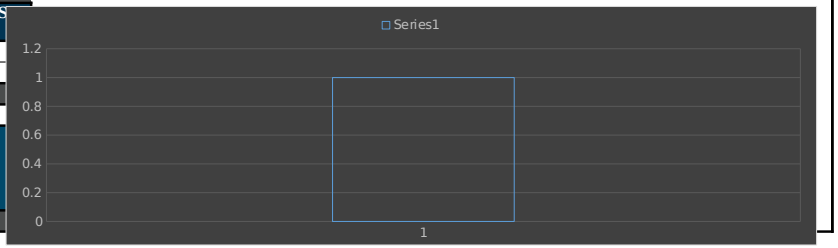
GENERAL SUMMARY

Prepared for: Island Way Renovation, 3801 Island Way Austin, Texas 78746
Project ID: 9012026
Scope: Lumber
No. Of Floors: 3
Date: 1/9/2026

LUMBER ESTIMATOR
+1 469-638-3585

BUILDING GSF	5,704		
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	$ -	$
6000	Wood Plastic & Composites	$ -	$
TOTAL TRADE COST		$ -	$
OVERHEAD AND PROFIT	15%	$ -	$
INSURANCE	0%	$ -	$
CONTINGENCY	0%	$ -	$
TAX	0%	$ -	$
SUGGESTED BID		$ -	$



LUMBER ESTIMATOR

DETAILED BREAKDOWN OF ITEMS

Prepared for: Island Way Renovation, 3801 Island Way Austin, Texas 78746
Project ID: 9012026
Scope: Lumber

LUMBER ESTIMATOR
+1 469-638-3585

Date: 9-Jan-26

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 & COMPOSITES										
			ROUGH CARPENTARY										
			LEVEL-01										
			FLOOR FRAMING										
			WOOD STAIRS										
8			3.5" Thick x 11.75" Wide x 4'-0" Long Stain Grade Wood Block Risers	EA	17	0%	17	0.00	0.00	$ -	$ -	$ -	$ -
9			2x12 Wood Blocking @10'-0" Long	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
10			5/8" Dia Thru Bolts	EA	18	0%	18	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD RAILING										
11	A2.2	Sections/ A8.3	42" High Solid Hardwood Railing	LF	18	10%	20	0.00	0.00	$ -	$ -	$ -	$ -
			SHEATHING										
12			**3/4" Thick Plywood Sheathing**	**SF**	**40**	**10%**	**44**						
13			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
14			Nails	EA	99	0%	99	0.000	$ -	$ -	$ -	$ -	$ -
15			Sub-Floor Adhesive	SF	40	10%	44	0.000	$ -	$ -	$ -	$ -	$ -
			LEVEL-02										
			FLOOR FRAMING										
			WOOD BEAM										
16			1 3/4"x9 1/4" Wood Beam -10'-0" Long	EA	5	0%	5	0.00	0.00	$ -	$ -	$ -	$ -
17			1 3/4"x9 1/4" Wood Beam -10'-0" Long	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
18			1 3/4"x11 1/4" Wood Beam -12'-0" Long	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
19			1 3/4"x16" LVL Beam -22'-0" Long	EA	5	0%	5	0.00	0.00	$ -	$ -	$ -	$ -
20			1 3/4"x18" LVL Beam -22'-0" Long	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD HEADER										
			2x10 Wood Header	**LF**	**10**								
21			2x10 Wood Header @ 10'-0" Long	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD JOISTS										
22			2x8 Floor Joists @ 10'-0" Long	EA	11	0%	11	0.00	0.00	$ -	$ -	$ -	$ -
23			2x8 Floor Joists @ 16'-0" Long	EA	11	0%	11	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD TRUSSES										
			16" Deep Pre-Engineered Floor Trusses@24" OC.	**SF**	**222**								
24			16" Deep Pre-Engineered Floor Truss @ 14'-0" Long	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
25			16" Deep Pre-Engineered Floor Truss @ 22'-0" Long	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
			SHEATHING										
26			**1 1/2" Thick (2X) Plywood Deck**	**SF**	**538**	**10%**	**592**						
27			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	18	0%	18	0.000	$ -	$ -	$ -	$ -	$ -
28			Nails	EA	1332	0%	1332	0.000	$ -	$ -	$ -	$ -	$ -
29	S2.02	Sections/ S8.10, S8.11	Sub-Floor Adhesive	SF	538	10%	592	0.000	$ -	$ -	$ -	$ -	$ -
30			**1 1/8" Thick Plywood Floor Deck**	**SF**	**239**	**10%**	**263**						
31			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	8	0%	8	0.000	$ -	$ -	$ -	$ -	$ -
32			Nails	EA	592	0%	592	0.000	$ -	$ -	$ -	$ -	$ -
33			Sub-Floor Adhesive	SF	239	10%	263	0.000	$ -	$ -	$ -	$ -	$ -
34			**3/4" Thick Plywood Sheathing**	**SF**	**53**	**10%**	**58**						
35			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	2	0%	2	0.000	$ -	$ -	$ -	$ -	$ -
36			Nails	EA	131	0%	131	0.000	$ -	$ -	$ -	$ -	$ -
37			Sub-Floor Adhesive	SF	53	10%	58	0.000	$ -	$ -	$ -	$ -	$ -
			WOOD BLOCKING										
38			2x4 Wood Blocking @ 12'-0" Long	EA	12	0%	12	0.00	0.00	$ -	$ -	$ -	$ -
39			2x6 Wood Blocking @ 12'-0" Long	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
40			2x8 Wood Blocking @ 12'-0" Long	EA	5	0%	5	0.00	0.00	$ -	$ -	$ -	$ -
			CONNECTIONS										
41			Simpson H2.5A Hanger	EA	56	0%	56	0.00	0.00	$ -	$ -	$ -	$ -
42			5/8" Dia Thru Bolts	EA	14	0%	14	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD STAIRS										
43			3.5" Thick x 11.75" Wide x 4'-0" Long Stain Grade Wood Block Risers	EA	16	0%	16	0.00	0.00	$ -	$ -	$ -	$ -
44			2x12 Wood Blocking @10'-0" Long	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
45			5/8" Dia Thru Bolts	EA	18	0%	18	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD RAILING										
46			42" High Solid Hardwood Railing	LF	18	10%	20	0.00	0.00	$ -	$ -	$ -	$ -
			LEVEL-03										
			FLOOR FRAMING										
			WOOD POST										
47			5 1/4"x5 1/4" Wood Post Column @10'-0" High	EA	10	0%	10	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD BEAM										
48			1 3/4"x16" LVL Beam -14'-0" Long	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
49			1 3/4"x16" LVL Beam -22'-0" Long	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
50			1 3/4"x16" LVL Beam -25'-0" Long	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
51			1 3/4"x11 1/4" Wood Beam -8'-0" Long	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
52			1 3/4"x11 1/4" Wood Beam -10'-0" Long	EA	9	0%	9	0.00	0.00	$ -	$ -	$ -	$ -
53			1 3/4"x11 1/4" Wood Beam -22'-0" Long	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
54			2x12 Wood Beam -12'-0" Long	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
55			2x12 Wood Beam 14'-0" Long	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
56			2x12 Wood Beam -10'-0" Long	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD HEADER										
			2x10 Wood Header	**LF**	**27**								
57			2x10 Wood Header @ 10'-0" Long	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
			2x12 Wood Header	**LF**	**48**								
58			2x12 Wood Header @ 12'-0" Long	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
59			2x12 Wood Header @ 12'-0" Long	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD JOISTS										
60			2x6 Floor Joist @ 10'-0" Long	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
61			2x10 PT Floor Joist @ 8'-0" Long	EA	11	0%	11	0.00	0.00	$ -	$ -	$ -	$ -
62			2x12 Rim Joist @ 12'-0" Long	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -

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Date: 9-Jan-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
63			2x12 PT Floor Joists @ 18'-0" Long	EA	12	0%	12	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD TRUSSES										
			16" Deep Pre-Engineered Floor Trusses@24" OC.	**SF**	**1235**								
64			16" Deep Pre-Engineered Floor Truss @ 7'-0" Long	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
65			16" Deep Pre-Engineered Floor Truss @ 8'-0" Long	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
66			16" Deep Pre-Engineered Floor Truss @ 22'-0" Long	EA	26	0%	26	0.00	0.00	$ -	$ -	$ -	$ -
67			16" Deep Pre-Engineered Floor Truss @ 23'-0" Long	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
68	S2.03	Sections/ S8.10, S8.11	16" Deep Girder Truss @ 20'-0" Long	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
			14" Deep Pre-Engineered Floor Trusses@24" OC.	**SF**	**142**								
69			14" Deep Pre-Engineered Floor Truss @ 7'-0" Long	EA	11	0%	11	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD LEDGER										
70			2x8 P.T. Ledger Board @ 10'-0" Long	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
71			2x10 P.T. Ledger Board @ 10'-0" Long	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
			SHEATHING										
72			**1 1/2" Thick Open Web Deck**	**SF**	**406**	**10%**	**447**						
73			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	14	0%	14	0.000	$ -	$ -	$ -	$ -	$ -
74			Nails	EA	1005	0%	1005	0.000	$ -	$ -	$ -	$ -	$ -
75			Sub-Floor Adhesive	SF	406	10%	447	0.000	$ -	$ -	$ -	$ -	$ -
76			**1 1/8" Thick Plywood Floor Deck**	**SF**	**1271**	**10%**	**1398**						
77			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	44	0%	44	0.000	$ -	$ -	$ -	$ -	$ -
78			Nails	EA	3146	0%	3146	0.000	$ -	$ -	$ -	$ -	$ -
79			Sub-Floor Adhesive	SF	1271	10%	1398	0.000	$ -	$ -	$ -	$ -	$ -
80			**3/4" Thick Plywood Sheathing**	**SF**	**185**	**10%**	**204**						
81			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	6	0%	6	0.000	$ -	$ -	$ -	$ -	$ -
82			Nails	EA	458	0%	458	0.000	$ -	$ -	$ -	$ -	$ -
83			Sub-Floor Adhesive	SF	185	10%	204	0.000	$ -	$ -	$ -	$ -	$ -
			WOOD BLOCKING										
84			2x4 Wood Blocking @ 12'-0" Long	EA	10	10%	11	0.00	0.00	$ -	$ -	$ -	$ -
85			2x6 Wood Blocking @ 12'-0" Long	EA	4	10%	4	0.00	0.00	$ -	$ -	$ -	$ -
86			2x8 Wood Blocking @ 12'-0" Long	EA	5	10%	6	0.00	0.00	$ -	$ -	$ -	$ -
			CONNECTIONS										
87			Simpson H2.5A Hanger	EA	142	0%	142	0.00	0.00	$ -	$ -	$ -	$ -
88			5/8" Dia Thru Bolts	EA	22	0%	22	0.00	0.00	$ -	$ -	$ -	$ -
89			10d Nails	EA	50	0%	50	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD STAIRS										
90			3.5" Thick x 11.75" Wide x 4'-0" Long Stain Grade Wood Block Risers	EA	15	0%	15	0.00	0.00	$ -	$ -	$ -	$ -
91			2x12 Wood Blocking @10'-0" Long	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
92			5/8" Dia Thru Bolts	EA	18	0%	18	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD RAILING										
93			42" High Solid Hardwood Railing	LF	18	10%	20	0.00	0.00	$ -	$ -	$ -	$ -
			ROOF										
			ROOF FRAMING										
			WOOD BEAM										
94			1 3/4"x9 1/4" LVL Beam -12'-0" Long	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
95			1 3/4"x11 1/4" Wood Beam -10'-0" Long	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
96			1 3/4"x11 1/4" Wood Beam -10'-0" Long	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
97			1 3/4"x16" LVL Beam -22'-0" Long	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
98			2x10 Flush Wood Beam -8'-0" Long	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
99			2x12 Wood Beam -10'-0" Long	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD HEADER										
			2x6 Wood Header	**LF**	**12**								
100			2x6 Wood Header @ 8'-0" Long	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
101			2x6 Wood Header @ 12'-0" Long	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
			2x8 Wood Header	**LF**	**303**								
102			2x8 Wood Header @ 10'-0" Long	EA	20	0%	20	0.00	0.00	$ -	$ -	$ -	$ -
103			2x8 Wood Header @ 8'-0" Long	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
104			2x8 Wood Header @ 12'-0" Long	EA	7	0%	7	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD JOISTS										
105			2x10 Roof Joist @ 12'-0" Long	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
106			2x10 Roof Joist @ 10'-0" Long	EA	9	0%	9	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD TRUSSES										
			16" Deep Pre-Engineered Roof Trusses@24" OC.	**SF**	**1735**								
107			16" Deep Pre-Engineered Roof Truss @ 14'-0" Long	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
108			16" Deep Pre-Engineered Roof Truss @ 22'-0" Long	EA	38	0%	38	0.00	0.00	$ -	$ -	$ -	$ -
	S2.04	Sections/ S8.10, S8.11	**WOOD LEDGER**										
109			2x8 P.T. Ledger Board @ 10'-0" Long	EA	8	0%	8	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD SLEEPERS										
110			2x4 Ripped Sleepers @ 12'-0" Long	EA	105	0%	105	0.00	0.00	$ -	$ -	$ -	$ -
			SHEATHING										
111			**5/8" Plywood Roof Deck**	**SF**	**1739**	**10%**	**1913**						
112			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	60	0%	60	0.000	$ -	$ -	$ -	$ -	$ -
113			Nails	EA	4304	0%	4304	0.000	$ -	$ -	$ -	$ -	$ -
114			**1 1/8" Thick Plywood Roof Deck**	**SF**	**127**	**10%**	**140**						
115			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	4	0%	4	0.000	$ -	$ -	$ -	$ -	$ -
116			Nails	EA	314	0%	314	0.000	$ -	$ -	$ -	$ -	$ -
117			**3/4" Thick Plywood Sheathing**	**SF**	**1683**	**10%**	**1851**						
118			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	58	0%	58	0.000	$ -	$ -	$ -	$ -	$ -
119			Nails	EA	4165	0%	4165	0.000	$ -	$ -	$ -	$ -	$ -
			WOOD BLOCKING										
120			2x12 Wood Blocking @ 8'-0" Long	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
121			2x12 Wood Blocking @ 12'-0" Long	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
122			2x4 Wood Blocking @ 12'-0" Long	EA	20	0%	20	0.00	0.00	$ -	$ -	$ -	$ -
123			2x6 Wood Blocking @ 12'-0" Long	EA	7	0%	7	0.00	0.00	$ -	$ -	$ -	$ -
124			2x8 Wood Blocking @ 12'-0" Long	EA	5	0%	5	0.00	0.00	$ -	$ -	$ -	$ -
125			2x16 Wood Blocking @ 12'-0" Long	EA	7	0%	7	0.00	0.00	$ -	$ -	$ -	$ -
			CONNECTIONS										
126			Simpson H2.5A Hanger	EA	122	0%	122	0.00	0.00	$ -	$ -	$ -	$ -
			UPPER ROOF										
			WOOD BEAM										
127			2x8 Wood Beam -12'-0" Long	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
128			2x12 Flush Wood Beam -14'-0" Long	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
129			2x12 Flush Wood Beam -16'-0" Long	EA	8	0%	8	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD HEADER										
			2x6 Wood Header	**LF**	**10**								
130			2x6 Wood Header @ 10'-0" Long	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
			2x8 Wood Header	**LF**	**24**								
131			2x8 Wood Header @ 8'-0" Long	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD JOISTS										
132			2x12 Roof Joist @ 16'-0" Long	EA	8	0%	8	0.00	0.00	$ -	$ -	$ -	$ -
133			2x12 Rim Joist @ 12'-0" Long	EA	7	0%	7	0.00	0.00	$ -	$ -	$ -	$ -

