DRAWING NAME

STRUCTURAL FLOOR PLAN

CLIENT NAME:

PROJECT NUMBER:

0061_12

DATE:

5/22/2025 12:10:06 PM

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Checker

S102

ROOF NOTES

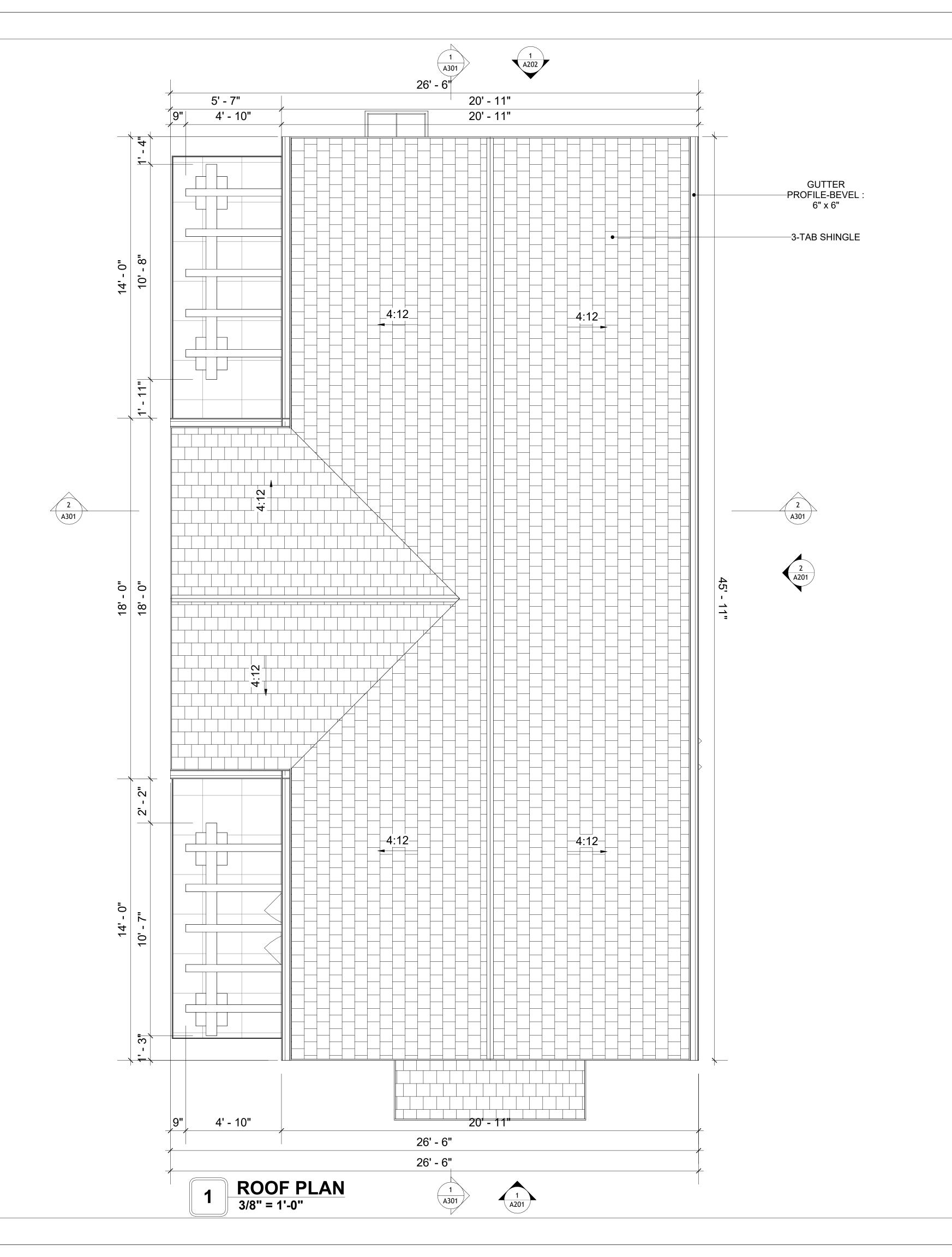
- 1. ROOFING COMPOSITION ROOFING PER OWNERS/BUILDERS SPECIFICATIONS INSTALL PER MANUFACTURE SPECIFICATIONS ON 1/2" ORIENTED STRAND BOARD ON PRE-ENGINEERED TRUSS @ 24" O.C. (UNO.)
- 73" OVERHANG AT EAVES (UNO.)
 ENDS OF ALL TRUSSES AND JOISTS TO BE FULLY BLOCKED. PROVIDE SOLID
- BLOCKING AT ALL RIDGES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

 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
- 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

292-PINNACLE-800-2Bd2Ba TRADITIONAL-550

DRAWING NAME

ROOF PLAN

IENT NAME:	Client Name
OJECT NUMBER:	0061_12
TE:	5/22/2025 12:10:11 PM
SIGNED BY:	Designer
RAWN BY:	Author
IECKED BY:	Checker

A103

SCALE: As indicated

SQUARE FOOTAGE

171

971

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 CS-FRAMED BUILDINGS. IN THIS SCENARIO, THE EXTERNAL STONE WOULD BE ADHERED TO THE CS FRAME USING A SCRATCH COAT AND MORTAR-BASED ADHESIVE.

PLYWOOD WALL SIDING

WALL SIDING IS AN EXTERIOR CLADDING MATERIAL USED TO COVER AND PROTECT THE WALLS OF A BUILDING, PROVIDING BOTH FUNCTIONAL AND AESTHETIC BENEFITS.

IN THIS SPECIFIC PROJECT, PLYWOOD WALL PANELS ARE USED AS A FINISH SIDING BECAUSE THIS TYPE OF SIDING PROVIDES A DURABLE, COST-EFFECTIVE, AND VERSATILE EXTERIOR CLADDING THAT CAN BE EASILY INSTALLED, FINISHED, AND MAINTAINED TO ENHANCE THE AESTHETIC AND PROTECTIVE QUALITIES OF A BUILDING'S EXTERIOR.

STANDARD SIZES OF 1' X 8' EXTERIOR-GRADE PLYWOOD PANELS ARE INSTALLED ON THE FURRING STRIPS USING GALVANIZED STEEL SELF-DRILLING SCREWS.

CEDAR WOOD

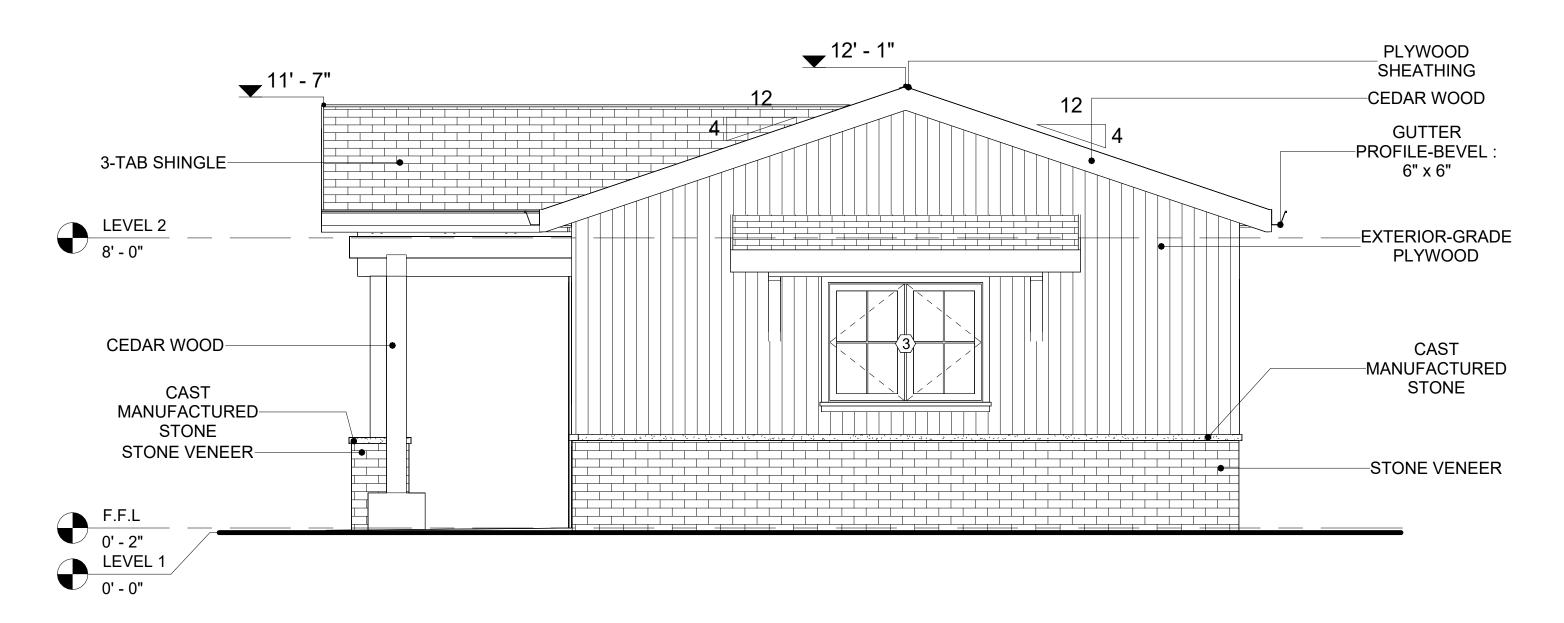
CEDAR WOOD REFERS TO THE WOOD FROM VARIOUS SPECIES OF CEDAR TREES, WHICH ARE CONIFEROUS EVERGREEN TREES KNOWN FOR THEIR DISTINCT AROMA AND NATURAL RESISTANCE TO DECAY AND INSECTS.

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

STONE VENEER

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

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



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

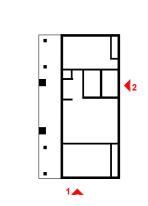


	DOOR SCHEDULE						
TYPE				Siz			
MAR K	SUPPLIER	DOOR TYPE	LOCATIO N	WIDTH	HEIGHT	COUNT	
1	HOME DEPOT	EXTERIOR SINGLE PANEL SWINGING	INTERIOR	3' - 0"	6' - 8"	1	
2	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	2' - 8"	6' - 8"	2	
3	HOME DEPOT	INTERIOR SINGLE PANEL SWINGING	INTERIOR	3' - 0"	6' - 8"	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					
			S			
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

292-PINNACLE-800-2Bd2Ba TRADITIONAL-550

DRAWING NAME

ARCHITECTURAL ELEVATIONS

CLIENT NAME:

PROJECT NUMBER:

0061_12

DATE:

5/22/2025 12:10:17 PM

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Checker

A201

ABOUT WALL FINISHING

EXTERNAL STONE

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

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STANDARD SIZES OF 1' X 8' EXTERIOR-GRADE PLYWOOD PANELS ARE INSTALLED ON THE FURRING STRIPS USING GALVANIZED STEEL SELF-DRILLING SCREWS.

CEDAR WOOD

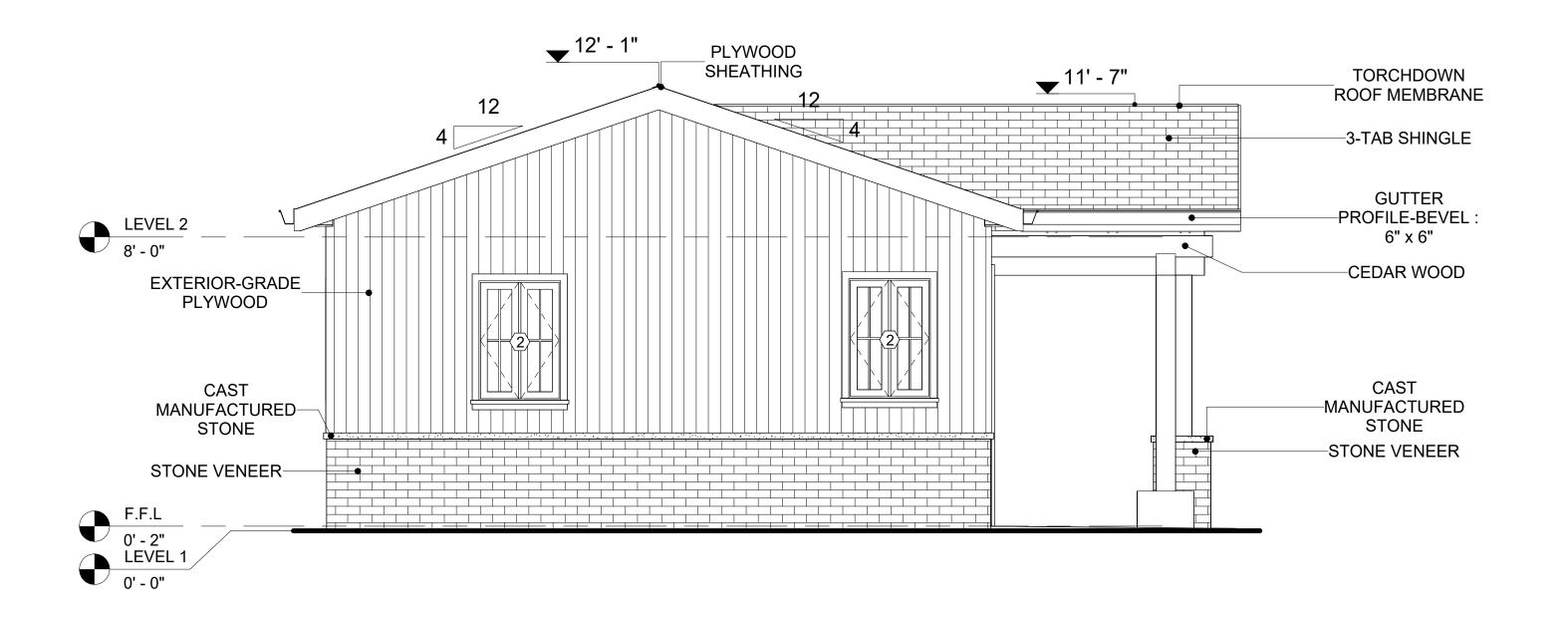
CEDAR WOOD REFERS TO THE WOOD FROM VARIOUS SPECIES OF CEDAR TREES, WHICH ARE CONIFEROUS EVERGREEN TREES KNOWN FOR THEIR DISTINCT AROMA AND NATURAL RESISTANCE TO DECAY AND INSECTS.

