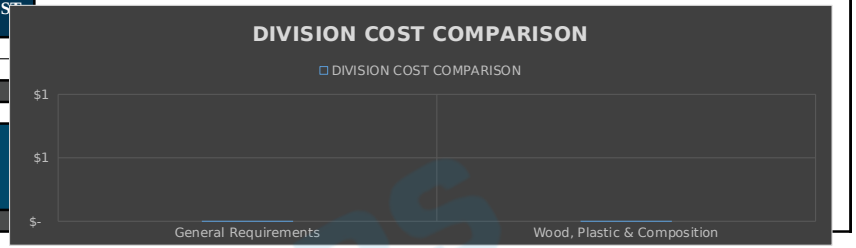
GENERAL SUMMARY

Prepared for: Kupfrian Manor Senior Apartments, Soho Housing Partners 1100W Moreno St. Pensacola, FL 32501
Project ID: 6122025
Scope: GC
No. Of Floors: 4
Date: 6-Dec-25

USA ESTIMATORS
+1 (214) 556-2605

BUILDING GSF		119804	
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (PER SF)
1000	General Requirements	$ -	$
6000	Wood, Plastic & Composition	$ -	$
TOTAL TRADE COST		$ -	$
OVERHEAD AND PROFIT	15%	$ -	$
INSURANCE	0%	$ -	$
CONTINGENCY	0%	$ -	$
TAX	0%	$ -	$
SUGGESTED BID		$ -	$



USA ESTIMATORS

DETAILED BREAKDOWN OF ITEMS

Prepared for: Kupfrian Manor Senior Apartments, Soho Housing Partners 1100W Moreno St. Pensacola, FL 32501
Project ID: 6122025
Scope: Lumber

USA ESTIMATORS
+1 (214) 556-2605

Date: 5-Dec-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			GENERAL REQUIREMENTS										
1			Permits	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
2			Supervision and Coordination	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
3			Submittals and Shop drawings	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
4			Final Cleaning	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
5			Mobilization Costs	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
6			Temporary Control & Facilities	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
7			Scaffolding	LS	1	0%	1	0.000	$ -	$ -	$ -	$ -	$ -
												SUBTOTAL $	-
			WOOD & PLASTIC										
			ROUGH CARPENTRY										
			SECOND FLOOR										
			FLOOR JOISTS										
			18" Deep Floor Trusses @ 24" O.C (27558 SF)	**LF**	**13938**								
8			18" Deep Floor Trusses @ 7' L	EA	58	0%	58	0.00	0.00	$ -	$ -	$ -	$ -
9			18" Deep Floor Trusses @ 8' L	EA	157	0%	157	0.00	0.00	$ -	$ -	$ -	$ -
10			18" Deep Floor Trusses @ 9' L	EA	14	0%	14	0.00	0.00	$ -	$ -	$ -	$ -
11			18" Deep Floor Trusses @ 10' L	EA	35	0%	35	0.00	0.00	$ -	$ -	$ -	$ -
12			18" Deep Floor Trusses @ 11' L	EA	182	0%	182	0.00	0.00	$ -	$ -	$ -	$ -
13			18" Deep Floor Trusses @ 12' L	EA	14	0%	14	0.00	0.00	$ -	$ -	$ -	$ -
14			18" Deep Floor Trusses @ 13' L	EA	13	0%	13	0.00	0.00	$ -	$ -	$ -	$ -
15			18" Deep Floor Trusses @ 14' L	EA	34	0%	34	0.00	0.00	$ -	$ -	$ -	$ -
16			18" Deep Floor Trusses @ 15' L	EA	11	0%	11	0.00	0.00	$ -	$ -	$ -	$ -
17			18" Deep Floor Trusses @ 18' L	EA	8	0%	8	0.00	0.00	$ -	$ -	$ -	$ -
18			18" Deep Floor Trusses @ 24' L	EA	375	0%	375	0.00	0.00	$ -	$ -	$ -	$ -
			18" Deep Floor Trusses @ 24" O.C (Sloped 1/8 / 12) (636 SF)	**LF**	**318**								
19			18" Deep Floor Trusses (Sloped 1/8 / 12) @ 11' LF	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
20			18" Deep Floor Trusses (Sloped 1/8 / 12) @ 24' LF	EA	9	0%	9	0.00	0.00	$ -	$ -	$ -	$ -
21			18" Deep Floor Trusses (Sloped 1/8 / 12) @ 18' LF	EA	5	0%	5	0.00	0.00	$ -	$ -	$ -	$ -
			GIRDER TRUSS										
			18" Deep Girder Truss	**LF**	**299**								
22			18" Deep Girder Truss @ 4' L	EA	22	0%	22	0.00	0.00	$ -	$ -	$ -	$ -
23			18" Deep Girder Truss @ 6' L	EA	19	0%	19	0.00	0.00	$ -	$ -	$ -	$ -
24			18" Deep Girder Truss @ 8' L	EA	11	0%	11	0.00	0.00	$ -	$ -	$ -	$ -
25			18" Deep Girder Truss @ 9' L	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
			LADDER TRUSS										
			4x4 Ladder Truss	**LF**	**440**								
26			4x4 Ladder Trusses @ 2' L	EA	220	0%	220	0.00	0.00	$ -	$ -	$ -	$ -
			HEADERS										
			(3) 2x8 Header	**LF**	**1632**								
27			2x8 Header @ 4' L	EA	30	0%	30	0.00	0.00	$ -	$ -	$ -	$ -
28			2x8 Header @ 8' L	EA	189	0%	189	0.00	0.00	$ -	$ -	$ -	$ -
			(3) 2x10 Header	**LF**	**162**								
29			2x10 Header @ 4' L	EA	30	0%	30	0.00	0.00	$ -	$ -	$ -	$ -
30			2x10 Header @ 7' L	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
			-Note: Quantites Multiplied										
			BEAMS										
	S106	Plan Notes /S106	**(3) 1.75x18 LVL Beam**	**LF**	**177**								
31			1.75x18 LVL Beam @ 5' L	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
32			1.75x18 LVL Beam @ 6' L	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
33			1.75x18 LVL Beam @ 7' L	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
34			1.75x18 LVL Beam @ 9' L	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
35			1.75x18 LVL Beam @ 10' L	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
			(3) 1.75x9.25 LVL Beam	**LF**	**72**								
36			1.75x9.25 LVL Beam @ 8' L	EA	9	0%	9	0.00	0.00	$ -	$ -	$ -	$ -
			-Note: Quantites Multiplied										
			POSTS										
37			5.25x5.25 PSL Wood Post **(11'-0" H)**	EA	32	0%	32	0.00	0.00	$ -	$ -	$ -	$ -
38			3x5 PSL Wood Post **(11'-0" H)**	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
39			(3) 2x6 Wood Post **(11'-0" H)** -Note: Quantites Multiplied	EA	282	0%	282	0.00	0.00	$ -	$ -	$ -	$ -
			BRACING & DIAGONALS										
40			2x4 Bracing @ 6'-0" O.C. @ 4' L	EA	575	0%	575	0.00	0.00	$ -	$ -	$ -	$ -
41			2x4 Diagonals @ 2' L	EA	288	0%	288	0.00	0.00	$ -	$ -	$ -	$ -
			RIBBON BOARD										
42			2x4 Ribbon Board @ 12' L	EA	296	0%	296	0.00	0.00	$ -	$ -	$ -	$ -
			CEILING NAILER										
43			2x4 Ceiling Nailer @ 12' L	EA	76	0%	76	0.00	0.00	$ -	$ -	$ -	$ -
			LEDGER BOARD										
44			(2) 2x10 Ledger Board @ 12' L -Note: Quantites Multiplied	EA	152	0%	152	0.00	0.00	$ -	$ -	$ -	$ -
			SHEATHING										
45			3/4 Strud-I-Floor, Exposure I, Tongue & Groove Sheathing	SF	28193	10%	31012						
46			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	969	0%	969	0.000	$ -	$ -	$ -	$ -	$ -
47			Nails	EA	69778	0%	69778	0.000	$ -	$ -	$ -	$ -	$ -
			CONNECTIONS										
48			Simpson FWH26 Firewall Hanger **Note:** Firewall Hanger Type Assumed	EA	1834	0%	1834	0.00	0.00	$ -	$ -	$ -	$ -
49			Simpson SDS25600 Screws	EA	1364	0%	1364	0.00	0.00	$ -	$ -	$ -	$ -
50			10d Nails	EA	4280	0%	4280	0.00	0.00	$ -	$ -	$ -	$ -
			THIRD FLOOR										
			FLOOR JOISTS										
			18" Deep Floor Trusses @ 24" O.C (27558 SF)	**LF**	**13938**								
51			18" Deep Floor Trusses @ 7' L	EA	58	0%	58	0.00	0.00	$ -	$ -	$ -	$ -
52			18" Deep Floor Trusses @ 8' L	EA	157	0%	157	0.00	0.00	$ -	$ -	$ -	$ -
53			18" Deep Floor Trusses @ 9' L	EA	14	0%	14	0.00	0.00	$ -	$ -	$ -	$ -
54			18" Deep Floor Trusses @ 10' L	EA	35	0%	35	0.00	0.00	$ -	$ -	$ -	$ -
55			18" Deep Floor Trusses @ 11' L	EA	182	0%	182	0.00	0.00	$ -	$ -	$ -	$ -
56			18" Deep Floor Trusses @ 12' L	EA	14	0%	14	0.00	0.00	$ -	$ -	$ -	$ -
57			18" Deep Floor Trusses @ 13' L	EA	13	0%	13	0.00	0.00	$ -	$ -	$ -	$ -
58			18" Deep Floor Trusses @ 14' L	EA	34	0%	34	0.00	0.00	$ -	$ -	$ -	$ -
59			18" Deep Floor Trusses @ 15' L	EA	11	0%	11	0.00	0.00	$ -	$ -	$ -	$ -
60			18" Deep Floor Trusses @ 18' L	EA	8	0%	8	0.00	0.00	$ -	$ -	$ -	$ -
61			18" Deep Floor Trusses @ 24' L	EA	375	0%	375	0.00	0.00	$ -	$ -	$ -	$ -
			18" Deep Floor Trusses @ 24" O.C (Sloped 1/8 / 12) (636 SF)	**LF**	**318**								
62			18" Deep Floor Trusses (Sloped 1/8 / 12) @ 11' LF	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
63			18" Deep Floor Trusses (Sloped 1/8 / 12) @ 24' LF	EA	9	0%	9	0.00	0.00	$ -	$ -	$ -	$ -
64			18" Deep Floor Trusses (Sloped 1/8 / 12) @ 18' LF	EA	5	0%	5	0.00	0.00	$ -	$ -	$ -	$ -
			GIRDER TRUSS										
			18" Deep Girder Truss	**LF**	**299**								
65			18" Deep Girder Truss @ 4' L	EA	22	0%	22	0.00	0.00	$ -	$ -	$ -	$ -
66			18" Deep Girder Truss @ 6' L	EA	19	0%	19	0.00	0.00	$ -	$ -	$ -	$ -
67			18" Deep Girder Truss @ 8' L	EA	11	0%	11	0.00	0.00	$ -	$ -	$ -	$ -
68			18" Deep Girder Truss @ 9' L	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
			LADDER TRUSS										
			4x4 Ladder Truss	**LF**	**440**								
69			4x4 Ladder Trusses @ 2' L	EA	220	0%	220	0.00	0.00	$ -	$ -	$ -	$ -
			HEADERS										
			(3) 2x8 Header	**LF**	**1632**								
70			2x8 Header @ 4' L	EA	30	0%	30	0.00	0.00	$ -	$ -	$ -	$ -
71			2x8 Header @ 8' L	EA	189	0%	189	0.00	0.00	$ -	$ -	$ -	$ -
			(3) 2x10 Header	**LF**	**162**								
72			2x10 Header @ 4' L	EA	30	0%	30	0.00	0.00	$ -	$ -	$ -	$ -
73			2x10 Header @ 7' L	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
			-Note: Quantites Multiplied										
			BEAMS										