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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
			SHEATHING										
134			**5/8" Plywood Roof Deck**	**SF**	**290**	**10%**	**319**						
135	**S2.05**	Sections/ S8.10, S8.11	Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	10	0%	10	0.000	$ -	$ -	$ -	$ -	$ -
136			Nails	EA	718	0%	718	0.000	$ -	$ -	$ -	$ -	$ -
137			**1/2" Thick Plywood Sheathing**	**SF**	**6**	**10%**	**7**						
138			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	0	0%	0	0.000	$ -	$ -	$ -	$ -	$ -
139			Nails	EA	15	0%	15	0.000	$ -	$ -	$ -	$ -	$ -
			WOOD BLOCKING										
140			2x12 Wood Blocking @ 12'-0" Long	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD SADDLE										
141			5" x 3" x 6 1/2" SP-1 Closed Wood Saddle	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
			WOOD TRELLIS										
142			Prefabricated Trellis **By Others**	SF	450	10%	495	0.00	0.00	$ -	$ -	$ -	$ -
			CONNECTIONS										
143			Simpson H2.5A Hanger	EA	30	0%	30	0.00	0.00	$ -	$ -	$ -	$ -
144			1/2" Dia Thru Bolts	EA	8	0%	8	0.00	0.00	$ -	$ -	$ -	$ -
			LEVEL-01										
			WALL FRAMING										
145			**2X6 WOOD STUD INTERIOR WALLS**	**LF**	**20**	**H**	**10**						
146			2 x 6 Wood Studs @ 16" O.C.	LF	160	10%	176	0.000	$ -	$ -	$ -	$ -	$ -
147			2 x 6 Wood Top Plate	LF	40	10%	44	0.000	$ -	$ -	$ -	$ -	$ -
148			2 x 6 P.T. Wood Sill Plate	LF	20	10%	22	0.000	$ -	$ -	$ -	$ -	$ -
149			**2X6 WOOD STUD EXTERIOR WALL**	**LF**	**8**	**H**	**10**						
150			1 Layer Of 1/2" Zip Board Sheathing On Exterior Side	SF	80	10%	88						
151	**A2.1**		1/2" Plywood Sheathing & Nails - Sheet Size: 4' x 8'	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
152			Nails	EA	216	0%	216						
153			Tapping	LF	48	10%	53						
154			2 x 6 Wood Stud @ 16" O.C.	LF	70	10%	77	0.00	0.00	$ -	$ -	$ -	$ -
155			2 x 6 Wood Top Plate	LF	16	10%	18	0.00	0.00	$ -	$ -	$ -	$ -
156			2 x 6 P.T. Sill Plate	LF	8	10%	9	0.00	0.00	$ -	$ -	$ -	$ -
157			Flashing	LF	16	10%	18	0.00	0.00	$ -	$ -	$ -	$ -
158			Sealant	LF	16	10%	18	0.00	0.00	$ -	$ -	$ -	$ -
			SHEARWALL										
			EXTERIOR SHEARWALL										
159			**CS-WSP: 15/32" APA Rated CDX Plywood Sheathing**	**SF**	**620**	**10%**	**682**						
160			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	21	0%	21	0.000	$ -	$ -	$ -	$ -	$ -
161			Edge Nailing: 8d @ 6" O.C	EA	125	0%	125	0.000	$ -	$ -	$ -	$ -	$ -
162			Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	250	0%	250	0.000	$ -	$ -	$ -	$ -	$ -
			INTERIOR SHEARWALL										
163			**SW6: 15/32" APA Rated CDX Plywood Sheathing**	**SF**	**640**	**10%**	**704**						
164			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	22	0%	22	0.000	$ -	$ -	$ -	$ -	$ -
165			Edge Nailing: 8d @ 6" O.C	EA	129	0%	129	0.000	$ -	$ -	$ -	$ -	$ -
166	**S2.01W**		Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	258	0%	258	0.000	$ -	$ -	$ -	$ -	$ -
			POST										
167			2x6 Post (Height: 10'-0")	EA	14	0%	14	0.00	0.00	$ -	$ -	$ -	$ -
			CONNECTIONS										
168			1/2" Dia x8" @ 48" O.C	EA	33	0%	33	0.00	0.00	$ -	$ -	$ -	$ -
			HOLDOWN										
169			HD-A: Simpson HDU-5 -5/8" Dia F1553 GR 35 Anchor Bolts W/12" Embed	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
170			HD-B: Simpson HDU-8 -7/8" Dia F1553 GR 35 Anchor Bolts W/12" Embed	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
			LEVEL-02										
			WALL FRAMING										
171			**2X4 WOOD STUD INTERIOR WALLS**	**LF**	**14**	**H**	**8**						
