

Wood-framing. With a clear basis.

PROOF OF SERVICE | CEDAR COURT ADU | Fictional 480 SF detached unit | 02 October 2026

A sample of how RedlinePrecon turns plan information into an organized quantity worksheet, a transparent cost schedule and a focused scope review.

Package snapshot	Completed sample
Project basis	24 ft x 20 ft rectangle; nominal 9 ft walls; slab on grade; simple gable roof.
Quantity outputs	153 wall studs; 26 pieces of 16 ft plate stock; 28 wall panels; 21 roof panels.
Demo subtotal	\$18,982.40 - fictional rates and allowances; not an all-in bid.
Review status	7 open scope questions, explicitly tracked.
Editable companion	Four workbook tabs: Bid Summary, Material Worksheet, Quantity Basis and Scope Questions.

What this demonstrates

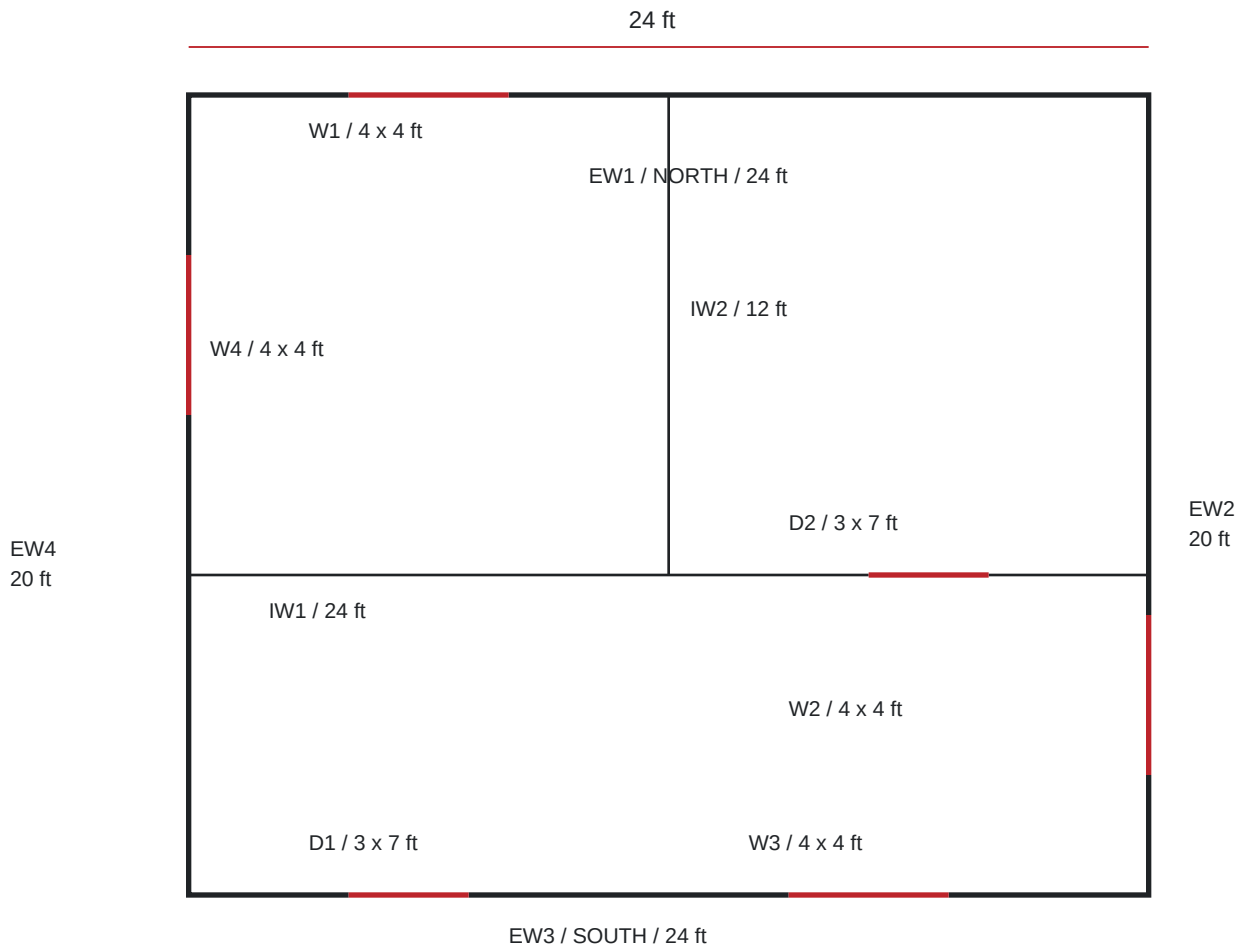
Traceable measurements, visible allowances, editable inputs and clear exclusions. The workbook and PDF use the same quantities and reference IDs.

