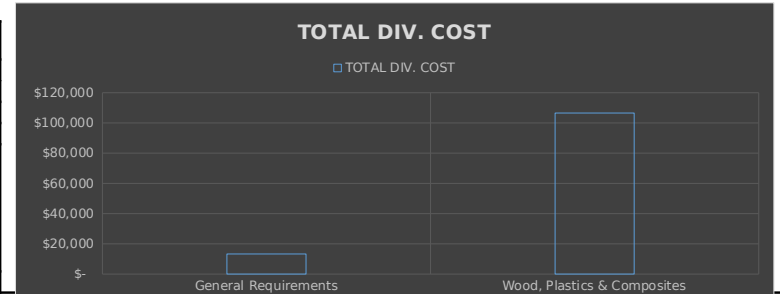


GENERAL SUMMARY

Prepared for: 3419 N College AVE Townhomes, 6715 W Windwing BND Mccordsville In 46055
 Project ID: 1232025
 Scope: Wood Framing, Rough Carpentry



BUILDING GSF		4845		
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)	
1000	General Requirements	\$ 13,300	\$	2.75
6000	Wood, Plastics & Composites	\$ 106,542	\$	21.99
TOTAL TRADE COST		\$ 119,842	\$	25
OVERHEAD		15%	\$ 17,976	\$ 3.71
PROFIT		15%	\$ 17,976	\$ 4
SUB CONTRACTOR MARGIN		10%	\$ 3,861	\$ 0.80
INSURANCE		3%	\$ 3,595	\$ 1
CONTINGENCY		5%	\$ 5,992	\$ 1
TAX		7%	\$ 4,755	\$ 1
		\$ 173,998	\$	36