172			2 x 4 Wood Studs @ 16" O.C.	LF	86	0%	86	0.000	$ -	$ -	$ -	$ -	$ -
173			2 x 4 Wood Top Plate	LF	28	0%	28	0.000	$ -	$ -	$ -	$ -	$ -
174			2 x 4 P.T. Wood Sill Plate	LF	14	0%	14	0.000	$ -	$ -	$ -	$ -	$ -
175			**2X4 WOOD STUD INTERIOR WALLS**	**LF**	**119**	**H**	**10**						
176			2 x 4 Wood Studs @ 16" O.C.	LF	905	0%	905	0.000	$ -	$ -	$ -	$ -	$ -
177			2 x 4 Wood Top Plate	LF	238	0%	238	0.000	$ -	$ -	$ -	$ -	$ -
178			2 x 4 P.T. Wood Sill Plate	LF	119	0%	119	0.000	$ -	$ -	$ -	$ -	$ -
179			**2X6 WOOD STUD INTERIOR WALLS**	**LF**	**20**	**H**	**10**						
180	**A2.2**		2 x 6 Wood Studs @ 16" O.C.	LF	160	0%	160	0.000	$ -	$ -	$ -	$ -	$ -
181			2 x 6 Wood Top Plate	LF	40	0%	40	0.000	$ -	$ -	$ -	$ -	$ -
182			2 x 6 P.T. Wood Sill Plate	LF	20	0%	20	0.000	$ -	$ -	$ -	$ -	$ -
183			**2X6 WOOD STUD EXTERIOR WALL**	**LF**	**30**	**H**	**10**						
184			1 Layer Of 1/2" Zip Board On Exterior Side	SF	300	10%	330						
185			1/2" Plywood Sheathing & Nails - Sheet Size: 4' x 8'	EA	11	0%	11	0.00	0.00	$ -	$ -	$ -	$ -
186			Nails	EA	792	0%	792						
187			Tapping	LF	160	10%	176						
188			2 x 6 Wood Stud @ 16" O.C.	LF	236	10%	259	0.00	0.00	$ -	$ -	$ -	$ -
189			2 x 6 Wood Top Plate	LF	60	10%	66	0.00	0.00	$ -	$ -	$ -	$ -
190			2 x 6 P.T. Sill Plate	LF	30	10%	33	0.00	0.00	$ -	$ -	$ -	$ -
191			Flashing	LF	60	10%	66	0.00	0.00	$ -	$ -	$ -	$ -
			SHEARWALL										
			EXTERIOR SHEARWALL										
192			**CS-WSP: 15/32" APA Rated CDX Plywood Sheathing**	**SF**	**740**	**10%**	**814**						
193			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	25	0%	25	0.000	$ -	$ -	$ -	$ -	$ -
194			Edge Nailing: 8d @ 6" O.C	EA	149	0%	149	0.000	$ -	$ -	$ -	$ -	$ -
195			Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	298	0%	298	0.000	$ -	$ -	$ -	$ -	$ -
			INTERIOR SHEARWALL										
196			**SW6: 15/32" APA Rated CDX Plywood Sheathing**	**SF**	**350**	**10%**	**385**						
197			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	12	0%	12	0.000	$ -	$ -	$ -	$ -	$ -
198			Edge Nailing: 8d @ 6" O.C	EA	71	0%	71	0.000	$ -	$ -	$ -	$ -	$ -
199			Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	142	0%	142	0.000	$ -	$ -	$ -	$ -	$ -
200			**GW4: 1/2" Gypsum Board Both Side**	**SF**	**220**	**10%**	**242**						
201	**S2.02W**		GB Board & Nails Sheet Size: 4'-0" x 8'-0"	EA	8	0%	8	0.000	$ -	$ -	$ -	$ -	$ -
202			Edge Nailing: 8d @ 6" O.C	EA	45	0%	45	0.000	$ -	$ -	$ -	$ -	$ -
203			Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	90	0%	90	0.000	$ -	$ -	$ -	$ -	$ -
			POST										
204			2x6 Post (Height: 10'-0")	EA	46	0%	46	0.00	0.00	$ -	$ -	$ -	$ -
			CONNECTIONS										
205			1/2" Dia x8" @ 48" O.C	EA	34	0%	34	0.00	0.00	$ -	$ -	$ -	$ -
			HOLDOWN										
206			HD-A: Simpson HDU-5 -5/8" Dia F1553 GR 35 Anchor Bolts W/12" Embed	EA	8	0%	8	0.00	0.00	$ -	$ -	$ -	$ -
207			HD-C: Simpson LSTA36 -18Ga 1-1/4" x 36" Strap	EA	15	0%	15	0.00	0.00	$ -	$ -	$ -	$ -
			LEVEL-03										
			WALL FRAMING										
208			**2X4 WOOD STUD INTERIOR WALLS**	**LF**	**166**	**H**	**10**						
209			2 x 4 Wood Studs @ 16" O.C.	LF	1258	10%	1384	0.000	$ -	$ -	$ -	$ -	$ -
210			2 x 4 Wood Top Plate	LF	332	10%	365	0.000	$ -	$ -	$ -	$ -	$ -
211			2 x 4 P.T. Wood Sill Plate	LF	166	10%	183	0.000	$ -	$ -	$ -	$ -	$ -
212			**2X6 WOOD STUD INTERIOR WALLS**	**LF**	**20**	**H**	**10**						
213			2 x 6 Wood Studs @ 16" O.C.	LF	160	10%	176	0.000	$ -	$ -	$ -	$ -	$ -
214			2 x 6 Wood Top Plate	LF	40	10%	44	0.000	$ -	$ -	$ -	$ -	$ -
215			2 x 6 P.T. Wood Sill Plate	LF	20	10%	22	0.000	$ -	$ -	$ -	$ -	$ -

