Project 18700 CR-1

1. Project Overview

1.1 Project Name

18700 CR-1 Custom Millwork, Bunk Beds & Study Desks

1.2 Project Purpose

This project provides custom-built millwork and functional study furniture for a residential study area. The scope includes two radius-top bookshelves, four bunk beds with industrial-style ladders and safety rails, and two custom study desks. The work enhances the usability, safety, and aesthetic quality of the space.

1.3 Project Objectives

- **Deliver two custom radius-top bookshelves built to exact dimensions.**
- **Fabricate and install four structurally sound bunk beds.**
- **Integrate industrial-style ladders and safety rails for durability and safety.**
- **Provide two custom study desks designed to complement the study layout.**
- **Ensure all work meets client specifications, safety standards, and aesthetic expectations.**
- **Complete the project within the approved schedule and budget.**

2. Project Scope

2.1 In-Scope Work

A. Custom Bookshelves (Two Units)

- **Dimensions: 48" wide × 108" tall × 24" deep**
- **Radius-top design**
- **Material: TBD**
- **Fabrication, delivery, and installation**
- **Anchoring and safety fastening**
- **Quality control and final inspection**

B. Study Bunk Beds (Four Units)

- **Fabrication of four bunk bed frames**
- **Two units include industrial-style ladders**
- **All four units include industrial-style safety rails**
- **Mattress platforms sized for Twin XL**
- **Delivery, and installation**
- **Structural and safety verification**

C. Study Desks (Two Units)

- **Custom design to fit study layout**
- **Material selection and fabrication**
- **Integrated storage or shelving (if required by client)**
- **Delivery, and installation**
- **Anchoring and stability verification**

D. Project Management & Engineering

- **Site verification and measurement**
- **Design development and shop drawings**
- **Material selection and procurement**
- **Client coordination and approvals**
- **Schedule and logistics planning**
- **Quality control and final walkthrough**

2.2 Out-of-Scope Work

- **Mattresses (Twin XL) — *Provided and installed by others***
- **Electrical, lighting, or integrated power systems**
- **Painting or wall finishing outside of millwork components**
- **Flooring, baseboards, or unrelated carpentry**
- **Any work not explicitly listed in the in-scope section**

3. Deliverables

3.1 Primary Deliverables

- **Two completed radius-top bookshelves**
- **Four completed bunk beds**
- **Two industrial-style ladders**
- **Four industrial-style safety rails**
- **Two completed study desks**
- **Installation of all fabricated components**
- **Final inspection report**

3.2 Documentation Deliverables

- **Approved shop drawings**
- **Material specifications**
- **Installation plan**
- **Quality control checklist**
- **Closeout documentation**

4. Project Approach

4.1 Design & Engineering Phase

- **Confirm site measurements**
- **Finalize materials (bookshelves TBD)**
- **Produce shop drawings for bookshelves, bunk beds, and desks**
- **Client review and approval**

4.2 Fabrication Phase

- **Millwork fabrication for bookshelves**
- **Bunk bed frame construction**
- **Ladder and safety rail fabrication**
- **Desk fabrication and finishing**
- **Pre-installation dry fit and QC**

4.3 Installation Phase

- **Site preparation**
- **Delivery and staging**
- **Installation of bookshelves**
- **Installation of bunk beds, ladders, and safety rails**
- **Installation of study desks**
- **Final safety and quality inspection**
- **Client walkthrough**

5. Project Constraints

- **Material selection for bookshelves pending client decision**
- **Installation must align with site readiness**
- **Access limitations or working hours may affect schedule**
- **Structural requirements for bunk beds must meet safety standards**

6. Project Assumptions

- **Site conditions will match initial measurements**
- **Client will provide timely approvals**
- **Mattresses will be supplied and installed by others**
- **No major structural modifications are required**
- **Study desks will fit within existing room layout without structural changes**

7. Risks (Initial Assessment)

Risk	Impact	Likelihood	Mitigation
Material delays	Medium	Medium	Early procurement & alternates
Design changes	High	Low	Clear approvals before fabrication
Site access issues	Medium	Medium	Coordinate schedule with client
Safety compliance for bunk beds	High	Low	Engineering review & load testing
Desk layout conflicts	Medium	Low	Confirm dimensions during site verification

8. Stakeholders

- **Client / Owner**
- **Project Manager**
- **Design & Engineering Team**
- **Fabrication Shop**
- **Installation Crew**
- **Quality Control Lead**

