



1642 Powers Ferry Road SE | Suite 250 | Marietta GA 30067 | (404) 603-8833



POPP RESIDENCE

RANDALL MILL WAY | LOT 2
ATLANTA, GA 30327

COVER LETTER

May 4, 2018

Lance,

We are very excited about the opportunity to build your custom home on Lot 2 at Randall Mill Way. We think the preliminary architectural plans that Tim Adams has designed will allow us to create a phenomenal house for you and your family, on what we think is one of the best lots in Atlanta.

Since Tim has finished the preliminary plans, we have gone through a detailed estimating process to establish a realistic budget to complete the construction of your home to the specifications that we have discussed with you to date. Creating a budget from only a few plans and photos is a very subjective process; so we have also tested the budget against the original high-level pricing that we provided to you in March. Our original pricing assumed finishes similar to the completed house on Lot 1. Our updated pricing is customized to the specifications that you have requested. We have included a comparison of the two budgets in the attached documents and have listed the major variances between the two budgets below.

BUDGET SUMMARY

Original Budget	\$5,534,100
Current Budget	\$5,782,258
Difference	\$ 248,158

Budget Increases / Changes in Assumptions

- We have doubled the pool allowance from \$250,000 to \$500,000. This allowance is intended to cover the costs of all items associated with the pool including design, pool walls & foundations, pool deck, pavilion, outside bar, outside kitchen, etc.
- Stucco on block in lieu of painted brick – approximate add of \$80,000
- Slate roof included in lieu of cedar shake – approximate add of \$40,000
- Copper roofing and gutters in lieu of painted aluminum – approximate add of \$25,000
- Finished Theater in Basement – approximate add of \$25,000 (does not include furniture)
- Sauna in Basement – approximate add of \$14,250
- Wine Cellar in Basement – approximate add of \$17,500
 - Total Budget Increases of \$451,750

Budget Decreases / Changes in Assumptions

- Financing By Owner – removed \$100,000 in finance costs from budget
- Cost of Lot – decreased by \$100,000 to discounted sales price of \$1.4M
 - Total Budget Decreases - \$200,000

COVER LETTER

Although the design has changed significantly, the overall size of the house is very close to the plans that we priced in the original budget. The heated/finished area is within 30 square feet of the original design. The largest variance in the new plans is the amount of covered exterior space that has increased by 500 SF. Overall, the change in size of the house had a negligible impact on the overall cost, and we believe that we have captured the majority of the cost differences in the items listed above.

In addition to the budget comparison we have included a detailed cost package that we compile for all of our custom homes. We have included the following documents:

- **Estimate Summary By Division** – this is a summary by CSI division that is a roll-up of the detailed estimate.
- **White Box vs. Finishes** – this is a breakdown between the costs that it takes to complete a “white box” (which includes structure, skin and work that it takes to get to the drywall stage of construction) vs. the cost of the finishes that get installed after drywall and that are most impacted by homeowner selections. We use this breakdown in our schedule of values to track costs that are more controlled by the contractor vs. costs that are driven by the selection process.
- **Detailed Cost Estimate** – we have included our detailed pricing assumptions that roll into the two summaries listed above. This may be more information than you want to see, but we like to be completely transparent on what is included in the estimate for a custom home.
- **Pricing Assumptions and Clarifications** – this is a narrative that corresponds to the estimate and provides more description of what we have included and not included from a pricing standpoint. This document will continue to evolve as we refine the design of the house and will eventually be an exhibit to our contract for building the house.
- **Floor Plans** – we have included a take-off of the floor plans that depicts finished/heated space, covered exterior, unfinished space and garage area.

Please note that all of this information is a starting point for a discussion of how we move forward with the next steps in your project. At this point in the process we have complete flexibility to change the design, alter the finishes that have impacted the budget or modify the design in any way that you would like.

We thought it was important for you to have the opportunity to review this information before we meet, and we look forward to meeting with you and reviewing each of the documents in detail and answering any questions you might have.

Sincerely,



Mike Minutelli
Managing Principal

CORPORATE INFORMATION



#1 RESIDENTIAL CONTRACTOR

in Metro Atlanta for the last four years
(Atlanta Business Chronicle)

EXTENSIVE EXPERIENCE

and expertise in constructing luxury
custom homes

MACALLAN PERSONNEL

have diverse construction experience and
provide the necessary expertise to meet and
exceed our clients expectations



FACILITATE TEAM APPROACH

on every project where all members are
working together for the common goal

SPECIALIZED SUBCONTRACTOR BASE

more than a decade of cultivating
relationships with subcontractors that are the
most experienced and economical in this
market sector



PRECONSTRUCTION ACCURACY

actual project costs are historically 3%
of estimated project costs

CORPORATE INFORMATION



MACALLAN CUSTOM HOMES & RENOVATIONS

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Marietta, Georgia 30067
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David Childers, Principal

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Macallan Custom Homes & Renovations founded in 2002 is a full-service residential design and building firm dedicated to enhancing the lifestyle of our clients. Macallan offers the perfect blend of exceptional customer service and quality construction. Whether building a large-scale custom home or handling an intimate remodel project, the Macallan team relies on a streamlined project management process developed to ensure that each project is completed on time and on budget. Our reputation depends on it.

We have created a building process that's enjoyable for everyone who is involved. We strive to provide exceptional client service, ongoing communication, and great listening skills. From our project managers to our on-site clean-up crew, our team is fully engaged in our work. This transforms the entire building experience into one of engagement, excitement, and enthusiasm.

Macallan Homes is a division of The Macallan Group, a diversified real estate and construction company that offers our clients a wide array of services customized to meet their individual needs. Founded as a residential construction firm with a "commercial approach", Macallan has since expanded its services to include commercial general contracting and professional services such as brokerage, asset management, and consulting.

Macallan is a relationship-driven company and a large part of the success experienced to date is attributable to our strategy of forming long term relationships with select clients. We believe strongly in a team approach and offer transparency in our operations to our clients. At the end of the day, our mission is to bring the project in or under budget and on or ahead of schedule. That is what we strive for, and by consistently achieving those goals for our clients, we are able to earn repeat business.



PROJECT PHOTOGRAPHY



PROJECT PHOTOGRAPHY



Pricing Summary Comparison - Square Foot Pricing Only



Randall Mill Way - Cost Breakdown

Lot 2 - Pricing for Custom Home - Updated 5-4-2018

	<u>HEATED</u>	<u>UNFINISHED</u>	<u>GARAGE</u>	<u>COVERED EXTERIOR</u>	<u>Totals</u>
FIRST FLOOR	4450	0	1206	1626	7281.5
SECOND FLOOR	3131	0	0	0	3131.3
TERRACE LEVEL	2894	1376	0	199	4469
GUEST HOUSE	<u>913</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>913</u>
Total SF	11388	1376	1206	1825	15794.8
Cost / SF \$	225.00	\$ 100.00	\$ 125.00	\$ 175.00	
Total Cost \$	2,562,255.00	\$ 137,600.00	\$ 150,750.00	\$ 319,375.00	\$ 3,169,980.00

Cost Breakdown

Cost of House Construction	\$ 4,257,258.00
Sitework / Hardscape / Landscape Allowance	Inc. in cost of construction - \$400k
Pool / Pool Deck / Pool Wall Allowance	Inc. in cost of construction - \$500k
Design & Permitting	\$ 125,000.00
Cost of Financing	By Owner
Cost of Lot	\$ 1,400,000.00

Total Cost of House \$ 5,782,258.00

Cost Per SF of House Construction	\$ 269.54
Cost Per SF Excluding Lot	\$ 277.45
Purchase Price Cost per SF	\$ 366.09

Randall Mill Way - Cost Breakdown

Lot 2 - ORINGAL PRICING 3-15-18

	<u>HEATED</u>	<u>UNFINISHED</u>	<u>GARAGE</u>	<u>COVERED EXTERIOR</u>	<u>Totals</u>
FIRST FLOOR	5236	0	1288	1101	7625
SECOND FLOOR	3061	0	0	0	3061
TERRACE LEVEL	3059	1447	0	199	4705
GUEST HOUSE	<u>0</u>	<u>708</u>	<u>0</u>	<u>0</u>	<u>708</u>
Total SF	11356	2155	1288	1300	16099
Cost / SF \$	225.00	\$ 100.00	\$ 125.00	\$ 175.00	
Total Cost \$	2,555,100.00	\$ 215,500.00	\$ 161,000.00	\$ 227,500.00	\$ 3,159,100.00

Cost Breakdown

Cost of House Construction	\$ 3,159,100.00
Sitework / Hardscape / Landscape Allowance	\$ 400,000.00
Pool / Pool Deck / Pool Wall Allowance	\$ 250,000.00
Design & Permitting	\$ 125,000.00
Cost of Financing	\$ 100,000.00
Cost of Lot	\$ 1,500,000.00

Total Cost of House \$ 5,534,100.00

Cost Per SF of House Construction	\$ 196.23
Cost Per SF Excluding Lot	\$ 250.58
Purchase Price Cost per SF	\$ 343.75

PROJECT INFORMATION

Popp Residence

Randall Mill Way Lot 2 Atlanta GA 30327

Architect: Based on Progress Set by T. S. Adams

Orig Date: May 2, 2018

Rev Date:



Cost Summary

CODE	ACTIVITY	COST
DIV 01	GENERAL CONDCTIONS	\$ 236,250
DIV 02	SITE ASSESSMENT, DEMO, & CLEANUP	
A	Site Assessment	\$ 3,500
B	Demolition & Structure Moving	\$ 21,000
C	Construction cleaning & waste mgmt	\$ 43,250
	SUBTOTAL	\$ 67,750
DIV 03	CONCRETE	
A	Foundation	\$ 130,450
B	Slab	\$ 48,366
	SUBTOTAL	\$ 178,816
DIV 04	MASONRY	
A	Unit Masonry	\$ 93,383
B	Brick Veneer	\$ 3,702
D	Stone Veneer	\$ 133,359
	SUBTOTAL	\$ 230,444
DIV 05	METALS	
A	Structural Steel	\$ 50,000
B	Iron Railings	\$ 17,125
C	Sheetmetal Fabrications	\$ -
	SUBTOTAL	\$ 67,125
DIV 06	WOODS & PLASTICS	
A	Rough Carpentry - Material	\$ 182,203
	Rough Carpentry - Labor	\$ 114,078
B	Stairs & Handrail - Material	\$ 15,377
	Stairs & Handrail - Labor	\$ -
C	Millwork / Finish Carpentry - Material	\$ 78,876
	Millwork / Finish Carpentry - Labor	\$ 56,143
	SUBTOTAL	\$ 446,676

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Cost Summary

CODE	ACTIVITY	COST
DIV 07	THERMAL & MOISTURE PROTECTION	
A	Vapor Barrier & Insulation	\$ 37,060
B	Roofing & Sheet Metal	\$ 187,332
C	Siding & Cornice - Material	\$ 38,060
	Siding & Cornice - Labor	\$ 40,000
D	Gutters & Downspouts	\$ 27,500
	SUBTOTAL	\$ 329,952
DIV 08	DOORS, WINDOWS, & HARDWARE	
A	Exterior Doors - Sierra Pacific Clad	\$ 108,900
B	Exterior Windows - Material (Sierra Pacific Clad)	\$ -
C	Exterior Door & Window - Labor	\$ 10,000
D	Steel Doors & Windows (L&M)	\$ 75,000
E	Interiors Doors & Frames - Material	\$ 22,477
	Interior Doors - Labor	\$ 5,050
F	Door Hardware - Material	\$ 11,100
	Door Hardware - Labor	\$ 2,550
G	Shutters (L&M)	\$ -
H	Garage Doors (L&M)	\$ 17,086
	SUBTOTAL	\$ 252,163
DIV 09	FINISHES	
A	Drywall (L&M)	\$ 62,383
B	Ceramic Tile / Stone - Material	\$ 40,360
	Ceramic Tile / Stone - Labor	\$ 28,185
C	Wood Floors - Material	\$ 54,403
	Wood Floors - Labor	\$ 39,028
D	Carpet - Material	\$ 2,354
	Carpet - Labor	\$ 1,000
E	Paint	\$ 77,565
F	Exterior Stucco / Plaster (L&M)	\$ 126,000
	SUBTOTAL	\$ 431,277

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Cost Summary

CODE	ACTIVITY	COST
DIV 10	SPECIALTIES	
A	Enclosures (L&M)	\$ 10,890
B	Bath Accessories & Mirrors (L&M)	\$ 5,000
C	Fireplace - Masonry (L&M)	\$ 33,168
D	Fireplace Specialties	\$ 10,000
E	Fire Extinguishers	\$ -
F	Wardrobe & Closet Specialities	\$ 30,000
G	Grilles & Screens	\$ -
	SUBTOTAL	\$ 89,058
DIV 11	EQUIPMENT	
A	Appliances - Material	\$ 65,000
B	Appliances - Installation Labor	\$ 3,000
	SUBTOTAL	\$ 68,000
DIV 12	CABINETS & COUNTERTOPS	
A	Cabinets	\$ 164,775
B	Countertops	\$ 52,200
	SUBTOTAL	\$ 216,975
DIV 13	SPECIAL CONSTRUCTION	
A	Swimming Pool	\$ 500,000
B	Wine Cellar	\$ 17,500
C	Sauna	\$ 14,250
	SUBTOTAL	\$ 531,750
DIV 14	CONVEYING SYSTEMS	
A	Elevators (L&M)	\$ -
DIV 22	PLUMBING	
A	Plumbing - Labor	\$ 50,925
B	Plumbing - Fixtures	\$ 42,879
	SUBTOTAL	\$ 93,804
DIV 23	HVAC	
A	HVAC (L&M)	\$ 77,150
	SUBTOTAL	\$ 77,150

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Randall Mill Way Lot 2 Atlanta GA 30327

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Cost Summary

CODE	ACTIVITY	COST
DIV 26	ELECTRICAL	
A	Base Electrical	\$ 62,634
B	Lighting - Fixtures	\$ 40,000
	SUBTOTAL	\$ 102,634
DIV 27	COMMUNICATIONS	
A	Structured Wiring	\$ 5,000
B	Audio	\$ 10,000
C	Theater	\$ 25,000
	SUBTOTAL	\$ 40,000
DIV 28	ELECTRONIC SAFETY & SECURITY	
A	Access Control / Security System	\$ 3,500
B	Fire Alarm	\$ -
	SUBTOTAL	\$ 3,500
DIV 31	SITWORK & INFRASTRUCTURE	
A	Earthwork	\$ 106,000
	SUBTOTAL	
DIV 32	EXTERIOR IMPORVEMENTS	
A	Site Paving	\$ 62,500
B	Site Retaining Walls	\$ 33,250
C	Site Landscaping & Hardscape	\$ 112,500
	SUBTOTAL	\$ 208,250
DIV 33	UTILITIES	
A	Site Utilites	\$ 23,550
	SUBTOTAL	\$ 23,550
	Hard Cost - SubTotal	\$ 3,801,124
	P&P Bond No	\$ -
	Builders Risk By Owner	\$ -
	Contingency By Owner	\$ -
	Fee / Overhead 12%	\$ 456,135
	Sub-Total	\$ 456,135
	Grand Totals	\$ 4,257,258

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Popp Residence
 Randall Mill Way Lot 2
 Atlanta, GA 30327

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Date: May 2, 2018



STRUCTURAL SHELL & "WHITE BOX"

