

GENERAL SUMMARY

Scope: Lumber
No. Of Floors: 2



BUILDING GSF		3615		Basement- Building		Crawl-Building		Basement 3-Car Garage Option		Crawl 3-Car Garage Optio	
GARAGE GSF		790									
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6000	Wood, Plastics & Composites	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9000	Finishes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL TRADE COST		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OVERHEAD AND PROFIT		15%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INSURANCE		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAX		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUGGESTED BID		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

DIVISION C	
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General Requirem	



COST
ESTIMATOR

COST COMPARISON

IN COST COMPARISON

entsWood, Plastics & Composites



DETAILED BREAKDOWN OF ITEMS

Scope:	Lumber
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SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
GENERAL REQUIREMENTS													
1			Permits	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
2			Supervision and Coordination	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
5			Mobilization Costs	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
6			Temporary Control & Facilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
7			Scaffolding	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
SUBTOTAL \$													-
WOOD & PLASTIC													
BASEMENT													
2x4 Wood Stud Interior Furring Wall (9'-0" High)				LF	32								
8			2x6 Wood Studs @ 16" O.C (10'-0" H)	EA	25	0%	25	0.00	0.00	\$ -	\$ -	\$ -	\$ -
9			2x4 Wood Double Top Plate	LF	64	10%	71	0.00	0.00	\$ -	\$ -	\$ -	\$ -
10			2x4 PT Wood Bottom Plate	LF	32	10%	35	0.00	0.00	\$ -	\$ -	\$ -	\$ -
11			Studs Nails	EA	199	0%	199	0.00	0.00	\$ -	\$ -	\$ -	\$ -
12			5/8" Dia Anchor Bolts @ 16" O.C, 7" Embedded Into Concrete	EA	24	0%	24	0.00	0.00	\$ -	\$ -	\$ -	\$ -
13			2"x2"x3/16" Washer Plates @ Sill Plate Anchor Bolts	EA	24	0%	24	0.00	0.00	\$ -	\$ -	\$ -	\$ -
2x4 Wood Stud Interior Wall (9'-0" High)				LF	41								
14			2x4 Wood Studs @ 16" O.C (10'-0" H)	EA	32	0%	32	0.00	0.00	\$ -	\$ -	\$ -	\$ -
15			2x4 Wood Double Top Plate	LF	82	10%	91	0.00	0.00	\$ -	\$ -	\$ -	\$ -
16			2x4 PT Wood Bottom Plate	LF	41	10%	45	0.00	0.00	\$ -	\$ -	\$ -	\$ -
17			Studs Nails	EA	252	0%	252	0.00	0.00	\$ -	\$ -	\$ -	\$ -
18			5/8" Dia Anchor Bolts @ 16" O.C, 7" Embedded Into Concrete	EA	31	0%	31	0.00	0.00	\$ -	\$ -	\$ -	\$ -
19			2"x2"x3/16" Washer Plates @ Sill Plate Anchor Bolts	EA	31	0%	31	0.00	0.00	\$ -	\$ -	\$ -	\$ -
2x6 Wood Stud Interior Wall (9'-0" High)				LF	17								
20			2x6 Wood Studs @ 16" O.C (10'-0" H)	EA	13	0%	13	0.00	0.00	\$ -	\$ -	\$ -	\$ -
21			2x6 Wood Double Top Plate	LF	33	10%	37	0.00	0.00	\$ -	\$ -	\$ -	\$ -
22			2x4 PT Wood Bottom Plate	LF	17	10%	18	0.00	0.00	\$ -	\$ -	\$ -	\$ -
23			Studs Nails	EA	106	0%	106	0.00	0.00	\$ -	\$ -	\$ -	\$ -
24			5/8" Dia Anchor Bolts @ 16" O.C, 7" Embedded Into Concrete	EA	13	0%	13	0.00	0.00	\$ -	\$ -	\$ -	\$ -
25			2"x2"x3/16" Washer Plates @ Sill Plate Anchor Bolts	EA	13	0%	13	0.00	0.00	\$ -	\$ -	\$ -	\$ -
MIAN FLOOR													
2x6 Wood Stud Exterior Wall (20'-5" High)				LF	8	H	20						
26			7/16" OSB Sheathing @ Single Side	SF	168	10%	185						
28			No of Sheets (4x8')	EA	6	0%	6	0.00	0.00	\$ -	\$ -	\$ -	\$ -
29			Nails	EA	450	0%	450	0.00	0.00	\$ -	\$ -	\$ -	\$ -
30			2x6 Wood Studs @ 12" O.C (22'-0" H)	EA	9	0%	9	0.00	0.00	\$ -	\$ -	\$ -	\$ -
31			2x6 Wood Double Top Plate	LF	16	10%	18	0.00	0.00	\$ -	\$ -	\$ -	\$ -
