

BREAKDOWN OF ITEMS

Prepared for:

Project ID: N/A

Scope: FRAMING, ROOFING, SIDING & FINISHES



08/03/22

SR #	DESCRIPTION	TAKEOFF QUANTITY			
		Quantity	Unit		BF/SF
	WOOD, PLASTIC & COMPOSITE				
	WALL FRAMING				
	GARAGE				
	2X6 Exterior Wall Framing				
1	2X6X116-5/8"H Studs @ 16"	21	EA	210	BF
2	2X6X16' L Bottom sill plate P.T.	2	EA	32	BF
3	2X6X16' L Top double plate & Mid span blocking	6	EA	96	BF
	2X4 Exterior Wall Framing				
4	2X4X116-5/8" H Studs @ 16"	42	EA	280	BF
5	2X4X16' L Bottom sill plate P.T.	4	EA	43	BF
6	2X4X16' L Top double plate & Mid span blocking	12	EA	128	BF
	MAIN FLOOR				
	2X6 Exterior Wall Framing				
7	2X6X116-5/8" H Studs @ 16"	16	EA	160	BF
8	2X6X16' L Bottom sill plate P.T.	2	EA	32	BF
9	2X6X16' L Top double plate & Mid span blocking	4	EA	64	BF
	2X4 Exterior Wall Framing				
10	2X4X116-5/8" H Studs @ 16"	174	EA	1160	BF
11	2X4X16' L Bottom sill plate P.T.	15	EA	160	BF
12	2X4X16' L Top double plate & Mid span blocking	44	EA	470	BF
	2X6 Gable Exterior Wall Framing				
13	2X6X116-5/8" H Studs @ 16"	6	EA	60	BF
14	2X6X16' L Bottom sill plate	1	EA	16	BF
15	2X6X16' L Top double plate	3	EA	48	BF
	2X4 Gable Exterior Wall Framing				
16	2X4X116-5/8" H Studs @ 16"	59	EA	394	BF
17	2X4X16' L Bottom sill plate	10	EA	107	BF
18	2X4X16' L Top double plate	27	EA	288	BF
	2X6 Interior Wall Framing				
19	2x6x116-5/8"H Studs @ 16"	5	EA	50	BF
20	2X6X16' L Bottom sill plate P.T.	1	EA	16	BF
21	2X6X16' L Top double plate & Mid span blocking	2	EA	32	BF
	2X4 Interior Wall Framing				
22	2X4X116-5/8" H Studs @ 16"	201	EA	1340	BF
23	2X4X16' L Bottom sill plate P.T.	17	EA	182	BF
24	2X4X16' L Top double plate & Mid span blocking	50	EA	534	BF
	2X6 Interior Vaulted Wall Framing				
25	2x6x104-5/8"H Studs @ 16"	9	EA	81	BF
26	2X6X16' L Bottom sill plate P.T.	2	EA	32	BF
27	2X6X16' L Top double plate	3	EA	48	BF
	2X4 Interior Vaulted Wall Framing				
28	2X4X116-5/8" H Studs @ 16"	7	EA	47.0	BF
29	2X4X16' L Bottom sill plate P.T.	2	EA	22	BF
30	2X4X16' L Top double plate	4	EA	43	BF
	2X4 Fire Place Wall Framing				
31	2X4X116-5/8" H Studs @ 16"	37	EA	247.0	BF
32	2X4X16' L Bottom sill plate P.T.	3	EA	32	BF
33	2X4X16' L Top double plate	5	EA	54	BF
	WALL SHEATHING				
	GARAGE				
	Exterior Wall Sheathing				

