

Sample Garden Style Apartment Project - Siding Take-off

Estimating Service Technicians, LLC



Where the Details Count

Project Skin Calculations

Apartment Buildings (7 Bldgs)		Amenity Buildings (Club, 4 Garages, and Mail Kiosk)		Project Totals			
Lap Siding (7" Exposure)	Exterior	8,854 SF	27.35%	Lap Siding (7" Exposure)	Exterior	8,854 SF	65.02%
Lap Siding (7" Exposure)	Breezeway	30,909 SF	9.51%	Lap Siding (7" Exposure)	Brzwy	30,909 SF	9.13%
Lap Siding (10 3/4" Exposure)	Exterior	42,990 SF	13.23%	Lap Siding (10 3/4" Exposure)	Exterior	42,990 SF	12.70%
(7", 10 3/4" & 2" Exposure)	Exterior	7,145 SF	2.20%	(7", 10 3/4" & 2" Exposure)	Exterior	7,145 SF	2.11%
4x8 Cementitious Panel	Exterior	70,507 SF	21.70%	4x8 Cementitious Panel	Exterior	75,269 SF	22.24%
4x9 Cementitious Panel	Brzwy	84,502 SF	26.01%	4x9 Cementitious Panel	Brzwy	84,502 SF	24.96%
		324,899 SF				338,515 SF	

Notes referenced below are related to the Siding Material Take-off Clarifications Quantities below are for 1 of each building type. For total project quantities see Est. Project Qnty.

