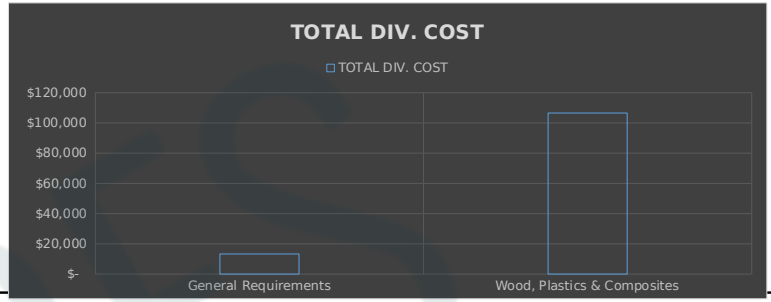
GENERAL SUMMARY

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

NEDES
National Estimating, Drafting & Engineering Services
+1 (708) 381-0900

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**



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

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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
			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										
			(2) 2x6 Wood Header										
8		Framing Plan Sheet #23	2x6 Wood Header @ 4'-0" Long	EA	6	0%	6	0.064	$ 50.00	$ 3.20	$ 4.84	$ 8.04	$ 48
			(2) 2x8 Wood Header										
9			2x8 Wood Header @ 4'-0" Long	EA	6	0%	6	0.072	$ 50.00	$ 3.60	$ 6.24	$ 9.84	$ 59
			WOOD BLOCKING										
		Section Detail Sheet #8	**2x8 P.T Wood Blocking @ Concrete Stem Wall**										
10			2x8 Wood Blocking @ 16'-0" Long	EA	12	0%	12	0.288	$ 50.00	$ 14.40	$ 24.96	$ 39.36	$ 472
			WALL FRAMING										
11			**2x4 Wood Stud Wall @ 16" O.C**	**LF**	**120**	**H**	**8**						
12			2x4 Wood Studs @ 8'-0" High	EA	91	0%	91	0.112	$ 50.00	$ 5.60	$ 8.74	$ 14.34	$ 1,305
13			2x4 Wood Double Top Plate @ 16'-0" Long	EA	16	0%	16	0.224	$ 50.00	$ 11.20	$ 17.47	$ 28.67	$ 459
14	`Sheet #/ 20 , 23		2x4 Wood P.T Bottom Plate @ 16'-0" Long	EA	8	0%	8	0.224	$ 50.00	$ 11.20	$ 17.47	$ 28.67	$ 229
15			**(2) 2x6 Double Wood Stud Wall @ 24" O.C**	**LF**	**40**	**H**	**8**						
16			2x6 Wood Studs @ 8'-0" High	EA	40	0%	40	0.128	$ 50.00	$ 6.40	$ 9.68	$ 16.08	$ 643
17			2x6 Wood Double Top Plate @ 16'-0" Long	EA	12	0%	12	0.256	$ 50.00	$ 12.80	$ 19.36	$ 32.16	$ 386
18		Floor Plan Sheet #20 Building Section Sheet #9	2x6 Wood P.T Bottom Plate @ 16'-0" Long	EA	6	0%	6	0.256	$ 50.00	$ 12.80	$ 19.36	$ 32.16	$ 193
19			**2x6 Wood Stud Exterior Wall @ 24" O.C**	**LF**	**192**	**H**	**8**						
20			2x6 Wood Studs @ 8'-0" High	EA	97	0%	97	0.128	$ 50.00	$ 6.40	$ 9.68	$ 16.08	$ 1,560
21			2x6 Wood Double Top Plate @ 16'-0" Long	EA	26	0%	26	0.256	$ 50.00	$ 12.80	$ 19.36	$ 32.16	$ 836
22			2x6 Wood P.T Bottom Plate @ 16'-0" Long	EA	13	0%	13	0.256	$ 50.00	$ 12.80	$ 19.36	$ 32.16	$ 418
23			7/16" Exposure-I Plywood Wall Sheathing	SF	1539	10%	1693						