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		QTY	UNIT	AREA	TYPE
34	(4' X 10'X 1/2") Exterior wall O.S.B sheathing Note: Size of Wall sheathing assumed, not shown on plans. Please Confirm & VIF.	17	EA	640	SF
	MAIN FLOOR				
	Exterior Wall Sheathing				
35	(4' X 10'X 1/2") Exterior wall O.S.B sheathing Note: Size of Wall sheathing assumed, not shown on plans. Please Confirm & VIF.	66	EA	2490	SF
	Exterior Gable Wall Sheathing				
36	(4' X 10'X 1/2") Exterior wall O.S.B sheathing Note: Size of Wall sheathing assumed, not shown on plans. Please Confirm & VIF.	24	EA	890	SF
	Interior Fire Rated Wall Sheathing				
37	(4' X 10'X 1/2") Interior Fire Rated wall O.S.B sheathing Note: Size of Wall sheathing assumed, not shown on plans. Please Confirm & VIF.	8	EA	302	SF
	HEADERS / BEAMS				
38	1-3/4"x16" LVL (3/22'L)	66	LF	3	Pcs
39	2X12X16'L Wood Beam @ Rear Porch	4	EA	128	BF
40	2X12X16'L Wood Beam @ Front Porch	11	EA	352	BF
41	2x8x16'L Header @ Doors	3	EA	64	BF
42	2x8x16'L Header @ Window	2	EA	43	BF
43	2x6x16'L Header @ Doors	8	EA	128	BF
44	2x6x16'L Header @ Window	7	EA	112	BF
45	2X12X16'L Ceiling Beam	9	EA	288	BF
46	2X6X16'L Ridge Beam	3	EA	48	BF
47	2"X8"X18'L Ceiling Wood Beam	1	EA	24	BF
48	1-3/4" X 16" LVL Beam (3/26')	78	LF	3	Pcs
	Note: Size of header assumed for takeoffs as no sizes shown on drawings. Please confirm & VIF.				
	FLOOR FRAMING				
	Floor Trusses:				
	14" Deep Floor Trusses @ 16" O.C.				
49	14" Deep Floor Truss @ 16'	34	EA	34	Pcs
50	14" Deep Floor Truss @ 14'	79	EA	79	Pcs
51	14" Deep Floor Truss @ 8'	1	EA	1	1
	Floor Sheathing:				
52	3/4" APA Rated Plywood sheathing Size: 4'0"x8'0" Note: Size of floor sheathing assumed, not shown on plans. Please Confirm & VIF.	71	EA	2255	SF
	Wood Posts:				
53	8" X 8" X 9' H Column @ Rear Porch	2	EA	96	BF
54	10"X10" X 9' Wood Post @ Front Porch	7	EA	525	BF
	Floor Beam:				
55	2X12X16'L Flush Girder @ Crawl Space	26	EA	832	BF
56	2X8X16'L P.T Plate @ Crawl Space	2	EA	43	BF
	Wood Blocking				
57	2x6x16' L Ledge blocking	10	EA	160	BF
58	2x14x16' L Rim board	18	EA	672	BF
59	2X4X16'L P.T Sill Plate @ Crawl Space	8	EA	86	BF
	CEILING FRAMING				
	Ceiling Joist				

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SN #	DESCRIPTION	TAKEOFF QUANTITY			
	GARAGE				
	2X6 Ceiling Joist @ 16" O.C.				
60	2x6 Ceiling joist @ 4' L	18	EA	72	BF
61	2x6 Ceiling joist @ 14' L	34	EA	476	BF
	PORCH				
	2X6 Ceiling Joist @ 16" O.C. For Front Porch				
62	2x6 Ceiling joist @ 10' L	39	EA	390	BF
63	2x6 Ceiling joist @ 12' L	5	EA	60	BF
	2X8 Ceiling Joist @ 16" O.C. For Rear Porch				
64	2x8 Ceiling joist @ 6' L	1	EA	8	BF
65	2x8 Ceiling joist @ 14' L	14	EA	262	BF
	MAIN FLOOR				
	2X6 Ceiling Joist For Master Bedroom (Pitch 9/12)				
66	2x6 Vaulted Ceiling joist @ 10' L	24	EA	240	BF
	2X6 Ceiling Joist For Grate Room (Pitch 8/12)				
67	2x6 Vaulted Ceiling joist @ 14' L	26	EA	364	BF
	2X8 Ceiling Joist For Bedroom				
68	2x8 Ceiling joist @ 4' L	13	EA	70	BF
69	2x8 Ceiling joist @ 12' L	26	EA	416	BF
70	2x8 Ceiling joist @ 14' L	1	EA	19	BF
	2X6 Ceiling Joist For Office & Foyer				
71	2x6 Ceiling joist @ 4' L	1	EA	4	BF
72	2x6 Ceiling joist @ 8' L	13	EA	104	BF
	2X6 Ceiling Joist For Utility				
73	2x6 Ceiling joist @ 10' L	1	EA	10	BF
74	2x6 Ceiling joist @ 12' L	10	EA	120	BF
	2X6 Ceiling Joist For Kitchen & Dining				
75	2x6 Ceiling joist @ 14' L	22	EA	308	BF
	2X8 Ceiling Joist For Bath				
76	2x8 Ceiling joist @ 4' L	11	EA	59	BF
77	2x8 Ceiling joist @ 8' L	1	EA	11	BF
78	2x8 Ceiling joist @ 16' L	17	EA	363	BF
	Soffit Framing				
79	2x4 x 16' L Soffit Framing	24.0	EA	256	BF
	ROOF FRAMING				
	Roofing Rafter				
	GARAGE				
	2X10 Roof Rafter @ 16" O.C. (Pitch 9/12)				
	Note: Roof rafter assumed, not shown on plans. Please Confirm & VIF.				
80	2x10 Roof Rafter @ 4' L	4	EA	27	BF
81	2x10 Roof Rafter @ 6' L	2	EA	20	BF
82	2x10 Roof Rafter @ 8' L	2	EA	27	BF
83	2x10 Roof Rafter @ 10' L	2	EA	34	BF
84	2x10 Roof Rafter @ 12' L	2	EA	40	BF
85	2x10 Roof Rafter @ 14' L	4	EA	94	BF
86	2x10 Roof Rafter @ 16' L	2	EA	54	BF
87	2x10 Roof Rafter @ 18' L	38	EA	1140	BF
	Main Roof				
	2X10 Roof Rafter @ 16" O.C. (Pitch 3/12)				
	Note: Roof rafter assumed, not shown on plans. Please Confirm & VIF.				
88	2x10 Roof Rafter @ 4' L	9	EA	60	BF

