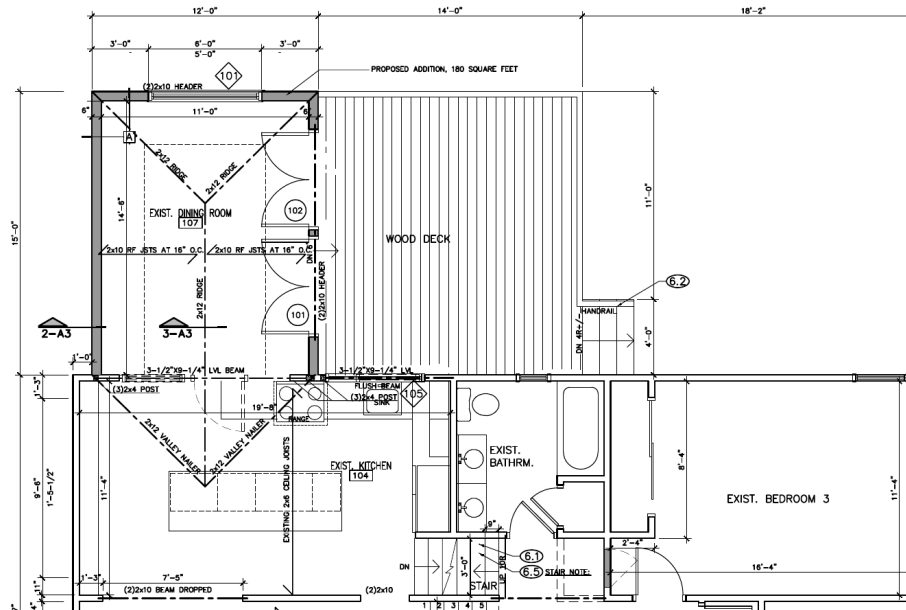


Addition and deck

Residential addition plan study / limited-scope demonstration

Illustrative construction budget: \$99,024.74

A 180 SF gross addition and 210 SF deck plan rectangle. This is not the price for all work in the uploaded drawing set.



Drawing excerpt: A-1, first-floor plan, Residential plans, June 4, 2019, PDF page 3. Original drawing by Asral Architect. Excerpt is for scope reference only and is not to scale.

Included: addition foundation and shell, new window and two double-door sets, addition finishes and local service extensions, deck with stairs and rails, and the 400 SF patio removal shown on T-1.

Excluded: existing kitchen renovation, cabinets and counters, appliances, existing-house roof replacement, garage doors, existing-room renovation, site landscaping, permit/design fees and estimating-service fees.

Evidence versus assumptions: written plan dimensions and opening counts drive selected quantities. Unresolved assemblies use explicit lump-sum allowances. All unit prices are fictional demonstration inputs, not current supplier quotes or historical 2019 prices.

Measured quantity takeoff

Source references and quantity basis

Item	Quantity	Basis / source
Addition gross footprint	180.00 SF	A-1: 12 ft x 15 ft; agrees with 180 SF note
Dining room floor finish	159.50 SF	A-1: clear 11 ft x 14 ft 6 in
Three exterior wall runs	42.00 LF	A-1 exterior footprint; not a net finish-wall measurement
Deck plan rectangle	210.00 SF	A-1: 14 ft x (11 ft + 4 ft); stairs outside this area
Deck site-sheet area	224.00 SF	T-1 lists 224 SF; unresolved conflict with A-1
Deck area discrepancy	14.00 SF	RFI-01. Estimate uses A-1 rectangle pending clarification
Hardwood order allowance	176.00 SF	Round up to whole SF; actual carton quantities pending
Decking order allowance	231.00 SF	Budget only; board lengths, layout and gaps not scheduled
New window assembly	1.00 EA	A-1 mark 101; 6 ft x 5 ft rough opening
Exterior double-door sets	2.00 SET	A-1 marks 101 and 102; each pair 2 ft 8 in x 6 ft 8 in leaves
Concrete patio removal	400.00 SF	T-1 removal note; slab thickness assumed in allowance

Critical quantity conflict: A-1 shows 14 ft x 15 ft = 210 SF of deck; T-1 states 224 SF. The 14 SF difference is unresolved. No extra 14 SF is silently included. Stair components are separately allowed, not measured.

Ordering limits: hardwood and deck surface use a 10% waste assumption and whole-SF rounding. These are budget quantities, not purchase orders. Confirm board lengths, carton coverage, species, profile, fastening and layout before ordering.

Not measured: foundation concrete/reinforcement, framing member schedule, roof slope area, net siding/drywall, rail length and electrical device schedule. These remain assembly allowances and require a detailed trade takeoff for a firm bid.