32			2x6 Wood Bottom Plate	LF	8	10%	9	0.00	0.00	\$ -	\$ -	\$ -	\$ -
33			Tyvek Building Paper	SF	168	10%	185	0.00	0.00	\$ -	\$ -	\$ -	\$ -
34			2x6 Fire Blocking @ 8'-0" O.C	LF	25	10%	27	0.00	0.00	\$ -	\$ -	\$ -	\$ -
35			Studs Nails	EA	75	0%	75	0.00	0.00	\$ -	\$ -	\$ -	\$ -
2x6 Wood Stud Exterior Wall (9'-2" High)				LF	141	H	9						
36			7/16" OSB Sheathing @ Single Side	SF	1293	10%	1422						
38			No of Sheets (4x8')	EA	45	0%	45	0.00	0.00	\$ -	\$ -	\$ -	\$ -
39			Nails	EA	3375	0%	3375	0.00	0.00	\$ -	\$ -	\$ -	\$ -
40			2x6 Wood Studs @ 16" O.C (10'-0" H)	EA	108	0%	108	0.00	0.00	\$ -	\$ -	\$ -	\$ -
41			2x6 Wood Double Top Plate	LF	282	10%	310	0.00	0.00	\$ -	\$ -	\$ -	\$ -
42			2x6 Wood Bottom Plate	LF	141	10%	155	0.00	0.00	\$ -	\$ -	\$ -	\$ -
43			Tyvek Building Paper	SF	1293	10%	1422	0.00	0.00	\$ -	\$ -	\$ -	\$ -
44			Studs Nails	EA	863	0%	863	0.00	0.00	\$ -	\$ -	\$ -	\$ -
2x6 Wood Stud Exterior Wall (9'-2" High)				LF	33	H	9						
45			3/8" Wood Structural Wood Sheathing @ Single Side	SF	303	10%	334						
47			No of Sheets (4x8')	EA	11	0%	11	0.00	0.00	\$ -	\$ -	\$ -	\$ -
48			Nails	EA	825	0%	825	0.00	0.00	\$ -	\$ -	\$ -	\$ -
49			2x6 Wood Studs @ 16" O.C (10'-0" H)	EA	26	0%	26	0.00	0.00	\$ -	\$ -	\$ -	\$ -
50			2x6 Wood Double Top Plate	LF	66	10%	73	0.00	0.00	\$ -	\$ -	\$ -	\$ -
51			2x6 Wood Bottom Plate	LF	33	10%	36	0.00	0.00	\$ -	\$ -	\$ -	\$ -
52			Tyvek Building Paper	SF	303	10%	334	0.00	0.00	\$ -	\$ -	\$ -	\$ -
53			Studs Nails	EA	208	0%	208	0.00	0.00	\$ -	\$ -	\$ -	\$ -
2x6 Wood Stud Interior Wall (9'-2" High)				LF	80								
54			2x6 Wood Studs @ 16" O.C (10'-0" H)	EA	62	0%	62	0.00	0.00	\$ -	\$ -	\$ -	\$ -
55			2x6 Wood Double Top Plate	LF	160	10%	177	0.00	0.00	\$ -	\$ -	\$ -	\$ -
56			2x6 Wood Bottom Plate	LF	80	10%	88	0.00	0.00	\$ -	\$ -	\$ -	\$ -
57			Studs Nails	EA	642	0%	642	0.00	0.00	\$ -	\$ -	\$ -	\$ -
2x4 Wood Stud Interior Pony Wall (3'-10" High)				LF	7								
58			2x6 Wood Studs @ 16" O.C (8'-0" H)	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
59			2x6 Wood Double Top Plate	LF	15	10%	16	0.00	0.00	\$ -	\$ -	\$ -	\$ -
60			2x6 Wood Bottom Plate	LF	7	10%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -
61			Studs Nails	EA	60	0%	60	0.00	0.00	\$ -	\$ -	\$ -	\$ -
2x4 Wood Stud Interior Wall (9'-2" High)				LF	82								
62			2x4 Wood Studs @ 16" O.C (10'-0" H)	EA	63	0%	63	0.00	0.00	\$ -	\$ -	\$ -	\$ -
63			2x4 Wood Double Top Plate	LF	164	10%	180	0.00	0.00	\$ -	\$ -	\$ -	\$ -
64			2x4 Wood Bottom Plate	LF	82	10%	90	0.00	0.00	\$ -	\$ -	\$ -	\$ -
65			Studs Nails	EA	656	0%	656	0.00	0.00	\$ -	\$ -	\$ -	\$ -
UPPER FLOOR													
2x6 Wood Stud Exterior Wall (14'-0" High)				LF	22	H	14						
66			7/16" OSB Sheathing @ Single Side	SF	311	10%	342						
68			No of Sheets (4x8')	EA	11	0%	11	0.00	0.00	\$ -	\$ -	\$ -	\$ -
69			Nails	EA	825	0%	825	0.00	0.00	\$ -	\$ -	\$ -	\$ -
70			2x6 Wood Studs @ 16" O.C (14'-0" H)	EA	19	0%	19	0.00	0.00	\$ -	\$ -	\$ -	\$ -
71			2x6 Wood Double Top Plate	LF	44	10%	49	0.00	0.00	\$ -	\$ -	\$ -	\$ -
72			2x6 Wood Bottom Plate	LF	22	10%	24	0.00	0.00	\$ -	\$ -	\$ -	\$ -
73			Tyvek Building Paper	SF	311	10%	342	0.00	0.00	\$ -	\$ -	\$ -	\$ -
74			Studs Nails	EA	155	0%	155	0.00	0.00	\$ -	\$ -	\$ -	\$ -
2x6 Wood Stud Exterior Wall (9'-2" High)				LF	82	H	9						
75			7/16" OSB Sheathing @ Single Side	SF	753	10%	829						
76			No of Sheets (4x8')	EA	26	0%	26	0.00	0.00	\$ -	\$ -	\$ -	\$ -
78			Nails	EA	1950	0%	1950	0.00	0.00	\$ -	\$ -	\$ -	\$ -
79			2x6 Wood Studs @ 16" O.C (10'-0" H)	EA	63	0%	63	0.00	0.00	\$ -	\$ -	\$ -	\$ -
80			2x6 Wood Double Top Plate	LF	165	10%	181	0.00	0.00	\$ -	\$ -	\$ -	\$ -
81			2x6 Wood Bottom Plate	LF	82	10%	90	0.00	0.00	\$ -	\$ -	\$ -	\$ -