Phone: +1 469-638-3585

DETAILED BREAKDOWN OF ITEMS

Prepared for: Island Way Renovation, 3801 Island Way Austin, Texas 78746
Project ID: 9012026
Scope: Lumber

LUMBER ESTIMATOR
+1 469-638-3585

Date: 9-Jan-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
216			**2X6 WOOD STUD EXTERIOR WALL**	**LF**	**3**	**H**	**10**						
217			2 x 6 Wood Stud @ 16" O.C.	LF	33	10%	36	0.00	0.00	$ -	$ -	$ -	$ -
218	A2.3		2 x 6 Wood Top Plate	LF	6	10%	7	0.00	0.00	$ -	$ -	$ -	$ -
219			2 x 6 P.T. Sill Plate	LF	3	10%	3	0.00	0.00	$ -	$ -	$ -	$ -
220			**2X6 WOOD STUD EXTERIOR WALL**	**LF**	**71**	**H**	**10**						
221			1 Layer Of 1/2" Zip Board Sheathing On Exterior Side	SF	710	10%	781						
222			1/2" Plywood Sheathing & Nails - Sheet Size: 4' x 8'	EA	25	0%	25	0.00	0.00	$ -	$ -	$ -	$ -
223			Nails	EA	1800	0%	1800						
224			Tapping	LF	368	10%	405						
225			2 x 6 Wood Stud @ 16" O.C.	LF	544	10%	598	0.00	0.00	$ -	$ -	$ -	$ -
226			2 x 6 Wood Top Plate	LF	142	10%	156	0.00	0.00	$ -	$ -	$ -	$ -
227			2 x 6 P.T. Sill Plate	LF	71	10%	78	0.00	0.00	$ -	$ -	$ -	$ -
228			Flashing	LF	142	10%	156	0.00	0.00	$ -	$ -	$ -	$ -
229			Sealant	LF	142	10%	156	0.00	0.00	$ -	$ -	$ -	$ -
			SHEARWALL										
			EXTERIOR SHEARWALL										
230			**CS-WSP: 15/32" APA Rated CDX Plywood Sheathing**	**SF**	**530**	**10%**	**583**						
231			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	18	0%	18	0.000	$ -	$ -	$ -	$ -	$ -
232			Edge Nailing: 8d @ 6" O.C	EA	107	0%	107	0.000	$ -	$ -	$ -	$ -	$ -
233			Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	214	0%	214	0.000	$ -	$ -	$ -	$ -	$ -
			INTERIOR SHEARWALL										
234			**SW6: 15/32" APA Rated CDX Plywood Sheathing**	**SF**	**180**	**10%**	**198**						
235			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	6	0%	6	0.000	$ -	$ -	$ -	$ -	$ -
236			Edge Nailing: 8d @ 6" O.C	EA	37	0%	37	0.000	$ -	$ -	$ -	$ -	$ -
237			Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	74	0%	74	0.000	$ -	$ -	$ -	$ -	$ -
238	S2.03W		**GW4: 1/2" Gypsum Board Both Side**	**SF**	**240**	**10%**	**264**						
239			GB Board & Nails Sheet Size: 4'-0" x 8'-0"	EA	8	0%	8	0.000	$ -	$ -	$ -	$ -	$ -
240			Edge Nailing: 8d @ 6" O.C	EA	49	0%	49	0.000	$ -	$ -	$ -	$ -	$ -
241			Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	98	0%	98	0.000	$ -	$ -	$ -	$ -	$ -
			POST										
242			2x6 Post (Height: 10'-0")	EA	44	0%	44	0.00	0.00	$ -	$ -	$ -	$ -
			CONNECTIONS										
243			1/2" Dia x8" @ 48" O.C	EA	25	0%	25	0.00	0.00	$ -	$ -	$ -	$ -
			HOLDOWN										
244			HD-C: Simpson LSTA36 -18Ga 1-1/4" x 36" Strap	EA	22	0%	22	0.00	0.00	$ -	$ -	$ -	$ -
			ROOF										
			WALL FRAMING										
245			**2X4 WOOD STUD INTERIOR WALLS**	**LF**	**11**	**H**	**10**						
246			2 x 4 Wood Studs @ 16" O.C.	LF	93	0%	93	0.000	$ -	$ -	$ -	$ -	$ -
247			2 x 4 Wood Top Plate	LF	22	0%	22	0.000	$ -	$ -	$ -	$ -	$ -
248			2 x 4 P.T. Wood Sill Plate	LF	11	0%	11	0.000	$ -	$ -	$ -	$ -	$ -
249			**2X6 WOOD STUD INTERIOR WALLS**	**LF**	**20**	**H**	**10**						
250			2 x 6 Wood Studs @ 16" O.C.	LF	160	0%	160	0.000	$ -	$ -	$ -	$ -	$ -
251			2 x 6 Wood Top Plate	LF	40	0%	40	0.000	$ -	$ -	$ -	$ -	$ -
252			2 x 6 P.T. Wood Sill Plate	LF	20	0%	20	0.000	$ -	$ -	$ -	$ -	$ -
253			**2X6 WOOD STUD PARAPET WALL**	**LF**	**23**	**H**	**2**						
254			1 Layer Of 1/2" Zip Board Sheathing On Both Side	SF	69	10%	76						
255			1/2" Plywood Sheathing & Nails - Sheet Size: 4' x 8'	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
256			Nails	EA	216	0%	216						
257			Tapping	LF	48	10%	53						
258			2 x 6 Wood Stud @ 16" O.C.	LF	27	10%	30	0.00	0.00	$ -	$ -	$ -	$ -
259			2 x 6 Wood Top Plate	LF	46	10%	51	0.00	0.00	$ -	$ -	$ -	$ -
260			2 x 6 P.T. Sill Plate	LF	23	10%	25	0.00	0.00	$ -	$ -	$ -	$ -
261			Flashing	LF	46	10%	51	0.00	0.00	$ -	$ -	$ -	$ -
262			Sealant	LF	92	10%	101	0.00	0.00	$ -	$ -	$ -	$ -
	A2.4												
263			**2X6 WOOD STUD PARAPET WALL**	**LF**	**156**	**H**	**4**						
264			1 Layer Of 1/2" Zip Board Sheathing On Both Side	SF	1248	10%	1373						
265			1/2" Plywood Sheathing & Nails - Sheet Size: 4' x 8'	EA	43	0%	43	0.00	0.00	$ -	$ -	$ -	$ -
266			Nails	EA	3096	0%	3096						
267			Tapping	LF	624	10%	686						
268			2 x 6 Wood Stud @ 16" O.C.	LF	473	10%	520	0.00	0.00	$ -	$ -	$ -	$ -
269			2 x 6 Wood Top Plate	LF	312	10%	343	0.00	0.00	$ -	$ -	$ -	$ -
270			2 x 6 P.T. Sill Plate	LF	156	10%	172	0.00	0.00	$ -	$ -	$ -	$ -
271			Flashing	LF	312	10%	343	0.00	0.00	$ -	$ -	$ -	$ -
272			Sealant	LF	624	10%	686	0.00	0.00	$ -	$ -	$ -	$ -
273			**2X6 WOOD STUD EXTERIOR WALL**	**LF**	**11**	**H**	**10**						
274			1 Layer Of 1/2" Zip Board Sheathing On Exterior Side	SF	110	10%	121						
275			1/2" Plywood Sheathing & Nails - Sheet Size: 4' x 8'	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
276			Nails	EA	288	0%	288						
277			Tapping	LF	16	10%	18						
278			2 x 6 Wood Stud @ 16" O.C.	LF	93	10%	102	0.00	0.00	$ -	$ -	$ -	$ -
279			2 x 6 Wood Top Plate	LF	22	10%	24	0.00	0.00	$ -	$ -	$ -	$ -
280			2 x 6 P.T. Sill Plate	LF	11	10%	12	0.00	0.00	$ -	$ -	$ -	$ -
281			Flashing	LF	22	10%	24	0.00	0.00	$ -	$ -	$ -	$ -
282			Sealant	LF	22	10%	24	0.00	0.00	$ -	$ -	$ -	$ -
			SHEARWALL										
			EXTERIOR SHEARWALL										
283			**CS-WSP: 15/32" APA Rated CDX Plywood Sheathing**	**SF**	**120**	**10%**	**132**						
284			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	4	0%	4	0.000	$ -	$ -	$ -	$ -	$ -
285			Edge Nailing: 8d @ 6" O.C	EA	25	0%	25	0.000	$ -	$ -	$ -	$ -	$ -
286			Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	50	0%	50	0.000	$ -	$ -	$ -	$ -	$ -
			INTERIOR SHEARWALL										
287			**SW6: 15/32" APA Rated CDX Plywood Sheathing**	**SF**	**250**	**10%**	**275**						
288			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	9	0%	9	0.000	$ -	$ -	$ -	$ -	$ -
289	S2.03W		Edge Nailing: 8d @ 6" O.C	EA	51	0%	51	0.000	$ -	$ -	$ -	$ -	$ -
290			Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	102	0%	102	0.000	$ -	$ -	$ -	$ -	$ -
			POST										
291			2x6 Post (Height: 10'-0")	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
			CONNECTIONS										
292			1/2" Dia x8" @ 48" O.C	EA	10	0%	10	0.00	0.00	$ -	$ -	$ -	$ -
			HOLDOWN										
293			HD-C: Simpson LSTA36 -18Ga 1-1/4" x 36" Strap	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
												SUBTOTAL	$ -