24			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	53	0%	53	0.36	$ 50.00	$ 18.00	$ 29.65	$ 47.65	$ 2,525
25			Nails	EA	3975	0%	3975	0.00	$ 50.00	$ 0.03	$ 0.01	$ 0.03	$ 119
			1ST LEVEL										
			FLOOR TRUSSES										
			2.3125" x 16" Pre-Manufacture Floor Trusses @ 24" O.C										
26			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
27		Framing Plan Sheet #22	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
28			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
29			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
30			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										
		Floor Plan Sheet #20	**2x8 Floor Joist @ 12" O.C**										
31			2x8 Floor Joist @ 8" O.C	EA	26	0%	26	0.144	$ 50.00	$ 7.20	$ 12.48	$ 19.68	$ 512
			CEILING JOIST										
			2x10 Ceiling Joist @ 24" O.C										
32		Sheet #26	2x10 Ceiling Joist @ 14'-0" Long	EA	12	0%	12	0.28	$ 50.00	$ 14.00	$ 29.29	$ 43.29	$ 519
33			2x10 Ceiling Joist @ 20'-0" Long	EA	6	0%	6	0.40	$ 50.00	$ 20.00	$ 41.84	$ 61.84	$ 371
34			2x10 Ceiling Joist @ 24'-0" Long	EA	6	0%	6	0.48	$ 50.00	$ 24.00	$ 50.21	$ 74.21	$ 445
			WOOD HEADER										
			(2) 2x6 Wood Header										
35			2x6 Wood Header @ 4'-0" Long	EA	28	0%	28	0.064	$ 50.00	$ 3.20	$ 4.84	$ 8.04	$ 225
36			2x6 Wood Header @ 6'-0" Long	EA	8	0%	8	0.096	$ 50.00	$ 4.80	$ 7.26	$ 12.06	$ 96
		Header Plan Sheet #23	**(2) 2x8 Wood Header**										
37			2x8 Wood Header @ 4'-0" Long	EA	44	0%	44	0.072	$ 50.00	$ 3.60	$ 6.24	$ 9.84	$ 433
38			2x8 Wood Header @ 6'-0" Long	EA	2	0%	2	0.108	$ 50.00	$ 5.40	$ 9.36	$ 14.76	$ 30
			(2) 2x10 Wood Header										
39			2x10 Wood Header @ 6'-0" Long	EA	2	0%	2	0.12	$ 50.00	$ 6.00	$ 12.55	$ 18.55	$ 37
			WOOD LEDGER										
		Section/ Sheet #9	**2x16 Wood Ledger**										
40	Sheet #/ 20 - 26		2x16 Wood Ledger @ 16'-0" Long	EA	14	0%	14	0.45	$ 50.00	$ 22.40	$ 42.40	$ 64.80	$ 907
			HARDWARE										
41			Simpson LUS Joist Hanger	EA	104	0%	104	0.05	$ 50.00	$ 2.50	$ 1.98	$ 4.48	$ 466
			SHEATHING										
42			23/32" T&G OSB Subfloor Sheathing	SF	1975	10%	2173						
43		Section/ Sheet #9	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
44			Nails	EA	5100	0%	5100	0.00	$ 50.00	$ 0.03	$ 0.01	$ 0.03	$ 153
			WALL FRAMING										
