

# Sample Midrise Apartments - Framing Material Summary

## Project SF Calculations

Building A:	167,975 GSF
Building B:	122,591 GSF
Project GSF	290,566 GSF
Building HSF (Units Only):	206,613 HSF
Unit Patios & Balconies:	9,455 SF
Common Area Patios & Balconies:	1,520 SF
Breezeways, Stairs & Elevators:	50,522 SF
Amenities/Retail:	19,267 SF
Floors Above Grade:	231,953 SF
Flat Roof:	53,166 SF
Parapet Walls:	2,437 LF

**Estimating Service Technicians, LLC**



**Where the Details Count**

Clarifications provided with this estimate are an integral part of this estimate. It is the General Contractor's responsibility to review the Clarifications prior to placing an order for framing materials. Notes referenced below are related to the Framing Material Take-off Clarifications

Estimated Material Description	Location	Bldg A 1 Each	Bldg B 1 Each	Est. Project Qty (2 Bldgs)	U of M	Waste Factor	Est'd Qty w/ Waste	Material Description to be Ordered	Conv Factor	Mtrl Order Qty	U of M	Unit Cost	Subtotal Cost
<b>6051000 Framing Accessories</b>													
Ply Clips		6,467	4,498	10,965	Ea	10%	12,062		1.000	12,062	Ea		0.00
<b>6111000 Studs</b>													
2x4x10' FRT #2 SPF Studs	Balcony Walls	2,748	1,584	4,331	Ea	10%	4,765		1.000	4,765	Ea		0.00
2x6 FRT #2 SPF	Parapet Wall Areas	9,004	6,289	15,293	LF	10%	16,822		1.000	16,822	LF		0.00
2x6x104 5/8" FRT #2 SPF Studs	Extr Walls - 2nd thru 5th Floor Walls	6,904	5,306	12,211	Ea	10%	13,432		1.000	13,432	Ea		0.00
2x6x116 5/8" FRT #2 SPF Studs	Extr Walls - 6th Floor Walls	1,505	1,123	2,628	Ea	10%	2,891		1.000	2,891	Ea		0.00
2x6x22' FRT #2 SPF Studs	B3 Townhouse 2-Story Walls	27	0	27	Ea	10%	30		1.000	30	Ea		0.00
2x4x104 5/8" #2 SPF Studs	Intr Walls - 2nd thru 5th Floor Walls	22,010	13,844	35,854	Ea	10%	39,439		1.000	39,439	Ea		0.00
2x4x116 5/8" #2 SPF Studs	Intr Walls - 6th Floor Walls	4,789	3,242	8,031	Ea	10%	8,834		1.000	8,834	Ea		0.00
2x6x104 5/8" #2 SPF Studs	Intr Walls - 2nd thru 5th Floor Walls	25,231	15,906	41,138	Ea	10%	45,251		1.000	45,252	Ea		0.00
2x6x116 5/8" #2 SPF Studs	Intr Walls - 6th Floor Walls	4,182	2,849	7,032	Ea	10%	7,735		1.000	7,735	Ea		0.00
2x6x10' PT #2 SYP Studs	Walls at CMU	1,047	699	1,746	Ea	10%	1,921		1.000	1,921	Ea		0.00
<b>6114000 Treated Plates &amp; Ledgers</b>													
2x4 FRT #2 SYP Sill Plate	Balcony Walls	1,057	627	1,683	LF	10%	1,852		1.000	1,852	LF		0.00
2x4 FRT #2 SYP Double Top Plate	Balcony Walls	2,113	1,253	3,367	LF	10%	3,703		1.000	3,704	LF		0.00
2x4 FRT #2 SYP Blocking	Balcony Walls	1,057	627	1,683	LF	10%	1,852		1.000	1,852	LF		0.00
2x4 FRT #2 SYP Deadwood	Extr Walls	8,222	5,976	14,198	LF	10%	15,618		1.000	15,618	LF		0.00
2x6 FRT #2 SYP Sill Plate	Extr Walls	1,433	5,350	6,783	LF	10%	7,461		1.000	7,462	LF		0.00
2x6 FRT #2 SYP Double Top Plate	Extr Walls	2,866	10,700	13,566	LF	10%	14,922		1.000	14,923	LF		0.00
2x6 FRT #2 SYP Blocking	Extr Walls	1,433	5,350	6,783	LF	10%	7,461		1.000	7,462	LF		0.00
2x8 FRT #2 SYP Blocking - See Note 5n	Blocking at Sun Screens (Sht S5.10)	1,833	1,519	3,352	LF	10%	3,687		1.000	3,687	LF		0.00
1x4 PT #2 SYP Door Threshold Blkg	Unit Entry & Balc Doors	770	493	1,263	LF	10%	1,389		1.000	1,390	LF		0.00
2x4 PT #2 SYP Sill Plate		3,618	1,865	5,483	LF	10%	6,031		1.000	6,031	LF		0.00
2x6 PT #2 SYP Sill Plate - See Note 6a	Balcony & Walls at CMU	4,722	4,133	8,855	LF	10%	9,740		1.000	9,741	LF		0.00
2x6 PT #2 SYP Double Top Plate	Balcony & Walls at CMU	1,495	974	2,469	LF	10%	2,716		1.000	2,716	LF		0.00
2x8 PT #2 SYP	Top of CMU/Concrete Walls	240	187	427	LF	10%	470		1.000	470	LF		0.00
2x8 PT #2 SYP	Steel Beam Blocking	0	1,648	1,648	LF	10%	1,812		1.000	1,813	LF		0.00