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

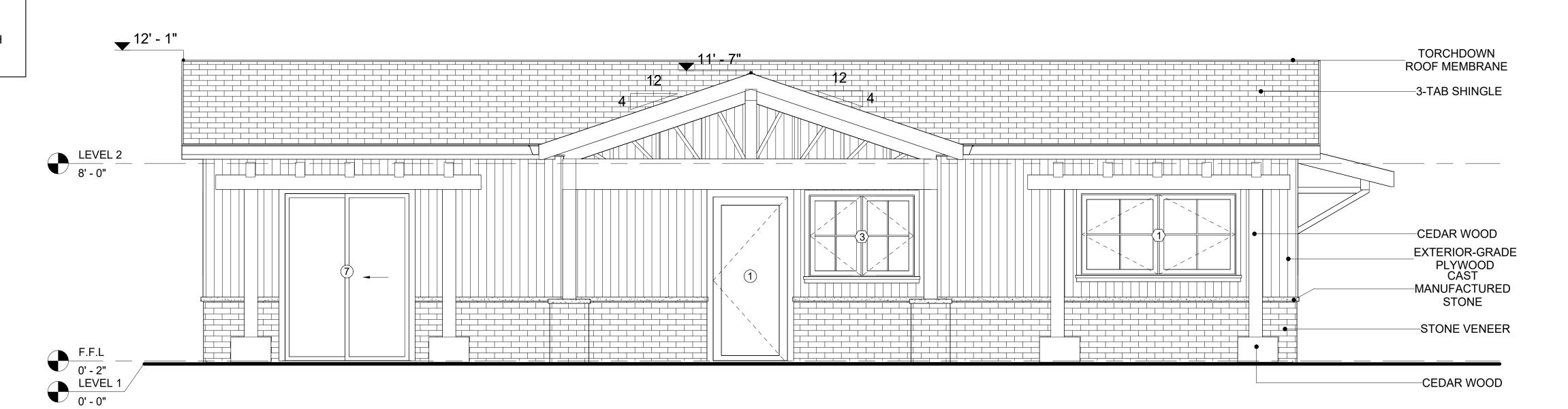
STONE VENEER

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



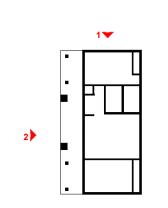
1 REAR ELEVATION
3/8" = 1'-0"



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



KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

292-PINNACLE-800-2Bd2Ba TRADITIONAL-550

DRAWING NAME

ARCHITECTURAL ELEVATIONS

CLIENT NAME:

PROJECT NUMBER:

0061_12

DATE:

5/22/2025 12:10:21 PM

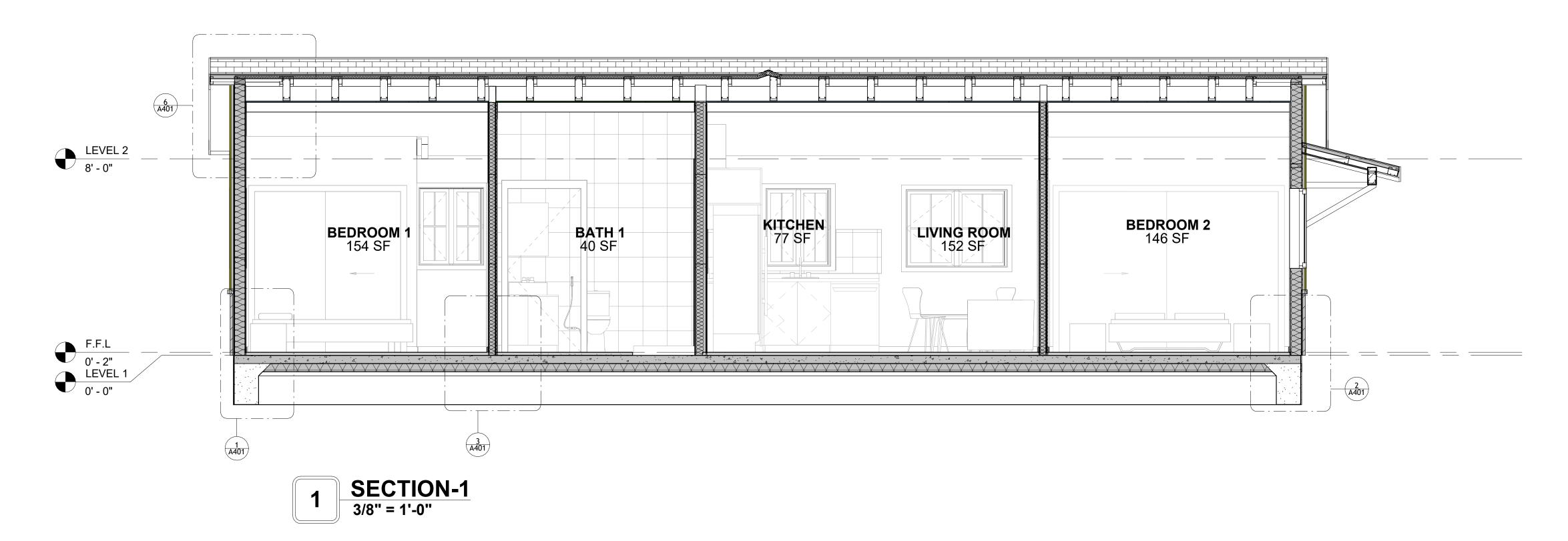
DESIGNED BY:

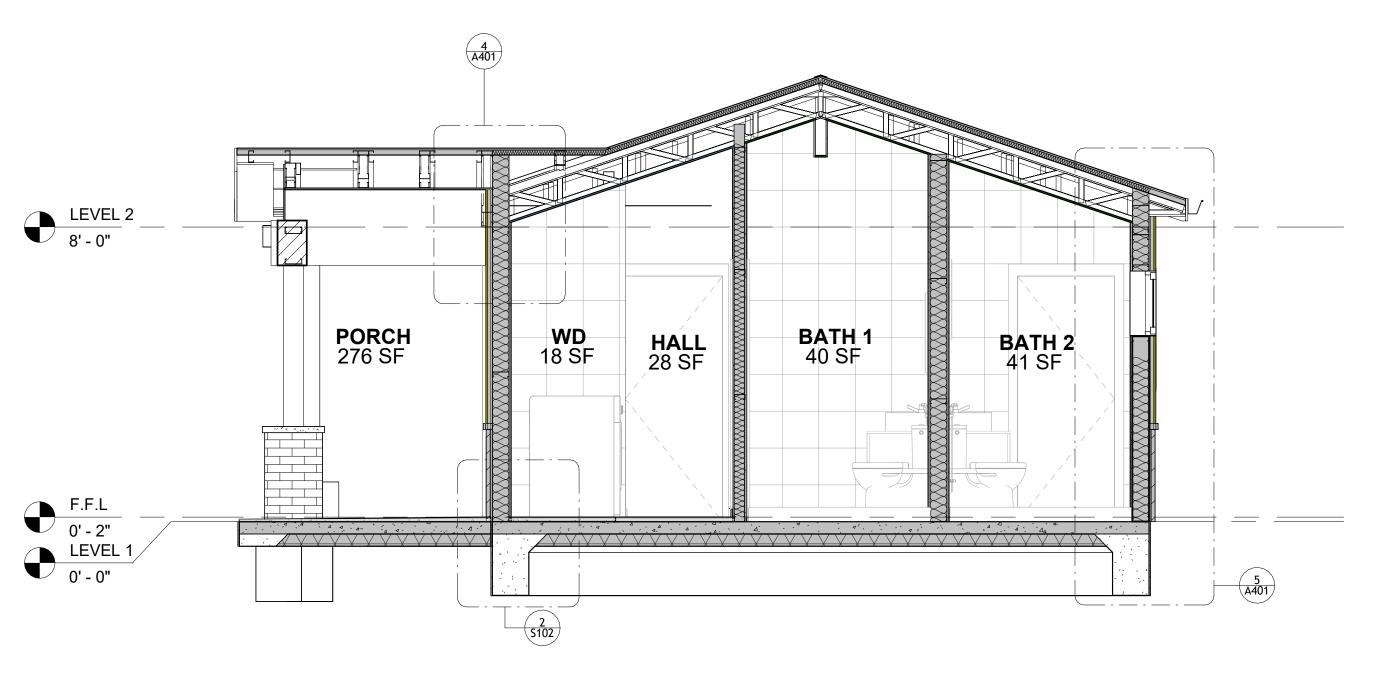
DRAWN BY:

CHECKED BY:

Checker

A202

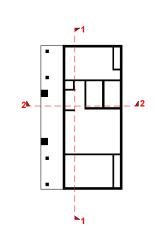




2 SECTION-2 3/8" = 1'-0"



KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

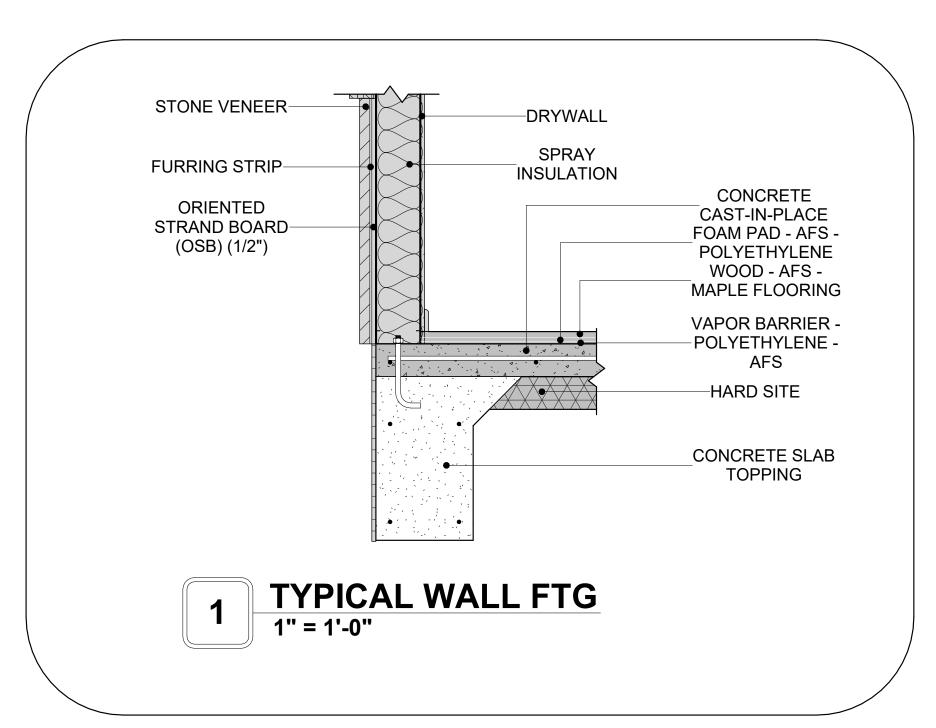
292-PINNACLE-800-2Bd2Ba TRADITIONAL-550

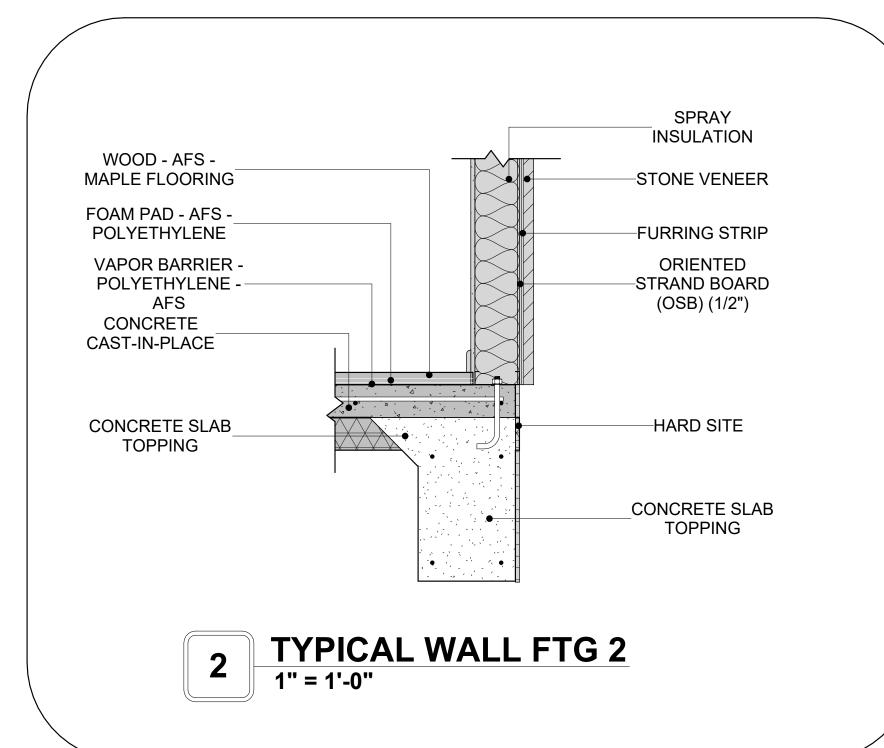
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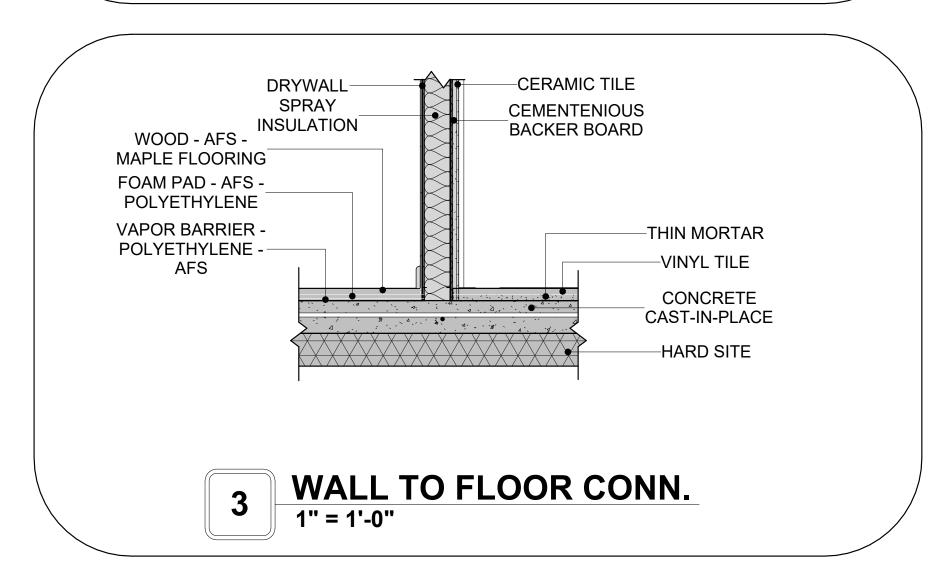
ARCHITECTURAL SECTIONS