45			**2x4 Wood Stud Wall @ 16" O.C**	**LF**	**296**	**H**	**9**						
46			2x4 Wood Studs @ 9'-0" High	EA	223	0%	223	0.126	$ 50.00	$ 6.30	$ 9.83	$ 16.13	$ 3,597
47			2x4 Wood Double Top Plate @ 16'-0" Long	EA	38	0%	38	0.224	$ 50.00	$ 11.20	$ 17.47	$ 28.67	$ 1,090
48			2x4 Wood Bottom Plate @ 16'-0" Long	EA	19	0%	19	0.224	$ 50.00	$ 11.20	$ 17.47	$ 28.67	$ 545
49			**(2) 2x6 Double Wood Stud Wall @ 24" O.C**	**LF**	**40**	**H**	**9**						
50			2x6 Wood Studs @ 9'-0" High	EA	40	0%	40	0.144	$ 50.00	$ 7.20	$ 10.89	$ 18.09	$ 724
51		Floor Plan Sheet #20 Building Section Sheet #9	2x6 Wood Double Top Plate @ 16'-0" Long	EA	12	0%	12	0.256	$ 50.00	$ 12.80	$ 19.36	$ 32.16	$ 386
52			2x6 Wood P.T Bottom Plate @ 16'-0" Long	EA	6	0%	6	0.256	$ 50.00	$ 12.80	$ 19.36	$ 32.16	$ 193
53			**2x6 Wood Stud Exterior Wall @ 24" O.C**	**LF**	**199**	**H**	**9**						
54			2x6 Wood Studs @ 8'-0" High	EA	100	0%	100	0.128	$ 50.00	$ 6.40	$ 9.68	$ 16.08	$ 1,608
55			2x6 Wood Double Top Plate @ 16'-0" Long	EA	26	0%	26	0.256	$ 50.00	$ 12.80	$ 19.36	$ 32.16	$ 836
56			2x6 Wood P.T Bottom Plate @ 16'-0" Long	EA	13	0%	13	0.256	$ 50.00	$ 12.80	$ 19.36	$ 32.16	$ 418
57			7/16" Exposure-I Plywood Wall Sheathing	SF	1791	10%	1970						
58			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	62	0%	62	0.36	$ 50.00	$ 18.00	$ 29.65	$ 47.65	$ 2,954
			Nails	EA	4650	0%	4650	0.00	$ 50.00	$ 0.03	$ 0.01	$ 0.03	$ 140
			HARDWARE										
59			Simpson H2.5A Connection	EA	726	0%	726	0.03	$ 50.00	$ 1.25	$ 0.88	$ 2.13	$ 1,546
			2ND LEVEL										
			FLOOR TRUSSES										
			2.3125" x 16" Pre-Manufacture Floor Trusses @ 24" O.C										
60			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
61		Plan Notes Sheet #22 Building Section Sheet #8	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
62			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
63			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
64			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
65			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										
		Floor Plan Sheet #20	**2x8 Floor Joist @ 12" O.C**										
66			2x8 Floor Joist @ 8" O.C	EA	24	0%	24	0.144	$ 50.00	$ 7.20	$ 12.48	$ 19.68	$ 472
			WOOD LEDGER										
			2x12 Wood Ledger										

