

PRICE PROPOSAL

Batbul Residence

CONTRACTOR NAME:

DATE:

January 18, 2022

No.	Description	Special notes from Bidder	Material	Labor	Line Subtotal
1.0	General Conditions		\$ 49,643	\$ 30,813	\$ 80,455
5.0	Metals		\$ 133,261	\$ 72,291	\$ 205,552
	Walls		\$ 47,409	\$ 90,764	\$ 138,173
6.0	Wood & Plastic Composites		\$ 179,701	\$ 69,474	\$ 249,175
7.0	Thermal and Moisture Protection		\$ 2,245	\$ 7,017	\$ 9,262
	Subtotal		\$ 412,259	\$ 270,358	\$ 682,618
	Insurance	10%	\$ 41,226	\$ 27,036	\$ 68,262
	Overhead & Profit	20%	\$ 82,452	\$ 54,072	\$ 136,524
	TOTAL BASE BID		\$ 535,937	\$ 351,466	\$ 887,403

Estimate of Materials and Cost of Construction

Date:	18 January 2022
Project:	Batbul Residence
Location:	5491 Hoback Glen Rd Hidden Hills, CA 91302
Scope Of Work:	Structural and drywalls framing Work

ITEM #	REF. SHEET	REF. DETAIL	DESCRIPTION	QTY.	UNIT	WASTAGE	QTY W/ WASTAGE	UNIT COST (MATERIAL)	TOTAL COST (MATERIAL)	UNIT COST (LABOR)	TOTAL COST (LABOR)	TOTAL ITEM COST	TRADE COST
01- GENERAL CONDITIONS													\$ 80,455
1			Permits Documentation And Fees	1	LS	0%	1	\$0	\$ -	\$6,847	\$ 6,847.26	\$ 6,847	
2			Protection Works	1	LS	0%	1	\$0	\$ -	\$17,118	\$ 17,118.15	\$ 17,118	
3			Engineered Drawings W/ PE Stamp	1	LS	0%	1	\$0	\$ -	\$6,847	\$ 6,847.26	\$ 6,847	
4			Sales tax on materials	1	LS	0%	1	\$49,643	\$ 49,642.64	\$0	\$ -	\$ 49,643	
05- METALS													\$ 205,552
Basement Foundation													
	S-1.0	S-2.0	Posts										
5	S-1.0	S-2.0	HSS 5x5x3/8"	1069	Lbs.	0%	1,069		\$ 2,672.50		\$ 1,603.50	\$ 4,276	
6	S-1.0	S-2.0	HSS 5x5x3/8" (12'-0" H)	4	EA								
7	S-1.0	S-2.0	HSS 8x6x3/8"	905	Lbs.	0%	905		\$ 2,262.50		\$ 1,357.50	\$ 3,620	
8	S-1.0	S-2.0	HSS 8x6x3/8" (12'-0" H)	2	EA								
9	S-1.0	S-2.0	HSS 6x4x3/8"	305	Lbs.	0%	305		\$ 762.50		\$ 457.50	\$ 1,220	
10	S-1.0	S-2.0	HSS 6x4x3/8" (12'-0" H)	1	EA								
	S-1.0	S-2.0	Base Plate										
11	S-1.0	S-2.0	(14"x14"x1/2") Base Plate	14	EA	0%	14		\$ 1,283.52		\$ 569.38	\$ 1,853	
	S-1.0	S-2.0	Bolt										
12	S-1.0	S-2.0	(3/4" Dia. x12") A.B. Welded Bolt	28	EA	0%	28		\$ 14.00		\$ 4.20	\$ 18	
13	S-1.0	S-2.0	(5/8") Dia. Anchor Bolts	49	EA	0%	49		\$ 4.90		\$ 1.47	\$ 6	
	S-1.0	S-2.0	Holedown										
14	S-1.0	S-2.0	HDU8	11	EA	0%	11		\$ 631.07		\$ 18.70	\$ 650	
	S-1.0	S-2.0	First Floor Framing and Foundation										
	S-1.0	S-2.0	Bolts										
15	S-1.0	S-2.0	(5/8" Dia.) A325 Thru Bolts	40	EA	0%	40		\$ 6.80		\$ 2.04	\$ 9	
16	S-1.0	S-2.0	(3/4"x12") Anchor Bolts	80	EA	0%	80		\$ 40.00		\$ 12.00	\$ 52	
17	S-1.0	S-2.0	(3/4") Dia. A325 Bolts	60	EA	0%	60		\$ 7.62		\$ 2.29	\$ 10	
18	S-1.0	S-2.0	(5/8") Dia. Anchor Bolts @ 16" O.C.	93	EA	0%	93		\$ 15.85		\$ 4.75	\$ 21	
	S-1.0	S-2.0	Holedown										
19	S-1.0	S-2.0	HDU8	23	EA	0%	23		\$ 1,319.51		\$ 39.10	\$ 1,359	
20	S-1.0	S-2.0	HDU11	9	EA	0%	9		\$ 630.36		\$ 15.30	\$ 646	
	S-1.0	S-2.0	Steel Beam										
21	S-1.0	S-2.0	W18x71	1988	Lbs.	0%	1,988		\$ 4,970.00		\$ 2,982.00	\$ 7,952	
22	S-1.0	S-2.0	W18x71 (28 LF)	1	EA								
23	S-1.0	S-2.0	W 16x40	1600	Lbs.	0%	1,600		\$ 4,000.00		\$ 2,400.00	\$ 6,400	
24	S-1.0	S-2.0	W 16x40 (18 LF)	1	EA								
25	S-1.0	S-2.0	W 16x40 (22 LF)	1	EA								
26	S-1.0	S-2.0	W24x103	3090	Lbs.	0%	3,090		\$ 7,725.00		\$ 4,635.00	\$ 12,360	
27	S-1.0	S-2.0	W24x103 (30 LF)	1	EA								
28	S-1.0	S-2.0	W16x57	1026	Lbs.	0%	1,026		\$ 2,565.00		\$ 1,539.00	\$ 4,104	
29	S-1.0	S-2.0	W16x57 (18 LF)	1	EA								
	S-1.0	S-2.0	Column										
30	S-1.0	S-2.0	W12x35 Steel Column	4200	Lbs.	0%	4,200		\$ 10,500.00		\$ 6,300.00	\$ 16,800	
31	S-1.0	S-2.0	W12x35 Steel Column (12'-0" H)	10	EA								
32	S-1.0	S-2.0	W10x30 Steel Column	720	Lbs.	0%	720		\$ 1,800.00		\$ 1,080.00	\$ 2,880	
33	S-1.0	S-2.0	W10x30 Steel Column (12'-0" H)	2	EA								
	S-1.0	S-2.0	Posts										
34	S-1.0	S-2.0	HSS 5x5x3/8" Steel Column	2953	Lbs.	0%	2,953		\$ 7,382.10		\$ 4,429.26	\$ 11,811	
35	S-1.0	S-2.0	HSS 5x5x3/8" Steel Column (12'-0" H)	11	EA								
36	S-1.0	S-2.0	HSS 6x4x3/8" Steel Column	330	Lbs.	0%	330		\$ 824.40		\$ 494.64	\$ 1,319	

37	S-1.0	S-2.0	HSS 6x4x3/8" Steel Column (12'-0" H)	1	EA							
38	S-1.0	S-2.0	HSS 8x6x3/8" Steel Column	620	Lbs.	0%	620		\$ 1,549.20		\$ 929.52	\$ 2,479
39	S-1.0	S-2.0	HSS 8x6x3/8" Steel Column (12'-0" H)	2	EA							
	S-1.0	S-2.0	Simpson/ Hanger									
40	S-1.0	S-2.0	ECCQ	5	EA	0%	5		\$ 588.00		\$ 30.00	\$ 618
41	S-1.0	S-2.0	CCO6	6	EA	0%	6		\$ 497.22		\$ 25.02	\$ 522
42	S-1.0	S-2.0	ST6224	19	EA	0%	19		\$ 91.77		\$ 19.00	\$ 111
43	S-1.0	S-2.0	A34 Clip	5	EA	0%	5		\$ 3.05		\$ 0.92	\$ 4
44	S-1.0	S-2.0	A35 Clip	3	EA	0%	3		\$ 1.92		\$ 0.58	\$ 2
45	S-1.0	S-2.0	MST60	7	EA	0%	7		\$ 161.00		\$ 14.00	\$ 175
46	S-1.0	S-2.0	HGLTV	1	EA	0%	1		\$ 157.00		\$ 6.00	\$ 163
47	S-1.0	S-2.0	HGLTV5.37	4	EA	0%	4		\$ 620.00		\$ 24.00	\$ 644
	S-1.0	S-2.0	Plate									
48	S-1.0	S-2.0	(3-1/2"x1/4") Plate (2) @ Steel Column	20	EA	0%	20		\$ 1,833.60		\$ 813.40	\$ 2,647
49	S-1.0	S-2.0	(12"x12") Plate	20	EA	0%	20		\$ 1,700.00		\$ 813.40	\$ 2,513
50	S-1.0	S-2.0	(1/2") Web Plate	8	EA	0%	8		\$ 480.00		\$ 325.36	\$ 805
	S-1.0	S-2.0	Second Floor and Lower Roof Framing									
	S-1.0	S-2.0	Beam									
51	S-1.0	S-2.0	W16x40	5120	Lbs.	0%	5,120		\$ 12,800.00		\$ 7,680.00	\$ 20,480
52	S-1.0	S-2.0	W16x40 (54 LF)	1	EA							
53	S-1.0	S-2.0	W16x40 (40 LF)	1	EA							
54	S-1.0	S-2.0	W16x40 (10 LF)	2	EA							
55	S-1.0	S-2.0	W16x40 (14 LF)	1	EA							
56	S-1.0	S-2.0	W16x40	960	Lbs.	0%	960		\$ 2,400.00		\$ 1,440.00	\$ 3,840
57	S-1.0	S-2.0	W16x41 (24 LF)	1	EA							
58	S-1.0	S-2.0	W12x35 w/ 4x Nailer	1680	Lbs.	0%	1,680		\$ 4,200.00		\$ 2,520.00	\$ 6,720
59	S-1.0	S-2.0	W12x35 w/ 4x Nailer (18 LF)	1	EA							
60	S-1.0	S-2.0	W12x35 w/ 4x Nailer (10 LF)	1	EA							
61	S-1.0	S-2.0	W12x35 w/ 4x Nailer (20 LF)	1	EA							
62	S-1.0	S-2.0	W10x30 w/ 2x Nailer	1080	Lbs.	0%	1,080		\$ 2,700.00		\$ 1,620.00	\$ 4,320
63	S-1.0	S-2.0	W10x30 w/ 2x Nailer (10 LF)	2	EA							
64	S-1.0	S-2.0	W10x30 w/ 2x Nailer (16 LF)	1	EA							
65	S-1.0	S-2.0	HSS 12x16x3/8"	3724	Lbs.	0%	3,724		\$ 9,310.00		\$ 5,586.00	\$ 14,896
66	S-1.0	S-2.0	HSS 12x16x3/8" (24 LF)	2	EA							
67	S-1.0	S-2.0	W16x57	1254	Lbs.	0%	1,254		\$ 3,135.00		\$ 1,881.00	\$ 5,016
68	S-1.0	S-2.0	W16x57 (22 LF)	1	EA							
69	S-1.0	S-2.0	W21x93	2604	Lbs.	0%	2,604		\$ 6,510.00		\$ 3,906.00	\$ 10,416
70	S-1.0	S-2.0	W21x93 (28 LF)	1	EA							
71	S-1.0	S-2.0	W12x35 w/ 2x Nailer	420	Lbs.	0%	420		\$ 1,050.00		\$ 630.00	\$ 1,680
72	S-1.0	S-2.0	W12x35 w/ 2x Nailer (12 LF)	1	EA							
	S-1.0	S-2.0	Columns									
73	S-1.0	S-2.0	W12x35 Steel Column	4200	Lbs.	0%	4,200		\$ 10,500.00		\$ 6,300.00	\$ 16,800
74	S-1.0	S-2.0	W12x35 Steel Column (12'-0" H)	10	EA							
75	S-1.0	S-2.0	W10x30 Steel Column	720	Lbs.	0%	720		\$ 1,800.00		\$ 1,080.00	\$ 2,880
76	S-1.0	S-2.0	W10x30 Steel Column (12'-0" H)	2	EA							
77	S-1.0	S-2.0	HSS 5x5x3/8" Steel Column	2638	Lbs.	0%	2,638		\$ 6,595.20		\$ 3,957.12	\$ 10,552
78	S-1.0	S-2.0	HSS 5x5x3/8" Steel Column (12'-0" H)	8	EA							
	S-1.0	S-2.0	Simpson/ Hanger									
79	S-1.0	S-2.0	CCQ76	5	EA	0%	5		\$ 853.45		\$ 30.00	\$ 883
80	S-1.0	S-2.0	RCZ66	2	EA	0%	2		\$ 85.64		\$ 4.00	\$ 90
81	S-1.0	S-2.0	CCO6	6	EA	0%	6		\$ 493.62		\$ 24.00	\$ 518
82	S-1.0	S-2.0	ST6224	24	EA	0%	24		\$ 115.92		\$ 24.00	\$ 140
83	S-1.0	S-2.0	ECCQ5-6	6	EA	0%	6		\$ 885.54		\$ 36.00	\$ 922
84	S-1.0	S-2.0	PCZ66	5	EA	0%	5		\$ 121.20		\$ 10.00	\$ 131
85	S-1.0	S-2.0	HGUS	2	EA	0%	2		\$ 66.80		\$ 4.00	\$ 71
86	S-1.0	S-2.0	A35 Clip	13	EA	0%	13		\$ 8.32		\$ 2.50	\$ 11
87	S-1.0	S-2.0	HGLTV537	12	EA	0%	12		\$ 1,860.00		\$ 72.00	\$ 1,932
88	S-1.0	S-2.0	HUC612	1	EA	0%	1		\$ 23.16		\$ 1.00	\$ 24
89	S-1.0	S-2.0	HU610	2	EA	0%	2		\$ 46.32		\$ 2.00	\$ 48
90	S-1.0	S-2.0	CCO4	8	EA	0%	8		\$ 185.28		\$ 8.00	\$ 193