9. Approval

Project Sponsor: _____ Date: _____

Project Manager: _____ Date: _____

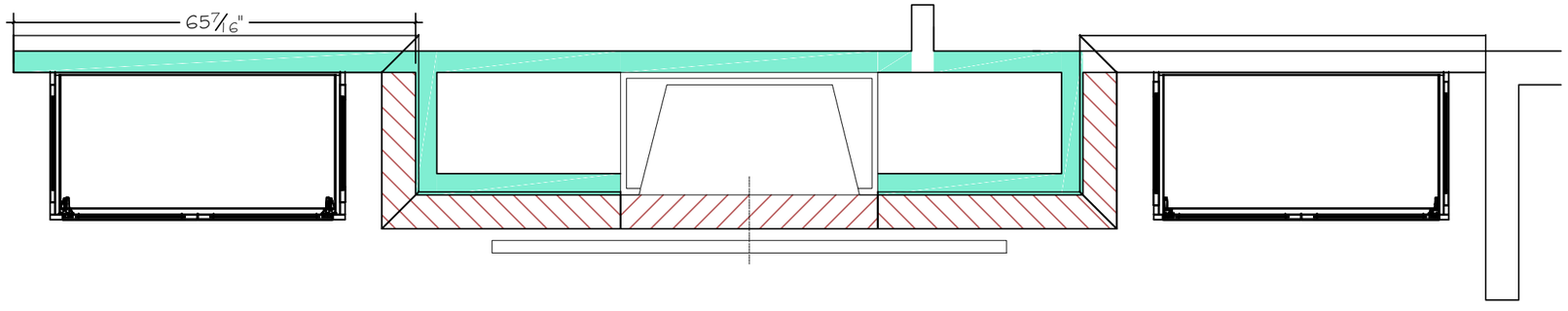
NOTES:

ROOM PROPERTIES

CEILING HEIGHT: TBD
DRYWALL THICKNESS: TBD
FLOOR THICKNESS: TBD
INSTALL BEFORE FLOOR: TBD

CABINET PROPERTIES

HEIGHT: TBD
CONSTRUCTION: TBD
EXTERIOR: TBD
INTERIOR: TBD
CROWN: TBD
DOORS STYLE: TBD
DRAWER FRONT STYLE: TBD
DRAWER BOX: 1/2" UV2 BUTT JOINT
DRAWER SLIDES: TBD
SOFT CLOSE DOORS: TBD
FINISHING: NO
COUNTERTOPS:B/O 2CM U.N.O.
ALL ADJUSTABLE SHELVES U.N.O.



1
A2-01

01 PLAN LIVING

Scale: 1/2" = 1'