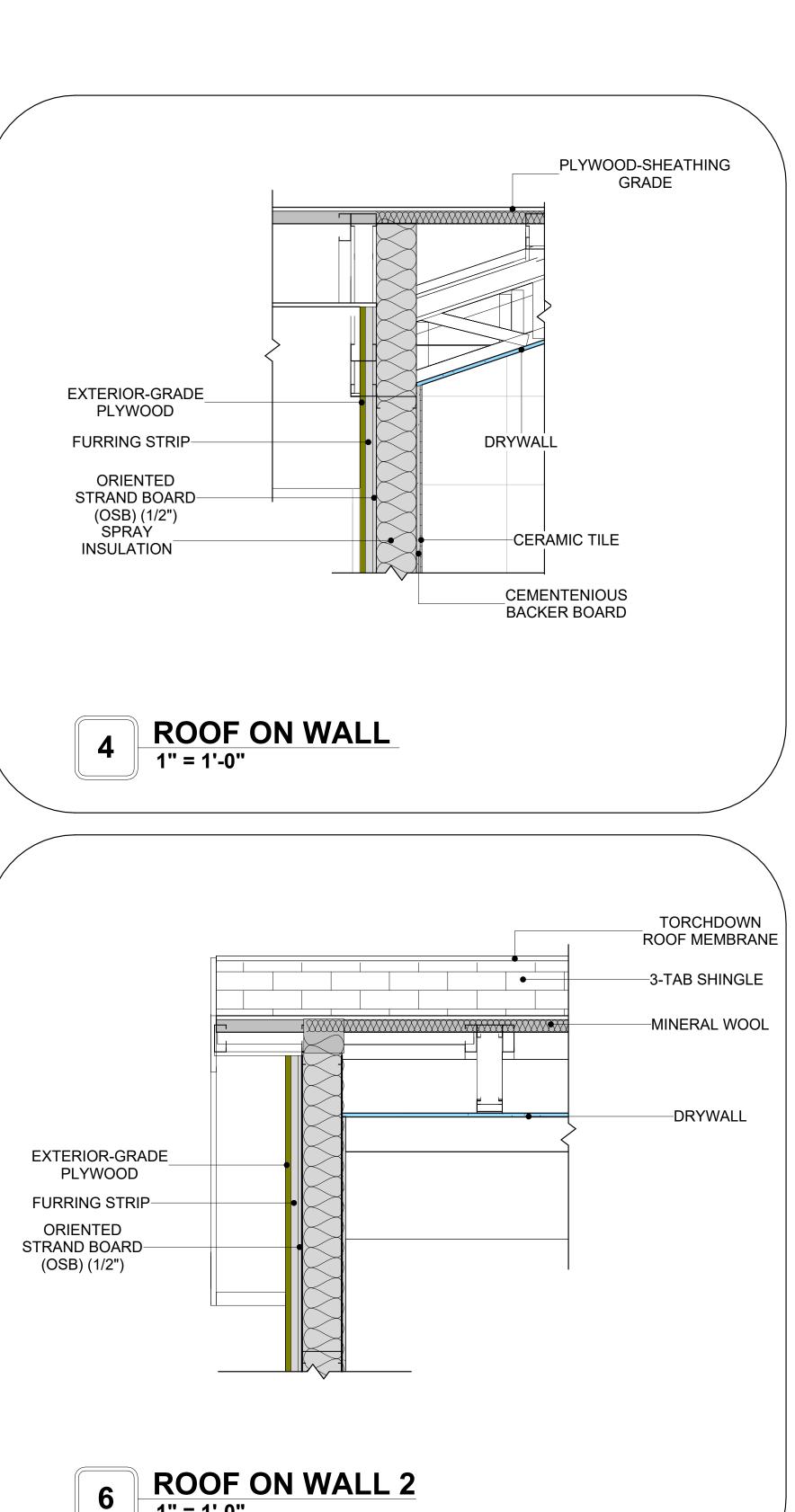
Client Name	CLIENT NAME:
0061_12	PROJECT NUMBER:
5/22/2025 12:10:24 PM	DATE:
Designer	DESIGNED BY:
Author	DRAWN BY:
Checker	CHECKED BY:

A301

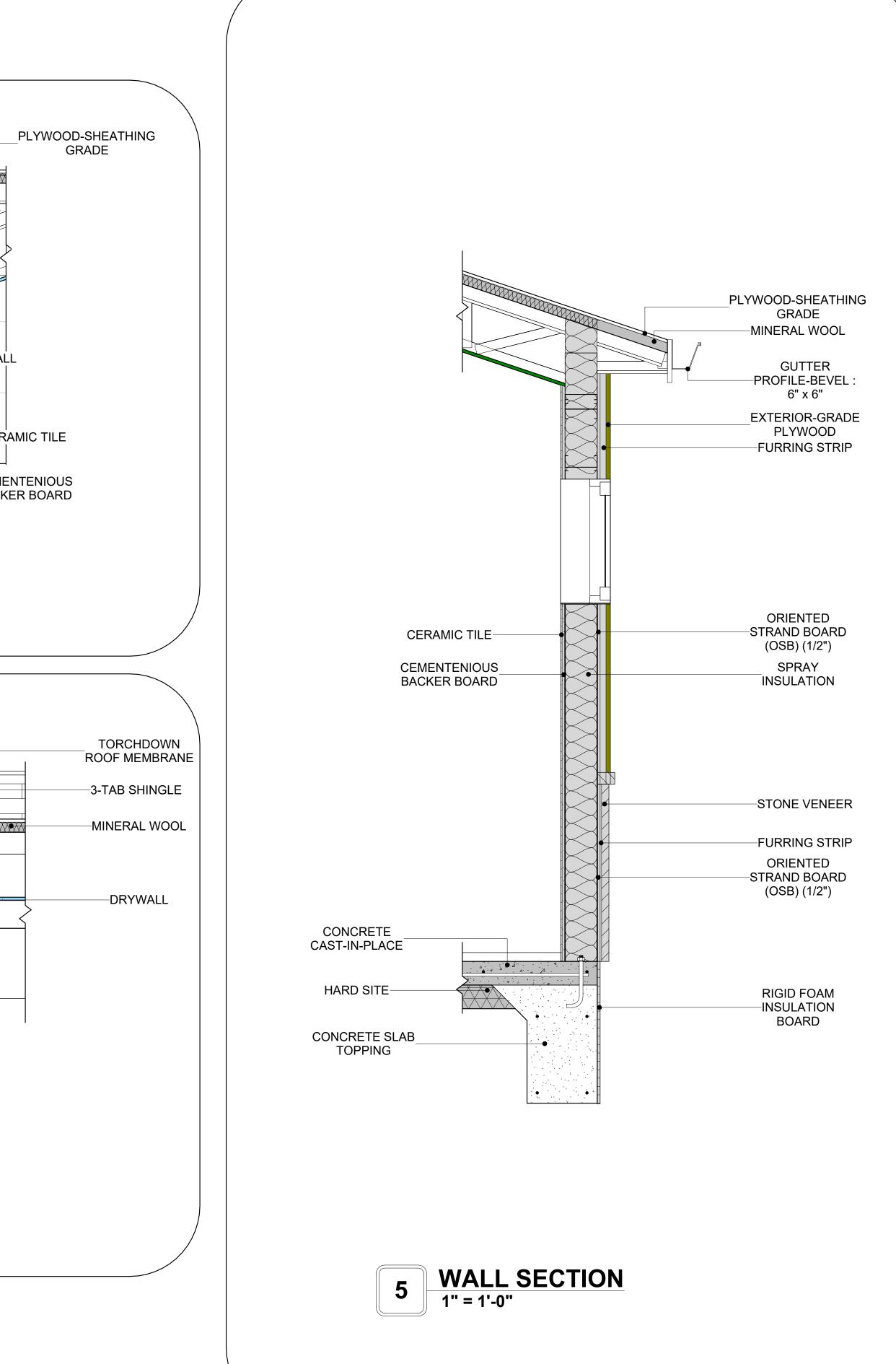








1" = 1'-0"





KEY PLAN

DESCRIPTION	DATE
	DESCRIPTION

NOTE:

LEGEND:

PROJECT

292-PINNACLE-800-2Bd2Ba **TRADITIONAL-550**

DRAWING NAME

ARCHITECTURAL DETAILS

Client Name
0061_12
5/22/2025 12:10:26 PM
Designer
Author
Checker

A401

SCALE: 1" = 1'-0"

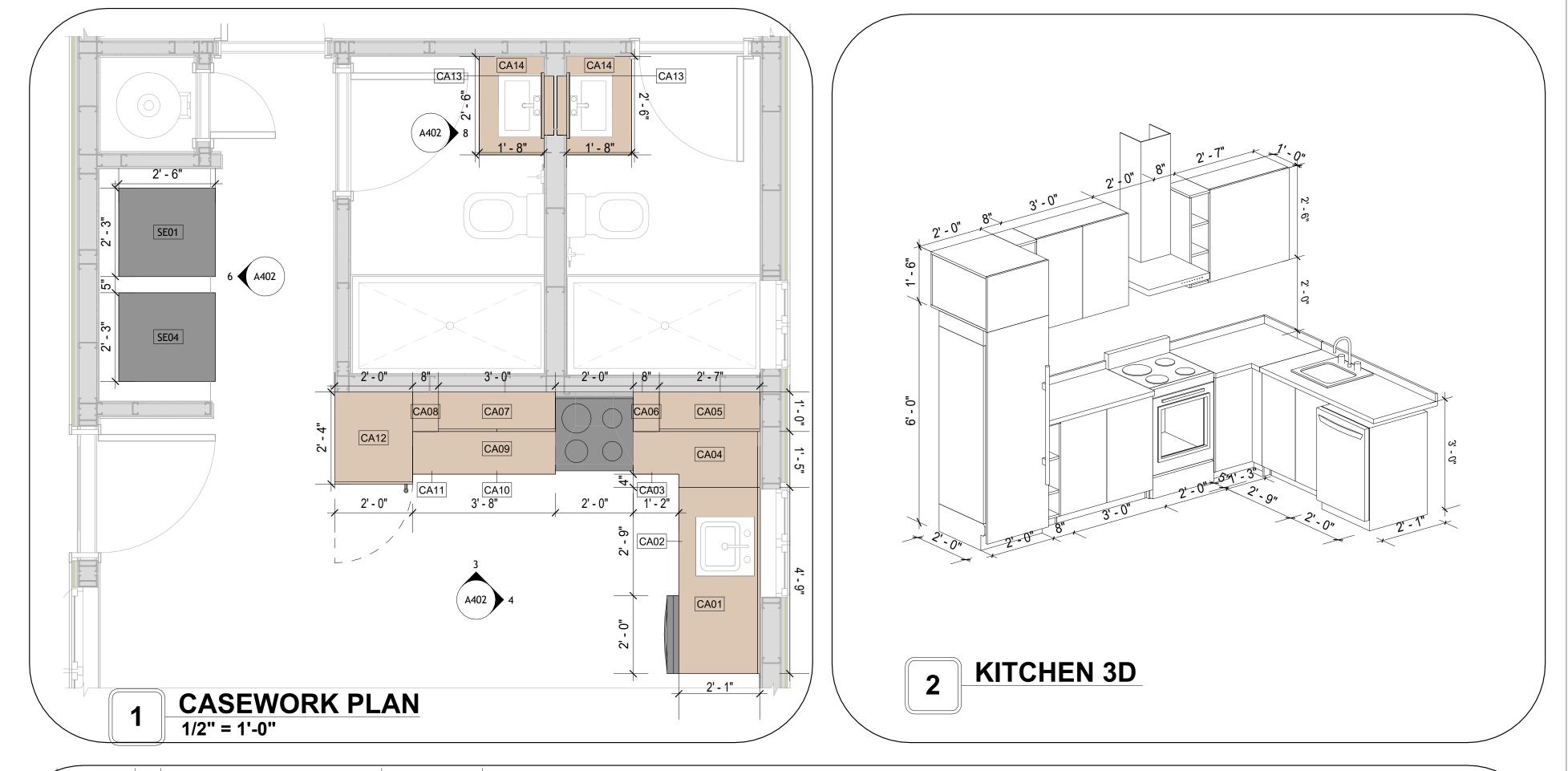
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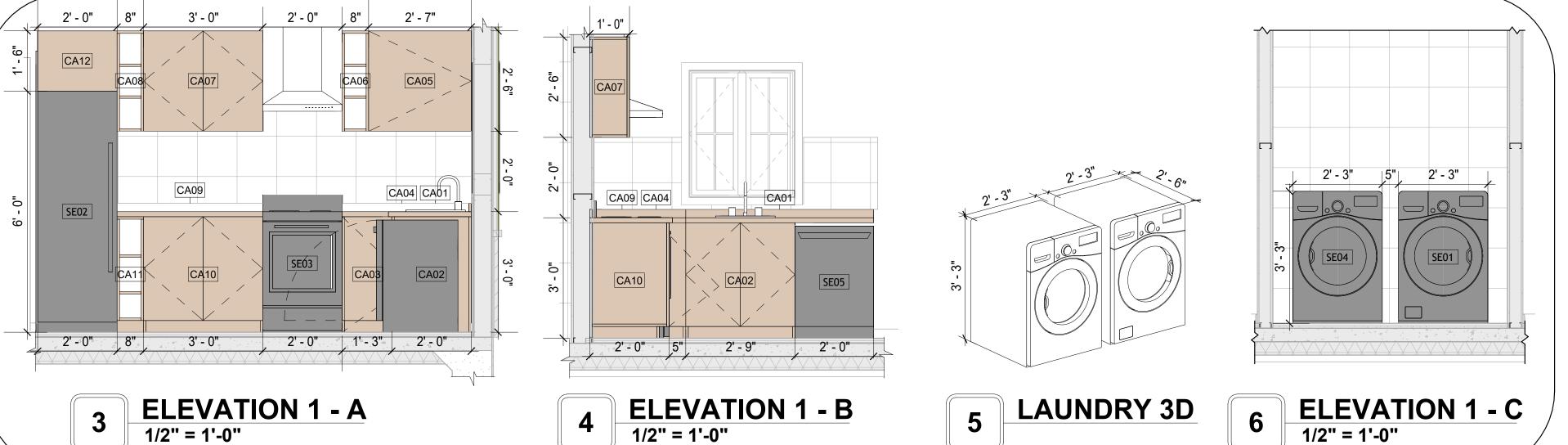
CASEWORK GENERAL NOTES