Clarifications provided with this estimate are an integral part of this estimate. It is the General Contractor's responsibility to review the Clarifications prior to placing an order for framing materials.

Notes referenced below are related to the Framing Material Take-off Clarifications

Estimated Material Description	Location	Bldg A 1 Each	Bldg B 1 Each	Est. Project Qty (2 Bldgs)	U of M	Waste Factor	Est'd Qty w/ Waste	Material Description to be Ordered	Conv Factor	Mtrl Order Qty	U of M	Unit Cost	Subtotal Cost
<b>6115000 Plates/Blocking/Bracing</b>													
2x6 PT #2 SYP	Balcony Handrail Blocking	871	502	1,373	LF	10%	1,510		1.000	1,511	LF		0.00
2x4 #2 SYP - Sill Plate		13,791	10,144	23,934	LF	10%	26,328		1.000	26,328	LF		0.00
Double 2x4 #2 SYP Top Plate		34,817	24,017	58,834	LF	10%	64,717		1.000	64,718	LF		0.00
2x4 #2 SYP Wall Blocking	LB Walls	4,548	2,743	7,290	LF	10%	8,019		1.000	8,020	LF		0.00
2x4 #2 SYP Deadwood	All Walls 2x4 & 2x6	38,119	31,275	69,393	LF	10%	76,333		1.000	76,333	LF		0.00
2x4 #2 SYP Floor Truss Blocking		17,300	12,153	29,454	LF	10%	32,399		1.000	32,399	LF		0.00
2x4 #2 SYP Roof Truss Blocking		10,348	7,197	17,545	LF	10%	19,299		1.000	19,300	LF		0.00
2x4 #2 SYP Temporary Guardrail	Building Perimeter x 2	2,866	2,142	5,008	LF	10%	5,508		1.000	5,509	LF		0.00
2x4 #2 SYP Water Heater Supports & Furring	25 LF per Unit	2,998	2,063	5,060	LF	10%	5,566		1.000	5,566	LF		0.00
2x6 #2 SYP Sill Plate - Upper Floors		16,587	15,499	32,086	LF	10%	35,295		1.000	35,295	LF		0.00
Double 2x6 #2 SYP Top Plate		41,420	38,532	79,953	LF	10%	87,948		1.000	87,948	LF		0.00
2x6 #2 SYP Wall Blocking	LB Walls	24,399	16,763	41,162	LF	10%	45,278		1.000	45,278	LF		0.00
2x6 #2 SYP Floor Truss Blocking		17,300	12,153	29,454	LF	10%	32,399		1.000	32,399	LF		0.00
2x6 #2 SYP Roof Truss Blocking		2,070	1,439	3,509	LF	10%	3,860		1.000	3,860	LF		0.00
2x6 #2 SYP Wall Cabinet Blocking		4,625	3,220	7,844	LF	10%	8,629		1.000	8,629	LF		0.00
2x10 #2 SYP Bath Wall Blocking		5,614	3,379	8,994	LF	10%	9,893		1.000	9,893	LF		0.00
2x12 #2 SYP Party Wall Top Plate - See Note 6b		3,168	2,359	5,527	LF	10%	6,079		1.000	6,080	LF		0.00
<b>6116000 Posts/Columns</b>													
2x6x10' PT #2 SYP Posts - See Note 5c	Roof Amenity Deck (Det 3,4&5/S8.12)	99	0	99	Ea	10%	109		1.000	109	Ea		0.00
<b>6121000 Beams/Headers</b>													
2x6 FRT #2 SYP Beam Blocking	Exterior Header/Beam Blocking	3,588	2,435	6,022	LF	10%	6,624		1.000	6,625	LF		0.00
2x8 FRT #2 SYP	Exterior Beams/Headers	10,763	7,278	18,041	LF	10%	19,845		1.000	19,845	LF		0.00
2x4 PT #2 SYP	Balcony Beam Blocking (Double Beams)	5,265	554	5,819	LF	10%	6,401		1.000	6,402	LF		0.00