TAMU

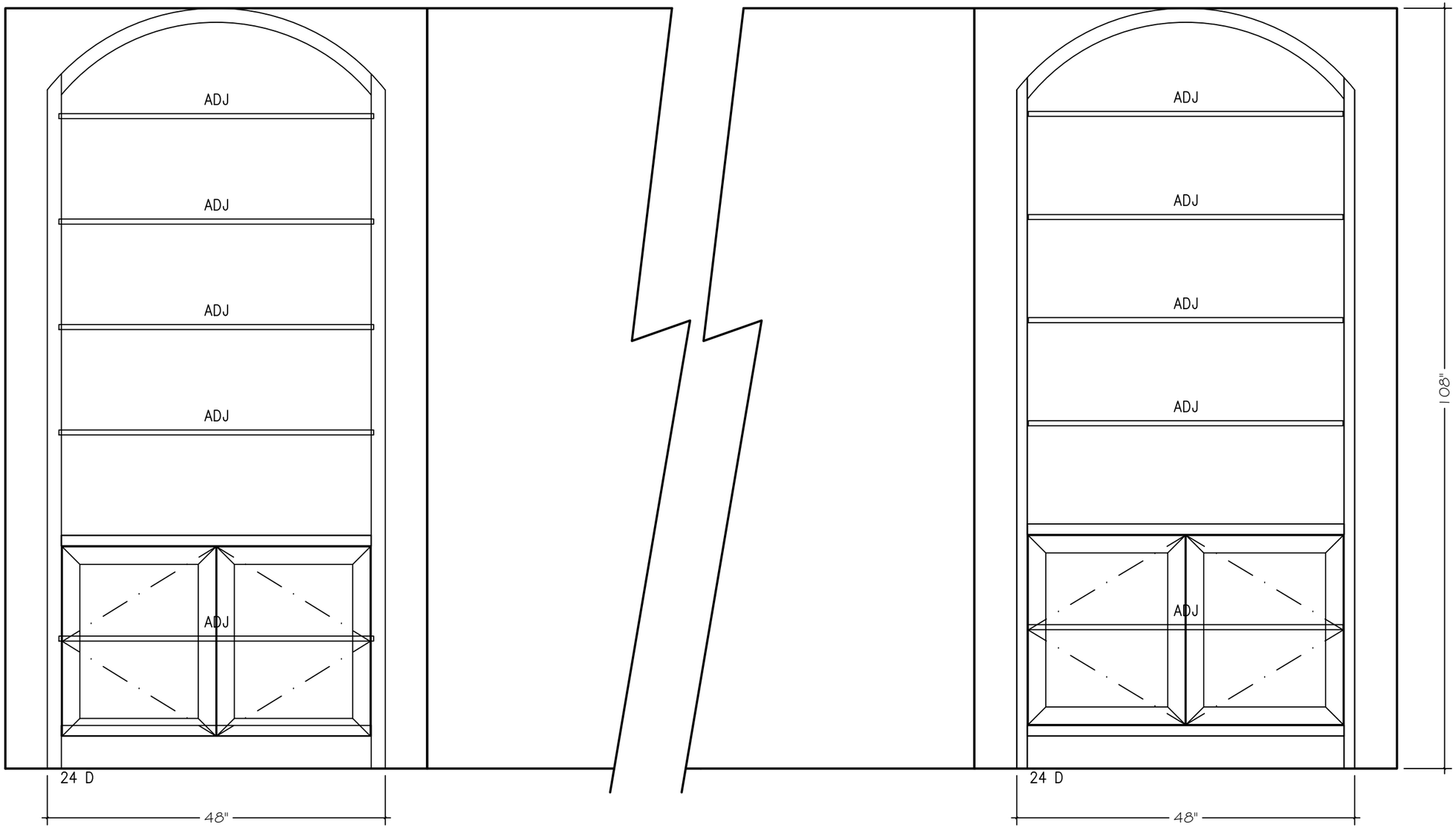
LEGEND	
UNO	Unless Notified Otherwise
TBD	To Be Determined
IE	Inside Edge
OU	Outside Edge
ADJ	Adjustable Shelves
B / O	By Others
VIF	Verify In Field
WD-1	Paint Grade
WD-2	Selected Stain Wood

Project Title: 18700 Buck CR-1
Project Number:
Project Address: 18700 buck Rd Washington, Tx. 77880
Project Phone:
Project Fax:
Project E-Mail:
Contractor:
Sheet Title:

REVISIONS:

No.	Date:	By:	Description:
1			
2			
3			
4			
5			
6			
7			
8			

Scale	1/2" = 1'
Date Issued	1.5.2026
Sheet Number	A1-01



1 ELV LIVING

Scale: 3/4" = 1'

TAMU

LEGEND	
UNO	Unless Notified Otherwise
TBD	To Be Determined
IE	Inside Edge
OU	Outside Edge
ADJ	Adjustable Shelves
B / O	By Others
VIF	Verify In Field
WD-1	Paint Grade
WD-2	Selected Stain Wood

Project Title: 18700 Buck CR-1
Project Number:
Project Address: 18700 buck Rd Washington, Tx. 77880
Project Phone:
Project Fax:
Project E-Mail:
Contractor:
Sheet Title:

REVISIONS:

No.	Date:	By:	Description:
1			
2			
3			
4			
5			
6			
7			
8			
9			

Scale	3/4" = 1'
Date Issued	1.5.2026
Sheet Number	A2-01

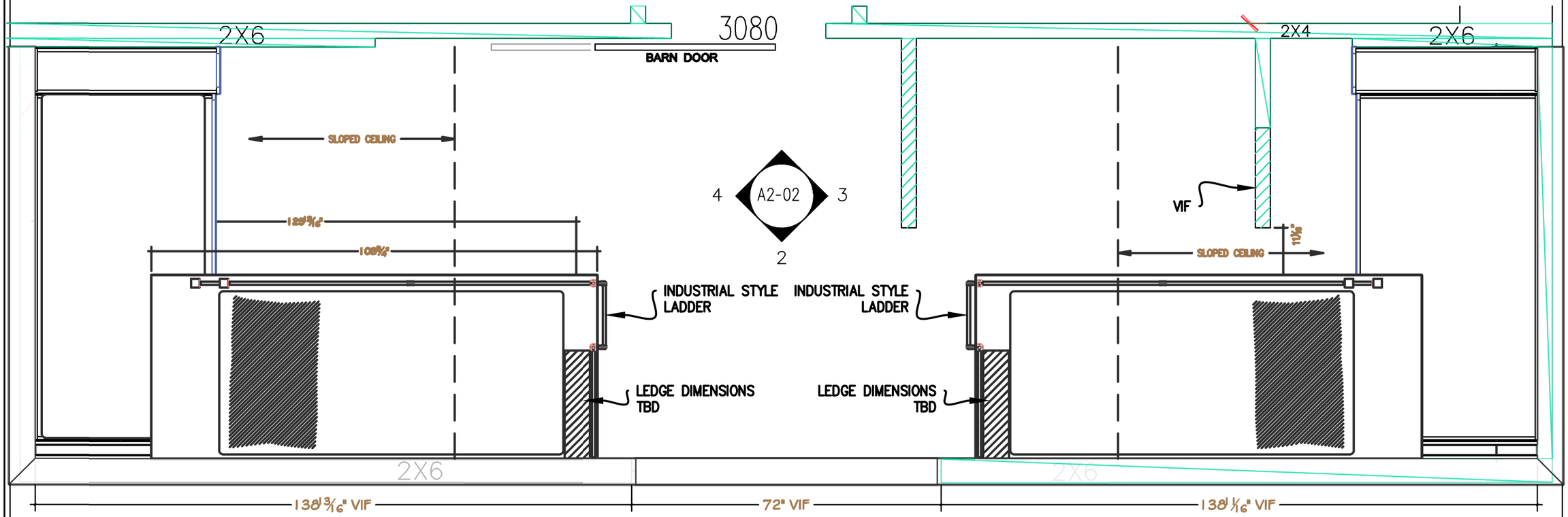
NOTES:

ROOM PROPERTIES

CEILING HEIGHT: TBD
DRYWALL THICKNESS: TBD
FLOOR THICKNESS: TBD
INSTALL BEFORE FLOOR: TBD

CABINET PROPERTIES

HEIGHT: TBD
CONSTRUCTION: TBD
EXTERIOR: TBD
INTERIOR: TBD
CROWN: TBD
DOORS STYLE: TBD
DRAWER FRONT STYLE: TBD
DRAWER BOX: 1/2" UV2 BUTT JOINT
DRAWER SLIDES: TBD
SOFT CLOSE DOORS: TBD
FINISHING: NO
COUNTERTOPS:B/O 2CM U.N.O.
ALL ADJUSTABLE SHELVES U.N.O.



