AI takeoff: Example Homes plan EH-2412

Read from the builder's PDF set. Every wall measured, every opening counted, priced at Example Framing Co.'s rates.

STUDS	**1,184**	1,076 counted + 10% waste. Commons at 16" o.c., kings, jacks, cripples, corners, one backer per partition.
PLATES	**2,960 LF**	2,683.8 LF: bottom + double top on every wall, two on frost walls, PT sill on the foundation; + 10%, rounded up to 10 LF.
HEADERS	**46**	One per opening, sized from the schedule on S-101. H3 has no size: assumed 2-2x10, flagged.
SHEATHING	**212 SHT**	7/16" OSB, 4x8: walls, gables and roofs of the house and the garage, 6,255 sq ft + 8%.
BLOCKING	**640 LF**	580.2 LF of backing (cabinets, baths, closets, stairs, windows, drywall, fireblocking) + 10%, rounded up.
SUBFLOOR	**74 SHT**	3/4" T&G OSB, main and upper floors, less the stair and open-foyer areas, + 5%.
BID TOTAL	**$38,400**	Labour only, priced at the company's rate card (see the workbook and bid Q-0219).

FLAGGED FOR THE ESTIMATOR

1 H3: SIZE NOT SHOWN (A-101 window W2, schedule on S-101)
Assumed 2-2x10 SPF No.2. RFI-01 to the designer, included in the bid as a clarification.

2 ROOF PITCH: CONFIRM (A-201 shows 7/12, A-301 shows 6/12)
Takeoff uses 7/12. RFI-02 to the designer, included in the bid as a clarification.

THE SAME FRIDAY

4:12 PM Builder's email: 40 sheets of plans, bid due Monday 8:00 AM.
4:55 PM AI takeoff done: 8 sheets read, 64 walls, 46 openings, 2 flags.
6:31 PM Estimator checked the takeoff and approved the price.
6:40 PM Bid Q-0219 sent to Example Homes, with RFI-01 and RFI-02 as clarifications.

BY LEVEL (BEFORE WASTE)

LEVEL	WALLS	LENGTH	STUDS	PLATES	OPENINGS
Basement	17	234.0 LF	244	569.0 LF	5
Main floor	18	250.9 LF	336	752.6 LF	16
Upper floor	25	320.5 LF	413	961.6 LF	22
Garage	4	86.8 LF	83	260.5 LF	3
PT sill plate on the foundation				140.0 LF	

SAMPLE · NOT FOR CONSTRUCTION

☑ **CHECKED** Estimator, Fri 6:31 PM

☑ **APPROVED** Estimator, Fri 6:31 PM

AI TAKEOFF MARKUP

Alpha Seed sample · drawn over the builder's set
Job EH-2412 · bid Q-0219

CLIENT
Example Homes Ltd.

