Framing Materials Takeoff on [redacted]

General Project Description

This is a 2-story structure built on poured concrete foundation. On both levels it adjoins a 2-story parking deck that serves as the first two stories of a 6-story apartment building.

This takeoff only includes material for the 2-story building, which consists of townhouses. In the building, the walls, 2nd floor and roof are all wood framed.

Plan Information

Architectural Plans – [redacted]

Structural Plans – [redacted]

Specifications – [redacted]

[redacted]

Material Grade Notes from Structural Plans

What follows are highlights pertaining to lumber grades. We recommend you review the entire set of drawings, section 06100-1 Rough Carpentry and 05100-1 Structural Steel of the specifications for all information that may affect the framing package price.

Notes on drawing S2.2a direct you to “Refer to drawing S1.1 & S1.2 for General Notes.” Notes on drawings S2.2b, c and d direct you to “Refer to drawing S100 & S101 for General Notes.” We did not receive any of these drawings: S1.1, S1.2, S100 or S101.

From Specification Section 06100 – Rough Carpentry

1.02, A. Provide all rough carpentry work, as indicated on the Drawings and as specified herein. Rough carpentry shall include but not be limited to:

- Exterior performance-rated plywood panel sheathing at walls and roof, fire retardant at locations indicated on the Drawings.
- Plywood underlayment at wood floors.
- Rough hardware, inserts, and related metal components, for work of this Section, except those items specifically specified to be provide by other trades.
- Rough carpentry sleepers, blockings, curbs, cants, edgings, grounds, nailers, furring, strapping, sheathing.
- Blocking for items hanging from or supported by walls, blocking for signage, and similar items, required for all trades.
- Other usual items of normal rough carpentry work indicated on the Drawings or necessary for the proper completion of the Project, even though not specifically mentioned herein.
- All other rough carpentry indicated.

2.01, A. Lumber shall be of sound stock, new, straight, of consistent size, free of stains and mildew, and kiln dried to a moisture content of not more that 19% by weight. Where exposed or semi-exposed, wood members shall be selected for best possible appearance from the grade of stock specified:

- Lumber shall be surfaced four sides (S4S) and shall bear the grade and trademark of the association under whose rules it is produced, and a mark of mill identification.

2.01, C. General carpentry material schedule:

- Lumber 2 in. nominal thickness or greater – No. 2 – Hem Fir or Southern Pine
- Lumber less than 2 in. nominal thickness – No. 2 – Hem Fir or Spruce
- Plywood sheathing at exterior walls tongue and groove, 5/8" thick – APA Rated sheathing, Exposure 1, Group 1 Species
- Plywood roof sheathing – APA Rates sheathing Exposure 1 – Group 1 Species

From Structural Drawing S2.2a – Upper Parking Level Plan "A"

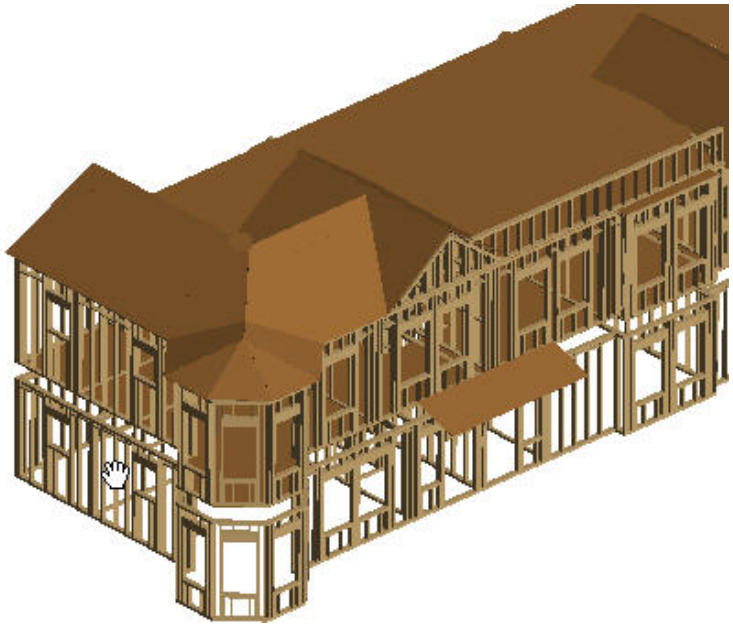
1. (Referring to unit demising walls.) 2x6@16" OC stud bearing wall ½" OSB both sides (typical as interior demising walls).