DETAILED BREAKDOWN OF ITEMS

Scope:	Lumber
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SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
82			Tyvek Building Paper	SF	753	10%	829	0.00	0.00	\$ -	\$ -	\$ -	\$ -
83			Studs Nails	EA	506	0%	506	0.00	0.00	\$ -	\$ -	\$ -	\$ -
84			2x6 Wood Stud Exterior Wall (12'-0" High)	LF	22	H	12						
85			7/16" OSB Sheathing @ Single Side	SF	266	10%	293						
86			No of Sheets (4x8")	EA	10	0%	10	0.00	0.00	\$ -	\$ -	\$ -	\$ -
87			Nails	EA	750	0%	750	0.00	0.00	\$ -	\$ -	\$ -	\$ -
88			2x6 Wood Studs @ 16" O.C (12'-0" H)	EA	19	0%	19	0.00	0.00	\$ -	\$ -	\$ -	\$ -
89			2x6 Wood Double Top Plate	LF	44	10%	49	0.00	0.00	\$ -	\$ -	\$ -	\$ -
90			2x6 Wood Bottom Plate	LF	22	10%	24	0.00	0.00	\$ -	\$ -	\$ -	\$ -
91			Tyvek Building Paper	SF	266	10%	293	0.00	0.00	\$ -	\$ -	\$ -	\$ -
92			Studs Nails	EA	155	0%	155	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x6 Wood Stud Interior Wall (9'-2" High)	LF	10								
93			2x6 Wood Studs @ 16" O.C (10'-0" H)	EA	9	0%	9	0.00	0.00	\$ -	\$ -	\$ -	\$ -
94			2x6 Wood Double Top Plate	LF	21	10%	23	0.00	0.00	\$ -	\$ -	\$ -	\$ -
95			2x6 Wood Bottom Plate	LF	10	10%	11	0.00	0.00	\$ -	\$ -	\$ -	\$ -
96			Studs Nails	EA	71	0%	71	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x4 Wood Stud Interior Wall (9'-2" High)	LF	147								
97			2x4 Wood Studs @ 16" O.C (10'-0" H)	EA	112	0%	112	0.00	0.00	\$ -	\$ -	\$ -	\$ -
98			2x4 Wood Double Top Plate	LF	293	10%	323	0.00	0.00	\$ -	\$ -	\$ -	\$ -
99			2x4 Wood Bottom Plate	LF	147	10%	161	0.00	0.00	\$ -	\$ -	\$ -	\$ -
100			Studs Nails	EA	896	0%	896	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x4 Wood Stud Interior Pony Wall (d'-0" High)	LF	4								
101			2x6 Wood Studs @ 16" O.C (8'-0" H)	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -
102			2x6 Wood Bottom Plate	LF	4	10%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -
103			Studs Nails	EA	33	0%	33	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			ROUGH CARPENTRY										
			MAIN LEVEL										
			JOISTS										
			11-7/8" BC1 6000 1.8 Wood Joists @ 16" O.C (1110 SF)	LF	857								
104			11-7/8" TJI Floor Joist @ 6'-0" L.	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -
105			11-7/8" TJI Floor Joist @ 16'-0" L.	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -
106			11-7/8" TJI Floor Joist @ 30'-0" L.	EA	7	0%	7	0.00	0.00	\$ -	\$ -	\$ -	\$ -
107			11-7/8" TJI Floor Joist @ 42'-0" L.	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
108			11-7/8" TJI Floor Joist @ 44'-0" L.	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x10 HF #2 Landing Framing @ 16" O.C (26 SF)	LF	18								
109			11-7/8" TJI Floor Joist @ 4'-0" L.	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			WOODEN BEAM										
			11-7/8" LVL Beam	LF	56								
110			11-7/8" LVL Beam @ 12'-0" L.	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
111			11-7/8" LVL Beam @ 16'-0" L.	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			1-1/8" L3E Timberstrand LSL Rim Board	LF	160								