Source status

All plans, quantities, rates and schedules are invented for this sample. M-01 and M-02 are schematic measurement references, not issued architectural or structural drawings. No structural sizing or code assessment is included.

M-01 | Mock plan reference

SCHEMATIC / NOT TO SCALE | Dimension values govern this fictional quantity exercise only



Roof basis: 1 ft overhang on all sides; projected outline 26 x 22 ft. Ridge parallel to the 24 ft walls; symmetrical 4:12 gable. Nominal wall height 9 ft.

Reference register

M-01/P: EW1-EW4 exterior runs; IW1-IW2 interior runs; W1-W4 windows; D1 exterior door; D2 interior door. Opening dimensions are width x height.

M-01/R: footprint, overhang and pitch only. Truss layout, bracing and reactions are absent.

M-02/Q: mock count allowances and order conversions. SITE: no site plan supplied.

M-02 | Quantity detail basis

COUNT CONVENTIONS | Mock allowances explain the worksheet; they are not framing design details

Reference	Method / detail	Result
Q1 / exterior base	EW1 and EW3: $\text{ceil}(24 / (16/12)) + 1 = 19$ each. EW2 and EW4: $\text{ceil}(20 / (16/12)) + 1 = 16$ each. Both run ends counted.	70 studs
Q2 / exterior additions	4 corners x 3 additional studs = 12. 5 exterior openings x 4 mock king/jack studs = 20. No opening-width deduction from base count; conservative allowance.	102 studs
Q3 / interior	IW1: 19; IW2: 10; D2: 4 additional; junction/end connections: 4 additional.	37 studs
Q4 / stock order	$(102 + 37) \times 1.10 = 152.9$; round up once. Nominal 9 ft stock; actual cut lengths unresolved.	153 pieces
Q5 / plate stock	$(88 \text{ exterior} + 36 \text{ interior}) \times 3 \text{ courses} = 372 \text{ LF}$. $372 \times 1.10 / 16 = 25.575$; round up. Door cuts retained; no cutting optimization.	26 x 16 ft
Q6 / panels	Gross exterior walls: $88 \times 9 = 792 \text{ SF}$. $792 \times 1.10 / 32 = 27.225$; round up. No opening salvage credit in order quantity.	28 sheets
Q7 / roof	Projected: $(24 + 2) \times (20 + 2) = 572 \text{ SF}$. Slope: $\text{sqrt}(1 + (4/12)^2) = 1.054093$. $602.941 \text{ SF} \times 1.10 / 32$; round up.	21 sheets

Panels use 4 x 8 ft coverage (32 SF). Ten percent is an illustrative waste allowance. Header sizes, panel thickness/grade, nailing, anchors and hold-down locations are deliberately unresolved and require issued information.

QTO | Traceable measurement register

WORKBOOK LINKS | Quantity Basis (QB) and Material Worksheet (MW) references

Quantity / reference	Basis and workbook cells	Output
Area / M-01/P	24 x 20; QB B9:B10 to B38	480 SF
Exterior runs / M-01/P	2 x (24 + 20); QB B39	88 LF
Interior runs / M-01/P	IW1 24 + IW2 12; QB B13:B14 to B40	36 LF
Gross wall / M-01/P	88 x 9; QB B41	792 SF
Opening area / M-01/P	W1-W4: 4 x 4 x 4 = 64; D1: 3 x 7 = 21; QB B42	85 SF
Net exterior wall	792 - 85; QB B43. Informational only, not order basis.	707 SF
Studs / M-02 Q1-Q4	QB B44:B47; waste QB B27; MW C9	139 base / 153 order
Plates / M-02 Q5	QB B48; 16 ft stock QB B31; MW C10	372 LF / 26 pieces
Wall panels / M-02 Q6	QB B41; coverage QB B32; MW C11	28 sheets
Roof / M-01/R + Q7	QB B49:B51; MW C12	602.941 SF / 21 sheets
Headers / M-01/P	W1-W4 + D1; MW C13. Assembly allowance only.	5 assemblies
Hold-downs / M-02	QB B33 to MW C15. No engineered layout or types.	8 mock assemblies

Audit convention: quantity results remain separate from procurement rounding and fictional pricing. Opening area is reported for transparency; it does not reduce the wall-panel order. Lump-sum items are visible allowances, not measured quantities.