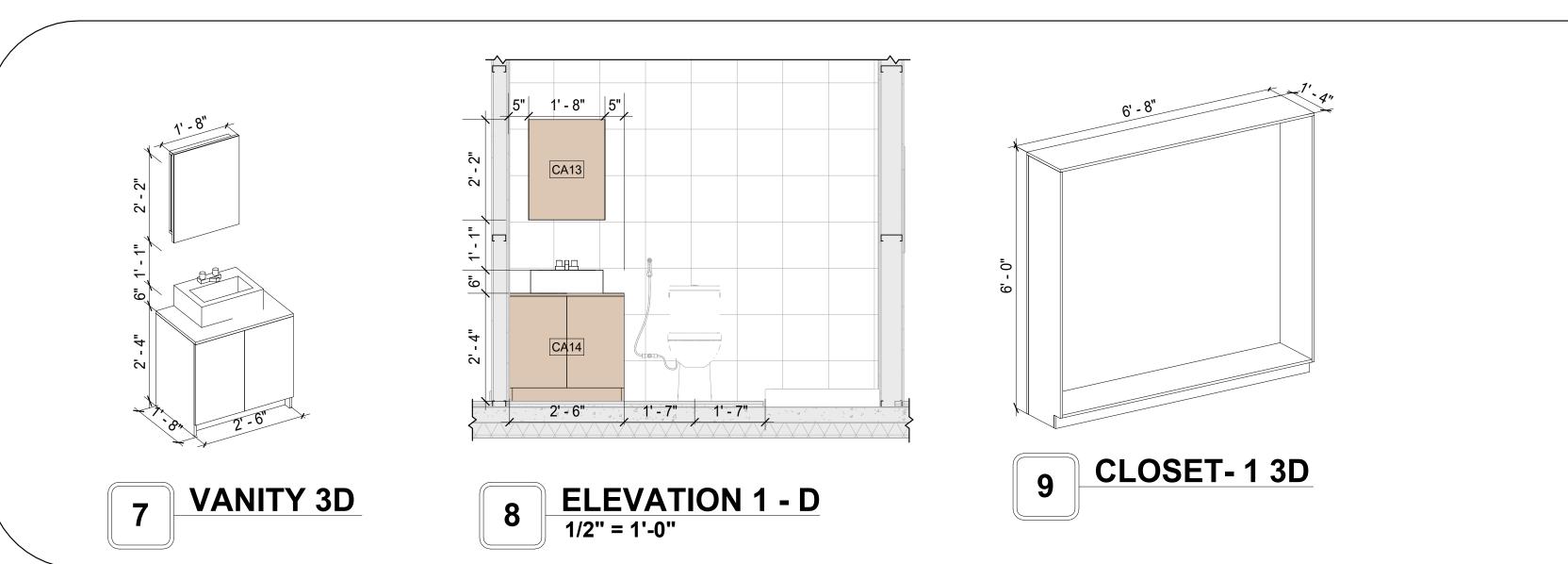
- 1. ALL CABINET HEIGHTS INCLUDE COUNTERTOPS. DIMENSIONS ARE TO THE NEAREST INCH. 2. DIVISIONS IN CASEWORK ARE SHOWN FOR CLARITY AND DO NOT REPRESENT BREAKS IN THE COUNTERTOP.
- 3. PROVIDE CONTINUOUS COUNTERTOP OVER ALL SIMILAR HEIGHT CASEWORK, UNLESS AND
- OTHERWISE NOTED. 4. MANUFACTURER AND CATALOG 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 T	HEIGHT	WIDTH	DEPTH	AREA
01	LINEAR COUNTER TOP 12	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				

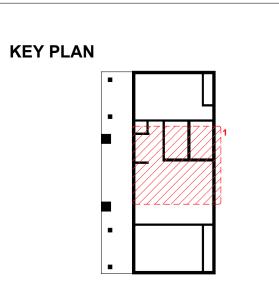
SPECIALTY EQUIPMENT SCHEDULE				
TYPE MARK TYPE COUNT				
01	WASHER-FRONT-LOAD	1		
02	REFRIGERATOR	1		
03	RANGE	1		
04	DRYER-FRONT-LOAD	1		
05	DISHWASHER	1		
GRAND TOTAL: 5	DISTIVASTIER	1		











NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

292-PINNACLE-800-2Bd2Ba **TRADITIONAL-550**

DRAWING NAME

ARCHITECTURAL CASEWORK

CLIENT NAME:	Client Name
PROJECT NUMBER:	0061_12
DATE:	5/22/2025 12:10:28 PM
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 TRADITIONAL

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

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

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

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

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

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

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.

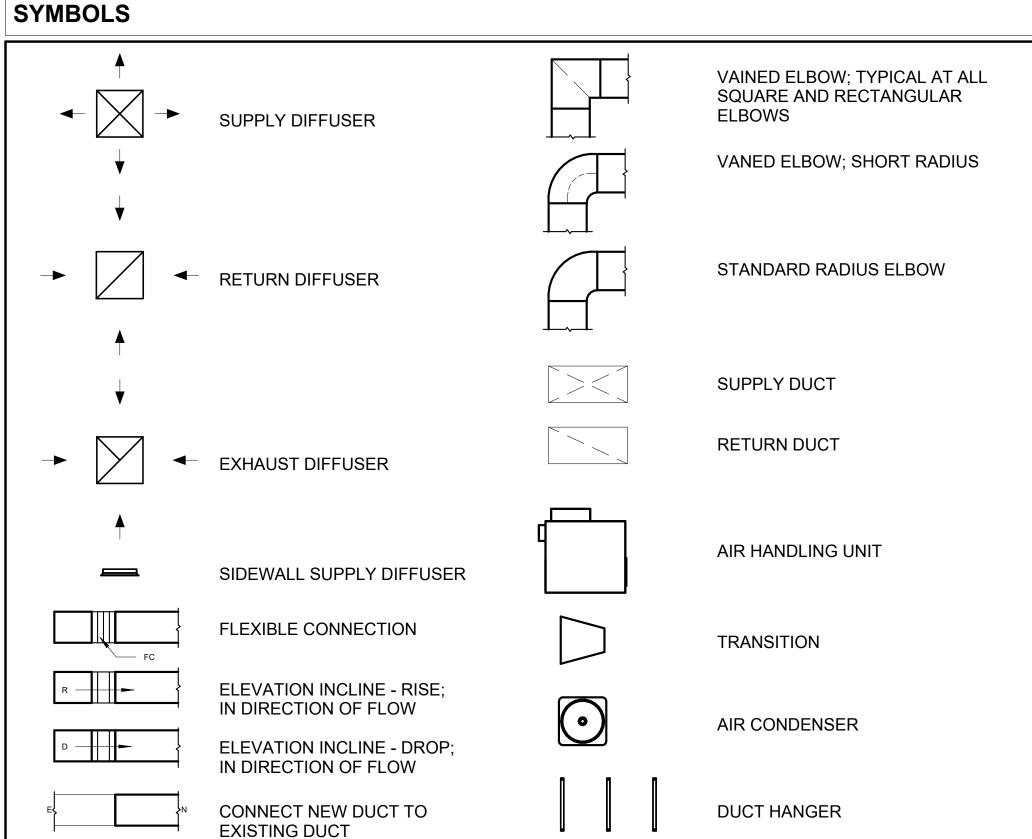
15. THE HVAC SYSTEM SHALL BE BALANCED AND ADJUSTED TO ENSURE PROPER AIRFLOW, TEMPERATURE DISTRIBUTION, AND SYSTEM PERFORMANCE THROUGHOUT THE RESIDENCE. PROVIDE A WRITTEN REPORT DOCUMENTING THE FINAL SYSTEM BALANCE.

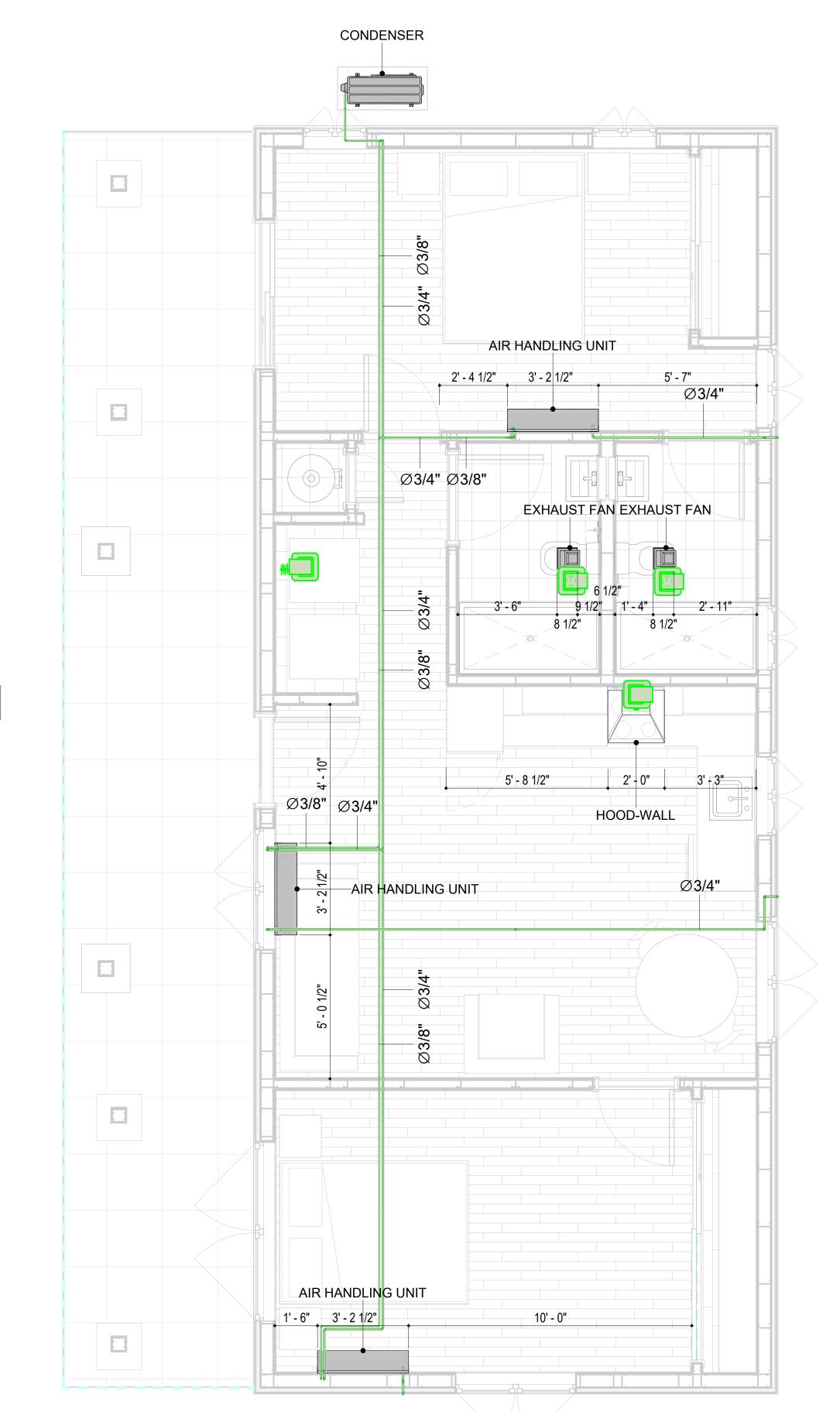
WITH THE LOCAL BUILDING DEPARTMENT AND UTILITY PROVIDERS TO ENSURE A TIMELY AND COMPLIANT INSTALLATION.

METHODS AND MATERIALS TO MAINTAIN THE INTEGRITY OF THE BUILDING'S FIRE-RESISTANCE RATINGS.

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.





