

GENERAL SUMMARY

Prepared for: Johnson Residence 10560 Johnson Avenue Cupertino, CA 95014
Project ID: 11092025
Scope: Lumber
No. Of Floors: 2
Date: 11-Sep-25



BUILDING GSF		3020		
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)	
1000	General Requirements	\$ -	\$ -	
6000	Wood, Plastics & Composites	\$ -	\$ -	
TOTAL TRADE COST		\$ -	\$ -	
OVERHEAD AND PROFIT		15%	\$ -	\$ -
INSURANCE		0%	\$ -	\$ -
CONTINGENCY		0%	\$ -	\$ -
TAX		0%	\$ -	\$ -
SUGGESTED BID		\$ -	\$ -	

General Requirements

☐ General Requirements



LUMBER

ESTIMATOR

DETAILED BREAKDOWN OF ITEMS													
Prepared for: Johnson Residence 10560 Johnson Avenue Cupertino, CA 95014													
Project ID: 11092025													
Scope: Lumber													
Date: 11-Sep-25													
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MAN/HR	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													
WOOD FRAMING													
FIRST FLOOR													
FLOOR JOISTS													
			11 7/8" TJI 230 Series Floor Joists @ 16" O.C	LF	824								
8			11 7/8" TJI 230 Series Floor Joists @ 10'-0" L.	EA	19	0%	19	0.00	0.00	\$ -	\$ -	\$ -	\$ -
9			11 7/8" TJI 230 Series Floor Joists @ 12'-0" L.	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -
10			11 7/8" TJI 230 Series Floor Joists @ 14'-0" L.	EA	19	0%	19	0.00	0.00	\$ -	\$ -	\$ -	\$ -
11			11 7/8" TJI 230 Series Floor Joists @ 16'-0" L.	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
12			11 7/8" TJI 230 Series Floor Joists @ 24'-0" L.	EA	10	0%	10	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			11 7/8" TJI 360 Series Floor Joists @ 16" O.C	LF	162								
13			11 7/8" TJI 360 Series Floor Joists @ 18'-0" L.	EA	9	0%	9	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			11 7/8" TJI 560 Series Floor Joists @ 16" O.C	LF	488								
14			11 7/8" TJI 560 Series Floor Joists @ 12'-0" L.	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -
15			11 7/8" TJI 560 Series Floor Joists @ 20'-0" L.	EA	22	0%	22	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			SIMPSON HANGER										
16			Simpson IUS2.37/11.88 Joist Hanger	EA	272	0%	272	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			RIM BOARD										
			1 1/4" Timber Stand LSL Rim Board										
17			1 1/4" Timber Stand LSL Rim Board @ 16'-0" L.	EA	18	0%	18	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			WOOD BLOCKING										
			3x8 P.T. Wood Plate Ripped On Inside Edge For Width										
18			3x8 P.T. Wood Plate @ 16'-0" L.	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x4 Wood Blocking 2'-0" Long @ 48" O.C										
19			2x4 Wood Blocking @ 2'-0" Long	EA	7	0%	7	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			WOOD PLATE										
			2x6 Wood Plate @ Top Of Concrete Stem Wall										
20			2x6 Wood Plate @ 16'-0" L.	EA	13	0%	13	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			WOOD BEAM										
			3 1/2"x11 1/4" Versulam 3100, 2.0e Wood Beam										
21			3 1/2"x11 1/4" Wood Beam @ 6'-0" L.	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
22			3 1/2"x11 1/4" Wood Beam @ 8'-0" L.	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -
23			3 1/2"x11 1/4" Wood Beam @ 10'-0" L.	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
24			3 1/2"x11 1/4" Wood Beam @ 12'-0" L.	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			WOOD HEADER										
			2x6 Wood Header										
25			2x6 Wood Header @ 4'-0" L.	EA	6	0%	6	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			(2) 2x6 Wood Header										
26			2x6 Wood Header @ 8'-0" L.	EA	14	0%	14	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			(2) 2x6 Wood Header										
27			2x6 Wood Header @ 10'-0" L.	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			(2) 2x6 Wood Header										