DIVISION	SCOPE DESCRIPTION	COST ESTIMATE	SCOPE NOTES
DIV 01	GENERAL CONDITIONS		
	General Conditions	\$ 236,250.00	
DIV 02	SITE ASSESSMENT, DEMO, & CLEANUP		
	Construction cleaning & waste mgmt	\$ 67,750.00	
DIV 03	CONCRETE		
	Foundation	\$ 130,450.00	
	Slab	\$ 48,365.50	
DIV 04	MASONRY		
	Unit Masonry	\$ 93,383.04	
	Brick Veneer	\$ 3,702.00	
	Stone Veneer	\$ 133,358.80	
DIV 05	METALS		
	Structural Steel	\$ 50,000.00	
	Iron Railings	\$ 17,125.00	
DIV 06	WOODS & PLASTICS		
	Rough Carpentry - Material	\$ 182,202.68	
	Rough Carpentry - Labor	\$ 114,078.00	
DIV 07	THERMAL & MOISTURE PROTECTION		
	Vapor Barrier & Insulation	\$ 37,060.00	
	Roofing & Sheet Metal	\$ 187,332.00	
	Siding & Cornice - Material	\$ 38,059.89	
	Siding & Cornice - Labor	\$ 40,000.00	
	Gutters & Downspouts	\$ 27,500.00	
DIV 08	DOORS, WINDOWS, & HARDWARE		
	Exterior Doors - Sierra Pacific Clad	\$ 108,900.00	
	Exterior Windows - Material (Sierra Pacific Clad)	\$ -	
	Exterior Door & Window - Labor	\$ 10,000.00	
	Steel Doors & Windows (L&M)	\$ 75,000.00	
	Garage Doors (L&M)	\$ 17,086.41	
DIV 09	FINISHES		
	Drywall (L&M)	\$ 62,382.60	
	Exterior Stucco / Plaster (L&M)	\$ 126,000.00	
DIV 10	SPECIALTIES		
	Fireplace - Masonry (L&M)	\$ 33,167.50	
DIV 22	PLUMBING		
	Plumbing - Labor	\$ 50,925.00	
DIV 23	HVAC		
	HVAC (L&M)	\$ 77,150.00	
DIV 26	ELECTRICAL		
	Base Electrical	\$ 62,634.00	
DIV 31	SITWORK & INFRASTRUCTURE		
	Earthwork	\$ 106,000.00	
DIV 33	UTILITIES		
	Site Utilites	\$ 23,550.00	
TOTAL COST FOR SHELL		\$ 1,855,412.42	

INTERIOR FINISHES / OWNER SELECTIONS

DIVISION	SCOPE DESCRIPTION	COST ESTIMATE	SCOPE NOTES
DIV 06	WOODS & PLASTICS		
	Stairs & Handrail - Material	\$ 15,376.50	
	Stairs & Handrail - Labor	\$ -	
	Millwork / Finish Carpentry - Material	\$ 78,875.69	
	Millwork / Finish Carpentry - Labor	\$ 56,143.10	
DIV 08	DOORS, WINDOWS, & HARDWARE		
	Interiors Doors & Frames - Material	\$ 22,476.96	
	Interior Doors - Labor	\$ 5,050.00	

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	Door Hardware - Material	\$	11,100.00	
	Door Hardware - Labor	\$	2,550.00	
	Shutters (L&M)	\$	-	
DIV 09	FINISHES			
	Ceramic Tile / Stone - Material	\$	40,359.90	
	Ceramic Tile / Stone - Labor	\$	28,184.76	
	Wood Floors - Material	\$	54,402.70	
	Wood Floors - Labor	\$	39,028.00	
	Carpet - Material	\$	2,354.22	
	Carpet - Labor	\$	1,000.00	
	Paint	\$	77,565.00	
DIV 10	SPECIALTIES			
	Enclosures (L&M)	\$	10,890.00	
	Bath Accessories & Mirrors (L&M)	\$	5,000.00	
	Fireplace Specialties	\$	10,000.00	
	Fire Extinguishers	\$	-	
	Wardrobe & Closet Specialties	\$	30,000.00	
	Grilles & Screens	\$	-	
DIV 11	EQUIPMENT			
	Appliances - Material	\$	65,000.00	
	Appliances - Installation Labor	\$	3,000.00	
DIV 12	CABINETS & COUNTERTOPS			
	Cabinets	\$	164,775.00	
	Countertops	\$	52,200.00	
DIV 13	SPECIAL CONSTRUCTION			
	Swimming Pool	\$	500,000.00	
	Wine Cellar	\$	17,500.00	
	Sauna	\$	14,250.00	
DIV 14	CONVEYING SYSTEMS			
	Elevators (L&M)	\$	-	
DIV 22	PLUMBING			
	Plumbing - Fixtures	\$	42,879.38	
DIV 26	ELECTRICAL			
	Lighting - Fixtures	\$	40,000.00	
DIV 27	COMMUNICATIONS			
	Structured Wiring	\$	5,000.00	
	Audio	\$	10,000.00	
	Theater	\$	25,000.00	
DIV 28	ELECTRONIC SAFETY & SECURITY			
	Access Control / Security System	\$	3,500.00	
DIV 32	EXTERIOR IMPORVEMENTS			
	Site Paving	\$	62,500.00	
	Site Retaining Walls	\$	33,250.00	
	Site Landscaping & Hardscape	\$	112,500.00	
	TOTAL COST FOR SHELL	\$	2,159,412.42	
	TOTAL COST FOR FINISHES	\$	1,641,711.20	
	CONTINGENCY	NIC		Owner to Carry Contingency
	FEE / OVERHEAD	\$	456,134.83	12%
	TOTAL	\$	4,257,258.45	

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DIV 01 GENERAL CONDITIONS														
DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF	
01	3100	08000	Project Management	General	Project Management - standard			Included in Fee	0.0%	0.00 \$	-	PM	0.00	
01	3110	08000	Project Engineering	General	Project Engineer / Coordinator	70	wks	500.00	0.0%	0.00 \$	35,000.00	PM	2.26	
01	3120	08000	Jobsite Supervision	General	Jobsite Supervision - Primary Super	70	wks	1,950.00	0.0%	0.00 \$	136,500.00	PM	8.80	
01	3510	08000	Safety Supplies	General	Safety measures, fall protection, fire extinguishers	1	ls	5,000.00	0.0%	0.00 \$	5,000.00	O	0.32	
01	4120	08000	Permits & Fees	General	Building Permit	1	Allowance	15,000.00	0.0%	0.00 \$	15,000.00	O	0.97	
01	4200	08000	Reproduction	General	Plan printing costs	1	ls	500.00	0.0%	0.00 \$	500.00	O	0.03	
01	4520	08000	Testing & Inspection Services	General	Testing & Inspection Services	5	ea	500.00	0.0%	0.00 \$	2,500.00	O	0.16	
01	5110	08000	Temp Light & Power	General	Temp Power, set t-pole	1	ls	1,000.00	0.0%	0.00 \$	1,000.00	O	0.06	
01	5120	08000	Temporary Heating & Cooling	General	Temp Gas / Power During Construction			By Owner	0.00	0.0%	0.00 \$	-	O	0.00
01	5140	08000	Temporary Water	General	Temp Water setup	1	ls	500.00	0.0%	0.00 \$	500.00	O	0.03	
01	5150	08000	Job Fuel	General	Job Fuel			0.00	0.0%	0.00 \$	-	O	0.00	
01	5210	08000	Field Office	General	Field Offices & Storage			N/A	0.00	0.0%	0.00 \$	-	O	0.00
01	5220	08000	Sanitary Facilities	General	Temporary toilet monthly rental	70	wks	75.00	0.0%	0.00 \$	5,250.00	O	0.34	
01	5400	08000	Construction Equipment	General	Construction Equipment	5	mos	2,000.00	0.0%	0.00 \$	10,000.00	E	0.64	
01	5410	08000	Temp Lifting & Hoisting Equip	General	Equipment Rental, lift	2	mos	1,500.00	0.0%	0.00 \$	3,000.00	E	0.19	
01	5450	08000	Small Tools	General	Small Tools/Supplies, miscellaneous	70	wks	50.00	0.0%	0.00 \$	3,500.00	E	0.23	
01	5510	08000	Temporary Roads & Maintenance	General	Temporary Roads & Maintenance	1	ls	5,000.00	0.0%	0.00 \$	5,000.00	O	0.32	
01	5620	08000	Temp Fencing	General	Temp Fencing	1	allw	2,000.00	0.0%	0.00 \$	2,000.00	O	0.13	
01	5710	08000	Temporary Pest Control	General	Pest Control / Termite Treatment	1	ls	2,500.00	0.0%	0.00 \$	2,500.00	O	0.16	
01	7133	08000	Protect Existing Facilities	General	Protect Existing Work	1	ls	4,000.00	0.0%	0.00 \$	4,000.00	O	0.26	
01	7700	08000	Project Closeout	General	Project Closeout			0.00	0.0%	0.00 \$	-	O	0.00	
01	7800	08000	Closeout Submittals	General	Closeout Submittals			0.00	0.0%	0.00 \$	-	O	0.00	
01	7810	08000	Punchlist & Completion	General	Punchlist & Completion	1	ls	5,000.00	0.0%	0.00 \$	5,000.00	O	0.32	
01	7830	08000	Warranties	General	Warranties			0.00	0.0%	0.00 \$	-	O	0.00	
01	7890	08000	As-Builts / O&M Data	General	As-Builts / O&M Data			0.00	0.0%	0.00 \$	-	O	0.00	
DIV 01											GENERAL CONDITIONS SUBTOTAL	\$ 236,250.00	15.23	

DIV 02 SITE ASSESSMENT, DEMO, & CLEANUP													
DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
A Site Assessment													
02	2100	07000	Survey	Site	Site Layout & Engineering	1	ea	3,500.00	0.0%	0.00 \$	3,500.00	S	0.23
											Survey Sub-Total	\$ 3,500.00	0.23
B Demolition & Structure Moving													
02	4100	07000	Selective Demolition	Exterior	Demolition		allw		0.0%	0.00 \$	-	S	0.00
02	4100	07000	Selective Demolition	Exterior	Tree removal	1	allw	20,000.00	0.0%	0.00 \$	20,000.00	S	1.29
02	4100	07000	Selective Demolition	Site	Sawcut for demo of exist driveway as noted	1	allw	1,000.00	0.0%	0.00 \$	1,000.00	S	0.06
01	7410	08000	Dumpsters	General	Dumpster & landfill fees for demo activities (most in above numbers)		incl	400.00	0.0%	0.00 \$	-	S	0.00
											Demolition & Structure Moving Sub-Total	\$ 21,000.00	1.35
C Construction cleaning & waste mgmt													
01	7400	08000	Construction Cleaning	General	Misc. Labor and Daily Clean-up	70	wks	375.00	0.0%	0.00 \$	26,250.00	S	1.69
01	7420	08000	Final Cleaning	General	Final interior & glass cleaning	1	ea	5,500.00	0.0%	0.00 \$	5,500.00	S	0.35
01	7400	08000	Construction Cleaning	General	Pressure wash hard surfaces	1	ea	1,500.00	0.0%	0.00 \$	1,500.00	S	0.10
01	7410	08000	Dumpsters	General	Dumpster & landfill fees for construction activities	25	ea	400.00	0.0%	0.00 \$	10,000.00	S	0.64
											Construction cleaning & waste mgmt Sub-Total	\$ 43,250.00	2.79
DIV 02											SITE ASSESSMENT, DEMO, & CLEANUP SUBTOTAL	\$ 67,750.00	4.37

DIV 03 CONCRETE													
DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
A Foundation													
03	3100	01000	Place Foundations	House	12' x16" walls with footing	340	allw	300.00	0.0%	\$	102,000.00	S	6.58
03	3100	01000	Place Foundations	House	6' x12" walls with footings	145	allw	140.00	0.0%	\$	20,300.00	S	1.31
03	3100	01000	Place Foundations	House	Brick/Joist Ledges	900	lf	3.50	0.0%	\$	3,150.00	S	0.20
03	3100	01000	Place Foundations	House	Pumps	4	allw	1,250.00	0.0%	\$	5,000.00	S	0.32
											Foundation Sub-Total	\$ 130,450.00	8.41
B Slab													
03	3100	01000	Place Foundations	Bsmt	Slab	3,400	ea	5.75	0.0%	\$	19,550.00	S	1.26
03	3100	01000	Place Foundations	Bsmt	Footings	350	lf	20.00	0.0%	\$	7,000.00	S	0.45
03	3100	01000	Place Foundations	Exterior	Porch slabs	1,256	ea	5.75	0.0%	\$	7,222.00	S	0.47
03	3100	01000	Place Foundations	Bsmt	Rat Slab	960	ea	4.00	0.0%	\$	3,840.00	S	0.25
03	3100	01000	Place Foundations	Bsmt	Garage Slab	1,218	ea	5.75	0.0%	\$	7,003.50	S	0.45
03	3100	01000	Place Foundations	Bsmt	Pumps	3	ea	1,250.00	0.0%	\$	3,750.00	S	0.24
											Slab Sub-Total	\$ 48,365.50	3.12
DIV 03											CONCRETE SUBTOTAL	\$ 178,815.50	11.53

DIV 04 MASONRY													
DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
A Unit Masonry													
						12,000	sf						
						300	sf						
							sf						
							sf						
04	2000	02000	Unit Masonry	Foundation/porch	4" x16" CMU, std block	13,800	blks	1.30	5.0%	1,596.66 \$	20,433.66	M	1.32
04	2000	02000	Unit Masonry	Foundation/porch	8" x16" CMU, std block	345	blks	1.40	5.0%	42.99 \$	550.14	M	0.04
04	2000	02000	Unit Masonry	Foundation/porch	12" x16" CMU, std block	0	blks	2.30	5.0%	0.00 \$	-	M	0.00
04	2000	02000	Unit Masonry	Foundation/porch	Horizontal wall reinforcement	226	lf	0.50	5.0%	10.06 \$	128.71	M	0.01
04	2000	02000	Unit Masonry	Foundation/porch	Cavity Fill Insulation	0	bags	0.00	10.0%	0.00 \$	-	M	0.00
04	2000	02000	Unit Masonry	Foundation/porch	Core void fill	4	cuyds	140.00	10.0%	48.15 \$	643.20	M	0.04
04	2000	02000	Unit Masonry	Foundation/porch	Mortar (bags)	425	bags	8.00	10.0%	302.60 \$	4,042.60	M	0.26
04	2000	02000	Unit Masonry	Foundation/porch	Sand (Ton)	61	cuyds	25.00	10.0%	135.09 \$	1,804.73	M	0.12
04	2000	02000	Unit Masonry	Exterior	Wall Ties, corrugated metal	40	bx	42.90	5.0%	152.72 \$	1,955.00	M	0.13
											Sub-Total	\$ 27,603.04	1.78
Unit Masonry - Labor													
04	2000	02000	Unit Masonry	Porch	4" Block - Labor	13,800	blks	4.50	0.0%	0.00 \$	62,100.00	S	4.00
04	2000	02000	Unit Masonry	Porch	8" Block - Labor	345	blks	5.00	0.0%	0.00 \$	1,725.00	S	0.11
04	2000	02000	Unit Masonry	Porch	12" Block - Labor	0	blks	5.25	0.0%	0.00 \$	-	S	0.00
											Unit Masonry Sub-Total	\$ 93,383.04	6.02
B Brick Veneer - Material													
							sf						0.00
04	2000	02000	Unit Masonry	Front Door	Brick veneer - cut arch		ea	1,500.00	5.0%	0.00 \$	-	M	0.00
04	2000	02000	Unit Masonry	Exterior	Brick veneer - face brick (brk)	0	brk	0.38	5.0%	0.00 \$	-	M	0.00

PROJECT INFORMATION

Popp Residence

Randall Mill Way Lot 2 Atlanta GA 30327

Architect: Based on Progress Set by T. S. Adams
 Orig Date: May 2, 2018
 Rev Date:



DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
04	2000	02000	Unit Masonry	Exterior	Mortar (bags)	0	Bgs	12.00	5.0%	0.00	\$ -	M	0.00
04	2000	02000	Unit Masonry	Exterior	Sand (Ton)	0	cuyds	44.00	5.0%	0.00	\$ -	M	0.00
04	2000	02000	Unit Masonry	Exterior	Wall Tiles, corrugated metal	0	bx	42.90	5.0%	0.00	\$ -	M	0.00
04	2000	02000	Unit Masonry	Exterior	Flashing, roll x150lf	0	rls	88.00	5.0%	0.00	\$ -	M	0.00
04	2000	02000	Unit Masonry	Exterior	Steel angles / lintels	250	lf	13.00	5.0%	289.25	\$ 3,702.00	M	0.24
Brick Veneer - Labor													
04	2000	02000	Unit Masonry	Exterior	Brick veneer - face brick (brk)	0	brk	0.45	0.0%	0.00	\$ -	S	0.00
04	2000	02000	Unit Masonry	Exterior	Brick veneer - details	ls		1,500.00	0.0%	0.00	\$ -	S	0.00
04	2000	02000	Unit Masonry	Front Door	Brick veneer - cut arch labor	ea		400.00	0.0%	0.00	\$ -	S	0.00
04	2000	02000	Unit Masonry	Exterior	Brick veneer - window / door headers	ea		100.00	0.0%	0.00	\$ -	S	0.00
04	2000	02000	Unit Masonry	Exterior	Brick veneer - chimney cornice	ea		800.00	0.0%	0.00	\$ -	S	0.00
04	2000	02000	Unit Masonry	Exterior	Brick veneer - chimney labor	ea		1,200.00	0.0%	0.00	\$ -	S	0.00
											Brick Veneer Sub-Total	\$ 3,702.00	0.24
D Stone Veneer													
04	4000	02000	Stone	Exterior	Stone Veneer	3,000	sf	9.00	5.0%	2,403.00	\$ 30,753.00	m	1.98
04	4000	02000	Stone	Exterior	Stone chimneys		sf	9.00	5.0%	0.00	\$ -	m	0.00
04	4000	02000	Stone	Exterior	Stone porches	1,270	sf	9.00	5.0%	1,017.27	\$ 13,018.77	m	0.84
04	4000	02000	Stone	Exterior	Stone Porte Cochere	282	sf	9.00	5.0%	225.88	\$ 2,890.78	m	0.19
04	4000	02000	Stone	Exterior	Stone steps/border	70	lf	25.00	5.0%	155.75	\$ 1,993.25	m	0.13
04	2000	02000	Unit Masonry	Exterior	Steel angles / lintels	30	lf	14.00	10.0%	37.38	\$ 500.00	m	0.03
04	4000	02000	Stone	Mortar	Mortar and Grout	0	lf	1.25	5.0%	0.00	\$ -	M	0.00
04	4000	02000	Stone	Mortar	Archs	20	ea	450.00	5.0%	801.00	\$ 10,251.00	M	0.66
04	4000	02000	Stone	Exterior	Limestone Corbels	25	ea	400.00	5.0%	890.00	\$ 11,390.00	M	0.73
04	4000	02000	Stone	Exterior	Limestone Headers	250	lf	40.00	5.0%	890.00	\$ 11,390.00	M	0.73
Stone - Labor													
04	4000	02000	Stone	All	Stone Labor	4,652	sf	11.00	0.0%	0.00	\$ 51,172.00	L	3.30
											Stone Veneer Sub-Total	\$ 133,358.80	8.60
DIV 04											MASONRY SUBTOTAL	\$ 230,443.84	14.85
DIV 05 METALS													
DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
A Structural Steel													
05	1000	02000	Structural Steel	House	Steel Allowance	1	ea	50,000.00	0.0%	0.00	\$ 50,000.00	s	3.22
											Structural Steel Sub-Total	\$ 50,000.00	3.22
B Iron Railings													
05	5200	02000	Handrails/Railings/Screens	Stairs	Open rail	75	lf allw	175.00	0.0%	0.00	\$ 13,125.00	S	0.85
05	5200	02000	Handrails/Railings/Screens	Stairs	Wall rail	40	lf allw	100.00	0.0%	0.00	\$ 4,000.00	S	0.26
											Iron Railings Sub-Total	\$ 17,125.00	1.10
C Sheetmetal Fabrications													
05	5830	02000	Sheetmetal Fabrications	NA	NONE, NA	0	excluded	0.00	0.0%	0.00	\$ -	S	0.00
											Sheetmetal Fabrications Sub-Total	\$ -	0.00
DIV 05											METALS SUBTOTAL	\$ 67,125.00	4.33
DIV 06 WOODS & PLASTICS													
DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
A Rough Carpentry - Material													
06	1753	01000	Floor Trusses	1st Floor	Floor Sytem - TJI	4,450	sf	4.00	5.0%	1,584.20	\$ 20,274.20	M	1.31
06	1753	01000	Floor Trusses	2nd Floor	Floor Sytem - TJI	4,044	sf	4.00	5.0%	1,439.66	\$ 18,424.46	M	1.19
06	1100	01000	Wood Framing	Basement	Framing-Walls, Ext, 2x4x12'	275	lf	7.49	5.0%	183.32	\$ 2,346.06	M	0.15
06	1100	01000	Wood Framing	Basement	Framing-Walls, Ext, 2x6x12'	35	lf	11.62	5.0%	36.20	\$ 463.23	M	0.03
06	1100	01000	Wood Framing	Basement	Framing-Walls, Int, 2x4x12'	35	lf	7.49	5.0%	23.33	\$ 298.59	M	0.02
06	1100	01000	Wood Framing	Basement	Framing-Walls, Int, 2x6x12'	350	lf	11.62	5.0%	361.96	\$ 4,632.31	M	0.30
06	1100	01000	Wood Framing	1st	Framing-Walls, Ext, 2x6x12'	750	lf	11.62	5.0%	775.64	\$ 9,926.39	M	0.64
06	1100	01000	Wood Framing	1st	Framing-Walls, Int, 2x6x12'	620	lf	11.62	5.0%	641.19	\$ 8,205.81	M	0.53
06	1100	01000	Wood Framing	2nd	Framing-Walls, Ext, 2x6x10'	460	lf	10.05	5.0%	411.45	\$ 5,265.60	M	0.34
06	1100	01000	Wood Framing	2nd	Framing-Walls, Int, 2x6x10'	522	lf	10.05	5.0%	466.90	\$ 5,975.31	M	0.39
06	1100	01000	Wood Framing	2nd	Framing-Walls, Int, 2x4x10'		lf	5.29	5.0%	0.00	\$ -	M	0.00
06	1100	01000	Wood Framing	2nd	Framing-Walls, Ext, 2x4x10'	0	lf	5.29	5.0%	0.00	\$ -	M	0.00
06	1100	01000	Wood Framing	Windows/doors	Headers, 2x10 SYP w/OSB	2,200	lf	1.27	5.0%	248.67	\$ 3,182.37	M	0.21
06	1100	01000	Wood Framing	Headers/beams	LVL Allowance	1	allw	15,000.00	0.0%	1,335.00	\$ 16,335.00	M	1.05
06	1100	01000	Wood Framing	House	Headers/beams, 11.875" LVL		lf	4.27	5.0%	0.00	\$ -	M	0.00
06	1100	01000	Wood Framing	House	Headers/beams, 14" LVL		lf	5.15	5.0%	0.00	\$ -	M	0.00
06	1100	01000	Wood Framing	House	Headers/beams, 16" LVL		lf	6.57	5.0%	0.00	\$ -	M	0.00
06	1100	01000	Wood Framing	House	Headers/beams, 18" LVL		lf	7.59	5.0%	0.00	\$ -	M	0.00
06	1100	01000	Wood Framing	House	Headers/beams, 24" LVL		lf	10.40	5.0%	0.00	\$ -	M	0.00
06	1100	01000	Wood Framing	House/Garage	Bracing, blocking, 2x4x16/ 2x6x16	15,513	gsf	0.30	5.0%	414.20	\$ 5,300.79	M	0.34
06	1100	01000	Wood Framing	House	Sub-floor, 3/4X4X8 Advantech T&G	8,494	sf	1.02	5.0%	771.09	\$ 9,868.16	M	0.64
06	1100	01000	Wood Framing	House	2x6 Stud Packs	350	ea	7.56	5.0%	235.49	\$ 3,013.79	M	0.19
													M
06	1100	01000	Wood Framing	House/porches	Ceiling joists, 2x8 dimensional lumber	7,195	sf	1.05	5.0%	672.37	\$ 8,604.86	M	0.55
06	1100	01000	Wood Framing	House/porches	Roof rafters, 2x6/2x8 dimensional lumber	13,920	sf	1.21	5.0%	1,499.04	\$ 19,184.40	M	1.24
06	1100	01000	Wood Framing	House/porches	Ridge Beams, 2x12	400	lf	1.52	5.0%	54.11	\$ 692.51	M	0.04
													M
06	1100	01000	Wood Framing	House	Huber Zip System w/Tape - 7/16"	17,820	sf	0.85	5.0%	1,355.35	\$ 17,345.46	M	1.12
06	1100	01000	Wood Framing	House	Huber Zip System w/Tape - 5/8"	13,920	sf	1.11	5.0%	1,372.32	\$ 17,562.58	M	1.13
06	1100	01000	Wood Framing	House	Fasteners, bolts, hangers, etc.	15,513	gsf	0.30	5.0%	414.20	\$ 5,300.79	M	0.34
											Rough Carpentry - Material Sub-Total	\$ 182,202.68	11.75
Rough Carpentry - Labor													
06	1100	01000	Wood Framing	House	Frame Labor -	15,513	sf	6.00	0.0%	0.00	\$ 93,078.00	S	6.00
06	1100	01000	Wood Framing	Front Porch on slab	Frame Labor - Steep roof	1	ea	5,000.00	0.0%	0.00	\$ 5,000.00	S	0.32
06	1100	01000	Wood Framing	Rear Porch on slab	Frame Labor - Porches -		inc abv	6.00	0.0%	0.00	\$ -	S	0.00
06	1100	01000	Wood Framing	House	Frame Labor - screw sub-floors	1	ea	2,500.00	0.0%	0.00	\$ 2,500.00	S	0.16
06	1100	01000	Wood Framing	Theater	Frame Labor - Theater floor	1	ea	2,500.00	0.0%	0.00	\$ 2,500.00	S	0.16
06	1100	01000	Wood Framing	House	Frame Labor - Chimney chases	1	ea	1,000.00	0.0%	0.00	\$ 1,000.00	S	0.06
06	1100	01000	Wood Framing	Main Stairs	Frame Labor - Int stair platforms	8	incl	800.00	0.0%	0.00	\$ 6,400.00	S	0.41

PROJECT INFORMATION

Popp Residence

Randall Mill Way Lot 2 Atlanta GA 30327

Architect: Based on Progress Set by T. S. Adams
 Orig Date: May 2, 2018
 Rev Date:



DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF	
06	1100	01000	Wood Framing	House	Dormers	6	ea	600.00	0.0%	0.00	\$ 3,600.00	S	0.23	
Rough Carpentry - Labor Sub-Total											\$	114,078.00	7.35	
C Millwork / Finish Carpentry - Material														
06	4600	03000	Interior Trim	Bsmt	Base, allowance	380	lf	3.50	5.0%	118.37	\$ 1,514.87	M	0.10	
06	4600	03000	Interior Trim	1st Floor	Base, allowance	1,990	lf	3.50	5.0%	619.89	\$ 7,933.14	M	0.51	
06	4600	03000	Interior Trim	2nd Floor	Base, allowance	1,504	lf	3.50	5.0%	468.50	\$ 5,995.70	M	0.39	
06	4600	03000	Interior Trim	Bsmt	Crown Molding, allowance	380	lf	3.50	5.0%	118.37	\$ 1,514.87	M	0.10	
06	4600	03000	Interior Trim	1st Floor	Crown Molding, allowance	1,990	lf	3.50	5.0%	619.89	\$ 7,933.14	M	0.51	
06	4600	03000	Interior Trim	2nd Floor	Crown Molding, allowance	1,504	lf	3.50	5.0%	468.50	\$ 5,995.70	M	0.39	
06	4600	03000	Interior Trim	House	Door & Window interior casings	5,500	lf	3.50	5.0%	1,713.25	\$ 21,925.75	M	1.41	
06	4600	03000	Interior Trim	Windows	Misc 1x material for main windows, mulls, stop	250	lf	3.50	5.0%	77.88	\$ 996.63	M	0.06	
06	4600	03000	Interior Trim	Windows	Window Stool & Apron	500	lf	3.50	5.0%	155.75	\$ 1,993.25	M	0.13	
06	4600	03000	Interior Trim	Interior	Attic scuttle	4	ea	300.00	0.0%	106.80	\$ 1,306.80	M	0.08	
06	4600	03000	Interior Trim	Interior	Closet shelving, wood shelf/rod, secondary beds	150	lf	15.00	5.0%	200.25	\$ 2,562.75	M	0.17	
06	4600	03000	Interior Trim	Interior	Shoe mould, at hardwood / tiled areas	3,874	lf	0.65	5.0%	224.11	\$ 2,868.12	M	0.18	
Special Details - Material											\$	16,335.00	1.05	
06	4600	03000	Interior Trim		Special Trim Details	1	allw	15,000.00	0.0%	1,335.00	\$	16,335.00	1.05	
Millwork / Finish Carpentry - Material Sub-Total											\$	78,875.69	5.08	
C Stairs & Handrail - Material														
06	4300	03000	Wood stairs & Handrail	Main Stairs	Stairs, pre-built, engineered, w/treads , no rails	3	flts	4,500.00	5.0%	1,201.50	\$ 15,376.50	M	0.99	
06	4300	03000	Wood stairs & Handrail	Stairs	Stair Parts- stair treads, open, sq, red oak		trds	60.00	5.0%	0.00	\$ -	M	0.00	
06	4300	03000	Wood stairs & Handrail	Stairs	Stair Parts- rail, wall		lf	4.00	5.0%	0.00	\$ -	M	0.00	
06	4300	03000	Wood stairs & Handrail	Stairs	Stair Parts- rail, w/balusters, open		lf	35.00	5.0%	0.00	\$ -	M	0.00	
06	4300	03000	Wood stairs & Handrail	Stairs	Stair Parts- large newels		ea	350.00	5.0%	0.00	\$ -	M	0.00	
06	4300	03000	Wood stairs & Handrail	Stairs	Stair Parts- small newels		ea	85.00	5.0%	0.00	\$ -	M	0.00	
06	4300	03000	Wood stairs & Handrail	Stairs	Stair Parts- skirts, nosings, trims, rosettes, hardware, misc.,		ls	500.00	5.0%	0.00	\$ -	M	0.00	
Stairs & Handrail - Material Sub-Total											\$	15,376.50	0.99	
Stairs & Handrail - Labor														
06	4300	03000	Wood stairs & Handrail	Stairs	Trim labor, stair labor			0.00	0.0%	0.00	\$	S	0.00	
06	4300	03000	Wood stairs & Handrail	Stairs	Trim labor, open handrail labor	0		25.00	0.0%	0.00	\$	S	0.00	
06	4300	03000	Wood stairs & Handrail	Stairs	Trim labor, wall rail labor	0		7.50	0.0%	0.00	\$	S	0.00	
Stairs & Handrail - Labor Sub-Total											\$	-	0.00	
Millwork / Finish Carpentry - Labor														
06	2000	03000	Finish Carpentry	House/Garage	Trim labor, general	1	allw	45,000.00	0.0%	0.00	\$ 45,000.00	S	2.90	
06	2000	03000	Finish Carpentry	House/Garage	Trim Labor, wood shelf/rod	150	lf	7.50	0.0%	0.00	\$ 1,125.00	S	0.07	
06	2000	03000	Finish Carpentry	Special	Trim Labor, special trim details	1	allw	7,500.00	0.0%	0.00	\$ 7,500.00	S	0.48	
06	2000	03000	Finish Carpentry	House/Garage	Trim Labor, Shoe mould, stain-grade at hardwood areas	3,874	lf	0.65	0.0%	0.00	\$ 2,518.10	S	0.16	
Millwork / Finish Carpentry - Labor Sub-Total											\$	56,143.10	3.62	
DIV 06											WOODS & PLASTICS SUBTOTAL	\$	446,675.97	28.79
DIV 07 THERMAL & MOISTURE PROTECTION														
A Vapor Barrier & Insulation														
07	1300	02000	Sheet Membrane Waterproofing	Foundation	Foundation waterproofing, asphalt emulsion, int. drain	450	lf	16.00	5.0%	0.00	\$ 7,560.00	S	0.49	
07	1300	02000	Sheet Membrane Waterproofing	Front porch	Porch waterproofing		allw		5.0%	0.00	\$ -	S	0.00	
07	2100	02000	Insulation	House	Insulation - Open Cell Foam Insulation Roof / R-19 Walls	1	sf	22,500.00	0.0%	0.00	\$ 22,500.00	S	1.45	
07	2100	02000	Insulation	Wine cellar	Insulation - Closed Cell Foam	1	sf	2,000.00	0.0%	0.00	\$ 2,000.00	S	0.13	
07	2100	02000	Insulation	House	Insulation - Rockwool sound insulation	1	sf	5,000.00	0.0%	0.00	\$ 5,000.00	S	0.32	
07	2100	02000	Insulation	Exterior	Exterior Building Caulking & Sealants		incl abv	300.00	5.0%	0.00	\$ -	S	0.00	
07	2600	02000	Vapor Barrier	Walls	Vapor Barrier / Building Wrap, Seam tape, etc. (L&M)		ea		0.0%	0.00	\$ -	S	0.00	
Vapor Barrier & Insulation Sub-Total											\$	37,060.00	2.39	
B Roofing & Sheet Metal														
07	3300	02000	Natural Roof Coverings	Roof	16" x 10" Vermont Black Slate w/ copper valleys	13,020	sf	11.00	10.0%	0.00	\$ 157,542.00	S	10.16	
07	4400	02000	Metal Roof Panels	Roof	Standing Seam - Copper	900	sf	25.00	10.0%	0.00	\$ 24,750.00	S	1.60	
07	3000	02000	Metal Roofing	Roof	Brick counter flashing	400	lf	12.00	5.0%	0.00	\$ 5,040.00	S	0.32	
07	3000	02000	Asphalt Shingles	Roof	Roof Inspection		ls	100.00	5.0%	0.00	\$ -	S	0.00	
Roofing & Sheet Metal Sub-Total											\$	187,332.00	12.08	
C Siding & Cornice - Material														
07	4600	02000	Siding	House	2x8 Cedar siding		sf	7.20	10.0%	0.00	\$ -	M	0.00	
07	4600	02000	Siding	Exterior	Trim, corners, 5/4x6		lf	2.50	10.0%	0.00	\$ -	M	0.00	
07	4600	02000	Siding	Exterior	Cedar rafter tails	35	ea	60.00	10.0%	186.90	\$ 2,496.90	M	0.16	
07	4600	02000	Siding	Exterior	Cedar rake mould	550	lf	2.00	10.0%	97.90	\$ 1,307.90	M	0.08	
07	4600	02000	Siding	Exterior	4x4 cedar window sill - only on areas with siding		lf	4.50	10.0%	0.00	\$ -	M	0.00	
07	4600	02000	Siding	Exterior	Exterior Casing	1,500	lf	3.50	10.0%	467.25	\$ 6,242.25	M	0.40	
07	4600	02000	Siding	Exterior	Cedar Soffit and Facia -	532	lf	10.00	10.0%	473.48	\$ 6,325.48	M	0.41	
07	4600	02000	Siding	Exterior	Cedar 1x6 #2 T&G ceilings & Timbers	1,520	sf	12.00	10.0%	1,623.36	\$ 21,687.36	M	1.40	
Decks & Porches														
06	1100	01000	Wood Framing	Rear Porch only	T&G flooring		sf	3.50	5.0%	0.00	\$ -	M	0.00	
06	1100	01000	Wood Framing	porches	T&G Ceiling		sf	3.50	5.0%	0.00	\$ -	M	0.00	
06	1100	01000	Wood Framing	Front porch	Deco rail @ top of front porch		lf	35.00	5.0%	0.00	\$ -	M	0.00	
06	1100	01000	Wood Framing	Rear Porch	Deck Rail @ Rear porch		lf	35.00	5.0%	0.00	\$ -	M	0.00	
Siding & Cornice - Material Sub-Total											\$	38,059.89	2.45	
D Siding & Cornice - Labor														
07	4600	02000	Siding	House	Siding/ Cornice Labor	1	ea	40,000.00	0.0%	0.00	\$ 40,000.00	S	2.58	
Siding & Cornice Labor - SubTotal											\$	40,000.00	2.58	
D Gutters & Downspouts														
07	6200	02000	Gutters & Downspouts	House	Gutters and downspouts, 6" Copper Half Round	1,100	lf	25.00	0.0%	0.00	\$ 27,500.00	S	1.77	
Gutters & Downspouts Sub-Total											\$	27,500.00	1.77	
DIV 07											THERMAL & MOISTURE PROTECTION SUBTOTAL	\$	329,951.89	
DIV 08 DOORS, WINDOWS, & HARDWARE														
A Exterior Doors - Sierra Pacific Clad														
08	1400	02000	Wood Doors	House	Clad Window and Door Package	1	allw	100,000.00	0.0%	8,900.00	\$ 108,900.00	M	7.02	
Exterior Doors - Sierra Pacific Clad Sub-Total											\$	108,900.00	7.02	
B Exterior Windows - Material (Sierra Pacific Clad)														
08	5000	02000	Windows	House	Clad Windows		included Above		0.0%	0.00	\$ -	M	0.00	
Exterior Windows - Material (Sierra Pacific Clad) Sub-Total											\$	-	0.00	

PROJECT INFORMATION

Popp Residence

Randall Mill Way Lot 2 Atlanta GA 30327

Architect: Based on Progress Set by T. S. Adams
 Orig Date: May 2, 2018
 Rev Date:



C Exterior Door & Window - Labor															
08	5000	02000	Windows	Various	Labor to install Doors and windows	1	ea	10,000.00	0.0%	0.00	\$	10,000.00	S	0.64	
Exterior Door & Window - Labor Sub-Total											\$	10,000.00	0.64		
D Steel Doors & Windows (L&M)															
08	1400	02000	Metal Doors	House	Steel Door - Allowance	1	ea	75,000.00	0.0%	0.00	\$	75,000.00	S	4.83	
Steel Doors & Windows (L&M) Sub-Total											\$	75,000.00	4.83		
E Interiors Doors & Frames - Material															
08	1400	03000	Wood Doors	House	MDF doors - Allowance	71	leafs	240.00	0.0%	1,516.56	\$	18,556.56	M	1.20	
08	1400	03000	Wood Doors	House	Cased opening package	30	ea	120.00	0.0%	320.40	\$	3,920.40	M	0.25	
08	1400	03000	Wood Doors	House	Poplar Interior Door Package		ea		0.0%	0.00	\$	-	M	0.00	
Interiors Doors & Frames - Material Sub-Total											\$	22,476.96	1.45		
Interior Doors - Labor															
08	1400	03000	Wood Doors	Multiple	Labor to Install Frame & Door - Included in trim labor	101	inc abv	50.00	0.0%	0.00	\$	5,050.00	S	0.33	
Interior Doors - Labor Sub-Total											\$	5,050.00	0.33		
F Door Hardware - Material															
08	7100	03000	Door Hardware	All	Exterior Door Hardware Allowance	1	ls	4,000.00	0.0%	0.00	\$	4,000.00	S	0.26	
08	7100	03000	Door Hardware	All	Interior Door Hardware Allowance	71	ea	100.00	0.0%	0.00	\$	7,100.00	S	0.46	
Door Hardware - Material Sub-Total											\$	11,100.00	0.72		
Door Hardware - Labor															
08	7100	03000	Door Hardware	All doors	Labor to install door hardware	85	ea	30.00	0.0%	0.00	\$	2,550.00	L	0.16	
Door Hardware - Labor Sub-Total											\$	2,550.00	0.16		
G Shutters (L&M)															
08	9000	02000	Louvers & Vents	Exterior	Louvers and Shutters		ea	350.00	0.0%	0.00	\$	-	S	0.00	
Shutters (L&M) Sub-Total											\$	-	0.00		
H Garage Doors (L&M)															
08	3300	02000	Coiling Doors & Grilles	Garage	Garage door - Chevron Pattern Cedar Carriage Doors	4	ea	3,500.00	0.0%	1,246.00	\$	15,246.00	M	0.98	
08	3300	02000	Coiling Doors & Grilles	Opener	Liftmaster 8360-8 Premium DC Electric Operator	4	ea	400.00	0.0%	142.40	\$	1,742.40	M	0.11	
08	3300	02000	Coiling Doors & Grilles	Keypad	Liftmaster Keyless Entry	2	ea	45.00	0.0%	8.01	\$	98.01	M	0.01	
Garage Doors (L&M) Sub-Total											\$	17,086.41	1.10		
DIV 08											DOORS, WINDOWS, & HARDWARE SUBTOTAL		\$	252,163.37	

DIV 09 FINISHES

DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF	
A Drywall (L&M)														
09	2900	03000	Drywall	Walls	1/2" Drywall package	54,720	sf	0.90	0.0%	0.00	\$	49,248.00	S	3.17
09	2900	03000	Drywall	Ceilings	1/2" Drywall package	14,594	sf	0.90	0.0%	0.00	\$	13,134.60	S	0.85
Drywall (L&M) Sub-Total											\$	62,382.60	4.02	
B Ceramic Tile / Stone - Material														
09	3000	03000	Tile	Kitchen	Tile - Backsplash	50	sf	40.00	5.0%	178.00	\$	2,278.00	M	0.15
09	3000	03000	Tile	Butlers Pantry	Tile - Backsplash	30	sf	40.00	5.0%	106.80	\$	1,366.80	M	0.09
09	3000	03000	Tile	Mud/laund/Bath	Tile - Floors	463	sf	10.00	5.0%	412.07	\$	5,273.57	M	0.34
09	3000	03000	Tile	Pool bath shower	Tile - shower floor & ceiling	40	sf	10.00	5.0%	35.60	\$	455.60	M	0.03
09	3000	03000	Tile	Pool bath shower	Tile - Walls	192	sf	10.00	5.0%	170.88	\$	2,186.88	M	0.14
09	3000	03000	Tile	Master Bath	Tile - Floors	193	sf	20.00	5.0%	343.54	\$	4,396.54	M	0.28
09	3000	03000	Tile	Master Bath	Tile - shower floor & ceiling	62	sf	20.00	5.0%	110.36	\$	1,412.36	M	0.09
09	3000	03000	Tile	Master Bath	Tile - Shower walls	192	sf	20.00	5.0%	341.76	\$	4,373.76	M	0.28
09	3000	03000	Tile	Bath 1	Tile - Floors	41	sf	8.00	5.0%	29.19	\$	373.59	M	0.02
09	3000	03000	Tile	Bath 1	Tile - Tub walls	81	sf	8.00	5.0%	57.67	\$	738.07	M	0.05
09	3000	03000	Tile	Bath 2	Tile - Floors	33	sf	8.00	5.0%	23.50	\$	300.70	M	0.02
09	3000	03000	Tile	Bath 2	Tile - Tub walls	81	sf	8.00	5.0%	57.67	\$	738.07	M	0.05
09	3000	03000	Tile	Bath 3	Tile - Floors	43	sf	8.00	5.0%	30.62	\$	391.82	M	0.03
09	3000	03000	Tile	Bath 3	Tile - Tub walls	81	sf	8.00	5.0%	57.67	\$	738.07	M	0.05
09	3000	03000	Tile	Bath 4	Tile - Floors	39	sf	8.00	5.0%	27.77	\$	355.37	M	0.02
09	3000	03000	Tile	Bath 4	Tile - Tub walls	81	sf	8.00	5.0%	57.67	\$	738.07	M	0.05
09	3000	03000	Tile	Bath 5	Tile - Floors	48	sf	8.00	5.0%	34.18	\$	437.38	M	0.03
09	3000	03000	Tile	Bath 5	Tile - Tub walls	81	sf	8.00	5.0%	57.67	\$	738.07	M	0.05
09	3000	03000	Tile	Bath 6	Tile - Floors	50	sf	8.00	5.0%	35.60	\$	455.60	M	0.03
09	3000	03000	Tile	Bath 6	Tile - Tub walls	81	sf	8.00	5.0%	57.67	\$	738.07	M	0.05
09	3000	03000	Tile	Bsmt Bed Bath	Tile - Floors	33	sf	8.00	5.0%	23.50	\$	300.70	M	0.02
09	3000	03000	Tile	Bsmt Bed Bath	Tile - shower floor & ceiling	56	sf	8.00	5.0%	39.87	\$	510.27	M	0.03
09	3000	03000	Tile	Bsmt Bed Bath	Tile - Shower walls	190	sf	8.00	5.0%	135.28	\$	1,731.28	M	0.11
09	3000	03000	Tile	Guest Bath	Tile - Floors	85	sf	8.00	5.0%	60.52	\$	774.52	M	0.05
09	3000	03000	Tile	Guest Bath	Tile - Shower Floors	16	sf	8.00	5.0%	11.39	\$	145.79	M	0.01
09	3000	03000	Tile	Guest Bath	Tile - Shower walls	104	sf	8.00	5.0%	74.05	\$	947.65	M	0.06
09	3000	03000	Tile	Guest Wet Bar	Tile - Backsplash	15	sf	10.00	5.0%	13.35	\$	170.85	M	0.01
09	3000	03000	Tile	Bsmt Wet Bar	Tile - Backsplash	20	sf	10.00	5.0%	17.80	\$	227.80	M	0.01
09	3000	03000	Tile	Misc	Backer board	2,481	sf	1.25	5.0%	276.01	\$	3,532.32	M	0.23
09	3000	03000	Tile	Misc	Sealers, grout, cement, etc.	2,481	sf	1.25	5.0%	276.01	\$	3,532.32	M	0.23
Ceramic Tile / Stone - Material Sub-Total											\$	40,359.90	2.60	
Ceramic Tile / Stone - Labor														
09	3000	03000	Tile	Kitchen	Tile - Labor, Backsplash	1	ea	1,000.00	0.0%	0.00	\$	1,000.00	S	0.06
09	3000	03000	Tile	House	Tile - Labor, mud pan	4	ea	500.00	0.0%	0.00	\$	2,000.00	S	0.13
09	3000	03000	Tile	House	Tile - Labor, bench seat	4	ea	300.00	0.0%	0.00	\$	1,200.00	S	0.08
09	3000	03000	Tile	House	Tile - Labor, shampoo niche	10	ea	200.00	0.0%	0.00	\$	2,000.00	S	0.13
09	3000	03000	Tile	Misc	Backer board - Labor	2,481	sf	1.25	0.0%	276.01	\$	3,377.26	M	0.22
09	3000	03000	Tile	All	Tile - Labor	2,481	sf	7.50	0.0%	0.00	\$	18,607.50	S	1.20
Ceramic Tile / Stone - Labor Sub-Total											\$	28,184.76	1.82	
Tile / Stone M&L - SubTotal											\$	68,544.66	4.42	
C Wood Floors - Material														
09	6400	03000	Wood Flooring	Terrace	Site-finished, Engineered Hardwood Allowance	2,170	sf allw	6.00	10.0%	1,158.78	\$	15,480.78	M	1.00
09	6400	03000	Wood Flooring	1st Floor	Site-finished, Hardwood Allowance	3,460	sf allw	5.00	10.0%	1,539.70	\$	20,569.70	M	1.33
09	6400	03000	Wood Flooring	2nd Floor	Site-finished, Hardwood Allowance	3,087	sf allw	5.00	10.0%	1,373.72	\$	18,352.22	M	1.18
Wood Floors - Material Sub-Total											\$	54,402.70	3.51	
Wood Floors - Labor														
09	6400	03000	Wood Flooring	1st Floor	Flooring labor, sand, stain, finish 3-coats poly	8,717	sf	4.00	0.0%	0.00	\$	34,868.00	S	2.25
09	6400	03000	Wood Flooring	Stairs	Finish Step Treads , sand, stain, natural finish	64	ea	65.00	0.0%	0.00	\$	4,160.00	S	0.27
Wood Floors - Labor Sub-Total											\$	39,028.00	2.52	
Wood Floors (L&M) - SubTotal											\$	93,430.70	6.02	
D Carpet - Material														
09	6800	03000	Carpeting	Theater	Carpet	33	sy	60.00	10.0%	176.22	\$	2,354.22	M	0.15
Carpet - Material Sub-Total											\$	2,354.22	0.15	
Carpet - Labor														
09	6800	03000	Carpeting	Theater	Carpet	1	ea	1,000.00	0.0%	0.00	\$	1,000.00	S	0.06
Carpet - Labor Sub-Total											\$	1,000.00	0.06	
VCT(L&M) - SubTotal											\$	3,354.22	0.22	