2x6 PT #2 SYP	Balcony Beam Blocking (Triple Beams)	1,197	825	2,022	LF	10%	2,225		1.000	2,225	LF		0.00
2x10 PT #2 SYP Beams (LF)	Balcony Beams	6,454	3,316	9,770	LF	10%	10,747		1.000	10,747	LF		0.00
2x12 PT #2 SYP Beams (LF)	Balcony Beams	0	267	267	LF	10%	294		1.000	294	LF		0.00
2x4 #2 SYP Beam Blocking	Double Headers & Beams	5,297	3,641	8,937	LF	10%	9,831		1.000	9,832	LF		0.00
2x6 #2 SYP Beam Blocking	Triple Headers & Beams	2,747	1,649	4,396	LF	10%	4,835		1.000	4,836	LF		0.00
2x6 #2 SYP	NLB Headers	8,615	6,186	14,802	LF	10%	16,282		1.000	16,282	LF		0.00
2x8 #2 SYP		4,482	2,519	7,001	LF	10%	7,701		1.000	7,702	LF		0.00
2x10 #2 SYP		825	747	1,572	LF	10%	1,729		1.000	1,730	LF		0.00
2x12 #2 SYP		4,911	2,777	7,688	LF	10%	8,456		1.000	8,457	LF		0.00
7/16" OSB (SF)	Header Flitch Plates	8,010	4,839	12,849	SF	10%	14,134	7/16"x4x8 OSB	0.031	442	Sht		0.00
<b>6121100 Laminated Beams</b>													
3.5x9.25 Wolmanized PSL	PSL210 - Roof Amenity Deck	620	0	620	LF	10%	682		1.000	682	LF		0.00
3.5 x 9.25 PSL		90	0	90	LF	10%	99		1.000	99	LF		0.00
3.5 x 11.25 PSL		1,354	1,039	2,393	LF	10%	2,632		1.000	2,632	LF		0.00
5.25 x 11.25 PSL		1,270	1,201	2,471	LF	10%	2,718		1.000	2,718	LF		0.00
5.25 x 16 PSL		0	259	259	LF	10%	285		1.000	285	LF		0.00
5.25 x 18 PSL		72	0	72	LF	10%	80		1.000	80	LF		0.00
1.75 x 18 LVL Rim Board - See Note 5m	Exterior Corridor Walls (Det 2/S8.12)	61	37	97	LF	10%	107		1.000	107	LF		0.00
<b>6122000 Floor Framing</b>													
2x6 FRT #2 SYP Blocking - See Note 5i	LB Extr Walls (Dets 1 & 2/S8.10)	1,921	1,680	3,601	LF	10%	3,961		1.000	3,962	LF		0.00
2x12 FRT #2 SYP Ledgers - See Note 5i	LB Extr Walls (Dets 1 & 2/S8.10)	1,921	1,680	3,601	LF	10%	3,961		1.000	3,962	LF		0.00
2x8 PT #2 SYP Floor Joists	Roof Amenity Deck (Det 3,4&5/S8.12)	2,908	0	2,908	LF	10%	3,199		1.000	3,199	LF		0.00
2x10 PT #2 SYP Ledgers/Floor Joists		9,029	5,382	14,411	LF	10%	15,852		1.000	15,853	LF		0.00
2x12 PT #2 SYP Floor Joists	A2 & C2 Unit Balconies	0	650	650	LF	10%	715		1.000	715	LF		0.00
2x12 PT #2 SYP Ledgers - See Note 5h	Double ledger - CMU Walls(Det 6/S4.01)	281	189	470	LF	10%	517		1.000	518	LF		0.00
2x4 #2 SYP Blocking - See Note 5k	Corridor Trusses (Det 9 & 10/S8.10)	8,904	5,465	14,368	LF	10%	15,805		1.000	15,806	LF		0.00
2x12 #2 SYP Ledgers - See Note 5k	Corridor Trusses (Det 9 & 10/S8.10)	8,152	5,008	13,160	LF	10%	14,476		1.000	14,477	LF		0.00

Clarifications provided with this estimate are an integral part of this estimate. It is the General Contractor's responsibility to review the Clarifications prior to placing an order for framing materials.

Notes referenced below are related to the Framing Material Take-off Clarifications

