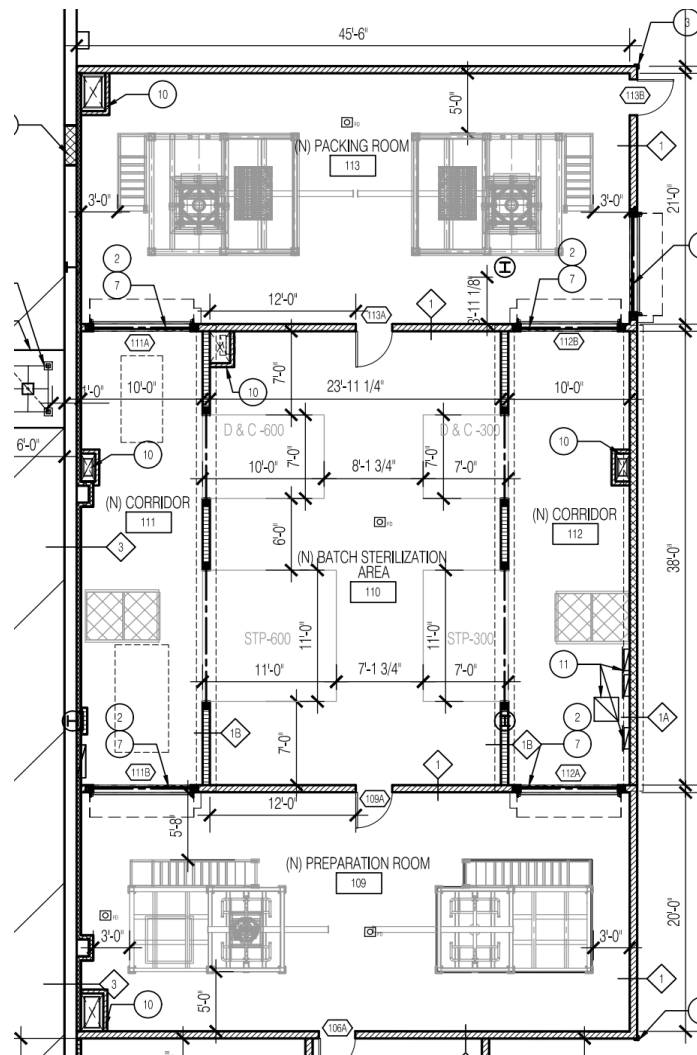


Production suite

Framing, drywall and finishes

Five-room study covering framing, drywall, platform allowances, epoxy and FRP, with materials quantities and illustrative labor and material pricing.

Limited scope: the selected five-room framing, drywall, ceiling/platform allowances and finishes in rooms 109-113. This is not a full-project estimate or evidence of completed client work.



Drawing excerpt: A2.01, PDF page 6. Original drawing by Mistry Design LLC. Cropped to omit identifying title blocks. Reference only, not to scale. The complete source sheet is not embedded.

Where the quantities come from

Source: supplied permit drawings dated June 2, 2026, A2.01 (PDF page 6) for dimensions and ceiling tags; A10.01 (page 10) for finish designations. Scope cross-check: supplied commercial renovation proposal, pages 3-5. Sources retained privately; client identity and pricing omitted.

Room	Width x length (ft)	Floor SF	Perimeter LF	Wall SF
109 / Preparation	45.5 x 20	910.00	131.00	3,144.00
110 / Batch sterilization	23.9375 x 38	909.63	123.88	1,734.25
111 / Corridor	10 x 38	380.00	96.00	1,344.00
112 / Corridor	10 x 38	380.00	96.00	1,344.00
113 / Packing	45.5 x 21	955.50	133.00	3,192.00
GROSS TOTAL		3,535.13	579.88	10,758.25

Dimensions are transcribed from plan strings, not a field survey. Rectangular gross areas use the displayed spans without deductions for wall thickness, columns, chases, door openings, equipment or irregular corners. Reconcile clear finished dimensions before procurement.

Floor SF = width x length. Wall SF = 2 x (width + length) x finish height. Base LF = gross room perimeter. Heights: 24 ft in rooms 109 and 113; 14 ft in rooms 110-112. No shared wall face is counted twice within a room; opposite room faces are separate finish surfaces.

FRP ceilings are included only in rooms 110-112. No new ceiling finish is quantified in rooms 109 or 113. FRP wall takeoff assumes full-height coverage on all four room faces, with no opening deductions. Verify termination heights and substrates.

Wall runs and stud layout

Source: A2.01 (PDF page 6), A0.20 (page 2) and A2.01S (page 7). The following is a gross estimating reconstruction of the selected five-room layout. Partition assignments and 24 / 14 ft framing heights are preliminary allowances. Verify every run against the complete drawings and structural requirements before ordering.

