

DETAILED BREAKDOWN OF ITEMS

Prepared for: Lumber Estimate Sample  
 Project ID:  
 Scope: LUMBER



Date:

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
<b>GENERAL REQUIREMENTS</b>													
1			Permits	LS	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
2			Supervision and Coordination	LS	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
3			Submittals and Shop drawings	LS	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
5			Mobilization Costs	LS	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
6			Temporary Control & Facilities		1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
7			Scaffolding	LS	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
<b>SUBTOTAL</b>												\$ -	\$ -
<b>WOOD &amp; PLASTIC</b>													
<b>FIRST FLOOR</b>													
8	S120 & A201	Shear Wall Schedule/ S120	Shear Wall Type 1: (629 SF) - 3/8" Structural CDx/OSB Sheathing -House Wrap/Vapor Barrier	EA	20	0%	20	0.00	0.00	\$ -	\$ -	\$ -	\$ -
9			Shear Wall Type 2: (1287 SF) - 3/8" Structural CDx/OSB Sheathing -House Wrap/Vapor Barrier	EA	40	0%	40	0.00	0.00	\$ -	\$ -	\$ -	\$ -
<b>STUDS</b>													
10	A120 A200 & A201	Wall Legend/A120	Wall Tag: A 2x6 Studs @ 16" O.C (10' H)	EA	157	0%	157	0.00	0.00	\$ -	\$ -	\$ -	\$ -
11			Wall Tag: A 2x6 Studs @ 16" O.C (10' H)	EA	26	0%	26	0.00	0.00	\$ -	\$ -	\$ -	\$ -
12			Wall Tag: B 2x6 Studs @ 16" O.C (10' H)	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -
13			Wall Tag: C 2x4 Studs @ 16" O.C (10' H)	EA	65	0%	65	0.00	0.00	\$ -	\$ -	\$ -	\$ -
14			Wall Tag: D 2x6 Studs @ 16" O.C (10' H)	EA	7	0%	7	0.00	0.00	\$ -	\$ -	\$ -	\$ -
<b>SILL PLATE &amp; TOP PLATE</b>													
15	S120	Note 6/S120	2x6 P.T Sill Plate	LF	198	10%	218	0.00	0.00	\$ -	\$ -	\$ -	\$ -
16			2x4 P.T Sill Plate	LF	86	10%	95	0.00	0.00	\$ -	\$ -	\$ -	\$ -
17		D.3 Lumber Notes/S001	2x6 Double Top Plate	LF	396	10%	436	0.00	0.00	\$ -	\$ -	\$ -	\$ -
18			2x4 Double Top Plate	LF	172	10%	189	0.00	0.00	\$ -	\$ -	\$ -	\$ -
<b>POSTS</b>													
19	S120	B/A200	6x6 Post (21'H)	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
20			6x6 Post (18'H)	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
21			6x6 Post (14'H)	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
22			6x6 Post (10'H)	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
23			1/2" Dia ADM A354 Grade BC Rod Bracing @ 6x6 Posts	LF	2	10%	22	0.00	0.00	\$ -	\$ -	\$ -	\$ -
24	S120	B/A300	6x6 Posts (10'H)	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -
25			3x6 Posts (10'H)	EA	25	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
26			3x6 Posts (6'H)	EA	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
27			3x6 Posts (14'H)	EA	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
28	S120	B/A300	4x6 Posts (10'H)	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
29			4x6 Posts (10'H)	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
30	S120	B/A300	Post Below First Floor Framing	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