	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.

Phone: +1 469-638-3585

MATERIAL LIST

Prepared for: Island Way Renovation, 3801 Island Way Austin, Texas 78746
Project ID: 9012026
Scope: Lumber

LUMBER ESTIMATOR
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Date: 9-Jan-26

SR #	DESCRIPTION	UNIT	QUANTITY
	WOOD & COMPOSITES		
	ROUGH CARPENTARY		
	LEVEL-01		
	FLOOR FRAMING		
	WOOD STAIRS		
1	3.5" Thick x 11.75" Wide x 4'-0" Long Stain Grade Wood Block Risers	EA	17
2	2x12 Wood Blocking @10'-0" Long	EA	2
3	5/8" dia Thru Bolts	EA	18
	WOOD RAILING		
4	42" High Solid Hardwood Railing	LF	18
	SHEATHING		
5	3/4" Thick Plywood Sheathing Sheet Size: 4'-0" x 8'-0"	EA	1
6	Nails	EA	99
7	Sub-Floor Adhesive	Gallon	1
	LEVEL-02		
	FLOOR FRAMING		
	WOOD BEAM		
8	1 3/4"x9 1/4" Wood Beam -10'-0" Long	EA	5
9	1 3/4"x9 1/4" Wood Beam -10'-0" Long	EA	2
10	1 3/4"x11 1/4" Wood Beam -12'-0" Long	EA	1
11	1 3/4"x16" LVL Beam -22'-0" Long	EA	5
12	1 3/4"x18" LVL Beam -22'-0" Long	EA	6
	WOOD HEADER		
13	2x10 Wood Header @ 10'-0" Long	EA	1
	WOOD JOISTS		
14	2x8 Floor Joists @ 10'-0" Long	EA	11
15	2x8 Floor Joists @ 16'-0" Long	EA	11
	WOOD TRUSSES		
16	16" Deep Pre-Engineered Floor Truss @ 14'-0" Long	EA	3

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LUMBER ESTIMATOR
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Date: 9-Jan-26

SR #	DESCRIPTION	UNIT	QUANTITY
17	16" Deep Pre-Engineered Floor Truss @ 22'-0" Long	EA	3
	SHEATHING		
18	1 1/2" Thick (2X) Plywood Deck Sheet Size: 4'-0" x 8'-0"	EA	18
19	Nails	EA	1332
20	Sub-Floor Adhesive	Gallon	12
21	1 1/8" Thick Plywood Floor Deck Sheet Size: 4'-0" x 8'-0"	EA	8
22	Nails	EA	592
23	Sub-Floor Adhesive	Gallon	6
24	3/4" Thick Plywood Sheathing Sheet Size: 4'-0" x 8'-0"	EA	2
25	Nails	EA	131
26	Sub-Floor Adhesive	Gallon	6
	WOOD BLOCKING		
27	2x4 Wood Blocking @ 12'-0" Long	EA	12
28	2x6 Wood Blocking @ 12'-0" Long	EA	4
29	2x8 Wood Blocking @ 12'-0" Long	EA	5
	CONNECTIONS		
30	Simpson H2.5A Hanger	EA	56
31	5/8" dia Thru Bolts	EA	14
	WOOD STAIRS		
32	3.5" Thick x 11.75" Wide x 4'-0" Long Stain Grade Wood Block Risers	EA	16
33	2x12 Wood Blocking @10'-0" Long	EA	2
34	5/8" dia Thru Bolts	EA	18
	WOOD RAILING		
35	42" High Solid Hardwood Railing	LF	18
	LEVEL-03		
	FLOOR FRAMING		
	WOOD POST		
36	5 1/4"x5 1/4" Wood Post Column @10'-0" High	EA	10
	WOOD BEAM		
37	1 3/4"x16" LVL Beam -14'-0" Long	EA	3
38	1 3/4"x16" LVL Beam -22'-0" Long	EA	6
39	1 3/4"x16" LVL Beam -25'-0" Long	EA	3
40	1 3/4"x11 1/4" Wood Beam -8'-0" Long	EA	6
41	1 3/4"x11 1/4" Wood Beam -10'-0" Long	EA	9
42	1 3/4"x11 1/4" Wood Beam -22'-0" Long	EA	3