PROJECT INFORMATION

Popp Residence

Randall Mill Way Lot 2 Atlanta GA 30327

Architect: Based on Progress Set by T. S. Adams
 Orig Date: May 2, 2018
 Rev Date:



E	Paint												
DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
09	9100	03000	Painting	Interior	Paint package	15,513	ea	3.50	0.0%	0.00	\$ 54,295.50	S	3.50
09	9100	03000	Painting	Exterior	Paint package	15,513	ea	1.50	0.0%	0.00	\$ 23,269.50	S	1.50
Paint Sub-Total											\$ 77,565.00		5.00
F	Exterior Stucco / Plaster (L&M)												
09	2400	03000	Stucco	House	1" stucco on cmu	12,500	sf	8.00	0.0%	0.00	\$ 100,000.00	S	6.45
09	2400	03000	Stucco	Exterior	1" Stucco on retaining walls	3,000	sf	8.00	0.0%	0.00	\$ 24,000.00	S	1.55
09	2400	03000	Stucco	House	Chimney labor	1	ea	2,000.00	0.0%	0.00	\$ 2,000.00	S	0.13
Exterior Stucco / Plaster (L&M) Sub-Total											\$ 126,000.00		8.12
DIV 09											FINISHES SUBTOTAL \$ 431,277.17		
DIV 10	SPECIALTIES												
DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
A	Enclosures (L&M)												
10	2116	03000	Shower & Dressing Compartments	House	Glass shower enclosure, frameless - Allowance	1	ea	10,000.00	0.0%	890.00	\$ 10,890.00	m	0.70
Enclosures (L&M) Sub-Total											\$ 10,890.00		0.70
B	Bath Accessories & Mirrors (L&M)												
10	2800	03000	Toilet & Bath Accessories	Baths	Allowance	1	allw	2,500.00	0.0%	0.00	\$ 2,500.00	S	0.16
10	2810	03000	Mirrors	Baths	1/4" plate mirror above vanity	1	allw	2,500.00	0.0%	0.00	\$ 2,500.00	S	0.16
Bath Accessories & Mirrors (L&M) Sub-Total											\$ 5,000.00		0.32
C	Fireplace - Masonry (L&M)												
10	3000	02000	Fireplaces & Stoves	House	(2) Isokern full masonry fireplaces	1	ls	25,000.00	0.0%	0.00	\$ 25,000.00	S	1.61
10	3000	02000	Fireplaces & Stoves	House	Gas fireplace	1	allw	4,500.00	0.0%	400.50	\$ 4,900.50	m	0.32
10	3000	02000	Fireplaces & Stoves	House	Chimney Cap	2	allw	1,500.00	0.0%	267.00	\$ 3,267.00	m	0.21
Fireplaces - SubTotal											\$ 33,167.50		2.14
D	Fireplace Surrounds & Mantels (L&M)												
10	3200	03000	Fireplace Specialties	Great Room	Fireplace hearth and surround - allowance	1	allw	4,000.00	0.0%	0.00	\$ 4,000.00	S	0.26
10	3200	03000	Fireplace Specialties	Loggia	Fireplace hearth and surround - allowance	1	allw	3,000.00	0.0%	0.00	\$ 3,000.00	S	0.19
10	3200	03000	Fireplace Specialties	Basement	Fireplace hearth and surround - allowance	1	allw	3,000.00	0.0%	0.00	\$ 3,000.00	S	0.19
Fireplace Mantels & Surrounds - SubTotal											\$ 10,000.00		0.64
E	Fire Extinguishers												
10	4400	03000	Fire Protection Specialties	Interior	10lb ABC extinguishers cabinets		ea	0.00	0.0%	0.00	\$ -	S	0.00
Fire Extinguishers - SubTotal											\$ -		0.00
F	Wardrobe & Closet Specialties												
10	5600	03000	Storage Assemblies & Shelving	House	Closet Organizer - allowance	1	allw	30,000.00	0.0%	0.00	\$ 30,000.00	S	1.93
Fire Extinguishers - SubTotal											\$ 30,000.00		1.93
G	Grilles & Screens												
10	8200	06000	Grilles & Screens	Rear Porch	Screens		sf	6.00	0.0%	0.00	\$ -	S	0.00
10	8200	06000	Grilles & Screens	Rear Porch	Screen Door		ea	500.00	0.0%	0.00	\$ -	S	0.00
Grilles & Screens Sub-Total											\$ -		0.00
DIV 10											SPECIALTIES SUBTOTAL \$ 89,057.50		
DIV 11	EQUIPMENT												
DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
A	Appliances - Material												
11	3000	05000	Residential Appliances	House	Appliance Allowance	1	allw	65,000.00	0.0%	0.00	\$ 65,000.00	S	4.19
Appliances - Material Sub-Total											\$ 65,000.00		4.19
B	Appliances - Installation Labor												
11	3000	05000	Residential Appliances	Kitchen	Appliance installation	1	ea	3,000.00	0.0%	0.00	\$ 3,000.00	S	0.19
Appliances - Installation Labor Sub-Total											\$ 3,000.00		0.19
DIV 11											EQUIPMENT SUBTOTAL \$ 68,000.00		
DIV 12	CABINETS & COUNTERTOPS												
DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
A	Cabinets												
12	3500	03000	Residential Cabinets	Kitchen	Base Cabinet - Allowance	24	lf allw	700.00	0.0%	0.00	\$ 16,800.00	S	1.08
12	3500	03000	Residential Cabinets	Kitchen	Vent Hood	1	lf allw	800.00	0.0%	0.00	\$ 800.00	S	0.05
12	3500	03000	Residential Cabinets	Kitchen	Upper Cabinet - Allowance	19	lf allw	700.00	0.0%	0.00	\$ 13,300.00	S	0.86
12	3500	03000	Residential Cabinets	Kitchen	Island - Allowance	11	lf allw	1,000.00	0.0%	0.00	\$ 11,000.00	S	0.71
12	3500	03000	Residential Cabinets	Butlers Pantry	Base Cabinet - Allowance	17	lf allw	700.00	0.0%	0.00	\$ 11,900.00	S	0.77
12	3500	03000	Residential Cabinets	Butlers Pantry	Upper Cabinet - Allowance	17	lf allw	800.00	0.0%	0.00	\$ 13,600.00	S	0.88
12	3500	03000	Residential Cabinets	Master	Vanity - Allowance	16	lf allw	450.00	0.0%	0.00	\$ 7,200.00	S	0.46
12	3500	03000	Residential Cabinets	Master	Linen Closet - Allowance	8	lf allw	450.00	0.0%	0.00	\$ 3,600.00	S	0.23
12	3500	03000	Residential Cabinets	Pool Bath	Vanity - Allowance	7	lf allw	450.00	0.0%	0.00	\$ 3,150.00	S	0.20
12	3500	03000	Residential Cabinets	Powder Room	Vanity - Allowance	7	lf allw	450.00	0.0%	0.00	\$ 3,150.00	S	0.20
12	3500	03000	Residential Cabinets	Guest Bath	Vanity - Allowance	5	lf allw	400.00	0.0%	0.00	\$ 2,000.00	S	0.13
12	3500	03000	Residential Cabinets	Guest Wet Bar	Base Cabinet - Allowance	9	lf allw	400.00	0.0%	0.00	\$ 3,600.00	S	0.23
12	3500	03000	Residential Cabinets	Guest Wet Bar	Upper Cabinet - Allowance	6	lf allw	350.00	0.0%	0.00	\$ 2,100.00	S	0.14
12	3500	03000	Residential Cabinets	Bath 1	Vanity - Allowance	4	lf allw	400.00	0.0%	0.00	\$ 1,600.00	S	0.10
12	3500	03000	Residential Cabinets	Bath 2	Vanity - Allowance	3	lf allw	400.00	0.0%	0.00	\$ 1,200.00	S	0.08
12	3500	03000	Residential Cabinets	Bath 3	Vanity - Allowance	3	lf allw	400.00	0.0%	0.00	\$ 1,200.00	S	0.08
12	3500	03000	Residential Cabinets	Bath 4	Vanity - Allowance	4	lf allw	400.00	0.0%	0.00	\$ 1,600.00	S	0.10
12	3500	03000	Residential Cabinets	Bath 5	Vanity - Allowance	3	lf allw	400.00	0.0%	0.00	\$ 1,200.00	S	0.08
12	3500	03000	Residential Cabinets	Bath 6	Vanity - Allowance	6	lf allw	400.00	0.0%	0.00	\$ 2,400.00	S	0.15
12	3500	03000	Residential Cabinets	Bsmt bed	Vanity - Allowance	4	lf allw	400.00	0.0%	0.00	\$ 1,600.00	S	0.10
12	3500	03000	Residential Cabinets	Sauna Bath	Vanity - Allowance	3	lf allw	400.00	0.0%	0.00	\$ 1,200.00	S	0.08
12	3500	03000	Residential Cabinets	Bsmt wet bar	Base Cabinet - Allowance	10	lf allw	450.00	0.0%	0.00	\$ 4,500.00	S	0.29
12	3500	03000	Residential Cabinets	Bsmt wet bar	Upper Cabinet - Allowance	7	lf allw	400.00	0.0%	0.00	\$ 2,800.00	S	0.18
12	3500	03000	Residential Cabinets	Bsmt wet bar	Island - Allowance	9	lf allw	550.00	0.0%	0.00	\$ 4,950.00	S	0.30
12	3500	03000	Residential Cabinets	Laundry 1st	Base Cabinet - Allowance	25	lf allw	400.00	0.0%	0.00	\$ 10,000.00	S	0.64
12	3500	03000	Residential Cabinets	Laundry 1st	Upper Cabinet - Allowance	34	lf allw	350.00	0.0%	0.00	\$ 11,900.00	S	0.77
12	3500	03000	Residential Cabinets	Laundry 2nd	Base Cabinet - Allowance	9	lf allw	400.00	0.0%	0.00	\$ 3,600.00	S	0.23
12	3500	03000	Residential Cabinets	Laundry 2nd	Upper Cabinet - Allowance	14	lf allw	350.00	0.0%	0.00	\$ 4,900.00	S	0.32
12	3500	03000	Residential Cabinets	Sitting Loggia Bar	Base Cabinet - Allowance	24	lf allw	550.00	0.0%	0.00	\$ 13,200.00	S	0.85
12	3500	03000	Residential Cabinets	All	Hardware Allowance	1.0	allw	5,000.00	0.0%	0.00	\$ 5,000.00	S	0.32
Cabinets Sub-Total											\$ 164,775.00		10.62
B	Countertops												
12	3600	03000	Countertops	Master	Countertop Allowance	42	allw	125.00	0.0%	0.00	\$ 5,250.00	S	0.34
12	3600	03000	Countertops	Butlers Pantry	Countertop Allowance	47	allw	125.00	0.0%	0.00	\$ 5,875.00	S	0.38
12	3600	03000	Countertops	Kitchen	Countertop Allowance	82	allw	125.00	0.0%	0.00	\$ 10,250.00	S	0.66
12	3600	03000	Countertops	Pool Bath	Countertop Allowance	19	allw	75.00	0.0%	0.00	\$ 1,425.00	S	0.09
12	3600	03000	Countertops	Powder Room	Countertop Allowance	18	allw	75.00	0.0%	0.00	\$ 1,350.00	S	0.09
12	3600	03000	Countertops	Guest Bath	Countertop Allowance	12	allw	75.00	0.0%	0.00	\$ 900.00	S	0.06
12	3600	03000	Countertops	Guest Wet Bar	Countertop Allowance	23	allw	75.00	0.0%	0.00	\$ 1,725.00	S	0.11
12	3600	03000	Countertops	Bath 1	Countertop Allowance	10	allw	75.00	0.0%	0.00	\$ 750.00	S	0.05
12	3600	03000	Countertops	Bath 2	Countertop Allowance	9	allw	75.00	0.0%	0.00	\$ 675.00	S	0.04

PROJECT INFORMATION

Popp Residence

Randall Mill Way Lot 2 Atlanta GA 30327

Architect: Based on Progress Set by T. S. Adams
 Orig Date: May 2, 2018
 Rev Date:



QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
9	allw	75.00	0.0%	0.00	\$ 675.00	S	0.04
10	allw	75.00	0.0%	0.00	\$ 750.00	S	0.05
9	allw	75.00	0.0%	0.00	\$ 675.00	S	0.04
15	allw	75.00	0.0%	0.00	\$ 1,125.00	S	0.07
9	allw	75.00	0.0%	0.00	\$ 675.00	S	0.04
9	allw	75.00	0.0%	0.00	\$ 675.00	S	0.04
57	allw	100.00	0.0%	0.00	\$ 5,700.00	S	0.37
58	allw	75.00	0.0%	0.00	\$ 4,350.00	S	0.28
24	allw	75.00	0.0%	0.00	\$ 1,800.00	S	0.12
61	allw	75.00	0.0%	0.00	\$ 4,575.00	S	0.29
20	allw	150.00	0.0%	0.00	\$ 3,000.00	S	0.19
Countertops Sub-Total					\$ 52,200.00	3.36	

DIV 12 CABINETS & COUNTERTOPS SUBTOTAL \$ 216,975.00

DIV 13 SPECIAL CONSTRUCTION

DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
A Swimming Pool													
13	0000	07000	Special Construction	Swimming Pool	Pool and Pool Deck - Allowance Includes Pavilion, Stairs, Ext. Kitchen, Railing, Ret. Wall, etc.	1	ea	500,000.00	0.0%	0.00	\$ 500,000.00	S	32.23
Swimming Pool Sub-Total											\$ 500,000.00	32.23	
B Wine Cellar													
13	0000	07000	Special Construction	Wine Cellar	Cooling /Humidification Unit with Controller	1	ea	7,500.00	0.0%	0.00	\$ 7,500.00	S	0.48
13	0000	07000	Special Construction	Wine Cellar	Custom Steel Door	1	ea	2,500.00	0.0%	0.00	\$ 2,500.00	S	0.16
13	0000	07000	Special Construction	Wine Cellar	Plaster	1	ea	2,500.00	0.0%	0.00	\$ 2,500.00	S	0.16
13	0000	07000	Special Construction	Wine Cellar	Rack Allowance	1	ea	5,000.00	0.0%	0.00	\$ 5,000.00	S	0.32
Wine Cellar Sub-Total											\$ 17,500.00	1.13	
C Sauna													
13	0000	07000	Special Construction	Sauna	Sauna - Allowance	1	ea	12,500.00	0.0%	0.00	\$ 12,500.00	S	0.81
13	0000	07000	Special Construction	Sauna	Custom Wood and Glass Door	1	ea	1,750.00	0.0%	0.00	\$ 1,750.00	S	0.11
Sauna Sub-Total											\$ 14,250.00	0.92	