31	S110	C/A300	4x4 Posts @ Garage Footing (5' H)	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
32			4x4 Posts @ Garage Footing (2' H)	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
33			4x4 Posts @ Garage Footing (1' H)	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			Note: 4X4 & 4x6 Posts Framing With 1/2" Dia Rods										
34	S110	C/A300	6x6 Post (10'H)	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -
35			6x6 Post (6'H)	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
36			3x6 Post (10'H)	EA	10	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
37			3x6 Post (6'H)	EA	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
<b>HOLD-DOWNS &amp; HARDWARE:</b>													
38	S120	Holddown Schedule/S110	6x6 Post Base CB66	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -
39			4x4 Post Base CBQ44-SDS2	EA	6	0%	6	0.00	0.00	\$ -	\$ -	\$ -	\$ -
40			Tag A: Simpson HDU2	EA	15	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
41			Tag B: Simpson HDU4	LF	1	10%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
42			Tag C: Simpson HDU5	EA	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
43			Tag F: Simpson HDU1.4	EA	10	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
44			Tag G: Simpson HDU1.4	EA	10	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
<b>FLOOR FRAMING:</b>													
45	S120	Plan Notes/S120	11 7/8" TJI 110 Joists @ 24" O.C	LF	426	10%	469	0.00	0.00	\$ -	\$ -	\$ -	\$ -
46			3x12 PT. Ledger Board	LF	43	10%	47	0.00	0.00	\$ -	\$ -	\$ -	\$ -
47			1 1/4"x12" LSL Rim Board	LF	66	10%	73	0.00	0.00	\$ -	\$ -	\$ -	\$ -
48		Note 3/S120	Floor Sheathing: (755 SF) 1-1/8" STURDI Floor Exp. Grade 1 W/ T&G Edges	SF	24	10%	26	0.00	0.00	\$ -	\$ -	\$ -	\$ -
<b>SECOND FLOOR</b>													
<b>Shear Walls</b>													
49	S130	Shear Wall Schedule/ S120	Shear Wall Type 2: (270 SF) - 3/8" Structural CDx/OSB Sheathing -House Wrap/Vapor Barrier	EA	8	10%	9	0.00	0.00	\$ -	\$ -	\$ -	\$ -
50			Shear Wall Type 3: - 3/8" Structural CDx/OSB Sheathing -House Wrap/Vapor Barrier	EA	7	10%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -
51			Shear Wall Type 3: - 3/8" Structural CDx/OSB Sheathing -House Wrap/Vapor Barrier	EA	34	10%	38	0%	0.00	\$ -	\$ -	\$ -	\$ -
<b>STUDS</b>													
52	A130 A200 & A201	Wall Legend/A120	Wall Tag: A 2x6 Studs @ 16" O.C (10' H)	EA	153	0%	153	0%	0.00	\$ -	\$ -	\$ -	\$ -
53			Wall Tag: C 2x4 Studs @ 16" O.C (10' H)	EA	65	0%	65	0%	0.00	\$ -	\$ -	\$ -	\$ -
54			Wall Tag: D 2x6 Studs @ 16" O.C (10' H)	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -
<b>SILL PLATE &amp; TOP PLATE</b>													
55	S130	Lumber Framing Notes/S001 & S130	3x6 Sill Plate	LF	209	10%	230	0.00	0.00	\$ -	\$ -	\$ -	\$ -
56			3x4 Sill Plate	LF	32	10%	35	0.00	0.00	\$ -	\$ -	\$ -	\$ -
57			2x6 Double Top Plate	LF	836	10%	920	0.00	0.00	\$ -	\$ -	\$ -	\$ -
58			2x4 Double Top Plate	LF	128	10%	141	0.00	0.00	\$ -	\$ -	\$ -	\$ -
<b>POSTS</b>													
59	S130	A200 & A300	6x6 Posts (10'H)	EA	11	0%	11	0.00	0.00	\$ -	\$ -	\$ -	\$ -
60			3x6 Posts (10'H)	EA	37	0%	37	0.00	0.00	\$ -	\$ -	\$ -	\$ -

