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Formal framing quantity takeoff

A complete quantity schedule for an explicitly assumed estimating scenario, with source drawings retained as reference.

Scope: house addition framing, floor deck, exterior walls and headers, proposed engineered hip-roof package, roof deck, connection kits and temporary-work allowances. Detached studio, porch framing, finishes, concrete, masonry and MEP are excluded. No prices are represented.

Item	Quantity	Basis
Floor envelope	665.49 SF	Planning area remains 630 SF; Q01 deliberately adopts the dimensioned gross envelope.
Floor joists	24 x 24 FT	23 assumed framing stations plus one spare; 14 in. TJI 560 pricing basis.
Panel order	23 floor / 25 wall / 32 roof	Sheet counts include explicit waste; roof includes 80 SF tie-in allowance.
Wall studs	72 full / 40 jack / 4 cripple-stock boards	Stock lengths 9 ft / 8 ft / 8 ft respectively; not all are full-height studs.
Headers	9 assemblies / 27 LVL plies	18 x 6 ft, 6 x 8 ft, 3 x 12 ft; 1.75 x 11.875 in. pricing assumption.
Roof structure	13 primary assemblies + 16 jack/filler members	7 regular + 1 girder + 5 reduced/end/bay assemblies. No duplicate rafter/ceiling-joist takeoff.

Read quantities by class. Calculated means arithmetic from the stated geometry and conventions, not a field-verified count. **Assumed** identifies a selected member or system without a complete structural design. **Allowance** is an explicit provisional quantity, kit or lot.

Issue control: Q01 supersedes earlier estimating assumptions where different. Original architectural and prior area-markup sheets remain appended as references. The roof-truss substitution, 665.49 SF floor basis and stock policies are deliberate sample decisions, not revisions issued by the original designer.

Release boundary: this can support a website demonstration and qualified budget pricing. Structural capacity, local loads, support details and exact supplier configurations remain unverified.

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Assumed structural specification

Selections are for estimating only. Only the limited uniform-load floor span screen has been checked against a manufacturer table.

System	Adopted pricing specification	Qualification
Floor system	14 in. TJI 560 at 16 in. OC; 24 ft stock; 14 in. rim and blocking.	Perimeter support assumed; one end hung at the existing-house line. Existing support, diaphragm and load transfer are unverified.
Uniform-load screen	40 PSF live + 20 PSF dead; L/480 live-load deflection.	TJ-4000 p7 lists 26 ft 10 in. clear span. Longest gross member envelope is 23 ft 10-1/4 in.; this is below that table value, but is not a bearing/reaction/vibration check.
Concentrated loads	No chimney, hearth, post or heavy partition load carried by the assumed I-joist field.	Existing chimney and masonry support remain independent. Actual concentrated loads would change the design and quantities.
Walls	2x6 No.2 SPF at 16 in. OC; doubled top plates; 9 ft stud stock.	Assumed top-of-plate height 9 ft 3-1/2 in. above subfloor gives 8 ft 11 in. studs after 4.5 in. plates. Section datum not surveyed.
Headers	Three plies of 1.75 x 11.875 in. LVL at all nine openings.	One king + two jack studs each jamb; 6 in. header extension each end. These are budget assumptions, not load-table selections. Header top approximately 107.875 in.; double top plates begin at 108.5 in. in this scenario.
Roof alternative	Supplier-engineered hip trusses at nominal 24 in. OC; 3.75:12 pitch; bottom chords form ceiling.	Replaces apparent source stick framing. Assume 50 PSF roof snow + 20 PSF roof dead, and 10 PSF attic live + 10 PSF bottom-chord dead. These are quote assumptions, not verified local criteria.
Roof package definition	13 primary stations, including one girder; 16 separate jack/filler allowance members.	Supplier to price complete profiles, internal plies, plates and special framing for the bay and chimney. Individual truss webs/chords are not counted separately.
Panels / hardware	Nominal 3/4 in. T&G; floor, 1/2 in. CDX wall, 5/8 in. roof.	Specify product span ratings/edge support with final design. Connector kits include matched fasteners; H2.5A-type roof ties are a price reference only.

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Floor and wall material schedule

Net quantities, allowances and rounded stock are shown separately. Quantities do not include labor hours or prices.