Estimated Material Description	Location	Bldg Type 1 Each	Bldg Type 3 Each	Bldg Type 1 Each	Bldg Type 4 Each	Bldg Type 5 Each	Club House Each	Garages - Types 1, 2A, 2B & 3 Each	Mail Kiosk Each	Est. Project Qnty (7 Bldgs & Amenities)	U of M	Waste Factor	Est'd Qnty w/ Waste	Material Description to be Ordered	Conv Factor	Mtrl Order Qnty	U of M
6134000 Misc Framing Materials																	
Corner Tape at Inside Corners (12")	Tyvar or Similar	8,765	3,274	475	6,402	3,762	370	53	0	29,647	LF	10%	32,612		1,000	32,612	LF
Corner Tape at Outside Corners (9") - 2 Rows	Tyvar or Similar	29,753	9,346	1,162	20,328	10,296	1,162	528	462	91,727	LF	10%	100,899		1,000	100,900	LF
Window Sill Tape (12")	Tyvar or Similar	2,794	757	211	2,077	851	161	40	0	8,404	LF	10%	9,244		1,000	9,245	LF
Window/Door Tape (9") - 1 Row Typical	Tyvar or Similar	13,772	3,626	1,214	10,226	4,079	878	590	0	41,635	LF	10%	45,799		1,000	45,799	LF
Window Corners (2/Window)	Vycor or Similar	1,034	246	106	801	277	64	20	0	3,040	LF	10%	3,344		1,000	3,345	LF
Bldg Wrap Seam Tape (100 LF/900 SF Wrap)		7,416	2,872	1,145	5,386	3,041	757	656	252	27,268	LF	10%	29,995		1,000	29,996	LF
Bldg Wrap (900 SF/Roll) - Tyvek or Similar	Exterior Walls	74	29	11	54	30	8	7	3	273	Rolls	10%	300		1,000	300	Rolls
6211000 Exterior Trim Materials																	
Batten Corner XOCBN (Xtreme Trim) - See Note 6a	Panel Corner Bead (Det 8/A4.03.2)	6,336	1,630	375	4,509	1,473	1,069	0	0	18,653	LF	10%	20,518	10' Batten Corner XOCBN	0.100	2,052	Ea
Horizontal Bead Reveal BRH (Xtreme Trim)-See Note 6a	Panel Horiz. Joint (Det 9/A4.03.2)	6,000	1,918	818	4,443	2,508	949	0	360	20,831	LF	10%	22,914	10' Horizontal Bead Reveal BRH	0.100	2,292	Ea
Vertical Bead Reveal BRV (Xtreme Trim) - See Note 6a	Panel Vert. Joint (Det 10/A4.03.2)	12,000	3,835	1,635	8,885	5,017	3,797	0	721	43,561	LF	10%	47,917	10' Vertical Bead Reveal BRV	0.100	4,792	Ea
Pnl Reveal Inside Cnr XICR(Xtreme Trim)-See Note 6a	Panel Inside Corner	363	157	327	327	109	264	0	0	1,861	LF	10%	2,047	10' Pnl Reveal Inside Cnr XICR	0.100	205	Ea
2x2 Trim	Siding Inside Corner	7,304	2,712	109	5,278	2,808	106	53	0	23,792	LF	10%	26,171		1,000	26,172	LF
4/4x2 1/2" Cementitious Battens - See Note 6m	Breezeway Walls Above Wainscot	11,618	2,753	0	7,669	3,440	0	0	0	30,984	LF	10%	34,083		1,000	34,083	LF
4/4x4 Cementitious Trim - See Note 6h	Frieze Board	1,644	614	227	884	580	533	0	0	5,709	LF	10%	6,280		1,000	6,281	LF
4/4x4 Cementitious Trim - See Note 6m	Breezeway/Corridor Walls	11,618	2,753	0	7,669	3,440	0	0	0	30,984	LF	10%	34,083		1,000	34,083	LF
4/4x4 Cementitious Trim - See Note 6j	Horizontal Band Paneling to 7" Siding	826	307	201	617	306	0	0	0	2,870	LF	10%	3,157		1,000	3,158	LF
4/4x4 Cementitious Trim - See Note 6j	Horizontal Band 7" to 10 3/4 Siding	1,315	486	0	858	485	0	0	0	4,117	LF	10%	4,528		1,000	4,529	LF
4/4x4 Cementitious Trim - See Note 6j	Top of Entry Towers	455	127	0	386	127	0	0	0	1,347	LF	10%	1,481		1,000	1,482	LF
4/4x4 Cementitious Trim - See Note 6j	Top of Half-hgt Balcony Columns	274	68	0	221	68	0	0	0	767	LF	10%	843		1,000	844	LF
4/4x6 Cementitious Trim - See Note 6m	Breezeway/Corridor Walls	3,873	918	0	2,556	1,147	0	0	0	10,328	LF	10%	11,361		1,000	11,361	LF
5/4x2 Cementitious Trim - See Note 6g	Balcony Ceiling (Det 14/A5.06.1)	1,859	683	0	999	796	0	0	0	5,701	LF	10%	6,271		1,000	6,272	LF
5/4x4 Cementitious Trim - See Note 6j	Doors and Windows	8,404	2,182	774	6,213	2,455	651	348	0	25,392	LF	10%	27,932		1,000	27,932	LF
5/4x6 Cementitious Trim - See Note 6h	Frieze Board	1,644	614	227	884	580	533	0	0	6,335	LF	10%	6,968		1,000	6,969	LF
5/4x6 Cementitious Trim - See Note 6j	Doors and Windows	4,928	1,302	458	3,731	1,465	473	143	0	15,105	LF	10%	16,616		1,000	16,616	LF
5/4x6 Cementitious Trim - See Note 6k	Outside Corners Lap Siding	16,702	6,125	315	11,165	6,609	935	1,056	141	55,297	LF	10%	60,827		1,000	60,827	LF
5/4x8 Cementitious Trim - See Note 6d	Fascia Board	1,644	614	227	884	580	398	625	203	6,402	LF	10%	7,043		1,000	7,043	LF
5/4x8 Cementitious Trim - See Note 7b	Club House Window Trim	0	0	0	0	0	202	0	0	202	LF	10%	222		1,000	223	LF
5/4x10 Cementitious Trim - See Note 6j	Horizontal Band Paneling to 7" Siding	826	307	201	617	306	0	0	0	2,870	LF	10%	3,157		1,000	3,158	LF
5/4x10 Cementitious Trim - See Note 6j	Horizontal Band 7" to 10 3/4 Siding	1,315	486	0	858	485	0	0	0	4,117	LF	10%	4,528		1,000	4,529	LF
5/4x10 Cementitious Trim - See Note 6j	Top of Entry Towers	455	127	0	386	127	0	0	0	1,347	LF	10%	1,481		1,000	1,482	LF
5/4x10 Cementitious Trim - See Note 6j	Top of Half-hgt Balcony Columns	274	68	0	221	68	0	0	0	767	LF	10%	843		1,000	844	LF
5/4x10 Cementitious Trim - See Note 6j	Club House Clerestory Fascia	0	0	0	0	0	135	0	0	135	LF	10%	149		1,000	149	LF

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

Quantities below are for 1 of each building type. For total project quantities see Est. Project Qnty.

