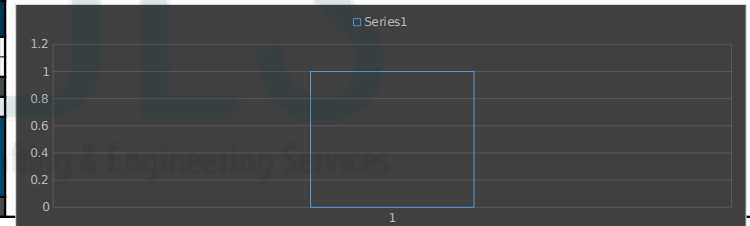


GENERAL SUMMARY

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



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		\$ -	\$	-



DETAILED BREAKDOWN OF ITEMS													
Prepared for: Island Way Renovation, 3801 Island Way Austin, Texas 78746													
Project ID: 9012026													
Scope: Lumber													
												Date: 9-Jan-26	
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 & COMPOSITES													
ROUGH CARPENTRY													
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			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	EA	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
14			Sheet Size: 4'-0" x 8'-0"	Nails	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	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -
17			-10'-0" Long										
18			1 3/4"x9 1/4" Wood Beam	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
19			-10'-0" Long										
20			1 3/4"x11 1/4" Wood Beam	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
21			-12'-0" Long										
22			1 3/4"x16" LVL Beam	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -
23			-22'-0" Long										
24			1 3/4"x18" LVL Beam	EA	6	0%	6	0.00	0.00	\$ -	\$ -	\$ -	\$ -
25			-22'-0" Long										
WOOD HEADER													
26			2x10 Wood Header	LF	10								
27			2x10 Wood Header @ 10'-0" Long	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
WOOD JOISTS													
28			2x8 Floor Joists @ 10'-0" Long	EA	11	0%	11	0.00	0.00	\$ -	\$ -	\$ -	\$ -
29			2x8 Floor Joists @ 16'-0" Long	EA	11	0%	11	0.00	0.00	\$ -	\$ -	\$ -	\$ -
WOOD TRUSSES													
30			16" Deep Pre-Engineered Floor Trusses@24" OC.	SF	222								
31			16" Deep Pre-Engineered Floor Truss @ 14'-0" Long	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
32			16" Deep Pre-Engineered Floor Truss @ 22'-0" Long	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
SHEATHING													
33			1 1/2" Thick (2X) Plywood Deck	SF	538	10%	592						
34			Plywood Sheathing & Nails	EA	18	0%	18	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
35			Sheet Size: 4'-0" x 8'-0"	Nails	1332	0%	1332	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
36			Sub-Floor Adhesive	SF	538	10%	592	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
37			1 1/8" Thick Plywood Floor Deck	SF	239	10%	263						
38			Plywood Sheathing & Nails	EA	8	0%	8	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
39			Sheet Size: 4'-0" x 8'-0"	Nails	592	0%	592	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
40			Sub-Floor Adhesive	SF	239	10%	263	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
3/4" Thick Plywood Sheathing													
41				SF	53	10%	58						
42			Plywood Sheathing & Nails	EA	2	0%	2	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
43			Sheet Size: 4'-0" x 8'-0"	Nails	131	0%	131	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
44			Sub-Floor Adhesive	SF	53	10%	58	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
WOOD BLOCKING													
45			2x4 Wood Blocking @ 12'-0" Long	EA	12	0%	12	0.00	0.00	\$ -	\$ -	\$ -	\$ -
46			2x6 Wood Blocking @ 12'-0" Long	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -
47			2x8 Wood Blocking @ 12'-0" Long	EA	5	0%	5	0.00	0.00	\$ -	\$ -	\$ -	\$ -
CONNECTIONS													
48			Simpson H2.5A Hanger	EA	56	0%	56	0.00	0.00	\$ -	\$ -	\$ -	\$ -
49			5/8" Dia Thru Bolts	EA	14	0%	14	0.00	0.00	\$ -	\$ -	\$ -	\$ -
WOOD STAIRS													
50			3.5" Thick x 11.75" Wide x 4'-0" Long Stain Grade Wood Block Risers	EA	16	0%	16	0.00	0.00	\$ -	\$ -	\$ -	\$ -
51			2x12 Wood Blocking @10'-0" Long	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
52			5/8" Dia Thru Bolts	EA	18	0%	18	0.00	0.00	\$ -	\$ -	\$ -	\$ -
WOOD RAILING													
53			42" High Solid Hardwood Railing	LF	18	10%	20	0.00	0.00	\$ -	\$ -	\$ -	\$ -
LEVEL-03													
FLOOR FRAMING													
WOOD POST													
54			5 1/4"x5 1/4" Wood Post Column @10'-0" High	EA	10	0%	10	0.00	0.00	\$ -	\$ -	\$ -	\$ -
WOOD BEAM													
55			1 3/4"x16" LVL Beam	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
56			-14'-0" Long										
57			1 3/4"x16" LVL Beam	EA	6	0%	6	0.00	0.00	\$ -	\$ -	\$ -	\$ -
58			-22'-0" Long										
59			1 3/4"x16" LVL Beam	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
60			-25'-0" Long										
61			1 3/4"x11 1/4" Wood Beam	EA	6	0%	6	0.00	0.00	\$ -	\$ -	\$ -	\$ -
62			-8'-0" Long										
63			1 3/4"x11 1/4" Wood Beam	EA	9	0%	9	0.00	0.00	\$ -	\$ -	\$ -	\$ -
64			-10'-0" Long										
65			1 3/4"x11 1/4" Wood Beam	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
66			-22'-0" Long										
WOOD HEADER													
67			2x10 Wood Header	LF	27								
68			2x10 Wood Header @ 10'-0" Long	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
2x12 Wood Header													
69				LF	48								
70			2x12 Wood Header @ 12'-0" Long	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
71			2x12 Wood Header @ 12'-0" Long	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
WOOD JOISTS													
72			2x6 Floor Joist @ 10'-0" Long	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
73			2x10 PT Floor Joist @ 8'-0" Long	EA	11	0%	11	0.00	0.00	\$ -	\$ -	\$ -	\$ -
74			2x12 Rim Joist @ 12'-0" Long	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -

DETAILED BREAKDOWN OF ITEMS													
Prepared for: Island Way Renovation, 3801 Island Way Austin, Texas 78746													
Project ID: 9012026													
Scope: Lumber													
												Date: 9-Jan-26	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MAN/HR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
63	S2.03	Sections/ SR.10, SR.11	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			16" Deep Gilder 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	EA	14	0%	14	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
74			Sheet Size: 4'-0" x 8'-0"	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	EA	44	0%	44	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
78			Sheet Size: 4'-0" x 8'-0"	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	EA	6	0%	6	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
82			Sheet Size: 4'-0" x 8'-0"	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			1.5" 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 FRAMING										
			WOOD BEAM										
94			1 3/4"x9 1/4" LVL Beam	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
95			-12'-0" Long										
96			1 3/4"x11 1/4" Wood Beam	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -
97			-10'-0" Long										
98			1 3/4"x11 1/4" Wood Beam	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
99			-10'-0" Long										
			1 3/4"x16" LVL Beam	EA	3	0%	3	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			-22'-0" Long										
			2x10 Flush Wood Beam	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			-8'-0" Long										
			2x12 Wood Beam	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			-10'-0" Long										
			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	\$ -	\$ -	\$ -	\$ -
			WOOD LEDGER										
109	S2.04	Sections/ SR.10, SR.11	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										
			5/8" Plywood Roof Deck	SF	1739	10%	1913						
112			Plywood Sheathing & Nails	EA	60	0%	60	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
113			Sheet Size: 4'-0" x 8'-0"	Nails	EA	4304	0%	4304	0.000	\$ -	\$ -	\$ -	\$ -
			1 1/8" Thick Plywood Roof Deck	SF	127	10%	140						
115			Plywood Sheathing & Nails	EA	4	0%	4	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
116			Sheet Size: 4'-0" x 8'-0"	Nails	EA	314	0%	314	0.000	\$ -	\$ -	\$ -	\$ -
			3/4" Thick Plywood Sheathing	SF	1683	10%	1851						
118			Plywood Sheathing & Nails	EA	58	0%	58	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
119			Sheet Size: 4'-0" x 8'-0"	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	EA	1	0%	1	0.00	0.00	\$ -	\$ -	\$ -	\$ -
128			-12'-0" Long										
129			2x12 Flush Wood Beam	EA	2	0%	2	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			-14'-0" Long										
			2x12 Flush Wood Beam	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -
			-16'-0" Long										
			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	\$ -	\$ -	\$ -	\$ -