91	S-1.0	S-2.0	HU412	2	EA	0%	2		\$ 38.06		\$ 2.00	\$ 40
92	S-1.0	S-2.0	U3516716	1	EA	0%	1		\$ 33.40		\$ 2.00	\$ 35
93	S-1.0	S-2.0	MST60	36	EA	0%	36		\$ 833.76		\$ 36.00	\$ 870
94	S-1.0	S-2.0	WP3.56	1	EA	0%	1		\$ 22.65		\$ 1.00	\$ 24
95	S-1.0	S-2.0	HU610	9	EA	0%	9		\$ 174.24		\$ 9.00	\$ 183
96	S-1.0	S-2.0	HDU8	22	EA	0%	22		\$ 1,262.14		\$ 44.00	\$ 1,306
97	S-1.0	S-2.0	HDU11	10	EA	0%	10		\$ 700.40		\$ 20.00	\$ 720
	S-1.0	S-2.0	Upper Roof									
	S-1.0	S-2.0	Beam									
98	S-1.0	S-2.0	<u>W12x35</u>	420	Lbs.	0%	420		\$ 1,050.00		\$ 630.00	\$ 1,680
99	S-1.0	S-2.0	W12x36 (12 LF)	1	EA							
100	S-1.0	S-2.0	<u>W10x30</u>	300	Lbs.	0%	300		\$ 750.00		\$ 450.00	\$ 1,200
101	S-1.0	S-2.0	W10x31 (10 LF)	1	EA							
102	S-1.0	S-2.0	<u>HSS 9x7x3/8" Steel Beam</u>	856	Lbs.	0%	856		\$ 2,139.50		\$ 1,283.70	\$ 3,423
103	S-1.0	S-2.0	HSS 9x7x3/8" Steel Beam (20 LF)	1	EA							
104	S-1.0	S-2.0	<u>HSS 8x4x1/4"</u>	799	Lbs.	0%	799		\$ 1,998.10		\$ 1,198.86	\$ 3,197
105	S-1.0	S-2.0	HSS 8x4x1/4" (14 LF)	2	EA							
106	S-1.0	S-2.0	<u>HSS 8x6x3/8"</u>	565	Lbs.	0%	565		\$ 1,413.38		\$ 848.03	\$ 2,261
107	S-1.0	S-2.0	HSS 8x6x3/8" (15 LF)	1	EA							
			WALLS									\$ 138,173
			Basement									
	A-2.1	A-2.2	Partition Wall									
	A-2.1	A-2.2	(2x6) Stud Wall									
108	A-2.1	A-2.2	(12'-0")L. 2x6 Top and Bottom Plate (54 EA)	645	LF	0%	645		\$ 593.12		\$ 1,083.10	\$ 1,676
109	A-2.1	A-2.2	(2x6) Wood Studs @ 16" O.C. (162 EA @ 12'-0"H.; 2579 SF)	1939	LF	0%	1,939		\$ 1,783.88		\$ 3,257.52	\$ 5,041
110	A-2.1	A-2.2	(5/8") Gypsum Board Type X	4450	SF	0%	4,450		\$ 2,047.00		\$ 2,358.50	\$ 4,406
111	A-2.1	A-2.2	(5/8") Moisture Resistant Gypsum Board Type X	708	SF	0%	708		\$ 346.92		\$ 375.24	\$ 722
112	A-2.1	A-2.2	Sealant	860	LF	0%	860		\$ 128.94		\$ 1,100.29	\$ 1,229
	A-2.1	A-2.2	(2x6) Furring Wall									
113	A-2.1	A-2.2	(12'-0")L. 2x6 Top and Bottom Plate (30 EA)	355	LF	0%	355		\$ 326.76		\$ 596.69	\$ 923
114	A-2.1	A-2.2	(2x6) Wood Studs @ 16" O.C. (90 EA @ 12'-0"H.; 1421 SF)	1069	LF	0%	1,069		\$ 983.48		\$ 1,795.92	\$ 2,779
115	A-2.1	A-2.2	(5/8") Gypsum Board Type X	1145	SF	0%	1,145		\$ 526.70		\$ 606.85	\$ 1,134
116	A-2.1	A-2.2	(5/8") Moisture Resistant Gypsum Board Type X	276	SF	0%	276		\$ 135.24		\$ 146.28	\$ 282
117	A-2.1	A-2.2	R-19 Batt Insulation	1421	SF	0%	1,421		\$ 568.40		\$ 852.60	\$ 1,421
118	A-2.1	A-2.2	Sealant	237	LF	0%	237		\$ 35.52		\$ 303.08	\$ 339
	A-2.1	A-2.2	(2x4) Furring Wall									
119	A-2.1	A-2.2	(12'-0")L. 2x4 Top and Bottom Plate (16 EA)	197	LF	0%	197		\$ 155.26		\$ 330.17	\$ 485
120	A-2.1	A-2.2	(2x4) Wood Studs @ 16" O.C. (50 EA @ 12'-0"H.; 786 SF)	592	LF	0%	592		\$ 467.68		\$ 994.56	\$ 1,462
121	A-2.1	A-2.2	(5/8") Gypsum Board Type X	726	SF	0%	726		\$ 333.96		\$ 384.78	\$ 719
122	A-2.1	A-2.2	(5/8") Moisture Resistant Gypsum Board Type X	60	SF	0%	60		\$ 29.40		\$ 31.80	\$ 61
123	A-2.1	A-2.2	R-19 Batt Insulation	786	SF	0%	786		\$ 314.45		\$ 471.67	\$ 786
124	A-2.1	A-2.2	Sealant	131	LF	0%	131		\$ 19.65		\$ 167.71	\$ 187
	A-2.1	A-2.2	First Floor									
	A-2.1	A-2.2	(2x6) Exterior Stud Wall									
125	A-2.1	A-2.2	(12'-0")L. 2x6 Top and Bottom Plate (71 EA)	851	LF	0%	851		\$ 672.27		\$ 1,429.65	\$ 2,102
126	A-2.1	A-2.2	(2x6) Wood Studs @ 16" O.C. (214 EA @ 12'-0"H.; 3404 SF)	2560	LF	0%	2,560		\$ 2,022.40		\$ 4,300.80	\$ 6,323
127	A-2.1	A-2.2	(5/8") Gypsum Board Type X	3332	SF	0%	3,332		\$ 1,532.72		\$ 1,765.96	\$ 3,299
128	A-2.1	A-2.2	(5/8") Moisture Resistant Gypsum Board Type X	72	SF	0%	72		\$ 35.28		\$ 38.16	\$ 73
129	A-2.1	A-2.2	(1/2") Plywood Sheathing	3404	SF	0%	3,404		\$ 5,991.04		\$ 9,224.84	\$ 15,216
130	A-2.1	A-2.2	R-19 Batt Insulation	3404	SF	0%	3,404		\$ 1,361.57		\$ 2,042.35	\$ 3,404
131	A-2.1	A-2.2	Sealant	567	LF	0%	567		\$ 85.10		\$ 726.17	\$ 811
	A-2.1	A-2.2	(2x6) Interior Stud Wall									
132	A-2.1	A-2.2	(12'-0")L. 2x6 Top and Bottom Plate (70 EA)	834	LF	0%	834		\$ 658.98		\$ 1,401.37	\$ 2,060
133	A-2.1	A-2.2	(2x6) Wood Studs @ 16" O.C. (210 EA @ 12'-0"H. ; 3337 SF)	2509	LF	0%	2,509		\$ 1,982.11		\$ 4,215.12	\$ 6,197
134	A-2.1	A-2.2	(5/8") Gypsum Board Type X	6313	SF	0%	6,313		\$ 2,903.98		\$ 3,345.89	\$ 6,250
135	A-2.1	A-2.2	(5/8") Moisture Resistant Gypsum Board Type X	360	SF	0%	360		\$ 176.40		\$ 190.80	\$ 367
136	A-2.1	A-2.2	Sealant	1112	LF	0%	1,112		\$ 166.83		\$ 1,423.62	\$ 1,590
	A-2.1	A-2.2	(2x6) Knee Wall (1'-0" H)									
137	A-2.1	A-2.2	(12'-0")L. 2x6 Top and Bottom Plate (30 EA)	359	LF	0%	359		\$ 283.88		\$ 603.69	\$ 888

138	A-2.1	A-2.2	(2x6) Wood Studs @ 16" O.C. (91 EA @ 12"H.; 120 SF)	91	LF	0%	91		\$ 71.89		\$ 152.88	\$ 225
139	A-2.1	A-2.2	(5/8") Gypsum Board Type X	240	SF	0%	240		\$ 110.20		\$ 126.97	\$ 237
140	A-2.1	A-2.2	Sealant	479	LF	0%	479		\$ 71.87		\$ 613.27	\$ 685
	A-2.1	A-2.2	(2x6) Fireplace Wall									
141	A-2.1	A-2.2	(12'-0")L. 2x6 Top and Bottom Plate (7 EA)	84	LF	0%	84		\$ 66.50		\$ 141.42	\$ 208
142	A-2.1	A-2.2	(2x6) Wood Studs @ 16" O.C. (22 EA @ 12'-0"H.; 337 SF)	254	LF	0%	254		\$ 200.66		\$ 426.72	\$ 627
143	A-2.1	A-2.2	(1/2") Plywood Sheathing	673	SF	0%	673		\$ 1,185.25		\$ 1,825.02	\$ 3,010
144	A-2.1	A-2.2	Sealant	56	LF	0%	56		\$ 8.42		\$ 71.83	\$ 80
	A-2.1	A-2.2	(2x6) Knee Wall (5'-4" H)									
145	A-2.1	A-2.2	(12'-0")L. 2x6 Top and Bottom Plate (20 EA)	239	LF	0%	239		\$ 188.87		\$ 401.64	\$ 591
146	A-2.1	A-2.2	(2x6) Wood Studs @ 16" O.C. (60 EA @ 5'-4"H.; 425 SF)	320	LF	0%	320		\$ 252.80		\$ 537.60	\$ 790
147	A-2.1	A-2.2	(5/8") Gypsum Board Type X	849	SF	0%	849		\$ 390.77		\$ 450.23	\$ 841
148	A-2.1	A-2.2	Sealant	319	LF	0%	319		\$ 47.81		\$ 408.01	\$ 456
	A-2.1	A-2.2	Second Floor									
	A-2.1	A-2.2	(2x6) Exterior Stud Wall									
149	A-2.1	A-2.2	(12'-0")L. 2x6 Top and Bottom Plate (51 EA)	616	LF	0%	616		\$ 486.54		\$ 1,034.66	\$ 1,521
150	A-2.1	A-2.2	(2x6) Wood Studs @ 16" O.C. (154 EA @ 10'-0"H.; 2053SF)	1544	LF	0%	1,544		\$ 1,219.76		\$ 2,593.92	\$ 3,814
151	A-2.1	A-2.2	(5/8") Gypsum Board Type X	1903	SF	0%	1,903		\$ 875.38		\$ 1,008.59	\$ 1,884
152	A-2.1	A-2.2	(5/8") Moisture Gypsum Board Type X	150	SF	0%	150		\$ 73.50		\$ 79.50	\$ 153
153	A-2.1	A-2.2	(1/2") Plywood Sheathing	2053	SF	0%	2,053		\$ 3,613.28		\$ 5,563.63	\$ 9,177
154	A-2.1	A-2.2	R-19 Batt Insulation	2053	SF	0%	2,053		\$ 821.20		\$ 1,231.80	\$ 2,053
155	A-2.1	A-2.2	Sealant	411	LF	0%	411		\$ 61.59		\$ 525.54	\$ 587
	A-2.1	A-2.2	(2x6) Knee Wall (2'-0" H)									
156	A-2.1	A-2.2	(12'-0")L. 2x6 Top and Bottom Plate (5 EA)	59	LF	0%	59		\$ 46.29		\$ 98.43	\$ 145
157	A-2.1	A-2.2	(2x6) Wood Studs @ 16" O.C. (15 EA @ 2'-0"H.;) (39 SF)	30	LF	0%	30		\$ 23.70		\$ 50.40	\$ 74
158	A-2.1	A-2.2	(5/8") Gypsum Board	78	SF	0%	78		\$ 35.94		\$ 41.40	\$ 77
159	A-2.1	A-2.2	Sealant	78	LF	0%	78		\$ 11.72		\$ 99.99	\$ 112
	A-2.1	A-2.2	(2x6) Interior Stud Wall									
160	A-2.1	A-2.2	(12'-0")L. 2x6 Top and Bottom Plate (72 EA)	869	LF	0%	869		\$ 686.80		\$ 1,460.54	\$ 2,147
161	A-2.1	A-2.2	(2x6) Wood Studs @ 16" O.C. (218 EA @ 10'-0"H.; 2898 SF)	2179	LF	0%	2,179		\$ 1,721.41		\$ 3,660.72	\$ 5,382
162	A-2.1	A-2.2	(5/8") Gypsum Board	5546	SF	0%	5,546		\$ 2,551.16		\$ 2,939.38	\$ 5,491
163	A-2.1	A-2.2	(5/8") Moisture Resistant Gypsum Board	250	SF	0%	250		\$ 122.50		\$ 132.50	\$ 255
164	A-2.1	A-2.2	Sealant	1159	LF	0%	1,159		\$ 173.87		\$ 1,483.72	\$ 1,658
	A-2.1	A-2.2	(2x6) Knee Wall (2'-6" H)									
165	A-2.1	A-2.2	(12'-0")L. 2x6 Top and Bottom Plate (12 EA)	143	LF	0%	143		\$ 112.84		\$ 239.95	\$ 353
166	A-2.1	A-2.2	(2x6) Wood Studs @ 16" O.C. (36 EA @ 2'-6"H.; 119 SF)	90	LF	0%	90		\$ 71.10		\$ 151.20	\$ 222
167	A-2.1	A-2.2	(5/8") Gypsum Board	238	SF	0%	238		\$ 109.50		\$ 126.17	\$ 236
168	A-2.1	A-2.2	Sealant	190	LF	0%	190		\$ 28.57		\$ 243.76	\$ 272
	A-2.1	A-2.2	Basement									
	A-2.1	A-2.2	Ceiling									
169	A-2.1	A-2.2	(5/8") Type "X" Gypsum Board	3141	SF	0%	3,141		\$ 1,444.82		\$ 4,711.37	\$ 6,156
	A-2.1	A-2.2	First Floor									
170	A-2.1	A-2.2	(5/8") Type "X" Gypsum Board	5753	SF	0%	5,753		\$ 2,646.39		\$ 8,629.55	\$ 11,276
	A-2.1	A-2.2	Second Floor									
171	A-2.1	A-2.2	(5/8") Type "X" Gypsum Board	2256	SF	0%	2,256		\$ 1,037.74		\$ 3,383.94	\$ 4,422
172	A-2.1	A-2.2	(5/8") Type "X" Gypsum Board	369	SF	0%	369		\$ 169.53		\$ 552.81	\$ 722
06- WOOD, PLASTIC & COMPOSITE												\$ 249,175
First Floor Framing and Foundation												
	S-1.0	S-2.0	Wood Beams									
173	S-1.0	S-2.0	(5-1/4x14) Parallam Beam	8	LF	0%	8		\$ 168.00		\$ 88.00	\$ 256
174	S-1.0	S-2.0	(5-1/4x14) Parallam Beam (8 LF)	1	EA							
	S-1.0	S-2.0	Blocking									
175	S-1.0	S-2.0	(2x6) Blocking	35	LF	0%	35		\$ 27.31		\$ 58.08	\$ 85
	S-1.0	S-2.0	Beam									
176	S-1.0	S-2.0	(6x6) Header Beam	4	LF	0%	4		\$ 38.22		\$ 18.20	\$ 56
177	S-1.0	S-2.0	(6x6) Header Beam (4 LF)	1	EA							
178	S-1.0	S-2.0	(5-1/4x9-1/2) Parallam Beam	12	LF	0%	12		\$ 87.48		\$ 60.00	\$ 147
179	S-1.0	S-2.0	(5-1/4x9-1/2) Parallam Beam (12 LF)	1	EA							
180	S-1.0	S-2.0	(7x6) Parallam Beam	20	LF	0%	20		\$ 210.00		\$ 100.00	\$ 310