PROJECT
Two-storey house, basement suite and detached garage

SITE
Lot 12, Block 4 · 123 Example Crescent SW, Calgary, AB

PLAN No.
EH-2412

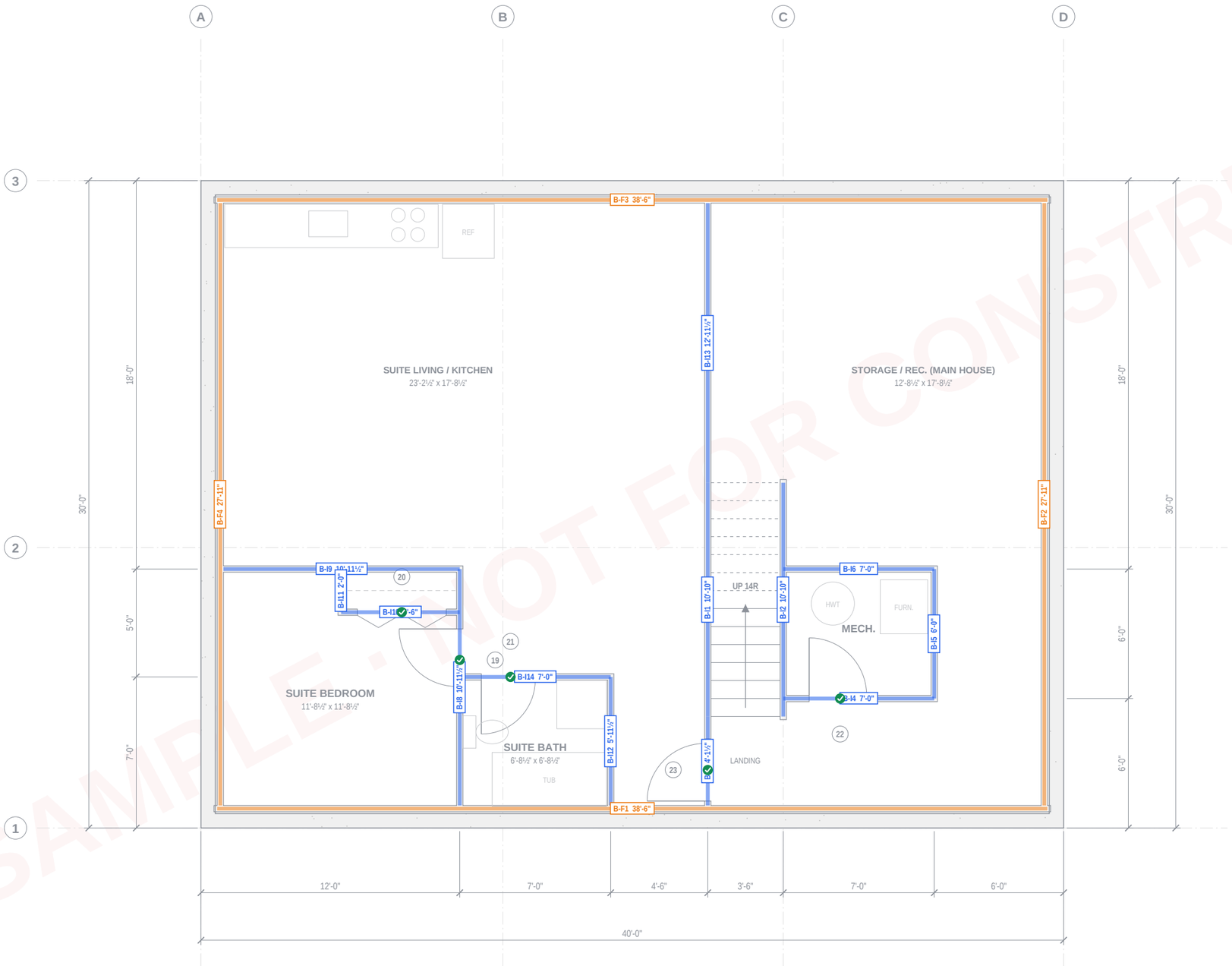
REV	DESCRIPTION	DATE
0	ISSUED FOR PRICING	2026-09-28

SAMPLE
NOT FOR CONSTRUCTION
Illustrative plan set made by Alpha Seed Inc. (alphaseed.ca) for a sample framing job. Fictional project: every name, address and value is invented. Not engineered.

SHEET TITLE
AI TAKEOFF SUMMARY

SCALE
N/A
DATE
2026-09-28
DRAWN
AI

AI-00



BASEMENT PLAN (SUITE)

3/16" = 1'-0" 1,100 sq ft (suite and storage)

THIS SHEET

Walls measured	**17 · 234.0 LF**
Studs (before waste)	**244**
Plates (before waste)	**569.0 LF**
Openings / headers	**5**

LEGEND

- Partition, 2x4
- Frost wall, 2x4
- Opening counted, header assigned
- Opening flagged

Every wall is measured on its centre line between the walls it meets. Studs follow the takeoff rules in the workbook: commons at 16" o.c., kings, jacks, cripples, corners and one backer per partition.

