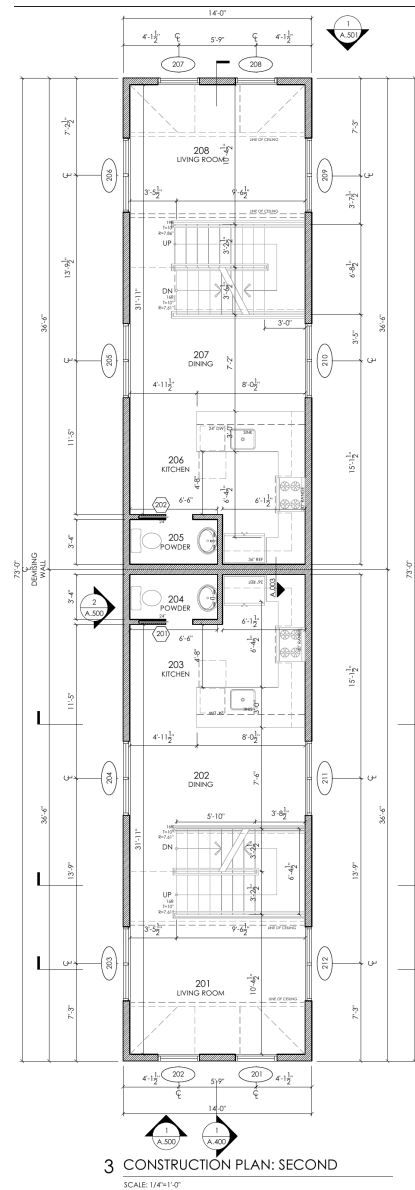
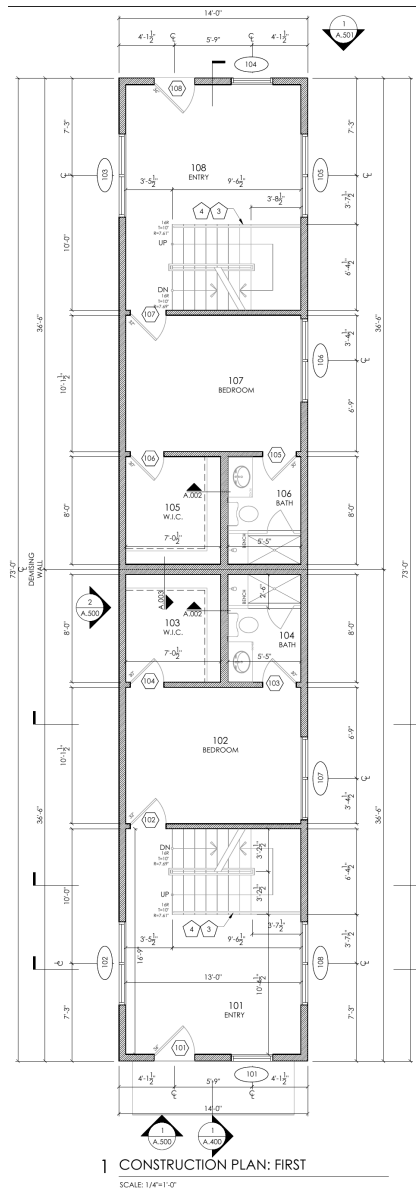


SAMPLE / DRAWING REFERENCE

Two-family residence

Doors & windows



Drawing excerpts: A.201, first- and second-floor construction plans, supplied permit set, PDF page 3. Original drawings by Plan Architecture. Cropped to omit identifying title blocks. Reference only; not to scale.

The estimate is based on the A.700 opening schedules. These plan excerpts provide visual context only; basement and loft are not pictured, and complete plan-tag reconciliation remains required.

SAMPLE / QUANTITY TAKEOFF

Two-family residence

Doors & windows

A schedule-based openings study: 36 window openings containing 52 individual window units, plus 24 scheduled doors. Counts assume one occurrence of each unique schedule mark; plan-tag reconciliation is still required.

Source: supplied two-family permit drawings, sheet A.700 (PDF page 11). Scope is the door and window schedules only.