28			2x6 Wood Header @ 18'-0" L.	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			HOLDOWNS										
			LTT20B Holdown W/										
29			- SSTB20 Holdown Anchor (1 EA)	EA	10	0%	10	0.00	0.00	\$ -	\$ -	\$ -	\$ -
30			HDU4 Holdown W/										
			- SSTB20 Holdown Anchor (1 EA)	EA	18	0%	18	0.00	0.00	\$ -	\$ -	\$ -	\$ -
31			HDU11 Holdown W/										
			- 1" dia A307 Holdown Anchor (1 EA)	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			HARDWARE										
			Simpson ECCQ Post Cap										
32			Simpson ECCQ Post Cap	EA	30	0%	30	0.00	0.00	\$ -	\$ -	\$ -	\$ -
33			Simpson ECCLQ Post Cap	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
34			Simpson CCQ Post Cap	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			WOOD POST										
			2x6 Wood Post (10'-2" High)										
35			2x6 Wood Post (10'-2" High)	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -
36			2x8 Wood Post (10'-2" High)	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -
37			4x4 Wood Post (10'-2" High)	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
38			4x6 Wood Post (10'-2" High)	EA	15	0%	15	0.00	0.00	\$ -	\$ -	\$ -	\$ -
39			6x6 Wood Post (10'-2" High)	EA	25	0%	25	0.00	0.00	\$ -	\$ -	\$ -	\$ -
40			6x8 Wood Post (11'-2" High)	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			FLOOR SHEATHING										
			1 1/8" (48/24) T&G CDX Plywood Sheathing	SF	1967	10%	2164						
41			4 x 8" Plywood Panels	EA	68	0%	68	0.00	0.00	\$ -	\$ -	\$ -	\$ -
42			Nails	EA	5100	0%	5100	0.00	0.00	\$ -	\$ -	\$ -	\$ -
43													
			WALL FRAMING										
			2 x 4 Wood Stud Interior Wall (10'-2" H)	LF	164								
44			2 x 4 Wood Studs @ 16" O.C (10'-0" H)	EA	139	0%	139	0.00	0.00	\$ -	\$ -	\$ -	\$ -
45			2 x 4 Double Top Wood Plate	LF	328	10%	361	0.00	0.00	\$ -	\$ -	\$ -	\$ -
46			2 x 4 P.T. Bottom Wood Plate	LF	164	10%	180	0.00	0.00	\$ -	\$ -	\$ -	\$ -
47			1/2" Dia Anchor Bolts @ 4' O.C	EA	41	0%	41	0.00	0.00	\$ -	\$ -	\$ -	\$ -
48			16d Nails	EA	986	0%	986	0.00	0.00	\$ -	\$ -	\$ -	\$ -
49													
			2 x 6 Wood Stud Interior Wall (10'-2" H)	LF	57								
50			2 x 6 Wood Studs @ 16" O.C (10'-0" H)	EA	50	0%	50	0.00	0.00	\$ -	\$ -	\$ -	\$ -
51			2 x 6 Double Top Wood Plate	LF	114	10%	125	0.00	0.00	\$ -	\$ -	\$ -	\$ -
52			2 x 6 P.T. Bottom Wood Plate	LF	57	10%	63	0.00	0.00	\$ -	\$ -	\$ -	\$ -
53			1/2" Dia Anchor Bolts @ 4' O.C	EA	14	0%	14	0.00	0.00	\$ -	\$ -	\$ -	\$ -
54			16d Nails	EA	343	0%	343	0.00	0.00	\$ -	\$ -	\$ -	\$ -
55													
			2 x 6 Wood Stud Exterior Wall (10'-2" H)	LF	21								
56			1 Layer Of 15/32" OSB Sheathing On Exterior Side	SF	231	10%	254						
57			15/32" OSB Rated Sheathing & Nails										
58			- Sheet Size: 4' x 8'	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -
59													
			2 x 6 Wood Studs @ 16" O.C (10'-0" H)	EA	600	0%	600	0.00	0.00	\$ -	\$ -	\$ -	\$ -
60			2 x 6 Double Top Wood Plate	LF	42	10%	46	0.00	0.00	\$ -	\$ -	\$ -	\$ -
61			2 x 6 P.T. Bottom Wood Plate	LF	21	10%	23	0.00	0.00	\$ -	\$ -	\$ -	\$ -
62			1/2" Dia Anchor Bolts @ 4' O.C	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -
63			16d Nails	EA	126	0%	126	0.00	0.00	\$ -	\$ -	\$ -	\$ -
64													
			2 x 8 Wood Stud Exterior Wall (10'-2" H)	LF	173								
65			1 Layer Of 15/32" OSB Sheathing On Exterior Side	SF	1753	10%	1928						
66			15/32" OSB Rated Sheathing & Nails										
67			- Sheet Size: 4' x 8'	EA	61	0%	61	0.00	0.00	\$ -	\$ -	\$ -	\$ -
68													
			2 x 8 Wood Studs @ 16" O.C (10'-0" H)	EA	4575	0%	4575	0.00	0.00	\$ -	\$ -	\$ -	\$ -
69			2 x 8 Double Top Wood Plate	LF	147	0%	147	0.00	0.00	\$ -	\$ -	\$ -	\$ -
70			2 x 8 P.T. Bottom Wood Plate	LF	345	10%	380	0.00	0.00	\$ -	\$ -	\$ -	\$ -
71			2 x 8 P.T. Bottom Wood Plate	LF	173	10%	190	0.00	0.00	\$ -	\$ -	\$ -	\$ -

DETAILED BREAKDOWN OF ITEMS													