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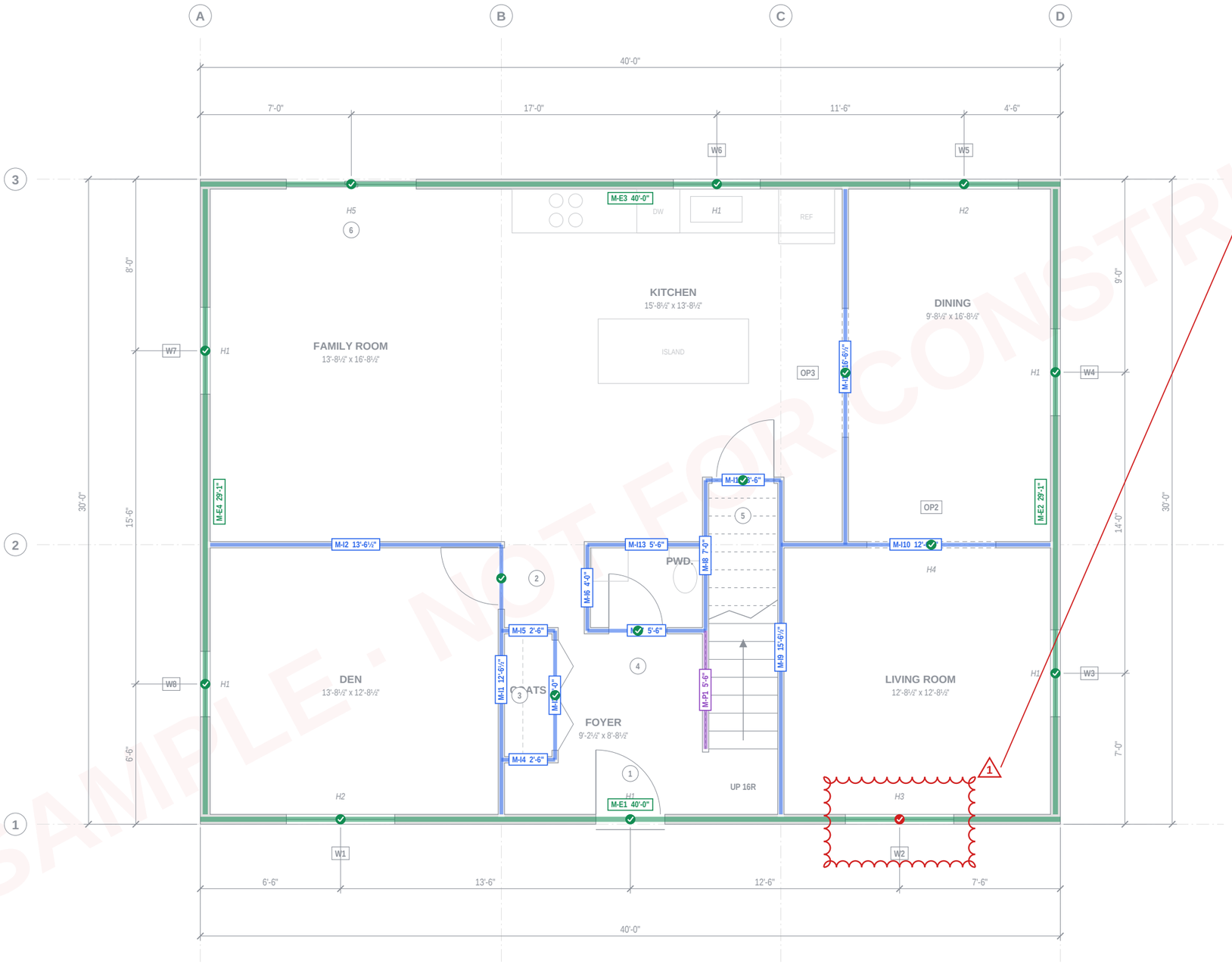
SHEET TITLE
BASEMENT PLAN (SUITE) · AI TAKEOFF MARKUP

SCALE
3/16" = 1'-0"

DATE
2026-09-28

DRAWING
AI **A-100-AI**

SAMPLE · NOT FOR CONSTRUCTION



MAIN FLOOR PLAN

3/16" = 1'-0" 1,200 sq ft

N

0' 4' 8' 16'

THIS SHEET

Walls measured	**18 · 250.9 LF**
Studs (before waste)	**336**
Plates (before waste)	**752.6 LF**
Openings / headers	**16**

LEGEND

- Exterior wall, 2x6
- Partition, 2x4
- Pony wall / guard
- Opening counted, header assigned
- Opening flagged

Every wall is measured on its centre line between the walls it meets. Studs follow the takeoff rules in the workbook: commons at 16" o.c., kings, jacks, cripples, corners and one backer per partition.