WF | Fictional cost schedule

DEMONSTRATION RATES ONLY | Matches the editable workbook; not a quotation or market estimate

ID / item	Qty / unit	Demo rate	Extension
WF01 / Wall studs	153 EA	\$7.80	\$1,193.40
WF02 / Wall plates, 16 ft stock	26 EA	\$18.00	\$468.00
WF03 / Exterior wall sheathing	28 SHEET	\$32.00	\$896.00
WF04 / Roof sheathing	21 SHEET	\$36.00	\$756.00
WF05 / Exterior header assemblies	5 EA	\$180.00	\$900.00
WF06 / Roof truss package	1 LS	\$3,800.00	\$3,800.00
WF07 / Hold-down assemblies	8 EA	\$68.00	\$544.00
WF08 / Blocking and field-cut infill	1 LS	\$350.00	\$350.00
WF09 / Fasteners and minor connectors	1 LS	\$425.00	\$425.00
WF10 / Framing installation labor	1 LS	\$9,000.00	\$9,000.00
WF11 / Delivery and lifting allowance	1 LS	\$650.00	\$650.00
PRICED SAMPLE SUBTOTAL			\$18,982.40

Allowance boundaries

WF06 includes mock truss supplier scope and roof ties. WF07 lists hold-downs separately. WF08 covers field-cut cripples, ordinary intersection blocking and general backing; it does not duplicate the stud order. WF09 excludes the separately listed hold-downs and truss ties. WF10 covers installation of listed framing, panels and hardware.

Subtotal exclusions: sales tax, markup, contingency and unresolved/unpriced scope. It is not the complete cost of the ADU. Changes to assumptions or issued details require a revised quantity and pricing review.

Assumptions | Scope boundaries

VISIBLE LIMITS | A completed demonstration package with unresolved project information explicitly shown

Category	Basis / treatment
Geometry	Rectangular detached ADU; 480 SF; nominal 9 ft wall height; no offsets, framed floor, dormers or valleys. Dimensioned mock values govern.
Material specification	Stud size/grade, panel thickness/grade and plate treatment are not specified. Nine-foot stock is a nominal purchasing placeholder, not a cut schedule.
Waste and rounding	10% applied to stud, plate and panel orders; round upward to whole procurement units. No cutting or salvage optimization.
Included demonstration scope	Exterior/interior wall framing; exterior wall panels; roof framing/sheathing; listed connectors; framing labor; standard delivery/lift allowance.
Excluded work	Slab/foundations; framed floors; window/door units; siding; roofing; insulation/drywall; design; permits; sales tax; markup.
Unpriced pending definition	Interior partition sheathing; specialty backing; fire blocking/stopping; scope changes arising from open questions. Ordinary blocking/infill is included only through WF08.
Commercial basis	Every rate and lump sum is fictional. No supplier quote, site visit, engineering review or construction offer is implied.
Revision control	WF01 / 02 October 2026. A real engagement reconciles issued drawing revisions, addenda, specifications and supplier proposals before release.

How a real project moves forward

GC confirms drawing set and scope; RedlinePrecon records the quantity basis and questions; GC/designer/engineer resolves missing information; quantities and agreed pricing are revised; final scope and exclusions are acknowledged before use.

SQ | Scope questions and actions

REVIEW LOG | All seven are Open in the workbook; mock owners describe the intended routing

ID / owner / ref	Question	Action / sample treatment
SQ01 / OPEN Engineer / GC M-02	Header sizes, ply counts and material grades absent	WF05 is a fictional assembly allowance, not a designed header schedule
SQ02 / OPEN Truss supplier / GC M-01 roof	Truss layout, reactions and delivery terms absent	Obtain issued layout/quote; confirm bracing, ties and lift scope
SQ03 / OPEN Engineer / GC M-02	Shear nailing, hold-down types and anchor details absent	Eight mock hold-downs; engineering confirmation required
SQ04 / OPEN Framer / GC M-01/M-02	Stud lengths, wall specs and plate treatment unconfirmed	Nominal 9 ft stock; confirm cut lengths, grade and treated plates
SQ05 / OPEN Framer / GC SITE	Roof/site access and crane constraints unknown	Delivery/lift LS excludes unusual access and street permits
SQ06 / OPEN Framer WF subtotal	Sales tax, markup and contingency not entered	Excluded explicitly; subtotal must not be represented as an all-in bid
SQ07 / OPEN GC / Designer M-01	Interior partition sheathing and specialty backing undefined	Interior wall sheathing, fire blocking/stopping and specialty backing excluded pending detail

Closeout requirement: record the response, source revision and resulting quantity/cost change before marking an item Resolved. The workbook status field updates the open-question count. Unanswered scope is not concealed in a contingency allowance.