112			1-1/8" L3E Timberstrand LSL Rim Board @ 16'-0" L.	EA	10	0%	10	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x6 WOODEN BLOCKING UNDER FLOOR JOISTS	LF	640								
113			2x6 WOODEN BLOCKING @ 16'-0" L.	EA	40	0%	40	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			WOODEN BLOCKING										
			2x4 ACQ BCI Strandguard Mud sill	LF	320								
114			2x4 ACQ BCI Strandguard Mud sill @ 16'-0" L.	EA	20	0%	20	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			SHEATHING										
115			23/32" APA Rated Floor Sheathing	SF	1206	10%	1327						
116			No of Sheets (4x8")	EA	42	0%	42	0.00	0.00	\$ -	\$ -	\$ -	\$ -
117			Nails	EA	3150	0%	3150	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			BOLTS										
118			1/2" Dia x 12" Anchor Bolts @ 48" O.C, 7" Embedded	EA	80	0%	80	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			CONNECTION										
			LUS210										
119			-Attach To (2x10) Wooden Joists	EA	10	0%	10	0.00	0.00	\$ -	\$ -	\$ -	\$ -
120			ASSUMED										
			Simpson H2.5"	EA	68	0%	68	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			-2 x 6) Wall Stud To (11-7/8) BC1 1.8 Floor Joists										
			UPPER LEVEL										
			JOISTS										
			11-7/8" BC1 6000 1.8 Wood Joists @ 16" O.C (1110 SF)	LF	891								
121			11-7/8" TJI Floor Joist @ 18'-0" L.	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -
122			11-7/8" TJI Floor Joist @ 21'-0" L.	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -
123			11-7/8" TJI Floor Joist @ 46'-0" L.	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x10 HF #2 Landing Framing @ 16" O.C (26 SF)	LF	26								
124			11-7/8" TJI Floor Joist @ 4'-0" L.	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x10 HF #2 Double Joists	LF	32								
125			2x10 HF #2 Joists @ 4'-0" L.	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -
126			2x10 HF #2 Joists @ 8'-0" L.	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			WOODEN BEAM										
			5-1/2X11-7/8 Glu-Lum Dropped Beam	LF	57								
127			11-7/8" LVL Beam @ 10'-0" L.	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
128			11-7/8" LVL Beam @ 12'-0" L.	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
129			11-7/8" LVL Beam @ 14'-0" L.	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			5-1/2X15" Glu-Lum Beam	LF	21								
130			11-7/8" LVL Beam @ 6'-0" L.	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
131			11-7/8" LVL Beam @ 10'-0" L.	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			11-7/8" LVL Flush Beam	LF	6								
132			11-7/8" LVL Flush Beam @ 6'-0" L.	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			11-7/8" LVL Beam	LF	58								
133			11-7/8" LVL Beam @ 14'-0" L.	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
134			11-7/8" LVL Beam @ 11'-0" L.	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
135			11-7/8" LVL Beam @ 2'-0" L.	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			CONNECTION										
			LUS210										
136			-Attach To (2x10) Wooden Joists	EA	10	0%	10	0.00	0.00	\$ -	\$ -	\$ -	\$ -

