

BREAKDOWN OF ITEMS

Prepared for:
Project ID:
Scope:

FRAMING



Date: 10/11/2022

SR #		ITEM	DESCRIPTION	TAKEOFF QUANTITY		
				Quantity	Unit	
				WOOD, PLASTIC & COMPOSITE		
1	BASEMENT FRAMING	2416 #2 SYP (PT)- 122 LF	P.T Sill Plate	9	EA	
2		2616 #2 SYP (PT)- 122 LF	P.T Sill Plate	20	EA	
3		24STUDS104R	Pre- Cut Studs @ Interior Wall	115	EA	
4		2416 #2 SYP	Top plate & Mid span Blocking	26	EA	
5	FIRST FLOOR	11-7/8" LVL Floor Girder	8/10', 2/12', 2/14', 2/18', 2/22', 2/24'	286	LF	
6		11-7/8" LVL Floor Girder	3/8', 6/10', 3/12', 3/14', 3/18'	238	LF	
7		11-7/8" TJI/ 8' L	TJI Floor Joist @ 16" O.C.	36	EA	
8		11-7/8" TJI/ 10' L	TJI Floor Joist @ 16" O.C.	33	EA	
9		11-7/8" TJI/ 12' L	TJI Floor Joist @ 16" O.C.	42	EA	
10		11-7/8" TJI/ 14' L	TJI Floor Joist @ 16" O.C.	17	EA	
11		11-7/8" TJI/ 16' L	TJI Floor Joist @ 16" O.C.	42	EA	
12		11-7/8" (Rim)	12" D LVL Rim	272	LF	
13		34BP	Sub Floor	90	SHEETS	
14		SB29	Sub Floor Adhesive	23	EA	
15		2416 #2 SYP	Bottom Plate @ Exterior Wall	17	EA	
16		2416 #2 SYP	Bottom Plate @ Interior Wall	23	EA	
17		2416 #2 SYP	Bottom Plate @ Interior Fire Place Wall	1	EA	
18		24STUDS116R #2 SPF	Pre- Cut Studs @ Exterior Wall	229	EA	
19		24STUDS116R #2 SPF	Pre- Cut Studs @ Interior Wall	303	EA	
20		24STUDS116R #2 SPF	Pre- Cut Studs @ Interior Fire Wall	11	EA	
21		2416 #2 SYP	Top plate & Mid span Blocking @ Exterior Wall	51	EA	
22		2416 #2 SYP	Top plate & Mid span Blocking @ Interior Wall	67	EA	
23		2416 #2 SYP	Top plate & Mid span Blocking @ Interior Fire Wall	3	EA	
24		2816 #2 SYP	Header	7	EA	
25		14" LVL	2/6', 2/10', 2/14'	66	LF	
26		410OSB	7/16" OSB Exterior Wall Sheathing	74	SHEETS	
27		10125 Tyvek	Building Paper Wrap	3	EA	
28		Tyvek tape	Building Paper tape	6	EA	
29		SECOND FLOOR	11-7/8" TJI/ 8' L	TJI Floor Joist @ 16" O.C.	37	EA
30			11-7/8" TJI/ 10' L	TJI Floor Joist @ 16" O.C.	14	EA
31			11-7/8" TJI/ 12' L	TJI Floor Joist @ 16" O.C.	19	EA
32			11-7/8" TJI/ 14' L	TJI Floor Joist @ 16" O.C.	40	EA
33	288 #2 SYP		Floor Joist @ 16" O.C.	5	EA	
34	2810 #2 SYP		Floor Joist @ 16" O.C.	12	EA	
35	2812 #2 SYP		Floor Joist @ 16" O.C.	6	EA	
36	2814 #2 SYP		Floor Joist @ 16" O.C.	29	EA	
37	2816 #2 SYP		Floor Joist @ 16" O.C.	6	EA	
38	34BP		Sub Floor	81	SHEETS	
39	SB29		Sub Floor Adhesive	21	EA	
40	2416 #2 SYP		Bottom Plate @ Exterior Wall	15	EA	
41	2416 #2 SYP		Bottom Plate @ Interior Wall	15	EA	
42	24STUDS92R #2 SPF		Pre- Cut Studs @ Exterior Wall	24	EA	
43	24STUDS92R #2 SPF		Pre- Cut Studs @ Interior Wall	6	EA	
44	24STUDS116R #2 SPF		Pre- Cut Studs @ Exterior Wall	171	EA	
45	24STUDS116R #2 SPF		Pre- Cut Studs @ Exterior Wall	196	EA	
46	2416 #2 SYP		Top plate & Mid span Blocking @ Exterior Wall	43	EA	
47	2416 #2 SYP		Top plate & Mid span Blocking @ Interior Wall	43	EA	