DETAILED BREAKDOWN OF ITEMS

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Project ID: 1232025

Scope: Wood Framing, Rough Carpentry

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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		Section/ Sheet #9	2x12 Wood Ledger @ 14'-0" Long	EA	2	0%	2	0.31	$ 50.00	$ 15.40	$ 30.80	$ 46.20	$ 92
			(2) 2x12 Wood Ledger										
68			2x12 Wood Ledger @ 16'-0" Long	EA	10	0%	10	0.35	$ 50.00	$ 17.60	$ 35.20	$ 52.80	$ 528
			SHEATHING										
69		Section/ Sheet #9	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	**Sheet #/20 - 26**		Nails	EA	5100	0%	5100	0.00	$ 50.00	$ 0.03	$ 0.01	$ 0.03	$ 153
			WALL FRAMING										
72		Floor Plan Sheet #20 Building Section Sheet #9	**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**	**LF**	**41**	**H**	**8**						
77			2x6 Wood Studs @ 9'-0" High	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**	**LF**	**188**	**H**	**8**						
81			2x6 Wood Studs @ 8'-0" High	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-I Plywood Wall Sheathing	SF	1502	10%	1653						
85			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	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
			HARDWARE										
87			Simpson H2.5A Connection	EA	702	0%	702	0.03	$ 50.00	$ 1.25	$ 0.88	$ 2.13	$ 1,495
			ROOF LEVEL										
			ROOF TRUSSES										
		Plan Notes/ Sheet #25 Building Section Sheet #8	**Pre Manufacture Roof Trusses @ 24" O.C**										
88			Pre Manufacture Roof Trusses @ 22-0" Long	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
			ROOF RAFTER										
			2x8 Roof Rafter @ 24" O.C - (No. 2 Or Better Hemlock-Fir/Spruce Typ.)										
90		Plan Notes Sheet #25	2x8 Roof Rafter @ 4'-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
		Plan Notes Sheet #25	**2x10 Roof Rafter @ 24" O.C - (No. 2 Or Better Hemlock-Fir/Spruce Typ.)**										
97			2x10 Roof Rafter @ 4'-0" Long	EA	21	0%	21	0.08	$ 50.00	$ 4.00	$ 8.37	$ 12.37	$ 260
			FASCIA BOARD										
		Building Section Sheet #8	**1" x 8" Fascia Board**										
98			1" x 8" Fascia Board @ 16'-0" Long	EA	6	0%	6	0.22	$ 50.00	$ 11.20	$ 30.72	$ 41.92	$ 252
	Plan Notes Sheet #25		**WOOD LEDGER**										
		Plan Notes Sheet #25	**2x10 Wood Ledger**										
99			2x10 Wood Ledger @ 16'-0" Long	EA	5	0%	5	0.32	$ 50.00	$ 16.00	$ 33.47	$ 49.47	$ 247
			SOFFIT FRAMING										
		Section Detail Sheet #8	**2x4 Soffit Framing @ 3'-6" O.C**										
100			2x4 Soffit Framing @ 4'-0" O.C	EA	26	0%	26	0.056	$ 50.00	$ 2.80	$ 4.37	$ 7.17	$ 186
			WOOD POST										
101		Sheet #25	8" x 8" Eng Lumber Post 10'-6" High	EA	6	0%	6	0.97	$ 50.00	$ 48.30	$ 181.86	$ 230.16	$ 1,381
			WOOD BEAM										
			2x4 Wood Beam										
102			2x4 Wood Beam @ 12'-0" Long	EA	4	0%	4	0.168	$ 50.00	$ 8.40	$ 13.10	$ 21.50	$ 86
			ROOF SHEATHING										
103			**5/8" Exposure-I Exterior Grade Plywood Roof Sheathing**	**SF**	**2252**	**10%**	**2477**						
104		Sheet Notes #25	Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	78	0%	78	0.36	$ 50.00	$ 18.00	$ 44.64	$ 62.64	$ 4,886
105			Nails	EA	5850	0%	5850	0.00	$ 50.00	$ 0.03	$ 0.01	$ 0.03	$ 176
106			Clips	EA	390	0%	390	0.02	$ 50.00	$ 0.75	$ 0.91	$ 1.66	$ 647
			HARDWARE										
107			Simpson EPC-6Z Strong Tie Post Cap	EA	6	0%	6	0.42	$ 50.00	$ 21.00	$ 39.75	$ 60.75	$ 365
108			Simpson LUS Joist Hanger	EA	114	0%	114	0.02	$ 50.00	$ 1.00	$ 0.98	$ 1.98	$ 226
			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	**Floor Plan Sheet #20**	Section Detail	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 LSCZ 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 Mcoordsville In 46055
Project ID: 1232025
Scope: Wood Framing, Rough Carpentry

NEDES
National Estimating, Drafting & Engineering Services
+1 (708) 381-0900

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		
19	2.3125" x 16" Pre-Manufacture Floor Trusses 6'-0" Long	EA	12

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SR #	DESCRIPTION	UNIT	QUANTITY
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**
47	2x6 Wood Studs @ 8'-0" High	EA	100
48	2x6 Wood Double Top Plate @ 16'-0" Long	EA	26

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SR #	DESCRIPTION	UNIT	QUANTITY
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
77	2x6 Wood P.T Bottom Plate @ 16'-0" Long	EA	12
78	7/16" Exposure-I Plywood Wall Sheathing	SF	1653

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SR #	DESCRIPTION	UNIT	QUANTITY
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
99	Nails	EA	5850
100	Clips	EA	390

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SR #	DESCRIPTION	UNIT	QUANTITY
	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