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		QTY	UNIT	QTY	UNIT
89	2x10 Roof Rafter @ 6' L	6	EA	60	BF
90	2x10 Roof Rafter @ 8' L	8	EA	107	BF
91	2x10 Roof Rafter @ 10' L	26	EA	434	BF
92	2x10 Roof Rafter @ 12' L	6	EA	120	BF
93	2x10 Roof Rafter @ 14' L	8	EA	187	BF
	2X10 Roof Rafter @ 16" O.C. (Pitch 9/12) Note: Roof rafter assumed, not shown on plans. Please Confirm & VIF.				
94	2x10 Roof Rafter @ 4' L	4	EA	27	BF
95	2x10 Roof Rafter @ 6' L	5	EA	50	BF
96	2x10 Roof Rafter @ 8' L	6	EA	80	BF
97	2x10 Roof Rafter @ 10' L	4	EA	67	BF
98	2x10 Roof Rafter @ 12' L	5	EA	100	BF
99	2x10 Roof Rafter @ 14' L	8	EA	187	BF
100	2x10 Roof Rafter @ 16' L	20	EA	534	BF
101	2x10 Roof Rafter @ 18' L	6	EA	180	BF
102	2x10 Roof Rafter @ 20' L	3	EA	100	BF
103	2x10 Roof Rafter @ 22' L	12	EA	440	BF
104	2x10 Roof Rafter @ 24' L	4	EA	160	BF
105	2x10 Roof Rafter @ 26' L	9	EA	390	BF
106	2x10 Roof Rafter @ 28' L	24	EA	1121	BF
	2X10 Roof Rafter @ 16" O.C. (Pitch 16/12) Note: Roof rafter assumed, not shown on plans. Please Confirm & VIF.				
107	2x10 Roof Rafter @ 4' L	8	EA	54	BF
108	2x10 Roof Rafter @ 6' L	8	EA	80	BF
109	2x10 Roof Rafter @ 8' L	4	EA	54	BF
110	2x10 Roof Rafter @ 10' L	8	EA	134	BF
111	2x10 Roof Rafter @ 12' L	8	EA	160	BF
112	2x10 Roof Rafter @ 14' L	8	EA	187	BF
113	2x10 Roof Rafter @ 16' L	2	EA	54	BF
	Roof Bracing				
114	2" X 4" X 6'-3" L Collar Beam	25	EA	105	BF
115	2" X 4" X 6'-3" L Rafter Brace	50	EA	209	BF
116	2" X 6" X 16' L Roof Purlin	5	EA	80	BF
	ROOF SHEATHING				
	GARAGE				
117	1/2" CDX Plywood Roof sheathing (4'0"x8'0")	36	EA	1140	SF
	Main Roof				
118	1/2" CDX Plywood Roof sheathing (4'0"x8'0")	131	EA	4180	SF
	INTERIOR TRIMS @ OPENING				
119	1 X 4 X 12' L Wood Trim @ Doors	856	LF	72	Pcs
120	1 X 4 X 12' L Wood Trim @ Windows	340	LF	29	Pcs
	EXTERIOR TRIMS @ OPENING				
121	5/4" X 6" X 12' L Hardie Trim @ Window & Door	113	LF	10	Pcs
122	5/4"X 4" X 12' L Hardie Trim @ Window & Door	344	LF	29	Pcs
123	5/4"X 2" X 12' L Hardie Trim @ Window & Door	14	LF	2	Pcs
	COLUMN/ BEAM WRAP				
124	5/4"X 10" X 12' L Trimmed Fiberglass	280	SF	24	Pcs
	EXTERIOR FINISHES				
	Hardie Board & Batten Siding				
125	(18" Wide X 12' H) Hardie Board Siding	3802	SF	317	Pcs
126	(1"X3"X12' H) Batten	234	EA	234	Pcs

