

The logo features a 3D geometric shape, resembling a cube or a truncated pyramid, rendered in two shades of blue. The front face is a lighter blue, while the top and side faces are a darker blue. The letters 'EST' are printed in a bold, white, sans-serif font across the center of the front face.

EST

ESTIMATING SERVICE TECHNICIANS

WHERE THE DETAILS COUNT

Contents

- Buildings Included 4**
- Lumber Species and Grade 4**
- Structural Panel Types and Thicknesses..... 4**
- Inconsistencies in the Construction Documents 5**
- Floor and Roof Framing 5**
- Wall Framing 6**
- Project Vital Statistics 7**

Sample Garden Style Apartments - Framing Clarifications

The following are clarifications or comments related to the framing material take-off for the XXX Project Name XXX. This take-off is based upon the Architectural Drawings by XXX Architectural Group XXX, dated 1/19/18, and the Structural drawings by XXX Structural Group XXX, dated 1/19/18.

Disclaimer:

When we perform an estimate we follow the drawings as closely as possible. Any deviations from the drawings are clarified in this document. It is strongly recommended that the client thoroughly review the quantity take-off, and these comments and inform us of any necessary adjustments or additions prior to placing an order for these materials. Any adjustments to the estimate should be made within 2 weeks of the completion of the estimate. Otherwise, additional costs may be applied for any necessary adjustments.

Buildings Included

1. Based on the site plan, this estimate will include the following buildings:

- A. Building Type I (4 Each)
- B. Building Type II (3 Each)
- C. Building Type III (2 Each)
- D. Building Type IV (2 Each)
- E. Club House
- F. Garages (5 Each)
- G. Mail Center
- H. The Trash Compactor is a concrete and CMU structure and will not be included. We are assuming that the carports are prefabricated metal structures and they will not be included in the estimate.

Lumber Species and Grade

2. According to the Floor framing notes on Sheet S112, all lumber shall be #2 SYP including the studs. We will estimate PT #2 SYP for those items in contact with concrete or exposed to the weather.

Structural Panel Types and Thicknesses

3. The various structural panels will be estimated as follows:

- A. The exterior sheathing notes on Sheet S205 call for the exterior sheathing to be 15/32" structural 1 sheathing. We shall estimate this as 15/32" OSB.
- B. According to the Wall Types Drawings on Sheets S151 and S152, all shear walls will either be in the breezeway or at the exterior face of the building. All shear wall sheathing will be included with the exterior and breezeway sheathing and there will be no interior shear wall sheathing.
- C. According to the Roof framing notes on Sheet S113, the standard roof sheathing will be 5/8" plywood. The Canopy roofs at the breezeway entrances will have 3/4" plywood sheathing. We will also estimate the 3/4" plywood for the meter pack and sprinkler closet roofs.

- D. The Floor framing notes are calling for 3/4" T&G Plywood floor sheathing, but our client has requested that all floor sheathing be AdvanTech floor sheathing. This shall be estimated as 3/4" AdvanTech T&G sheathing.
- E. The client has requested an option for PT decking at the balconies. The decking will be estimated as PT 5/4x6 decking.

Inconsistencies in the Construction Documents

4. The following comments are related to inconsistencies we have found in the architectural and structural drawings:

- A. Wall Section W4/A312 is showing scab-on roof trusses over the 1st Floor Meter Packs. We have estimated the lower roofs with 2x8 rafters based upon the structural Canopy Roof Framing Notes.
- B. Note 10 on Sheet S161, Club House Foundation Plans, is referring to ALL lumber being PT material. We are assuming that this note is referring to just those materials in contact with the concrete, and not ALL lumber.

Floor and Roof Framing

5. The following notes and comments are related to the floor joist, ledgers, posts, beam and header take-offs and the framing plans:

- A. NLB headers will be estimated as (2) 2x6's.
- B. (2) 2x__'s will be estimated for 2x4 wide walls, and (3) 2x__'s will be estimated for 2x6 wide walls despite what the framing plans might indicate.
- C. The Balcony framing notes on Sheet S112 are calling for 2x8 floor joists at 16" OC. The floor framing plans are indicating Detail D7/S203 at the balcony framing. There are problems with this detail:
 - i. The detail shows balcony trusses instead of 2x8 floor joists.
 - ii. The detail indicates that the exterior walls supporting the balcony trusses would be taller than the typical exterior walls.
 - iii. Based on the Balcony Framing Notes, and Wall Section W2/A311, we will estimate the balcony framing with PT 2x8 joists supported by a PT 2x8 ledger at the exterior balcony walls.
 - iv. The walls supporting the balcony framing will be the same height as all exterior walls.