DETAILED BREAKDOWN OF ITEMS

Scope:	Lumber
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SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MAN/ HOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
137	S2	ASSUMED	Simpson T42.5' -(2 x 6) Wall Stud To (11-7/8) BCI 1.8 Floor Joists	EA	48	0%	48	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
138		Plan Notes/ S2	1/4" x 5" SDS2500 Screw - Attach To 11-7/8" BCI 6000 1.8 Joists @16" O.C.	EA	32	0%	32	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
139		Plan Notes/ S2	16d Nail - Attach To 11-7/8" BCI 6000 1.8 Joists @16" O.C.	EA	32	0%	32	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
			WOODEN COLUMN											
140		Plan Notes/ S2	5 1/2"x6" R/S Glu-Lam Column (9'-0" High)	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
141			5 1/2"x5 1/2" Glu-Lam Column (9'-0" High)	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
			WOODEN POST											
142		Plan Notes/ S2	2 x 4 Wooden Post (9'-0" H)	EA	9	0%	9	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
143			2 x 6 Wooden Post (9'-0" H)	EA	7	0%	7	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
			SHEATHING											
144		Plan Notes/ S2	3/4" OSB T&G Floor Sheathing	SF	926	10%	1019							
145				No of Sheets (4x8')	EA	32	0%	32	0.00	0.00	\$ -	\$ -	\$ -	\$ -
146				Screws	EA	2400	0%	2400	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			WOODEN RIM BOARD											
147		Plan Notes/ S2	1 1/8" T/S Rim Board	LF	12									
			1 1/8" T/S Rim Board @ 12'-0" L.	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
			WOODEN HEADER											
148		Plan Notes/ S2	2x8 HF#2 Wooden Header	LF	90									
			2x8 HF#2 Wooden Header @ 8'-0" L.	EA	12	0%	12	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
149		Plan Notes/ S2	(2) 7 1/4" LVL Header	LF	14									
			2x8 HF#2 Wooden Header @ 8'-0" L.	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
			11 7/8" 2.IE Versa Lam Header	LF	42									
150			11 7/8" 2.IE Versa Lam Header @ 17'-0" L.	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
151			2 x 8 Wooden Header @ 2'-0" L.	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
			WOODEN RAFTER											
152		Plan Notes/ S2	2x8 HF #2 Hip Rafter	LF	16									
			2x8 HF #2 Hip Rafter @ 16'-0" L.	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
153		Plan Notes/ S2	WOODEN LEDGER BOARD											
			2 x 6 Wooden Ledger Board (16'-0" L.)	LF	41	10%	45	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
			LOW ROOF FRAMING											
154		Plan Notes/ S2	SHEATHING											
155			7/16" OSB Plywood Roof Sheathing	SF	1153	10%	1269							
156			No of Sheets (4x8')	EA	40	0%	40	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
157			Screws	EA	3000	0%	3000	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
			H' Clips	EA	200	0%	200	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
		SUB-FASCIA BOARD												
158	Section 8/ D1	2 x 6 Wooden Sub-Fascia Board (16'-0" L)	EA	11	0%	11	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
		WOODEN NAILER												
159	Section 8/ D1	2 x 4 Wooden Nailer (16'-0" L)	EA	11	0%	11	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
	S4	ROOF FRAMING												
		WOODEN HEADER												
160			2 x 8 HF #2 Wooden Header	LF	64									
			2 x 8 HF #2 Wooden Header @ 8'-0" L.	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
			SUB-FASCIA BOARD											
161		Section 8/ D1	2 x 6 Wooden Sub-Fascia Board (16'-0" L)	EA	12	0%	12	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
			WOODEN NAILER											
162		Section 8/ D1	2 x 4 Wooden Nailer (16'-0" L)	EA	7	0%	7	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
			WOODEN BLOCKING											
163		Section 8/ D1	2 x 8 Wooden Blocking (16'-0" L)	EA	7	0%	7	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
164		Section 9/ D1	2 x 4 Wooden Blocking (16'-0" L)	EA	10	0%	10	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
			WOODEN OUTLOCKERS											
165		Section 9/ D1	2 x 4 Wooden Roof Outlockers (16'-0" L)	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
			WOODEN OUTLOCKERS											
166		Section 9/ D1	LUS24 -(2 x 4) Wooden Outlockers To (2 x 4) Wooden Blocking	EA	12	0%	12	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
		SHEATHING												
167	Plan Notes/ S4	7/16" OSB Plywood Roof Sheathing	SF	1300	10%	1430								
168			No of Sheets (4x8')	EA	45	0%	45	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
169			Nails	EA	3375	0%	3375	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
170			H' Clips	EA	225	0%	225	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
SUBTOTAL \$ -														
FINISHES														
	A8	Elevation Notes/ A8	EXTERIOR FINISHES											
			LAP SIDING											
171			8" Lap Siding	SF	2302	10%	2532	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			TRIMS											
172			1 X 4 Corner Trim	LF	129	10%	142	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
173		1 X 4 Window Trim	LF	234	10%	257	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
174		1 X 4 Door Trim	LF	56	10%	62	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
SUBTOTAL \$ -														
PROJECTED COST												\$0		
OVERHEAD AND PROFIT												15%	\$0	
INSURANCE												0%	\$0	
CONTINGENCY												0%	\$0	
TAX												0%	\$0	
SUGGESTED BID \$0														

DETAILED BREAKDOWN OF ITEMS													
Scope: Lumber													
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
Notes: 1. Online sources are used for pricing. 2. Prices can vary depending upon field conditions.													