1 H3: SIZE NOT SHOWN
Window W2 is marked H3. The header schedule on S-101 lists H3 with no size.
Takeoff assumes 2-2x10 SPF. Question sent to the designer (RFI-01).

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MAIN FLOOR PLAN · AI TAKEOFF MARKUP

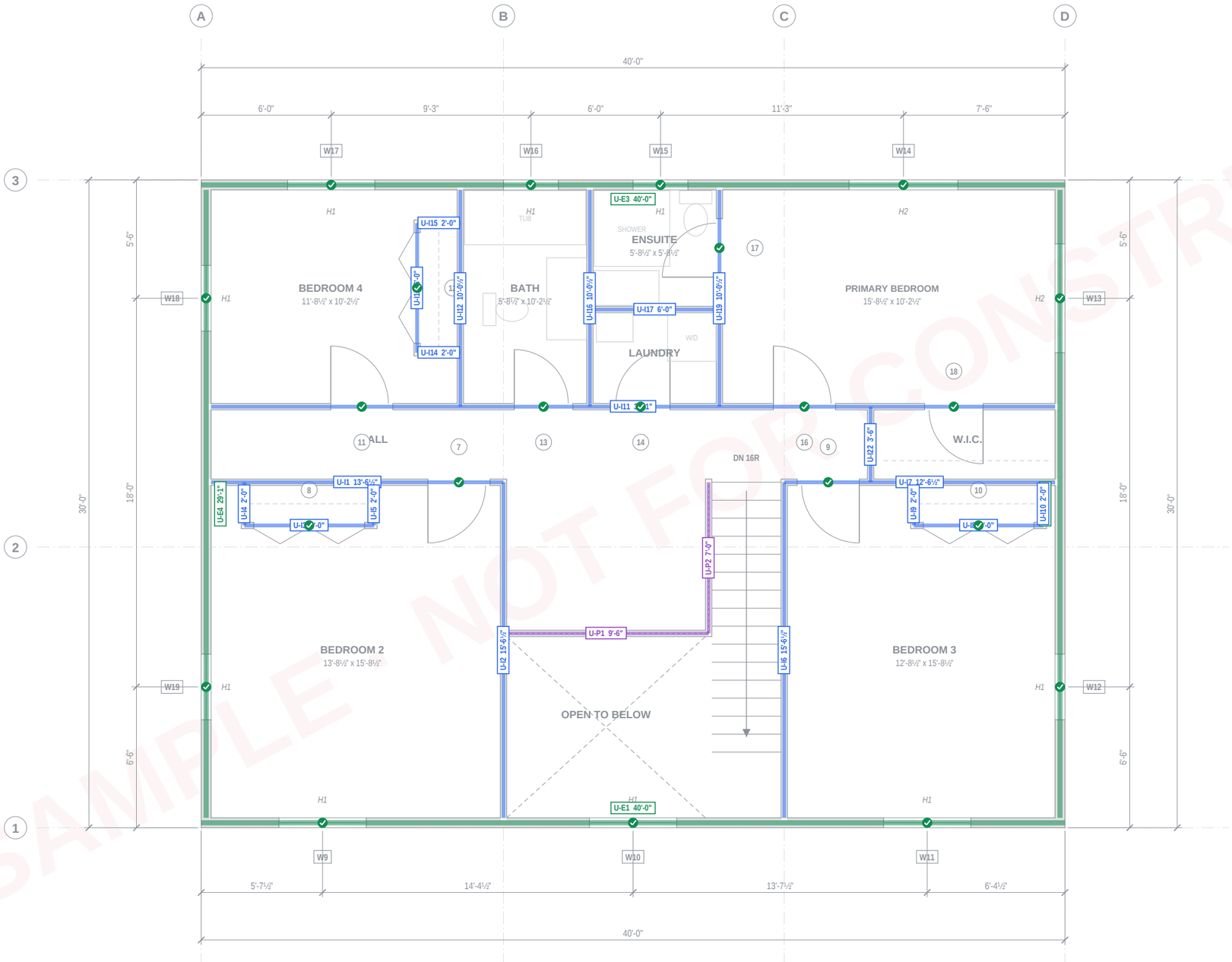
SCALE
3/16" = 1'-0"

DATE
2026-09-28

DRAWN
AI

A-101-AI

SAMPLE · NOT FOR CONSTRUCTION



UPPER FLOOR PLAN

3/16" = 1'-0" 1,200 sq ft

THIS SHEET

Walls measured	**25 · 320.5 LF**
Studs (before waste)	**413**
Plates (before waste)	**961.6 LF**
Openings / headers	**22**

LEGEND

- Exterior wall, 2x6
- Partition, 2x4
- Pony wall / guard
- Opening counted, header assigned
- Opening flagged

Every wall is measured on its centre line between the walls it meets. Studs follow the takeoff rules in the workbook: commons at 16" o.c., kings, jacks, cripples, corners and one backer per partition.