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<b>HOLDOWNS &amp; HARDWARE:</b>															
61	S130	Holdown Schedule/S130 & S110	Tag A: Simpson HDU2	EA	16	0%	16	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
62			Tag B: Simpson HDU4	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
63			Tag D: Simpson HDU8	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
64			Tag E: Simpson HDU11	EA	9	0%	9	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
65			Tag G: Simpson HDU14	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
66			Tag 2: MSTC 40 Strap	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
67			Tag 3: MSTC52 Strap	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
68			Tag 4: MST60 Strap	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
69			Tag 5: MST72 Strap	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
70			MSTC40 Strap	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
71			6x6 Post Cap ECCU66	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
72			6x6 Post Cap CC66	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
73			4x4 Post Cap CCQ44SDS2.5	EA	6	0%	6	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
74			4x6 Post Cap EPC4Z	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
75			Simpson WP610 (TFOB)	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
76			Simpson LUS48	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
77			Simpson HUC610	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
78			Simpson HUC610	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
79			6/S503	Simpson H2.5 Joist Hanger	EA	46	0%	46	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
<b>FLOOR FRAMING:</b>															
80	S130	Plan Notes/S130	11 7/8" TJI 110 Joists @ 24" O.C	LF	384	10%	422	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
81			4x8 Joists @ 24" O.C	LF	502	10%	552	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
82			4x12 Girder	LF	75	10%	83	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
83			3 1/2"x11 7/8" LSL Flush Beam	LF	10	10%	11	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
84			1-3/4"x11-7/8" LVL Beam	LF	15	10%	17	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
85			6x8 Header	LF	40	10%	44	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
86			6x10 Beam	LF	22	10%	24	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
87			1 1/4"x12" LSL Rim Board	LF	105	10%	116	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
88			2x12 Rim Board	LF	60	10%	66	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
89			Note 3/S130	Floor Sheathing: 1-1/8" STURD I Floor Exp. Grade I W/ T&G Edges	SF	1,306	10%	1437	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
90	Note 10/S130	5/4" Hardwood Decking -Teak or Magogany	SF	331	10%	364	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>ROOF</b>															
<b>ROOF FRAMING</b>															
91	S140	Plan Notes/S140	11 7/8" TJI 210 Rafters @ 24" O.C	LF	40	10%	44	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
92			11 7/8" TJI 210 Rafters @ 19.2" O.C	LF	74	10%	81	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
93			2x4 @ 24" O.C	LF	60	0%	66	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
94			Manufactured Roof Truss @ 24" O.C	LF	30	0%	33	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
95			Glulam Truss	LF	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
96			5 1/4" x 11 7/8" PSL Ridge Beam	LF	42	10%	46	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
97			2x6 Ridge Beam	LF	11	10%	12	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
98			Plan Notes/S140	5 1/4"x14" PSL Beam W/ Bevel Cut top	LF	12	10%	13	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
99			15/S-504	2x6 Valley Plate	LF	30	10%	33	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
100			Plan Notes/S140	6x8 Header	LF	49	10%	54	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
101				6x10 Header	LF	67	10%	74	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
102				6x6 Header	LF	4	10%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
103				6x6 Header	LF	24	10%	26	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
104			Note 2/S140	2x6 Header @ Rafters	LF	222	10%	244	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
105	Roof Sheathing: 5/8" OSB 1/2" Gap	SF		64	10%	70	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -		
106	24/S503	Underlayment: 2x T&G Panel Cement Board	SF	64	10%	70	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>HOLDOWNS &amp; HARDWARE:</b>															
107	S140	Holdown Schedule/S140	Tag A: Simpson HDU2	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
108			Tag C: Simpson HDU5	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
109			Tag 1: MSTC 28 Strap	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
110			Tag 2: MSTC 40 Strap	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
111			Tag 3: MSTC52 Strap	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
112			4x6 Post Trimmer Cap ECCQ46SDS2.5	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
113			4x6 Post Trimmer Cap ECCQ66SDS2.5	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
114			6x6 Post Base EPC6Z Inverted	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
115			6x6 Post Base CCQ66SDS2.5 Inverted	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
116			6x6 Post Cap ECC66LLQSDS2.5	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
117			6x6 Post Cap CCQ66SDS2.5	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
118			6x6 Post Cap ECC66LRQ-SDS2.5	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
119			Simpson HUC68	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
120			10/S502	LUS24 Joist Hanger	EA	122	0%	122	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
<b>STAIRS</b>															
121	A300	12/S503	3'-6" Wide x 1'-0" x 0'-4" Exterior Stair Treads	EA	7	0%	7	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
122			4x12 Stringer	LF	18	10%	20	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
123			4x8 Joist @ Landing	LF	7	10%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
124	A300	9/S503	3'-6" x 10" Interior Stair Plywood Treads	EA	14	0%	14	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
125			2x14 Stringer	LF	32	10%	35	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
SUBTOTAL											\$	-			
OVERHEAD AND PROFIT											0.15	0.15	15%	\$0	
INSURANCE											0	0	0%	\$0	
CONTINGENCY											0	0	0%	\$0	
TAX											0	0	0%	\$0	
SUGGESTED BID														\$0	