02 PLAN BUNK RM/STUDY

Scale: 1:1

TAMU

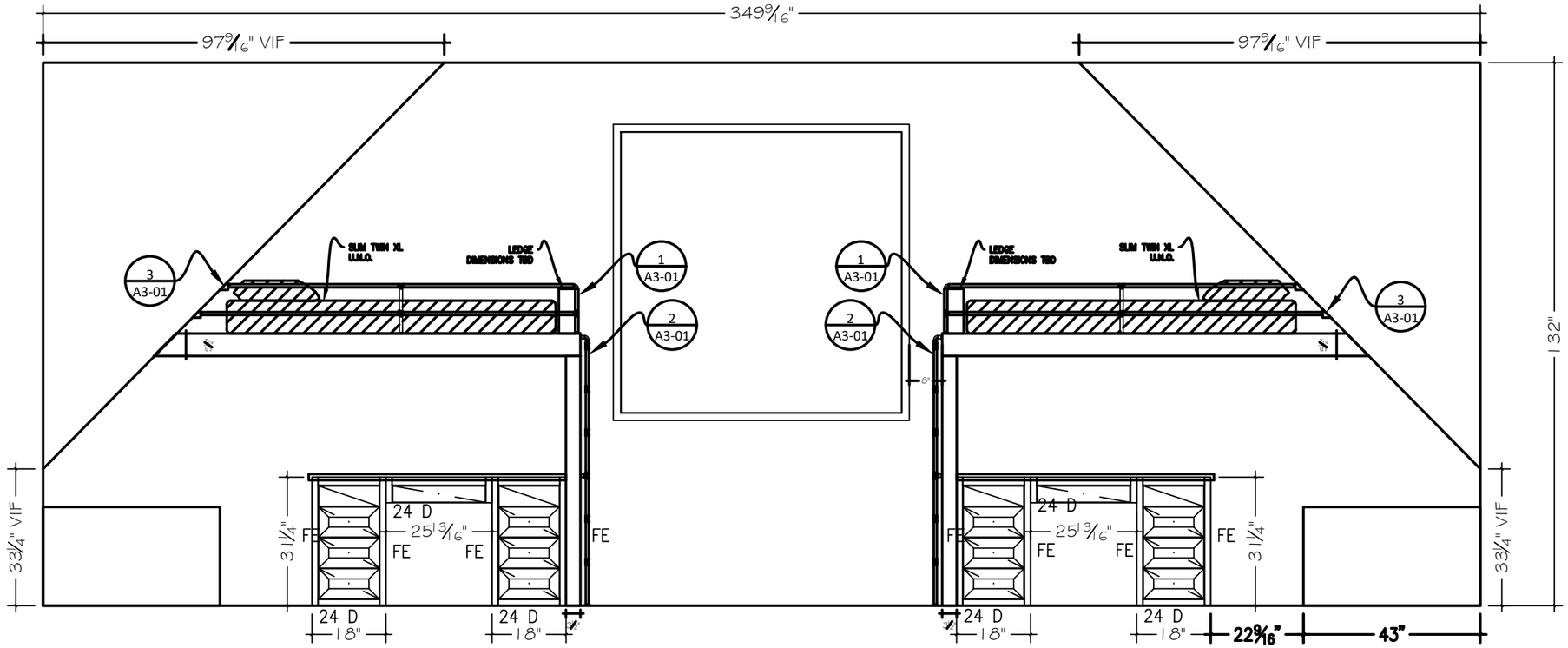
LEGEND	
UNO	Unless Notified Otherwise
TBD	To Be Determined
IE	Inside Edge
OU	Outside Edge
ADJ	Adjustable Shelves
B / O	By Others
VIF	Verify In Field
WD-1	Paint Grade
WD-2	Selected Stain Wood

Project Title: 18700 Buck CR-1
Project Number:
Project Address: 18700 buck Rd Washington, Tx. 77880
Project Phone:
Project Fax:
Project E-Mail:
Contractor:
Sheet Title:

REVISIONS:

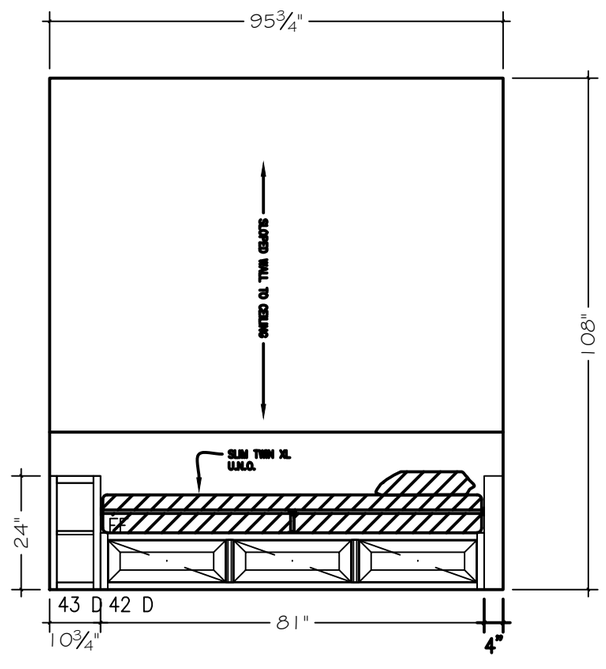
No.	Date:	By:	Description:
1			
2			
3			
4			
5			
6			
7			
8			

Scale	1/2" = 1'
Date Issued	1.5.2026
Sheet Number	A1-02



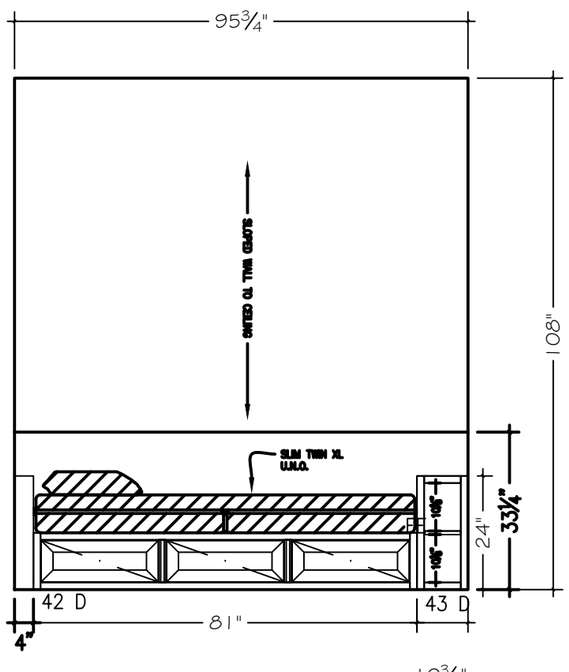
2 ELV BUNK RM/STUDY

Scale: 3/8" = 1'