Estimated Material Description	Location	Bldg A 1 Each	Bldg B 1 Each	Est. Project Qty (2 Bldgs)	U of M	Waste Factor	Est'd Qty w/ Waste	Material Description to be Ordered	Conv Factor	Mtrl Order Qty	U of M	Unit Cost	Subtotal Cost
<b>6134000 Misc Framing Materials</b>													
3 1/2"x50' Sill Sealant (Owens Corning or similar)	Exterior 2x4 Walls	4	2	6	Rolls	10%	7		1.000	7	Rolls		0.00
5 1/2"x50' Sill Sealant (Owens Corning or similar)	Exterior 2x6 Walls	29	21	50	Rolls	10%	55		1.000	56	Rolls		0.00
Subfloor Adhesive	5 Shts per tube	620	424	1,044	Tubes	10%	1,148		1.000	1,149	Tubes		0.00
Corner Tape at Inside Corners (12")	Typar or Similar	8,382	6,296	14,678	LF	10%	16,146		1.000	16,147	LF		0.00
Corner Tape at Outside Corners (9") - 2 Rows	Typar or Similar	18,480	13,781	32,261	LF	10%	35,487		1.000	35,487	LF		0.00
Window Sill Tape (9" Flex)	Typar or Similar	2,966	2,316	5,281	LF	10%	5,809		1.000	5,810	LF		0.00
Window/Door Tape (9") - 1 Row Typical	Typar or Similar	13,772	10,835	24,607	LF	10%	27,068		1.000	27,068	LF		0.00
Window/Door Tape (9") - 2nd Row	2nd Row for 2x6 Exterior Walls	13,772	10,835	24,607	LF	10%	27,068		1.000	27,068	LF		0.00
Window Corners (2/Window)	Vycor or Similar	948	829	1,778	LF	10%	1,955		1.000	1,956	LF		0.00
Bldg Wrap Seam Tape (100 LF/900 SF Wrap)		13,514	2,675	16,189	LF	10%	17,808		1.000	17,808	LF		0.00
<b>6141000 Floor Decking</b>													
FRT 3/4"x4x8 T&G OSB	Within 4'-0" Extr Walls (Det 3&4/S8.10)	1,075	803	1,877	Shts	10%	2,065		1.000	2,066	Shts		0.00
5/4x6 PT #2 SYP Decking - See Note 5c	Roof Amenity Deck (Det 3,4&5/S8.12)	7,670	0	7,670	LF	10%	8,437		1.000	8,437	LF		0.00
Advantech 3/4"x4x8 T&G OSB	Not Including Balconies	3,099	2,120	5,218	Shts	10%	5,740		1.000	5,741	Shts		0.00
Advantech PT 3/4"x4x8 T&G OSB	Balconies	151	116	268	Shts	10%	294		1.000	295	Shts		0.00
<b>6142000 Wall Sheathing</b>													
7/16"x4x8 FRT OSB - See Note 3a	Exterior Wall Sheathing *BW	2,597	147	2,744	Shts	10%	3,019		1.000	3,019	Shts		0.00
7/16"x4x8 FRT OSB	Balcony Walls *BW	335	196	531	Shts	10%	584		1.000	584	Shts		0.00
7/16"x4x8 FRT OSB	Balcony Bands *BW	404	86	490	Shts	10%	539		1.000	540	Shts		0.00
7/16"x4x8 FRT OSB	Parapet Walls *BW	465	323	788	Shts	10%	867		1.000	868	Shts		0.00
7/16"x4x8 OSB	Interior Shear Walls	1,781	1,347	3,128	Shts	10%	3,441		1.000	3,441	Shts		0.00
7/16"x4x8 OSB or 4x8 Thermaply	Roof Draftstops	129	94	223	Shts	10%	246		1.000	246	Shts		0.00
3/4"x4x8 Plywood	Party Wall Draftstops (Det 5/S8.10)	198	147	345	Shts	10%	380		1.000	380	Shts		0.00
5/8"x4x8 Extr Type 'X' Gyp Sheathing - See Note 5k	Corridor Draftstops (Det 9 & 10/S8.10)	408	251	659	Shts	10%	725		1.000	725	Shts		0.00
5/8"x4x8 Extr Type 'X' Gyp Sheathing - See Note 5j	NLB Extr Walls (Det 3/S8.10)	632	430	1,062	Shts	10%	1,168		1.000	1,169	Shts		0.00
Bldg Wrap (1350 SF/Roll) - Typar or Similar	Exterior Walls & Open Breezeways	90	18	108	Rolls	10%	119		1.000	119	Rolls		0.00
<b>6143000 Roof Decking</b>													
3/4"x4x8 Plywood		1,078	750	1,828	Shts	10%	2,010		1.000	2,011	Shts		0.00
15# Felt		115	80	195	Rolls	10%	214		1.000	215	Rolls		0.00
<b>9260000 Drywall - Commercial</b>													
1" Gypsum Bd Shaft Liner (2 Layers) - See Note 5l	2 Hour Shaft Walls	8,839	4,820	13,659	SF	10%	15,024		1.000	15,025	SF		0.00
H' Channel	2 Hour Shaft Walls	2,652	1,446	4,098	LF	10%	4,508		1.000	4,508	LF		0.00
											<b>Project Subtotal</b>	<b>0.00</b>	
											<b>Fill-In Tax Rate=====&gt;</b>	<b>6.25%</b>	<b>0.00</b>
											<b>Project Total</b>	<b>0.00</b>	