LUMBER ESTIMATOR

DETAILED BREAKDOWN OF ITEMS													
Prepared for: 3419 N College AVE Townhomes, 6715 W Winding BND Mccordsville In 46055													
Project ID: 1232025													
Scope: Wood Framing, Rough Carpentry													
												Date: 23-Jan-26	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOOUR	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	\$ -	\$ -	\$ -	\$ 7,500.00	\$ 7,500.00
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
5			Mobilization Costs	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00
6			Temporary Control & Facilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,800.00	\$ 1,800.00
7			Scaffolding	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
												SUBTOTAL	\$ 13,300
WOOD & PLASTIC													
ROUGH CARPENTRY													
BASEMENT PLAN													
WOOD HEADER													
8		Framing Plan Sheet #23	(2) 2x6 Wood Header 2x6 Wood Header @ 4'-0" Long	EA	6	0%	6	0.064	\$ 50.00	\$ 3.20	\$ 4.84	\$ 8.04	\$ 48
9			(2) 2x8 Wood Header 2x8 Wood Header @ 4'-0" Long	EA	6	0%	6	0.072	\$ 50.00	\$ 3.60	\$ 6.24	\$ 9.84	\$ 59
10		Section Detail Sheet #8	WOOD BLOCKING 2x8 P.T Wood Blocking @ Concrete Stem Wall 2x8 Wood Blocking @ 16'-0" Long	EA	12	0%	12	0.288	\$ 50.00	\$ 14.40	\$ 24.96	\$ 39.36	\$ 472
11			WALL FRAMING										
12			2x4 Wood Stud Wall @ 16" O.C	LF	120	H	8	0.112	\$ 50.00	\$ 5.60	\$ 8.74	\$ 14.34	\$ 1,305
13			2x4 Wood Studs @ 8'-0" High	EA	91	0%	91	0.112	\$ 50.00	\$ 5.60	\$ 8.74	\$ 14.34	\$ 1,305
14			2x4 Wood Double Top Plate @ 16'-0" Long	EA	16	0%	16	0.224	\$ 50.00	\$ 11.20	\$ 17.47	\$ 28.67	\$ 459
15			2x4 Wood P.T Bottom Plate @ 16'-0" Long	EA	8	0%	8	0.224	\$ 50.00	\$ 11.20	\$ 17.47	\$ 28.67	\$ 229
16			(2) 2x6 Double Wood Stud Wall @ 24" O.C	LF	40	H	8	0.128	\$ 50.00	\$ 6.40	\$ 9.68	\$ 16.08	\$ 643
17			2x6 Wood Studs @ 8'-0" High	EA	40	0%	40	0.128	\$ 50.00	\$ 6.40	\$ 9.68	\$ 16.08	\$ 643
18			2x6 Wood Double Top Plate @ 16'-0" Long	EA	12	0%	12	0.256	\$ 50.00	\$ 12.80	\$ 19.36	\$ 32.16	\$ 386
19			2x6 Wood P.T Bottom Plate @ 16'-0" Long	EA	6	0%	6	0.256	\$ 50.00	\$ 12.80	\$ 19.36	\$ 32.16	\$ 193
20			2x6 Wood Stud Exterior Wall @ 24" O.C	LF	192	H	8	0.128	\$ 50.00	\$ 6.40	\$ 9.68	\$ 16.08	\$ 1,560
21			2x6 Wood Studs @ 8'-0" High	EA	97	0%	97	0.128	\$ 50.00	\$ 6.40	\$ 9.68	\$ 16.08	\$ 1,560
22			2x6 Wood Double Top Plate @ 16'-0" Long	EA	26	0%	26	0.256	\$ 50.00	\$ 12.80	\$ 19.36	\$ 32.16	\$ 836
23			2x6 Wood P.T Bottom Plate @ 16'-0" Long	EA	13	0%	13	0.256	\$ 50.00	\$ 12.80	\$ 19.36	\$ 32.16	\$ 418
24			7/16" Exposure-I Plywood Wall Sheathing	SF	1539	10%	1693						
25			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	Nails	53	0%	53	0.36	\$ 50.00	\$ 18.00	\$ 29.65	\$ 47.65	\$ 2,525
26				EA	3975	0%	3975	0.00	\$ 50.00	\$ 0.03	\$ 0.01	\$ 0.03	\$ 119
1ST LEVEL													
FLOOR TRUSSES													
27			2.3125" x 16" Pre-Manufacture Floor Trusses @ 24" O.C										
28			2.3125" x 16" Pre-Manufacture Floor Trusses 6'-0" Long	EA	12	0%	12	0.549	\$ 50.00	\$ 27.45	\$ 49.14	\$ 76.59	\$ 919
29			2.3125" x 16" Pre-Manufacture Floor Trusses 16'-0" Long	EA	1	0%	1	1.464	\$ 50.00	\$ 73.20	\$ 131.04	\$ 204.24	\$ 204
30			2.3125" x 16" Pre-Manufacture Floor Trusses 18'-0" Long	EA	12	0%	12	1.647	\$ 50.00	\$ 82.35	\$ 147.42	\$ 229.77	\$ 2,757
31			2.3125" x 16" Pre-Manufacture Floor Trusses 22'-0" Long	EA	12	0%	12	2.013	\$ 50.00	\$ 100.65	\$ 180.18	\$ 280.83	\$ 3,370
32			2.3125" x 16" Pre-Manufacture Floor Trusses 24'-0" Long	EA	25	0%	25	2.196	\$ 50.00	\$ 109.80	\$ 196.56	\$ 306.36	\$ 7,659
FLOOR JOISTS													
33		Floor Plan Sheet #20	2x8 Floor Joist @ 12" O.C										
34			2x8 Floor Joist @ 8" O.C	EA	26	0%	26	0.144	\$ 50.00	\$ 7.20	\$ 12.48	\$ 19.68	\$ 512
CEILING JOIST													
35			2x10 Ceiling Joist @ 24" O.C										
36			2x10 Ceiling Joist @ 14'-0" Long	EA	12	0%	12	0.28	\$ 50.00	\$ 14.00	\$ 29.29	\$ 43.29	\$ 519
37			2x10 Ceiling Joist @ 20'-0" Long	EA	6	0%	6	0.40	\$ 50.00	\$ 20.00	\$ 41.84	\$ 61.84	\$ 371