Estimated Material Description	Location	Bldg Type 1 Each	Bldg Type 2 3 Each	Bldg Type 3 1 Each	Bldg Type 4 1 Each	Bldg Type 5 1 Each	Club House 1 Each	Garages - Types 1, 2A, 2B & 3 1 Each	Mail Kiosk 1 Each	Est. Project Qnty (7 Bldgs & Amenities)	U of M	Waste Factor	Est'd Qnty w/ Waste	Material Description to be Ordered	Conv Factor	Mtrl Order Qnty	U of M
6212000 Exterior Siding Materials																	
1/4" Cementitious Soffit (SF) - See Note 6f	Top Floor Balcony Clg (Det 14/A5.06.1)	1,581	684	0	746	684	0	0	0	5,061	SF	10%	5,567	1/4" x4x8 Cementitious Panels	0.031	174	Sht
5/16" Cementitious Panel (SF)	Panelled Extr Walls	9,561	3,526	3,271	7,250	5,342	3,514	0	1,441	40,958	SF	10%	45,054	5/16" x4x10 Cementitious Panels	0.025	1,127	Sht
5/16" Cementitious Panel (SF)	Balcony Trim - Columns & Bands	14,439	4,144	0	10,521	4,692	283	0	0	42,367	SF	10%	46,603	5/16" x4x10 Cementitious Panels	0.025	1,166	Sht
5/16" Cementitious Panel (SF) - See Note 5f - 9' Pnls	Panelled Brzwy Walls (Sht A2.08)	38,726	9,175	0	25,563	11,466	0	0	0	103,281	SF	10%	113,609	5/16" x4x9 Cementitious Panels	0.028	3,156	Sht
8 1/4 Cementitious Lap Siding (LF) - See Note 5a	7" Exposure - Exterior Walls	44,814	17,606	3,682	32,641	17,524	5,162	10,116	1,418	168,176	LF	10%	184,994	8 1/4"x12' Cementitious Lap Siding	0.083	15,417	Ea
8 1/4 Cementitious Lap Siding (LF) - See Note 5e	7" Exposure - Balcony Columns	5,227	2,558	0	2,069	3,068	0	0	0	18,038	LF	10%	19,842	8 1/4"x12' Cementitious Lap Siding	0.083	1,654	Ea
8 1/4 Cementitious Lap Siding (LF) - See Note 5f	7" Exposure - Open Breezeways	12,431	9,097	0	9,453	9,110	0	0	0	58,286	LF	10%	64,114	8 1/4"x12' Cementitious Lap Siding	0.083	5,343	Ea
8 1/4 Cementitious Lap Siding (LF) - See Note 5b	Breezeway Entries - Exterior Walls	1,001	701	0	968	701	0	0	0	4,776	LF	10%	5,253	8 1/4"x12' Cementitious Lap Siding	0.083	438	Ea
8 1/4 Cementitious Lap Siding (LF) - See Note 5b	To be Ripped to 3 1/4" for 2" Exposure	1,001	701	0	968	701	0	0	0	4,776	LF	10%	5,253	8 1/4"x12' Cementitious Lap Siding	0.083	438	Ea
12" Cementitious Lap Siding (LF) - See Note 5a	10 3/4" Exposure	14,174	5,915	2,102	10,290	6,307	0	0	0	50,617	LF	10%	55,678	12"x12' Cementitious Lap Siding	0.083	4,640	Ea
12" Cementitious Lap Siding (LF) - See Note 5b	Breezeway Entries - Exterior Walls	1,001	701	0	968	701	0	0	0	4,776	LF	10%	5,253	12"x12' Cementitious Lap Siding	0.083	438	Ea
12" Cementitious Lap Siding (LF) - See Note 5e	10 3/4" Exposure - Balcony Columns	646	317	0	256	317	0	0	0	2,171	LF	10%	2,388	12"x12' Cementitious Lap Siding	0.083	200	Ea
1/4"x12" Non-Vented Cementitious Soffit Board (LF)	Gable Soffits	272	37	0	0	37	0	0	0	419	LF	10%	461	12"x12' Non-Vented Cementitious Soffit Bd	0.083	39	Ea
1/4"x24" Vented Cementitious Soffit Board (LF)	Eaves	1,387	580	227	884	580	533	625	203	6,177	LF	10%	6,795	24"x8' Vented Cementitious Soffit Board	0.125	850	Ea
6214000 Siding & Exterior Finishes (SF Calculated for % of Skin Type Only)																	
Cementitious Lap Siding (7" Exposure)	Exterior SF Quantity	26,010	10,693	1,953	18,407	10,395	2,738	5,364	752	97,699	SF	0%	97,699		1.000	97,699	SF
Cementitious Lap Siding (7" Exposure)	Breezeway SF Quantity	6,592	4,824	0	5,013	4,831	0	0	0	30,909	SF	0%	30,909		1.000	30,910	SF
Cementitious Lap Siding (10 1/4" Exposure)	Exterior SF Quantity	12,070	5,075	1,712	8,588	5,395	0	0	0	42,990	SF	0%	42,990		1.000	42,991	SF
Bldg Entries (Combination of 7", 10 1/4" & 2" Exposure)	Exterior SF Quantity	1,498	1,050	0	1,449	1,050	0	0	0	7,145	SF	0%	7,145		1.000	7,146	SF
4x10 Cementitious Panel	Exterior SF Quantity	21,102	6,679	5,707	15,624	8,038	3,452	0	1,310	75,269	SF	0%	75,269		1.000	75,270	SF
4x9 Cementitious Panel	Breezeway SF Quantity	31,685	7,507	0	20,915	9,381	0	0	0	84,502	SF	0%	84,502		1.000	84,503	SF