D. The Roof Framing Notes indicate that the canopy roofs (Entry Roofs and Meter Pack Roofs) will be stick framed with 2x8 rafters.

E. There are some inconsistencies in the framing plans. Following are the issues we have found for each type of framing plan:

i. Second Floor Framing Plans:

a. Stair landings are indicated at the 2nd Floor for Building Types II, III, and IV. They are not indicated for Building Type I. The stair landings will not be needed until the 3rd Floor breezeways where you have switch-back stairs. We will not estimate stair landings for the 2nd Floors.

b. Breezeway beam sizes are not noted on the Building II, III, and IV plans. We will use the beam sizes noted on the Building 1 framing plans.

ii. Roof Framing Plans:

a. The sections over the breezeways are drawn as if there are trusses running crosswise across the breezeway. A note on Building I Roof Framing Plan refers to the 'Roof Framing Notes,' but there are no specific notes for the roof areas over the breezeways.

b. For the estimate, I will assume that the roof trusses over the breezeways run the same directions as the rest of the roof trusses. I will estimate two 3.5x9.25 PSL beams at the midpoint to support the roof trusses. There are no beams indicated here on the roof framing plans.

F. Detail D8/S203 is indicating a 2x6 ledger at the edges of the breezeway floors. This will be included in the estimate.

Wall Framing

6. The following notes and clarifications will be related to the wall estimates, stud height calculations, and associated details. It is the General Contractor's responsibility to verify all calculated stud heights prior to ordering materials. Any adjustments will be made to the estimate as necessary:

A. The apartment interior walls will be estimated as follows:

i. There are some plumbing walls which are drawn as 2x4 wide. For example, the plumbing wall at the A2 Unit bathtub is drawn as 2x4 wide. All plumbing walls will be estimated as 2x6 wide.

- ii. Some of the unit walls are double width, or forming pilasters at some of the openings. Unless these walls are obviously 2x6 wide, these will be estimated as double 2x4 walls or 2x4 walls forming the pilaster.
- iii. There are no half-height walls indicated at the kitchen islands. We will assume that there are no walls at these islands, and that the countertop is supported by the island cabinet.

B. The Stud Schedules on Sheets S204 and S205 do not specify the stud widths, but only refer to 2x__ studs. I will have to assume that this stud spacing will apply to both 2x4 and 2x6 LB walls.

C. Stud height calculations will be based upon the architectural elevations and sections.

D. Usually when we are calculating the stud heights, unless there is some over-riding reason not to, we will adjust the stud heights to a standard height such as 104 5/8" or 116 5/8". If the quantity of studs estimated to be a non-standard height is small, and it is impractical to have them precision cut to a specific length, we will estimate the height as the next highest 'even' foot length.

E. Stud Height Calculations are as follows:

- i. Building Types I, II, III, and IV:
 - a. 1st, 2nd, and 3rd Floor studs all calculate to 104 5/8".
 - b. Based on Wall Section W6/A313, the 3rd Floor Bedrooms adjacent to the breezeways will also use 104 5/8" high studs, and the roof towers will be formed with heeled roof trusses.
- ii. Club House – The elevations are indicating several truss bearing points. Rather than trying to estimate every truss bearing point we will use two stud heights. The walls around the perimeter and at the interior of the Club House will be estimated as 12' studs to be field-cut to the proper height. The studs for the exterior porches and entries will be estimated with 18' studs to be field-cut to the proper height.
- iii. Small Amenity Buildings:
 - a. Garages – The stud heights will be estimated as 104 5/8".
 - b. Mail Kiosk – The stud heights will be estimated as 92 5/8".

Project Vital Statistics

7. The following comments are related to the Project Vital Statistics:

A. The 2x4 stud quantities are lower than typical. Since the apartment buildings are only 2-Stories tall, the 2x4 stud spacing is less than typical.

B. The 2x6 stud quantities are higher than typical. This is most likely due to ALL exterior walls being 2x6 wide.