DIV 13 SPECIAL CONSTRUCTION SUBTOTAL \$ 531,750.00

DIV 14 CONVEYING SYSTEMS

DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
A Elevators (L&M)													
14	2000	03000	Elevators	House	Prep			800.00	0.0%	0.00	\$ -	S	0.00
14	2000	03000	Elevators	House	Inclinor 3 stop elevator				0.0%	0.00	\$ -	S	0.00

DIV 14 CONVEYING SYSTEMS SUBTOTAL \$ -

DIV 21 FIRE SUPPRESSION

DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
A Fire Sprinklers													
21	1000	04000	Sprinkler Systems	House	Fire Sprinklers		excluded	0.00	0.0%	0.00	\$ -	S	0.00

DIV 21 FIRE SUPPRESSION SUBTOTAL \$ -

DIV 22 PLUMBING

DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
A Plumbing - Labor													
Plumbing Package to include the following:													
22	1000	04000	Plumbing Piping & Accessories	House	Rough-in / trim labor, incl all pipe material, Copper	1	ea	35,750.00	0.0%	0.00	\$ 35,750.00	S	2.30
22	1000	04000	Plumbing Piping & Accessories	House	Cast iron drops	8	ea	275.00	0.0%	0.00	\$ 2,200.00	S	0.14
22	1000	04000	Plumbing Piping & Accessories	House	Slab Plumbing	1	ea	1,500.00	0.0%	0.00	\$ 1,500.00	S	0.10
22	1000	04000	Plumbing Piping & Accessories	House	Free standing tub	1	ea	475.00	0.0%	0.00	\$ 475.00	S	0.03
22	1000	04000	Plumbing Piping & Accessories	Laundry	Floor Drain	2	ea	250.00	0.0%	0.00	\$ 500.00	S	0.03
22	1000	04000	Plumbing Piping & Accessories	House	Whole house circulation system	1	ea	3,000.00	0.0%	0.00	\$ 3,000.00	S	0.19
22	1000	04000	Plumbing Piping & Accessories	House	Tankless water heater	3	ea	2,500.00	0.0%	0.00	\$ 7,500.00	S	0.48
Plumbing - Labor Sub-Total											\$ 50,925.00	3.28	
B Plumbing - Fixtures													
22	4000	04000	Plumbing Fixtures	Kitchen	Kitchen Sink Faucet	1	ea	1,000.00	0.0%	89.00	\$ 1,089.00	M	0.07
22	4000	04000	Plumbing Fixtures	Kitchen	Sink allw	1	ea	800.00	0.0%	71.20	\$ 871.20	M	0.06
22	4000	04000	Plumbing Fixtures	Kitchen	Pot filler	1	ea	800.00	0.0%	71.20	\$ 871.20	M	0.06
22	4000	04000	Plumbing Fixtures	Butlers Pantry	Faucet	1	ea	750.00	0.0%	66.75	\$ 816.75	M	0.05
22	4000	04000	Plumbing Fixtures	Butlers Pantry	Sink	1	ea	250.00	0.0%	22.25	\$ 272.25	M	0.02
22	4000	04000	Plumbing Fixtures	Master	Toilet	1	ea	400.00	0.0%	35.60	\$ 435.60	M	0.03
22	4000	04000	Plumbing Fixtures	Master	Lav Faucet	2	ea	550.00	0.0%	97.90	\$ 1,197.90	M	0.08
22	4000	04000	Plumbing Fixtures	Master	Undermount Sink	2	ea	125.00	0.0%	22.25	\$ 272.25	M	0.02
22	4000	04000	Plumbing Fixtures	Master	Shower fixture	2	ea	850.00	0.0%	151.30	\$ 1,851.30	M	0.12
22	4000	04000	Plumbing Fixtures	Master	Tub	1	ea	5,000.00	0.0%	445.00	\$ 5,445.00	M	0.35
22	4000	04000	Plumbing Fixtures	Master	Tub Faucet	1	ea	1,200.00	0.0%	106.80	\$ 1,306.80	M	0.08
22	4000	04000	Plumbing Fixtures	Powder Room	Toilet	1	ea	400.00	0.0%	35.60	\$ 435.60	M	0.03
22	4000	04000	Plumbing Fixtures	Powder Room	Lav Faucet	1	ea	550.00	0.0%	48.95	\$ 598.95	M	0.04
22	4000	04000	Plumbing Fixtures	Powder Room	Undermount Sink	1	ea	125.00	0.0%	11.13	\$ 136.13	M	0.01
22	4000	04000	Plumbing Fixtures	Pool Bath	Toilet	1	ea	400.00	0.0%	35.60	\$ 435.60	M	0.03
22	4000	04000	Plumbing Fixtures	Pool Bath	Lav Faucet	1	ea	550.00	0.0%	48.95	\$ 598.95	M	0.04
22	4000	04000	Plumbing Fixtures	Pool Bath	Undermount Sink	1	ea	125.00	0.0%	11.13	\$ 136.13	M	0.01
22	4000	04000	Plumbing Fixtures	Pool Bath	Shower fixture	1	ea	700.00	0.0%	62.30	\$ 762.30	M	0.05
22	4000	04000	Plumbing Fixtures	Bath 1	Toilet	1	ea	400.00	0.0%	35.60	\$ 435.60	M	0.03
22	4000	04000	Plumbing Fixtures	Bath 1	Lav Faucet	1	ea	550.00	0.0%	48.95	\$ 598.95	M	0.04
22	4000	04000	Plumbing Fixtures	Bath 1	Undermount Sink	1	ea	125.00	0.0%	11.13	\$ 136.13	M	0.01
22	4000	04000	Plumbing Fixtures	Bath 1	Tub fixture	1	ea	700.00	0.0%	62.30	\$ 762.30	M	0.05
22	4000	04000	Plumbing Fixtures	Bath 1	Tub	1	ea	550.00	0.0%	48.95	\$ 598.95	M	0.04
22	4000	04000	Plumbing Fixtures	Bath 2	Toilet	1	ea	400.00	0.0%	35.60	\$ 435.60	M	0.03
22	4000	04000	Plumbing Fixtures	Bath 2	Lav Faucet	1	ea	550.00	0.0%	48.95	\$ 598.95	M	0.04
22	4000	04000	Plumbing Fixtures	Bath 2	Undermount Sink	1	ea	125.00	0.0%	11.13	\$ 136.13	M	0.01
22	4000	04000	Plumbing Fixtures	Bath 2	Tub fixture	1	ea	700.00	0.0%	62.30	\$ 762.30	M	0.05
22	4000	04000	Plumbing Fixtures	Bath 2	Tub	1	ea	550.00	0.0%	48.95	\$ 598.95	M	0.04
22	4000	04000	Plumbing Fixtures	Bath 3	Toilet	1	ea	400.00	0.0%	35.60	\$ 435.60	M	0.03
22	4000	04000	Plumbing Fixtures	Bath 3	Lav Faucet	1	ea	550.00	0.0%	48.95	\$ 598.95	M	0.04
22	4000	04000	Plumbing Fixtures	Bath 3	Undermount Sink	1	ea	125.00	0.0%	11.13	\$ 136.13	M	0.01
22	4000	04000	Plumbing Fixtures	Bath 3	Tub fixture	1	ea	700.00	0.0%	62.30	\$ 762.30	M	0.05
22	4000	04000	Plumbing Fixtures	Bath 3	Tub	1	ea	550.00	0.0%	48.95	\$ 598.95	M	0.04
22	4000	04000	Plumbing Fixtures	Bath 4	Toilet	1	ea	400.00	0.0%	35.60	\$ 435.60	M	0.03
22	4000	04000	Plumbing Fixtures	Bath 4	Lav Faucet	1	ea	550.00	0.0%	48.95	\$ 598.95	M	0.04
22	4000	04000	Plumbing Fixtures	Bath 4	Undermount Sink	1	ea	125.00	0.0%	11.13	\$ 136.13	M	0.01
22	4000	04000	Plumbing Fixtures	Bath 4	Tub fixture	1	ea	700.00	0.0%	62.30	\$ 762.30	M	0.05

PROJECT INFORMATION

Popp Residence

Randall Mill Way Lot 2 Atlanta GA 30327

Architect: Based on Progress Set by T. S. Adams
 Orig Date: May 2, 2018
 Rev Date:



DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
22	4000	04000	Plumbing Fixtures	Bath 4	Tub	1	ea	550.00	0.0%	48.95	\$	598.95	M 0.04
22	4000	04000	Plumbing Fixtures	Bath 5	Toilet	1	ea	400.00	0.0%	35.60	\$	435.60	M 0.03
22	4000	04000	Plumbing Fixtures	Bath 5	Lav Faucet	1	ea	550.00	0.0%	48.95	\$	598.95	M 0.04
22	4000	04000	Plumbing Fixtures	Bath 5	Undermount Sink	1	ea	125.00	0.0%	11.13	\$	136.13	M 0.01
22	4000	04000	Plumbing Fixtures	Bath 5	Tub fixture	1	ea	700.00	0.0%	62.30	\$	762.30	M 0.05
22	4000	04000	Plumbing Fixtures	Bath 5	Tub	1	ea	550.00	0.0%	48.95	\$	598.95	M 0.04
22	4000	04000	Plumbing Fixtures	Bath 6	Toilet	1	ea	400.00	0.0%	35.60	\$	435.60	M 0.03
22	4000	04000	Plumbing Fixtures	Bath 6	Lav Faucet	1	ea	550.00	0.0%	48.95	\$	598.95	M 0.04
22	4000	04000	Plumbing Fixtures	Bath 6	Undermount Sink	1	ea	125.00	0.0%	11.13	\$	136.13	M 0.01
22	4000	04000	Plumbing Fixtures	Bath 6	Tub fixture	1	ea	700.00	0.0%	62.30	\$	762.30	M 0.05
22	4000	04000	Plumbing Fixtures	Bath 6	Tub	1	ea	550.00	0.0%	48.95	\$	598.95	M 0.04
22	4000	04000	Plumbing Fixtures	Guest	Toilet	1	ea	400.00	0.0%	35.60	\$	435.60	M 0.03
22	4000	04000	Plumbing Fixtures	Guest	Lav Faucet	1	ea	550.00	0.0%	48.95	\$	598.95	M 0.04
22	4000	04000	Plumbing Fixtures	Guest	Undermount Sink	1	ea	125.00	0.0%	11.13	\$	136.13	M 0.01
22	4000	04000	Plumbing Fixtures	Guest	Shower fixture	1	ea	700.00	0.0%	62.30	\$	762.30	M 0.05
22	4000	04000	Plumbing Fixtures	Guest Wet Bar	Faucet	1	ea	650.00	0.0%	57.85	\$	707.85	M 0.05
22	4000	04000	Plumbing Fixtures	Guest Wet Bar	Sink	1	ea	250.00	0.0%	22.25	\$	272.25	M 0.02
22	4000	04000	Plumbing Fixtures	Laundry 1st	Faucet	1	ea	650.00	0.0%	57.85	\$	707.85	M 0.05
22	4000	04000	Plumbing Fixtures	Laundry 1st	Sink	1	ea	250.00	0.0%	22.25	\$	272.25	M 0.02
22	4000	04000	Plumbing Fixtures	Laundry 2nd	Faucet	1	ea	650.00	0.0%	57.85	\$	707.85	M 0.05
22	4000	04000	Plumbing Fixtures	Laundry 2nd	Sink	1	ea	250.00	0.0%	22.25	\$	272.25	M 0.02
22	4000	04000	Plumbing Fixtures	Sauna Bath	Toilet	1	ea	400.00	0.0%	35.60	\$	435.60	M 0.03
22	4000	04000	Plumbing Fixtures	Sauna Bath	Lav Faucet	1	ea	550.00	0.0%	48.95	\$	598.95	M 0.04
22	4000	04000	Plumbing Fixtures	Sauna Bath	Undermount Sink	1	ea	125.00	0.0%	11.13	\$	136.13	M 0.01
22	4000	04000	Plumbing Fixtures	Basement Bed	Toilet	1	ea	400.00	0.0%	35.60	\$	435.60	M 0.03
22	4000	04000	Plumbing Fixtures	Basement Bed	Lav Faucet	1	ea	550.00	0.0%	48.95	\$	598.95	M 0.04
22	4000	04000	Plumbing Fixtures	Basement Bed	Undermount Sink	1	ea	125.00	0.0%	11.13	\$	136.13	M 0.01
22	4000	04000	Plumbing Fixtures	Basement Bed	Shower fixture	1	ea	700.00	0.0%	62.30	\$	762.30	M 0.05
22	4000	04000	Plumbing Fixtures	Basement Wet Bar	Faucet	1	ea	750.00	0.0%	66.75	\$	816.75	M 0.05
22	4000	04000	Plumbing Fixtures	Basement Wet Bar	Sink	1	ea	250.00	0.0%	22.25	\$	272.25	M 0.02
22	4000	04000	Plumbing Fixtures	Sitting Loggia Bar	Faucet	1	ea	750.00	0.0%	66.75	\$	816.75	M 0.05
22	4000	04000	Plumbing Fixtures	Sitting Loggia Bar	Sink	1	ea	250.00	0.0%	22.25	\$	272.25	M 0.02
Plumbing - Fixtures Sub-Total											\$	42,879.38	2.76

DIV 22 PLUMBING SUBTOTAL \$ 93,804.38

DIV 23 HVAC													
DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
A HVAC (L&M)													
23	0000	04000	HVAC	Terrace	HVAC package	1	allw	70,000.00	0.0%	0.00	\$	70,000.00	S 4.51
23	0000	04000	HVAC	Baths	Bath Fan venting		incl	0.00	0.0%	0.00	\$	-	S 0.00
23	0000	04000	HVAC	Laundry	Dryer Venting		incl	0.00	0.0%	0.00	\$	-	S 0.00
23	0000	04000	HVAC	House	ERV	2	ea	2,300.00	0.0%	0.00	\$	4,600.00	S 0.30
23	0000	04000	HVAC	General	Gas lantern Install	4	ea	300.00	0.0%	0.00	\$	1,200.00	S 0.08
23	0000	04000	HVAC	General	Additional Gas Piping	6	ea	225.00	0.0%	0.00	\$	1,350.00	S 0.09
23	0000	04000	HVAC	Kitchen	Venting, vent hood		incl	275.00	0.0%	0.00	\$	-	S 0.00
23	0000	04000	HVAC	Kitchen	Make up air for vent hood		incl	495.00	0.0%	0.00	\$	-	S 0.00
23	0000	04000	HVAC	General	Permit		incl	200.00	0.0%	0.00	\$	-	S 0.00
DIV 23 HVAC SUBTOTAL											\$	77,150.00	

DIV 23 HVAC SUBTOTAL \$ 77,150.00

DIV 26 ELECTRICAL													
DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
A Base Electrical													
Electrical package to include the following:													
26	0000	04000	Electrical	House	Base Electrical,	11,388	sf	5.50	0.0%	0.00	\$	62,634.00	S 4.04
26	3000	04000	Power Generation & Storage	House	45KW Generator allowance		Not included		0.0%	0.00	\$	-	S 0.00
26	3000	04000	Power Generation & Storage	House	Generator installation		Not included		0.0%	0.00	\$	-	S 0.00
Base Electrical Sub-Total											\$	62,634.00	4.04
B Lighting - Fixtures													
26	5000	04000	Lighting	House	Lighting allowance - Includes Can Lights	1	allw	40,000.00	0.0%	0.00	\$	40,000.00	S 2.58
Lighting - Fixtures Sub-Total											\$	40,000.00	2.58
DIV 26 ELECTRICAL SUBTOTAL											\$	102,634.00	

