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EXAMPLE BUILDERS LTD.
Garage suites, infills & renovations · Calgary

300, 789 Sample Way SE, Calgary, AB
403-555-0188 · office@example.com
GST 00000 0000 RT0001 (sample)

Quantity takeoff summary

Garage Suite, 123 Example Street NW · from drawings Rev 0 (Jul 27, 2026) and the project manual excerpt

TAKEOFF	**TO-0146**
AI DRAFT	Thu Aug 6, 7:58 AM
REVIEWED	Fri Aug 7, 3:20 PM
WORKBOOK	Excel, 12 tabs
STATUS	Approved for quote

The AI read the 13-sheet PDF set and the spec, measured and counted every item below, and flagged what the drawings do not show or where they disagree with the spec. Every quantity in the workbook is a live formula that points back to a sheet. The estimator reviewed it and changed two inputs before pricing.

What was read

Document	Sheets / sections	Used for
Drawings Rev 0, Example Design Co.	A-000 to A-501, S-101, S-201, S-202 (13 sheets)	Dimensions, levels, counts, assemblies, schedules
Project manual (excerpt)	00 73 00, 01 21 00, 01 29 00, 01 56 00, 03 30 00, 07 21 00, 07 31 13, 09 21 16	Allowances, concrete and insulation specs, contract risks
Site visit notes, Aug 4	Alex Example	Lane access, services routing, existing fence

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Key quantities

Item	Quantity	Unit	Ref	Flag
Excavation (trench + slab base)	49.4	m³	S-101	
Footing concrete, 20" x 8", 25 MPa	3.06	m³	S-101	
Frost wall concrete, 8", 25 MPa	7.04	m³	S-101	
Slab S1 garage (priced 32 MPa C-2)	46.6	m²	S-101	F-02
Slab S2 vestibule on 2" XPS	5.3	m²	S-101	
Reinforcing, 15M + 10M	260	kg	S-101	
Anchor bolts	18	ea	S-101	
Studs, 2x6 (104-5/8" + 92-5/8")	188	ea	A-101, A-102	
Studs, 2x4 (partitions, guard)	97	ea	A-101, A-102	
Plates, PT + SPF	808	LF	A-101, A-102	
Header over D3, 3-ply LVL (allowance)	51	LF	S-201	F-01
14" I-joists (24' and 20')	500	LF	S-201	
Subfloor, 3/4" T&G OSB	20	sheets	S-201	
Wall sheathing, 7/16" OSB	68	sheets	A-201, A-202	
Roof trusses (12 common + 2 gable)	14	ea	S-202	
Roof area (sloped)	797	SF	A-103	
Shingles	27	bundles	A-103	
Ice & water membrane, 2 courses	336	SF	A-103	F-04
Siding, net / order (+10%)	1,787 / 1,966	SF	A-201, A-202	
Exterior trim	440	LF	A-201, A-202	
R-24 batts, walls W1	915	SF	A-401	F-03
5/8" Type X gypsum (1-hour separation)	1,920	SF	A-401	
1/2" gypsum, walls and ceilings	2,179	SF	A-102	
LVP flooring (+10%)	541	SF	A-501	F-07
Windows / doors	8 / 8	ea	A-501	

Full detail (wall-by-wall stud counts, every opening, every formula) is in the workbook.

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Flags

Flag	Item	Issue	How it was priced	Status
F-01	**Header over overhead door D3** S-201, A-501	Size not shown on any sheet. 16'-0" clear span carrying the level-2 gable wall, the gable-end truss and the floor edge.	Allowance: 3-ply 1-3/4" x 11-7/8" LVL x 17'-0". Estimator confirmed with the truss/floor supplier; their engineer to size it.	Allowance
F-02	**Garage slab S1 concrete** S-101, A-401 vs spec 03 30 00	Drawings: 25 MPa. Spec 03 30 00: 32 MPa, air-entrained, exposure class C-2 for garage slabs.	Priced at 32 MPa C-2 (spec governs until the designer answers). RFI-001 sent Aug 6.	RFI-001
F-03	**Exterior wall insulation W1** A-401, A-501 (W1) vs spec 07 21 00	Drawings: R-24 batts only. Spec 07 21 00: R-28 nominal = R-24 batts + 1" (25 mm) exterior mineral wool board.	Base price per drawings. Spec version priced as Alternate A1. RFI-002 sent Aug 6.	RFI-002
F-04	**Ice & water membrane at eaves** A-103 note 2, A-401 detail 3	Must reach 12" inside the wall line. With an 18" overhang one 36" course is not enough.	Two courses (6'-0") along both eaves.	Priced
F-05	**Winter heat & hoarding** Spec 01 56 00, SC-5	Spec makes temporary heat and hoarding the contractor's cost. Drywall and finishes fall in Nov-Dec.	Allowance $6,500 in general conditions.	Priced
F-06	**Stair riser height** A-501 stair notes	16 risers at about 7 3/4" depend on the as-built floor-to-floor height.	No cost impact. Measure on site before cutting stringers.	Site check
F-07	**Owner allowances** Spec 01 21 00	Cabinets, appliances, vanity, light fixtures and flooring material are allowances.	Carried at the spec values. Overages by change order.	Note

Estimator review before pricing

When	Who	What	Before	After
Thu Aug 6, 7:58 AM	AI estimating agent	Draft takeoff complete: drawings Rev 0 (13 sheets) and Project Manual excerpt read. 7 flags raised, RFI-001 and RFI-002 drafted.		
Thu Aug 6, 8:40 AM	Alex Example (estimator)	RFI-001 and RFI-002 approved and sent to Example Design Co.		
Fri Aug 7, 9:12 AM	AI estimating agent	Priced estimate and quote Q-0146 drafted from the price book.		
Fri Aug 7, 3:05 PM	Alex Example (estimator)	Siding waste factor (two gables, many trim cuts).	8%	10%
Fri Aug 7, 3:08 PM	Alex Example (estimator)	Framing labour rate updated to the current crew rate.	$13.75/SF	$14.50/SF
Fri Aug 7, 3:12 PM	Alex Example (estimator)	D3 header allowance confirmed after a call with the truss supplier (F-01).	flag	allowance kept
Fri Aug 7, 3:20 PM	Alex Example (estimator)	Estimate approved. Quote Q-0146 sent to the owner at 3:40 PM.		

DRAFTED BY AI
Alpha Seed AI · estimating agent
Thu Aug 6, 2026, 7:58 AM · 13 sheets and the spec excerpt read, 7 flags

REVIEWED & APPROVED BY
Alex Example, Estimator
Fri Aug 7, 2026, 3:20 PM · 2 inputs changed, approved for the quote