181	S-1.0	S-2.0	(7x6) Parallam Beam (20 LF)	1	EA							
182	S-1.0	S-2.0	(5-1/4x11-7/8) Parallam Beam	10	LF	0%	10		\$ 175.00		\$ 110.00	\$ 285
183	S-1.0	S-2.0	(5-1/4x11-7/8) Parallam Beam (10 LF)	1	EA							
184	S-1.0	S-2.0	(5-1/4x16) Parallam Beam	111	LF	0%	111		\$ 2,331.00		\$ 1,221.00	\$ 3,552
185	S-1.0	S-2.0	(5-1/4x16) Parallam Beam (12 LF)	3	EA							
186	S-1.0	S-2.0	(5-1/4x16) Parallam Beam (18 LF)	1	EA							
187	S-1.0	S-2.0	(5-1/4x16) Parallam Beam (16 LF)	1	EA							
188	S-1.0	S-2.0	(5-1/4x16) Parallam Beam (22 LF)	1	EA							
189	S-1.0	S-2.0	(5-1/4x16) Parallam Beam (6 LF)	3	EA							
	S-1.0	S-2.0	Column									
190	S-1.0	S-2.0	(4x6) Post	156	LF	0%	156		\$ 648.96		\$ 468.00	\$ 1,117
191	S-1.0	S-2.0	(4x6) Post (12'-0" H)	13	EA							
192	S-1.0	S-2.0	(6x6) Post	312	LF	0%	312		\$ 3,276.00		\$ 1,560.00	\$ 4,836
193	S-1.0	S-2.0	(6x6) Post (12'-0" H)	26	EA							
194	S-1.0	S-2.0	(2x6) Wood Post	24	LF	0%	24		\$ 66.00		\$ 72.00	\$ 138
195	S-1.0	S-2.0	(2x6) Wood Post (12'-0" H)	2	EA							
	S-1.0	S-2.0	Shear Wall									
196	S-1.0	S-2.0	E- (15/32") Plywood Sheathing (4x8)	864	SF	0%	864		\$ 1,951.00		\$ 1,283.74	\$ 3,235
197	S-1.0	S-2.0	(15/32") Plywood Sheathing (4x8)	27	EA							
	S-1.0	S-2.0	Floor Joist									
198	S-1.0	S-2.0	16" TJI 560 F.J. @ 16" O.C. (2873 SF)	2126	LF	0%	2,126		\$ 25,086.80		\$ 6,378.00	\$ 31,465
199	S-1.0	S-2.0	16" TJI 560 F.J. @ 22LF	43	EA							
200	S-1.0	S-2.0	16" TJI 560 F.J. @ 18LF	38	EA							
201	S-1.0	S-2.0	16" TJI 560 F.J. @ 20LF	17	EA							
202	S-1.0	S-2.0	16" TJI 560 F.J. @ 12LF	13	EA							
203	S-1.0	S-2.0	(1-3/4x14) M.L. Decking Joists @ 16" O.C. (92 SF)	80	LF	0%	80		\$ 212.00		\$ 480.00	\$ 692
204	S-1.0	S-2.0	(1-3/4x14) M.L. Decking Joists @ 8LF	10	EA							
	S-1.0	S-2.0	Plywood Sheathing									
205	S-1.0	S-2.0	(15/32") Plywood Sheathing	2965	SF	0%	2,965		\$ 6,695.27		\$ 4,405.44	\$ 11,101
206	S-1.0	S-2.0	(15/32") Plywood Sheathing (4x8)	93	EA							
	S-1.0	S-2.0	Stairs 1									
207	S-1.0	S-2.0	Stair - (5") High Riser (22 EA) - (12" W) Tread (20 EA) - Stringer Beam (62 LF) - Landing (50 SF)	1	LOC	0%	1		\$ 2,400.00		\$ 550.00	\$ 2,950
	S-1.0	S-2.0	Second Floor and Lower Roof Framing									
	S-1.0	S-2.0	Wood Beams									
208	S-1.0	S-2.0	(3-1/2x16) Parallam Beam	14	LF	0%	14		\$ 168.88		\$ 81.06	\$ 250
209	S-1.0	S-2.0	(3-1/2x16) Parallam Beam (14 LF)	1	EA							
	S-1.0	S-2.0	Beam									
210	S-1.0	S-2.0	(5-1/4x14) Parallam Beam	104	LF	0%	104		\$ 2,174.76		\$ 652.43	\$ 2,827
211	S-1.0	S-2.0	(5-1/4x14) Parallam Beam (18 LF)	1	EA							
212	S-1.0	S-2.0	(5-1/4x14) Parallam Beam (22 LF)	1	EA							
213	S-1.0	S-2.0	(5-1/4x14) Parallam Beam (20 LF)	2	EA							
214	S-1.0	S-2.0	(5-1/4x14) Parallam Beam (12 LF)	2	EA							
215	S-1.0	S-2.0	(5-14x9-1/2) P.L. Beam	81	LF	0%	81		\$ 590.49		\$ 177.15	\$ 768
216	S-1.0	S-2.0	(5-14x9-1/2) P.L. Beam (10 LF)	1	EA							
217	S-1.0	S-2.0	(5-14x9-1/2) P.L. Beam (14 LF)	2	EA							
218	S-1.0	S-2.0	(5-14x9-1/2) P.L. Beam (12 LF)	1	EA							
219	S-1.0	S-2.0	(5-14x9-1/2) P.L. Beam (8 LF)	1	EA							
220	S-1.0	S-2.0	(5-14x9-1/2) P.L. Beam (12 LF)	2	EA							
221	S-1.0	S-2.0	(3-1/2x11-7/8) Parallam Beam	123	LF	0%	123		\$ 1,526.56		\$ 457.97	\$ 1,985
222	S-1.0	S-2.0	(3-1/2x11-7/8) Parallam Beam (36 LF)	1	EA							
223	S-1.0	S-2.0	(3-1/2x11-7/8) Parallam Beam (16 LF)	2	EA							
224	S-1.0	S-2.0	(3-1/2x11-7/8) Parallam Beam (34 LF)	1	EA							
225	S-1.0	S-2.0	(3-1/2x11-7/8) Parallam Beam (8 LF)	2	EA							
226	S-1.0	S-2.0	(3-1/2x11-7/8) Parallam Beam (10 LF)	1	EA							
227	S-1.0	S-2.0	(5-1/8x22.5) 24F-V4 GL Beam	24	LF	0%	24		\$ 504.00		\$ 151.20	\$ 655
228	S-1.0	S-2.0	(5-1/8x22.5) 24F-V4 GL Beam (24 LF)	1	EA							