Schedule marks	Description / basis	Quantity
B01-B02	Two 3359 double-hung units per opening	2 openings / 4 units
101, 104	3771 single unit	2 openings / 2 units
102,103,105-108	Two 3371 units per opening	6 openings / 12 units
201,202,207,208	3765 single unit	4 openings / 4 units
203,204,211,212	Two 3365 units per opening	4 openings / 8 units
205,206,209,210	Two 3377 units per opening	4 openings / 8 units
301,308	3359 single unit	2 openings / 2 units
302-307,309-314	3271 single unit	12 openings / 12 units
Interior hinged doors	14 at 30 x 80 in; 2 at 32 x 80 in; 4 at 28 x 80 in	20 doors
Pocket / exterior doors	2 at 24 x 80 in / 2 at 36 x 96 in	2 pocket / 2 exterior

Basis & verification

Window designations are transcribed schedule model labels, not confirmed order dimensions. Confirm manufacturer, rough openings, glazing, mullions and lead times with supplier.

Door marks: B01-B08; 101-108; 201-202; 301-306. Window and door mark series are separate. Hardware is selected later.

No order quantities should be released until every schedule mark is checked against floor plans, elevations and revisions. Egress and safety glazing require design-team confirmation.

ILLUSTRATIVE COST CALCULATION

From quantity to price

All rates below are invented demonstration inputs in USD, not current supplier quotes or local market rates. Material rates exclude tax. Replace rates and verify scope before using this format for a real bid.

Item	Qty	Material / unit	Labor / unit	Extension
Paired 3359 assembly / opening	2	\$1,250.00	\$320.00	\$3,140.00
Single 3771 / opening	2	\$800.00	\$200.00	\$2,000.00
Paired 3371 assembly / opening	6	\$1,500.00	\$340.00	\$11,040.00
Single 3765 / opening	4	\$760.00	\$200.00	\$3,840.00
Paired 3365 assembly / opening	4	\$1,420.00	\$340.00	\$7,040.00
Paired 3377 assembly / opening	4	\$1,650.00	\$360.00	\$8,040.00
Single 3359 / opening	2	\$650.00	\$190.00	\$1,680.00
Single 3271 / opening	12	\$720.00	\$200.00	\$11,040.00
Interior hinged door / each	20	\$240.00	\$160.00	\$8,000.00
Pocket door + track / each	2	\$400.00	\$260.00	\$1,320.00
Exterior door / each	2	\$1,500.00	\$400.00	\$3,800.00
Hardware allowance / lump sum	1	\$1,400.00	\$400.00	\$1,800.00
Flashing, sealant, trim / lump sum	1	\$2,200.00	\$2,200.00	\$4,400.00

Summary	Amount
Direct subtotal	\$67,140.00
Contingency: 5% of direct cost	\$3,357.00
Overhead & profit: 15% of direct + contingency	\$10,574.55
Illustrative proposal total, before tax	\$81,071.55

Extensions = quantity x (material + labor rate). Lump-sum rows use quantity 1. Markup is applied once; it is not a profit-margin calculation. Taxes, fees and excluded work are not priced.

CUSTOMER-FACING PROPOSAL / SAMPLE ONLY

Two-family residence Doors & windows

Prepared by: Sample Contractor

Prepared for: Sample Customer

Project: Anonymous demonstration project

Proposed work

Supply and install the scheduled 36 window assemblies (52 individual window units), 20 interior hinged doors, two pocket-door assemblies and two exterior doors. Include installation labor and the listed allowances for hardware, flashing, sealant and trim. Paired-window material rates cover both units and a provisional mull allowance; do not price those openings again as single units.

Illustrative contract amount: \$81,071.55 before tax

Included price basis

The quantity and pricing pages form the basis of this sample. This is a limited-scope demonstration, not a complete construction estimate. Contractor must confirm dimensions, selections, access, sequencing and supplier pricing before issuing a real proposal.

Exclusions & open decisions

Excludes structural openings and headers, siding repairs, drywall repairs, painting, demolition, scaffolding or lifts, permits, taxes and all other building trades. Confirm window brand and series, glass requirements, exterior-door finish, pocket framing compatibility and hardware. Access assumed available from normal working platforms; unusual access must be priced separately.

Before issue

Replace sample names with authorized client details and contractor branding. Set the actual proposal date, validity period, tax treatment, schedule, payment terms and change-order process. No acceptance signature or payment is requested by this sample.

Privacy note

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