Run / location	Type	Length LF	Height ft	Stud positions	GWB SF
W1 / 113 north	1	45.50	24	36	2,184.00
W2 / 113 east	1	21.00	24	17	1,008.00
W3 / 113 south	1	45.50	24	36	2,184.00
W4 / 109 north	1	45.50	24	36	2,184.00
W5 / 109 east	1	20.00	24	16	960.00
W6 / 109 south	1	45.50	24	36	2,184.00
W7 / 110 west	1B	38.00	14	30	1,064.00
W8 / 110 east	1B	38.00	14	30	1,064.00
W9 / 112 east	1A	38.00	14	30	1,064.00
W10 / 113 west furring	3	21.00	24	17	504.00
W11 / 111 west furring	3	38.00	14	30	532.00
W12 / 109 west furring	3	20.00	24	16	480.00

Stud positions = ceiling(length in inches / 16) + 1, per run. Opening deductions, junction overlap, jambs, cripple studs, chases and returns are not resolved. Field studs remain a gross allowance. Shared walls appear once here; drywall on two faces is counted separately. The exterior/west furring extent must be verified.

Studs, tracks and connections

Material	Gross field basis	Order / allowance basis
Type 1: 6-inch CFS studs	177 positions / 4,248.00 LF	10% per run: 197 positions / 4,728.00 LF. Cut lengths and stock to confirm.
Type 1: 6-inch CFS top + bottom track	2 x 223.00 LF	5% cuts: 468.30 LF. Profile / slip condition to match approved assembly.
Types 1A / 1B: 6-inch bearing studs	90 positions / 1,260.00 LF	10% per run: 99 positions / 1,386.00 LF. Cut lengths and stock to confirm.
Types 1A / 1B: 6-inch bearing top + bottom track	2 x 114.00 LF	5% cuts: 239.40 LF. Profile / slip condition to match approved assembly.
Type 3: 3-5/8-inch furring studs	63 positions / 1,212.00 LF	10% per run: 70 positions / 1,350.00 LF. Cut lengths and stock to confirm.
Type 3: 3-5/8-inch furring top + bottom track	2 x 79.00 LF	5% cuts: 165.90 LF. Profile / slip condition to match approved assembly.

A0.20 indicates Type 1: 600S125-54 (16 GA); Types 1A / 1B: 600S162-43 (18 GA); Type 3: 3-5/8-inch, 20 GA. The source proposal uses more general gauge language. Final steel designations, track thicknesses and tall-wall bracing require approved drawing reconciliation. These counts are quantities, not a structural design.

Headers and opening framing

A2.01S plan-tag count: 1 L1, 6 L2 and 2 L3 assemblies. Schedule spans: L1/L2 7 ft 9 in; L3 11 ft 8 in. Boxed headers have two members. Gross scheduled header member length is 15.50 LF (L1), 93.00 LF (L2), and 46.67 LF (L3), before bearings and cuts. Jamb members: 4 for L1, 24 for L2, 8 for L3, based on two studs at each side. Opening heights and member cut lengths require reconciliation.

The estimate carries the nine header assemblies and opening reinforcement as an explicit allowance. Bridging, bracing, blocking, anchors, clips, fasteners, firestopping and specified insulation are separate allowance items, not a fabricated exact bill of materials.

DRYWALL TAKEOFF

Board quantities by assembly

Board area	Gross SF	10% waste / 32 SF sheet
Type 1 / two faces	10,704.00	368 sheets
Types 1A and 1B / two faces	3,192.00	110 sheets
Type 3 furring / one face	1,516.00	53 sheets
Ceilings 110-112 / one underside layer	1,669.63	58 sheets
TOTAL 5/8-inch gypsum board	17,081.63	589 sheets

5/8-inch board, one layer on each specified face. Type X and moisture-resistant selections must follow the final rated assembly and room conditions. 4 x 8 ft sheets and 10% cuts are estimating assumptions, rounded up by group. No opening deductions or high-wall seam layout are included.

Finishing scope

Provide board attachment, corner treatment, joint tape and compound, sanding and preparation for the specified finishes. Finish exposed gypsum to Level 4 as described in the source proposal. Prepare concealed FRP substrates to the approved panel requirements. Joint compound, tape and fasteners are carried as consumable allowances pending the board layout.

Ceiling framing / platform qualification

A0.20 and A2.01S show a supported service platform above rooms 110-112. A gross 16-inch-OC layout over 38 ft gives 30 joists per bay, 90 base members across three assumed bays (10 ft, 23.9375 ft and 10 ft), totaling 1,318.13 LF before bearings, cuts and S2 doubled joists. Carry 10% length allowance: 1,449.94 LF. These are layout allowances, not release-for-fabrication lengths.

Platform deck allowance: 1,669.63 SF gross; 58 assumed 4 x 8 ft cementitious structural panels with 10% cuts. A0.20 and A2.01S show differing panel thickness / member details; reconcile the approved thickness, joist section, bearing details and S2 reinforcement before procurement. Footings, rebar and guardrail quantities are not included; obtain a separate structural scope price.