38			2x10 Ceiling Joist @ 24'-0" Long	EA	6	0%	6	0.48	\$ 50.00	\$ 24.00	\$ 50.21	\$ 74.21	\$ 445
WOOD HEADER													
39			(2) 2x6 Wood Header										
40			2x6 Wood Header @ 4'-0" Long	EA	28	0%	28	0.064	\$ 50.00	\$ 3.20	\$ 4.84	\$ 8.04	\$ 225
41			2x6 Wood Header @ 6'-0" Long	EA	8	0%	8	0.096	\$ 50.00	\$ 4.80	\$ 7.26	\$ 12.06	\$ 96
42			(2) 2x8 Wood Header										
43			2x8 Wood Header @ 4'-0" Long	EA	44	0%	44	0.072	\$ 50.00	\$ 3.60	\$ 6.24	\$ 9.84	\$ 433
44			2x8 Wood Header @ 6'-0" Long	EA	2	0%	2	0.108	\$ 50.00	\$ 5.40	\$ 9.36	\$ 14.76	\$ 30
45			(2) 2x10 Wood Header										
46			2x10 Wood Header @ 6'-0" Long	EA	2	0%	2	0.12	\$ 50.00	\$ 6.00	\$ 12.55	\$ 18.55	\$ 37
WOOD LEDGER													
47			2x16 Wood Ledger										
48			2x16 Wood Ledger @ 16'-0" Long	EA	14	0%	14	0.45	\$ 50.00	\$ 22.40	\$ 42.40	\$ 64.80	\$ 907
HARDWARE													
49			Simpson LUS Joist Hanger	EA	104	0%	104	0.05	\$ 50.00	\$ 2.50	\$ 1.98	\$ 4.48	\$ 466
SHEATHING													
50			23/32" T&G OSB Subfloor Sheathing	SF	1975	10%	2173						
51			Plywood Sheathing & Nails	EA	68	0%	68	0.36	\$ 50.00	\$ 18.00	\$ 44.12	\$ 62.12	\$ 4,224
52			Sheet Size: 4'-0" x 8'-0"	Nails	5100	0%	5100	0.00	\$ 50.00	\$ 0.03	\$ 0.01	\$ 0.03	\$ 153
WALL FRAMING													
53			2x4 Wood Stud Wall @ 16" O.C	LF	296	H	9	0.126	\$ 50.00	\$ 6.30	\$ 9.83	\$ 16.13	\$ 3,597
54			2x4 Wood Studs @ 9'-0" High	EA	223	0%	223	0.126	\$ 50.00	\$ 6.30	\$ 9.83	\$ 16.13	\$ 3,597
55			2x4 Wood Double Top Plate @ 16'-0" Long	EA	38	0%	38	0.224	\$ 50.00	\$ 11.20	\$ 17.47	\$ 28.67	\$ 1,090
56			2x4 Wood Bottom Plate @ 16'-0" Long	EA	19	0%	19	0.224	\$ 50.00	\$ 11.20	\$ 17.47	\$ 28.67	\$ 545
57			(2) 2x6 Double Wood Stud Wall @ 24" O.C	LF	40	H	9	0.144	\$ 50.00	\$ 7.20	\$ 10.89	\$ 18.09	\$ 724
58			2x6 Wood Studs @ 9'-0" High	EA	40	0%	40	0.144	\$ 50.00	\$ 7.20	\$ 10.89	\$ 18.09	\$ 724
59			2x6 Wood Double Top Plate @ 16'-0" Long	EA	12	0%	12	0.256	\$ 50.00	\$ 12.80	\$ 19.36	\$ 32.16	\$ 386
60			2x6 Wood P.T Bottom Plate @ 16'-0" Long	EA	6	0%	6	0.256	\$ 50.00	\$ 12.80	\$ 19.36	\$ 32.16	\$ 193
61			2x6 Wood Stud Exterior Wall @ 24" O.C	LF	199	H	9	0.160	\$ 50.00	\$ 7.92	\$ 11.88	\$ 17.82	\$ 1,782
62			2x6 Wood Studs @ 8'-0" High	EA	100	0%	100	0.128	\$ 50.00	\$ 6.40	\$ 9.68	\$ 16.08	\$ 1,608
63			2x6 Wood Double Top Plate @ 16'-0" Long	EA	26	0%	26	0.256	\$ 50.00	\$ 12.80	\$ 19.36	\$ 32.16	\$ 836
64			2x6 Wood P.T Bottom Plate @ 16'-0" Long	EA	13	0%	13	0.256	\$ 50.00	\$ 12.80	\$ 19.36	\$ 32.16	\$ 418
65			7/16" Exposure-I Plywood Wall Sheathing	SF	1791	10%	1970						
66			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	Nails	62	0%	62	0.36	\$ 50.00	\$ 18.00	\$ 29.65	\$ 47.65	\$ 2,954
67				EA	4650	0%	4650	0.00	\$ 50.00	\$ 0.03	\$ 0.01	\$ 0.03	\$ 140
HARDWARE													
68			Simpson H2.5A Connection	EA	726	0%	726	0.03	\$ 50.00	\$ 1.25	\$ 0.88	\$ 2.13	\$ 1,546
2ND LEVEL													
FLOOR TRUSSES													
69			2.3125" x 16" Pre-Manufacture Floor Trusses @ 24" O.C										
70			2.3125" x 16" Pre-Manufacture Floor Trusses 8'-0" Long	EA	7	0%	7	0.732	\$ 50.00	\$ 36.60	\$ 65.52	\$ 102.12	\$ 715
71			2.3125" x 16" Pre-Manufacture Floor Trusses 10'-0" Long	EA	5	0%	5	0.915	\$ 50.00	\$ 45.75	\$ 81.90	\$ 127.65	\$ 638
72			2.3125" x 16" Pre-Manufacture Floor Trusses 14'-0" Long	EA	16	0%	16	1.281	\$ 50.00	\$ 64.05	\$ 114.66	\$ 178.71	\$ 2,859
73			2.3125" x 16" Pre-Manufacture Floor Trusses 18'-0" Long	EA	12	0%	12	1.647	\$ 50.00	\$ 82.35	\$ 147.42	\$ 229.77	\$ 2,757
74			2.3125" x 16" Pre-Manufacture Floor Trusses 20'-0" Long	EA	8	0%	8	1.830	\$ 50.00	\$ 91.50	\$ 163.80	\$ 255.30	\$ 2,042
75			2.3125" x 16" Pre-Manufacture Floor Trusses 22'-0" Long	EA	18	0%	18	2.013	\$ 50.00	\$ 100.65	\$ 180.18	\$ 280.83	\$ 5,055
FLOOR JOISTS													
76			2x8 Floor Joist @ 12" O.C										
77			2x8 Floor Joist @ 8" O.C	EA	24	0%	24	0.144	\$ 50.00	\$ 7.20	\$ 12.48	\$ 19.68	\$ 472
WOOD LEDGER													
78			2x12 Wood Ledger										