229	S-1.0	S-2.0	(1-3/4x16) M.L. Floor Joist	114	LF	0%	114		\$ 323.56		\$ 97.07	\$ 421
230	S-1.0	S-2.0	(1-3/4x16) M.L. Floor Joist (24 LF)	8	EA							
231	S-1.0	S-2.0	(1-3/4x16) M.L. Floor Joist (6 LF)	4	EA							
232	S-1.0	S-2.0	(1-3/4x16) M.L. Floor Joist (10 LF)	2	EA							
233	S-1.0	S-2.0	(6x6) Header Beam	37	LF	0%	37		\$ 388.50		\$ 116.55	\$ 505
234	S-1.0	S-2.0	(6x6) Header Beam (4 LF)	5	EA							
235	S-1.0	S-2.0	(6x6) Header Beam (6 LF)	3	EA							
236	S-1.0	S-2.0	(6x8) Header Beam	58	LF	0%	58		\$ 812.00		\$ 243.60	\$ 1,056
237	S-1.0	S-2.0	(6x8) Header Beam (8 LF)	5	EA							
238	S-1.0	S-2.0	(6x8) Header Beam (6 LF)	3	EA							
239	S-1.0	S-2.0	(5-1/4x11-7/8) Parallam Beam	64	LF	0%	64		\$ 1,120.00		\$ 336.00	\$ 1,456
240	S-1.0	S-2.0	(5-1/4x11-7/8) Parallam Beam (16 LF)	2	EA							
241	S-1.0	S-2.0	(5-1/4x11-7/8) Parallam Beam (18 LF)	1	EA							
242	S-1.0	S-2.0	(5-1/4x11-7/8) Parallam Beam (14 LF)	1	EA							
243	S-1.0	S-2.0	(1-3/4x14) M.L. Ridge	10	LF	0%	10		\$ 26.90		\$ 8.07	\$ 35
244	S-1.0	S-2.0	(1-3/4x14) M.L. Ridge (10 LF)	1	EA							
245	S-1.0	S-2.0	(6-3/4x27.0) 24F-V4 Glb Beam	48	LF	0%	48		\$ 1,200.00		\$ 360.00	\$ 1,560
246	S-1.0	S-2.0	(6-3/4x27.0) 24F-V4 Glb Beam (30 LF)	1	EA							
247	S-1.0	S-2.0	(6-3/4x27.0) 24F-V4 Glb Beam (18 LF)	1	EA							
248	S-1.0	S-2.0	(5-1/4x18) Parallam Beam	20	LF	0%	20		\$ 420.00		\$ 126.00	\$ 546
249	S-1.0	S-2.0	(5-1/4x18) Parallam Beam (20 LF)	1	EA							
250	S-1.0	S-2.0	(5-1/4x16) Parallam Beam	228	LF	0%	228		\$ 4,788.00		\$ 1,436.40	\$ 6,224
251	S-1.0	S-2.0	(5-1/4x16) Parallam Beam (22 LF)	1	EA							
252	S-1.0	S-2.0	(5-1/4x16) Parallam Beam (18 LF)	2	EA							
253	S-1.0	S-2.0	(5-1/4x16) Parallam Beam (12 LF)	2	EA							
254	S-1.0	S-2.0	(5-1/4x16) Parallam Beam (8 LF)	1	EA							
255	S-1.0	S-2.0	(5-1/4x16) Parallam Beam (30 LF)	2	EA							
256	S-1.0	S-2.0	(5-1/4x16) Parallam Beam (10 LF)	1	EA							
257	S-1.0	S-2.0	(5-1/4x16) Parallam Beam (24 LF)	1	EA							
258	S-1.0	S-2.0	(5-1/4x16) Parallam Beam (20 LF)	1	EA							
259	S-1.0	S-2.0	(5-1/4x16) Parallam Beam (16 LF)	1	EA							
260	S-1.0	S-2.0	(6x10) Header Beam	55	LF	0%	55		\$ 962.50		\$ 288.75	\$ 1,251
261	S-1.0	S-2.0	(6x10) Header Beam (4 LF)	1	EA							
262	S-1.0	S-2.0	(6x10) Header Beam (6 LF)	1	EA							
263	S-1.0	S-2.0	(6x10) Header Beam (12 LF)	3	EA							
264	S-1.0	S-2.0	(6x10) Header Beam (8 LF)	1	EA							
	S-1.0	S-2.0	Post									
265	S-1.0	S-2.0	(6x6) Post	744	LF	0%	744		\$ 7,812.00		\$ 2,343.60	\$ 10,156
266	S-1.0	S-2.0	(6x6) Post (12'-0" H)	62	EA							
267	S-1.0	S-2.0	(4x6) Post	324	LF	0%	324		\$ 1,347.84		\$ 404.35	\$ 1,752
268	S-1.0	S-2.0	(4x6) Post (12'-0" H)	27	EA							
269	S-1.0	S-2.0	(2x) Double Trim Post	360	LF	0%	360		\$ 3,780.00		\$ 1,134.00	\$ 4,914
270	S-1.0	S-2.0	(2x) Double Trim Post (12'-0" H)	30	EA							
	S-1.0	S-2.0	Shear Wall									
271	S-1.0	S-2.0	E- (15/32") Plywood Sheathing	2256	SF	0%	2,256		\$ 5,094.27		\$ 3,352.00	\$ 8,446
272	S-1.0	S-2.0	(15/32") Plywood Sheathing (4x8)	71	EA							
	S-1.0	S-2.0	Joist									
273	S-1.0	S-2.0	(1-3/4x14) M.L. Deck Joist @ 16" O.C. (360 SF)	328	LF	0%	328		\$ 869.20		\$ 260.76	\$ 1,130
274	S-1.0	S-2.0	(1-3/4x14) M.L. Deck Joist @ 8LF	41	EA							
275	S-1.0	S-2.0	(2x8) Ceiling Joist @ 16" O.C. (1041 SF)	836	LF	0%	836		\$ 2,875.84		\$ 862.75	\$ 3,739
276	S-1.0	S-2.0	(2x8) Ceiling Joist @ 6LF	13	EA							
277	S-1.0	S-2.0	(2x8) Ceiling Joist @ 32LF	15	EA							
278	S-1.0	S-2.0	(2x8) Ceiling Joist @ 22LF	1	EA							
279	S-1.0	S-2.0	(2x8) Ceiling Joist @ 20LF	1	EA							
280	S-1.0	S-2.0	(2x8) Ceiling Joist @ 14LF	16	EA							
281	S-1.0	S-2.0	(2x8) Ceiling Joist @ 12LF	1	EA							
282	S-1.0	S-2.0	(2x10) Roof Rafters @ 16" O.C. (3419 SF)	2808	LF	0%	2,808		\$ 11,990.16		\$ 3,597.05	\$ 15,587
283	S-1.0	S-2.0	(2x10) Roof Rafters @ 28LF	26	EA							
284	S-1.0	S-2.0	(2x10) Roof Rafters @ 14LF	1	EA							
285	S-1.0	S-2.0	(2x10) Roof Rafters @ 30LF	2	EA							

286	S-1.0	S-2.0	(2x10) Roof Rafters @ 8LF	14	EA								
287	S-1.0	S-2.0	(2x10) Roof Rafters @ 26LF	54	EA								
288	S-1.0	S-2.0	(2x10) Roof Rafters @ 24LF	7	EA								
289	S-1.0	S-2.0	(2x10) Roof Rafters @ 18LF	17	EA								
290	S-1.0	S-2.0	(2x10) Roof Rafters @ 16LF	1	EA								
291	S-1.0	S-2.0	16" TJI 230 @ 16" O.C. (2703 SF)	2118	LF	0%	2,118		\$ 24,992.40		\$ 7,497.72	\$ 32,490	
292	S-1.0	S-2.0	16" TJI 230 @ 42LF	30	EA								
293	S-1.0	S-2.0	16" TJI 230 @ 28LF	1	EA								
294	S-1.0	S-2.0	16" TJI 230 @ 24LF	4	EA								
295	S-1.0	S-2.0	16" TJI 230 @ 40LF	8	EA								
296	S-1.0	S-2.0	16" TJI 230 @ 44LF	1	EA								
297	S-1.0	S-2.0	16" TJI 230 @ 48LF	1	EA								
298	S-1.0	S-2.0	16" TJI 230 @ 52LF	1	EA								
299	S-1.0	S-2.0	16" TJI 230 @ 54LF	5	EA								
	S-1.0	S-2.0	Plywood Sheathing										
300	S-1.0	S-2.0	(15/32") Plywood Sheathing	7523	SF	0%	7,523		\$ 16,987.69		\$ 11,177.78	\$ 28,165	
301	S-1.0	S-2.0	(15/32") Plywood Sheathing (8x4)	235	EA								
	S-1.0	S-2.0	Upper Roof										
	S-1.0	S-2.0	Beam										
302	S-1.0	S-2.0	(6x6) Header Beam	24	LF	0%	24		\$ 249.80		\$ 74.94	\$ 325	
303	S-1.0	S-2.0	(6x6) Header Beam (4 LF)	4	EA								
304	S-1.0	S-2.0	(6x6) Header Beam (6 LF)	2	EA								
305	S-1.0	S-2.0	(5-1/4x11-7/8) PL Beam	138	LF	0%	138		\$ 2,898.00		\$ 869.40	\$ 3,767	
306	S-1.0	S-2.0	(5-1/4x11-7/8) PL Beam (10 LF)	1	EA								
307	S-1.0	S-2.0	(5-1/4x11-7/8) PL Beam (16 LF)	1	EA								
308	S-1.0	S-2.0	(5-1/4x11-7/8) PL Beam (18 LF)	2	EA								
309	S-1.0	S-2.0	(5-1/4x11-7/8) PL Beam (12 LF)	1	EA								
310	S-1.0	S-2.0	(5-1/4x11-7/8) PL Beam (32 LF)	2	EA								
311	S-1.0	S-2.0	(5-1/4x9-1/2) PL Beam	100	LF	0%	100		\$ 1,750.00		\$ 525.00	\$ 2,275	
312	S-1.0	S-2.0	(5-1/4x9-1/2) PL Beam (10 LF)	5	EA								
313	S-1.0	S-2.0	(5-1/4x9-1/2) PL Beam (12 LF)	1	EA								
314	S-1.0	S-2.0	(5-1/4x9-1/2) PL Beam (8 LF)	2	EA								
315	S-1.0	S-2.0	(5-1/4x9-1/2) PL Beam (22 LF)	1	EA								
316	S-1.0	S-2.0	(6x8) Header Beam	18	LF	0%	18		\$ 252.00		\$ 75.60	\$ 328	
317	S-1.0	S-2.0	(6x8) Header Beam (4 LF)	1	EA								
318	S-1.0	S-2.0	(6x8) Header Beam (6 LF)	1	EA								
319	S-1.0	S-2.0	(6x8) Header Beam (8 LF)	1	EA								
320	S-1.0	S-2.0	(3-1/2x11-7/8) PL Beam	140	LF	0%	140		\$ 1,262.34		\$ 378.70	\$ 1,641	
321	S-1.0	S-2.0	(3-1/2x11-7/8) PL Beam (28 LF)	1	EA								
322	S-1.0	S-2.0	(3-1/2x11-7/8) PL Beam (32 LF)	1	EA								
323	S-1.0	S-2.0	(3-1/2x11-7/8) PL Beam (20 LF)	1	EA								
324	S-1.0	S-2.0	(3-1/2x11-7/8) PL Beam (14 LF)	2	EA								
325	S-1.0	S-2.0	(3-1/2x11-7/8) PL Beam (4 LF)	1	EA								
326	S-1.0	S-2.0	(3-1/2x11-7/8) PL Beam (16 LF)	2	EA								
327	S-1.0	S-2.0	(4x10) DF#1 Beam	16	LF	0%	16		\$ 166.56		\$ 49.97	\$ 217	
328	S-1.0	S-2.0	(4x10) DF#1 Beam (8 LF)	2	EA								
329	S-1.0	S-2.0	(5-1/4x16) PL Beam	52	LF	0%	52		\$ 1,092.00		\$ 327.60	\$ 1,420	
330	S-1.0	S-2.0	(5-1/4x16) PL Beam (12 LF)	2	EA								
331	S-1.0	S-2.0	(5-1/4x16) PL Beam (8 LF)	1	EA								
332	S-1.0	S-2.0	(5-1/4x16) PL Beam (20 LF)	1	EA								
333	S-1.0	S-2.0	(5-1/4x14) PL Beam	40	LF	0%	40		\$ 840.00		\$ 252.00	\$ 1,092	
334	S-1.0	S-2.0	(5-1/4x14) PL Beam (20 LF)	2	EA								
335	S-1.0	S-2.0	(1-3/4x16) M.L. Joist	48	LF	0%	48		\$ 126.06		\$ 37.82	\$ 164	
336	S-1.0	S-2.0	(1-3/4x16) M.L. Joist (10 LF)	4	EA								
337	S-1.0	S-2.0	(1-3/4x16) M.L. Joist (8 LF)	2	EA								
338	S-1.0	S-2.0	(1-3/4x16) M.L. Joist (20 LF)	2	EA								
339	S-1.0	S-2.0	(6x10) Header Beam	4	LF	0%	4		\$ 63.70		\$ 19.11	\$ 83	
340	S-1.0	S-2.0	(6x10) Header Beam (4 LF)	1	EA								
341	S-1.0	S-2.0	(7x11-7/8) PL Beam	18	LF	0%	18		\$ 414.05		\$ 124.22	\$ 538	
342	S-1.0	S-2.0	(7x11-7/8) PL Beam (18 LF)	1	EA								

	S-1.0	S-2.0	Shear Wall									
343	S-1.0	S-2.0	C- (15/32") Plywood Sheathing	1140	SF	0%	1,140		\$ 2,574.23		\$ 1,693.83	\$ 4,268
344	S-1.0	S-2.0	(15/32") Plywood Sheathing (4x8)	36	EA							
	S-1.0	S-2.0	Joist									
345	S-1.0	S-2.0	(2x10) Ceiling Joist @ 16" O.C. (2288 SF)	1746	LF	0%	1,746		\$ 7,455.42		\$ 2,236.63	\$ 9,692
346	S-1.0	S-2.0	(2x10) Ceiling Joist @ 20LF	17	EA							
347	S-1.0	S-2.0	(2x10) Ceiling Joist @ 30LF	4	EA							
348	S-1.0	S-2.0	(2x10) Ceiling Joist @ 26LF	10	EA							
349	S-1.0	S-2.0	(2x10) Ceiling Joist @ 12LF	6	EA							
350	S-1.0	S-2.0	(2x10) Ceiling Joist @ 18LF	16	EA							
351	S-1.0	S-2.0	(2x10) Ceiling Joist @ 22LF	21	EA							
352	S-1.0	S-2.0	(2x10) Ceiling Joist @ 34LF	6	EA							
353	S-1.0	S-2.0	(1-3/4x11-7/8) M.L.Ceiling Joist @ 16" O.C. (646 SF)	489	LF	0%	489		\$ 5,381.75		\$ 1,614.53	\$ 6,996
354	S-1.0	S-2.0	Standard Joist @ 19.57LF	25	EA							
355	S-1.0	S-2.0	(2x8) Ceiling Joist @ 16" O.C. (148 SF)	112	LF	0%	112		\$ 385.28		\$ 115.58	\$ 501
356	S-1.0	S-2.0	(2x8) Ceiling Joist @ 14LF	8	EA							
357	S-1.0	S-2.0	(2x10) Roof Rafters @ 16" O.C. (3545 SF)	2964	LF	0%	2,964		\$ 12,656.28		\$ 3,796.88	\$ 16,453
358	S-1.0	S-2.0	(2x10) Roof Rafters @ 12LF	6	EA							
359	S-1.0	S-2.0	(2x10) Roof Rafters @ 16LF	10	EA							
360	S-1.0	S-2.0	(2x10) Roof Rafters @ 22LF	5	EA							
361	S-1.0	S-2.0	(2x10) Roof Rafters @ 24LF	45	EA							
362	S-1.0	S-2.0	(2x10) Roof Rafters @ 10LF	6	EA							
363	S-1.0	S-2.0	(2x10) Roof Rafters @ 8LF	9	EA							
364	S-1.0	S-2.0	(2x10) Roof Rafters @ 30LF	11	EA							
365	S-1.0	S-2.0	(2x10) Roof Rafters @ 20LF	17	EA							
366	S-1.0	S-2.0	(2x10) Roof Rafters @ 26LF	22	EA							
367	S-1.0	S-2.0	(2x10) Roof Rafters @ 28LF	6	EA							
	S-1.0	S-2.0	Plywood Sheathing									
368	S-1.0	S-2.0	(15/32") Plywood Sheathing	3545	SF	0%	3,545		\$ 8,004.96		\$ 5,267.21	\$ 13,272
369	S-1.0	S-2.0	(15/32") Plywood Sheathing (4x8)	111	EA							
07- THERMAL & MOISTURE PROTECTION											\$ 9,262	
	S-1.0	S-2.0	First Floor Framing and Foundation									
	S-1.0	S-2.0	Insulation									
370	S-1.0	S-2.0	R-11 Batt Insulation	2965	SF	0%	2,965		\$ 474.40		\$ 1,482.50	\$ 1,957
	S-1.0	S-2.0	Second Floor and Lower Roof Framing									
	S-1.0	S-2.0	Insulation									
371	S-1.0	S-2.0	R-11 Batt Insulation	7523	SF	0%	7,523		\$ 1,203.68		\$ 3,761.50	\$ 4,965
	S-1.0	S-2.0	Upper Roof									
	S-1.0	S-2.0	Insulation									
372	S-1.0	S-2.0	R-11 Batt Insulation	3545	SF	0%	3,545		\$ 567.20		\$ 1,772.50	\$ 2,340
SUB TOTAL									\$ 412,259	\$ 270,358	\$ 682,618	\$ 682,618
INSURANCE									10%	\$ 41,226	\$ 27,036	\$ 68,262
OVERHEAD AND PROFIT									20%	\$ 82,452	\$ 54,072	\$ 136,524
TOTAL BASE BID									\$ 535,937	\$ 351,466	\$ 887,403	\$ 887,403