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

HVAC COLOR SCHEME

AIR CONDITIONING PIPE

REFRIGERANT LINE SCHEDULE			
CATAGORY	DESCRIPTION	DIAMETER	LENGTH
PIPE TYPES	COPPER	3/8"	73.78
PIPE TYPES	COPPER	3/4"	124.23

CATAGORY	DESCRIPTION	Size	Count
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	3/4"ø-3/4"ø	30
ELBOW - GENERIC	ELBOW - GENERIC: STANDARD/HVAC	3/8"ø-3/8"ø	18
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 SCHEDULE			
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			
CATAGORY	DESCRIPTION	COUNT	
		,	
ROUND TRANSITION - ANGLE	45 DEGREE	7	

	DUCT ACCESSORY SCHEDU	.E
CATAGORY	DESCRIPTION	COUNT
ROOF VENT	3" DIAMETER	4

	FLEX DU	JCT SCHEDULI	=	
DESCRIPTION	DESCRIPTION	LENGTH	DIAMETER	COUNT
FLEX DUCT ROUND	FLEX-ROUND	13.33	4"	4
GRAND TOTAL: 4	•	13.33		•



KEY PLAN

١٥.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

292-PINNACLE-800-2Bd2Ba **TRADITIONAL-550**

DRAWING NAME

HVAC PLAN

CLIENT NAME: Owner PROJECT NUMBER: 15_0001 DATE: 5/20/2025 5:38:09 AM Designer DESIGNED BY: DRAWN BY: Author CHECKED BY: Checker

M101

SCALE: As indicated

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ELECTRICAL NOTES

- 1. THIS DRAWING DEPICTS THE ELECTRICAL SYSTEM FOR THE 292_Pinnacle_800_2Bd2Ba_Traditional_550. IT PROVIDES A VISUAL REPRESENTATION OF THE ELECTRICAL LAYOUT AND COMPONENTS, INCLUDING POWER DISTRIBUTION, LIGHTING, AND CONTROL SYSTEMS.
- 2. THE ELECTRICAL SYSTEM IS DESIGNED TO MEET THE SPECIFIC REQUIREMENTS OF THE BUILDING, INCLUDING POWER DISTRIBUTION, LIGHTING, AND SPECIALIZED ELECTRICAL EQUIPMENT NEEDS, AS PER THE PROJECT SPECIFICATIONS AND APPLICABLE CODES AND STANDARDS.
- 3. THE ELECTRICAL SYSTEM INSTALLATION SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL BUILDING CODE (IBC), AND ALL OTHER APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
- 4. LOCATIONS AS NEEDED, DEVICES ARE SHOWN ON PLANS IN APPROXIMATE IDEAL LOCATIONS, UNLESS SPECIFICALLY DIMMENSIONED.
- 5. OPEN WALLS AS NEEDED TO ALLOW FOR NEW ELECTRICAL INSTALLATIONS.
- 6. LABEL ALL CIRCUITS ON JUNCTION BOXES, RECEPTACLES, DATA, SMOKE DETECTOR, AND EQUIPMENT IN PANEL BOX.
- 7. INSTALL RACEWAY AS NEEDED FOR DDC, ACCESS CONTROL, LOW VOLTAGE WIRING & DATA.
- 8. RELABEL POWER, DATA & FIRE ALARM FOR ROOM #CHANGES.
 9. VERIFY ALL CIRCUITS LABELED ON PRINT ARE CORRECT BEFORE WORKING ON THEM.
- 10. NOTE ON SITE PLAN ALL CHANGES OR MISSING DETAIL TO BE INCORPORATED INTO THE MASTER PLAN.
- 11. DRAWINGS ARE DIAGRAMMATIC ONLY FOR THE PURPOSE OF SHOWING FIXTURE AND OUTLET LOCATIONS.
- 12. ELECTRICAL CONTRACTOR TO VERIFY SERVICE SIZE BY CALCULATION BASED UPON ACTUAL NAME
- PLATE RATINGS OF SELECTED EQUIPMENT.
- 13. VERIFY LOCATION OF SERVICE ENTRANCE WITH POWER COMPANY. PROVIDE UFER GROUND IN BUILDING FOUNDATION AT SERVICE ENTRANCE LOCATION.
- 14. PROVIDE A MIN. OF 20 FEET OF ONE *4 BARE COPPER UFER WIRE EMBEDDED IN CONCRETE FOOTING AT THE SERVICE ENTRANCE LOCATION WHERE APPROVED BY LOCAL SERVICE PROVIDER.
- 15. PROVIDE WATERPROOF FIXTURES IN ALL HIGH MOISTURE AREAS (EXTERIOR, SHOWER AND TUB
- CEILINGS ETC.)

 16. PROVIDE DEDICATED CIRCUITS TO EACH BATH, DEN, FAMILY ROOM, BEDROOM, LOFT, KITCHEN
- REFRIGERATOR, KITCHEN FREEZER DISHWASHER, AND ANY AREA/ITEM SPECIFIED BY OWNER.

 17. INCANDESCENT FIXTURES WITH OPEN OR PARTIALLY ENCLOSED LAMPS, PENDANT FIXTURES, AND
- LAMP HOLDERS ARE NOT PERMITTED IN CLOSETS.
- 18. ALL WORKMANSHIP AND MATERIALS TO CONFORM WITH THE 2015 IRC.19. PROVIDE A MIN. OF 20 FEET OF ONE *4 BARE COPPER UFER WIRE EMBEDDED IN CONCRETE FOOTING
- AT THE SERVICE ENTRANCE LOCATION WHERE APPROVED BY LOCAL SERVICE PROVIDER.

 20. PROVIDE A BONDING CONDUCTOR CONSISTING OF A MINIMUM OF ONE *4 BARE COPPER WIRE
- CONNECTING THE BUILDING'S METAL WATER PIPING SYSTEM TO THE SERVICE EQUIPMENT ENCLOSURE GROUNDING.

MAIN PANEL CALCS

ELECTRICAL CALCS	
LIGHT AND OUTLETS 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 = 109.5 AMPS TOTAL

(USE 200 AMP SERVICE)

ELECTRICAL ABBREVIATIONS LIST

	1P	1 POLE (2P, 3P, 4P, ETC.)	CTR	CENTER	HT	HEIGHT
	Α	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		ELECTRICAL CONTRACTOR	KV	KILOVOLT
	AQ-STAT	AQUASTAT	ELEC	ELECTRIC, ELECTRICAL	KVA	KILOVOLT-AMPERE
	ARCH	ARCHITECT, ARCHITECTURAL	ELEV	ELEVATOR	KVAR	KILOVOLT-AMPERE REACTIVE
	AS	AMP SWITCH	EM	EMERGENCY	KW	KILOWATT
	AT	AMP TRIP	EMS	ENERGY MANAGEMENT SYSTEM	KWH	KILOWATT HOUR
	ATS	AUTOMATIC TRANSFER SWITCH	EMT	ELECTRICAL METALLIC TUBING	LOC	LOCATE OR LOCATION
	AUTO	AUTOMATIC	EP	ELECTRIC PNEUMATIC	LT	LIGHT
	AUX	AUXILIARY	EQUIP	EQUIPMENT	LTG	LIGHTING
	AV	AUDIO VISUAL	EWC	ELECTRIC WATER COOLER	LTNG	LIGHTNING
	AWG	AMERICAN WIRE GAUGE	EXIST	EXISTING	LV	LOW VOLTAGE
	BATT	BATTERY	EXH	EXHAUST	MAX	MAXIMUM
	BD	BOARD	EXP	EXPLOSION PROOF	MAG.S	MAGNETIC STARTER
	BLDG	BUILDING	FARR	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
	CB CCTV	CIRCUIT BREAKER CLOSED CIRCUIT TELEVISION	FLR FLUOR	FLOOR FLUORESCENT	MFR	MANUFACTURERMAIN FUSED DISCONNECT SWITCH
	CKT	CIRCUIT	FLUOR	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	GEN	GROUND FAULT CIRCUIT INTERRUPTER	MSP	MOTOR STARTER PANELBOARD
	CONV	CONVECTOR	GFP	GROUND FAULT PROTECTOR	MSBD	MAIN SWITCHBOARD
	CP	CIRCULATING PUMP	GND	GROUND	MT	MOUNT
	CRT	CATHODE-RAY TUBE	GRS	GALVANIZED RIGID STEEL (CONDUIT)	MT.C	EMPTY CONDUIT
	CT	CURRENT TRANSFORMER	GYP BD	GYPSUM BOARD	UL	UNDERWRITERS LABORATORIES
				5 56m 567 W.B		
_		•				· ·

Branch Panel:

Location: CL 2 10
Supply From:
Mounting: Recessed

Enclosure: Type 1

Volts: 120/240 Single
Phases: 1
Wires: 3

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

Notes:

		Rating	Length	Wire Size	Α		ı	3	Wire Size	Length	Rating			Circu Num er
CONDENCER	1	60 A	60' - 8 5/16"	2-#6, 1-#6, 1-#10	750 VA	568 VA			1-#12, 1-#12, 1-#12	53' - 4 15/16"	20 A	10	BEDROOM 1 LIGHT POINTS	2
							750 VA	1368 VA	1-#10, 1-#10, 1-#10	59' - 1 3/8"	20 A	11	OUT-DOOR UNITS	4
LIVING ROOM AND HALL LIGHT POINTS	9	20 A	40' - 2 7/32"	1-#12, 1-#12, 1-#12	360 VA	900 VA			1-#12, 1-#12, 1-#12	35' - 5 5/32"	20 A	5	LIVING ROOM RECEPTACLES	6
BATH ROOM 1 UNITS	6	20 A	38' - 11"	1-#12, 1-#12, 1-#12			336 VA	336 VA	1-#12, 1-#12, 1-#12	41' - 5 1/16"	20 A	6	BATH ROOM 2 UNITS	8
KITCHEN GFCI RECEPTACLES	4	20 A	33' - 8 5/8"	1-#12, 1-#12, 1-#12	720 VA	750 VA			2-#8, 1-#8, 1-#10	31' - 1 9/16"	50 A	1	RANGE	10
REFRIGERATOR	1	20 A	36' - 3 29/32"	1-#12, 1-#12, 1-#12			1500 VA	750 VA						12
BEDROOM 2 LIGHT POINTS	10	20 A	22' - 11 5/8"	1-#12, 1-#12, 1-#12	568 VA	1080 VA			1-#12, 1-#12, 1-#12	33' - 7 15/32"	20 A	6	BEDROOM 2 RECEPTACLES	14
DRYER	1	30 A	47' - 4 1/4"	2-#10, 1-#10, 1-#10			750 VA	1200 VA	1-#12, 1-#12, 1-#12	49' - 5"	20 A	1	GFCI WASHER	16
					750 VA	750 VA			2-#10, 1-#10, 1-#10	53' - 4 1/2"	30 A	1	WATER HEATER	18
GFCI DISH WASHER	1	30 A	21' - 5 7/16"	1-#10, 1-#10, 1-#10			1200 VA	750 VA						20
														22
														24
														26
					7194	VA	893	6 VA						<u> </u>
	Circuit Description CONDENCER LIVING ROOM AND HALL LIGHT POINTS BATH ROOM 1 UNITS KITCHEN GFCI RECEPTACLES REFRIGERATOR BEDROOM 2 LIGHT POINTS DRYER GFCI DISH	Circuit Description CONDENCER 1 LIVING ROOM AND HALL LIGHT POINTS BATH ROOM 1 UNITS KITCHEN GFCI RECEPTACLES REFRIGERATOR 1 BEDROOM 2 LIGHT POINTS DRYER 1 GFCI DISH	Circuit Description Number of Elements Rating CONDENCER	Circuit Description Number of Elements Rating CONDENCER 1 60 A 60' - 8 5/16" LIVING ROOM AND HALL LIGHT POINTS 9 20 A 40' - 2 7/32" BATH ROOM 1 UNITS 6 20 A 38' - 11" KITCHEN GFCI RECEPTACLES 4 20 A 33' - 8 5/8" REFRIGERATOR 1 20 A 36' - 3 29/32" BEDROOM 2 LIGHT POINTS 10 20 A 22' - 11 5/8" DRYER 1 30 A 47' - 4 1/4" GFCI DISH 4 20 A 21' - 5 7/46"	Circuit Description Number of Elements Rating Length Wire Size CONDENCER 1 60 A 60' - 8 5/16" 2-#6, 1-#6, 1-#10, 1-#10 LIVING ROOM AND HALL LIGHT POINTS 9 20 A 40' - 2 7/32" 1-#12, 1-#12, 1-#12, 1-#12, 1-#12 BATH ROOM 1 UNITS 6 20 A 38' - 11" 1-#12, 1-#12, 1-#12 KITCHEN GFCI RECEPTACLES 4 20 A 33' - 8 5/8" 1-#12, 1-#12, 1-#12, 1-#12 REFRIGERATOR 1 20 A 36' - 3 29/32" 1-#12, 1-#12, 1-#12 BEDROOM 2 LIGHT POINTS 10 20 A 22' - 11 5/8" 1-#12, 1-#12, 1-#12 DRYER 1 30 A 47' - 4 1/4" 2-#10, 1-#10, 1-#10 GFCI DISH 1 30 A 21' - 5 7/16" 1-#10, 1-#1	Number of Elements Rating Length Wife Size A	Number of Elements Rating Length Wilfe Size A	Circuit Description Number of Elements Rating Length Wire Size A E CONDENCER 1 60 A 60'-8 5/16" 2-#6, 1-#6, 1-#6, 1-#10, 750 VA 568 VA 750 VA 750 VA 750 VA LIVING ROOM AND HALL LIGHT 9 20 A 40'-27/32" 1-#12, 1-#	Circuit Description Number of Elements Rating Rating	Circuit Description Circuit Description	Number of Elements Rating Condended Rating Rating Condended Rating Rating Condended Rating R	Circuit Description Elements Rating Condense Condense	Condence Condence	Corneit Description Converge Converge

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel ⁻	Totals
Lighting - Dwelling Unit	500 VA	100.00%	500 VA		
Other	1424 VA	100.00%	1424 VA	Total Conn. Load:	16130 VA
Receptacle	14040 VA	85.61%	12020 VA	Total Est. Demand:	14111 VA
Lighting	200 VA	100.00%	200 VA	Total Conn.:	67 A
				Total Est. Demand:	59 A



KEY PLAN

NO. DESCRIPTION DATE

NOTE:

LEGEND:

PROJECT

292-PINNACLE-800-2Bd2Ba TRADITIONAL-550

DRAWING NAME

SCHEDULE

CLIENT NAME:

PROJECT NUMBER:

0037_14

DATE:

5/20/2025 4:16:56 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:

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

NOTE: APPLIANCE DISCONNECT

E4001.5 GROUNDING OF ENCLOSURES.

METAL ENCLOSURES FOR SWITCHES OR CIRCUIT BREAKERS SHALL BE CONNECTED TO AN

EQUIPMENT GROUNDING CONDUCTOR.