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UPPER FLOOR PLAN · AI TAKEOFF MARKUP

SCALE
3/16" = 1'-0"

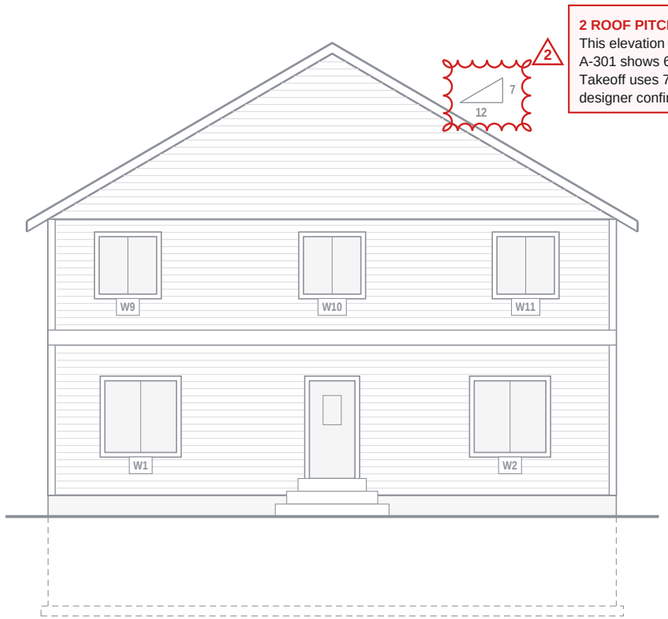
DATE
2026-09-28

DRAWN
AI

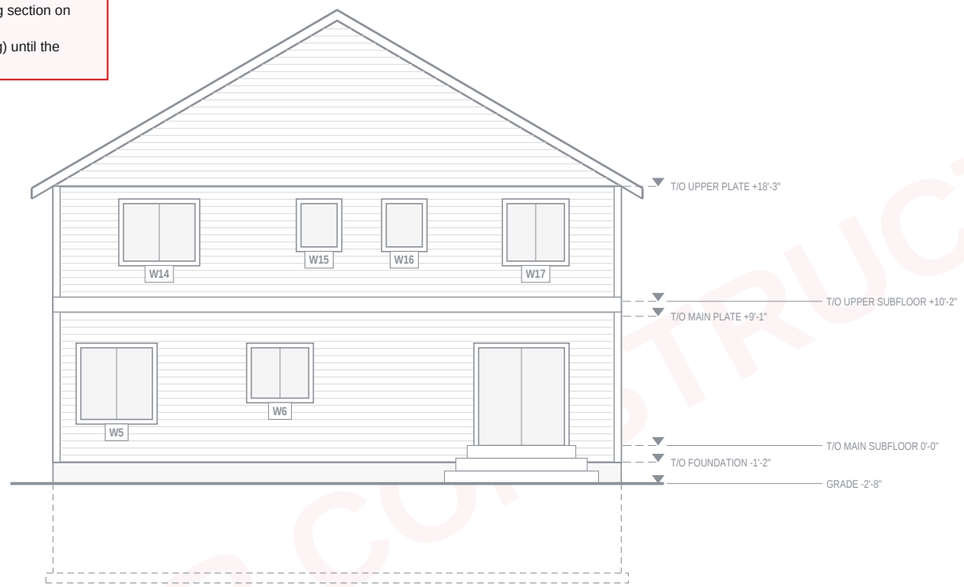
A-102-AI

SAMPLE NOT FOR CONSTRUCTION

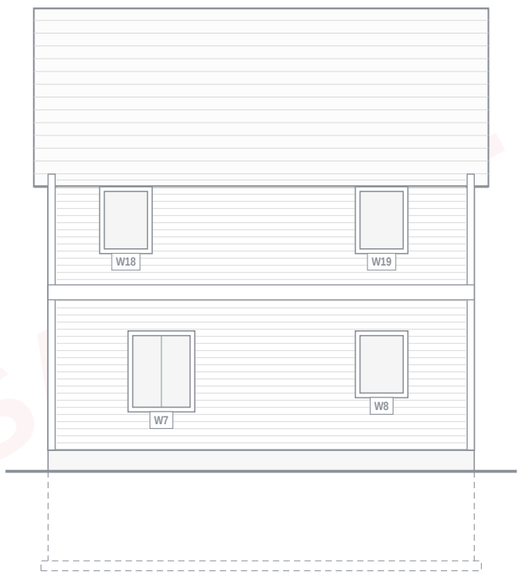
2 ROOF PITCH: CONFIRM
This elevation shows 7/12. The building section on A-301 shows 6/12.