Note:
All Yellow Highlighted in Spread sheet shows the more breakdown (Piece Count Takeoff) Material for the convenience of contractor



⋮ (2x6) Stud Wall	214.9 FT	Red
⋮ (2x6) Furring Wall	118.4 FT	Green
⋮ (2x4) Furring Wall	65.5 FT	Yellow
⋮ Linear	58.8 FT	Orange
⋮ Linear	22.5 FT	Red

FLOOR PLAN NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THE DRAWINGS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
11. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
13. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THE DRAWINGS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
15. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
16. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
17. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
19. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THE DRAWINGS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

RNA
RESIDENTIAL ARCHITECTURE
1000 S. MAIN ST. SUITE 100
MOUNTAIN VIEW, CA 94039
TEL: (650) 947-1000
WWW.RNARCHITECT.COM

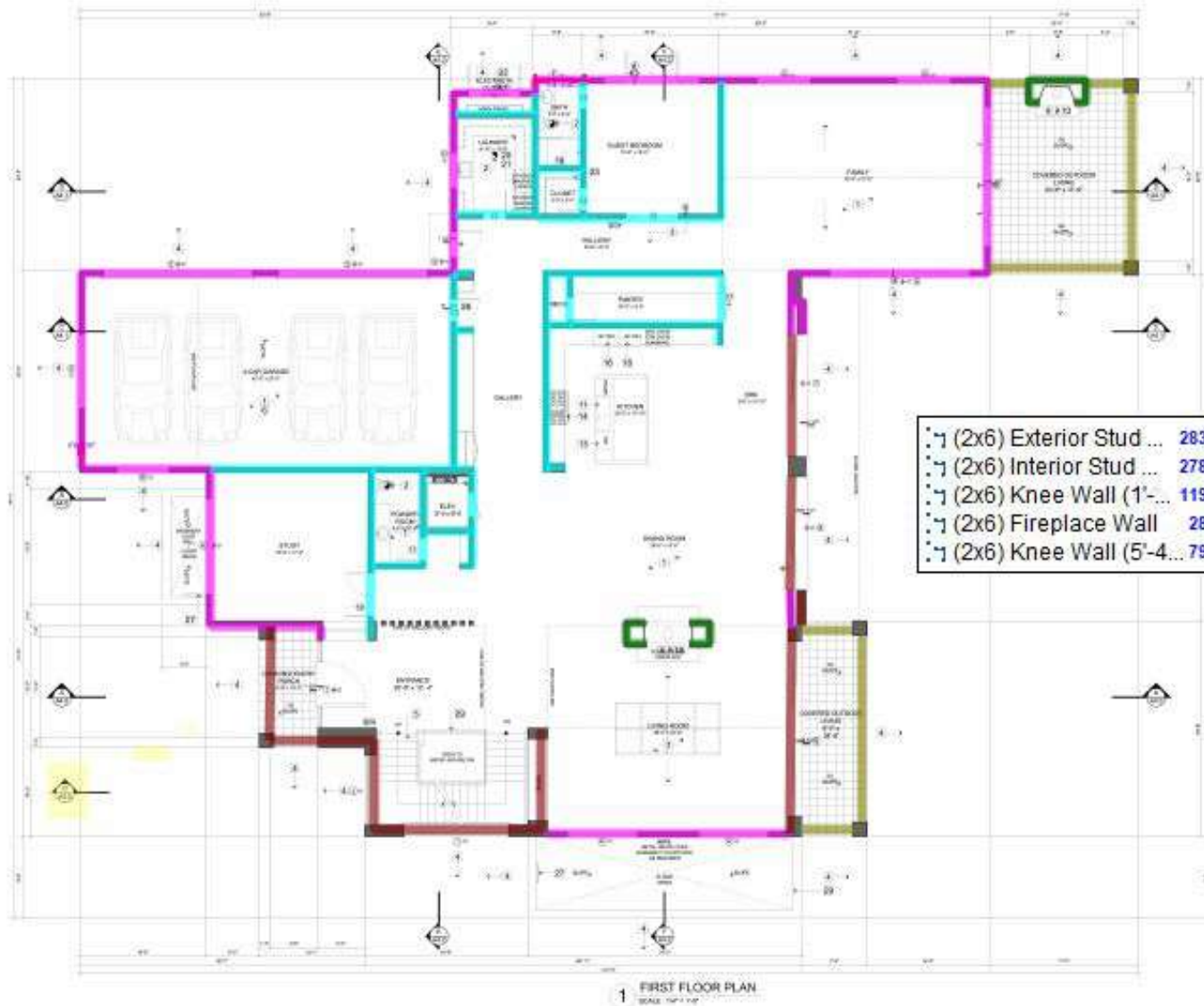
NEW SINGLE FAMILY DWELLING
BUTBUL RESIDENCE
1400 MONARCH OLEEN ROAD, HOUSTON, TEXAS 77050

DATE: 11/15/2024
DRAWN BY: J. SMITH
CHECKED BY: M. JONES
SCALE: 1/8" = 1'-0"

LEGEND

21.00 DITAN

NOVEMBER 15, 2024
BASEMENT FLOOR PLAN
A2.0



FLOOR PLAN DIVISION

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
3. ALL MATERIALS SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN SPECIFIED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.

LEGEND

- 1. EXTERIOR WALLS
- 2. INTERIOR WALLS
- 3. PARTITION WALLS
- 4. FIREPLACE WALLS
- 5. KNEE WALLS

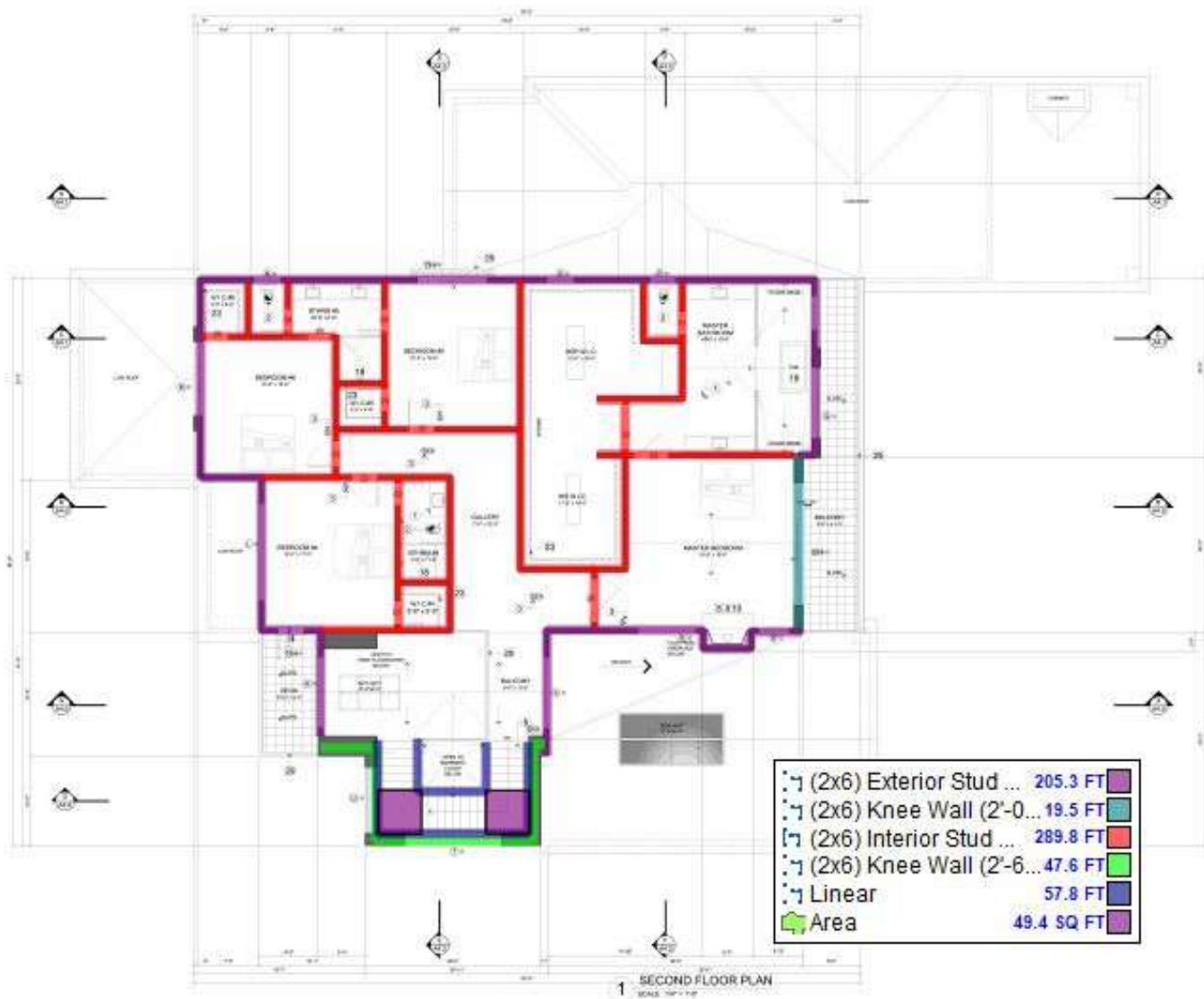
NEW SINGLE FAMILY DWELLING
BUTBUL RESIDENCE
 1451 MONARCH OAKEN ROAD, NORTH HILLS, CA 91300

DATE: 21.06.2024
 TIME: 10:30 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

DATE: NOVEMBER 20, 2024
 TIME: 10:30 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

FIRST FLOOR PLAN

A2.1



FLOOR PLAN NOTES

1. SEE GENERAL NOTES TO DRAWINGS FOR ALL INFORMATION RELATIVE TO THE CONSTRUCTION OF THIS PROJECT.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND ADJACENT PROPERTIES AT ALL TIMES.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
8. ALL WASTE SHALL BE PROPERLY DISPOSED AT AN APPROVED LANDFILL.
9. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE AT ALL TIMES.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

NOTES

1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND ADJACENT PROPERTIES AT ALL TIMES.

