

Second Story Addition Specification Package

- 1) These plans are for conceptual and bidding purposes only.
- 2) These plans cannot be used to apply for a building permit.
- 3) All design information must be approved by your local architect and engineer.
- 4) The material list is not guaranteed to be accurate based on your individual situation, other material may be needed.
- 5) These plans cannot be used to build your addition.
- 6) Your contractor/architect will be responsible for confirming the accuracy of the drawings and the material list.

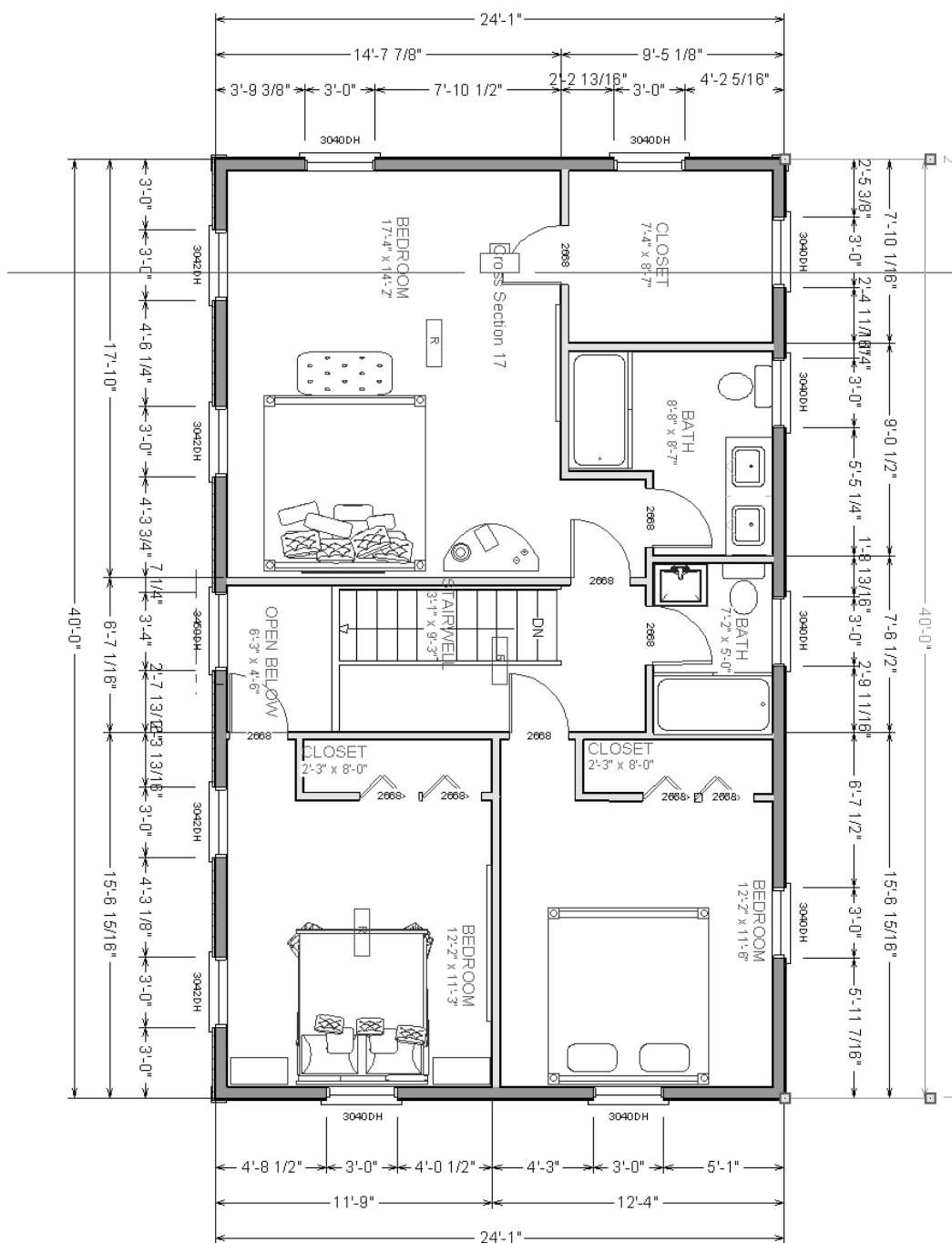
What this Specification Package can be used for:

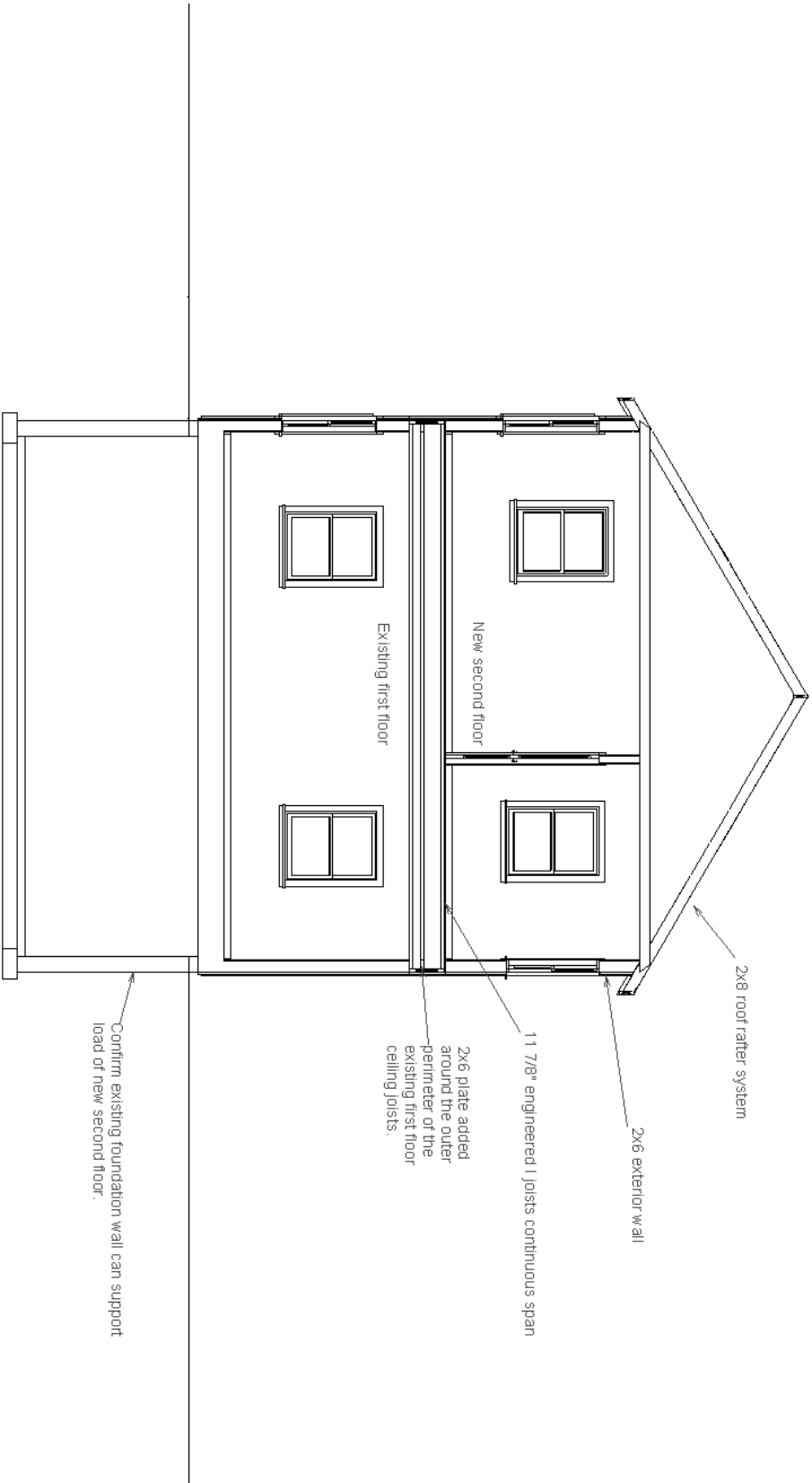
- 1) You can use this package to expedite contractor bids, because each contractor is getting the same specification sheet; you can truly compare pricing
- 2) You can change the overall dimensions of this package by simply penciling it in.
- 3) You use this package to get material estimates.
- 4) You can use this package to be your own general contractor, and get bids for each stage of the project.
- 5) You can use this package to approach an architect, and present to him (her) the concept you are looking to build.

Initial Estimate Sheet

We have provided you with an initial estimate sheet. This sheet should be filled out by you and your contractor on the day of the initial estimate. By filling this sheet out together, you will be on the same page with each contractor you meet with. Every contractor who provides you with an estimate should return the sheet with the grand total for your project.







Estimated Material for Framing

Floor system:	Item	Size	Length	QTY	Note
	I Joist	11 7/8	26'	40	engineered beam
	Rim Joist	11 7/8	20'	8	OSB
	Sheathing OSB	4x8x3/4 T+G		30	OSB
	Subfloor glue			8 tubes	
Walls:	Item	Size	Length	QTY	Note
	Exterior wall stud	2x6	8'	140	DougFir
	Top Plate	2x6	16'	20	DougFir
	Bottom Plate	2x6	16'	10	DougFir
	spring brace	2x4	16'	16	DougFir
	Interior wall stud	2x4	8'	140	DougFir
	Top Plate	2x4	12'	25	DougFir
	Bottom Plate	2x4	12'	13	DougFir
	Sheathing	4x8x1/2		35	OSB
	House wrap			2 rolls	
	Header	2x8	8'	14	DougFir
Roof:	Item	Size	Length	QTY	Note
	Ceiling joist	2x6	16'	80	DougFir
	Rafter	2x8	16'	95	DougFir
	Roofing plywood	4x8x1/2		53	CDX
	Ridge board	2x8	24'	2	DougFir
	Fascia	2x6	16'	10	DougFir