ID	Material	Net basis	Waste	Order / allowance	Class	Trace / qualification
F01	2x6 PT sill plates, two layers	211.17 LF	10%	15 EA x 16 FT	Calculated	Full perimeter assumed supported; splice layout not optimized.
F02	Sill gasket, 5-1/2 in.	105.58 LF	10%	3 ROLL x 50 FT	Calculated	Single continuous layer.
F03	14 in. TJI 560, 24 ft stock	23.00 EA	0%	24 EA x 24 FT	Assumed	Includes two edge joists; one spare added. No steel/hearth load.
F04	14 in. rim board, 1-1/8 in. thick	61.42 LF	10%	6 EA x 12 FT	Assumed	Front/back and bay returns; side edge joists in F03.
F05	14 in. floor blocking stock	22.92 LF	10%	3 EA x 12 FT	Allowance	One line, 22 blocks x 12.5 in. using 3.5-in. flanges.
F06	3/4 in. nominal T&G; subfloor	665.49 SF	10%	23 4x8 SHEET	Calculated	No penetration credit; assumed 24 OC rated panel.
F07	Subfloor adhesive, large tube	548.65 LF	10%	16 TUBE	Allowance	40 LF/tube assumed; confirm chosen product yield.
F08	I-joist end hanger kit	23.00 EA	0%	24 KIT	Allowance	One hung end/joist at existing interface; matched kit/model pending.
F09	I-joist web-stiffener pair kit	46.00 EA	0%	46 PAIR KIT	Allowance	One pair per end, conservatively carried; supplier may reduce.
W01	2x6 full-height studs, No.2 SPF	65.00 EA	10%	72 EA x 9 FT	Calculated	Common + kings + corner/end backing; assumed cut 8 ft 11 in.
W02	2x6 jack studs, No.2 SPF	36.00 EA	10%	40 EA x 8 FT	Assumed	Two per jamb; 7 ft 10-1/2 in. cut assumed.
W03	2x6 lower window cripple stock	19.00 EA	10%	4 EA x 8 FT	Calculated	Six 15.5-in. cuts per stock incl. kerf room; 19 required.
W04	2x6 wall plates, 1 bottom + 2 top	229.94 LF	10%	16 EA x 16 FT	Calculated	Exterior runs only; full bottom plates before door cuts.
W05	2x6 window sills, doubled	56.90 LF	10%	4 EA x 16 FT	Calculated	Five window openings; header above each.
W06	2x6 wall blocking / backing stock	76.65 LF	10%	6 EA x 16 FT	Allowance	One gross run equivalent; upper packers from offcuts.
W07	1/2 in. CDX wall sheathing	712.17 SF	10%	25 4x8 SHEET	Calculated	Gross wall order; opening cutouts not reused/credited.

Stud method: seven wall runs produce 69 baseline stations. Deduct 36 opening stations; add 18 kings and 14 corner/end extras = 65 full-height studs. Add 10% and round = 72. Jacks are separate: 9 openings x 4 = 36; with 10% = 40. This is an estimating layout, not a stud-by-stud fabrication plan.

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Header and roof material schedule

Header cutoff allowance is built into stock lengths. The roof package is an assumed supplier-engineered alternative.