LEGEND

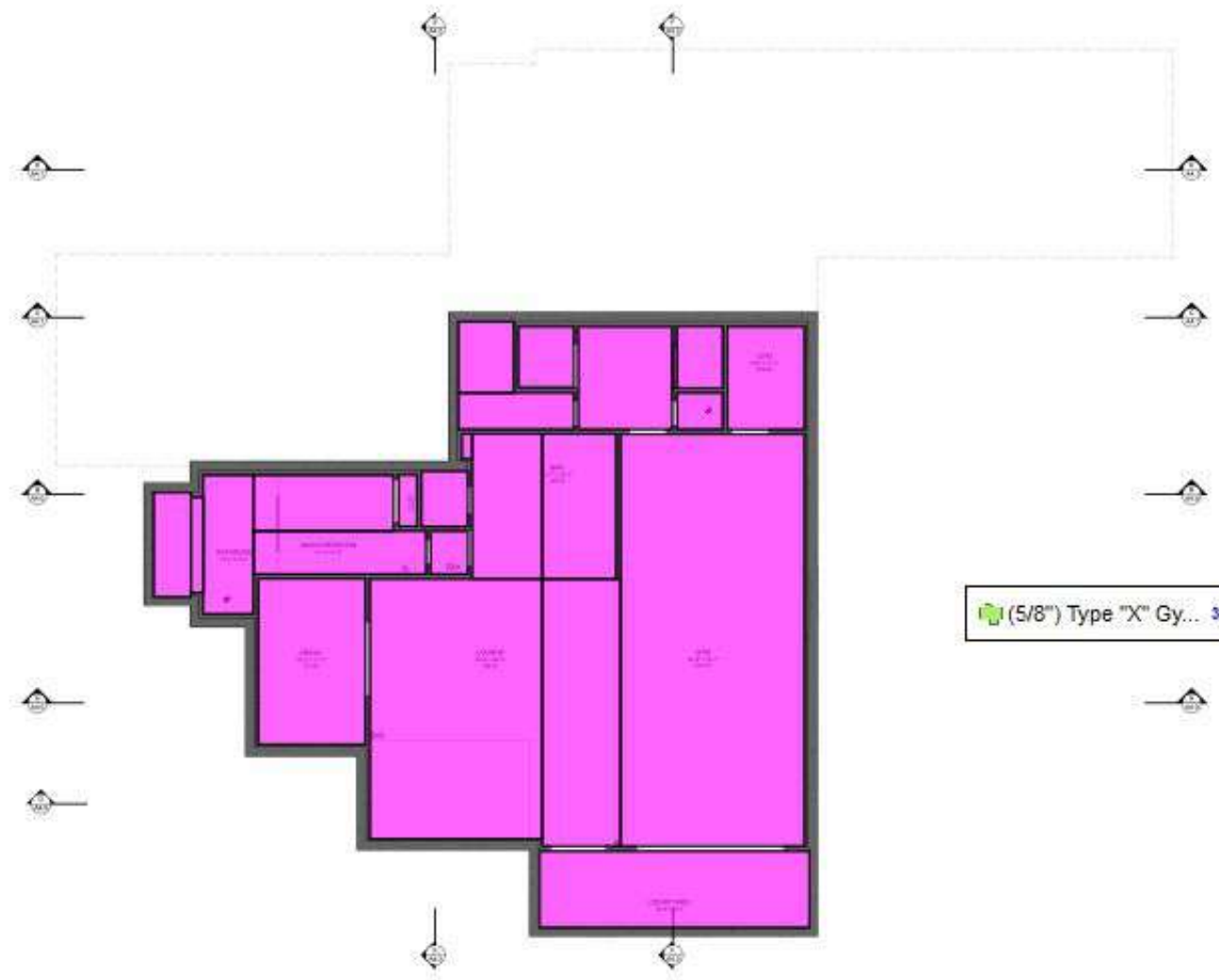
- 1. (2x6) Exterior Stud ... 205.3 FT
- 2. (2x6) Knee Wall (2'-0... 19.5 FT
- 3. (2x6) Interior Stud ... 289.8 FT
- 4. (2x6) Knee Wall (2'-6... 47.6 FT
- 5. Linear 57.8 FT
- 6. Area 49.4 SQ FT

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND ADJACENT PROPERTIES AT ALL TIMES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

NEW SINGLE FAMILY DWELLING
BUTBUL RESIDENCE
 1401 MONARCH OAKEN ROAD, HOUSTON, TEXAS 77057

DATE: NOVEMBER 10, 2024
 SECOND FLOOR PLAN
 SHEET: **A2.2**



CEILING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	RECESSED CAN	
2	RECESSED CAN	
3	RECESSED CAN	
4	RECESSED CAN	
5	RECESSED CAN	
6	RECESSED CAN	
7	RECESSED CAN	
8	RECESSED CAN	
9	RECESSED CAN	
10	RECESSED CAN	
11	RECESSED CAN	
12	RECESSED CAN	
13	RECESSED CAN	
14	RECESSED CAN	
15	RECESSED CAN	
16	RECESSED CAN	
17	RECESSED CAN	
18	RECESSED CAN	
19	RECESSED CAN	
20	RECESSED CAN	
21	RECESSED CAN	
22	RECESSED CAN	
23	RECESSED CAN	
24	RECESSED CAN	
25	RECESSED CAN	
26	RECESSED CAN	
27	RECESSED CAN	
28	RECESSED CAN	
29	RECESSED CAN	
30	RECESSED CAN	
31	RECESSED CAN	
32	RECESSED CAN	
33	RECESSED CAN	
34	RECESSED CAN	
35	RECESSED CAN	
36	RECESSED CAN	
37	RECESSED CAN	
38	RECESSED CAN	
39	RECESSED CAN	
40	RECESSED CAN	
41	RECESSED CAN	
42	RECESSED CAN	
43	RECESSED CAN	
44	RECESSED CAN	
45	RECESSED CAN	
46	RECESSED CAN	
47	RECESSED CAN	
48	RECESSED CAN	
49	RECESSED CAN	
50	RECESSED CAN	
51	RECESSED CAN	
52	RECESSED CAN	
53	RECESSED CAN	
54	RECESSED CAN	
55	RECESSED CAN	
56	RECESSED CAN	
57	RECESSED CAN	
58	RECESSED CAN	
59	RECESSED CAN	
60	RECESSED CAN	
61	RECESSED CAN	
62	RECESSED CAN	
63	RECESSED CAN	
64	RECESSED CAN	
65	RECESSED CAN	
66	RECESSED CAN	
67	RECESSED CAN	
68	RECESSED CAN	
69	RECESSED CAN	
70	RECESSED CAN	
71	RECESSED CAN	
72	RECESSED CAN	
73	RECESSED CAN	
74	RECESSED CAN	
75	RECESSED CAN	
76	RECESSED CAN	
77	RECESSED CAN	
78	RECESSED CAN	
79	RECESSED CAN	
80	RECESSED CAN	
81	RECESSED CAN	
82	RECESSED CAN	
83	RECESSED CAN	
84	RECESSED CAN	
85	RECESSED CAN	
86	RECESSED CAN	
87	RECESSED CAN	
88	RECESSED CAN	
89	RECESSED CAN	
90	RECESSED CAN	
91	RECESSED CAN	
92	RECESSED CAN	
93	RECESSED CAN	
94	RECESSED CAN	
95	RECESSED CAN	
96	RECESSED CAN	
97	RECESSED CAN	
98	RECESSED CAN	
99	RECESSED CAN	
100	RECESSED CAN	

(5/8") Type "X" Gy... 3,140.9 SQ FT

1 BASEMENT FLOOR RCP
SCALE: 1/8" = 1'-0"

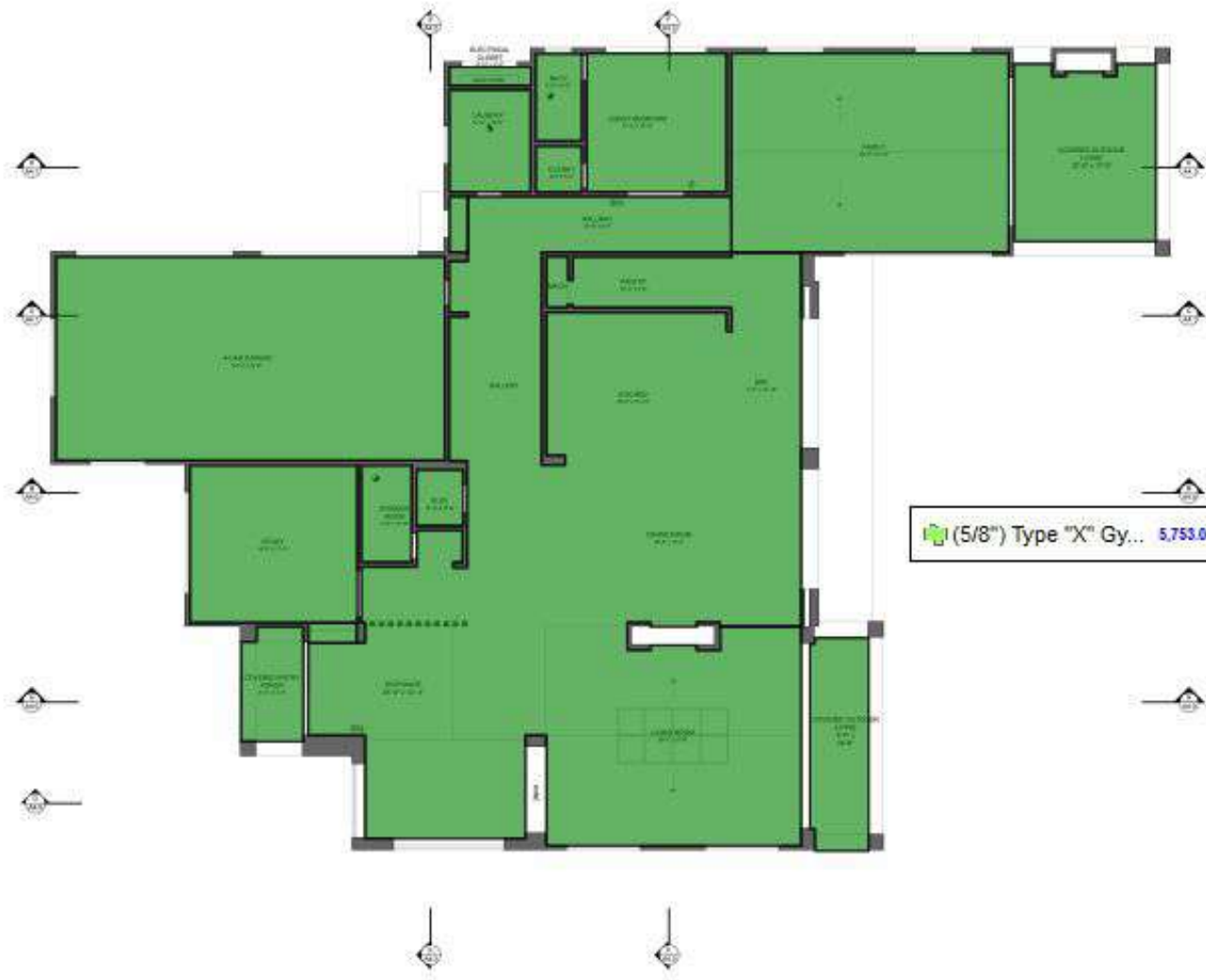
RNA
RESIDENTIAL
MECHANICAL
ELECTRICAL
& PLUMBING

NEW SINGLE FAMILY DWELLING
BUTBUL RESIDENCE
4871 MONARCH OAK LN ROAD, HIGH HILLS, CA 91301

21.00 DITAW

DATE: NOVEMBER 03, 2014
PROJECT: BASEMENT REFLECTED CEILING PLAN
DRAWN BY: [Name]

A9.0



1 FIRST FLOOR RCP
SCALE: 1/8" = 1'-0"

CEILING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	NOTES
1	RECESSED	
2	RECESSED	
3	RECESSED	
4	RECESSED	
5	RECESSED	
6	RECESSED	
7	RECESSED	
8	RECESSED	
9	RECESSED	
10	RECESSED	
11	RECESSED	
12	RECESSED	
13	RECESSED	
14	RECESSED	
15	RECESSED	
16	RECESSED	
17	RECESSED	
18	RECESSED	
19	RECESSED	
20	RECESSED	
21	RECESSED	
22	RECESSED	
23	RECESSED	
24	RECESSED	
25	RECESSED	
26	RECESSED	
27	RECESSED	
28	RECESSED	
29	RECESSED	
30	RECESSED	
31	RECESSED	
32	RECESSED	
33	RECESSED	
34	RECESSED	
35	RECESSED	
36	RECESSED	
37	RECESSED	
38	RECESSED	
39	RECESSED	
40	RECESSED	
41	RECESSED	
42	RECESSED	
43	RECESSED	
44	RECESSED	
45	RECESSED	
46	RECESSED	
47	RECESSED	
48	RECESSED	
49	RECESSED	
50	RECESSED	

REFLECTED CEILING NOTES

1. RECESSED
2. RECESSED
3. RECESSED
4. RECESSED
5. RECESSED
6. RECESSED
7. RECESSED
8. RECESSED
9. RECESSED
10. RECESSED
11. RECESSED
12. RECESSED
13. RECESSED
14. RECESSED
15. RECESSED
16. RECESSED
17. RECESSED
18. RECESSED
19. RECESSED
20. RECESSED
21. RECESSED
22. RECESSED
23. RECESSED
24. RECESSED
25. RECESSED
26. RECESSED
27. RECESSED
28. RECESSED
29. RECESSED
30. RECESSED
31. RECESSED
32. RECESSED
33. RECESSED
34. RECESSED
35. RECESSED
36. RECESSED
37. RECESSED
38. RECESSED
39. RECESSED
40. RECESSED
41. RECESSED
42. RECESSED
43. RECESSED
44. RECESSED
45. RECESSED
46. RECESSED
47. RECESSED
48. RECESSED
49. RECESSED
50. RECESSED

RNA
RESIDENTIAL
MECHANICAL
ELECTRICAL
PLUMBING
ARCHITECTS
1000 S. GARDEN AVENUE
SUITE 100
GARDEN GROVE, CA 92640
TEL: 714.941.1111
WWW.RNACONSTRUCTION.COM

NEW SINGLE FAMILY DWELLING
BUTLUR RESIDENCE
4875 MONARCH OAKEN ROAD, HOUSTON, TEXAS 77057

21.00 DITAN

DATE: NOVEMBER 08, 2011
PROJECT: FIRST FLOOR REFLECTED CEILING PLAN

A9.1



1 SECOND FLOOR RCP
 SCALE 1/8\" = 1'-0\"

CEILING FIXTURE SCHEDULE		
SYMBOL	DESCRIPTION	NOTE
1	RECESSED	
2	RECESSED	SEE LISTED BELOW
3	RECESSED	
4	RECESSED	
5	RECESSED	
6	RECESSED	
7	RECESSED	
8	RECESSED	
9	RECESSED	
10	RECESSED	

REFLECTED CEILING NOTES		
1	RECESSED	
2	RECESSED	
3	RECESSED	
4	RECESSED	
5	RECESSED	
6	RECESSED	
7	RECESSED	
8	RECESSED	
9	RECESSED	
10	RECESSED	