DETAILED BREAKDOWN OF ITEMS

Scope: Lumber



SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOOR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
GENERAL REQUIREMENTS													
1			Permits	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
2			Supervision and Coordination	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
5			Mobilization Costs	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
6			Temporary Control & Facilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
7			Scaffolding	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
												SUBTOTAL \$	-
WOOD & PLASTIC													
WALL FRAMING													
MIAN FLOOR													
			2x6 Wood Stud Exterior Wall (20'-5" High)	LF	8	H	20						
8			7/16" OSB Sheathing @ Single Side	SF	168	10%	185						
9			No of Sheets (4x8')	EA	6	0%	6	0.00	0.00	\$ -	\$ -	\$ -	\$ -
10			Nails	EA	450	0%	450	0.00	0.00	\$ -	\$ -	\$ -	\$ -
11			2x6 Wood Studs @ 12" O.C (22'-0" H)	EA	9	0%	9	0.00	0.00	\$ -	\$ -	\$ -	\$ -
12			2x6 Wood Double Top Plate	LF	16	10%	18	0.00	0.00	\$ -	\$ -	\$ -	\$ -
13			2x6 Wood Bottom Plate	LF	8	10%	9	0.00	0.00	\$ -	\$ -	\$ -	\$ -
14			Tyvek Building Paper	SF	168	10%	185	0.00	0.00	\$ -	\$ -	\$ -	\$ -
15			2x6 Fire Blocking @ 8'-0" O.C	LF	25	10%	27	0.00	0.00	\$ -	\$ -	\$ -	\$ -
16			Studs Nails	EA	75	0%	75	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x6 Wood Stud Exterior Wall (9'-2" High)	LF	141	H	9						
18			7/16" OSB Sheathing @ Single Side	SF	1293	10%	1422						
19			No of Sheets (4x8')	EA	45	0%	45	0.00	0.00	\$ -	\$ -	\$ -	\$ -
20			Nails	EA	3375	0%	3375	0.00	0.00	\$ -	\$ -	\$ -	\$ -
21			2x6 Wood Studs @ 16" O.C (10'-0" H)	EA	108	0%	108	0.00	0.00	\$ -	\$ -	\$ -	\$ -
22			2x6 Wood Double Top Plate	LF	282	10%	310	0.00	0.00	\$ -	\$ -	\$ -	\$ -
23			2x6 Wood Bottom Plate	LF	141	10%	155	0.00	0.00	\$ -	\$ -	\$ -	\$ -
24			Tyvek Building Paper	SF	1293	10%	1422	0.00	0.00	\$ -	\$ -	\$ -	\$ -
25			Studs Nails	EA	863	0%	863	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x6 Wood Stud Exterior Wall (9'-2" High)	LF	33	H	9						
27			3/8" Wood Structural Wood Sheathing @ Single Side	SF	303	10%	334						
28			No of Sheets (4x8')	EA	11	0%	11	0.00	0.00	\$ -	\$ -	\$ -	\$ -
29			Nails	EA	825	0%	825	0.00	0.00	\$ -	\$ -	\$ -	\$ -
30			2x6 Wood Studs @ 16" O.C (10'-0" H)	EA	26	0%	26	0.00	0.00	\$ -	\$ -	\$ -	\$ -
31			2x6 Wood Double Top Plate	LF	66	10%	73	0.00	0.00	\$ -	\$ -	\$ -	\$ -
32			2x6 Wood Bottom Plate	LF	33	10%	36	0.00	0.00	\$ -	\$ -	\$ -	\$ -
33			Tyvek Building Paper	SF	303	10%	334	0.00	0.00	\$ -	\$ -	\$ -	\$ -
34			Studs Nails	EA	208	0%	208	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x6 Wood Stud Interior Wall (9'-2" High)	LF	87								
36			2x6 Wood Studs @ 16" O.C (10'-0" H)	EA	67	0%	67	0.00	0.00	\$ -	\$ -	\$ -	\$ -
37			2x6 Wood Double Top Plate	LF	175	10%	192	0.00	0.00	\$ -	\$ -	\$ -	\$ -
38			2x6 Wood Bottom Plate	LF	87	10%	96	0.00	0.00	\$ -	\$ -	\$ -	\$ -
39			Studs Nails	EA	699	0%	699	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x4 Wood Stud Interior Pony Wall (3'-10" High)	LF	7								
40			2x6 Wood Studs @ 16" O.C (8'-0" H)	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
41			2x6 Wood Double Top Plate	LF	15	10%	16	0.00	0.00	\$ -	\$ -	\$ -	\$ -