DETAILED BREAKDOWN OF ITEMS																
Prepared for:		3419 N College AVE Townhomes, 6715 W Winding BND Mccordsville In 46035														
Project ID:		1232025														
Scope:		Wood Framing, Rough Carpentry														
												Date:		23-Jan-26		
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST			
67	Sheet #20 - 26	Section/ Sheet #9	2x12 Wood Ledger @ 14'-0" Long	EA	2	0%	2	0.31	\$ 50.00	\$ 15.40	\$ 30.80	\$ 46.20	\$ 92			
68			(2) 2x12 Wood Ledger 2x12 Wood Ledger @ 16'-0" Long	EA	10	0%	10	0.35	\$ 50.00	\$ 17.60	\$ 35.20	\$ 52.80	\$ 528			
69		Floor Plan Sheet #20 Building Section Sheet #9	SHEATHING	23/32" T&G OSB Subfloor Sheathing	SF	1966	10%	2163								
70				Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	68	0%	68	0.36	\$ 50.00	\$ 18.00	\$ 44.12	\$ 62.12	\$ 4,224		
71			Nails	EA	5100	0%	5100	0.00	\$ 50.00	\$ 0.03	\$ 0.01	\$ 0.03	\$ 153			
72			WALL FRAMING	2x4 Wood Stud Wall @ 16" O.C.	LF	285		H	8							
73					2x4 Wood Studs @ 9'-0" High	EA	215	0%	215	0.126	\$ 50.00	\$ 6.30	\$ 9.83	\$ 16.13	\$ 3,468	
74				2x4 Wood Double Top Plate @ 16'-0" Long	EA	36	0%	36	0.224	\$ 50.00	\$ 11.20	\$ 17.47	\$ 28.67	\$ 1,032		
75				2x4 Wood Bottom Plate @ 16'-0" Long	EA	18	0%	18	0.224	\$ 50.00	\$ 11.20	\$ 17.47	\$ 28.67	\$ 516		
76				(2) 2x6 Double Wood Stud Wall @ 24" O.C.	2x6 Wood Studs @ 9'-0" High	LF	41		H	8						
77						2x6 Wood Double Top Plate @ 16'-0" Long	EA	42	0%	42	0.144	\$ 50.00	\$ 7.20	\$ 10.89	\$ 18.09	\$ 760
78					2x6 Wood Double Top Plate @ 16'-0" Long	EA	12	0%	12	0.256	\$ 50.00	\$ 12.80	\$ 19.36	\$ 32.16	\$ 386	
79					2x6 Wood P.T Bottom Plate @ 16'-0" Long	EA	6	0%	6	0.256	\$ 50.00	\$ 12.80	\$ 19.36	\$ 32.16	\$ 193	
80				2x6 Wood Stud Exterior Wall @ 24" O.C.	2x6 Wood Studs @ 8'-0" High	LF	188		H	8						
81						2x6 Wood Double Top Plate @ 16'-0" Long	EA	94	0%	94	0.128	\$ 50.00	\$ 6.40	\$ 9.68	\$ 16.08	\$ 1,512
82					2x6 Wood Double Top Plate @ 16'-0" Long	EA	24	0%	24	0.256	\$ 50.00	\$ 12.80	\$ 19.36	\$ 32.16	\$ 772	
83					2x6 Wood P.T Bottom Plate @ 16'-0" Long	EA	12	0%	12	0.256	\$ 50.00	\$ 12.80	\$ 19.36	\$ 32.16	\$ 386	
84				7/16" Exposure-1 Plywood Wall Sheathing	Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	SF	1502	10%	1653							
85						EA	52	0%	52	0.36	\$ 50.00	\$ 18.00	\$ 29.65	\$ 47.65	\$ 2,478	
86				Nails	EA	3900	0%	3900	0.00	\$ 50.00	\$ 0.03	\$ 0.01	\$ 0.03	\$ 117		
87	HARDWARE	Simpson HZ5A Connection		EA	702	0%	702	0.03	\$ 50.00	\$ 1.25	\$ 0.88	\$ 2.13	\$ 1,495			
			ROOF LEVEL													
	Plan Notes Sheet #25	Plan Notes/ Sheet #25 Building Section Sheet #8	ROOF TRUSSES													
88			Pre Manufacture Roof Trusses @ 24" O.C.	EA	21	0%	21	1.76	\$ 50.00	\$ 88.00	\$ 158.40	\$ 246.40	\$ 5,174			
89			Pre Manufacture Roof Trusses @ 24'-0" Long	EA	27	0%	27	1.92	\$ 50.00	\$ 96.00	\$ 172.80	\$ 268.80	\$ 7,258			
		Plan Notes Sheet #25	ROOF RAFTER	2x8 Roof Rafter @ 24" O.C. - (No. 2 Or Better Hemlock-Fir/Spruce Typ.)												
90					2x8 Roof Rafter @ 6'-0" Long	EA	2	0%	2	0.072	\$ 50.00	\$ 3.60	\$ 6.24	\$ 9.84	\$ 20	
91			2x8 Roof Rafter @ 6'-0" Long	EA	1	0%	1	0.108	\$ 50.00	\$ 5.40	\$ 9.36	\$ 14.76	\$ 15			
92			2x8 Roof Rafter @ 8'-0" Long	EA	1	0%	1	0.144	\$ 50.00	\$ 7.20	\$ 12.48	\$ 19.68	\$ 20			
93			2x8 Roof Rafter @ 10'-0" Long	EA	1	0%	1	0.180	\$ 50.00	\$ 9.00	\$ 15.60	\$ 24.60	\$ 25			
94			2x8 Roof Rafter @ 12'-0" Long	EA	1	0%	1	0.216	\$ 50.00	\$ 10.80	\$ 18.72	\$ 29.52	\$ 30			
95			2x8 Roof Rafter @ 14'-0" Long	EA	1	0%	1	0.252	\$ 50.00	\$ 12.60	\$ 21.84	\$ 34.44	\$ 34			