DETAILED BREAKDOWN OF ITEMS

Prepared for: Kupfrian Manor Senior Apartments, Soho Housing Partners 1100W Moreno St. Pensacola, FL 32501
Project ID: 6122025
Scope: Lumber

USA ESTIMATORS
+1 (214) 556-2605

Date: 5-Dec-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
	S108	Plan Notes /S108	**(3) 1.75x18 LVL Beam**	**LF**	**177**								
74			1.75x18 LVL Beam @ 5' L	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
75			1.75x18 LVL Beam @ 6' L	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
76			1.75x18 LVL Beam @ 7' L	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
77			1.75x18 LVL Beam @ 9' L	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
78			1.75x18 LVL Beam @ 10' L	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
			(3) 1.75x9.25 LVL Beam	**LF**	**72**								
79			1.75x9.25 LVL Beam @ 8' L	EA	9	0%	9	0.00	0.00	$ -	$ -	$ -	$ -
			-Note: Quantites Multiplied										
			POSTS										
80			5.25x5.25 PSL Wood Post **(9'-0" H)**	EA	32	0%	32	0.00	0.00	$ -	$ -	$ -	$ -
81			3x5 PSL Wood Post **(9'-0" H)**	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
82			(3) 2x6 Wood Post **(9'-0" H)** -Note: Quantites Multiplied	EA	282	0%	282	0.00	0.00	$ -	$ -	$ -	$ -
			BRACING & DIAGONALS										
83			2x4 Bracing @ 6'-0" O.C. @ 4' L	EA	575	0%	575	0.00	0.00	$ -	$ -	$ -	$ -
84			2x4 Diagonals @ 2' L	EA	288	0%	288	0.00	0.00	$ -	$ -	$ -	$ -
			RIBBON BOARD										
85			2x4 Ribbon Board @ 12' L	EA	296	0%	296	0.00	0.00	$ -	$ -	$ -	$ -
			CEILING NAILER										
86			2x4 Ceiling Nailer @ 12' L	EA	76	0%	76	0.00	0.00	$ -	$ -	$ -	$ -
			LEDGER BOARD										
87			(2) 2x10 Ledger Board @ 12' L -Note: Quantites Multiplied	EA	152	0%	152	0.00	0.00	$ -	$ -	$ -	$ -
			SHEATHING										
88			3/4 Strud-I-Floor, Exposure I, Tongue & Groove Sheathing	SF	28193	10%	31012						
89			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	969	0%	969	0.000	$ -	$ -	$ -	$ -	$ -
90			Nails	EA	69778	0%	69778	0.000	$ -	$ -	$ -	$ -	$ -
			CONNECTIONS										
91			Simpson FWH26 Firewall Hanger **Note:** Firewall Hanger Type Assumed	EA	1834	0%	1834	0.00	0.00	$ -	$ -	$ -	$ -
92			Simpson SDS25600 Screws	EA	1364	0%	1364	0.00	0.00	$ -	$ -	$ -	$ -
93			10d Nails	EA	4280	0%	4280	0.00	0.00	$ -	$ -	$ -	$ -
			FOURTH FLOOR										
			FLOOR JOISTS										
			18" Deep Floor Trusses @ 24" O.C (27558 SF)	**LF**	**13938**								
94			18" Deep Floor Trusses @ 7' L	EA	58	0%	58	0.00	0.00	$ -	$ -	$ -	$ -
95			18" Deep Floor Trusses @ 8' L	EA	157	0%	157	0.00	0.00	$ -	$ -	$ -	$ -
96			18" Deep Floor Trusses @ 9' L	EA	14	0%	14	0.00	0.00	$ -	$ -	$ -	$ -
97			18" Deep Floor Trusses @ 10' L	EA	35	0%	35	0.00	0.00	$ -	$ -	$ -	$ -
98			18" Deep Floor Trusses @ 11' L	EA	182	0%	182	0.00	0.00	$ -	$ -	$ -	$ -
99			18" Deep Floor Trusses @ 12' L	EA	14	0%	14	0.00	0.00	$ -	$ -	$ -	$ -
100			18" Deep Floor Trusses @ 13' L	EA	13	0%	13	0.00	0.00	$ -	$ -	$ -	$ -
101			18" Deep Floor Trusses @ 14' L	EA	34	0%	34	0.00	0.00	$ -	$ -	$ -	$ -
102			18" Deep Floor Trusses @ 15' L	EA	11	0%	11	0.00	0.00	$ -	$ -	$ -	$ -
103			18" Deep Floor Trusses @ 18' L	EA	8	0%	8	0.00	0.00	$ -	$ -	$ -	$ -
104			18" Deep Floor Trusses @ 24' L	EA	375	0%	375	0.00	0.00	$ -	$ -	$ -	$ -
			18" Deep Floor Trusses @ 24" O.C (Sloped 1/8 / 12) (636 SF)	**LF**	**318**								
105			18" Deep Floor Trusses (Sloped 1/8 / 12) @ 11' LF	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
106			18" Deep Floor Trusses (Sloped 1/8 / 12) @ 24' LF	EA	9	0%	9	0.00	0.00	$ -	$ -	$ -	$ -
107			18" Deep Floor Trusses (Sloped 1/8 / 12) @ 18' LF	EA	5	0%	5	0.00	0.00	$ -	$ -	$ -	$ -
			GIRDER TRUSS										
			18" Deep Girder Truss	**LF**	**299**								
108			18" Deep Girder Truss @ 4' L	EA	22	0%	22	0.00	0.00	$ -	$ -	$ -	$ -
109			18" Deep Girder Truss @ 6' L	EA	19	0%	19	0.00	0.00	$ -	$ -	$ -	$ -
110			18" Deep Girder Truss @ 8' L	EA	11	0%	11	0.00	0.00	$ -	$ -	$ -	$ -
111			18" Deep Girder Truss @ 9' L	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
			LADDER TRUSS										
			4x4 Ladder Truss	**LF**	**440**								
112			4x4 Ladder Trusses @ 2' L	EA	220	0%	220	0.00	0.00	$ -	$ -	$ -	$ -
			HEADERS										
			(3) 2x8 Header	**LF**	**1632**								
113			2x8 Header @ 4' L	EA	30	0%	30	0.00	0.00	$ -	$ -	$ -	$ -
114			2x8 Header @ 8' L	EA	189	0%	189	0.00	0.00	$ -	$ -	$ -	$ -
			(3) 2x10 Header	**LF**	**162**								
115			2x10 Header @ 4' L	EA	30	0%	30	0.00	0.00	$ -	$ -	$ -	$ -
116			2x10 Header @ 7' L	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
			-Note: Quantites Multiplied										
			BEAMS										
	S103	Plan Notes /S103	**(3) 1.75x18 LVL Beam**	**LF**	**177**								
117			1.75x18 LVL Beam @ 5' L	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
118			1.75x18 LVL Beam @ 6' L	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
119			1.75x18 LVL Beam @ 7' L	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
120			1.75x18 LVL Beam @ 9' L	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
121			1.75x18 LVL Beam @ 10' L	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
			(3) 1.75x9.25 LVL Beam	**LF**	**72**								
122			1.75x9.25 LVL Beam @ 8' L	EA	9	0%	9	0.00	0.00	$ -	$ -	$ -	$ -
			-Note: Quantites Multiplied										
			POSTS										
123			5.25x5.25 PSL Wood Post **(9'-0" H)**	EA	32	0%	32	0.00	0.00	$ -	$ -	$ -	$ -
124			3x5 PSL Wood Post **(9'-0" H)**	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
125			(3) 2x6 Wood Post **(9'-0" H)** -Note: Quantites Multiplied	EA	282	0%	282	0.00	0.00	$ -	$ -	$ -	$ -
			BRACING & DIAGONALS										
126			2x4 Bracing @ 6'-0" O.C. @ 4' L	EA	575	0%	575	0.00	0.00	$ -	$ -	$ -	$ -
127			2x4 Diagonals @ 2' L	EA	288	0%	288	0.00	0.00	$ -	$ -	$ -	$ -
			RIBBON BOARD										
128			2x4 Ribbon Board @ 12' L	EA	296	0%	296	0.00	0.00	$ -	$ -	$ -	$ -
			CEILING NAILER										
129			2x4 Ceiling Nailer @ 12' L	EA	76	0%	76	0.00	0.00	$ -	$ -	$ -	$ -
			LEDGER BOARD										
130			(2) 2x10 Ledger Board @ 12' L -Note: Quantites Multiplied	EA	152	0%	152	0.00	0.00	$ -	$ -	$ -	$ -
			SHEATHING										
131			3/4 Strud-I-Floor, Exposure I, Tongue & Groove Sheathing	SF	28193	10%	31012						
132			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	969	0%	969	0.000	$ -	$ -	$ -	$ -	$ -
133			Nails	EA	69778	0%	69778	0.000	$ -	$ -	$ -	$ -	$ -
			CONNECTIONS										
134			Simpson FWH26 Firewall Hanger **Note:** Firewall Hanger Type Assumed	EA	1834	0%	1834	0.00	0.00	$ -	$ -	$ -	$ -
135			Simpson SDS25600 Screws	EA	1364	0%	1364	0.00	0.00	$ -	$ -	$ -	$ -
136			10d Nails	EA	4280	0%	4280	0.00	0.00	$ -	$ -	$ -	$ -
			ROOF FRAMING										
			ROOF TRUSSES										
137			**20" Pre-Engineering Roof Trusses @ 2'-0" O.C**	**LF**	**13930**	**10%**	**15323**						
138			20" Roof Trusses @ 10' L	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
139			20" Roof Trusses @ 12' L	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
140			20" Roof Trusses @ 22' L	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
141			20" Roof Trusses @ 24' L	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
142			20" Roof Trusses @ 34' L	EA	7	0%	7	0.00	0.00	$ -	$ -	$ -	$ -
143			20" Roof Trusses @ 37' L	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
144			20" Roof Trusses @ 39' L	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
145			20" Roof Trusses @ 42' L	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
146			20" Roof Trusses @ 44' L	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
147			20" Roof Trusses @ 46' L	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
148	**Plan Detail S109/S110**		20" Roof Trusses @ 47' L	EA	12	0%	12	0.00	0.00	$ -	$ -	$ -	$ -
149			20" Roof Trusses @ 50' L	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
150			20" Roof Trusses @ 52' L	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
151			20" Roof Trusses @ 58' L	EA	8	0%	8	0.00	0.00	$ -	$ -	$ -	$ -
152			20" Roof Trusses @ 60' L	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
153			20" Roof Trusses @ 61' L	EA	10	0%	10	0.00	0.00	$ -	$ -	$ -	$ -
154			20" Roof Trusses @ 62' L	EA	16	0%	16	0.00	0.00	$ -	$ -	$ -	$ -
155			20" Roof Trusses @ 64' L	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
156			20" Roof Trusses @ 65' L	EA	5	0%	5	0.00	0.00	$ -	$ -	$ -	$ -
157			20" Roof Trusses @ 66' L	EA	65	0%	65	0.00	0.00	$ -	$ -	$ -	$ -
158			20" Roof Trusses @ 68' L	EA	12	0%	12	0.00	0.00	$ -	$ -	$ -	$ -
159			20" Roof Trusses @ 70' L	EA	60	0%	60	0.00	0.00	$ -	$ -	$ -	$ -

DETAILED BREAKDOWN OF ITEMS

Prepared for: Kupfrian Manor Senior Apartments, Soho Housing Partners 1100W Moreno St. Pensacola, FL 32501
Project ID: 6122025
Scope: Lumber