METAL ENCLOSURES FOR SWITCHES OR CIRCUIT BREAKERS USED AS SERVICE

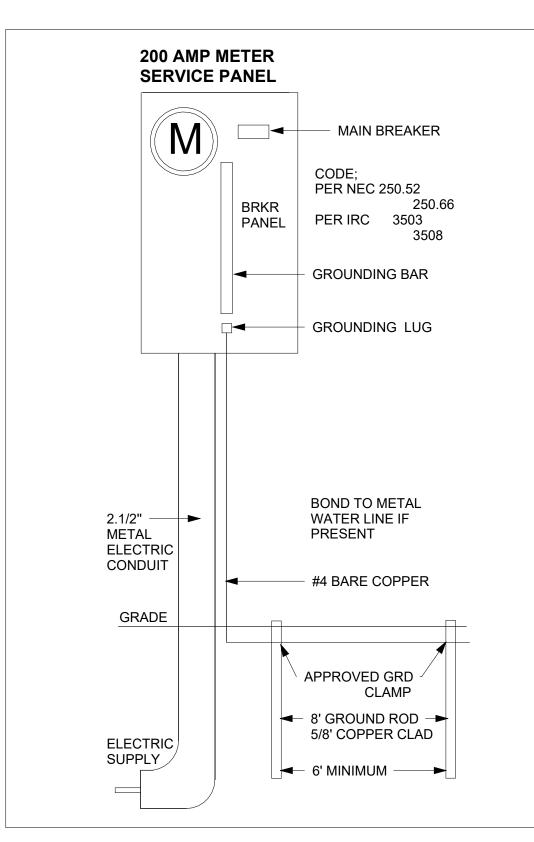
EQUIPMENT SHALL COMPLY WITH THE PROVISIONS OF SECTION E3609.4. WHERE NONMETALLIC ENCLOSURES ARE USED WITH METAL RACEWAYS OR METAL-ARMORED

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

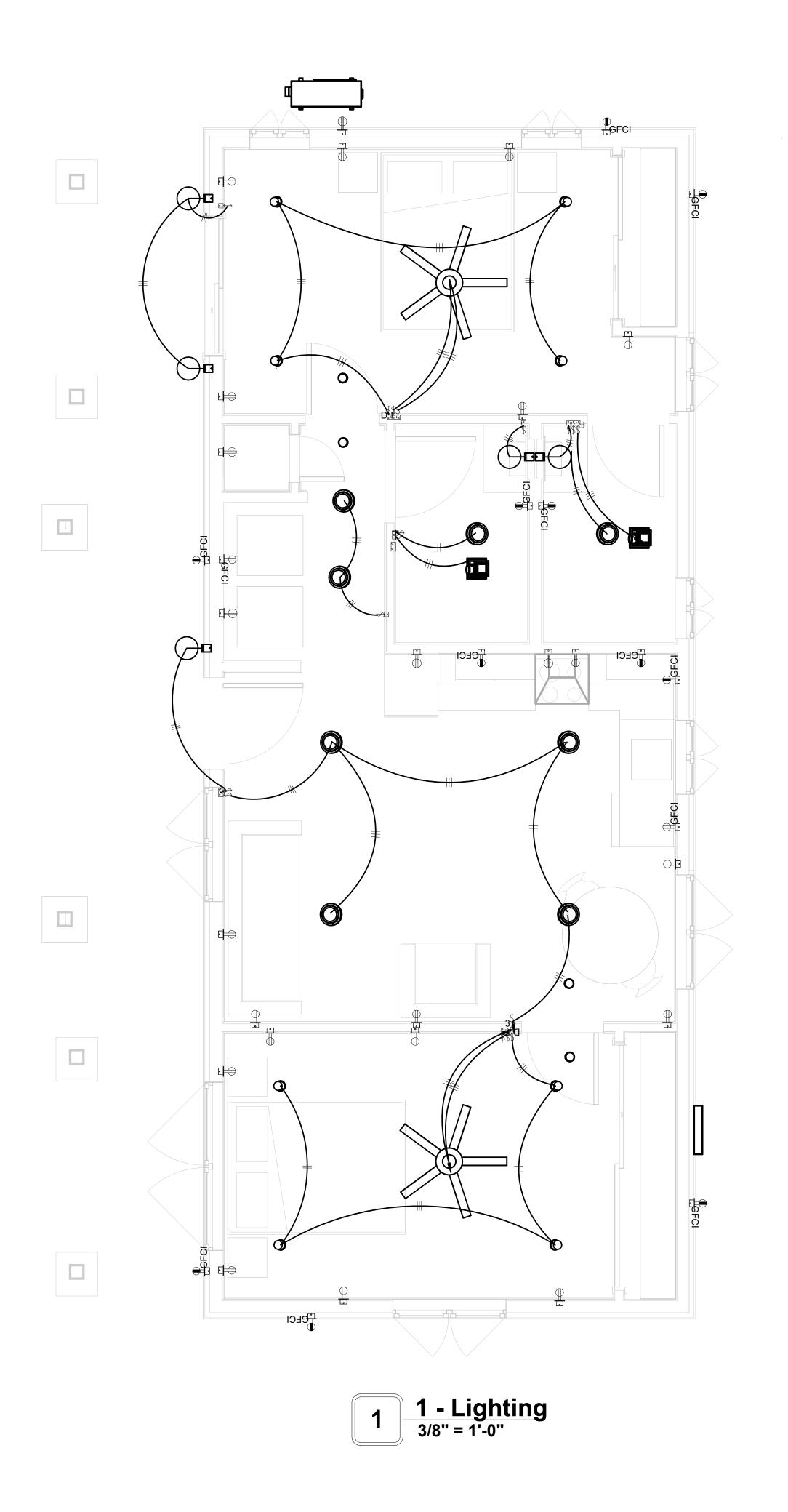
NONMETALLIC BOXES FOR SWITCHES SHALL BE INSTALLED WITH A WIRING METHOD THAT

PROVIDES OR INCLUDES AN EQUIPMENT GROUNDING CONDUCTOR. (404.12)

ELECTRIC	CAL LEGEND
	Electrical Lights With Fan
0	Waterproof Recessed Can Light
	Pendant Light
0	Recessed Can Light
– ₽	Wall Lamp
	Standalone linear
⊬1 1	Single Switch
₩	Three way Switch
₩	Fan Switch
	Duplex Receptacle
	Triplex Receptacle
⊕ GFCI	GFCI Receptacle
	Exhaust Fan
•	Smoke and heat detector
	Sillone alla licat detector









KEY PLAN

NO.	DESCRIPTION	DATE
		+

NOTE:

LEGEND:

PROJECT

292-PINNACLE-800-2Bd2Ba TRADITIONAL-550

DRAWING NAME

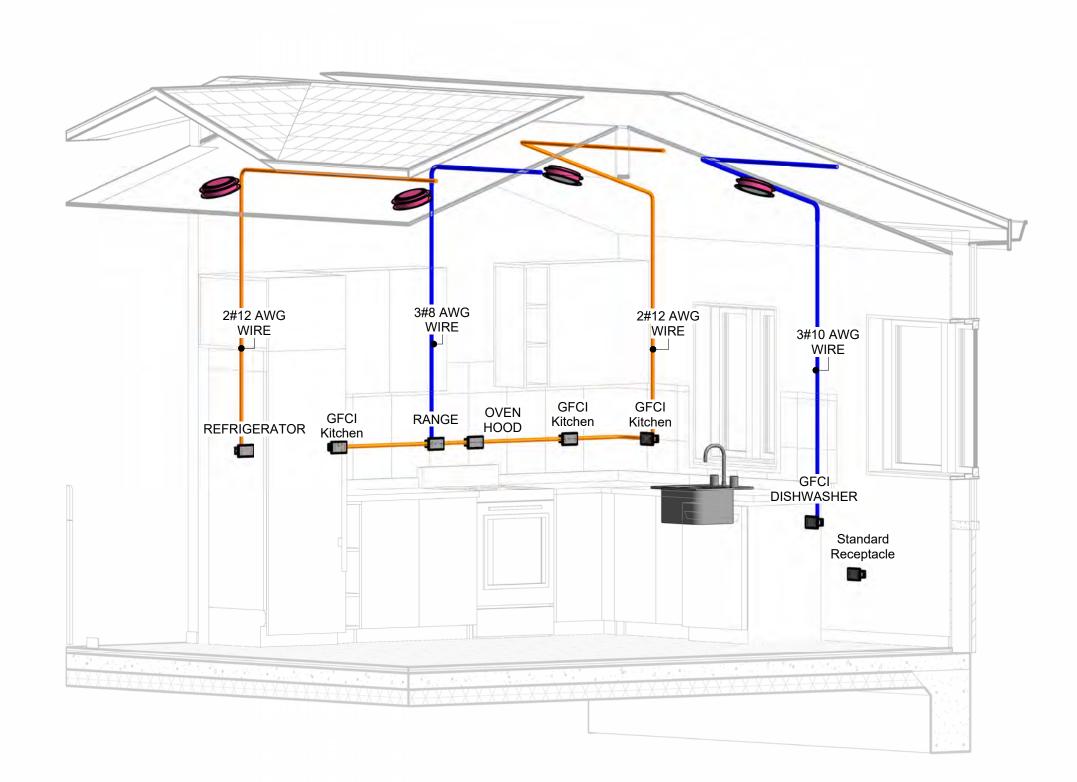
LIGHTING

Owner	CLIENT NAME:
0037_14	PROJECT NUMBER:
5/20/2025 4:16:59 AM	DATE:
Designer	DESIGNED BY:
Author	DRAWN BY:
Checker	CHECKED BY:

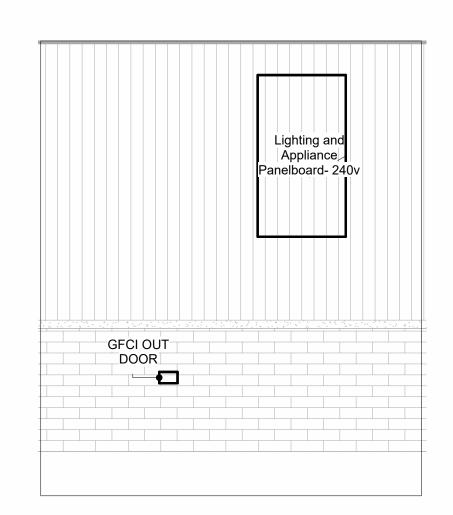
E102

NOTES: CONDUIT, CABLE AND WIRING

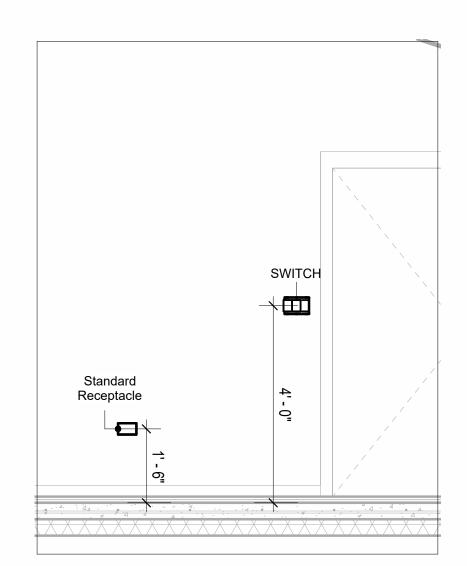
- Use Metalic Conduits (IMC) for cables running under concrete slabs.
 Use IMC for circuits with high voltage appliances (240 volts and above)
 For circuits with 120 volts consider using EMT or PVC conduits if needed.
 For Low voltage applications up to 50 volts consider using non metalic conduits.
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



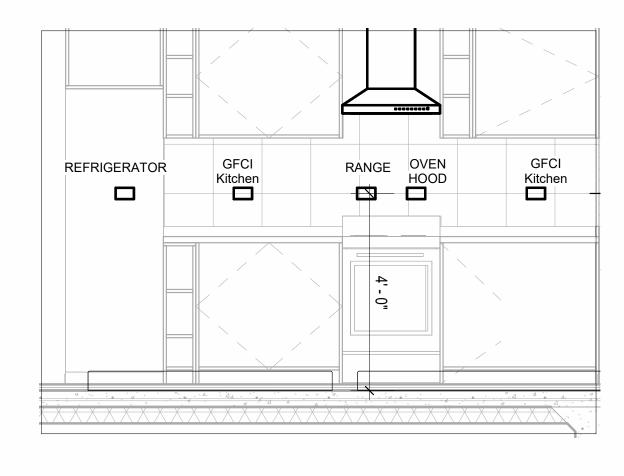




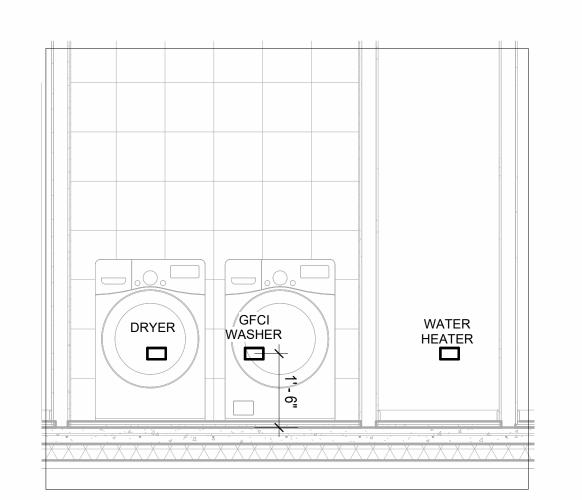
PANEL AND OUTDOOR GFCI 1/2" = 1'-0"



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



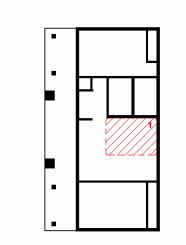
KITCHEN GFCI RECEPTACLES 1/2" = 1'-0"



WATER HEATER & LAUNDRY



KEY PLAN



NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

292-PINNACLE-800-2Bd2Ba **TRADITIONAL-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.
- 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