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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
72	A-5 S2.1 S2.2 S2.3		1/2" Dia Anchor Bolts @ 4' O.C	EA	43	0%	43	0.00	0.00	\$ -	\$ -	\$ -	\$ -
73			16d Nails	EA	1038	0%	1038	0.00	0.00	\$ -	\$ -	\$ -	\$ -
74			SHEAR WALL										
75			Shear Wall A	LF	43	H	10						
76			1 Layer Of 15/32" OSB Sheathing On Exterior Side	SF	437	10%	481						
77			15/32" OSB Rated Sheathing & Nails - Sheet Size: 4' x 8'	EA	16	0%	16	0.00	0.00	\$ -	\$ -	\$ -	\$ -
78			2 x 6 Wood Studs @ 16" O.C (10'-0" H)	EA	1200	0%	1200	0.00	0.00	\$ -	\$ -	\$ -	\$ -
79			2 x 6 Double Top Wood Plate	LF	86	10%	95	0.00	0.00	\$ -	\$ -	\$ -	\$ -
80			2 x 6 P.T. Bottom Wood Plate	LF	43	10%	47	0.00	0.00	\$ -	\$ -	\$ -	\$ -
81			5/8" Dia Anchor Bolts @ 4' O.C	EA	11	0%	11	0.00	0.00	\$ -	\$ -	\$ -	\$ -
82			16d Nails @ 4' O.C.	EA	130	0%	130	0.00	0.00	\$ -	\$ -	\$ -	\$ -
83			Shear Wall B	LF	16	H	10						
84			1 Layer Of 15/32" OSB Sheathing On Exterior Side	SF	165	10%	182						
85			15/32" OSB Rated Sheathing & Nails - Sheet Size: 4' x 8'	EA	6	0%	6	0.00	0.00	\$ -	\$ -	\$ -	\$ -
86			2 x 6 Wood Studs @ 16" O.C (10'-0" H)	EA	450	0%	450	0.00	0.00	\$ -	\$ -	\$ -	\$ -
87			2 x 6 Double Top Wood Plate	LF	15	0%	15	0.00	0.00	\$ -	\$ -	\$ -	\$ -
88			2 x 6 P.T. Bottom Wood Plate	LF	33	10%	36	0.00	0.00	\$ -	\$ -	\$ -	\$ -
89			2 x 6 P.T. Bottom Wood Plate	LF	16	10%	18	0.00	0.00	\$ -	\$ -	\$ -	\$ -
90			5/8" Dia Anchor Bolts @ 4' O.C	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -
91			SDS25600 @ 6" O.C.	EA	33	0%	33	0.00	0.00	\$ -	\$ -	\$ -	\$ -
92			Shear Wall D	LF	14	H	10						
93			1 Layer Of 15/32" OSB Sheathing On Exterior Side	SF	141	10%	155						
94			15/32" OSB Rated Sheathing & Nails - Sheet Size: 4' x 8'	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -
95			2 x 6 Wood Studs @ 16" O.C (10'-0" H)	EA	375	0%	375	0.00	0.00	\$ -	\$ -	\$ -	\$ -
96			2 x 6 Double Top Wood Plate	LF	13	0%	13	0.00	0.00	\$ -	\$ -	\$ -	\$ -
97			2 x 6 P.T. Bottom Wood Plate	LF	28	10%	31	0.00	0.00	\$ -	\$ -	\$ -	\$ -
98			2 x 6 P.T. Bottom Wood Plate	LF	14	10%	15	0.00	0.00	\$ -	\$ -	\$ -	\$ -
99			5/8" Dia Anchor Bolts @ 2' O.C	EA	7	0%	7	0.00	0.00	\$ -	\$ -	\$ -	\$ -
100			2-LPT4 @ 16" O.C.	EA	21	0%	21	0.00	0.00	\$ -	\$ -	\$ -	\$ -
101			Shear Wall E	LF	11	H	10						
102			1 Layer Of 15/32" OSB Sheathing On Exterior Side	SF	112	10%	123						
103			15/32" OSB Rated Sheathing & Nails - Sheet Size: 4' x 8'	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -
104			2 x 6 Wood Studs @ 16" O.C (10'-0" H)	EA	300	0%	300	0.00	0.00	\$ -	\$ -	\$ -	\$ -
105			2 x 6 Double Top Wood Plate	LF	22	10%	24	0.00	0.00	\$ -	\$ -	\$ -	\$ -
106			2 x 6 P.T. Bottom Wood Plate	LF	11	10%	12	0.00	0.00	\$ -	\$ -	\$ -	\$ -
107			2 x 6 P.T. Bottom Wood Plate	LF	11	10%	12	0.00	0.00	\$ -	\$ -	\$ -	\$ -
108			5/8" Dia Anchor Bolts @ 1' O.C	EA	11	0%	11	0.00	0.00	\$ -	\$ -	\$ -	\$ -
109			2-LPT4 @ 16" O.C.	EA	17	0%	17	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			SECOND FLOOR										
			FLOOR JOISTS										
110	Plan Notes S2.2		11 7/8" TJI 110 Series Floor Joists @ 16" O.C	LF	78								
111			11 7/8" TJI 110 Series Floor Joists @ 6'-0" L.	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
112	Plan Notes S2.2		11 7/8" TJI 210 Series Floor Joists @ 16" O.C	LF	78								
			11 7/8" TJI 210 Series Floor Joists @ 8'-0" L.	EA	16	0%	16	0.00	0.00	\$ -	\$ -	\$ -	\$ -
113	Plan Notes S2.2		11 7/8" TJI 230 Series Floor Joists @ 16" O.C	LF	352								
114			11 7/8" TJI 230 Series Floor Joists @ 12'-0" L.	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -
115			11 7/8" TJI 230 Series Floor Joists @ 14'-0" L.	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -
116	Plan Notes S2.2		11 7/8" TJI 360 Series Floor Joists @ 16" O.C	LF	352								