Construction cost breakdown

Internal estimate / materials and burdened labor / USD

Work item	Qty / unit	Materials	Labor	Direct
Protection and mobilization	1.00 LS	\$500.00	\$1,500.00	\$2,000.00
Remove concrete patio	400.00 SF	\$1,600.00	\$1,600.00	\$3,200.00
Crawl-space foundation package	1.00 LS	\$4,200.00	\$6,500.00	\$10,700.00
Addition floor / wall framing	180.00 SF	\$3,420.00	\$4,140.00	\$7,560.00
Roof framing / tie-in	1.00 LS	\$2,700.00	\$3,500.00	\$6,200.00
New roof cover / flashing / gutter	1.00 LS	\$1,700.00	\$2,200.00	\$3,900.00
Siding / exterior trim / WRB	1.00 LS	\$2,600.00	\$3,000.00	\$5,600.00
Window assembly with flashing	1.00 EA	\$1,700.00	\$650.00	\$2,350.00
Exterior double-door assemblies	2.00 SET	\$4,600.00	\$1,700.00	\$6,300.00
Addition insulation / drywall / paint	1.00 LS	\$1,500.00	\$3,700.00	\$5,200.00
Hardwood supply with waste	176.00 SF	\$1,056.00	\$0.00	\$1,056.00
Hardwood install / finish	159.50 SF	\$239.25	\$1,116.50	\$1,355.75
Addition interior trim	1.00 LS	\$500.00	\$900.00	\$1,400.00
Addition electrical tie-in	1.00 LS	\$700.00	\$1,600.00	\$2,300.00
Addition HVAC extension	1.00 LS	\$600.00	\$1,300.00	\$1,900.00
Deck framing / footings / hardware	1.00 LS	\$2,600.00	\$3,300.00	\$5,900.00
Composite deck surface supply	231.00 SF	\$1,617.00	\$0.00	\$1,617.00
Deck surface installation	210.00 SF	\$0.00	\$1,260.00	\$1,260.00
Deck guardrails / stair assembly	1.00 LS	\$2,000.00	\$1,800.00	\$3,800.00
Final cleaning / small debris	1.00 LS	\$200.00	\$600.00	\$800.00

Price build-up	Amount
Direct cost	\$74,398.75
Contingency: 10% of direct	\$7,439.88
Cost including contingency	\$81,838.63
Overhead: 10% of cost incl. contingency	\$8,183.86
Profit: 10% of cost + overhead	\$9,002.25
Illustrative construction price	\$99,024.74

Clarifications before bidding

Open items and estimate assumptions

ID	Subject	Required clarification
RFI-01	Deck area	Reconcile 210 SF on A-1 with 224 SF on T-1. Confirm stair/landing geometry and rail extent.
RFI-02	Foundation and framing	Confirm final footing/CMU/slab dimensions, reinforcement, bearing and tie-ins. A-0 / A-3 floor-framing callouts appear different; designer to reconcile.
RFI-03	Exterior finish	A-2 identifies fiber-cement siding; A-3 refers to vinyl to match. Budget carries a fiber-cement allowance pending selection.
RFI-04	Deck surface	A-1 calls the area a wood deck, while its note/detail specifies composite components. Budget assumes composite surface and rails over treated framing.
RFI-05	Openings and finishes	Verify scheduled window and door products, glazing, hardware and installation details. Confirm interior trim and flooring selections.
RFI-06	Scope limits	Confirm patio demolition thickness/access and whether existing kitchen, roof and garage-door work should be added as separate scopes.
RFI-07	Mechanical and electrical	Confirm addition HVAC capacity, circuits, fixture/device counts and routes. Current amounts are local-extension allowances only.
RFI-08	Current drawing set	Confirm latest approved set. Uploaded sheets are dated June 4, 2019; T-1 footer says 1 of 6, but five PDF pages were supplied. Confirm completeness.

Allowance boundaries: foundation includes excavation, spoil removal, footing/CMU work, crawl slab and dampproofing. Floor/wall framing includes subfloor and wall sheathing, not roof framing. Roof covering includes flashing and gutter. Deck framing includes footings and hardware; surface and rail/stair costs are separate.

Pricing basis: material inputs assume acquisition taxes included. No separate sales tax is modeled. Labor includes employer burden. Site conditions, owner selections and subcontractor quotes may materially change the result. No structural design, code review or field verification was performed.

Use: retain this working package internally. Share the separate sample proposal for the customer-facing presentation. Do not present this real plan study as completed work or a customer endorsement; obtain permission before public portfolio use.