ID	Material	Net basis	Waste	Order / allowance	Class	Trace / qualification
H01	1.75 x 11.875 LVL, short headers	18.00 EA	0%	18 EA x 6 FT	Assumed	Six openings x 3 plies; no span/load verification.
H02	1.75 x 11.875 LVL, medium headers	6.00 EA	0%	6 EA x 8 FT	Assumed	Two openings x 3 plies; no span/load verification.
H03	1.75 x 11.875 LVL, wide header	3.00 EA	0%	3 EA x 12 FT	Assumed	One opening x 3 plies; no span/load verification.
H04	1/4 in. header packing plywood	49.74 SF	10%	2 4x8 SHEET	Allowance	Packs 5.25-in. 3-ply assembly to 5.5-in. wall width.
R01	Engineered hip trusses - regular	7.00 EA	0%	7 ASSEMBLY	Assumed	28 ft 11-1/4 in. bearing width; profile by truss supplier.
R02	Engineered hip girder truss	1.00 EA	0%	1 ASSEMBLY	Assumed	Included in 13 primary stations; plies internal to supplier price.
R03	Engineered hip/end/bay trusses	5.00 EA	0%	5 ASSEMBLY	Assumed	13 stations total incl. R01-R03; not 13 plus these.
R04	Supplier roof jack/filler members	16.00 EA	0%	16 MEMBER	Allowance	16-member provisional package; lengths/profiles delegated.
R05	5/8 in. nominal plywood roof deck	926.00 SF	10%	32 4x8 SHEET	Calculated	Main roof + bay + 80 SF tie-in allowance, one order.
R06	2x6 roof blocking / subfascia	167.46 LF	10%	12 EA x 16 FT	Allowance	Two eave-run equivalents: subfascia + blocking; finish trim excluded.
R07	2x4 permanent truss bracing stock	78.00 LF	10%	6 EA x 16 FT	Allowance	6 LF/primary assembly material allowance; not bracing design.
R08	2x10x12 existing-roof tie-in stock	4.00 EA	0%	4 EA x 12 FT	Allowance	Explicit tie-in allowance; no concealed repairs implied.
R09	2x6x10 existing-roof tie-in stock	8.00 EA	0%	8 EA x 10 FT	Allowance	Explicit tie-in allowance.

Roof-deck calculation: (774.7635 SF main projection + 32.7235 SF bay projection) x 1.047691 slope factor = 846.00 SF. Add 80 SF tie-in allowance = 926.00 SF. Apply 10% and divide by 32 SF/sheet: round up to 32 sheets. Uniform 1 ft 9-1/4 in. eaves are assumed; rear interface has no additional overhang.

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Connections and temporary-work schedule

Kits are priced assemblies, not approved fastener or anchorage schedules. No capacity claim is made for these allowances.

ID	Material / scope	Net basis	Waste	Order / allowance	Class	Trace / qualification
C01	Roof uplift tie + fastener kit	42.00 EA	10%	47 KIT	Allowance	26 primary seats + 16 jack seats; H2.5A-type price only.
C02	Hold-down assembly + fastener kit	8.00 EA	0%	8 KIT	Allowance	Eight provisional kits; capacities/anchorage not designed.
C03	Sill washer/nut hardware sets	30.00 EA	10%	33 SET	Allowance	Cast-in bolts supplied/placed by concrete trade.
C04	LVL header ply-fastener kit	9.00 EA	0%	9 KIT	Allowance	One complete kit/opening; design and fastener schedule pending.
C05	Floor panel fastening kit	23.00 EA	0%	23 PANEL KIT	Allowance	One specified fastener kit per ordered floor sheet; no double count.
C06	Wall panel fastening kit	25.00 EA	0%	25 PANEL KIT	Allowance	One kit per ordered wall sheet; pattern/design pending.
C07	Roof panel fastening / clip kit	32.00 EA	0%	32 PANEL KIT	Allowance	One kit per ordered roof sheet; edge support design pending.
C08	General framing fastener allowance	1.00 LOT	0%	1 LOT	Allowance	Excludes separately scheduled panel/connector/LVL kits.
T01	1x4x12 temporary safety bracing	20.00 EA	0%	20 EA x 12 FT	Allowance	Separate temporary stock; erection sequence not designed.
T02	Temporary shoring / support	1.00 LOT	0%	1 LOT	Allowance	Include engineered means/methods and removal; no posts sized here.
T03	Material handling / crane mobilization	1.00 LOT	0%	1 LOT	Allowance	Supplier truss handling; confirm access and delivery plan.
T04	Framing layout / cleanup	1.00 LOT	0%	1 LOT	Allowance	Labor scope; no material total implied.

Scope interfaces: concrete trade supplies and installs cast-in bolts; framing carries washer/nut sets. General contractor provides common access, dumpster and temporary weather enclosure. The framing estimate carries its shoring, handling and cleanup allowances. Fastener kits avoid duplicate charges between general framing, panels and proprietary connectors.

Not quantified as verified hardware: lateral-force demands, hold-down model/capacity, anchor embedment, connector finish, LVL ply-fastener pattern and hanger model. The listed kit counts let the sample progress to budget pricing; final engineering may change them.