USA ESTIMATORS
+1 (214) 556-2605

Date: 5-Dec-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			ROOF JOIST										
160			**2X8 Roof Joist @ 16" O.C**	**LF**	**388**	**10%**	**427**						
161	**Plan Detail**		2X8 Roof Joist @ L8'	EA	12	0%	12	0.00	0.00	$ -	$ -	$ -	$ -
162	**S109/S110**		2X8 Roof Joist @ L7'	EA	8	0%	8	0.00	0.00	$ -	$ -	$ -	$ -
163			2X8 Roof Joist @ L10'	EA	27	0%	27	0.00	0.00	$ -	$ -	$ -	$ -
			RAKE TRUSS										
164	**Plan Detail**	S401	**Rake Truss @ 2'-0" O.C**	**LF**	**64**	**10%**	**70**						
165	**S109/S110**		Rake Truss @ 2' L	EA	35	0%	35	0.00	0.00	$ -	$ -	$ -	$ -
			BLOCKING										
166	**Plan Detail**	S401	**2X4 Blocking**	**LF**	**64**	**10%**	**70**						
167	**S109/S110**		2X4 Blocking @ 10' L	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
			BRACE BUILT										
168	**Plan Detail**	S401	**2x4 Bracing @ 2'-0" O.C**	**LF**	**21**	**10%**	**23**						
169	**S109/S110**		2x4 Bracing @ 4' LF	EA	12	0%	12	0.00	0.00	$ -	$ -	$ -	$ -
			GIRDER TRUSS										
170			20" Deep Girder Truss @ 12' L	LF	11	10%	12	0.00	0.00	$ -	$ -	$ -	$ -
			CONNECTIONS										
171	**S109/S110**	S401	Simpson H2.5 Hurricane Clips	EA	564	0%	564	0.00	0.00	$ -	$ -	$ -	$ -
			ROOF SHEATHING										
172			15/32" Structural I, Exposure I, Plywood Roof Sheathing	**SF**	**28370**	**10%**	**31207**						
173	**S109/S110**		Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	976	0%	976	0.00	0.00	$ -	$ -	$ -	$ -
174			Nails	EA	70272	0%	70272	0.00	0.00	$ -	$ -	$ -	$ -
			LOW ROOF FRAMING										
			ROOF TRUSSES										
175			**20" Pre-Engineering Roof Trusses @ 2'-0" O.C (Sloped 1/4 / 12) (1517 SF)**	**LF**	**1079**	**10%**	**1187**						
176			20" Roof Truss (Sloped 1/4 / 12) @ 1' L	EA	7	0%	7	0.00	0.00	$ -	$ -	$ -	$ -
177			20" Roof Truss (Sloped 1/4 / 12) @ 2' L	EA	5	0%	5	0.00	0.00	$ -	$ -	$ -	$ -
178			20" Roof Truss (Sloped 1/4 / 12) @ 3' L	EA	5	0%	5	0.00	0.00	$ -	$ -	$ -	$ -
179	**Plan Detail**		20" Roof Truss (Sloped 1/4 / 12) @ 4' L	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
180	**S104**		20" Roof Truss (Sloped 1/4 / 12) @ 5' L	EA	8	0%	8	0.00	0.00	$ -	$ -	$ -	$ -
181			20" Roof Truss (Sloped 1/4 / 12) @ 6' L	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
182			20" Roof Truss (Sloped 1/4 / 12) @ 7' L	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
183			20" Roof Truss (Sloped 1/4 / 12) @ 8' L	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
184			20" Roof Truss (Sloped 1/4 / 12) @ 9' L	EA	7	0%	7	0.00	0.00	$ -	$ -	$ -	$ -
185			20" Roof Truss (Sloped 1/4 / 12) @ 10' L	EA	5	0%	5	0.00	0.00	$ -	$ -	$ -	$ -
186			20" Roof Truss (Sloped 1/4 / 12) @ 11' L	EA	7	0%	7	0.00	0.00	$ -	$ -	$ -	$ -
187			20" Roof Truss (Sloped 1/4 / 12) @ 12' L	EA	5	0%	5	0.00	0.00	$ -	$ -	$ -	$ -
188			20" Roof Truss (Sloped 1/4 / 12) @ 13' L	EA	23	0%	23	0.00	0.00	$ -	$ -	$ -	$ -
189			20" Roof Truss (Sloped 1/4 / 12) @ 14' L	EA	8	0%	8	0.00	0.00	$ -	$ -	$ -	$ -
190			20" Roof Truss (Sloped 1/4 / 12) @ 15' L	EA	17	0%	17	0.00	0.00	$ -	$ -	$ -	$ -
			GIRDER TRUSS										
191	**Plan Detail**		**Girder Truss (Sloped 1/4 / 12)**	**LF**	**71**	**10%**	**78**						
192	**S104**		20" Deep Girder Truss (Sloped 1/4 / 12) @ 6' L	EA	14	0%	14	0.00	0.00	$ -	$ -	$ -	$ -
			WOODEN POST										
193	**Plan Detail**		6X6 Post Height:13'-9"	EA	8	0%	8	0.00	0.00	$ -	$ -	$ -	$ -
			STEEL POST										
194	**Plan Detail**		HSS8X8X5/16 Post Height:13'-9"	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
			BEAM										
195	**Plan Detail**		**PT3:2X12 Beam**	**LF**	**246**	**10%**	**271**						
196	**S104**		2x12 Beam @ 12' L	EA	23	0%	23	0.00	0.00	$ -	$ -	$ -	$ -
			LEDGER										
197	**Plan Detail**		**PT: 2X12 Ledger**	**LF**	**48**	**10%**	**53**						
198	**S104**		2x12 Ledger @ 14' L	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
			SIMPSON										
199	**Plan Detail**		Simpson H2.5 Hurricane Clips	EA	238	0%	238	0.00	0.00	$ -	$ -	$ -	$ -
			ROOF SHEATHING										
200			15/32" Structural I, Exposure I, Plywood Roof Sheathing (Sloped 1/4 / 12)	**SF**	**1517**	**10%**	**1669**						
201	**Plan Detail**		Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	53	0%	53	0.00	0.00	$ -	$ -	$ -	$ -
202	**S104**		Nails	EA	3816	0%	3816	0.00	0.00	$ -	$ -	$ -	$ -
			OVERHANG CANOPY FRAMING										
			Canopy Framing										
203			**Cantilevered 2X10 Joist @ 24" O.C**	**LF**	**129**	**10%**	**142**						
204	**Plan Detail**	S401	2x10 Joist @ 4' L	EA	30	0%	30	0.00	0.00	$ -	$ -	$ -	$ -
205	**S103/S104**		2x10 Joist @ 3' L	EA	10	0%	10	0.00	0.00	$ -	$ -	$ -	$ -