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SR #	DESCRIPTION	UNIT	QUANTITY
43	2x12 Wood Beam -12'-0" Long	EA	2
44	2x12 Wood Beam 14'-0" Long	EA	1
45	2x12 Wood Beam -10'-0" Long	EA	3
	WOOD HEADER		
46	2x10 Wood Header @ 10'-0" Long	EA	3
47	2x12 Wood Header @ 12'-0" Long	EA	1
48	2x12 Wood Header @ 12'-0" Long	EA	3
	WOOD JOISTS		
49	2x6 Floor Joist @ 5'-0" Long	EA	6
50	2x10 PT Floor Joist @ 8'-0" Long	EA	11
51	2x12 Rim Joist @ 11'-0" Long	EA	2
52	2x12 PT Floor Joists @ 17'-0" Long	EA	12
	WOOD TRUSSES		
53	16" Deep Pre-Engineered Floor Truss @ 7'-0" Long	EA	2
54	16" Deep Pre-Engineered Floor Truss @ 8'-0" Long	EA	2
55	16" Deep Pre-Engineered Floor Truss @ 22'-0" Long	EA	26
56	16" Deep Pre-Engineered Floor Truss @ 23'-0" Long	EA	1
57	16" Deep Girder Truss @ 20'-0" Long	EA	1
58	14" Deep Pre-Engineered Floor Truss @ 7'-0" Long	EA	11
	WOOD LEDGER		
59	2x8 P.T. Ledger Board @ 10'-0" Long	EA	3
60	2x10 P.T. Ledger Board @ 10'-0" Long	EA	3
	SHEATHING		
61	1 1/2" Thick Open Web Deck Sheet Size: 4'-0" x 8'-0"	EA	14
62	Nails	EA	1005
63	Sub-Floor Adhesive	Gallon	9
64	1 1/8" Thick Plywood Floor Deck Sheet Size: 4'-0" x 8'-0"	EA	44
65	Nails	EA	3146
66	Sub-Floor Adhesive	Gallon	28
67	3/4" Thick Plywood Sheathing Sheet Size: 4'-0" x 8'-0"	EA	6
68	Nails	EA	458
69	Sub-Floor Adhesive	Gallon	5
	WOOD BLOCKING		
70	2x4 Wood Blocking @ 12'-0" Long	EA	10
71	2x6 Wood Blocking @ 12'-0" Long	EA	4
72	2x8 Wood Blocking @ 12'-0" Long	EA	5

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	CONNECTIONS		
73	Simpson H2.5A Hanger	EA	142
74	5/8" dia Thru Bolts	EA	22
75	10d Nails	EA	50
	WOOD STAIRS		
76	3.5" Thick x 11.75" Wide x 4'-0" Long Stain Grade Wood Block Risers	EA	15
77	2x12 Wood Blocking @10'-0" Long	EA	2
78	5/8" dia Thru Bolts	EA	18
	WOOD RAILING		
79	42" High Solid Hardwood Railing	LF	18
	ROOF		
	ROOF FRAMING		
	WOOD BEAM		
80	1 3/4"x9 1/4" LVL Beam -12'-0" Long	EA	1
81	1 3/4"x11 1/4" Wood Beam -10'-0" Long	EA	4
82	1 3/4"x11 1/4" Wood Beam -10'-0" Long	EA	2
83	1 3/4"x16" LVL Beam -22'-0" Long	EA	3
84	2x10 Flush Wood Beam -8'-0" Long	EA	2
85	2x12 Wood Beam -10'-0" Long	EA	2
	WOOD HEADER		
86	2x6 Wood Header @ 8'-0" Long	EA	1
87	2x6 Wood Header @ 12'-0" Long	EA	1
88	2x8 Wood Header @ 10'-0" Long	EA	20
89	2x8 Wood Header @ 8'-0" Long	EA	2
90	2x8 Wood Header @ 12'-0" Long	EA	7
	WOOD JOISTS		
91	2x10 Roof Joist @ 12'-0" Long	EA	1
92	2x10 Roof Joist @ 10'-0" Long	EA	9
	WOOD TRUSSES		
93	16" Deep Pre-Engineered Roof Truss @ 14'-0" Long	EA	2
94	16" Deep Pre-Engineered Roof Truss @ 22'-0" Long	EA	38
	WOOD LEDGER		
95	2x8 P.T. Ledger Board @ 10'-0" Long	EA	8
	WOOD SLEEPERS		
96	2x4 Ripped Sleeeprs @ 12'-0" Long	EA	105
	SHEATHING		

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SR #	DESCRIPTION	UNIT	QUANTITY
97	5/8" Plywood Roof Deck Sheet Size: 4'-0" x 8'-0"	EA	60
98	Nails	EA	4304
99	1 1/8" Thick Plywood Roof Deck Sheet Size: 4'-0" x 8'-0"	EA	4
100	Nails	EA	314
101	3/4" Thick Plywood Sheathing Sheet Size: 4'-0" x 8'-0"	EA	58
102	Nails	EA	4165
	WOOD BLOCKING		
103	2x12 Wood Blocking @ 8'-0" Long	EA	1
104	2x12 Wood Blocking @ 12'-0" Long	EA	4
105	2x4 Wood Blocking @ 12'-0" Long	EA	20
106	2x6 Wood Blocking @ 12'-0" Long	EA	7
107	2x8 Wood Blocking @ 12'-0" Long	EA	5
108	2x16 Wood Blocking @ 12'-0" Long	EA	7
	CONNECTIONS		
109	Simpson H2.5A Hanger	EA	122
	UPPER ROOF		
	WOOD BEAM		
110	2x8 Wood Beam -12'-0" Long	EA	1
111	2x12 Flush Wood Beam -14'-0" Long	EA	2
112	2x12 Flush Wood Beam -16'-0" Long	EA	8
	WOOD HEADER		
113	2x6 Wood Header @ 10'-0" Long	EA	1
114	2x8 Wood Header @ 8'-0" Long	EA	3
	WOOD JOISTS		
115	2x12 Roof Joist @ 16'-0" Long	EA	8
116	2x12 Rim Joist @ 12'-0" Long	EA	7
	SHEATHING		
117	5/8" Plywood Roof Deck Sheet Size: 4'-0" x 8'-0"	EA	10
118	Nails	EA	718
119	1/2" Thick Plywood Sheathing Sheet Size: 4'-0" x 8'-0"	EA	1
120	Nails	EA	72
	WOOD BLOCKING		
121	2x12 Wood Blocking @ 12'-0" Long	EA	3
	WOOD SADDLE		
122	5" x 3" x 6 1/2" SP-1 Closed Wood Saddle	EA	4

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SR #	DESCRIPTION	UNIT	QUANTITY
	WOOD TRELLIS		
123	Prefabricated Trellis By Others	SF	450
	CONNECTIONS		
124	Simpson H2.5A Hanger	EA	30
125	1/2" dia Thru Bolts	EA	8
	LEVEL-01		
	SHEARWALL		
	WOOD POST		
126	2x6 Wood Post (10'-0" H)	EA	14
	CONNECTIONS		
127	1/2" Dia x8" @ 48" O.C	EA	33
	HOLDOWN		
128	HD-A: Simpson HDU-5 -5/8" Dia F1553 GR 35 Anchor Bolts W/12" Embed	EA	4
129	HD-B: Simpson HDU-8 -7/8" Dia F1553 GR 35 Anchor Bolts W/12" Embed	EA	2
	SHEATHING		
130	**CS-WSP**: 15/32" APA Rated CDX Plywood Sheathing Sheet Size: 4'-0" x 8'-0"	EA	21
131	Edge Nailing: 8d @ 6" O.C	EA	125
132	Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	250
133	**SW6:** 15/32" APA Rated CDX Plywood Sheathing Sheet Size: 4'-0" x 8'-0"	EA	22
134	Edge Nailing: 8d @ 6" O.C	EA	129
135	Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	258
	WALL FRAMING		
	SHEATHING		
136	1/2" Zip Board Sheathing & Nails - Sheet Size: 4' x 8'	EA	3
	TAPPING		
137	Tapping - Roll = 150 LF	ROLLS	0.35
	FLASHING		
138	Flashing @ 10'-0" LF	EA	2
	STUDS		
139	2x6 Wood Stud @ 10'-0" LF	EA	22
140	2x6 Wood Stud Top Plate - EA = 16 LF	EA	4
141	2x6 Wood Stud PT Bottom Plate - EA = 16 LF	EA	2
	LEVEL-02		
	SHEARWALL		