96			2x8 Roof Rafter @ 16'-0" Long	EA	3	0%	3	0.288	\$ 50.00	\$ 14.40	\$ 24.96	\$ 39.36	\$ 118			
97		Plan Notes Sheet #25	2x10 Roof Rafter @ 24" O.C. - (No. 2 Or Better Hemlock-Fir/Spruce Typ.)	2x10 Roof Rafter @ 4'-0" Long	EA	21	0%	21	0.08	\$ 50.00	\$ 4.00	\$ 8.37	\$ 12.37	\$ 260		
		Building Section Sheet #8	FASCIA BOARD	1" x 8" Fascia Board 1" x 8" Fascia Board @ 16'-0" Long	EA	6	0%	6	0.22	\$ 50.00	\$ 11.20	\$ 30.72	\$ 41.92	\$ 252		
98																
		Plan Notes Sheet #25	WOOD LEDGER	2x10 Wood Ledger 2x10 Wood Ledger @ 16'-0" Long	EA	5	0%	5	0.32	\$ 50.00	\$ 16.00	\$ 33.47	\$ 49.47	\$ 247		
99																
		Section Detail Sheet #8	SOFFIT FRAMING	2x4 Soffit Framing @ 3'-6" O.C. 2x4 Soffit Framing @ 4'-0" O.C.	EA	26	0%	26	0.056	\$ 50.00	\$ 2.80	\$ 4.37	\$ 7.17	\$ 186		
100																
		Sheet #25	WOOD POST	6" x 8" Eng Lumber Post 10'-6" High WOOD BEAM 2x4 Wood Beam 2x4 Wood Beam @ 12'-0" Long	EA	6	0%	6	0.97	\$ 50.00	\$ 48.30	\$ 181.86	\$ 230.16	\$ 1,381		
101																
102							EA	4	0%	4	0.168	\$ 50.00	\$ 8.40	\$ 13.10	\$ 21.50	\$ 86
	Sheet Notes #25	ROOF SHEATHING	5/8" Exposure-1 Exterior Grade Plywood Roof Sheathing Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	SF	2252	10%	2477									
103																
104							EA	78	0%	78	0.36	\$ 50.00	\$ 18.00	\$ 44.64	\$ 62.64	\$ 4,886
105							Nails	5850	0%	5850	0.00	\$ 50.00	\$ 0.03	\$ 0.01	\$ 0.03	\$ 176
106				Clips	390	0%	390	0.02	\$ 50.00	\$ 0.75	\$ 0.91	\$ 1.66	\$ 647			
		HARDWARE	Simpson EPC-6Z Strong Tie Post Cap Simpson LUS Joist Hanger	EA	6	0%	6	0.42	\$ 50.00	\$ 21.00	\$ 39.75	\$ 60.75	\$ 365			
107						EA	114	0%	114	0.02	\$ 50.00	\$ 1.00	\$ 0.98	\$ 1.98	\$ 226	
	Floor Plan Sheet #20	Section Detail	WOOD STAIR													
			1ST LEVEL													
			3'-6" Wide Wood Stair	EA	2											
			STAIR TREAD & RISER													
109			10" Wide x 3'-6" Long Wood Tread	EA	32	0%	32	0.35	\$ 50.00	\$ 17.40	\$ 38.90	\$ 56.30	\$ 1,802			
110			7" High x 3'-6" Long Wood Riser	EA	34	0%	34	0.04	\$ 50.00	\$ 2.00	\$ 23.15	\$ 25.15	\$ 855			
			WOOD BEAM													
			2x12 Wood Beam													
111			2x12 Wood Beam @ 4'-0" Long	EA	2	0%	2	0.09	\$ 50.00	\$ 4.40	\$ 8.80	\$ 13.20	\$ 26			
			STAIR STRINGER													
			(2) 2x12 Stair Stringer													
112			2x12 Stair Stringer @ 16'-0" Long	EA	4	0%	4	0.35	\$ 50.00	\$ 17.60	\$ 35.20	\$ 52.80	\$ 211			
			2ND LEVEL													
			3'-6" Wide Wood Stair	EA	2											
			STAIR TREAD & RISER													
113			10" Wide x 3'-6" Long Wood Tread	EA	32	0%	32	0.35	\$ 50.00	\$ 17.40	\$ 38.90	\$ 56.30	\$ 1,802			
114			7" High x 3'-6" Long Wood Riser	EA	34	0%	34	0.04	\$ 50.00	\$ 2.00	\$ 23.15	\$ 25.15	\$ 855			
			WOOD BEAM													
			2x12 Wood Beam													
115			2x12 Wood Beam @ 4'-0" Long	EA	2	0%	2	0.09	\$ 50.00	\$ 4.40	\$ 8.80	\$ 13.20	\$ 26			
	STAIR STRINGER															
	(2) 2x12 Stair Stringer															
116	2x12 Stair Stringer @ 16'-0" Long	EA	4	0%	4	0.35	\$ 50.00	\$ 17.60	\$ 35.20	\$ 52.80	\$ 211					
	HARDWARE															
117	Simpson LSC-Z Connector	EA	16	0%	16	0.04	\$ 50.00	\$ 2.10	\$ 2.98	\$ 5.08	\$ 81					
												SUBTOTAL \$		106,542		
												PROJECTED COST		\$119,842		
OVERHEAD												15%		\$17,976		
PROFIT												15%		\$17,976		
SUB CONTRACTOR MARGIN												10%		\$3,861		
INSURANCE												3%		\$3,595		
CONTINGENCY												5%		\$5,992		
TAX												7%		\$4,755		
SUGGESTED BID														\$173,998		
Notes:																
1. Online sources are used for pricing.																
2. Prices can vary depending upon field conditions.																