DIV 26 ELECTRICAL SUBTOTAL \$ 102,634.00

DIV 27 COMMUNICATIONS													
DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
A Structured Wiring													
27	2000	04000	Data Communications	House	Wire and install cable TV / data jack - Equipment Not Included	1	allw	5,000.00	0.0%	0.00	\$	5,000.00	S 0.32
Structured Wiring Sub-Total											\$	5,000.00	0.32
B Audio													
27	4000	04000	Audio-Video Communications	House	Pre-wire audio /trim allowance - Sound System Not Included	1	allw	10,000.00	0.0%	0.00	\$	10,000.00	S 0.64
Audio Sub-Total											\$	10,000.00	0.64
C Theater													
27	4000	04000	Audio-Video Communications	Theater	Theater - Allowance	1	allw	25,000.00	0.0%	0.00	\$	25,000.00	S 1.61
Theater Sub-Total											\$	25,000.00	1.61
DIV 27 COMMUNICATIONS SUBTOTAL											\$	40,000.00	

DIV 27 COMMUNICATIONS SUBTOTAL \$ 40,000.00

DIV 28 ELECTRONIC SAFETY & SECURITY													
DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
A Access Control / Security System													
28	1000	04000	Access Control	Building	Security system rough in openings	1	allw	3,500.00	0.0%	0.00	\$	3,500.00	S 0.23
Access Control / Security System Sub-Total											\$	3,500.00	0.23
B Fire Alarm													
28	3100	04000	Fire Detection & Alarm	Building	Fire Alarm for building		excluded	0.00	0.0%	0.00	\$	-	S 0.00
Fire Alarm Sub-Total											\$	-	0.00
DIV 28 ELECTRONIC SAFETY & SECURITY SUBTOTAL											\$	3,500.00	

DIV 28 ELECTRONIC SAFETY & SECURITY SUBTOTAL \$ 3,500.00

DIV 31 SITEWORK & INFRASTRUCTURE													
DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	TYPE	COST/GSF
A Earthwork													
31	1000	07000	Site Clearing	Sitework	Grading Budget	1	ls	100,000.00	0.0%	0.00	\$	100,000.00	S 6.45
31	1000	07000	Site Clearing	Sitework	Erosion Control Budget	1	ls	6,000.00	0.0%	0.00	\$	6,000.00	S 0.39
DIV 31 SITEWORK & INFRASTRUCTURE SUBTOTAL											\$	106,000.00	

DIV 31 SITEWORK & INFRASTRUCTURE SUBTOTAL \$ 106,000.00

PROJECT INFORMATION

Popp Residence

Randall Mill Way Lot 2 Atlanta GA 30327

Architect: Based on Progress Set by T. S. Adams
 Orig Date: May 2, 2018
 Rev Date:



DIV 32 EXTERIOR IMPORVEMENTS													
DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	COST/GSF	
A Site Paving													
32	1300	07000	Concrete Paving	Driveway	Asphalt Driveway allowance	1	allw	25,000.00	0.0%	0.00	\$ 25,000.00	S 1.61	
32	1300	07000	Concrete Paving	Driveway	Exposed Aggregate Motor court allowance	1	allw	20,000.00	0.0%	0.00	\$ 20,000.00	S 1.29	
32	1300	07000	Concrete Paving	Driveway	Cobble Curbing and Apron	1	allw	17,500.00	0.0%	0.00	\$ 17,500.00	S 1.13	
Site Paving Sub-Total													
											\$	62,500.00	4.03
B Site Retaining Walls													
32	3200	01000	Retaining Walls	Sitework	Retaining walls -Pool Deck Walls incl. in DIV 13	70	If	300.00	0.0%	0.00	\$ 21,000.00	S 1.35	
32	3200	01000	Retaining Walls	Sitework	Retaining wall rails	70	If allw	175.00	0.0%	0.00	\$ 12,250.00	S 0.79	
32	3200	01000	Retaining Walls	Sitework	Site retaining wall stone		allw	4,500.00	0.0%	0.00	\$ -	S 0.00	
Retaining Walls Sub-Total													
											\$	33,250.00	2.14
C Site Landscaping & Hardscape													
32	3100	07000	Fencing & Gates	Mail box	Mailbox allowance	1	allw	2,500.00	0.0%	0.00	\$ 2,500.00	S 0.16	
32	3100	07000	Fencing & Gates	Exterior	Gate at Driveway			Not Included	0.0%	0.00	\$ -	S 0.00	
32	8000	07000	Irrigation	Sitework	Irrigation - allowance	1	ls	10,000.00	0.0%	0.00	\$ 10,000.00	S 0.64	
32	9000	07000	Planting & Landscaping	Sitework	Landscape - allowance	1	allw	100,000.00	0.0%	0.00	\$ 100,000.00	S 6.45	
32	9000	07000	Planting & Landscaping	Sitework	Hardscape - allowance				0.0%	0.00	\$ -	S 0.00	
Site Landscaping & Hardscape Sub-Total													
											\$	112,500.00	7.25
DIV 32													
EXTERIOR IMPORVEMENTS SUBTOTAL											\$	208,250.00	

DIV 33 UTILITIES													
DIV	CODE	PHASE	DESCRIPTION	LOCATION	SCOPE OF WORK	QTY	U of M	UNIT COST	WASTE	TAX	EXT COST	COST/GSF	
A Site Utilities													
33	1100	07000	Water Piping	Utilities	Water lines to house	150	If	8.00	0.0%	0.00	\$ 1,200.00	S 0.08	
33	3000	07000	Sanitary Sewer Systems	Utilities	Sewer line to house/summer kitchen/greenhouse	150	If	10.00	0.0%	0.00	\$ 1,500.00	S 0.10	
33	4000	07000	Storm Water System	Utilities	Storm water & drainage systems	1	allw	20,000.00	0.0%	0.00	\$ 20,000.00	S 1.29	
33	7000	07000	Electrical Utilities	Utilities	Electrical - feed	1	If	850.00	0.0%	0.00	\$ 850.00	S 0.05	
Site Utilities Sub-Total													
											\$	23,550.00	1.52
DIV 33													
UTILITIES SUBTOTAL											\$	23,550.00	

TOTALS CHECKSUM		Delta
Summary	Estimate Det	
3,801,123.62	\$ 3,801,123.62	0.00



Popp Residence
Randall Mill Way Lot 2
List of Specifications, Clarifications & Pricing Assumptions
May 3, 2018

Macallan Custom Homes & Renovations is pleased to provide pricing and clarifications for the Popp Residence, Randall Mill Way Lot 2, Atlanta GA 30327.

We have based our pricing assumptions off the following construction documents:

TS Adams Studio Architects, Inc.

A.1.0 Terrace Floor Plan	A.2.1 Front Elevation
A.1.1 First Floor Plan	C.1.0 Original Survey
A.1.2 Second Floor Plan	C.1.1 Site Plan

General Notes:

1. Specifications are based on plans listed above unless noted otherwise (uno) below.
2. Estimate Detail spreadsheet shall serve as further clarification to this document.
3. Material selections that exceed material allowances may result in increased installation costs.



Popp Residence
List of Specifications, Clarifications & Pricing Assumptions

DIV 01 – General Requirements

Inclusions:

- a. General liability insurance
- b. Project Manager & Superintendent
- c. Project Coordinator
- d. Site Sanitary Units
- e. Tools & Equipment rental
- f. Material, tax, freight, shipping, and storage in all allowances unless otherwise noted.
- g. Surveying for building layout
- h. Building Permit Allowance

Exclusions:

- a. Water & sewer tap fees
- b. Builder's risk insurance
- c. Temp power, gas, water, etc.
- d. Soils reports costs and environment study costs
- e. Architectural, Civil and Structural Design Fees or MEP Design Fees – Included in overall budget not in construction pricing
- f. Construction materials testing or special inspections costs
- g. Waterproofing consultant fees
- h. Any equipment, FF&E materials not specifically covered elsewhere
- i. Contaminated or unsuitable soils allowances
- j. Radon system
- k. Sub Bonds
- l. Contingency or escalation



Popp Residence
List of Specifications, Clarifications & Pricing Assumptions

DIV 02 – Site General

A – Construction Cleaning and Waste Management

- a. General labor & daily cleanup.
- b. Rough & final cleaning
- c. Construction dumpsters
- d. Pressure washing of hard surfaces.

B – Demolition

No work in this area

DIV 03 – Concrete

A – Foundation Footings

- a. All poured walls and appropriately sized footings
- b. Concrete pumping as required

B – Slab

- a. Basement Slab
- b. Porch and garage slabs
- c. 3” Rat slab in crawl space
- d. Concrete pumping as required

DIV 04 – Masonry

A – Unit Masonry

- a. 4” CMU for stucco.
- b. CMU for stairs

B – Brick Veneer

None included

C – Stone Veneer

- a. Pavers on all porches.
- b. Stone veneer per elevations
- c. Limestone corbels.
- d. Limestone window headers.

DIV 05 – Metals

A – Structural Steel

- a. Structural steel allowance - \$50,000 (no structural design included in drawings)

B – Iron handrails

- a. Interior Iron handrails for both interior stairs and front porch allowance
– Open railings \$175/lf & Wall railing \$100/lf.



Popp Residence
List of Specifications, Clarifications & Pricing Assumptions

DIV 06 – Woods & Plastics

A - Rough Carpentry

Inclusions:

- a. Engineered floor joists and assumed beams per typical wood framing design
- b. Dimensional wood 2x6 and 2x4 walls per plans.
- c. Dimensional wood, conventionally framed ceilings and roofs.
- d. 7/16" wall sheathing.
- e. 5/8" roof decking.
- f. Engineered plywood, 3/4" t&g floor decking for sub-floors.
- g. Hardware & connectors for all lumber.

B – Stairs and Handrail

Inclusions:

- a. Shop-built stairs
- b. Iron handrail allowance – included in steel
- c. Hardwood stair parts & treads, painted risers.

C - Millwork / Finish Carpentry

Inclusions:

- a. Interior trim allowance - \$135,019
- b. Interior trim to be mixed materials.
- c. Paint-grade shoe mould at all wood and tile floor areas.
- d. Closet to be wood shelf/rod.

Exclusions

- a. Wood ceilings
- b. Paneled Rooms

DIV 07 – Thermal & Moisture Protection

A – Vapor Barrier & Insulation

- a. Vapor barrier
- b. Open cell foam insulation for roof.
- c. Fiberglass insulation for wall and crawl space.
- d. Interior and exterior caulking package for air sealing.

B – Roofing & Sheet Metal

- a. 16" Vermont black slate
- b. Copper valleys and drip edge
- c. Standing seam copper roofing



Popp Residence

List of Specifications, Clarifications & Pricing Assumptions

C – Gutters & Downspouts

- a. Copper, half-round gutters and round downspouts.

D - Siding & Cornice

- a. Cedar rafterails at garage.
- b. Cedar T&G on all exterior ceilings and soffit.
- c. Cedar beams inside both loggia's.

DIV 08 – Exterior Doors & Windows

A – Exterior Doors

- a. Sierra Pacific aluminum clad exterior doors.
- b. Steel Door allowance of \$75,000.

B – Exterior Windows

- a. Sierra Pacific aluminum clad windows.

C – Interior Doors & Frames

- a. MDF.

E – Exterior door & windows labor

- a. Labor to install all doors & windows.

F – Door hardware

Inclusions:

- a. Finish hardware allowance of \$11,100.

G – Shutters

No work in this category.

H – Garage Doors

- a. (4) Cedar garage doors per elevations
- b. (4) Openers for Garage Doors.
- c. (2) Keypad.

DIV 09 – Interior Finishes

A – Gypsum Drywall

- a. Walls and ceilings to have smooth, level 4 finish.
- b. 1/2" std sheetrock for walls & ceilings.

Exclusions:

- a. All wall and ceilings containing wood paneling.

B – Ceramic Tile/Stone

- a. Tile labor
- b. Backer board, thinset, and grout.
- c. \$40,360 Tile material allowance.



Popp Residence
List of Specifications, Clarifications & Pricing Assumptions

C – Wood floors

- a. \$10 Terrace, \$9 -1st floor, and \$9- 2nd floor M&L hardwood flooring allowance.

D – Carpet

- a. \$60/sy carpet material allowance.

E – Paint

- b. Exterior – siding, cornice, ceilings
- c. Interior – all finished areas.

Exclusions:

- a. Wall coverings

F – Stucco

- a. 1” stucco over CMU.

DIV 10 – Specialties

A – Enclosures and Bath Accessories

- a. \$15,890 shower enclosure/ bath accessory allowance.

B – Fireplace

- a. Masonry fireplaces in great room and on loggia.
- b. Gas fireplace in rec room.
- c. Chimney cap allowance - \$3,267.

C – Fireplace Surrounds

- a. Fireplace surround allowance - \$10,000.

D – Closet Organizer

- a. Closet Organizer allowance - \$30,000.

DIV 11 – Appliances

A – Appliances

- a. Appliance allowance - \$65,000.

B – Appliance installation

Appliance installation.



Popp Residence
List of Specifications, Clarifications & Pricing Assumptions

DIV 12 – Cabinets & Countertops

A – Cabinets

- a. Cabinet / hardware allowance - \$164,775.

B – Countertops

- a. Countertop allowance - \$52,200.

DIV 13 – Special Construction

- a. Swimming pool allowance - \$500,000
- b. Wine cellar allowance - \$17,500.
- c. Sauna allowance – \$14,250

DIV 14 – Conveying Systems

No work in this category.

DIV 21 – Fire Suppression

No work in this category

DIV 22 – Plumbing

A – Plumbing Labor

- a. Drainage – PVC.
- b. Drops – Cast Iron.
- c. Water – Copper.
- d. Installation of all trims.

B – Plumbing Fixtures

- a. Plumbing fixture allowance - \$42,879.

DIV 23 – HVAC

A – HVAC

Inclusions:

- a. 16 Seer /95% Lennox HVAC Units
- b. All Ductwork will be conventional round residential galvanized pipe with flex duct.
- c. (2) ERV's.
- d. Vent for bath.
- e. Gas lantern installation.
- f. Standard filtration systems.

DIV 26 – Electrical

A – Base Electrical



Popp Residence
List of Specifications, Clarifications & Pricing Assumptions

Inclusions:

- a. Base electrical (no electrical plans included with drawings).
- b. All wiring, outlets to current code.
- c. Decora switches & outlets.
- d. All necessary electrical for above stated HVAC package.

B – Light Fixtures

- a. Lighting allowance - \$40,000.

DIV 27 – Communications

A - Structured Wiring

- a. Structured wiring allowance - \$5,000.

Exclusions:

- a. Equipment.

B – Audio

- a. Audio pre-wire/trim allowance - \$10,000.

Exclusions:

- a. Sound System.

C – Theater

- a. Theater allowance - \$25,000

DIV 28 – Electronic Safety and Security

A - Access & Security Control

- a. Security system allowance - \$3,500.

Exclusions:

- a. Fire Alarm System (other than standard wired smoked detectors per code).

DIV 31 – Sitework and Infrastructure

- a. Grading and erosion control allowance - \$106,000.

DIV 32 – Exterior Improvements

A – Site Paving

- a. Asphalt driveway, cobble banding/apron, and exposed aggregate auto court.

B – Site Retaining walls

- a. Retaining wall and railing allowance - \$33,250.



Popp Residence
List of Specifications, Clarifications & Pricing Assumptions

D-Landscaping

- b. Mailbox allowance - \$2,500.
- c. Irrigation allowance - \$10,000.
- d. Landscape/hardscape - allowance - \$100,000.

Exclusions:

- a. Gate at driveway.

DIV 32 – Exterior Improvements

A –Site Utilities

- a. Water line to street
- b. Sewer line to street.
- c. Underground electrical service (by GA Power).
- d. Underground gas service
- e. Underground storm runoff allowance - \$20,000.