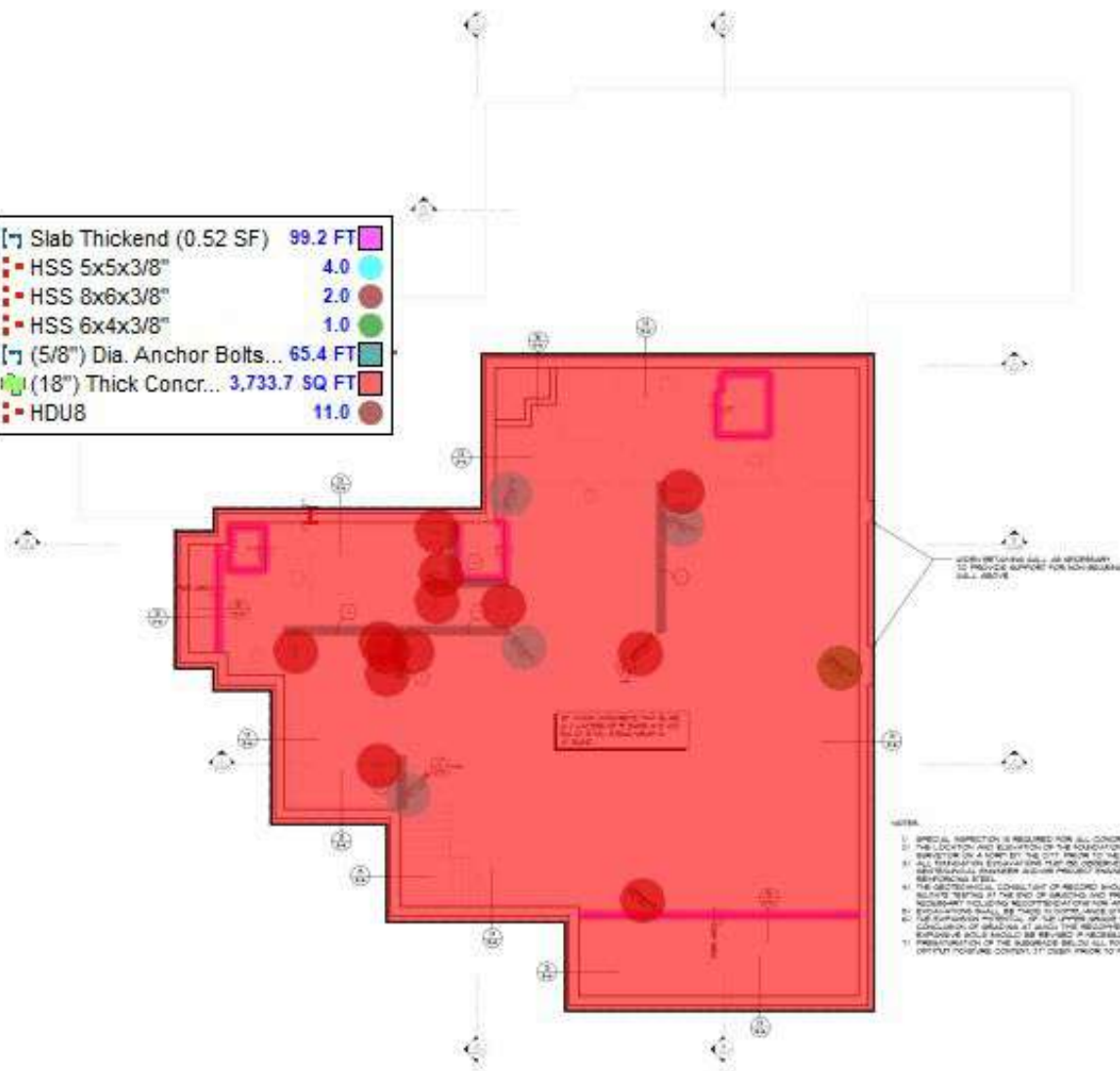
RNA
 REGISTERED ARCHITECT
 1000 ...
 ...

NEW SINGLE FAMILY DWELLING
BUTBUL RESIDENCE
 1000 ...
 ...

21.00 DETAIL		
NO.	DESCRIPTION	DATE

DATE PLOTTED: NOVEMBER 25, 2014
 PLOT FILE: SECOND FL. RCP
 REFLECTED CEILING PLAN
 SCALE: 1/8\" = 1'-0\"

[] Slab Thickend (0.52 SF)	99.2 FT	[]
[] HSS 5x5x3/8"	4.0	[]
[] HSS 8x6x3/8"	2.0	[]
[] HSS 6x4x3/8"	1.0	[]
[] (5/8") Dia. Anchor Bolts...	65.4 FT	[]
[] (18") Thick Concr...	3,733.7 SQ FT	[]
[] HDU8	11.0	[]



FOR RETAINING WALLS, AN ANCHOR BOLT SHALL BE PROVIDED TO PROVIDE SUPPORT FOR THE RETAINING WALL ABOVE.

- NOTES:
- SPECIAL INSPECTION IS REQUIRED FOR ALL CONCRETE WORK.
 - THE LOCATION AND ELEVATION OF THE ANCHOR BOLTS SHALL BE DEFINED BY A LICENSED SURVEYOR ON A FORM BY THE CITY PRIOR TO THE APPROVAL OF THE BUILDING DEPARTMENT.
 - ALL FOUNDATION STRUCTURES SHALL BE CONSTRUCTED AND APPROVED BY THE RELEVANT REGULATORY AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - THE GEOTECHNICAL CONSULTANT OF RECORD SHALL PROVIDE COMPLETION TESTS HOLDING SUFFICIENT TESTING AT THE END OF BRACING AND PROVIDE ADDITIONAL RECOMMENDATIONS AS NECESSARY INCLUDING RECONSTRUCTION OF THE APPROACHES TO THE TIE.
 - THE FOUNDATION SHALL BE TIED TO EXISTING WALLS OR FOUNDATIONS AS NECESSARY.
 - THE FOUNDATION SHALL BE TIED TO EXISTING WALLS OR FOUNDATIONS AS NECESSARY AT THE LOCATION OF BRACING AT ALL TIMES. THE RECOMMENDATIONS FOR FOOTINGS PLACED ON EXISTING WALLS SHALL BE REVIEWED AS NECESSARY.
 - PREPARATION OF THE SUBGRADE BELOW ALL FOUNDATION SHALL BE APPROVED TO 50% OF OPTIMUM MOISTURE CONTENT (1% OVER) PRIOR TO PLACING CONCRETE.

BASEMENT FOUNDATION PLAN
 IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING DEPARTMENT



1/4" = 1'-0"
 1/8" = 6" - 0"
 1/16" = 3" - 0"
 1/32" = 1.5" - 0"



REGISTERED PROFESSIONAL ENGINEER
 STATE OF ILLINOIS
 NO. 123456789
 EXPIRES 12/31/2025

BASEMENT FOUNDATION PLAN

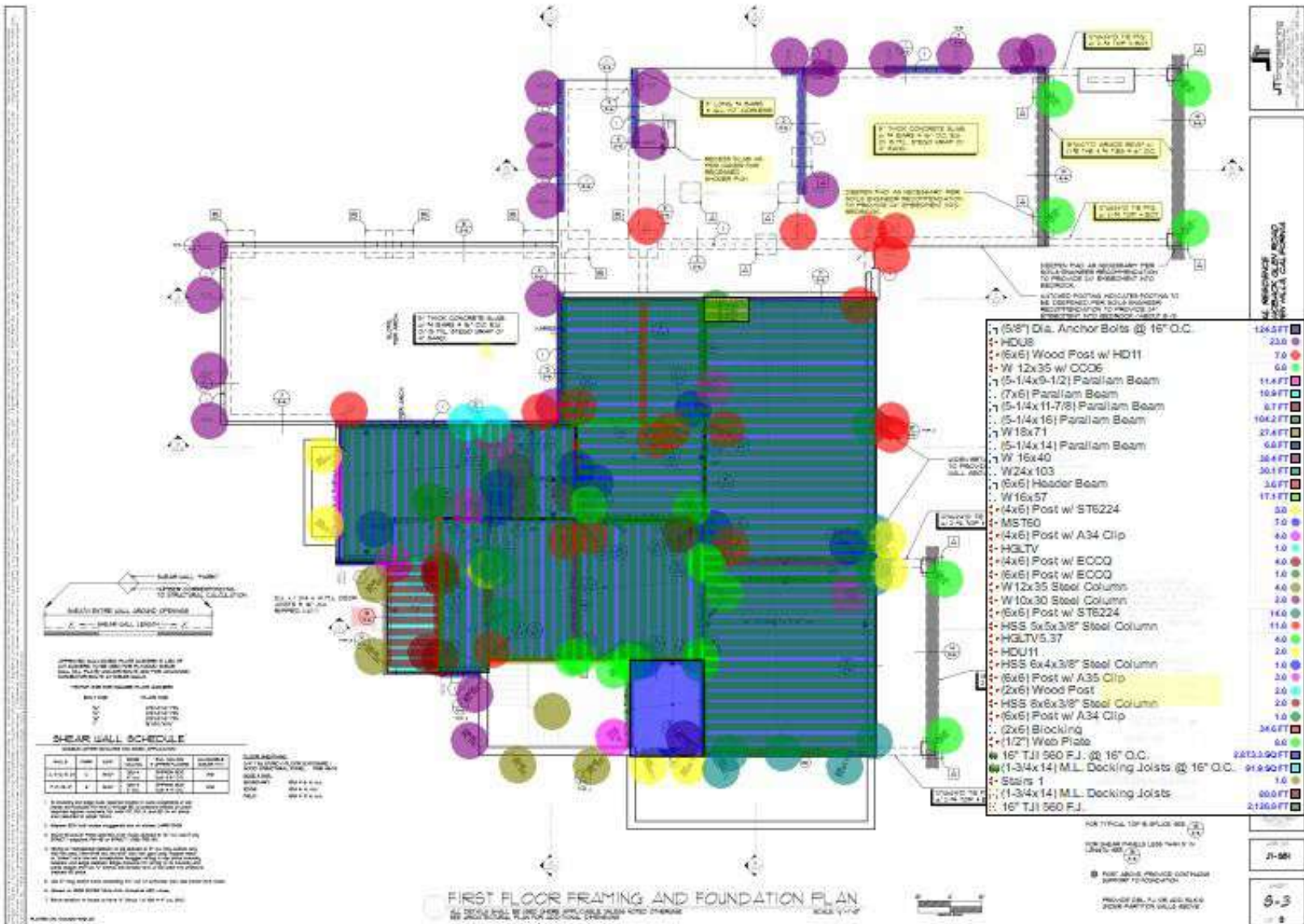
DATE: 11/15/2024
 SCALE: AS SHOWN



JT-201

S-2

8



SHEAR WALL SCHEDULE
 1. ALL WALLS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
 2. ALL WALLS SHALL BE REINFORCED WITH #4 BARS @ 16" O.C.
 3. ALL WALLS SHALL BE REINFORCED WITH #4 BARS @ 16" O.C.
 4. ALL WALLS SHALL BE REINFORCED WITH #4 BARS @ 16" O.C.
 5. ALL WALLS SHALL BE REINFORCED WITH #4 BARS @ 16" O.C.
 6. ALL WALLS SHALL BE REINFORCED WITH #4 BARS @ 16" O.C.
 7. ALL WALLS SHALL BE REINFORCED WITH #4 BARS @ 16" O.C.
 8. ALL WALLS SHALL BE REINFORCED WITH #4 BARS @ 16" O.C.
 9. ALL WALLS SHALL BE REINFORCED WITH #4 BARS @ 16" O.C.
 10. ALL WALLS SHALL BE REINFORCED WITH #4 BARS @ 16" O.C.

NO.	QTY	UNIT	DESCRIPTION	REMARKS
1	1	EA	16" TJI 560 F.J.	16" O.C.
2	1	EA	(1-3/4x14) M.L. Decking Joists	16" O.C.
3	1	EA	Stairs 1	
4	1	EA	(1-3/4x14) M.L. Decking Joists	16" O.C.
5	1	EA	16" TJI 560 F.J.	16" O.C.