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Opening schedule and quantity reconciliation

Source opening tags are retained so each header allowance can be traced to the original architectural floor plan.

Tag	Type	RO width x height (FT)	Area SF	Header cut FT	Plies	Stock FT	Jacks / kings
A1	Door	3.2031 x 8.0000	25.62	4.2031	3	6	4 / 2
B1	Window	6.3125 x 6.4583	40.77	7.3125	3	8	4 / 2
C1	Door	3.2031 x 8.0000	25.62	4.2031	3	6	4 / 2
D1	Window	3.1979 x 6.4583	20.65	4.1979	3	6	4 / 2
E1	Window	9.4271 x 6.4583	60.88	10.4271	3	12	4 / 2
F1	Window	3.1979 x 6.4583	20.65	4.1979	3	6	4 / 2
G1	Door	3.2031 x 8.0000	25.62	4.2031	3	6	4 / 2
H1	Window	6.3125 x 6.4583	40.77	7.3125	3	8	4 / 2
I1	Door	3.2031 x 8.0000	25.62	4.2031	3	6	4 / 2

Reconciliation	Calculation	Order treatment
Floor area	639.04 + 26.45 = 665.49 SF	23 floor sheets; no penetrations deducted.
Wall sheathing	712.17 gross - 286.23 openings = 425.94 SF net	Order uses gross area + 10% = 25 sheets; cutouts are not credited.
Header footage	150.78 LF required across 27 plies	192 LF ordered: 108 LF short + 48 LF medium + 36 LF long.
Stock rounding	Whole sheets, boards, kits and assemblies	Do not add dissimilar units into a single quantity total.

Spreadsheet validation: formulas recalculated in the bundled spreadsheet engine; error scan returned no formula errors. A width-change test updated dependent floor quantities and was restored. Native Excel was not opened. Source dimensions and assumptions still require project review.

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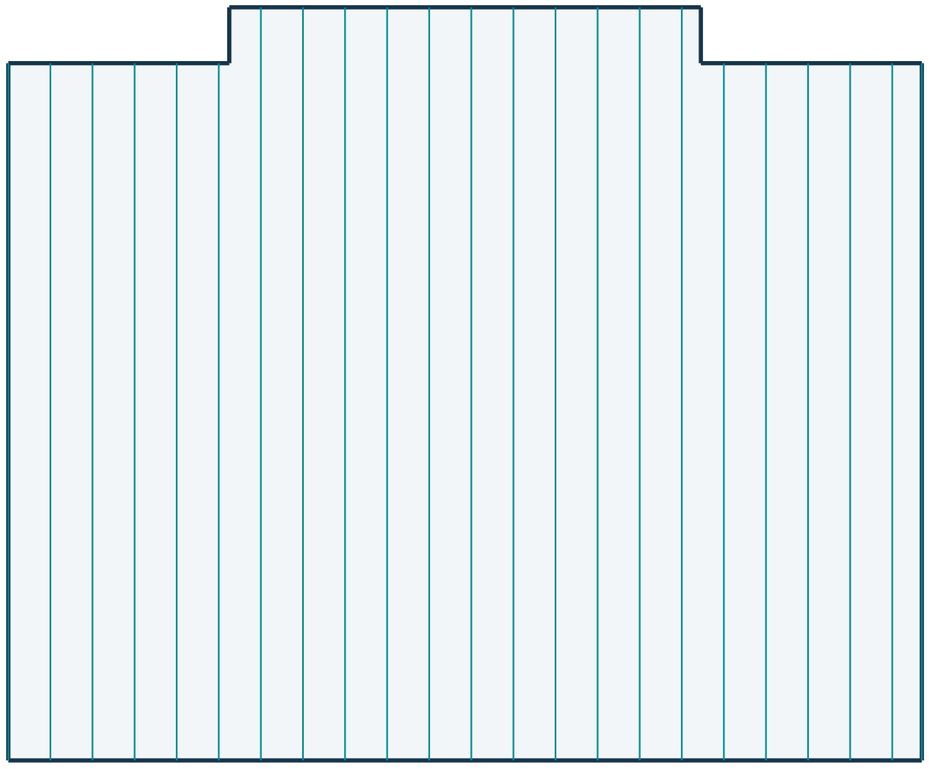
Assumed framing layout | quantity key

Diagrammatic layout for counting only. Not a structural plan; support, splice and connection design is not shown.