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48	S	2816 #2 SYP	Header	8	EA
49		11-7/8" LVL Header	4/3', 6/4', 2/5', 2/13'	80	LF
50		268 #2 SYP	Ceiling Joist @ 16"	16	EA
51		2610 #2 SYP	Ceiling Joist @ 16"	10	EA
52		2612 #2 SYP	Ceiling Joist @ 16"	7	EA
53		288 #2 SYP	Ceiling Joist @ 16"	18	EA
54		2810 #2 SYP	Ceiling Joist @ 16"	7	EA
55		2812 #2 SYP	Ceiling Joist @ 16"	8	EA
56		2814 #2 SYP	Ceiling Joist @ 16"	27	EA
57		21018 #2 SYP	Ceiling Joist @ 16"	25	EA
58		410OSB	7/16" OSB Exterior Wall Sheathing	61	SHEETS
59		10125 Tyvek	Building Paper Wrap	2	EA
60		Tyvek tape	Building Paper tape	4	EA
61		OF FRAMING	21016 #2 SYP	Ridge, Hip & Valley Beam	20
62	2108 #2 SYP		Roof Rafter @ 16" O.C	55	EA
63	21010 #2 SYP		Roof Rafter @ 16" O.C	23	EA
64	21012 #2 SYP		Roof Rafter @ 16" O.C	20	EA
65	21014 #2 SYP		Roof Rafter @ 16" O.C	64	EA
66	21016 #2 SYP		Roof Rafter @ 16" O.C	8	EA
67	21018 #2 SYP		Roof Rafter @ 16" O.C	6	EA
68	21020 #2 SYP		Roof Rafter @ 16" O.C	12	EA

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69	ROOF	21022 #2 SYP	Roof Rafter @ 16" O.C	7	EA
70		21024 #2 SYP	Roof Rafter @ 16" O.C	19	EA
71		2816 #2 SYP	Sub Fascia Blocking	32	EA
72		716OSB	Roof Sheathing	128	EA
73		Plywood Clips	Sheathing Clips	512	EA
74	STAIR FRAMING	10x3'3" Solid Wood	Stair Tread	42	EA
75		7-1/2x3'3" Solid Wood	Stair Riser	48	EA
76		21216 #2 SPF	Stair Stringer	13	EA
77		2108 #2 SYP	Stair landing framing	2	EA
78		34BP	Sub Floor @ stair	8	SHEETS
79	SB29	Sub Floor Adhesive	2	EA	
80	DECK FRAMING	10109 #2 SPF (PT)	Treated Deck Post	14	EA
81		2128 #2 SYP (PT)	Deck Beam	10	EA
82		2129 #2 SYP (PT)	Deck Beam	9	EA
83		21210 #2 SYP (PT)	Deck Beam	3	EA
84		21214 #2 SYP (PT)	Deck Beam	4	EA
85		21218 #2 SYP (PT)	Deck Beam	18	EA
86		21216#2 SYP (PT)	Ledger Blocking	5	EA
87		21010 #2 SYP	Deck floor Joist @ 16" O.C.	61	EA
88		21012 #2 SYP	Deck floor Joist @ 16" O.C.	30	EA
89		21014 #2 SYP	Deck floor Joist @ 16" O.C.	13	EA
90		21216 #2 SYP	Roof Beam	7	EA
91		2616 #2 SYP	Ledger Blocking	3	EA
92		2610 #2 SYP	Ceiling Joist @ 16"	30	EA
93		21012 #2 SYP	Roof Rafter @ 16" O.C	25	EA
94		716OSB	Roof Sheathing	14.0	EA
95	Plywood Clips	Sheathing Clips	56.0	EA	
96	PORCH FRAMING	889 #2 SPF (PT)	Treated Wood Post	4	EA
97		21212 #2 SYP (PT)	Front Porch Beam	6	EA
98		21214 #2 SYP (PT)	Front Porch Beam	3	EA
99		21216#2 SYP (PT)	Ledger Blocking	3	EA
100		2108 #2 SYP	Front Porch floor Joist @ 16" O.C.	26	EA
101		21216 #2 SYP	Roof Beam	7	EA
102		2616 #2 SYP	Ledger Blocking	3	EA
103		268 #2 SYP	Ceiling Joist @ 16"	25	EA
104		2108 #2 SYP	Roof Rafter @ 16" O.C	11	EA
105		21014 #2 SYP	Roof Rafter @ 16" O.C	15	EA
106		716OSB	Roof Sheathing	12	EA
107	Plywood Clips	Sheathing Clips	48	EA	

Notes:

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. Assumed 12' Long Vinyl Soffit.(Verify Size)
4. Simpson hold-down quantity assumed, as hold-down shown on plans. Please confirm & VIF.
5. Simpson hangers are assumed @ Roof rafter on both side. Please confirm & VIF.
6. 2-2x8 Headers assumed @ all exterior wall openings. Please Confirm & VIF.
7. We gave assumed 14" LVL @ First Floor opening where no size available. Please Confirm & VIF.
8. We have provided separate tab for lumber framing & other finishes like roofing, siding & dry wall quantities.