From surface area to materials

Material / work item	Net basis before deductions	Allowance / ordering basis
Epoxy floor system EP-1	3,535.13 SF gross	5% application allowance: 3,711.88 SF coverage basis
Integral epoxy cove, 4 in high	579.88 LF gross; 193.29 SF vertical	5% application allowance: 202.96 SF vertical coverage
FRP wall panels	10,758.25 SF gross	10% cuts / 32 SF sheet: 370 sheets (11,840 SF)
FRP ceiling panels, rooms 110-112	1,669.63 SF gross	10% cuts / 32 SF sheet: 58 sheets (1,856 SF)
FRP trims, adhesive, sealants	Layout / approved product dependent	Allowance priced below; quantities pending joint layout and manufacturer yields
Epoxy primer, topcoat, finish coat	System schedule identifies 8 / 10 / 6 mil layers	Kit counts pending current approved product coverage and substrate testing

Demonstration ordering assumptions: 4 x 8 ft FRP sheets (32 SF), 10% cutting allowance, rounded up per wall/ceiling group. This is an area-equivalent panel allowance, not a panel layout. Confirm approved panel sizes, seams, ceiling suitability and fastening before ordering.

Epoxy includes the stated gross floor footprint and 5% application allowance for coverage planning. The 4-inch cove adds separate vertical area. Product kits, aggregate, adhesive, trim, fasteners and sealants require approved product yields and a joint/opening layout; no invented kit counts are shown.

INTERNAL ESTIMATE / SAMPLE ONLY

Material and labor breakdown

Rates are invented demonstration inputs in USD, not local market rates or supplier quotes. Material rates include stated coverage allowances where applicable. Panel-priced items use the rounded sheet allowances. Lump-sum items remain allowances.

Item	Quantity	Material rate	Labor rate	Extension
6-inch Type 1 stud allowance	4,728.00 LF	\$2.40	\$2.10	\$21,276.00
6-inch bearing stud allowance	1,386.00 LF	\$2.80	\$2.40	\$7,207.20
3-5/8-inch furring stud allowance	1,350.00 LF	\$1.40	\$1.80	\$4,320.00
Type 1 track allowance	468.30 LF	\$1.80	\$1.10	\$1,358.07
Bearing-wall track allowance	239.40 LF	\$2.00	\$1.20	\$766.08
Furring track allowance	165.90 LF	\$1.00	\$0.85	\$306.92
Header / jamb assembly allowance	9.00 EA	\$420.00	\$280.00	\$6,300.00
Bracing / blocking / anchors / firestop / insulation allowance	1.00 LS	\$3,800.00	\$3,200.00	\$7,000.00
Ceiling / platform joist allowance	1,449.94 LF	\$8.00	\$7.00	\$21,749.10
Platform panel allowance	58.00 sheet	\$125.00	\$42.00	\$9,686.00
Platform connections / S2 doubles allowance	1.00 LS	\$2,500.00	\$2,100.00	\$4,600.00
Wall gypsum board	531.00 sheet	\$19.00	\$29.00	\$25,488.00
Ceiling gypsum board	58.00 sheet	\$19.00	\$36.00	\$3,190.00
Drywall finish / consumables allowance	17,081.63 SF	\$0.23	\$0.62	\$14,519.38
Floor preparation	3,535.13 SF	\$0.45	\$1.25	\$6,009.71
Epoxy floor system	3,535.13 SF	\$2.80	\$2.20	\$17,675.63
4-inch epoxy cove	579.88 LF	\$2.10	\$3.90	\$3,479.25
FRP wall panels	370.00 sheet	\$68.00	\$58.00	\$46,620.00
FRP ceiling panels	58.00 sheet	\$72.00	\$82.00	\$8,932.00
FRP trims / adhesive / sealants allowance	1.00 LS	\$4,200.00	\$2,200.00	\$6,400.00

Pricing summary	Amount
Direct cost	\$216,883.34
Contingency: 5% of direct cost	\$10,844.17
Overhead and profit: 15% of direct + contingency	\$34,159.13
Illustrative proposal amount, before tax	\$261,886.64

Each extension = quantity x (material rate + labor rate). Amounts rounded to cents. Markup applies once. Tax treatment must be established before a real bid.

SCOPE CONTROL

What needs confirmation

Verify before purchase

Confirm wall types, framing heights, openings and joint layouts; resolve platform design details, structural supports and insulation requirements; confirm clear room dimensions and deductions; final FRP panel sizes and ceiling approvals; seam and trim layout; epoxy product yields, moisture limits and preparation; floor slopes and drain details; access and installation sequence.

Excluded work

Selective demolition, structural footings/rebar and guardrails, doors and hardware, tile rooms, acoustical ceilings, painting, MEP, fire protection, equipment relocation, hazardous materials, permit fees and taxes. These are outside this selected finish scope even when shown elsewhere in the plans.

Coating quantities to confirm

Final coating system, film thickness and coverage must follow the approved specification and current product data. No product quantity is inferred from film thickness alone. Confirm substrate porosity and surface preparation before converting coverage to kits.

How to use the proposal

The separate customer proposal presents scope, selling price and exclusions. The internal quantity and cost pages remain a demonstration of the estimating workflow. Actual project pricing requires verified quantities, current quotes and contractor review.