117			11 7/8" TJI 360 Series Floor Joists @ 16'-0" L.	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			11 7/8" TJI 360 Series Floor Joists @ 18'-0" L.	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			CEILING JOISTS										
118	Plan Notes S2.2		2x4 DOUG FIR #2 Ceiling Joists @ 16" O.C	EA	21	0%	21	0.00	0.00	\$ -	\$ -	\$ -	\$ -
119			2x4 DOUG FIR #2 Ceiling Joists @ 4'-0" L.	EA	21	0%	21	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x6 DOUG FIR #2 Ceiling Joists @ 16" O.C	EA	14	0%	14	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x6 DOUG FIR #2 Ceiling Joists @ 10'-0" L.	EA	14	0%	14	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			HARDWARE										
			METAL STRAPS										
120	Plan Notes S2.2		CMST14x78" Metal Strap	EA	20	0%	20	0.00	0.00	\$ -	\$ -	\$ -	\$ -
121			CMST14x58" Metal Strap	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
122			Simpson CS14x68" Over Blocking	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			SIMPSON HANGER										
123			Simpson HUC412 Hanger	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
124			Simpson HGU57/25/12 Hanger	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
125			Simpson HUS2/37/11.88 Joist Hanger	EA	144	0%	144	0.00	0.00	\$ -	\$ -	\$ -	\$ -
126			Simpson IUS /11.88 Joist Hanger	EA	64	0%	64	0.00	0.00	\$ -	\$ -	\$ -	\$ -
127			Simpson Joist Hanger	EA	6	0%	6	0.00	0.00	\$ -	\$ -	\$ -	\$ -
128			Simpson HGU57/25/12 Hanger	EA	6	0%	6	0.00	0.00	\$ -	\$ -	\$ -	\$ -
129	Plan Notes S2.2		Simpson HTS24 At Each End Of Beam	EA	64	0%	64	0.00	0.00	\$ -	\$ -	\$ -	\$ -
130			Simpson HUCQ610 Hanger	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
131			Simpson HU Hanger	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
132			Simpson HGU57/25/12 Hanger	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -
133			Simpson HUCQ Hanger	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
134			Simpson SDWS22400DB @ 16" O.C	EA	95	0%	95	0.00	0.00	\$ -	\$ -	\$ -	\$ -
135			Simpson ECCQ Post Cap	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -
136			Simpson ECCQ Post Cap	EA	22	0%	22	0.00	0.00	\$ -	\$ -	\$ -	\$ -
137			Simpson ECCLRQ666SDS Post Cap	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
138			Simpson ECCLLQ666SDS Post Cap	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			RIM BOARD										
139	Section Detail S3.1		1 1/4" Timber Stand LSL Rim Board	EA	18	0%	18	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			1 1/4" Timber Stand LSL Rim Board @ 16'-0" L.	EA	18	0%	18	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			WOOD LEDGER										
140	Section Detail S3.1/13		2x6 Wood Ledger	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			2x6 Wood Ledger @ 16'-0" L.	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			WOOD BLOCKING										
141	Section S3.1/13		2x4 Full Depth Wood Blocking @ 24" O.C	EA	23	0%	23	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			Full Depth Wood Blocking @ 2'-0" L.	EA	23	0%	23	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			WOOD BEAM										
142	Beam Schedule S2.2		3 1/2" x 11 7/8" Wood Beam	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
143			3 1/2" x 11 7/8" Wood Beam @ 4'-0" L.	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
144			3 1/2" x 11 7/8" Wood Beam @ 6'-0" L.	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
145			3 1/2" x 11 7/8" Wood Beam @ 8'-0" L.	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
146			3 1/2" x 11 7/8" Wood Beam @ 10'-0" L.	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			3 1/2" x 11 7/8" Wood Beam @ 14'-0" L.	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
147			5 1/4" x 11 7/8" Wood Beam	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
148			5 1/4" x 11 7/8" Wood Beam @ 6'-0" L.	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