3 ELV BUNK RM/STUDY

Scale: 3/8" = 1'



4 ELV BUNK RM/STUDY

Scale: 3/8" = 1'

TAMU

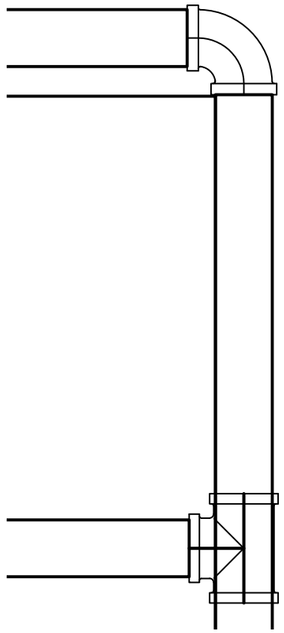
LEGEND	
UNO	Unless Notified Otherwise
TBD	To Be Determined
IE	Inside Edge
OU	Outside Edge
ADJ	Adjustable Shelves
B / O	By Others
VIF	Verify In Field
WD-1	Paint Grade
WD-2	Selected Stain Wood

Project Title: 18700 Buck CR-1
Project Number:
Project Address: 18700 buck Rd Washington, Tx. 77880
Project Phone:
Project Fax:
Project E-Mail:
Contractor:
Sheet Title:

REVISIONS:

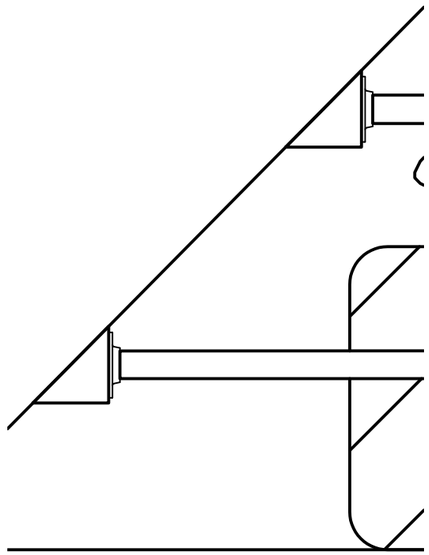
No.	Date:	By:	Description:
1			
2			
3			
4			
5			
6			
7			
8			

Scale	3/8" = 1'
Date Issued	1.5.2026
Sheet Number	A2-02



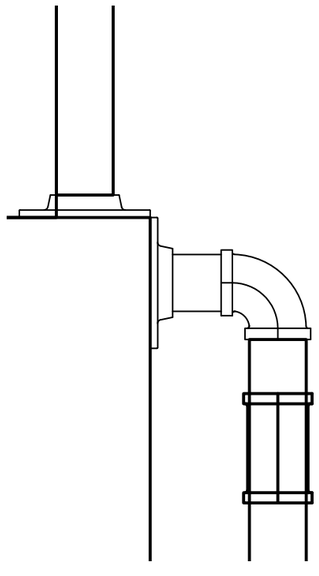
1 DETAIL RAIL CONNECTIONS

Scale: 6" = 1'



3 DETAIL RAIL @ VAILTED CLG

Scale: 6" = 1'



2 DETAIL LADDER CONNECTIONS

Scale: 6" = 1'

TAMU

LEGEND	
UNO	Unless Notified Otherwise
TBD	To Be Determined
IE	Inside Edge
OU	Outside Edge
ADJ	Adjustable Shelves
B / O	By Others
VIF	Verify In Field
WD-1	Paint Grade
WD-2	Selected Stain Wood

Project Title: 18700 Buck CR-1
Project Number:
Project Address: 18700 buck Rd Washington, Tx. 77880
Project Phone:
Project Fax:
Project E-Mail:
Contractor:
Sheet Title:

REVISIONS:

No.	Date:	By:	Description:
1			
2			
3			
4			
5			
6			
7			
8			

Scale	3/4" = 1'
Date Issued	1.5.2026
Sheet Number	A3-01