206			**2X8 Sloped Joist @ 24" O.C (Sloped 1/4 / 12)**	**LF**	**170**	**10%**	**187**						
207	**Plan Detail**	S401	2x8 Joist @ 5' L	EA	30	0%	30	0.00	0.00	$ -	$ -	$ -	$ -
208	**S103/S104**		2x8 Joist @ 4' L	EA	10	0%	10	0.00	0.00	$ -	$ -	$ -	$ -
			LEDGER										
209	**Plan Detail**	S401	**2X10 Ledger**	**LF**	**129**	**10%**	**142**						
210	**S103/S104**		2x10 Ledger @ 10' L	EA	14	0%	14	0.00	0.00	$ -	$ -	$ -	$ -
			RIM BOARD										
211	**Plan Detail**	S401	**2X8 Rim Board**	**LF**	**129**	**10%**	**142**						
212	**S103/S104**		2x8 Rim Board @ 10' L	EA	14	0%	14	0.00	0.00	$ -	$ -	$ -	$ -
			BLOCKING										
213	**Plan Detail**	S401	**2X8 Blocking**	**LF**	**129**	**10%**	**142**						
214	**S103/S104**		2x8 Rim Blocking @ 10' L	EA	14	0%	14	0.00	0.00	$ -	$ -	$ -	$ -
			DRY WALL ASSEMBLIES										
			FIRST FLOOR										
215			**Wall Type WL4-2a**	**LF**	**54**	**H**	**12**						
216			2x4 Wood Double Studs @ 16" O.C (12'-0" L)	EA	81	0%	81	0.00	0.00	$ -	$ -	$ -	$ -
217			2x4 Wood Double Top Plate @ 16'-0" L.	EA	16	0%	16	0.00	0.00	$ -	$ -	$ -	$ -
218			2x4 Wood Bottom Plate @ 16'-0" L.	EA	8	0%	8	0.00	0.00	$ -	$ -	$ -	$ -
219			**Wall Type MR8-2a**	**LF**	**133**	**H**	**12**						
220			2x4 Wood Studs @ 16" O.C (12'-0" L)	EA	100	0%	100	0.00	0.00	$ -	$ -	$ -	$ -
221			2x4 Wood Double Top Plate @ 16'-0" L.	EA	18	0%	18	0.00	0.00	$ -	$ -	$ -	$ -
222			2x4 Wood Bottom Plate @ 16'-0" L.	EA	9	0%	9	0.00	0.00	$ -	$ -	$ -	$ -
223			**Wall Type WA4-0c**	**LF**	**123**	**H**	**10**						
224			2x4 Wood Studs @ 16" O.C (10'-0" L)	EA	93	0%	93	0.00	0.00	$ -	$ -	$ -	$ -
225			2x4 Wood Double Top Plate @ 16'-0" L.	EA	16	0%	16	0.00	0.00	$ -	$ -	$ -	$ -
226			2x4 Wood Bottom Plate @ 16'-0" L.	EA	8	0%	8	0.00	0.00	$ -	$ -	$ -	$ -
227			**Wall Type WA4-0g**	**LF**	**69**	**H**	**10**						
228			2x4 Wood Studs @ 16" O.C (10'-0" L)	EA	52	0%	52	0.00	0.00	$ -	$ -	$ -	$ -
229			2x4 Wood Double Top Plate @ 16'-0" L.	EA	10	0%	10	0.00	0.00	$ -	$ -	$ -	$ -
230			2x4 Wood Bottom Plate @ 16'-0" L.	EA	5	0%	5	0.00	0.00	$ -	$ -	$ -	$ -
231			**Wall Type WA6-0c**	**LF**	**9**	**H**	**10**						
232			2x6 Wood Studs @ 16" O.C (10'-0" L)	EA	7	0%	7	0.00	0.00	$ -	$ -	$ -	$ -
233			2x6 Wood Double Top Plate @ 16'-0" L.	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
234			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
235			**Wall Type WA6-0g**	**LF**	**6**	**H**	**10**						
236			2x6 Wood Studs @ 16" O.C (10'-0" L)	EA	5	0%	5	0.00	0.00	$ -	$ -	$ -	$ -
237			2x6 Wood Double Top Plate @ 16'-0" L.	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
238			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
239			**Wall Type WB4-2a**	**LF**	**73**	**H**	**12**						
240			2x4 Wood Studs @ 16" O.C (12'-0" L)	EA	55	0%	55	0.00	0.00	$ -	$ -	$ -	$ -
241			2x4 Wood Double Top Plate @ 16'-0" L.	EA	10	0%	10	0.00	0.00	$ -	$ -	$ -	$ -
242			2x4 Wood Bottom Plate @ 16'-0" L.	EA	5	0%	5	0.00	0.00	$ -	$ -	$ -	$ -
243			**Wall Type WB6-2a**	**LF**	**100**	**H**	**12**						
244			2x6 Wood Studs @ 16" O.C (12'-0" L)	EA	75	0%	75	0.00	0.00	$ -	$ -	$ -	$ -
245			2x6 Wood Double Top Plate @ 16'-0" L.	EA	14	0%	14	0.00	0.00	$ -	$ -	$ -	$ -
246			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	7	0%	7	0.00	0.00	$ -	$ -	$ -	$ -
247			**Wall Type WB6-2c**	**LF**	**169**	**H**	**10**						
248			2x6 Wood Studs @ 16" O.C (10'-0" L)	EA	127	0%	127	0.00	0.00	$ -	$ -	$ -	$ -
249			2x6 Wood Double Top Plate @ 16'-0" L.	EA	22	0%	22	0.00	0.00	$ -	$ -	$ -	$ -
250			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	11	0%	11	0.00	0.00	$ -	$ -	$ -	$ -
251			**Wall Type WB8-2a**	**LF**	**4**	**H**	**12**						
252		Schedule/ G040	2x8 Wood Studs @ 16" O.C (12'-0" L)	EA	3	0%	3	0.00	0.00	$ -	$ -	$ -	$ -
253			2x8 Wood Double Top Plate @ 16'-0" L.	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
254			2x8 Wood P.T Bottom Plate @ 16'-0" L.	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
255			**Wall Type WC4-1c**	**LF**	**73**	**H**	**10**						
256	**A111A & A111B**		2x4 Wood Studs @ 16" O.C (10'-0" L)	EA	55	0%	55	0.00	0.00	$ -	$ -	$ -	$ -
257			2x4 Wood Double Top Plate @ 16'-0" L.	EA	10	0%	10	0.00	0.00	$ -	$ -	$ -	$ -
258			2x4 Wood Bottom Plate @ 16'-0" L.	EA	5	0%	5	0.00	0.00	$ -	$ -	$ -	$ -
259			**Wall Type WC6-1a**	**LF**	**17**	**H**	**12**						
260			2x6 Wood Studs @ 16" O.C (12'-0" L)	EA	13	0%	13	0.00	0.00	$ -	$ -	$ -	$ -
261			2x6 Wood Double Top Plate @ 16'-0" L.	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -

DETAILED BREAKDOWN OF ITEMS

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Date: 5-Dec-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
262			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
263			**Wall Type WC6-1c**	**LF**	**15**	**H**	**10**						
264			2x6 Wood Studs @ 16" O.C (10'-0" L)	EA	11	0%	11	0.00	0.00	$ -	$ -	$ -	$ -
265			2x6 Wood Double Top Plate @ 16'-0" L.	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
266			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
267			**Wall Type WD4-0g**	**LF**	**133**	**H**	**10**						
268			2x4 Wood Studs @ 16" O.C (10'-0" L)	EA	100	0%	100	0.00	0.00	$ -	$ -	$ -	$ -
269			2x4 Wood Double Top Plate @ 16'-0" L.	EA	18	0%	18	0.00	0.00	$ -	$ -	$ -	$ -
270			2x4 Wood Bottom Plate @ 16'-0" L.	EA	9	0%	9	0.00	0.00	$ -	$ -	$ -	$ -
271			**Wall Type WK4-1c**	**LF**	**411**	**H**	**10**						
272			2x4 Wood Double Studs @ 16" O.C (10'-0" L)	EA	618	0%	618	0.00	0.00	$ -	$ -	$ -	$ -
273			2x4 Wood Double Top Plate @ 16'-0" L.	EA	104	0%	104	0.00	0.00	$ -	$ -	$ -	$ -
274			2x4 Wood Bottom Plate @ 16'-0" L.	EA	52	0%	52	0.00	0.00	$ -	$ -	$ -	$ -
275			**Wall Type WL4-2c**	**LF**	**59**	**H**	**12**						
276			2x4 Wood Double Studs @ 16" O.C (12'-0" L)	EA	89	0%	89	0.00	0.00	$ -	$ -	$ -	$ -
277			2x4 Wood Double Top Plate @ 16'-0" L.	EA	16	0%	16	0.00	0.00	$ -	$ -	$ -	$ -
278			2x4 Wood Bottom Plate @ 16'-0" L.	EA	8	0%	8	0.00	0.00	$ -	$ -	$ -	$ -
279			**Wall Type WM4-2j**	**LF**	**66**	**H**	**12**						
280			2x4 Wood Double Studs @ 16" O.C (12'-0" L)	EA	99	0%	99	0.00	0.00	$ -	$ -	$ -	$ -
281			2x4 Wood Double Top Plate @ 16'-0" L.	EA	20	0%	20	0.00	0.00	$ -	$ -	$ -	$ -
282			2x4 Wood Bottom Plate @ 16'-0" L.	EA	10	0%	10	0.00	0.00	$ -	$ -	$ -	$ -
283			**Wall Type WN4-1c**	**LF**	**18**	**H**	**10**						
284			2x4 Wood Studs @ 16" O.C (10'-0" L)	EA	14	0%	14	0.00	0.00	$ -	$ -	$ -	$ -
285			2x4 Wood Double Top Plate @ 16'-0" L.	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
286			2x4 Wood Bottom Plate @ 16'-0" L.	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
287			**Wall Type WN6-1c**	**LF**	**906**	**H**	**10**						
288			2x6 Wood Studs @ 16" O.C (10'-0" L)	EA	681	0%	681	0.00	0.00	$ -	$ -	$ -	$ -
289			2x6 Wood Double Top Plate @ 16'-0" L.	EA	114	0%	114	0.00	0.00	$ -	$ -	$ -	$ -
290			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	57	0%	57	0.00	0.00	$ -	$ -	$ -	$ -
291			**2x6 Wood Stud Exterior Wall**	**LF**	**1077**	**H**	**10**						
292			2x6 Wood Studs @ 16" O.C (10'-0" L)	EA	810	0%	810	0.00	0.00	$ -	$ -	$ -	$ -
293			2x6 Wood Double Top Plate @ 16'-0" L.	EA	136	0%	136	0.00	0.00	$ -	$ -	$ -	$ -
294		Sections/ A351	2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	68	0%	68	0.00	0.00	$ -	$ -	$ -	$ -
295			**1/2" Plywood Sheathing (Exterior Side)**	**SF**	**12558**	**10%**	**13814**						
296			4' x 8' Plywood Panels	EA	432	0%	432	0.00	0.00	$ -	$ -	$ -	$ -
297			Nails	EA	32400	0%	32400	0.00	0.00	$ -	$ -	$ -	$ -
			DRY WALL ASSEMBLIES										
			SECOND FLOOR										
298			**Wall Type MR8-2a**	**LF**	**134**	**H**	**12**						
299			2x4 Wood Studs @ 16" O.C (12'-0" L)	EA	101	0%	101	0.00	0.00	$ -	$ -	$ -	$ -
300			2x4 Wood Double Top Plate @ 16'-0" L.	EA	18	0%	18	0.00	0.00	$ -	$ -	$ -	$ -
301			2x4 Wood Bottom Plate @ 16'-0" L.	EA	9	0%	9	0.00	0.00	$ -	$ -	$ -	$ -
302			**Wall Type WA4-0g**	**LF**	**63**	**H**	**10**						
303			2x4 Wood Studs @ 16" O.C (10'-0" L)	EA	47	0%	47	0.00	0.00	$ -	$ -	$ -	$ -
304			2x4 Wood Double Top Plate @ 16'-0" L.	EA	8	0%	8	0.00	0.00	$ -	$ -	$ -	$ -
305			2x4 Wood Bottom Plate @ 16'-0" L.	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
306			**Wall Type WA6-0g**	**LF**	**5**	**H**	**10**						
307			2x6 Wood Studs @ 16" O.C (10'-0" L)	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
308			2x6 Wood Double Top Plate @ 16'-0" L.	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
309			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
310			**Wall Type WD4-0g**	**LF**	**86**	**H**	**10**						
311			2x4 Wood Studs @ 16" O.C (10'-0" L)	EA	65	0%	65	0.00	0.00	$ -	$ -	$ -	$ -
312			2x4 Wood Double Top Plate @ 16'-0" L.	EA	12	0%	12	0.00	0.00	$ -	$ -	$ -	$ -
313		Schedule/ G040	2x4 Wood Bottom Plate @ 16'-0" L.	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
314			**Wall Type WK4-1c**	**LF**	**524**	**H**	**10**						
315			2x4 Wood Double Studs @ 16" O.C (10'-0" L)	EA	788	0%	788	0.00	0.00	$ -	$ -	$ -	$ -
316			2x4 Wood Double Top Plate @ 16'-0" L.	EA	132	0%	132	0.00	0.00	$ -	$ -	$ -	$ -
317	**A112A & A112B**		2x4 Wood Bottom Plate @ 16'-0" L.	EA	66	0%	66	0.00	0.00	$ -	$ -	$ -	$ -
318			**Wall Type WM4-2j**	**LF**	**66**	**H**	**12**						
319			2x4 Wood Double Studs @ 16" O.C (12'-0" L)	EA	99	0%	99	0.00	0.00	$ -	$ -	$ -	$ -
320			2x4 Wood Double Top Plate @ 16'-0" L.	EA	20	0%	20	0.00	0.00	$ -	$ -	$ -	$ -
321			2x4 Wood Bottom Plate @ 16'-0" L.	EA	10	0%	10	0.00	0.00	$ -	$ -	$ -	$ -
322			**Wall Type WN4-1c**	**LF**	**19**	**H**	**10**						