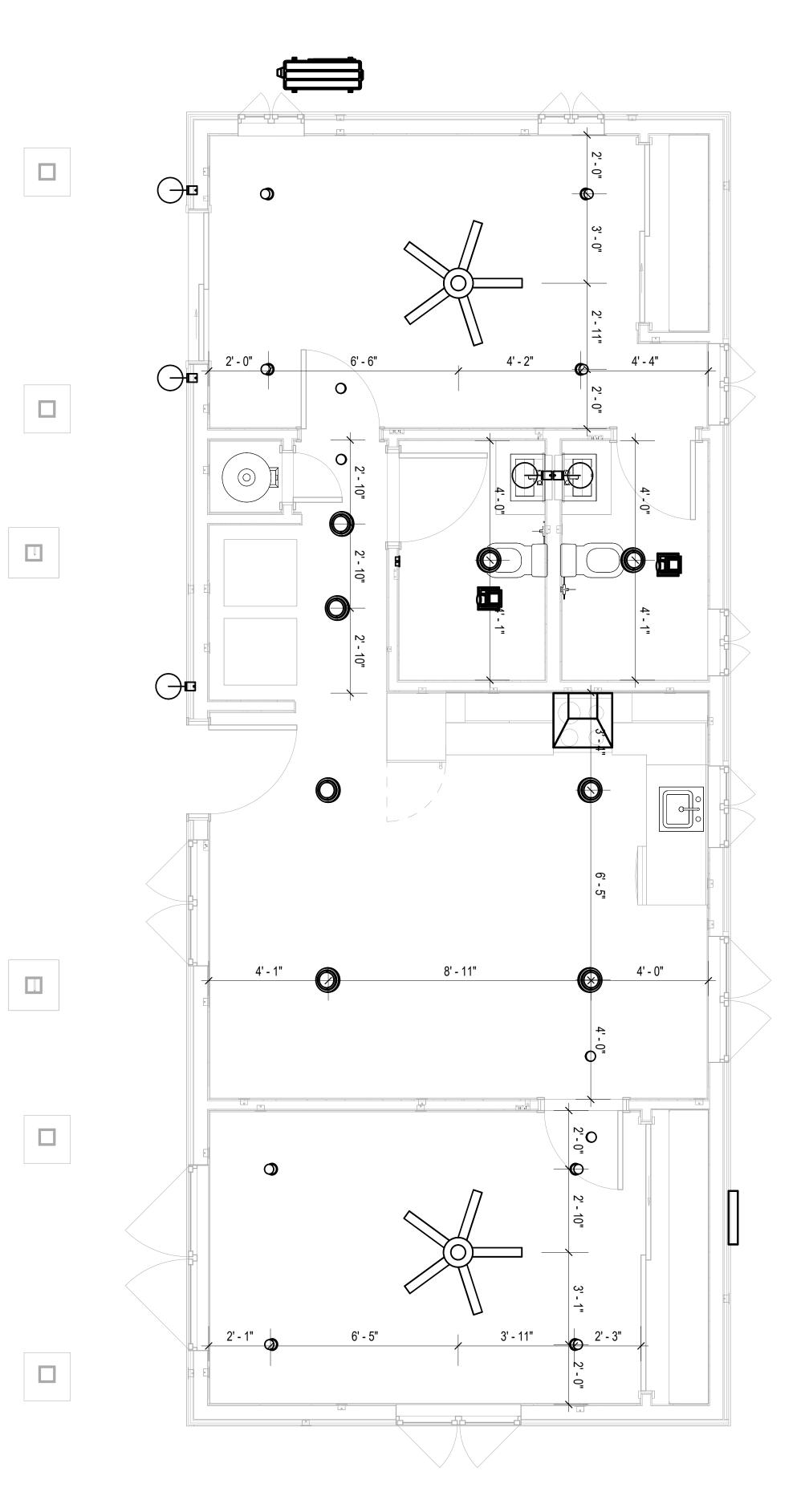
- THE MINIMUM SIZE OF JUCTION BOX TO BE USED IS 2"X4"X(1.5" OR 3.5" DEEP) THIS ARE TO BE USED FOR SINGLE GANG SWITCH OR OUTLETS.
- 2. FOR DOUBLE GANG (2 GANG) OUTLETS AND SWITCHS THE MINIMUM SIZE OF THE
- JUCTION BOX TO BE PROVIDED SHALL NOT BE LESS THAN 4"X4"X(1.5" OR 3.5" DEEP)

 3. FOR THREE GANG (3 GANG) OUTLETS AND SWITCHS THE MINIMUM SIZE OF THE JUCTION
- 3. FOR THREE GANG (3 GANG) OUTLETS AND SWITCHS THE MINIMUM SIZE OF THE JUCTION BOX SHALL NOT BE LESS THAN 6"X4"X(1.5" OR 3.5" DEEP).

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

Lighting Device		
Type Count		
Dimmer	2	
Fan switch	4	
Single Pole	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	5



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



KEY PLAN

NO.	DESCRIPTION	DATE

NOTE:

LEGEND:

PROJECT

292-PINNACLE-800-2Bd2Ba TRADITIONAL-550

DRAWING NAME

DIMENSION PLAN FOR LIGHT FIXTURES

CLIENT NAME:	Owner
PROJECT NUMBER:	0037_14
DATE:	5/20/2025 4:17:25 AM
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

E104

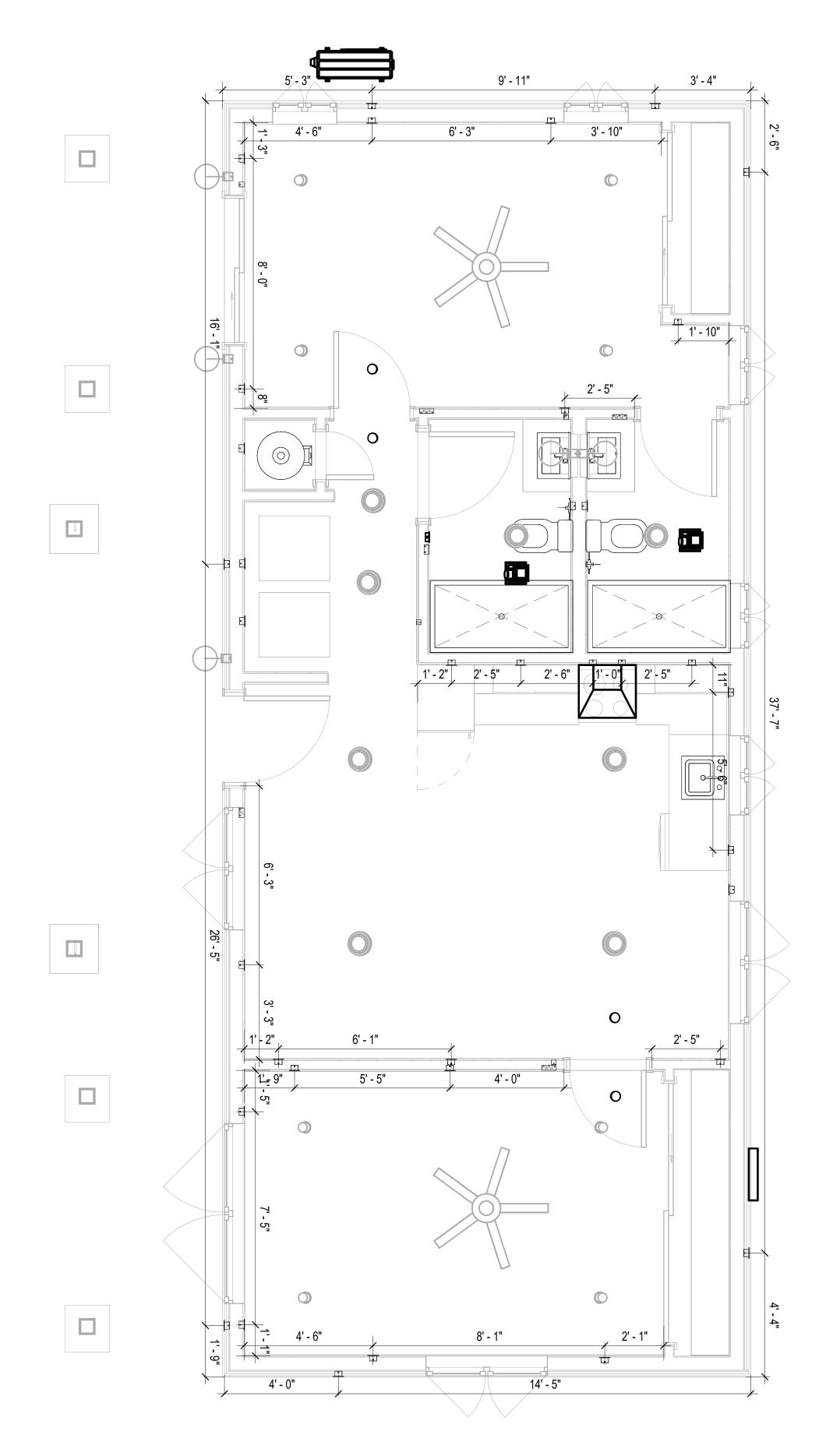
NOTES;

- 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
	DEGGRA TION	5,112

NOTE:

LEGEND:

PROJECT

292-PINNACLE-800-2Bd2Ba TRADITIONAL-550

DRAWING NAME

DIMENSION PLAN FOR FITTINGS

CLIENT NAME:
PROJECT NUMBER:
DATE:
DESIGNED BY:
DRAWN BY:
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 SANITARY SEWER LINES.

ABBREVIATIONS

Ø	DIAMETER
ABS	ACRYLONITRILE BUTADIENE STYRENE
ABV	ABOVE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
BFF	BELOW FINISHED FLOOR
BLW	BELOW
CO	CLEAN OUT
CW	COLD WATER
D	DEGREE
DFU	DRANAGE FIXTURE UNIT
DIA	DIAMETER
DN	DOWN
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FL	FLOOR
FS	FLOOR SINK
FT_	FOOT/FEET
HB	HOSE BIB
HW	HOT WATER
IN	INCH
MIN	MINIMUM
NO	NUMBER
NTS	NOT TO SCALE
PEX	CROSS-LINKED POLYETHYLENE
PLBG	PLUMBING
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
RD	ROOF DRAIN
RED	REDUCER
RM	ROOM
RW	RAIN WATER
SF	SQUARE FOOT
VTD	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 SCHEDULE							
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 SCHEDULE						
FITTING	SIZE	QTY				
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	4/08 - 4/08 -	4.4				
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-1/2"ø	5				
PEX TEE ELBOW	3/4"ø-3/4"ø	1				
PEX TRANSITION ELBOW	3/4"ø-1/2"ø	1				
RAIN WATER						
PVC 90 DEG BEND ELBOW	2"ø-2"ø	24				
PVC TEE ELBOW	2"ø-2"ø	3				
OF WA OF						
SEWAGE ABS 90 DEGREE BEND ELBOW	1 1/2"ø-1 1/2"ø	4				
ABS 90 DEGREE BEND ELBOW	2"ø-2"ø	3				
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	<u>'</u> 1				
ABS REDUCER ELBOW	3"ø-1 1/2"ø	1				
ABS REDUCER ELBOW	3"ø-2"ø	<u>'</u> 1				
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	<u>.</u> 1				
WASTE DOUBLE TEE	3"ø-3"ø-3"ø	1				
VENT	1.1/2"~	4				
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				
	T.						
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

292-PINNACLE-800-2Bd2Ba TRADITIONAL-550

DRAWING NAME

NOTE AND SCHEDULE

CLIENT NAME:

 PROJECT NUMBER:
 0102_14

 DATE:
 5/21/2025 10:03:01 AM

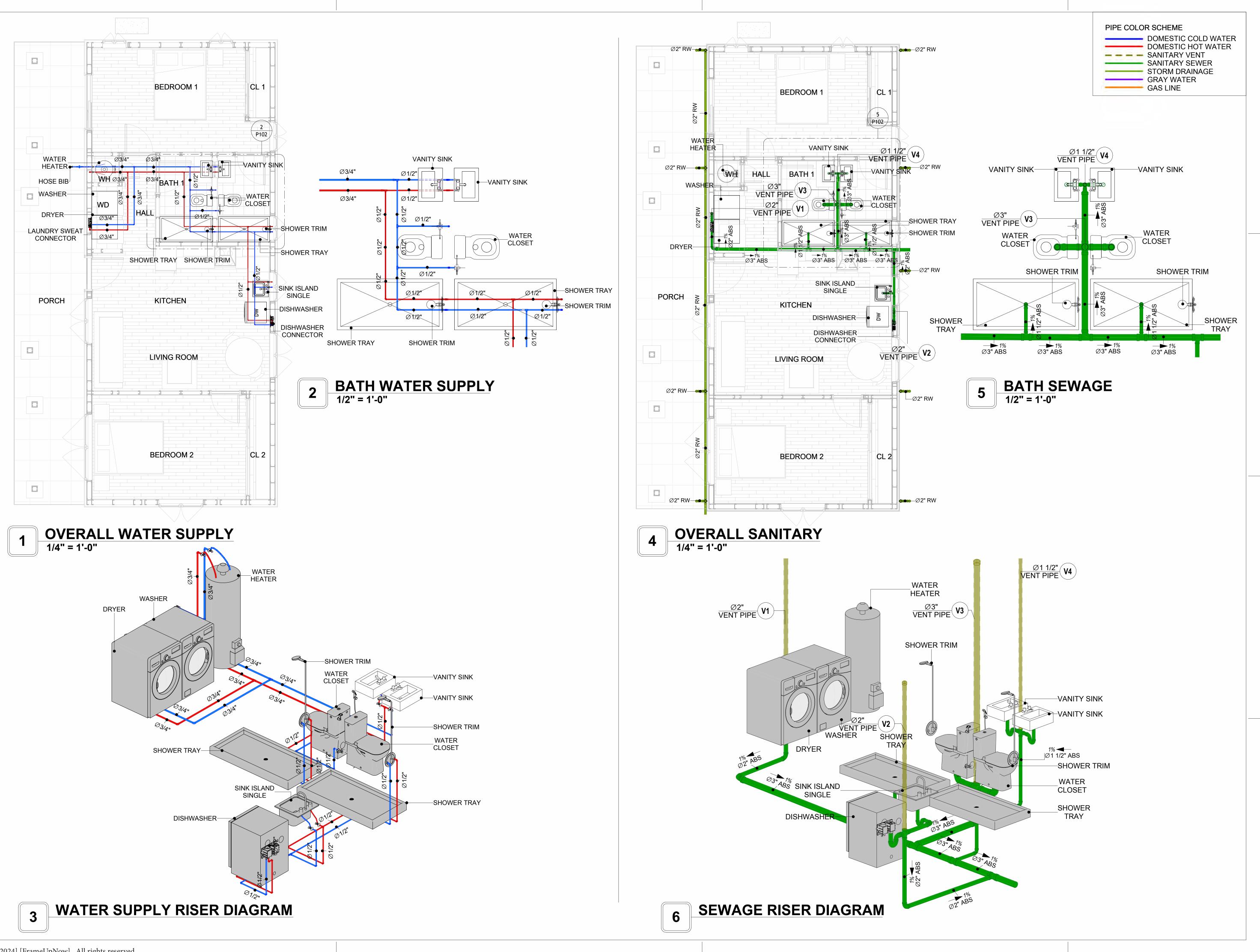
 DESIGNED BY:
 Designer

 DRAWN BY:
 Author

 CHECKED BY:
 Checker

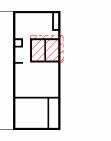
P101

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





KEY PLAN



DESCRIPTION

DATE

NOTE:

LEGEND:

PROJECT

292-PINNACLE-800-2Bd2Ba TRADITIONAL-550

DRAWING NAME

WATER SUPPLY AND **SEWAGE SYSTEM**

CLIENT NAME: PROJECT NUMBER: 0102_14 5/21/2025 10:03:34 AM Designer DESIGNED BY: DRAWN BY: CHECKED BY: Checker

P102

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-Traditional 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



Table Of Content

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6	ARCHITECTURAL BOM	ARCHITECTURAL BOM	15

Have It Your Way!