149			5 1/4" x 11 7/8" Wood Beam @ 8'-0" L.	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
150			5 1/4" x 11 7/8" Wood Beam @ 12'-0" L.	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
151			5 1/4" x 11 7/8" Wood Beam @ 14'-0" L.	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
152			5 1/4" x 11 7/8" Wood Beam @ 16'-0" L.	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
153			5 1/4" x 11 7/8" Wood Beam @ 18'-0" L.	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			7" x 11 7/8" Wood Beam										
154			7" x 11 7/8" Wood Beam @ 16'-0" L.	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
155			7" x 11 7/8" Wood Beam @ 18'-0" L.	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
156			7" x 11 7/8" Wood Beam @ 20'-0" L.	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			6x10 DF#1 Wood Beam										
157			6x10 DF#1 Wood Beam @ 6'-0" L.	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -

DETAILED BREAKDOWN OF ITEMS															
Prepared for: Johnson Residence 10560 Johnson Avenue Cupertino, CA 95014															
Project ID: 11092025															
Scope: Lumber															
Date: 11-Sep-25															
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
159	A-5 S2.1 S2.2 S2.3	Plan Notes S2.1	2x6 Wood Header @ 6'-0" L.	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
160			2x6 Wood Header	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
			2x6 Wood Header @ 10'-0" L.	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -		
			WOOD POST												
161			2x6 Wood Post (10'-1" High)	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
162			4x6 Wood Post (10'-1" High)	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
163			6x6 Wood Post (10'-1" High)	EA	10	0%	10	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
			FLOOR SHEATHING												
164			1 1/8" (48/24) T&G CDX Plywood Sheathing	SF	1042	10%	1146								
165			4 x 8 Plywood Panels	EA	36	0%	36	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
166			Nails	EA	2700	0%	2700	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			WALL FRAMING												
167			2 x 4 Wood Stud Interior Wall (10'-1" H)	LF	111	H	10								
168			2 x 4 Wood Studs @ 16" O.C (10'-0" H)	EA	94	0%	94	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
169			2 x 4 Double Top Wood Plate	LF	222	10%	244	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
170			2 x 4 Bottom Wood Plate	LF	111	10%	122	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
171			2 x 6 Wood Stud Exterior Wall (10'-1" H)	LF	93	H	10								
172			1 Layer Of 15/32" OSB Sheathing On Exterior Side	SF	937	10%	1031								
173			15/32" OSB Ransd Sheathing & Nails	EA	33	0%	33	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
174			- Sheet Size: 4 x 8	Bd Nails	EA	2475	0%	2475							
175			2 x 6 Wood Studs @ 16" O.C (10'-0" H)	EA	79	0%	79	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
176			2 x 6 Double Top Wood Plate	LF	186	10%	205	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
177			2 x 6 Bottom Wood Plate	LF	93	10%	102	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			SHEAR WALL												
178			Shear Wall A	LF	16	H	10								
179			1 Layer Of 15/32" OSB Sheathing On Exterior Side	SF	161	10%	177								
180			15/32" OSB Ransd Sheathing & Nails	EA	6	0%	6	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
181			- Sheet Size: 4 x 8	Bd Nails	EA	450	0%	450							
182			2 x 6 Wood Studs @ 16" O.C (10'-0" H)	EA	15	0%	15	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
183			2 x 6 Double Top Wood Plate	LF	32	10%	35	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
184			2 x 6 P.T. Bottom Wood Plate	LF	16	10%	18	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