DETAILED BREAKDOWN OF ITEMS

Prepared for: 3419 N College AVE Townhomes, 6715 W Winding BND Mccordsville In 46055
Project ID: 1232025
Scope: Wood Framing, Rough Carpentry



SR #	DESCRIPTION	UNIT	QUANTITY
MATERIAL LIST			
ROUGH CARPENTRY			
BASEMENT PLAN			
WOOD HEADER			
(2) 2x6 Wood Header			
1	2x6 Wood Header @ 4'-0" Long	EA	6
(2) 2x8 Wood Header			
2	2x8 Wood Header @ 4'-0" Long	EA	6
WOOD BLOCKING			
2x8 P.T Wood Blocking @ Concrete Stem Wall			
3	2x8 Wood Blocking @ 16'-0" Long	EA	12
WALL FRAMING			
4	2x4 Wood Stud Wall @ 16" O.C	LF	120
5	2x4 Wood Studs @ 8'-0" High	EA	91
6	2x4 Wood Double Top Plate @ 16'-0" Long	EA	16
7	2x4 Wood P.T Bottom Plate @ 16'-0" Long	EA	8
8	(2) 2x6 Double Wood Stud Wall @ 24" O.C	LF	40
9	2x6 Wood Studs @ 8'-0" High	EA	40
10	2x6 Wood Double Top Plate @ 16'-0" Long	EA	12
11	2x6 Wood P.T Bottom Plate @ 16'-0" Long	EA	6
12	2x6 Wood Stud Exterior Wall @ 24" O.C	LF	192
13	2x6 Wood Studs @ 8'-0" High	EA	97
14	2x6 Wood Double Top Plate @ 16'-0" Long	EA	26
15	2x6 Wood P.T Bottom Plate @ 16'-0" Long	EA	13
16	7/16" Exposure-I Plywood Wall Sheathing	SF	1695
17	Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	53
18	Nails	EA	3975
1ST LEVEL			
FLOOR TRUSSES			
2.3125" x 16" Pre-Manufacture Floor Trusses @ 24" O.C			