Takeoff uses 7/12 (more roof sheathing) until the designer confirms (RFI-02).



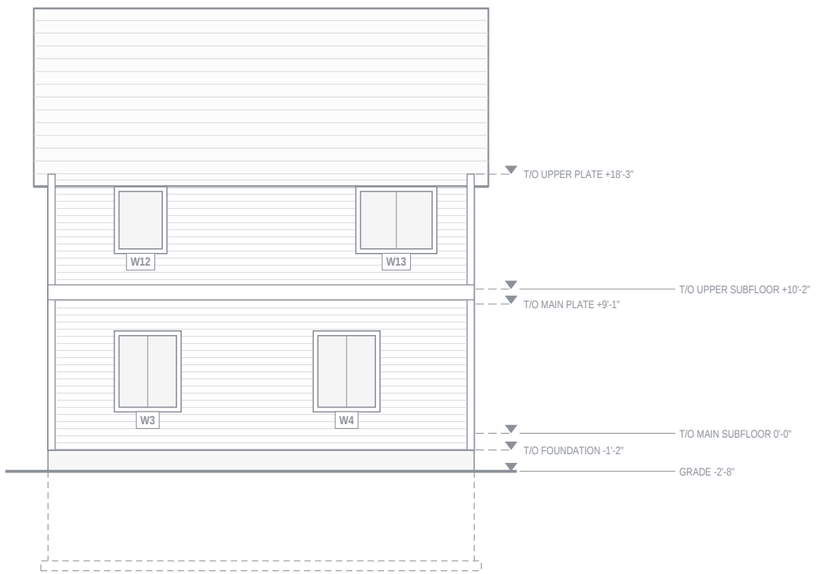
FRONT ELEVATION
3/32" = 1'-0"



REAR ELEVATION
3/32" = 1'-0"



LEFT ELEVATION
3/32" = 1'-0"



RIGHT ELEVATION
3/32" = 1'-0"

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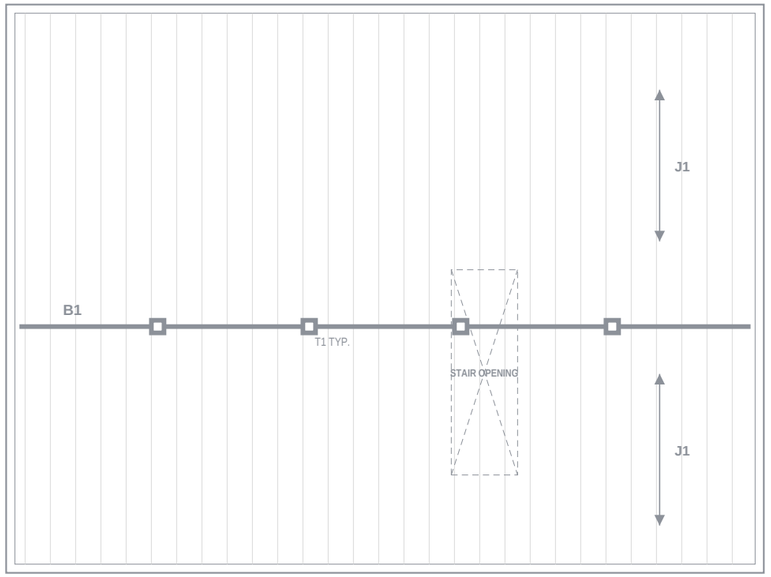
SHEET TITLE
ELEVATIONS · AI TAKEOFF MARKUP