323			2x4 Wood Studs @ 16" O.C (10'-0" L)	EA	14	0%	14	0.00	0.00	$ -	$ -	$ -	$ -
324			2x4 Wood Double Top Plate @ 16'-0" L.	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
325			2x4 Wood Bottom Plate @ 16'-0" L.	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
326			**Wall Type WN6-1c**	**LF**	**910**	**H**	**10**						
327			2x6 Wood Studs @ 16" O.C (10'-0" L)	EA	684	0%	684	0.00	0.00	$ -	$ -	$ -	$ -
328			2x6 Wood Double Top Plate @ 16'-0" L.	EA	114	0%	114	0.00	0.00	$ -	$ -	$ -	$ -
329			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	57	0%	57	0.00	0.00	$ -	$ -	$ -	$ -
330			**2x6 Wood Stud Exterior Wall**	**LF**	**1131**	**H**	**10**						
331			2x6 Wood Studs @ 16" O.C (10'-0" L)	EA	850	0%	850	0.00	0.00	$ -	$ -	$ -	$ -
332			2x6 Wood Double Top Plate @ 16'-0" L.	EA	142	0%	142	0.00	0.00	$ -	$ -	$ -	$ -
333		Sections/ A351	2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	71	0%	71	0.00	0.00	$ -	$ -	$ -	$ -
334			**1/2" Plywood Sheathing (Exterior Side)**	**SF**	**13187**	**10%**	**14506**						
335			4' x 8' Plywood Panels	EA	454	0%	454	0.00	0.00	$ -	$ -	$ -	$ -
336			Nails	EA	34050	0%	34050	0.00	0.00	$ -	$ -	$ -	$ -
			DRY WALL ASSEMBLIES										
			THIRD FLOOR										
337			**Wall Type MR8-2a**	**LF**	**134**	**H**	**12**						
338			2x4 Wood Studs @ 16" O.C (12'-0" L)	EA	101	0%	101	0.00	0.00	$ -	$ -	$ -	$ -
339			2x4 Wood Double Top Plate @ 16'-0" L.	EA	18	0%	18	0.00	0.00	$ -	$ -	$ -	$ -
340			2x4 Wood Bottom Plate @ 16'-0" L.	EA	9	0%	9	0.00	0.00	$ -	$ -	$ -	$ -
341			**Wall Type WA4-0g**	**LF**	**63**	**H**	**10**						
342			2x4 Wood Studs @ 16" O.C (10'-0" L)	EA	47	0%	47	0.00	0.00	$ -	$ -	$ -	$ -
343			2x4 Wood Double Top Plate @ 16'-0" L.	EA	8	0%	8	0.00	0.00	$ -	$ -	$ -	$ -
344			2x4 Wood Bottom Plate @ 16'-0" L.	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
345			**Wall Type WA6-0g**	**LF**	**5**	**H**	**10**						
346			2x6 Wood Studs @ 16" O.C (10'-0" L)	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
347			2x6 Wood Double Top Plate @ 16'-0" L.	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
348			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
349			**Wall Type WD4-0g**	**LF**	**86**	**H**	**10**						
350			2x4 Wood Studs @ 16" O.C (10'-0" L)	EA	65	0%	65	0.00	0.00	$ -	$ -	$ -	$ -
351			2x4 Wood Double Top Plate @ 16'-0" L.	EA	12	0%	12	0.00	0.00	$ -	$ -	$ -	$ -
352			2x4 Wood Bottom Plate @ 16'-0" L.	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
353	**A113A & A113B**	Schedule/ G040	**Wall Type WK4-1c**	**LF**	**524**	**H**	**10**						
354			2x4 Wood Double Studs @ 16" O.C (10'-0" L)	EA	788	0%	788	0.00	0.00	$ -	$ -	$ -	$ -
355			2x4 Wood Double Top Plate @ 16'-0" L.	EA	132	0%	132	0.00	0.00	$ -	$ -	$ -	$ -
356			2x4 Wood Bottom Plate @ 16'-0" L.	EA	66	0%	66	0.00	0.00	$ -	$ -	$ -	$ -
357			**Wall Type WM4-2j**	**LF**	**66**	**H**	**12**						
358			2x4 Wood Double Studs @ 16" O.C (12'-0" L)	EA	99	0%	99	0.00	0.00	$ -	$ -	$ -	$ -
359			2x4 Wood Double Top Plate @ 16'-0" L.	EA	20	0%	20	0.00	0.00	$ -	$ -	$ -	$ -
360			2x4 Wood Bottom Plate @ 16'-0" L.	EA	10	0%	10	0.00	0.00	$ -	$ -	$ -	$ -
361			**Wall Type WN4-1c**	**LF**	**19**	**H**	**10**						
362			2x4 Wood Studs @ 16" O.C (10'-0" L)	EA	14	0%	14	0.00	0.00	$ -	$ -	$ -	$ -
363			2x4 Wood Double Top Plate @ 16'-0" L.	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
364			2x4 Wood Bottom Plate @ 16'-0" L.	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
365			**Wall Type WN6-1c**	**LF**	**910**	**H**	**10**						
366			2x6 Wood Studs @ 16" O.C (10'-0" L)	EA	684	0%	684	0.00	0.00	$ -	$ -	$ -	$ -
367			2x6 Wood Double Top Plate @ 16'-0" L.	EA	114	0%	114	0.00	0.00	$ -	$ -	$ -	$ -
368			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	57	0%	57	0.00	0.00	$ -	$ -	$ -	$ -
369			**2x6 Wood Stud Exterior Wall**	**LF**	**1131**	**H**	**10**						
370			2x6 Wood Studs @ 16" O.C (10'-0" L)	EA	850	0%	850	0.00	0.00	$ -	$ -	$ -	$ -
371			2x6 Wood Double Top Plate @ 16'-0" L.	EA	142	0%	142	0.00	0.00	$ -	$ -	$ -	$ -
372		Sections/ A351	2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	71	0%	71	0.00	0.00	$ -	$ -	$ -	$ -
373			**1/2" Plywood Sheathing (Exterior Side)**	**SF**	**13187**	**10%**	**14506**						
374			4' x 8' Plywood Panels	EA	454	0%	454	0.00	0.00	$ -	$ -	$ -	$ -
375			Nails	EA	34050	0%	34050	0.00	0.00	$ -	$ -	$ -	$ -
			DRY WALL ASSEMBLIES										
			FOURTH FLOOR										
376			**Wall Type MR8-2a**	**LF**	**134**	**H**	**12**						
377			2x4 Wood Studs @ 16" O.C (12'-0" L)	EA	101	0%	101	0.00	0.00	$ -	$ -	$ -	$ -
378			2x4 Wood Double Top Plate @ 16'-0" L.	EA	18	0%	18	0.00	0.00	$ -	$ -	$ -	$ -
379			2x4 Wood Bottom Plate @ 16'-0" L.	EA	9	0%	9	0.00	0.00	$ -	$ -	$ -	$ -
380			**Wall Type WA4-0g**	**LF**	**63**	**H**	**10**						
381			2x4 Wood Studs @ 16" O.C (10'-0" L)	EA	47	0%	47	0.00	0.00	$ -	$ -	$ -	$ -
382			2x4 Wood Double Top Plate @ 16'-0" L.	EA	8	0%	8	0.00	0.00	$ -	$ -	$ -	$ -
383			2x4 Wood Bottom Plate @ 16'-0" L.	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -

DETAILED BREAKDOWN OF ITEMS

Prepared for: Kupfrian Manor Senior Apartments, Soho Housing Partners 1100W Moreno St. Pensacola, FL 32501
Project ID: 6122025
Scope: Lumber

USA ESTIMATORS
+1 (214) 556-2605

Date: 5-Dec-25

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
384			**Wall Type WA6-0g**	**LF**	**5**	**H**	**10**						
385			2x6 Wood Studs @ 16" O.C (10'-0" L)	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
386			2x6 Wood Double Top Plate @ 16'-0" L.	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
387			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	1	0%	1	0.00	0.00	$ -	$ -	$ -	$ -
388			**Wall Type WD4-0g**	**LF**	**86**	**H**	**10**						
389			2x4 Wood Studs @ 16" O.C (10'-0" L)	EA	65	0%	65	0.00	0.00	$ -	$ -	$ -	$ -
390			2x4 Wood Double Top Plate @ 16'-0" L.	EA	12	0%	12	0.00	0.00	$ -	$ -	$ -	$ -
391		Schedule/ G040	2x4 Wood Bottom Plate @ 16'-0" L.	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
392			**Wall Type WK4-1c**	**LF**	**524**	**H**	**10**						
393			2x4 Wood Double Studs @ 16" O.C (10'-0" L)	EA	788	0%	788	0.00	0.00	$ -	$ -	$ -	$ -
394			2x4 Wood Double Top Plate @ 16'-0" L.	EA	132	0%	132	0.00	0.00	$ -	$ -	$ -	$ -
395	**A114A & A114B**		2x4 Wood Bottom Plate @ 16'-0" L.	EA	66	0%	66	0.00	0.00	$ -	$ -	$ -	$ -
396			**Wall Type WM4-2j**	**LF**	**66**	**H**	**12**						
397			2x4 Wood Double Studs @ 16" O.C (12'-0" L)	EA	99	0%	99	0.00	0.00	$ -	$ -	$ -	$ -
398			2x4 Wood Double Top Plate @ 16'-0" L.	EA	20	0%	20	0.00	0.00	$ -	$ -	$ -	$ -
399			2x4 Wood Bottom Plate @ 16'-0" L.	EA	10	0%	10	0.00	0.00	$ -	$ -	$ -	$ -
400			**Wall Type WN4-1c**	**LF**	**19**	**H**	**10**						
401			2x4 Wood Studs @ 16" O.C (10'-0" L)	EA	14	0%	14	0.00	0.00	$ -	$ -	$ -	$ -
402			2x4 Wood Double Top Plate @ 16'-0" L.	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
403			2x4 Wood Bottom Plate @ 16'-0" L.	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
404			**Wall Type WN6-1c**	**LF**	**910**	**H**	**10**						
405			2x6 Wood Studs @ 16" O.C (10'-0" L)	EA	684	0%	684	0.00	0.00	$ -	$ -	$ -	$ -
406			2x6 Wood Double Top Plate @ 16'-0" L.	EA	114	0%	114	0.00	0.00	$ -	$ -	$ -	$ -
407			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	57	0%	57	0.00	0.00	$ -	$ -	$ -	$ -
408			**2x6 Wood Stud Exterior Wall**	**LF**	**1131**	**H**	**10**						
409			2x6 Wood Studs @ 16" O.C (10'-0" L)	EA	850	0%	850	0.00	0.00	$ -	$ -	$ -	$ -
410			2x6 Wood Double Top Plate @ 16'-0" L.	EA	142	0%	142	0.00	0.00	$ -	$ -	$ -	$ -
411		Sections/ A351	2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	71	0%	71	0.00	0.00	$ -	$ -	$ -	$ -
412			**1/2" Plywood Sheathing (Exterior Side)**	**SF**	**13187**	**10%**	**14506**						
413			4' x 8' Plywood Panels	EA	454	0%	454	0.00	0.00	$ -	$ -	$ -	$ -
414			Nails	EA	34050	0%	34050	0.00	0.00	$ -	$ -	$ -	$ -
			FIRST LEVEL UNITS										
			UNITS 1A	**EA**	**10**								
415			**Wall Type WA4-0g**	**LF**	**71**	**H**	**10**						
416			2x4 Wood Studs @ 16" O.C (10'-0" L)	EA	534	0%	534	0.00	0.00	$ -	$ -	$ -	$ -
417			2x4 Wood Double Top Plate @ 16'-0" L.	EA	100	0%	100	0.00	0.00	$ -	$ -	$ -	$ -
418			2x4 Wood Bottom Plate @ 16'-0" L.	EA	50	0%	50	0.00	0.00	$ -	$ -	$ -	$ -
419	**A401**	Schedule/ G040	**Wall Type WA6-0g**	**LF**	**11**	**H**	**10**						
420			2x6 Wood Studs @ 16" O.C (10'-0" L)	EA	83	0%	83	0.00	0.00	$ -	$ -	$ -	$ -
421			2x6 Wood Double Top Plate @ 16'-0" L.	EA	20	0%	20	0.00	0.00	$ -	$ -	$ -	$ -
422			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	10	0%	10	0.00	0.00	$ -	$ -	$ -	$ -
423			**Blocking @ Wall Mounted Accessories**	**LF**	**13**	**10%**	**14**						
424			2x4 Wood Blocking @ 16'-0" L.	EA	10	0%	10	0.00	0.00	$ -	$ -	$ -	$ -
			UNITS 1A-FA	**EA**	**1**								
425			**Wall Type WA4-0g**	**LF**	**67**	**H**	**10**						
426			2x4 Wood Studs @ 16" O.C (10'-0" L)	EA	50	0%	50	0.00	0.00	$ -	$ -	$ -	$ -
427			2x4 Wood Double Top Plate @ 16'-0" L.	EA	10	0%	10	0.00	0.00	$ -	$ -	$ -	$ -
428			2x4 Wood Bottom Plate @ 16'-0" L.	EA	5	0%	5	0.00	0.00	$ -	$ -	$ -	$ -
429	**A402**	Schedule/ G040	**Wall Type WA6-0g**	**LF**	**17**	**H**	**10**						
430			2x6 Wood Studs @ 16" O.C (10'-0" L)	EA	13	0%	13	0.00	0.00	$ -	$ -	$ -	$ -
431			2x6 Wood Double Top Plate @ 16'-0" L.	EA	4	0%	4	0.00	0.00	$ -	$ -	$ -	$ -
432			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
433			**Blocking @ Wall Mounted Accessories**	**LF**	**24**	**10%**	**26**						
434			2x4 Wood Blocking @ 16'-0" L.	EA	2	0%	2	0.00	0.00	$ -	$ -	$ -	$ -
			UNITS 2A	**EA**	**8**								