FLOOR JOIST COUNT

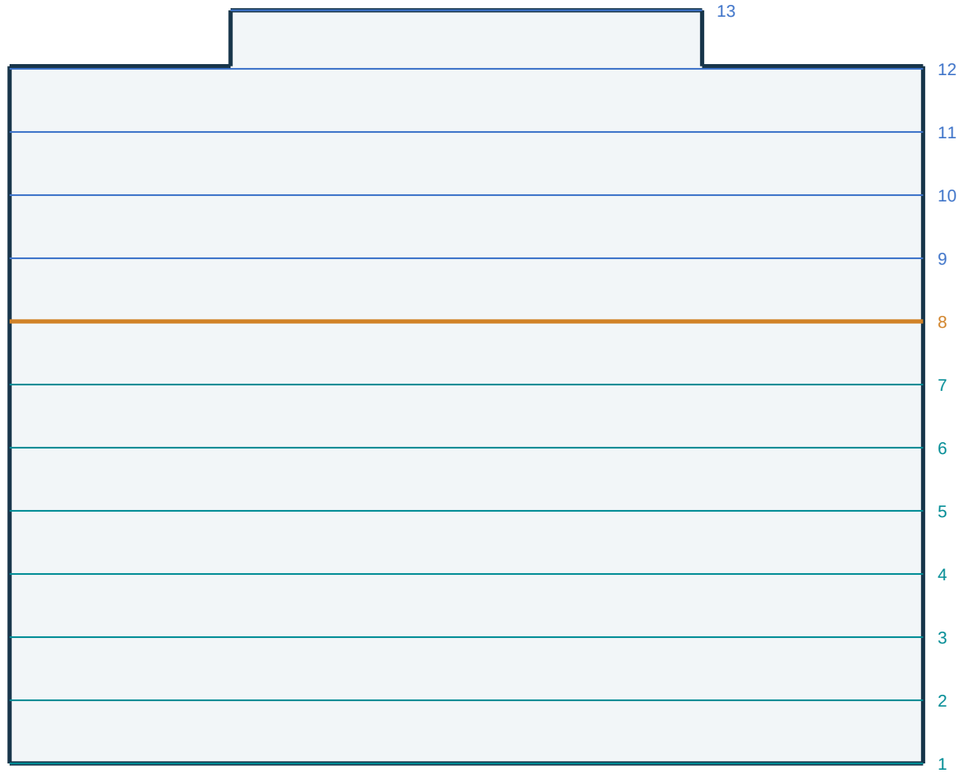


F03: 23 installed joist stations + 1 spare

F04 rim excludes the two side edge joists.

EXISTING-HOUSE LINE / SUPPORT UNVERIFIED

ROOF ASSEMBLY COUNT



R01-R03: 13 primary stations (7 + 1 + 5)

R04: 16 supplier jack/filler members, allowance.

EXISTING-HOUSE LINE / SUPPORT UNVERIFIED

Floor members run toward the bay; the maximum gross envelope is 23 ft 10-1/4 in. All 23 are ordered as 24 ft stock, with one additional spare. The drawn roof station lines are quantity locations only: supplier profiles, girder plies and jack connections remain delegated.

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Sources, assumptions and retained process

Research references support material terminology and the stated checks. They do not certify the assumed design.