DETAILED BREAKDOWN OF ITEMS														
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SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MAN/HR	HOURLY WAGL	LABOR COST	MAT. COST	UNIT COST	SUB COST	
134	S2.05	Sections/ SR.10, SR.11	SHEATHING											
135			5/8" Plywood Roof Deck	SF	290	10%	319							
136			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	10	0%	10	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
			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	A2.1		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			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											
159	S2.01W		EXTERIOR SHEARWALL											
160			CS-WSP: 15/32" APA Rated CDX Plywood Sheathing	SF	620	10%	682							
161			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	21	0%	21	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
162			Edge Nailing: 8d @ 6" O.C.	EA	125	0%	125	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
			Bottom Plate Nailing: (2)-16d @ 6" O.C.	EA	250	0%	250	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
163			INTERIOR SHEARWALL											
164			SW6: 15/32" APA Rated CDX Plywood Sheathing	SF	640	10%	704							
165			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	22	0%	22	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
166			Edge Nailing: 8d @ 6" O.C.	EA	129	0%	129	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
			Bottom Plate Nailing: (2)-16d @ 6" O.C.	EA	258	0%	258	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
167			POST											
			2x6 Post (Height: 10'-0")	EA	14	0%	14	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
168			CONNECTIONS											
			1/2" Dia x8" @ 48" O.C.	EA	33	0%	33	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
169	A2.2		HOLDOWN											
170			HD-A: Simpson HDU-5 5/8" Dia F1553 GR 35 Anchor Bolts W/12" Embed	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
			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											
171			WALL FRAMING											
172			2X4 WOOD STUD INTERIOR WALLS	LF	14	H	8							
173			2 x 4 Wood Studs @ 16" O.C.	LF	86	0%	86	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
174			2 x 4 Wood Top Plate	LF	28	0%	28	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			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	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	S2.02W		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'-0" x 8'-0"	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											
192			EXTERIOR SHEARWALL											
193			CS-WSP: 15/32" APA Rated CDX Plywood Sheathing	SF	740	10%	814							
194			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	25	0%	25	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
195			Edge Nailing: 8d @ 6" O.C.	EA	149	0%	149	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Bottom Plate Nailing: (2)-16d @ 6" O.C.	EA	298	0%	298	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
196	INTERIOR SHEARWALL													
197	SW6: 15/32" APA Rated CDX Plywood Sheathing	SF	350	10%	385									
198	Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	12	0%	12	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
199	Edge Nailing: 8d @ 6" O.C.	EA	71	0%	71	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	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	G&B Board & Nails	EA	8	0%	8	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
202	Sheet Size: 4'-0" x 8'-0"	EA	45	0%	45	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
203	Edge Nailing: 8d @ 6" O.C.	EA	90	0%	90	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Bottom Plate Nailing: (2)-16d @ 6" O.C.	EA												
204	POST													
	2x6 Post (Height: 10'-0")	EA	46	0%	46	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -		
205	CONNECTIONS													
	1/2" Dia x8" @ 48" O.C.	EA	34	0%	34	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -		
206	S2.02W		HOLDOWN											
207			HD-A: Simpson HDU-5 5/8" Dia F1553 GR 35 Anchor Bolts W/12" Embed	EA	8	0%	8	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
			HD-C: Simpson L57A36 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