42			2x6 Wood Bottom Plate	LF	7	10%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -
43			Studs Nails	EA	60	0%	60	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x4 Wood Stud Interior Wall (9'-2" High)	LF	82								
44			2x4 Wood Studs @ 16" O.C (10'-0" H)	EA	63	0%	63	0.00	0.00	\$ -	\$ -	\$ -	\$ -
45			2x4 Wood Double Top Plate	LF	164	10%	180	0.00	0.00	\$ -	\$ -	\$ -	\$ -
46			2x4 Wood Bottom Plate	LF	82	10%	90	0.00	0.00	\$ -	\$ -	\$ -	\$ -
47			Studs Nails	EA	656	0%	656	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			UPPER FLOOR										
			2x6 Wood Stud Exterior Wall (14'-0" High)	LF	22	H	14						
48			7/16" OSB Sheathing @ Single Side	SF	311	10%	342						
49			No of Sheets (4x8')	EA	11	0%	11	0.00	0.00	\$ -	\$ -	\$ -	\$ -
50			Nails	EA	825	0%	825	0.00	0.00	\$ -	\$ -	\$ -	\$ -
51			2x6 Wood Studs @ 16" O.C (14'-0" H)	EA	19	0%	19	0.00	0.00	\$ -	\$ -	\$ -	\$ -
52			2x6 Wood Double Top Plate	LF	44	10%	49	0.00	0.00	\$ -	\$ -	\$ -	\$ -
53			2x6 Wood Bottom Plate	LF	22	10%	24	0.00	0.00	\$ -	\$ -	\$ -	\$ -
54			Tyvek Building Paper	SF	311	10%	342	0.00	0.00	\$ -	\$ -	\$ -	\$ -
55			Studs Nails	EA	155	0%	155	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x6 Wood Stud Exterior Wall (9'-2" High)	LF	82	H	9						
57			7/16" OSB Sheathing @ Single Side	SF	753	10%	829						
58			No of Sheets (4x8')	EA	26	0%	26	0.00	0.00	\$ -	\$ -	\$ -	\$ -
59			Nails	EA	1950	0%	1950	0.00	0.00	\$ -	\$ -	\$ -	\$ -
60			2x6 Wood Studs @ 16" O.C (10'-0" H)	EA	63	0%	63	0.00	0.00	\$ -	\$ -	\$ -	\$ -
61			2x6 Wood Double Top Plate	LF	165	10%	181	0.00	0.00	\$ -	\$ -	\$ -	\$ -
62			2x6 Wood Bottom Plate	LF	82	10%	90	0.00	0.00	\$ -	\$ -	\$ -	\$ -
63			Tyvek Building Paper	SF	753	10%	829	0.00	0.00	\$ -	\$ -	\$ -	\$ -
64			Studs Nails	EA	506	0%	506	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x6 Wood Stud Exterior Wall (12'-0" High)	LF	22	H	12						
66			7/16" OSB Sheathing @ Single Side	SF	266	10%	293						
67			No of Sheets (4x8')	EA	10	0%	10	0.00	0.00	\$ -	\$ -	\$ -	\$ -
68			Nails	EA	750	0%	750	0.00	0.00	\$ -	\$ -	\$ -	\$ -
69			2x6 Wood Studs @ 16" O.C (12'-0" H)	EA	19	0%	19	0.00	0.00	\$ -	\$ -	\$ -	\$ -
70			2x6 Wood Double Top Plate	LF	44	10%	49	0.00	0.00	\$ -	\$ -	\$ -	\$ -
71			2x6 Wood Bottom Plate	LF	22	10%	24	0.00	0.00	\$ -	\$ -	\$ -	\$ -
72			Tyvek Building Paper	SF	266	10%	293	0.00	0.00	\$ -	\$ -	\$ -	\$ -
73			Studs Nails	EA	155	0%	155	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x6 Wood Stud Interior Wall (9'-2" High)	LF	10								
75			2x6 Wood Studs @ 16" O.C (10'-0" H)	EA	9	0%	9	0.00	0.00	\$ -	\$ -	\$ -	\$ -
76			2x6 Wood Double Top Plate	LF	21	10%	23	0.00	0.00	\$ -	\$ -	\$ -	\$ -
77			2x6 Wood Bottom Plate	LF	10	10%	11	0.00	0.00	\$ -	\$ -	\$ -	\$ -
78			Studs Nails	EA	71	0%	71	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x4 Wood Stud Interior Wall (9'-2" High)	LF	147								
79			2x4 Wood Studs @ 16" O.C (10'-0" H)	EA	112	0%	112	0.00	0.00	\$ -	\$ -	\$ -	\$ -
80			2x4 Wood Double Top Plate	LF	293	10%	323	0.00	0.00	\$ -	\$ -	\$ -	\$ -
81			2x4 Wood Bottom Plate	LF	147	10%	161	0.00	0.00	\$ -	\$ -	\$ -	\$ -
82			Studs Nails	EA	896	0%	896	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x4 Wood Stud Interior Pony Wall (4'-0" High)	LF	4								