- (5/8") Dia. Anchor Bolts @ 16" O.C. 124.5 FT
- HDU8 23.0
- (6x6) Wood Post w/ HD11 7.0
- W 12x35 w/ COC6 6.0
- (5-14x9-1/2) Parallam Beam 11.4 FT
- (7x6) Parallam Beam 10.9 FT
- (5-14x11-7/8) Parallam Beam 8.7 FT
- (5-14x16) Parallam Beam 104.2 FT
- W18x71 27.4 FT
- (5-14x14) Parallam Beam 6.8 FT
- W 16x40 36.4 FT
- W24x103 30.1 FT
- (6x6) Header Beam 3.6 FT
- W16x57 17.1 FT
- (4x6) Post w/ ST6224 3.0
- MST60 7.0
- (4x6) Post w/ A34 Clip 3.0
- HGLTV 1.0
- (4x6) Post w/ ECCQ 4.0
- (6x6) Post w/ ECCQ 1.0
- W12x35 Steel Column 4.0
- W10x30 Steel Column 2.0
- (6x6) Post w/ ST6224 14.0
- HSS 6x6x3/8" Steel Column 11.8
- HGLTV5.37 4.0
- HDU11 2.0
- HSS 6x4x3/8" Steel Column 1.0
- (6x6) Post w/ A35 Clip 3.0
- (2x6) Wood Post 3.0
- HSS 6x6x3/8" Steel Column 2.0
- (6x6) Post w/ A34 Clip 1.0
- (2x6) Blocking 34.0 FT
- (1/2") Web Plate 6.0
- 16" TJI 560 F.J. @ 16" O.C. 2473.90 FT
- (1-3/4x14) M.L. Decking Joists @ 16" O.C. 91.90 FT
- Stairs 1 1.0
- (1-3/4x14) M.L. Decking Joists 60.0 FT
- 16" TJI 560 F.J. 2136.9 FT

FIRST FLOOR FRAMING AND FOUNDATION PLAN
 ALL DIMENSIONS UNLESS OTHERWISE SHOWN

JTC ENGINEERING
 12345 MAIN ST.
 SUITE 100
 DALLAS, TX 75201
 TEL: (214) 555-1234
 FAX: (214) 555-5678
 WWW.JTCENGINEERING.COM
 PROJECT NO. 2024-001
 DATE: 10/26/2024
 DRAWN BY: JTC
 CHECKED BY: JTC
 SCALE: 1/8" = 1'-0"



REINFORCING BARS TO BE PLACED AS SHOWN IN THE SECTION. ALL BARS TO BE LAP SPICED AT 40D. ALL BARS TO BE DEVELOPED AS SHOWN IN THE SECTION. ALL BARS TO BE PROTECTED AS SHOWN IN THE SECTION.

REINFORCING BARS TO BE PLACED AS SHOWN IN THE SECTION. ALL BARS TO BE LAP SPICED AT 40D. ALL BARS TO BE DEVELOPED AS SHOWN IN THE SECTION. ALL BARS TO BE PROTECTED AS SHOWN IN THE SECTION.

SHEAR WALL SCHEDULE

NO.	TYPE	THICKNESS	REINFORCEMENT	REMARKS
1	WALL	16"	NO. 4 @ 16" O.C.	SEE SECTION
2	WALL	16"	NO. 4 @ 16" O.C.	SEE SECTION

1. ALL WALLS TO BE CONCRETE WITH REINFORCEMENT AS SHOWN IN THE SECTION. ALL WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES. ALL WALLS TO BE PROTECTED AS SHOWN IN THE SECTION.

2. ALL WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES. ALL WALLS TO BE PROTECTED AS SHOWN IN THE SECTION.

3. ALL WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES. ALL WALLS TO BE PROTECTED AS SHOWN IN THE SECTION.

SECOND FLOOR AND LOWER ROOF FRAMING PLAN
ALL DETAILS SHALL BE USED UNLESS OTHERWISE SPECIFIED. SCALE: 1/8"=1'-0"

DESCRIPTION	QUANTITY	UNIT	AMOUNT
(5-1/2"x11-7/8) Parallel Beams	103	LF	103.00
(5-1/2"x9-1/2) PL Beams	76	LF	76.00
(3-1/2"x11-7/8) Parallel Beams	103	LF	103.00
(5-1/2"x22) 24" V-A G. Beams	28	LF	28.00
W16x40	2	EA	2.00
W12x35 w/2x Holder	2	EA	2.00
(1-3/4"x16) BL. Floor Joist(2)	113	LF	113.00
(6x6) Header Beams	3	EA	3.00
W16x40	2	EA	2.00
(6x6) Header Beams	3	EA	3.00
(5-1/2"x11-7/8) Parallel Beams	103	LF	103.00
(1-3/4"x14) BL. Ridge	1	EA	1.00
(6-3/4"x27) 24" V-A G. Beams	45	LF	45.00
(5-1/2"x16) Parallel Beams	16	LF	16.00
(5-1/2"x16) Parallel Beams	23	LF	23.00
W16x36 w/2x Holder	3	EA	3.00
(3-1/2"x16) Parallel Beams	13	LF	13.00
HSS 12x16x3/8	2	EA	2.00
W16x40	2	EA	2.00
W12x40	2	EA	2.00
(6-1/2"x10) Header Beams	12	EA	12.00
W12x35 w/2x Holder	1	EA	1.00
(6x6) Post w/ ST202	3	EA	3.00
(6x6) Post w/ C.C. 25-4	3	EA	3.00
(6x6) Post w/ PC 206	3	EA	3.00
HGLUS	3	EA	3.00
A35	3	EA	3.00
(6x6) Post	3	EA	3.00
(6x6) Post	3	EA	3.00
(6x6) Post w/ A35	3	EA	3.00
(6x6) Post w/ ST202	3	EA	3.00
W12x35 Steel Column	2	EA	2.00
W10x30 Steel Column	2	EA	2.00
W12x35 Steel Column w/ C.C. 25	2	EA	2.00
(6x6) Post w/ C.C. 25/4/PC 206	2	EA	2.00
HGL TV52T	2	EA	2.00
HGL C 25	2	EA	2.00
(6x6) Post w/ C.C. 25/4/PC 206	2	EA	2.00
HGL 10	2	EA	2.00
C.C. 25	2	EA	2.00
HGL TV52T	2	EA	2.00
HSS 12x16x3/8 Steel Column	2	EA	2.00
HGL 12	2	EA	2.00
USC 10716	2	EA	2.00
MST50	2	EA	2.00
WPS56	2	EA	2.00
HGL 10	2	EA	2.00
HGL 8	2	EA	2.00
HGL 8	2	EA	2.00
HGL 11	2	EA	2.00
C	2	EA	2.00
(1-3/4"x14) BL. Deck Joist @ 16" O.C.	103	LF	103.00
(2x8) Ceiling Joist @ 16" O.C.	103	LF	103.00
(2x10) Roof Rafters @ 16" O.C.	103	LF	103.00
16" T&B @ 16" O.C.	103	LF	103.00
Double Truss	2	EA	2.00
(1-3/4"x14) BL. Deck Joist	103	LF	103.00
(2x8) Ceiling Joist	103	LF	103.00
16" T&B	103	LF	103.00
(2x10) Roof Rafters	103	LF	103.00



JTC ENGINEERS & ARCHITECTS
1000 W. 10th Street, Suite 100
Tulsa, Oklahoma 74103
Phone: (918) 438-1111
Fax: (918) 438-1112
www.jtc-engineers.com

NO. 1000 W. 10th Street, Suite 100
Tulsa, Oklahoma 74103
Phone: (918) 438-1111
Fax: (918) 438-1112
www.jtc-engineers.com

NO. 1000 W. 10th Street, Suite 100
Tulsa, Oklahoma 74103
Phone: (918) 438-1111
Fax: (918) 438-1112
www.jtc-engineers.com

NO. 1000 W. 10th Street, Suite 100
Tulsa, Oklahoma 74103
Phone: (918) 438-1111
Fax: (918) 438-1112
www.jtc-engineers.com

NO. 1000 W. 10th Street, Suite 100
Tulsa, Oklahoma 74103
Phone: (918) 438-1111
Fax: (918) 438-1112
www.jtc-engineers.com

NO. 1000 W. 10th Street, Suite 100
Tulsa, Oklahoma 74103
Phone: (918) 438-1111
Fax: (918) 438-1112
www.jtc-engineers.com

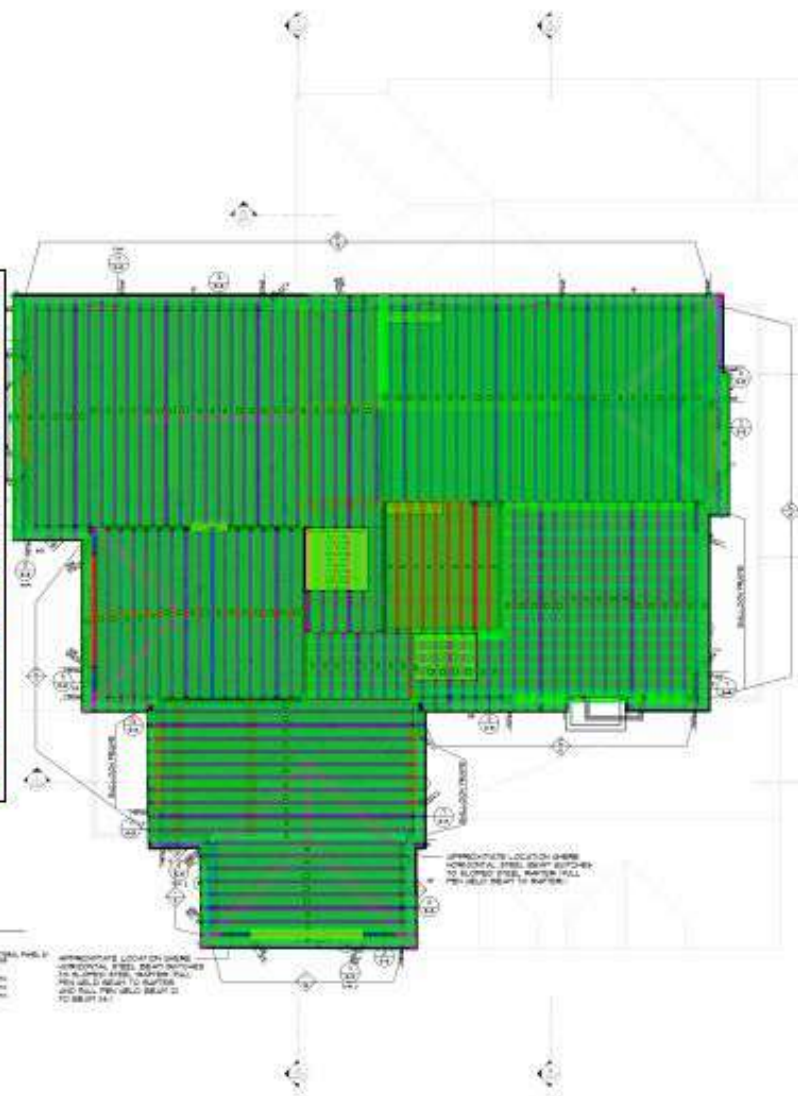
1x (6x8) Header Beam	23.8 FT
5 (5-1/4x11-7/8) PL Beam	120.8 FT
5 (5-1/4x9-1/2) PL Beam	92.2 FT
1x (6x8) Header Beam	15.3 FT
W12x35	11.6 FT
W10x30	9.0 FT
3 (3-1/2x11-7/8) PL Beam	143.3 FT
HSS 9x7x3/8" Steel Beam	20.8 FT
HSS 8x4-1/4"	25.8 FT
1 (4x10) DF#1 Beam	14.4 FT
5 (5-1/4x18) PL Beam	48.9 FT
HSS 8x6x3/8"	38.1 FT
5 (5-1/4x14) PL Beam	47.6 FT
1 (1-3/4x18) M.L. Joist (2)	25.0 FT
C	3.6 FT
1 (6x10) Header Beam	17.7 FT
1 (7x11-7/8) PL Beam	17.7 FT
2 (2x10) Ceiling Joist @ 16" O.C. 2,287.7 SQ FT	
1 (1-3/4x11-7/8) M.L. Ceiling Joist 948.9 SQ FT	
2 (2x8) Ceiling Joist @ 16" O.C. 147.9 SQ FT	
2 (2x10) Roof Rafter @ 16" O.C. 1,544.8 SQ FT	
2 (2x10) Ceiling Joist	1,748.0 FT
Standard Joist	492.2 FT
2 (2x8) Ceiling Joist	112.8 FT
2 (2x10) Roof Rafter	2,994.0 FT



SHEAR WALL SCHEDULE

NO.	TYPE	SECTION	LENGTH (FT)	WIDTH (FT)	THICKNESS (IN)	REINFORCEMENT
1	WALL	SECTION 1	10.0	12.0	12	4#4 @ 12" O.C.
2	WALL	SECTION 2	10.0	12.0	12	4#4 @ 12" O.C.

1. All walls shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Residential Code (IRC).
2. All walls shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Residential Code (IRC).
3. All walls shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Residential Code (IRC).
4. All walls shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Residential Code (IRC).
5. All walls shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Residential Code (IRC).



- NOTES:
1. ALL BEAM SELLS TO BE CONFIRMED.
 2. SPECIAL INSPECTION IS REQUIRED FOR CEILING BEAM.
 3. THE FINISH FLOOR SHALL BE FINISHED TO THE ELEVATION SHOWN ON THE ARCHITECTURAL DRAWINGS.
 4. THE ROOF BEAM SHALL BE CONFIRMED BY A LICENSED SURVEYOR OR A JOB PROVIDED BY THE CITY PRIOR TO APPROVAL OF THE ROOF PARTS SUBMITTED BY THE BUILDING DEPARTMENT.
 5. ALL FINISH WALL SYSTEMS SHALL BE CONFIRMED BY A LICENSED SURVEYOR OR A JOB PROVIDED BY THE CITY PRIOR TO APPROVAL OF THE ROOF PARTS SUBMITTED BY THE BUILDING DEPARTMENT.
 6. FINISH FLOOR SHALL BE FINISHED TO THE ELEVATION SHOWN ON THE ARCHITECTURAL DRAWINGS.

UPPER ROOF FRAMING PLAN

ALL DETAILS SHALL BE USED UNLESS OTHERWISE SPECIFIED

SCALE 1/8" = 1'-0"



ENTIRE ASSURANCE
FOR ARCHITECT ONLY NOT
RESPONSIBLE FOR DESIGN

UPPER ROOF FRAMING PLAN

DATE: 11/11/2011

PROJECT: 11-001



JT-001

5-5