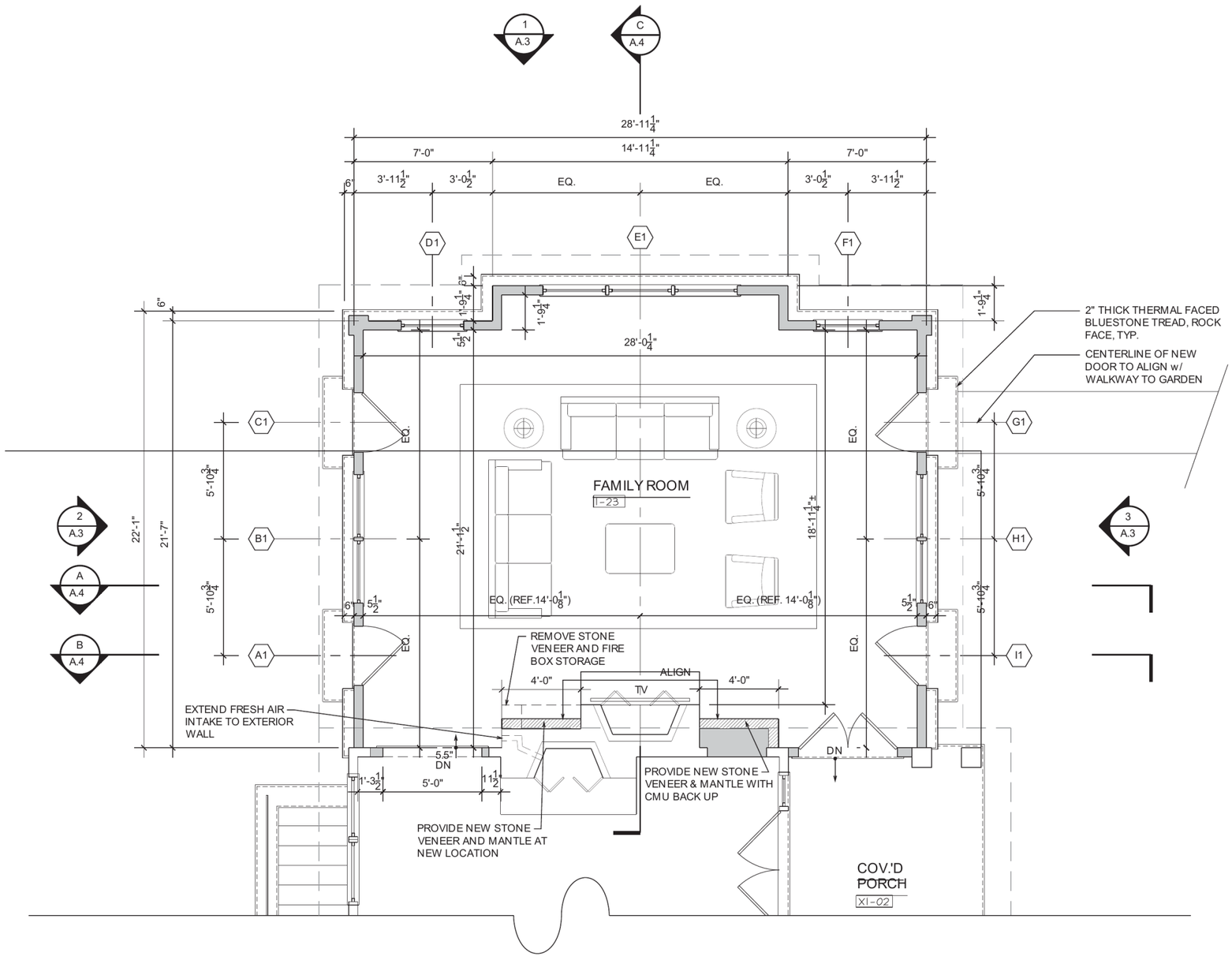
ID	Reference	Location	Use / limitation
S1	Anonymized architectural set	AR-01 / original A.1; A.2 roof/openings; A.4 sections	Plan dimensions and section material notes; identity withheld in public package.
S2	Weyerhaeuser TJ-4000, July 2025, p7	Open primary reference	14 in. TJI560 / 16 OC / 40 live+20 dead / L480: 26 ft 10 in. uniform-load clear span.
S3	APA panel performance categories	Open primary reference	Nominal 1/2, 5/8, 3/4 correspond commonly to 15/32, 19/32, 23/32 categories.
S4	APA plywood / span ratings	Open primary reference	Panel thickness alone is not a span rating; orientation and support conditions matter.
S5	Simpson H2.5A installation guide	Open primary reference	Rafter/truss-to-top-plate tie; no capacity approval inferred for this scenario.
S6	AWC span-table tutorial	Open primary reference	Loads, span, species/grade, deflection and bearing are necessary to size members.
S7	Microllam LVL manufacturer	Open primary reference	Product family reference only; header sizes are budget assumptions, not table-selected.
S8	Assumed scenario Q01	User-authorized estimating assumptions, October 29 2026	Roof trusses at 24 OC; roof snow50/dead20; floor supports at perimeter; no concentrated loads on floor.