DETAILED BREAKDOWN OF ITEMS

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Project ID: 1232025
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SR #	DESCRIPTION	UNIT	QUANTITY
19	2.3125" x 16" Pre-Manufacture Floor Trusses 6'-0" Long	EA	12
20	2.3125" x 16" Pre-Manufacture Floor Trusses 16'-0" Long	EA	1
21	2.3125" x 16" Pre-Manufacture Floor Trusses 18'-0" Long	EA	12
22	2.3125" x 16" Pre-Manufacture Floor Trusses 22'-0" Long	EA	12
23	2.3125" x 16" Pre-Manufacture Floor Trusses 24'-0" Long	EA	25
	FLOOR JOISTS		
	2x8 Floor Joist @ 12" O.C		
24	2x8 Floor Joist @ 8" O.C	EA	26
	CEILING JOIST		
	2x10 Ceiling Joist @ 24" O.C		
25	2x10 Ceiling Joist @ 14'-0" Long	EA	12
26	2x10 Ceiling Joist @ 20'-0" Long	EA	6
27	2x10 Ceiling Joist @ 24'-0" Long	EA	6
	WOOD HEADER		
	(2) 2x6 Wood Header		
28	2x6 Wood Header @ 4'-0" Long	EA	28
29	2x6 Wood Header @ 6'-0" Long	EA	8
	(2) 2x8 Wood Header		
30	2x8 Wood Header @ 4'-0" Long	EA	44
31	2x8 Wood Header @ 6'-0" Long	EA	2
	(2) 2x10 Wood Header		
32	2x10 Wood Header @ 6'-0" Long	EA	2
	WOOD LEDGER		
	2x16 Wood Ledger		
33	2x16 Wood Ledger @ 16'-0" Long	EA	14
	HARDWARE		
34	Simpson LUS Joist Hanger	EA	104
	SHEATHING		
35	23/32" T&G OSB Subfloor Sheathing	SF	1975
36	Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	68
37	Nails	EA	5100
	WALL FRAMING		
38	2x4 Wood Stud Wall @ 16" O.C	LF	296
39	2x4 Wood Studs @ 9'-0" High	EA	223
40	2x4 Wood Double Top Plate @ 16'-0" Long	EA	38
41	2x4 Wood Bottom Plate @ 16'-0" Long	EA	19
42	(2) 2x6 Double Wood Stud Wall @ 24" O.C	LF	40
43	2x6 Wood Studs @ 9'-0" High	EA	40
44	2x6 Wood Double Top Plate @ 16'-0" Long	EA	12
45	2x6 Wood P.T Bottom Plate @ 16'-0" Long	EA	6
46	2x6 Wood Stud Exterior Wall @ 24" O.C	LF	199

DETAILED BREAKDOWN OF ITEMS

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SR #	DESCRIPTION	UNIT	QUANTITY
47	2x6 Wood Studs @ 8'-0" High	EA	100
48	2x6 Wood Double Top Plate @ 16'-0" Long	EA	26
49	2x6 Wood P.T Bottom Plate @ 16'-0" Long	EA	13
50	7/16" Exposure-I Plywood Wall Sheathing	SF	1791
51	Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	62
52	Nails	EA	4650
	HARDWARE		
53	Simpson H2.5A Connection	EA	726
	2ND LEVEL		
	FLOOR TRUSSES		
	2.3125" x 16" Pre-Manufacture Floor Trusses @ 24" O.C		
54	2.3125" x 16" Pre-Manufacture Floor Trusses 8'-0" Long	EA	7
55	2.3125" x 16" Pre-Manufacture Floor Trusses 10'-0" Long	EA	5
56	2.3125" x 16" Pre-Manufacture Floor Trusses 14'-0" Long	EA	16
57	2.3125" x 16" Pre-Manufacture Floor Trusses 18'-0" Long	EA	12
58	2.3125" x 16" Pre-Manufacture Floor Trusses 20'-0" Long	EA	8
59	2.3125" x 16" Pre-Manufacture Floor Trusses 22'-0" Long	EA	18
	FLOOR JOISTS		
	2x8 Floor Joist @ 12" O.C		
60	2x8 Floor Joist @ 8" O.C	EA	24
	WOOD LEDGER		
	2x12 Wood Ledger		
61	2x12 Wood Ledger @ 14'-0" Long	EA	2
	(2) 2x12 Wood Ledger		
62	2x12 Wood Ledger @ 16'-0" Long	EA	10
	SHEATHING		
63	23/32" T&G OSB Subfloor Sheathing	SF	1966
64	Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	68
65	Nails	EA	5100
	WALL FRAMING		
66	2x4 Wood Stud Wall @ 16" O.C	LF	285
67	2x4 Wood Studs @ 9'-0" High	EA	215
68	2x4 Wood Double Top Plate @ 16'-0" Long	EA	36
69	2x4 Wood Bottom Plate @ 16'-0" Long	EA	18
70	(2) 2x6 Double Wood Stud Wall @ 24" O.C	LF	41
71	2x6 Wood Studs @ 9'-0" High	EA	42
72	2x6 Wood Double Top Plate @ 16'-0" Long	EA	12
73	2x6 Wood P.T Bottom Plate @ 16'-0" Long	EA	6
74	2x6 Wood Stud Exterior Wall @ 24" O.C	LF	188
75	2x6 Wood Studs @ 8'-0" High	EA	94
76	2x6 Wood Double Top Plate @ 16'-0" Long	EA	24