Areas-
Lower Parking Level - 20615 SF
Upper Parking Level - 22073 SF
Total – 42688 SF

Notes:

1. Per typical section on A5.1 we figured the wall heights as follows:
   a. 1st floor - 8'-7 1/4" (10'-0"- 16 3/4")
   b. 2nd floor – 9'-1 3/8" (10'-0"- 10 5/8")

2. Per [redacted], the townhouse building roof will be framed with open web trusses with wood blocking per details. He also said that the roof would be a “false roof” in that you will see a sloped roof from the ground but the bulk of the roof will be flat sloping to a roof drain. The building sections just indicate a flat roof. We figured the roof so that it from the ground it will appear as it does in the elevations but is sloped only to the extent the slope roof is indicated in the architectural roof plan. (See image below.)



3. The roof as shown in the elevations is not consistent with the roof as shown in the roof plan. Where there was a difference we followed the elevations.
4. Roof slopes are not indicated on the Roof Plan or on the elevations. Some of the sections indicate a slope of either 6/12 or 9/12. We used 6/12 on roofs that looked to be of a lower pitch and 9/12 on slopes that looked to be of a steeper pitch. We used 4/12 on bay roofs and low entry roofs.
5. Regarding the roof framing material, the architect indicated that the roof will be trusses. Roof trusses are not included with this takeoff. This takeoff does include roof blocking according to the details/sections and roof decking. We figured 1/2” plywood on the sloped roof areas and 3/4” decking on the flat roof area.
6. We figured all first floor walls (which bear on concrete) with a double-treated bottom plate.
7. Plans are not completely dimensioned. We had to scale the architectural floor plans to input interior unit walls since we did not have enlarged unit plans.
8. The Window Schedule sheet does not indicate whether the sizes are rough opening or nominal sizes. We used the dimensions shown for the rough opening sizes.
9. Window locations are not dimensioned. We scaled the floor plans to determine window locations.
10. Based on sections 6, 7 and 8/A5.2 and per the S2.2b we did not figure roof decking for the roof above the Amenities Center. This area is steel-framed with a concrete roof.

11. We figured the walls in the Amenities area as non-load bearing wood-framed walls.
12. We figured a 2x6 with a 2x8 sub-fascia/blocking at eaves of sloped roofs. We figured a 2x8 sub-fascia on roof gable edges.
13. Headers/openings were not labeled on the floor framing plan. We figured a triple 2x10 with ½" plywood shims in load bearing walls and double 2x6 in non-load bearing walls.
14. We figured demising walls to run from floor to underside of the floor deck above or underside for roof deck above.
15. We figured studs in load bearing walls at 16" OC (both levels) and studs in non-load bearing walls at 24" OC.
16. Notes on the framing plans called for "1/2" OSB Both Sides" of demising walls. We figured 1/2" plywood on demising walls.
17. Notes on some of the details indicate "1/2" Fiberglass Impregnated Gypsum" wall sheathing. The specifications call for 5/8" plywood sheathing on exterior walls. At the very least shear walls will need plywood sheathing. We figured all exterior walls with 5/8" plywood.
18. We figured double-treated bottom plate on all 1st floor walls.
19. Notes on the floor framing plans indicate the use of a "16" truss framing the edge of the stairwells. We are reporting the linear footage of this material. We assume the want some sort of solid piece like LVL material.
20. We figured a 2x4 band around the perimeter of the open web truss framed floors.
21. Drawings S6.1 thru S6.6 provide schedules on shear wall nailing and hold downs. However the framing plans do not label shear walls or hold down locations. We figured a hold down at both ends of each demising wall and at both ends of exterior corner walls. We figured an anchor strap at 2' OC tying the exterior 1st floor walls to the floor trusses, a strap at 2' OC tying the exterior 2nd floor walls to the floor trusses and a strap at 2' OC tying the exterior 2nd floor wall to the roof trusses.
22. We figured one H2.5 roof truss based on an estimate of the number of trusses that will be used.
23. The details on stair construction were incomplete. We figured a triple 2x12 for stringers and 3/4" plywood for risers and treads. Figured 2x12 landing rim and joists with 3/4" sub-floor decking.
24. We figured 2 rows of 2x6 "strongback" bracing for the open web floor trusses.
25. We assumed the covered entry roof is truss framed (as is the rest of the roof) and found no details indicating otherwise. We also assumed the decorative columns shown can support the small shed roof. They are included in the cornice and siding takeoff.

NOTE: Quantities are exact. Waste Factors are not included! (Except 10% cull factor added to floor decking and wall sheathing.)