DETAILED BREAKDOWN OF ITEMS

Scope:	Lumber
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[illegible]

DETAILED BREAKDOWN OF ITEMS

Scope: Lumber

[illegible]

DETAILED BREAKDOWN OF ITEMS															
Scope: Lumber		COST ESTIMATOR													
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MAN/ HOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
GENERAL REQUIREMENTS															
1			Permits	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -		
2			Supervision and Coordination	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -		
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -		
4			Final Cleaning	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -		
5			Mobilization Costs	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -		
6			Temporary Control & Facilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -		
7			Scaffolding	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -		
SUBTOTAL \$													-		
WOOD & PLASTIC															
ROUGH CARPENTRY															
WALL FRAMING															
8	A5	Garage Portal Frame 1/D1	2x6 Wood Stud Exterior Wall (9'-2" High)	LF	12	H	9								
9			3/8" Wood Structural Wood Sheathing @ Single Side	SF	113		124								
10			No of Sheets (4x8)	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
11			Nails	EA	300	0%	300	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
12			2x6 Wood Studs @ 16" O.C (10'-0" H)	EA	10	0%	10	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
13			2x6 Wood Double Top Plate	LF	25	10%	27	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
14			2x6 Wood Bottom Plate	LF	12	10%	14	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
15			Tyvek Building Paper	SF	113	10%	124	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
16		Studs Nails	EA	82	0%	82	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -		
17		Specifications Notes/ S1		2x6 Wood Stud Exterior Wall (9'-2" High)	LF	36	H	9							
18				7/16" OSB Sheathing @ Single Side	SF	327	10%	360							
19				No of Sheets (4x8)	EA	12	0%	12	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
20				Nails	EA	900	0%	900	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
21				2x6 Wood Studs @ 16" O.C (10'-0" H)	EA	28	0%	28	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
22				2x6 Wood Double Top Plate	LF	71	10%	79	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
23				2x6 Wood Bottom Plate	LF	36	10%	39	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
24	Tyvek Building Paper			SF	327	10%	360	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
25	Studs Nails	EA	224	0%	224	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -			
26	S3		WOODEN POST												
			2 x 4 Wooden Post (9'-0" H)	EA	10	0%	10	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
			WOODEN HEADER												
			11-7/8" 2.1 E Versa Lam Header	LF	68										
27			11-7/8" 2.1 E Versa Lam Header @ 16'-0" L.	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
28			11-7/8" 2.1 E Versa Lam Header @ 18'-0" L.	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
			WOODEN HEADER												
			2 x 8 HF #2 Wooden Header	LF	16										
29			2 x 8 HF #2 Wooden Header @ 8'-0" L.	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
			LEDGER BOARD												
30			Plan Notes/ S3	2 x 6 Wooden Ledger Board @ 16'-0" L.	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
			CONNECTION												
			1/4" X 3" SDS25500 Screws												
31			Plan Notes/ S3	(2 x 6) Wooden Ledger To (2 x 6) Wooden Wall Stud	EA	24	0%	24	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
32				16d Nails	EA	12	0%	12	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
33				ST215 Strap											
		(2 x 4) Wooden Post To (11-7/8") Lam Header	EA	2</											

DETAILED BREAKDOWN OF ITEMS

Scope:	Lumber
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[illegible]

WOOD & PLASTIC

[illegible]

FINISHES

[illegible]

	PROJECTED COST		\$0
OVERHEAD AND PROFIT		15%	\$0
INSURANCE		0%	\$0
CONTINGENCY		0%	\$0
TAX		0%	\$0
SUGGESTED BID			\$0

Notes:

1. Online sources are used for pricing.
2. Prices can vary depending upon field conditions.