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SR.#	DESCRIPTION	TAKEOFF QUANTITY			
127	(1"X2"X16' H) Furring strips	84	EA	84	Pcs
	Corner Trim Board				
128	5/4"X4" X 12' L Wide Corner Trim	220	LF	19	Pcs
	Water Table Sill				
129	5/4"X 4" X 12' L Water Table Sill	366	LF	31	Pcs
	Fascia & Frieze Board				
130	(1"X 6"W X 12'L) Hardie Plank Painted Fascia Board	358	LF	30	Pcs
131	(2"X6"X12') Sub Fascia	359	LF	30	Pcs
132	(1"X4"X12') Hardie Frieze Board	360	LF	30	Pcs
133	(1"X8"X12') Hardie Frieze Board	101	LF	9	Pcs
	HARDWARE				
134	5/8"x14" Headed anchors @ 32" O.C	125	EA	125	Pcs
135	Simpson LSTA 18	125	EA	125	Pcs
136	Simpson MST 12 @ 24" O.C	165	EA	165	Pcs
137	Simpson post top cap (8x8 Post)	2	EA	2	Pcs
138	Simpson post top cap (10X10 Post)	7	EA	7	Pcs
139	Simpson post Sill (8x8 Post)	2	EA	2	Pcs
140	Simpson post Sill (10x10 Post)	7	EA	7	Pcs
141	Simpson Hanger @ Beams	4	EA	4	Pcs
142	Simpson Hanger @ Ceiling joist	554	EA	554	Pcs
143	Simpson Hanger @ Roof joist	550	EA	550	Pcs
144	2-1/2" Ring shank nails @ Board & batten Siding	2760	EA	1	Box
145	Nailing @ Furring strips	675	EA	1	Box
146	Nailing @ Wall sheathing	8050	EA	3	Box
147	Nailing @ Floor sheathing	4970	EA	2	Box
148	Nailing @ Roof sheathing	11690	EA	4	Box
149	Steel metal roofing bolts	1970	EA	1970	Pcs
150	2 -1/4-inch-long 15-gauge nails @ PVC Fascia	180	EA	180	Pcs
151	2 -1/4-inch-long 15-gauge nails @Trim & Frieze Board	1540	EA	1540	Pcs
152	Misc. nailing for framing, sheathing etc.	1	LS	1	LS

Note:

1. Wastage of 10% is figured with all quantities,
2. We have assume building is in high wind area, we have taken 480 Nails per 1 SQ. Please Confirm & VIF.
3. Roof ridge vent quantity assumed. Please confirm on site.
4. Assumed 12' Long Vinyl Soffit.(Verify Size)
5. 3/4" T&G Floor sheathing assumed. VIF
6. 5/8" Roof sheathing assumed. VIF
8. Simpson hangers are assumed @ Roof rafter on both side. Please confirm & VIF.
9. Joist spacing is not define on plans, we have assumed 16" O.C. Please confirm & VIF.
10. We have assumed interior trims @ opening w/ size of 1"x4"x12'Long. Please confirm & VIF.
11. We have assumed 3000 nails per box for siding & sheathing
12. We have assumed 7200 nails per box for roofing material