*** PULL LIST – FIRST FLOOR WALL MATL ***
*** RUN: [redacted] PAGE: 1***
*** REVISED: 00/00/0000 JOB: [redacted]***

PART#	DESCR	SIZE	QTY/USED	QTY/COST	COST/UNIT	COST
s2416	SPF #2	2x4 16'	383/PC			
s2496	SPF S4S	2x4 8'	324/PC			
s24120	SPF S4S	2x4 10'	1987/PC			
s2696	SPF S4S	2x6 8'	509/PC			
s26120	SPF S4S	2x6 10'	2466/PC			
F15324	Sheath-Fir	01/2x48 8'	390/PC			
F1932	Sheath-Fir	05/8x48 8'	442/PC			
T24161AG	Treated	2x4 16'	240/PC			
T2616AG	Treated	2x6 16'	274/PC			
w26162	WW #2	2x6 16'	584/PC			
w210102	WW #2	2x10 10'	153/PC			
Tyvek			17/Rolls			
Shear Wall Anchors						
Holdowns			70/EA			
Strap Ties			850/EA			
Stairs						
w212162	WW #2	2x12 16'	70/PC			
F2332SFTG	Fir-Sturd-	03/4x48 8'	40/PC			
w212162	WW #2	2x12 16'	15/PC			
Joist Hangers (2x10)			40/EA			
3/4″x3″ Lag Screws			40/EA			
Nailer & Blocking Material						
s2416	SPF #2	2x4 16'	200/PC			
w26162	WW #2	2x6 16'	200/PC			
Bracing						
s2416	SPF #2	2x4 16'	160/PC			

*** PULL LIST – SECOND FLOOR FRAMING MATL ***
*** RUN: 09/12/2005 PAGE: 2***
*** REVISED: 00/00/0000 JOB: Arbor Point Townhouses***

PART#	DESCR	SIZE	QTY/USED	QTY/COST	COST/UNIT	COST
F2332SFTG	Fir-Sturd-	03/4x48 8'	583/PC			
Adhesive			200/Tubes			
16″ Open Web Trusses			14350/LF (incl. 10% waste)			
16″ dp. Trusses			890/LF			
w210162	WW #2	2x10 16'	2/PC			
s2416	SPF #2	2x4 16'	200/PC			
w26162	WW #2	2x6 16'	100/PC			
Bracing & Cross Bracing						
s2416	SPF #2	2x4 16'	180/PC			
w26162	WW #2	2x6 16'	170/PC			
Wall Sheathing at Floor Band						
Sheathing Plywood		3/4x4x8	65/EA			

*** PULL LIST – SECOND FLOOR WALL MATL ***
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PART#	DESCR	SIZE	QTY/USED	QTY/COST	COST/UNIT	COST
s2416	SPF #2	2x4 16'	821/PC			
s2496	SPF S4S	2x4 8'	451/PC			
s24120	SPF S4S	2x4 10'	3195/PC			
s2696	SPF S4S	2x6 8'	564/PC			
s26120	SPF S4S	2x6 10'	2656/PC			
F15324	Sheath-Fir	01/2x48 8'	369/PC			
F1932	Sheath-Fir	05/8x48 8'	480/PC			
w26162	WW #2	2x6 16'	924/PC			
w210102	WW #2	2x10 10'	186/PC			
Tyvek			18/Rolls			
Shear Wall Anchors						
Strap Ties			1690/EA			
Nailer & Blocking Material						
s2416	SPF #2	2x4 16'	200/PC			
w26162	WW #2	2x6 16'	200/PC			
Bracing						
s2416	SPF #2	2x4 16'	170/PC			

*** PULL LIST –PARAPET WALL & ROOF LEVEL WALL MATL ***
*** RUN: 09/12/2005 PAGE: 4***
*** REVISED: 00/00/0000 JOB: Arbor Point Townhouses***

PART#	DESCR	SIZE	QTY/USED	QTY/COST	COST/UNIT	COST
s2696	SPF S4S	2x6 8'	595/PC			
s26120	SPF S4S	2x6 10'	2/PC			
F1932	Sheath-Fir	05/8x48 8'	181/PC			
w26162	WW #2	2x6 16'	393/PC			
Tyvek			4/Rolls			
T24161AG	Treated	2x4 16'	20/PC			
T2616AG	Treated	2x6 16'	50/PC			

PULL LIST –ROOF FRAMING *

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*** REVISED: 00/00/0000** **JOB: Arbor Point Townhouses ***

PART#	DESCR	SIZE	QTY/USED	QTY/COST	COST/UNIT	COST
(Flat Rf)	Fir-Sturd-	03/4x48 8'	583/PC			
F15324	Sheath-Fir	01/2x48 8'	335/PC			
w26122	WW #2	2x6 12'	65/PC			
w26142	WW #2	2x6 14'	9/PC			
w26162	WW #2	2x6 16'	24/PC			
w28122	WW #2	2x8 12'	138/PC			
w28142	WW #2	2x8 14'	9/PC			
w28162	WW #2	2x8 16'	21/PC			
Hardware						
Roof truss connectors H2.5			950/EA			
Bracing & Strongbacks						
s2416	SPF #2	2x4 16'	245/PC			
w26162	WW #2	2x6 16'	265/PC			
Bracing						
w26162	WW #2	2x6 16'	170/PC			