Process preserved: original architectural reference; marked area exhibit; calculation trail; assumed specification; quantity schedule. Prior draft files remain available separately. Q01 takes precedence for estimating, especially the roof-truss alternative and the uniform eave allowance.

Excluded: detached studio, porch structure, concrete, masonry/hearth work, excavation, roof finishes and permanent membranes, cladding, windows/doors, insulation, gypsum protection, finish carpentry, MEP, sales tax, prices and labor hours. No steel is carried in this assumed scheme; any required steel, support strengthening or concealed repairs changes the estimate.

Original architectural floor plan

Source drawing excerpt - original linework, dimensions and notes retained. Project identifiers omitted.



ARCHITECTURAL REFERENCE

This is the original proposed first-floor plan from the source set, cropped for an anonymized review package. It is not a reconstructed drawing.

HOW TO READ THE PACKAGE

AR-01 / This sheet
Architectural arrangement, dimensions, openings and connection to the existing house.

FT-01 / Marked calculation zones
Simplified area and wall-run diagram retained as a separate reference.

FT-02 / Calculation trail
Input dimensions and formulas linked to the marked zones.

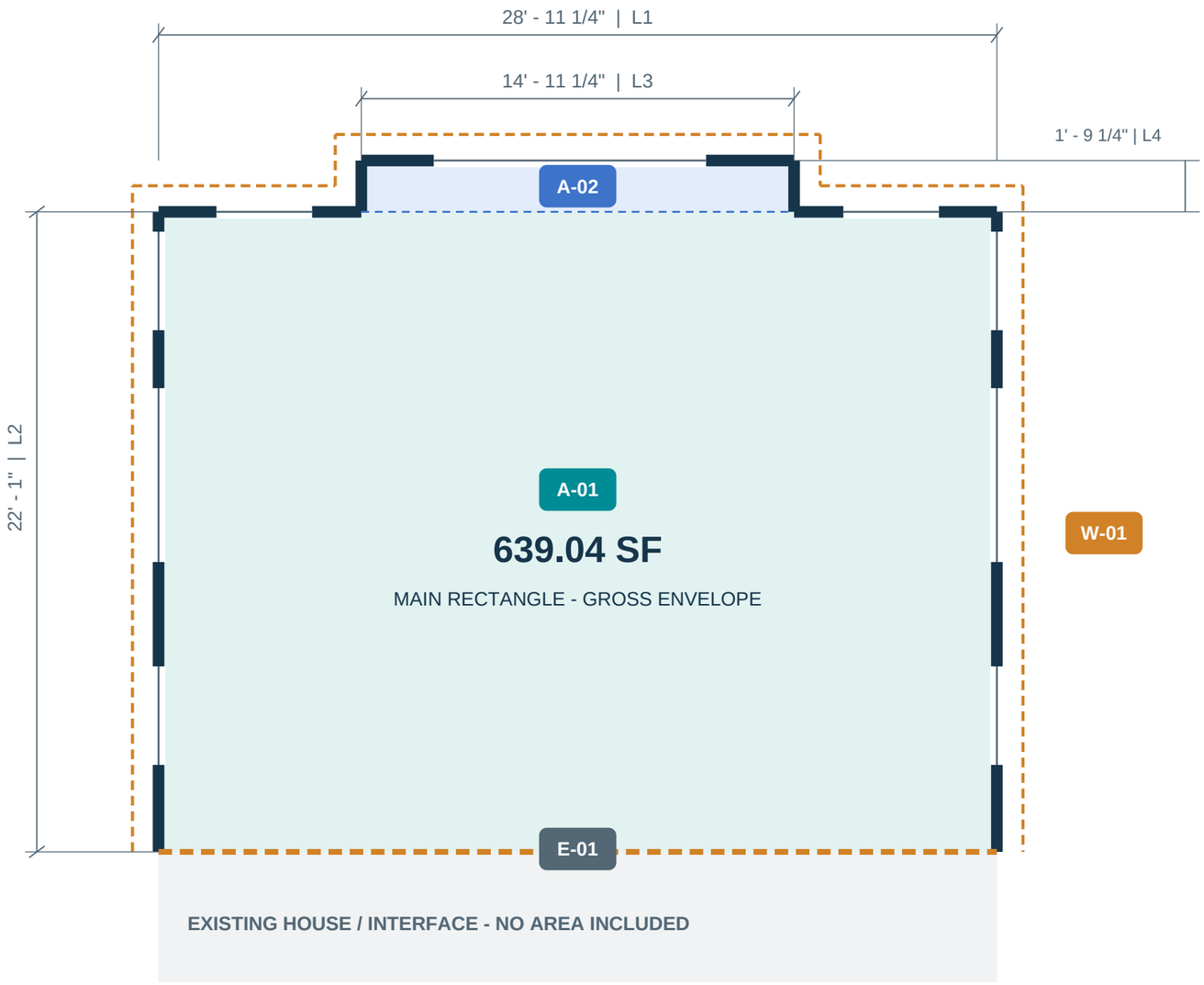
REVIEW BASIS

Use written dimensions; do not scale this resized excerpt. Original section references point to the source set.

The source is a variance-stage drawing. Framing design and the difference between planning area and calculated envelope remain unresolved.

Framing takeoff | marked calculation zones

Dimension-derived analytical plan. Geometry simplified; opening positions diagrammatic. Do not scale this exhibit.



Measurement boundary: A-01 + A-02 follow the dimensioned gross wall envelope. W-01 follows three exposed sides and the two bay returns. E-01 is the existing-house connection and is measured separately.

MARKUP KEY

A-01 — **Floor zone / rectangle**
L1 x L2 = 639.04 SF