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

GENERAL NOTES

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

ARCHITECTURAL BOM



	Pinnacle-2Bd2Ba-Traditional								
		ARCHITECTU							
No.	Item	Туре	Unit	Quantity	Unit Price	Total	Description		
	APPLIANCES								
	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					
<u></u>	CASEWORKS								
1	Kitchen Cabinet		FT	17.66					
2	Laundry Cabinet		FT	2.25					
3	Vanity Cabinet		FT	3.83					
4	Medicine Cabinet		PCS	1					
	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					
<u></u>	CEILING	D. W. II	0.5	,,,,	-	-			
1	Ceiling Board	Dry Wall	SF	656					
	Dry Wall Fastener	Screw	PCS	1148					
3	Vapor Retarder	Polyethylene film	SF	850					
4	Vapor Retarder Fastener	Nails with washer heads	PCS	2550					
	Ceiling Board (MRD)	Moisture resistant drywall	SF	88					
	MRD Fastener		PCS	154					
7	Ceiling Board	Marine Plywood	SF	106					
8	Marine Plywood Fastener	Screw	PCS	186					
	Dry Wall Tape		FT	425					
<u></u>	FLOORING								
	Main Living Space		SF	262					
2	Bathroom		SF	81.4					
3	Bedrooms		SF	336.3					
4	Porch		SF	302.3					
<u>^</u>	STRUCTURE		0.5	1000 1					
1	Foundation		SF	1090.4					
_	WALLS EXTERIOR	1	0.5						
1	Siding	0 15 1 1111 (400/ 11)	SF	651					
2	Siding Fastner	Self-drilling screws(100/pkt)	PKT	6.51					
3	Wall Homewrap	Charled feature (000/ LD)	SF	977					
	Homewrap Fastener	Stapled fastener (200/pkt)	PKT	3.7					
5	Stone Veneer		SF	327.0					
	Mortar for Stone Veneer		SF	327.0					
	Furring Strip	0.15.1.30. (2007.1.3)	PCS	122					
	Furring Strip Fastner	Self-drilling screws(100/pkt)	PKT	9.8					
	Wall Shteathing (OSB)	0.15.1.111	SF	977					
	Shteathing Fastener	Self-drilling screws(100/pkt)	PKT	9.77					
	Wall Paint		SF	977					
	Wall Insulation		FT	1624					
<u>^</u>	WALLS INTERIOR		0.5	Foo	-	-			
1	Cementitious Backer Board		SF	589					
2	Kerdi membrane		SF	589					
	Kerdi membrane Fastener		SF	589					
	Wall Ceramic Tile		SF	589					
	Drywall Board		SF	1530					
	Drywall Fastener	Self-drilling screws(100/pkt)	PKT	15.3					
	Wall Paint		SF	1530					
	Drywall Tape		FT	289					
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	34.68	
7	Interior Door Trim		FT	278.68	
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	118	
5	Interior Window Trim		FT	118	
	ROOF				
1	Roof Covering		SF	1118.0	
2	Roof Covering Fastener		PCS	559	
3	Roof Felt Paper		SF	1118.0	
4	Roof Felt Paper Fastener		PCS	3354.0	
5	Roof Sheathing		SF	1118	
6	Roof Sheathing Fastener		PCS	8944	
7	Batten		FT	0.0	
8	Batten Fastener		PCS	0.0	
9	Soffit		SF	151.0	
10	Soffit Fastener		PCS	75.5	
11	Fascia		FT	164.0	
12	Fascia board fastener		PCS	82	
13	Roof Insulation		SF	1118.0	



		Pinnacle-2Bd2E	Ba-Traditio	onal			
	EL	ECTRICAL MATERI	AL SHOP	PING LI	ST		
No.	Item	Type	Unit		Unit Price	Total	Description
	LIGHTING FIXTURES						
1	Kitchen Ceiling Light		PCS	1			
2	Exterior Wall Mounted Light		PCS	3			
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			
	Bathroom Ceiling Light		PCS	2			
	Livingroom Ceiling Light		PCS	2			
	Bedroom Ceiling Light		PCS	8			
	Hall & Entry Ceiling Light		PCS	2			
11	Smoke Detector		PCS	4			
	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		1 00		<u> </u>		
	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	0/0/V/ground	FT	01			
	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	υυ Λ	PCS	4			
	Double Gang Switch Box		PCS	2			
	Triple Gang Switch Box		PCS	3			
	Pull Box	#1/4	PCS	18			
		# 1/4	PCS				
პხ	Receptacle Box		PC2	36			

PLUMBING BOM

27 WASTE DOUBLE TEE



Pinnacle-2Bd2Ba-Traditional 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 2 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 3"ø **PCS** 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 25 WASTE DOUBLE TEE 1 1/2"ø-1 1/2"ø-1 1/2"ø-1 PCS 26 WASTE DOUBLE TEE PCS 2"ø-2"ø-2"ø

PCS

1

3"ø-3"ø-3"ø-3"ø



		Pinnacle-2B	d2Ba-1	radition	al		
		HVAC SYSTEM MA	TERIAL	SHOPP	ING LIST		
No.	Item	Туре	Unit	Quantity	Unit Price	Total	Description
\triangle	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			
\triangle	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			
\triangle	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.
- 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 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	3		
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
1	Standard Receptacle 120V	20A		PCS	17		
2	GFCI Receptacle 120V	20 A		PCS	13		
3	GFCI Receptacle 240V	30 A		PCS	3		
4	GFCI Receptacle 240V	50 A		PCS	1		
5	GFCI Receptacle 240V	60 A		PCS	1		
6	Fan Switch			PCS	4		
7	Single Pole Switch			PCS	9		
8	Three Way Switch			PCS	2		
9	Dimmer Switch			PCS	2		
10							
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		
4	Romex 8 AWG	8/3/W/ground		FT	32		
6	ROMEX 6 AWG	6/3/W/ground		FT	61		
8	Bare Copper Ground Wire 6 AWG			FT			
9							
10							
11							
12							
13							
14							
15							
16							



		ELECT	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)			PCS	2		
1	TEE (REFRIGERANT LINE)			PCS	2		
5	(REFRIGERANT LINE)	3/4" (Ø)-1/2" (Ø)		PCS	4		
5	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		
l	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	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Bath Tub (Alcove Tub)			PCS	0		
2	Kitchen Sink			PCS	1		
3	Kitchen faucets			PCS	1		
4	Vanity Sink			PCS	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	3	
5	ABS P-Trap	2"ø-2"ø			PCS	1	
6	ABS Reducer Elbow	2"ø-1 1/2"ø			PCS	1	
7	ABS Reducer Elbow	3"ø-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	



	1	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	8	
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	
12	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	1		
2	Range			PCS	1		
3	Washer Front Load	Stackable		PCS	1		
4	Dryer Front Load	Stackable		PCS	1		
5	Dish Washer			PCS	1		
6	Oven			PCS	(
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							



	1		CEILING 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	LIVING+KITCHEN			SF	245.0		
1	Ceiling Board	Drywall		SF	245		
2	Drywall Fastener	Screw		PCS	429		
3	Vapor Retarder	Polyethylene film		SF	245		
1	Vapor Retarder Fastener	Nails with washer heads		PCS	735		
	BATH ROOM 1			SF	44.0		
5	Ceiling Board	MRD (Moisture resistant drywall)		SF	44		
5	MRD Fastener	Screw		PCS	77	77 4.0	
	BATH ROOM 2			SF	44.0		
7	Ceiling Board	MRD (Moisture resistant drywall)		SF	44		
3	MRD Fastener	Screw		PCS	77		
	BED ROOM 1			SF	161.0		
)	Ceiling Board	Drywall		SF	161		
LO	Drywall Fastener	Screw		PCS	282		
l1	Vapor Retarder	Polyethylene film		SF	161		
12	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	106.0		
33	Ceiling Board	Marine Plywood		SF	106		
34	Exterior Grade Plywood	Screw		PCS	186		



	<u>1</u>		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 KITCHE	N					
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	1090.4	
1	Concrete Slab	4"concrete cast in situ		CF	364	
2	Insulation	Rigid insulation		SF	287	
3	Hard core	Compacted soil		CF	290	
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	14	
	PORCH FRONT					
8	Tile Finish			SF	302	
9	Adhesive	1/2" Thin set Mortar		SF	302	
10	Vapor Retarder	Vapor Barrier Polyethylene		SF	302	



			WALLS: EXTERIOR				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Vertical Siding			SF	651		
2	Vertical Siding Fastner	Self-drilling screws(100/pkt)		PKT	6.51		
3	Wall Homewrap			SF	977		
4	Homewrap Fastener	Stapled fastener (200/pkt)		PKT	3.7		
5	Stone Veneer			SF	327.0		
6	Mortar for Stone Veneer			SF	327.0		
7	Furring Strip			PCS	122		
8	Furring Strip Fastner	Self-drilling screws(100/pkt)		PKT	9.8		
9	Wall Shteathing (OSB)			SF	977		
10	Shteathing Fastener	Self-drilling screws(100/pkt)		PKT	9.77		
11	Wall Paint			SF	977		
12	Wall Insulation			FT	1624		



			WALLS: INTERIOR 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BATH 1			SF	40.0		
1	Cementitious Backer Board			SF	247		
2	Kerdi membrane			SF	247		
3	Kerdi membrane Fastener			SF	247		
4	Wall Ceramic Tile			SF	247		
	BATH 2			SF	41.0		
5	Cementitious Backer Board			SF	211		
6	Kerdi membrane			SF	211		
7	Kerdi membrane Fastener			SF	211		
8	Wall Ceramic Tile			SF	211		
	BEDROOM 1			SF	154.0		
9	Drywall Board			SF	350		
10	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.5		
11	Wall Paint			SF	350		
12	Drywall Tape			FT	65.6		



			WALLS: INTERIOR 02				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	BEDROOM 2			SF	149.0		
13	Drywall Board			SF	336		
14	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	3.36		
15	Wall Paint			SF	336		
16	Drywall Tape			FT	63.0		
	KITCHEN			SF	78.0		
17	Cementitious Backer Board			SF	31		
18	Drywall Board			SF	157		
19	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.57		
20	Kerdi membrane			SF	31		
21	Kerdi membrane Fastener			SF	31		
22	Wall Ceramic Tile			SF	31		
23	Wall Paint			SF	157		
24	Drywall Tape			FT	29.6		



			WALLS: INTERIOR 03				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	LIVING ROOM			SF	153.0		
25	Drywall Board			SF	274		
26	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	2.74		
27	Wall Paint			SF	274		
28	Drywall Tape			FT	51.4		
	CLOSET 1			SF	15.0		
29	Drywall Board			SF	106		
30	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.06		
31	Wall Paint			SF	106		
32	Drywall Tape			FT	19.9		
	CLOSET 2	,		SF	21.0		
33	Drywall Board			SF	139		
34	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	1.39		
35	Wall Paint			SF	139		
36	Drywall Tape			FT	26.1		



			WALLS: INTERIOR 04				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
	WD			SF	18.0		
37	Cementitious Backer Board			SF	100		
38	Kerdi membrane			SF	100		
39	Kerdi membrane Fastener			SF	100		
40	Wall Ceramic Tile			SF	100		
	WH			SF	6.0		
41	Drywall Board			SF	74		
42	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	0.74		
43	Wall Paint			SF	74		
44	Drywall Tape			FT	14		
	HALL			SF	28.0		
45	Drywall Board			SF	94		
46	Drywall Fastener	Self-drilling screws(100/pkt)		PKT	0.94		
47	Wall Paint			SF	94		
48	Drywall Tape			FT	18		
1	Wall Skirting	Ceramic		FT	169		



			DOORS				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Exterior Sliding	5' - 0" X 6'-8"		PCS	1.0		
2	Exterior Swinging	3' - 0" X 6'-8"		PCS	1.0		
3	Interior Swinging	3' - 0" X 6'-8"		PCS	1.0		
4	Interior Swinging	2' - 8" X 6'-8"		PCS	3.0		
5	Interior Swinging	1' - 8" X 6'-8"		PCS	1.0		
6	Interior Sliding	6' - 0" X 6'-8"		PCS	1.0		
7	Interior Sliding	9' - 0" X 6'-8"		PCS	1.0		
8	Exterior Door Trim			FT	34.7		
9	Interior Door Trim			FT	278.8		
10	Entry Lock set			PCS	2.0		
11	Privacy Lock set			PCS	4.0		
12	Passage Lock set			PCS	3.0		



			WINDOWS				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Casement	6' - 3" X 3'-3"		PCS	1.0		
2	Casement	4' - 3" X 3'-3"		PCS	3.0		
3	Casement	2' - 9" X 3'-3"		PCS	2.0		
4	Casement	2' - 3" X 3'-3"		PCS	2.0		
5	Casement	2' - 3" X 1'-9"		PCS	1.0		
6	Exterior Window Trim			FT	118.0		
7	Interior Window Trim			FT	118.0		



			ROOF 01				
#	Item	Туре	Description, Manufacturer, SKU	Unit	Quantity	Unit Price	Total
1	Roof Covering			SF	1118.0		
2	Roof Covering Fastener			PCS	559		
3	Roof Felt Paper			SF	1118.0		
4	Roof Felt Paper Fastener			PCS	3354.0		
5	Roof Sheathing			SF	1118.0		
6	Roof Sheathing Fastener			PCS	8944		
7	Batten			FT	0.0		
8	Batten Fastener			PCS	0.0		
9	Soffit			SF	151.0		
10	Soffit Fastener			PCS	75.5		
11	Fascia			FT	164.0		
12	Fascia board fastener			PCS	82		
13	Roof Insulation			SF	1118.0		
14					111010		
15							