DETAILED BREAKDOWN OF ITEMS

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



Date: 9-Jan-26

Date: 9-Jul-2020														
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
216	A2.3		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			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	\$ -	\$ -	\$ -	\$ -	\$ -	
	S2.03W		GW4: 1/2" Gypsum Board Both Side	SF	240	10%	264							
238			1/8" Board & Nails	EA	8	0%	8	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
239			Sheet Size: 4'-0" x 8'-0"	EA	49	0%	49	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
240			Edge Nailing: 8d @ 6" O.C	EA	98	0%	98	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	10%	25	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
248			2 x 4 P.T. Wood Sill Plate	LF	11	0%	11	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
			2X6 WOOD STUD INTERIOR WALLS	LF	20	H	10							
249			2 x 6 Wood Studs @ 16" O.C.	LF	160	0%	160	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
250			2 x 6 Wood Top Plate	LF	40	0%	40	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
251			2 x 6 P.T. Wood Sill Plate	LF	20	0%	20	0.000	\$ -	\$ -	\$ -	\$ -	\$ -	
252														
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		2X6 WOOD STUD PARAPET WALL	LF	156	H	4							
263			1 Layer Of 1/2" Zip Board Sheathing On Both Side	SF	1248	10%	1373							
264			1/2" Plywood Sheathing & Nails - Sheet Size: 4' x 8'	EA	43	0%	43	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
265			Nails	EA	3096	0%	3096							
266			Tapping	LF	624	10%	686							
267			2 x 6 Wood Stud @ 16" O.C.	LF	473	10%	520	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
268			2 x 6 Wood Top Plate	LF	312	10%	343	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
269			2 x 6 P.T. Sill Plate	LF	156	10%	173	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
270			2 x 6 P.T. Sill Plate	LF	312	10%	343	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
271			Flashing	LF	312	10%	343	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
272		Sealant	LF	624	10%	686	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	
			2X6 WOOD STUD EXTERIOR WALL	LF	11	H	10							
273			1 Layer Of 1/2" Zip Board Sheathing On Exterior Side	SF	110	10%	121							
274			1/2" Plywood Sheathing & Nails - Sheet Size: 4' x 8'	EA	4	0%	4	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
275			Nails	EA	288	0%	288							
276			Tapping	LF	16	10%	18							
277			2 x 6 Wood Stud @ 16" O.C.	LF	93	10%	102	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
278			2 x 6 Wood Top Plate	LF	22	10%	24	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
279			2 x 6 P.T. Sill Plate	LF	11	10%	12	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
280			Flashing	LF	22	10%	24	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
281			Sealant	LF	22	10%	24	0.00	0.00	\$ -	\$ -	\$ -	\$ -	
282														
			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			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	\$ -	\$ -	\$ -	\$ -	\$ -	
	S2.03W		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 \$		-
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	PROJECTED COST		\$0
OVERHEAD AND PROFIT		15%	\$0
INSURANCE		0%	\$0
CONTINGENCY		0%	\$0
TAX		0%	\$0
SUGGESTED BID			\$0

Notes:

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

MATERIAL LIST

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



Date: 9-Jan-26

SR #	DESCRIPTION	UNIT	QUANTITY
WOOD & COMPOSITES			
ROUGH CARPENTRY			
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

MATERIAL LIST

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



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

MATERIAL LIST

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



Date: 9-Jan-26

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	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 Sleepers @ 12'-0" Long	EA	105
SHEATHING			

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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
	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
	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