A-02 — **Floor zone / bay projection**
L3 x L4 = 26.45 SF

W-01 — **Exterior wall run**
2 x L2 + L1 + 2 x L4 = 76.65 LF

E-01 — **Existing-house interface**
L1 = 28.94 LF reference line only

PRELIMINARY GROSS FLOOR ENVELOPE

665.49 SF

Hold before ordering: the 630 SF planning description does not reconcile with this dimension-derived envelope. Confirm dimension endpoints, new-work limits and subfloor coverage.

Not included: roof area, porch area, detached studio, existing floor area, opening deductions and material waste. Wall and opening graphics illustrate measurement method only.

Calculation trail | quantities you can audit

Each quantity follows a tagged zone on FT-01. Preliminary gross geometry only; member sizing remains unresolved.

01 / INPUT REGISTER

L1	Overall width	28' - 11 1/4"	28.937500 FT	Transcribed plan dimension
L2	Base rectangle depth	22' - 1"	22.083333 FT	Transcribed plan dimension
L3	Projected bay width	14' - 11 1/4"	14.937500 FT	Transcribed plan dimension
L4	Bay projection	1' - 9 1/4"	1.770833 FT	Transcribed plan dimension

02 / CALCULATION REGISTER

TAG	CALCULATION	RESULT	UNIT	STATUS / USE
A-01	28.937500 x 22.083333	639.04	**SF**	Gross rectangle
A-02	14.937500 x 1.770833	26.45	**SF**	Gross projection
A-TOT	A-01 + A-02	665.49	**SF**	Preliminary envelope; reconciliation hold
W-01	(2 x 22.083333) + 28.937500 + (2 x 1.770833)	76.65	**LF**	Exterior run; includes bay returns
E-01	28.937500	28.94	**LF**	Connection reference; not new exterior wall

03 / CONVERT GEOMETRY INTO A FRAMING TAKEOFF

Floor panels: verify net coverage and deductions, add an explicit waste factor, then convert to panel counts. Do not treat the gross envelope as an approved purchase quantity.

Wall panels: measure each run at its actual height; record opening deductions and cutting/layout waste separately.

Framing members: quantify only after joist, rafter, header, post and connection schedules are established.

Roof: use a separate roof-plane markup with verified eaves, slopes and tie-in limits. The floor footprint is not the roof takeoff.