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SR #	DESCRIPTION	UNIT	QUANTITY
	WOOD POST		
142	2x6 Wood Post (10'-0" H)	EA	46
	CONNECTIONS		
143	1/2" Dia x8" @ 48" O.C	EA	34
	HOLDOWN		
144	HD-A: Simpson HDU-5 -5/8" Dia F1553 GR 35 Anchor Bolts W/12" Embed	EA	8
145	HD-C: Simpson LSTA36 -18Ga 1-1/4" x 36" Strap	EA	15
	SHEATHING		
146	**CS-WSP**: 15/32" APA Rated CDX Plywood Sheathing Sheet Size: 4'-0" x 8'-0"	EA	25
147	Edge Nailing: 8d @ 6" O.C	EA	149
148	Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	298
149	**SW6:** 15/32" APA Rated CDX Plywood Sheathing Sheet Size: 4'-0" x 8'-0"	EA	12
150	Edge Nailing: 8d @ 6" O.C	EA	71
151	Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	142
152	**GW4:** 1/2" Gypsum Board Sheet Size: 4'-0" x 8'-0"	EA	8
153	Edge Nailing: 8d @ 6" O.C	EA	45
154	Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	90
	WALL FRAMING		
	SHEATHING		
155	1/2" Zip Board Sheathing & Nails - Sheet Size: 4' x 8'	EA	11
	TAPPING		
156	Tapping - Roll = 150 LF	ROLLS	1.17
	FLASHING		
157	Flashing @ 10'-0" LF	EA	7
	STUDS		
158	2x4 Wood Stud @ 8'-0" LF	EA	12
159	2x4 Wood Stud @ 10'-0" LF	EA	90
160	2x6 Wood Stud @ 10'-0" LF	EA	39
161	2x4 Wood Stud Top Plate - EA = 16 LF	EA	18
162	2x4 Wood Stud PT Bottom Plate - EA = 16 LF	EA	9
163	2x6 Wood Stud Top Plate - EA = 16 LF	EA	7
164	2x6 Wood Stud PT Bottom Plate - EA = 16 LF	EA	4
	LEVEL-03		
	SHEARWALL		
	WOOD POST		

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SR #	DESCRIPTION	UNIT	QUANTITY
165	2x6 Wood Post (10'-0" H)	EA	44
	CONNECTIONS		
166	1/2" Dia x8" @ 48" O.C	EA	25
	HOLDOWN		
167	HD-C: Simpson LSTA36 -18Ga 1-1/4" x 36" Strap	EA	22
	SHEATHING		
168	**CS-WSP**: 15/32" APA Rated CDX Plywood Sheathing Sheet Size: 4'-0" x 8'-0"	EA	18
169	Edge Nailing: 8d @ 6" O.C	EA	107
170	Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	214
171	**SW6:** 15/32" APA Rated CDX Plywood Sheathing Sheet Size: 4'-0" x 8'-0"	EA	6
172	Edge Nailing: 8d @ 6" O.C	EA	37
173	Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	74
174	**GW4:** 1/2" Gypsum Board Sheet Size: 4'-0" x 8'-0"	EA	8
175	Edge Nailing: 8d @ 6" O.C	EA	49
176	Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	98
	WALL FRAMING		
	SHEATHING		
177	1/2" Zip Board Sheathing & Nails - Sheet Size: 4' x 8'	EA	25
	TAPPING		
178	Tapping - Roll = 150 LF	ROLLS	2.70
	FLASHING		
179	Flashing @ 10'-0" LF	EA	16
	STUDS		
180	2x4 Wood Stud @ 10'-0" LF	EA	138
181	2x6 Wood Stud @ 10'-0" LF	EA	79
182	2x4 Wood Stud Top Plate - EA = 16 LF	EA	25
183	2x4 Wood Stud PT Bottom Plate - EA = 16 LF	EA	13
184	2x6 Wood Stud Top Plate - EA = 16 LF	EA	14
185	2x6 Wood Stud PT Bottom Plate - EA = 16 LF	EA	8
	ROOF DECK LEVEL		
	SHEARWALL		
	WOOD POST		
186	2x6 Wood Post (10'-0" H)	EA	6
	CONNECTIONS		

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SR #	DESCRIPTION	UNIT	QUANTITY
187	1/2" Dia x8" @ 48" O.C	EA	10
	HOLDOWN		
188	HD-C: Simpson LSTA36 -18Ga 1-1/4" x 36" Strap	EA	3
	SHEATHING		
189	**CS-WSP**: 15/32" APA Rated CDX Plywood Sheathing Sheet Size: 4'-0" x 8'-0"	EA	4
190	Edge Nailing: 8d @ 6" O.C	EA	25
191	Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	50
192	**SW6:** 15/32" APA Rated CDX Plywood Sheathing Sheet Size: 4'-0" x 8'-0"	EA	9
193	Edge Nailing: 8d @ 6" O.C	EA	51
194	Bottom Plate Nailing: (2)-16d @ 6" O.C	EA	102
	WALL FRAMING		
	SHEATHING		
195	1/2" Zip Board Sheathing & Nails - Sheet Size: 4' x 8'	EA	50
	TAPPING		
196	Tapping - Roll = 150 LF	ROLLS	5.05
	FLASHING		
197	Flashing @ 10'-0" LF	EA	42
	STUDS		
198	2x4 Wood Stud @ 10'-0" LF	EA	9
199	2x6 Wood Stud @ 10'-0" LF	EA	24
200	2x6 Wood Stud @ 2'-0" LF	EA	18
201	2x6 Wood Stud @ 4'-0" LF	EA	118
202	2x4 Wood Stud Top Plate - EA = 16 LF	EA	2
203	2x4 Wood Stud PT Bottom Plate - EA = 16 LF	EA	1
204	2x6 Wood Stud Top Plate - EA = 16 LF	EA	29
205	2x6 Wood Stud PT Bottom Plate - EA = 16 LF	EA	15