***Material selections that exceed material allowances may result in increased installation costs. All material allowances include sales tax.**



- PROGRESS SET -

RANDALL MILL - LOT 2

RANDALL MILL ROAD
ATLANTA, GEORGIA

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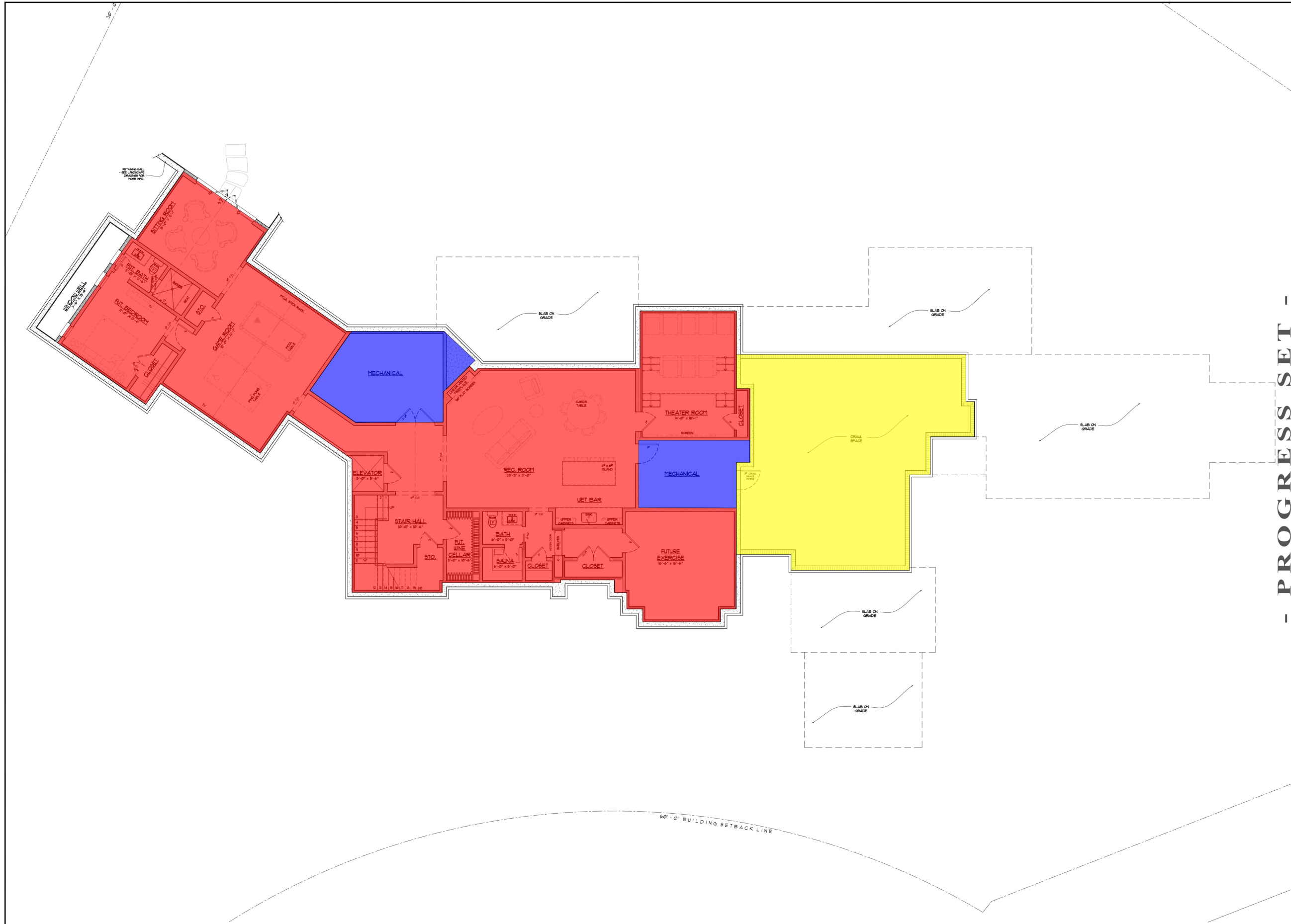
IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL WORK IS BEING PERFORMED IN ACCORDANCE WITH THE PERMITS, ORDINANCES, REGULATIONS, AND ALL APPLICABLE CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, SETBACKS, ETC., AND REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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DRAWN BY: LRT
CHECKED: TSA
DATE: APRIL 17, 2018

REVISIONS:

PROJECT NO:	2361
SHEET NO:	A.1.0



	Heated Area	2893.5 SQ FT
	Unheated Area	419.2 SQ FT
	Crawl Space	957.1 SQ FT

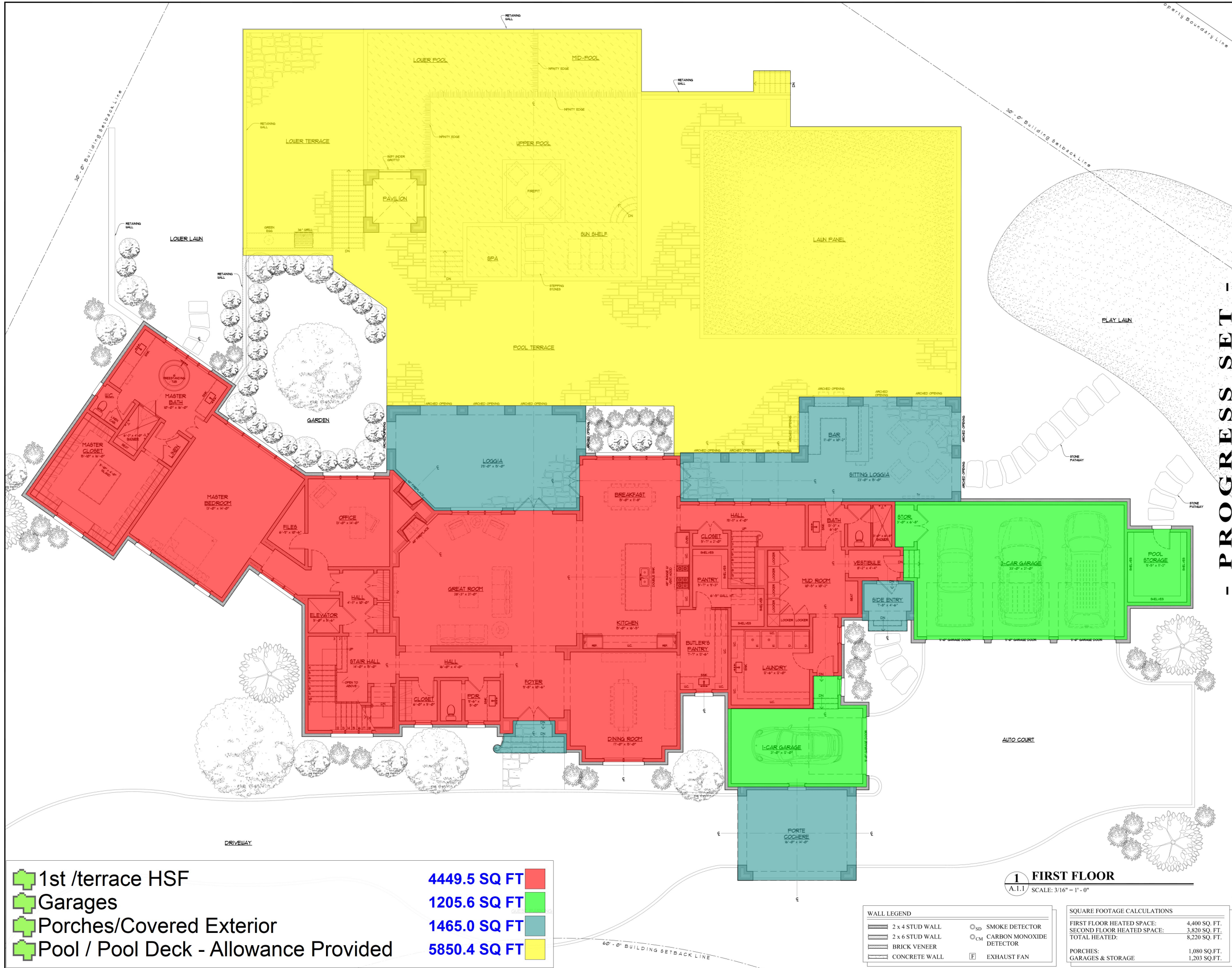
1 TERRACE FLOOR
SCALE: 3/16" = 1'-0"

WALL LEGEND

	2 x 4 STUD WALL		SMOKE DETECTOR
	2 x 6 STUD WALL		CARBON MONOXIDE DETECTOR
	BRICK VENEER		EXHAUST FAN
	CONCRETE WALL		

SQUARE FOOTAGE CALCULATIONS

FIRST FLOOR HEATED SPACE:	4,400 SQ. FT.
SECOND FLOOR HEATED SPACE:	3,820 SQ. FT.
TOTAL HEATED:	8,220 SQ. FT.
PORCHES:	1,080 SQ.FT.
GARAGES & STORAGE:	1,203 SQ.FT.



	1st /terrace HSF	4449.5 SQ FT
	Garages	1205.6 SQ FT
	Porches/Covered Exterior	1465.0 SQ FT
	Pool / Pool Deck - Allowance Provided	5850.4 SQ FT

WALL LEGEND	
	2 x 4 STUD WALL
	2 x 6 STUD WALL
	BRICK VENEER
	CONCRETE WALL
	SD SMOKE DETECTOR
	CM CARBON MONOXIDE DETECTOR
	F EXHAUST FAN

SQUARE FOOTAGE CALCULATIONS	
FIRST FLOOR HEATED SPACE:	4,400 SQ. FT.
SECOND FLOOR HEATED SPACE:	3,820 SQ. FT.
TOTAL HEATED:	8,220 SQ. FT.
PORCHES:	1,080 SQ.FT.
GARAGES & STORAGE:	1,203 SQ.FT.

1 FIRST FLOOR
A.1.1 SCALE: 3/16" = 1' - 0"

T S ADAMS ARCHITECTS, INC.
 2860 HARRISON CIRCLE, NE
 ATLANTA, GEORGIA 30305
 TEL: 404.252.1399
 FAX: 404.252.1411

GA #98011817 FL #AR92315
 SC #1384 NCARB #62928
 USVI #9364 NCARB #68134

PROGRESS SET
 - NOT FOR CONSTRUCTION

RANDALL MILL - LOT 2
 RANDALL MILL ROAD
 ATLANTA, GEORGIA

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ALL SHEETS RELEASED FOR CONSTRUCTION ARE PRINTED ON 18" x 24" PAPER.

IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL WORK IS BEING PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS, DIMENSIONS, DETAIL, ETC., AND REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ALL SHEETS GIVEN OUT TO SUBCONTRACTORS AND OTHER CONSULTANTS SHALL BE PART OF THE SET AND SHALL BE ACCOMPANIED BY SHEET "1.1" INDEX OF DRAWINGS AT 1/4" = 1'-0" SCALE. IF THE GENERAL CONTRACTOR HAS ANY QUESTIONS, HE OR SHE SHOULD IMMEDIATELY CONTACT THE GENERAL CONTRACTOR FOR CLARIFICATION.

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 DATE: APRIL 17, 2018

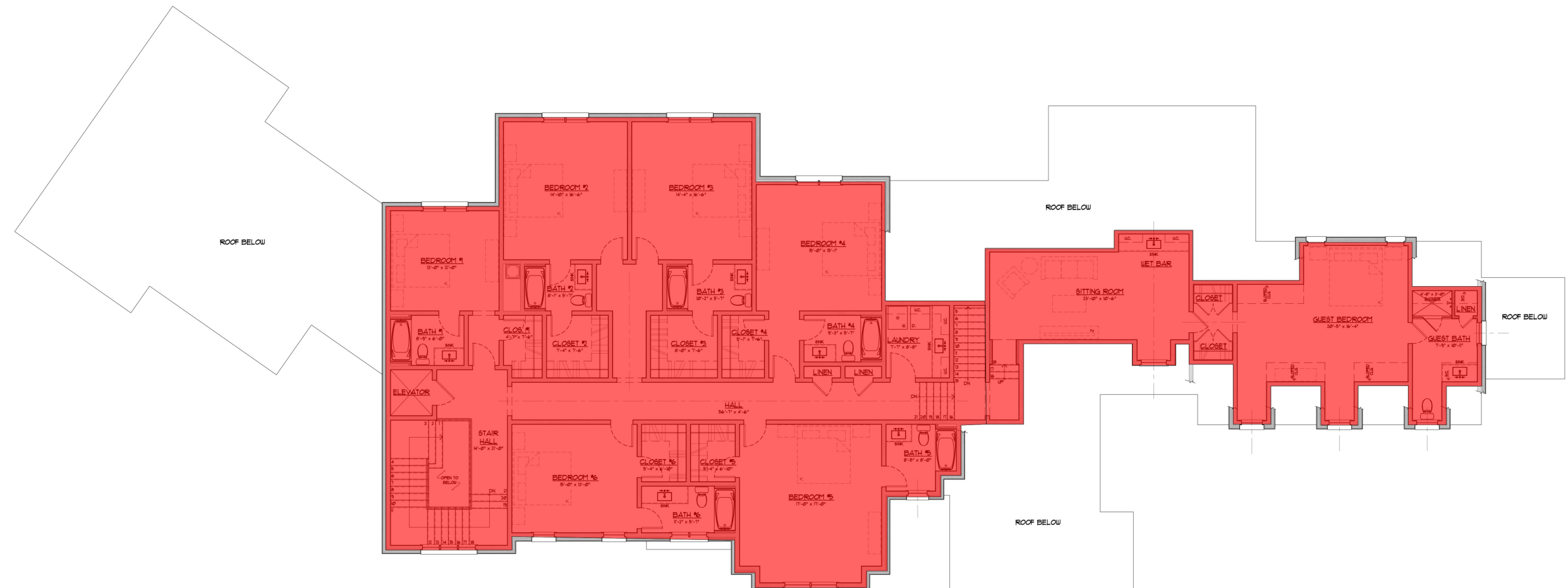
REVISIONS:

PROJECT NO: 2361
 SHEET NO: **A.1.1**



- PROGRESS SET -

RANDALL MILL - LOT 2
RANDALL MILL ROAD
ATLANTA, GEORGIA



Heated Area

4038.7 SQ FT

1 SECOND FLOOR
A.1.2 SCALE: 3/16" = 1'-0"

WALL LEGEND	
	2 x 4 STUD WALL
	2 x 6 STUD WALL
	BRICK VENEER
	CONCRETE WALL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN

SQUARE FOOTAGE CALCULATIONS	
FIRST FLOOR HEATED SPACE:	4,400 SQ. FT.
SECOND FLOOR HEATED SPACE:	3,820 SQ. FT.
TOTAL HEATED:	8,220 SQ. FT.
PORCHES:	1,080 SQ. FT.
GARAGES & STORAGE:	1,203 SQ. FT.

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DIMENSIONS, DETAILS, ETC., AND REPORT ALL DISCREPANCIES
TO THE ARCHITECT PRIOR TO COMMENCEMENT OF
CONSTRUCTION.

ALL SHEETS RELEASED FOR CONSTRUCTION ARE PRINTED ON
1/4" X 8 1/2" PAPER.

IT IS THE SOLE RESPONSIBILITY OF THE GENERAL
CONTRACTOR TO VERIFY THAT ALL WORK IS BEING
PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MOST
RECENT RELEASED SHEETS. THE SHEETS LISTED IN THE INDEX OF
THIS BLOCK ARE LISTED IN A 1/4" X 8 1/2" PAPER. IF THE
DRAWING IS NOT PRINTED FROM THE MOST RECENT SHEETS, THE
CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE
DIMENSIONS AND DETAILS OF THE WORK SHOWN ON THE
DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
CONTACTING THE ARCHITECT IMMEDIATELY IN WRITING
IF ANY DISCREPANCIES ARE FOUND. THE CONTRACTOR SHALL
CONTACT THE ARCHITECT IMMEDIATELY IN WRITING IF ANY
DISCREPANCIES ARE FOUND. THE CONTRACTOR SHALL
CONTACT THE ARCHITECT IMMEDIATELY IN WRITING IF ANY
DISCREPANCIES ARE FOUND.

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REVISIONS:

PROJECT NO: 2361
SHEET NO: **A.1.2**