185			16d Nails @ 4" O.C.	EA	48	0%	48	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
186			Shear Wall C	LF	29	H	10								
187			1 Layer Of 15/32" OSB Sheathing On Exterior Side	SF	292	10%	322								
188			15/32" OSB Ransd Sheathing & Nails	EA	11	0%	11	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
189			- Sheet Size: 4 x 8	Bd Nails	EA	825	0%	825							
190			2 x 6 Wood Studs @ 16" O.C (10'-0" H)	EA	26	0%	26	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
191			2 x 6 Double Top Wood Plate	LF	58	10%	64	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
192			2 x 6 P.T. Bottom Wood Plate	LF	29	10%	32	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
193			SDS25600 @ 6" O.C.	EA	58	0%	58	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
194			Shear Wall D	LF	7	H	10								
195			1 Layer Of 15/32" OSB Sheathing On Exterior Side	SF	73	10%	81								
196			15/32" OSB Ransd Sheathing & Nails	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
197			- Sheet Size: 4 x 8	Bd Nails	EA	225	0%	225							
198			2 x 6 Wood Studs @ 16" O.C (10'-0" H)	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
199			2 x 6 Double Top Wood Plate	LF	15	10%	16	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
200			2 x 6 P.T. Bottom Wood Plate	LF	7	10%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
201			2-LPT4 @ 16" O.C.	EA	11	0%	11	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
202			Shear Wall F	LF	5	H	10								
203			1 Layer Of 15/32" OSB Sheathing On Exterior Side	SF	50	10%	55								
204			15/32" OSB Ransd Sheathing & Nails	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
205			- Sheet Size: 4 x 8	Bd Nails	EA	150	0%	150							
206			2 x 6 Wood Studs @ 16" O.C (10'-0" H)	EA	6	0%	6	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
207			2 x 6 Double Top Wood Plate	LF	10	10%	11	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
208			2 x 6 P.T. Bottom Wood Plate	LF	5	10%	6	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
209			2-LPT4 @ 16" O.C.	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			WOOD STAIR												
210			11 7/8" TJI 110 Stair Landing Joist (8'-0" Length)	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
211			Wood Step Tread = 11" Riser = 7"	EA	15	0%	15	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
212			2x6 Wood Ledger @ 16'-0" L.	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
213			2x6 Stair Stringer @ 16'-0" L.	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			ROOF FRAMING												
214			WOOD BEAM												
215			3-1/2" x 7-1/8" Versalam 3100, 2.0E - 16' Long	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
216			1-3/4" x 1- 7/8" Microlam 2.0E Beam - 18' Long	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
217			1-3/4" x 1- 7/8" Microlam 2.0E Beam - 4' Long	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
218			1-3/4" x 1- 7/8" Microlam 2.0E Beam - 6' Long	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
219			WOOD HEADER												
220			6x12 DF#1 Header - 10' Long	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
221			6x12 DF#1 Header - 8' Long	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
222			6x12 DF#1 Header - 6' Long	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
223			6x12 DF#1 Header - 4' Long	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
224			WOOD BLOCKING												
225			1-1/4" X 11-7/8" Timber Strand LSL Blocking	LF	93	10%	102	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
226			2x6 Blocking	A35 Clip	EA	46	0%	46	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
227			2x6 Blocking @ Truss	LF	305	10%	336	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
228			2x8 Sleeper Blocking	A35 Clip	EA	153	0%	153	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