DETAILED BREAKDOWN OF ITEMS

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SR #	DESCRIPTION	UNIT	QUANTITY
77	2x6 Wood P.T Bottom Plate @ 16'-0" Long	EA	12
78	7/16" Exposure-I Plywood Wall Sheathing	SF	1653
79	Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	52
80	Nails	EA	3900
	HARDWARE		
81	Simpson H2.5A Connection	EA	702
	ROOF LEVEL		
	ROOF TRUSSES		
	Pre Manufacture Roof Trusses @ 24" O.C		
82	Pre Manufacture Roof Trusses @ 22'-0" Long	EA	21
83	Pre Manufacture Roof Trusses @ 24'-0" Long	EA	27
	ROOF RAFTER		
	2x8 Roof Rafter @ 24" O.C - (No. 2 Or Better Hemlock-Fir/Spruce Typ.)		
84	2x8 Roof Rafter @ 4'-0" Long	EA	2
85	2x8 Roof Rafter @ 6'-0" Long	EA	1
86	2x8 Roof Rafter @ 8'-0" Long	EA	1
87	2x8 Roof Rafter @ 10'-0" Long	EA	1
88	2x8 Roof Rafter @ 12'-0" Long	EA	1
89	2x8 Roof Rafter @ 14'-0" Long	EA	1
90	2x8 Roof Rafter @ 16'-0" Long	EA	3
	2x10 Roof Rafter @ 24" O.C - (No. 2 Or Better Hemlock-Fir/Spruce Typ.)		
91	2x10 Roof Rafter @ 4'-0" Long	EA	21
	FASCIA BOARD		
	1" x 8" Fascia Board		
92	1" x 8" Fascia Board @ 16'-0" Long	EA	6
	WOOD LEDGER		
	2x10 Wood Ledger		
93	2x10 Wood Ledger @ 16'-0" Long	EA	5
	SOFFIT FRAMING		
	2x4 Soffit Framing @ 3'-6" O.C		
94	2x4 Soffit Framing @ 4'-0" O.C	EA	26
	WOOD POST		
95	8" x 8" Eng Lumber Post 10'-6" High	EA	6
	WOOD BEAM		
	2x4 Wood Beam		
96	2x4 Wood Beam @ 12'-0" Long	EA	4
	ROOF SHEATHING		
97	5/8" Exposure-I Exterior Grade Plywood Roof Sheathing	SF	2252
98	Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	78

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SR #	DESCRIPTION	UNIT	QUANTITY
99	Nails	EA	5850
100	Clips	EA	390
	HARDWARE		
101	Simpson EPC-6Z Strong Tie Post Cap	EA	6
102	Simpson LUS Joist Hanger	EA	114
	WOOD STAIR		
	1ST LEVEL		
103	3'-6" Wide Wood Stair	EA	2
	STAIR TREAD & RISER		
104	10" Wide x 3'-6" Long Wood Tread	EA	32
105	7" High x 3'-6" Long Wood Riser	EA	34
	WOOD BEAM		
	2x12 Wood Beam		
106	2x12 Wood Beam @ 4'-0" Long	EA	2
	STAIR STRINGER		
	(2) 2x12 Stair Stringer		
107	2x12 Stair Stringer @ 16'-0" Long	EA	4
	2ND LEVEL		
108	3'-6" Wide Wood Stair	EA	2
	STAIR TREAD & RISER		
109	10" Wide x 3'-6" Long Wood Tread	EA	32
110	7" High x 3'-6" Long Wood Riser	EA	34
	WOOD BEAM		
	2x12 Wood Beam		
111	2x12 Wood Beam @ 4'-0" Long	EA	2
	STAIR STRINGER		
	(2) 2x12 Stair Stringer		
112	2x12 Stair Stringer @ 16'-0" Long	EA	4
	HARDWARE		
113	Simpson LSCZ Connector	EA	16