SCALE
3/32" = 1'-0"

DATE
2026-09-28

DRAWING
A-201-AI

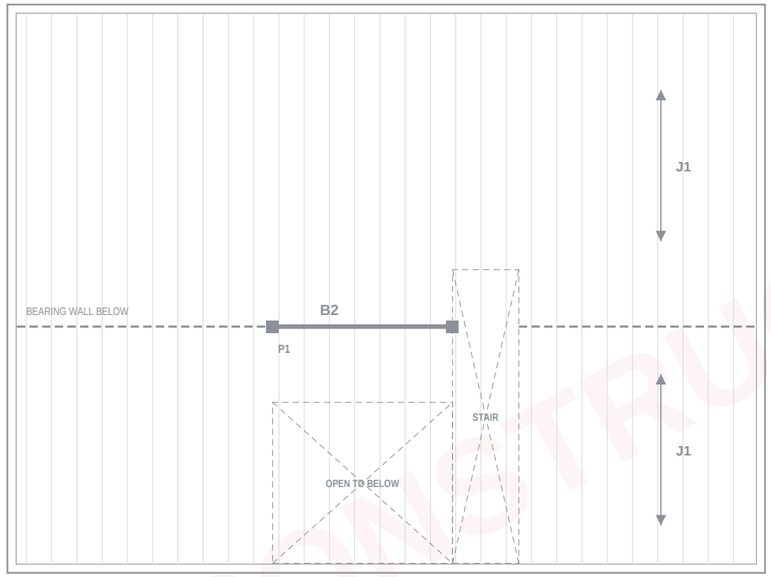
SAMPLE · NOT FOR CONSTRUCTION



MAIN FLOOR FRAMING

1/8" = 1'-0"





UPPER FLOOR FRAMING

1/8" = 1'-0"

HEADER SCHEDULE

MARK	SIZE	REMARKS
H1	2-2X10 SPF NO.2 + 1/2" SPACER	(OPENINGS TO 4'-0")
H2	2-2X10 SPF NO.2 + 1/2" SPACER	(OPENINGS TO 5'-6")
H3		
H4	2-2X12 SPF NO.2 + 1/2" SPACER	(OPENINGS TO 6'-6")
H5	2-PLY 1-3/4" X 11-7/8" LVL	(PATIO DOOR)
H6	2-PLY 1-3/4" X 11-7/8" LVL	(GARAGE OVERHEAD DOOR)
HF	FLAT 2X4, NON-BEARING PARTITION	
HG	2-2X6 ON FLAT, NON-BEARING GARAGE WALL	

BEAMS AND POSTS

B1	3-ply 1-3/4" x 11-7/8" LVL dropped beam on T1
B2	2-ply 1-3/4" x 11-7/8" LVL flush beam, hangers by supplier
P1	3-2x6 built-up post, solid bearing to the foundation
T1	Adjustable steel posts @ 8'-0" o.c. max. (by others)
J1	11-7/8" I-joists @ 16" o.c., layout by supplier
T1 roof	Pre-engineered trusses @ 24" o.c.; pitch per A-201

FRAMING NOTES

1. Lumber SPF No.2 or better. Nailing per NBC (Alberta Edition) 2023, Part 9.
2. I-joist and truss layouts, hangers and uplift connections by the suppliers; the framer gets them before starting.
3. Exterior headers with a 1/2" spacer; insulate the header space where shown.
4. Fall protection per the Alberta OHS Code, Part 9, wherever a worker can fall 3 m or more.

1 H3: SIZE NOT SHOWN
Mark H3 is used at window W2 (A-101) but has no size here.
Assumed 2-2x10 SPF No.2 for the takeoff. RFI-01 sent to the designer.

ROOF FRAMING

1/8" = 1'-0"

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FRAMING PLANS, HEADER SCHEDULE · AI TAKEOFF MARKUP

SCALE
1/8" = 1'-0"

DATE
2026-09-28

DRAWN
AI

S-101-AI

SAMPLE · NOT FOR CONSTRUCTION