229			2x4 Blocking @ Sleeper	LF	15	10%	16	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
230			2x4 Blocking @ Sleeper	LF	17	10%	19	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
231			FASCIA BOARD												
232			1-1/2" X 1-2" Fascia Board	LF	56	10%	61	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
233			1-1/2" X 8" Fascia Board	LF	355	0%	355	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
234			LEDGER BOARD												
235			2" X 12" Ledger Board	LF	18	10%	20	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
236			RIM BOARD												
237			1-1/4" X 11-7/8" Timber Strand LSL Rim Board	LF	14	10%	15	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
238			2" X 12" Rim Board	A35 Clip	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
239			2" X 12" Rim Board	LF	42	10%	46	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
240			2" X 12" Rim Board	A35 Clip	EA	22	0%	22	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
241			PARAPET												
242			(5) 2X6 Bullup Parapet	LF	215	10%	237	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
243			SHEATHING												
244			15/32" (32/16) CDX Plywood Sheathing	SF	3758	10%	4134								
245			No of Sheets(4x8)	EA	129	0%	129	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
246			Nailing	EA	9688	0%	9688	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
247			Clips	EA	646	0%	646	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
248			RAFTER												
249			2x12 DF #1 Rafter - 20' Long	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
250			2x12 DF #1 Rafter - 16' Long	EA	6	0%	6	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
251			11-7/8" TJI Rafter 230 Series Rafter - 8' Long	EA	9	0%	9	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
252			11-7/8" TJI Rafter 230 Series Rafter - 14' Long	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
253			11-7/8" TJI Rafter 230 Series Rafter - 16' Long	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
254			11-7/8" TJI Rafter 230 Series Rafter - 18' Long	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
255			TRUSSES												
256			4/12" Pitched Pre Engineered Roof Truss @ 24" O.C. (2557 SF)	LF	1279	10%	1406	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
257			5/12" Pitched Pre Engineered Roof Truss @ 16" O.C. (72 SF)	LF	54	10%	60	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
258			4/12" Pitched Pre Engineered Jack Roof Truss @ 24" O.C. (256 SF)	LF	129	10%	141	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
259	4/12 Pitched Pre Fabricated Girder Truss	LF	179	10%	197	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
260	5/12 Pitched Pre Fabricated Girder Truss	LF	16	10%	18	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

DETAILED BREAKDOWN OF ITEMS													
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Project ID:	11092025												
Scope:	Lumber												
												Date:	11-Sep-25
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
252			4/12 Pitched Pre Fabricated Drag Truss	LF	14	10%	15	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			HARDWARE										
253			LTG2 @ Each End Of Girder Truss	EA	24	0%	24	0.00	0.00	\$ -	\$ -	\$ -	\$ -
254			LTG2 @ Each End Of Drag Truss	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -
255			CS14 Strap	LF	116	10%	128	0.00	0.00	\$ -	\$ -	\$ -	\$ -
256			BTS 24 @ Beam	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
257			Inverted Simpson HUSL81 Hanger	EA	112	0%	112	0.00	0.00	\$ -	\$ -	\$ -	\$ -
258			H2.5A Clip	EA	204	0%	204	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			MISC										
259			Provide Allowance For "Simpson, Connection, And Straps"	LS	1	0%	1	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.													



LUMBER
ESTIMATOR