435			**Wall Type WC6-1e**	**LF**	**27**	**H**	**12**						
436			2x6 Wood Studs @ 16" O.C (12'-0" L)	EA	162	0%	162	0.00	0.00	$ -	$ -	$ -	$ -
437			2x6 Wood Double Top Plate @ 16'-0" L.	EA	32	0%	32	0.00	0.00	$ -	$ -	$ -	$ -
438			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	16	0%	16	0.00	0.00	$ -	$ -	$ -	$ -
439			**Wall Type WA4-0g**	**LF**	**90**	**H**	**10**						
440			2x4 Wood Studs @ 16" O.C (10'-0" L)	EA	541	0%	541	0.00	0.00	$ -	$ -	$ -	$ -
441			2x4 Wood Double Top Plate @ 16'-0" L.	EA	96	0%	96	0.00	0.00	$ -	$ -	$ -	$ -
442	**A403**	Schedule/ G040	2x4 Wood Bottom Plate @ 16'-0" L.	EA	48	0%	48	0.00	0.00	$ -	$ -	$ -	$ -
443			**Wall Type WA6-0g**	**LF**	**20**	**H**	**10**						
444			2x6 Wood Studs @ 16" O.C (10'-0" L)	EA	120	0%	120	0.00	0.00	$ -	$ -	$ -	$ -
445			2x6 Wood Double Top Plate @ 16'-0" L.	EA	32	0%	32	0.00	0.00	$ -	$ -	$ -	$ -
446			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	16	0%	16	0.00	0.00	$ -	$ -	$ -	$ -
447			**Blocking @ Wall Mounted Accessories**	**LF**	**34**	**10%**	**37**						
448			2x4 Wood Blocking @ 16'-0" L.	EA	24	0%	24	0.00	0.00	$ -	$ -	$ -	$ -
			UPPER LEVELS										
			UNITS 1A	**EA**	**36**								
449			**Wall Type WA4-0g**	**LF**	**71**	**H**	**9**						
450			2x4 Wood Studs @ 16" O.C (9'-0" L)	EA	1922	0%	1922	0.00	0.00	$ -	$ -	$ -	$ -
451			2x4 Wood Double Top Plate @ 16'-0" L.	EA	360	0%	360	0.00	0.00	$ -	$ -	$ -	$ -
452			2x4 Wood Bottom Plate @ 16'-0" L.	EA	180	0%	180	0.00	0.00	$ -	$ -	$ -	$ -
453	**A401**	Schedule/ G040	**Wall Type WA6-0g**	**LF**	**11**	**H**	**9**						
454			2x6 Wood Studs @ 16" O.C (9'-0" L)	EA	298	0%	298	0.00	0.00	$ -	$ -	$ -	$ -
455			2x6 Wood Double Top Plate @ 16'-0" L.	EA	72	0%	72	0.00	0.00	$ -	$ -	$ -	$ -
456			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	36	0%	36	0.00	0.00	$ -	$ -	$ -	$ -
457			**Blocking @ Wall Mounted Accessories**	**LF**	**13**	**10%**	**14**						
458			2x4 Wood Blocking @ 16'-0" L.	EA	36	0%	36	0.00	0.00	$ -	$ -	$ -	$ -
			UNITS 2A	**EA**	**36**								
459			**Wall Type WC6-1e**	**LF**	**27**	**H**	**12**						
460			2x6 Wood Studs @ 16" O.C (12'-0" L)	EA	731	0%	731	0.00	0.00	$ -	$ -	$ -	$ -
461			2x6 Wood Double Top Plate @ 16'-0" L.	EA	144	0%	144	0.00	0.00	$ -	$ -	$ -	$ -
462			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	72	0%	72	0.00	0.00	$ -	$ -	$ -	$ -
463			**Wall Type WA4-0g**	**LF**	**90**	**H**	**9**						
464			2x4 Wood Studs @ 16" O.C (9'-0" L)	EA	2436	0%	2436	0.00	0.00	$ -	$ -	$ -	$ -
465			2x4 Wood Double Top Plate @ 16'-0" L.	EA	432	0%	432	0.00	0.00	$ -	$ -	$ -	$ -
466	**A403**	Schedule/ G040	2x4 Wood Bottom Plate @ 16'-0" L.	EA	216	0%	216	0.00	0.00	$ -	$ -	$ -	$ -
467			**Wall Type WA6-0g**	**LF**	**20**	**H**	**9**						
468			2x6 Wood Studs @ 16" O.C (9'-0" L)	EA	541	0%	541	0.00	0.00	$ -	$ -	$ -	$ -
469			2x6 Wood Double Top Plate @ 16'-0" L.	EA	144	0%	144	0.00	0.00	$ -	$ -	$ -	$ -
470			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	72	0%	72	0.00	0.00	$ -	$ -	$ -	$ -
471			**Blocking @ Wall Mounted Accessories**	**LF**	**34**	**10%**	**37**						
472			2x4 Wood Blocking @ 16'-0" L.	EA	108	0%	108	0.00	0.00	$ -	$ -	$ -	$ -
			UNITS 2A-FA	**EA**	**3**								
473			**Wall Type WC6-1e**	**LF**	**27**	**H**	**12**						
474			2x6 Wood Studs @ 16" O.C (12'-0" L)	EA	61	0%	61	0.00	0.00	$ -	$ -	$ -	$ -
475			2x6 Wood Double Top Plate @ 16'-0" L.	EA	12	0%	12	0.00	0.00	$ -	$ -	$ -	$ -
476			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
477			**Wall Type WA4-0g**	**LF**	**85**	**H**	**9**						
478			2x4 Wood Studs @ 16" O.C (9'-0" L)	EA	192	0%	192	0.00	0.00	$ -	$ -	$ -	$ -
479			2x4 Wood Double Top Plate @ 16'-0" L.	EA	36	0%	36	0.00	0.00	$ -	$ -	$ -	$ -
480	**A404**	Schedule/ G040	2x4 Wood Bottom Plate @ 16'-0" L.	EA	18	0%	18	0.00	0.00	$ -	$ -	$ -	$ -
481			**Wall Type WA6-0g**	**LF**	**31**	**H**	**9**						
482			2x6 Wood Studs @ 16" O.C (9'-0" L)	EA	70	0%	70	0.00	0.00	$ -	$ -	$ -	$ -
483			2x6 Wood Double Top Plate @ 16'-0" L.	EA	12	0%	12	0.00	0.00	$ -	$ -	$ -	$ -
484			2x6 Wood P.T Bottom Plate @ 16'-0" L.	EA	6	0%	6	0.00	0.00	$ -	$ -	$ -	$ -
485			**Blocking @ Wall Mounted Accessories**	**LF**	**38**	**10%**	**42**						
486			2x4 Wood Blocking @ 16'-0" L.	EA	9	0%	9	0.00	0.00	$ -	$ -	$ -	$ -
												SUBTOTAL $	-

		PROJECTED COST	**$0**
OVERHEAD AND PROFIT	**15%**	**$0**
INSURANCE	**0%**	**$0**
CONTINGENCY	**0%**	**$0**
TAX	**0%**	**$0**
SUGGESTED BID		**$0**

Notes:

1. Online sources are used for pricing.
2. Prices can vary depending upon field conditions.