

Commercial framing takeoff / Markup review set

18,000 SF / two levels / 39 assemblies / six reference sheets / linked measurement register

01 AREA

Wall sheathing, floor decking and roof decking

02 LENGTH / COUNT

Studs, plates, rim board and blocking

03 REVIEW HOLDS

Engineered packages, connections and substitutions

MEASUREMENT BASIS

Dimension-derived quantities govern. Reference geometry is not a calibrated construction drawing.

Net measurements, waste factors and stock rounding are separate fields in the register.

EA = each; LF = linear feet; SF = square feet; LOT = provisional package allowance.

REVIEW CONVENTIONS

Blue: measured area / length. Red: opening deductions and addendum changes. Amber: pending scope.

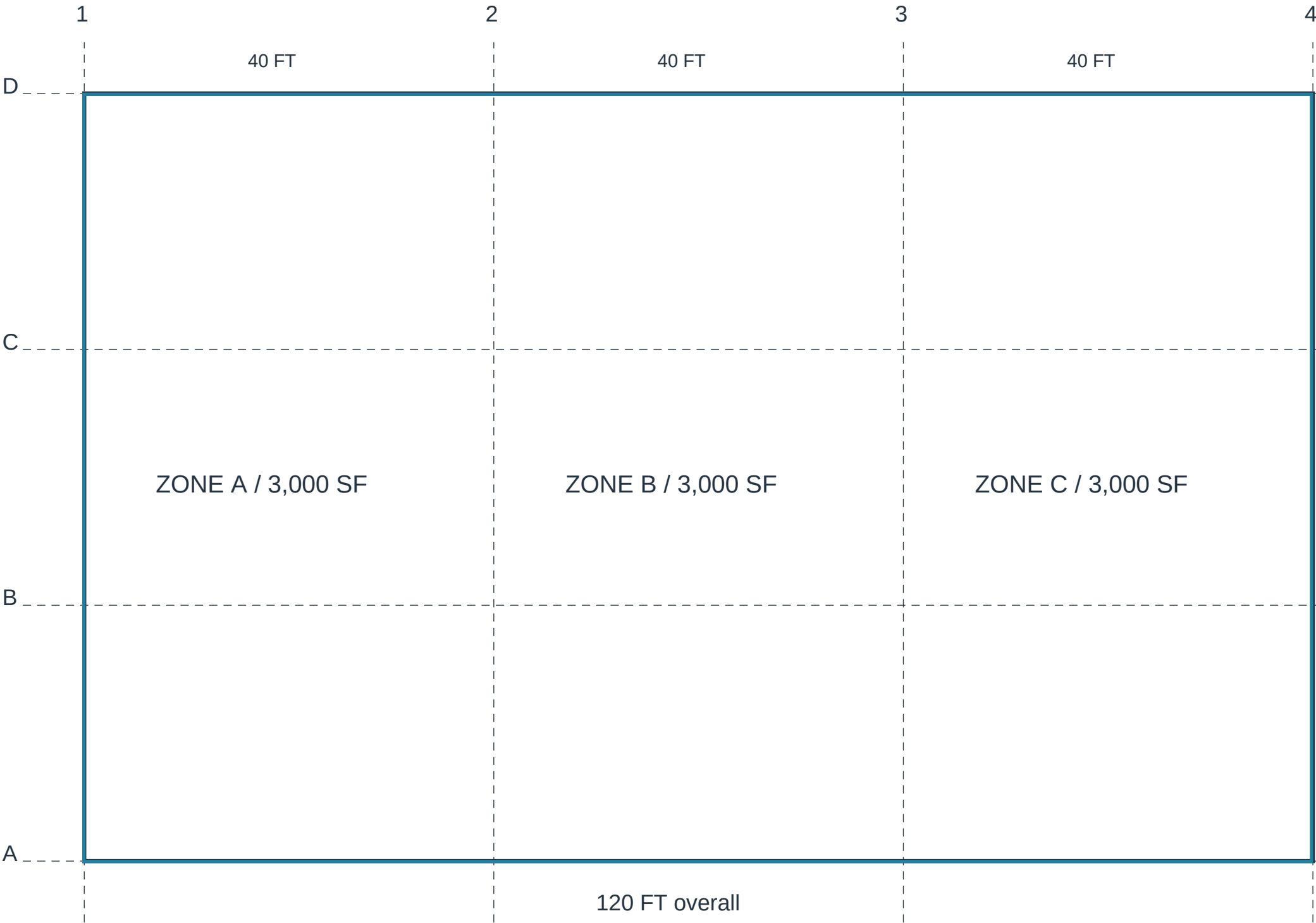
Assembly IDs match the companion quantity and pricing workbook; Q references identify drawing basis.

PDF note annotations carry subject, method and status; sheets can be opened and reviewed in Bluebeam Revu.

Generated PDF markup set using Bluebeam-style conventions; not a Bluebeam-exported measurement file.

DESIGN / PROCUREMENT HOLDS

Member sizing, connection schedules, bracing design and product substitutions remain subject to approval.



MARKUP / ASSEMBLY CONTROL

Q-101 / dimensions govern / R1

Gross footprint: 9,000 SF

Gross floor area: 18,000 SF

Three 40 FT x 75 FT floor zones

Read Q-104 for net deck deductions.

Opening geometry is bounded by area.

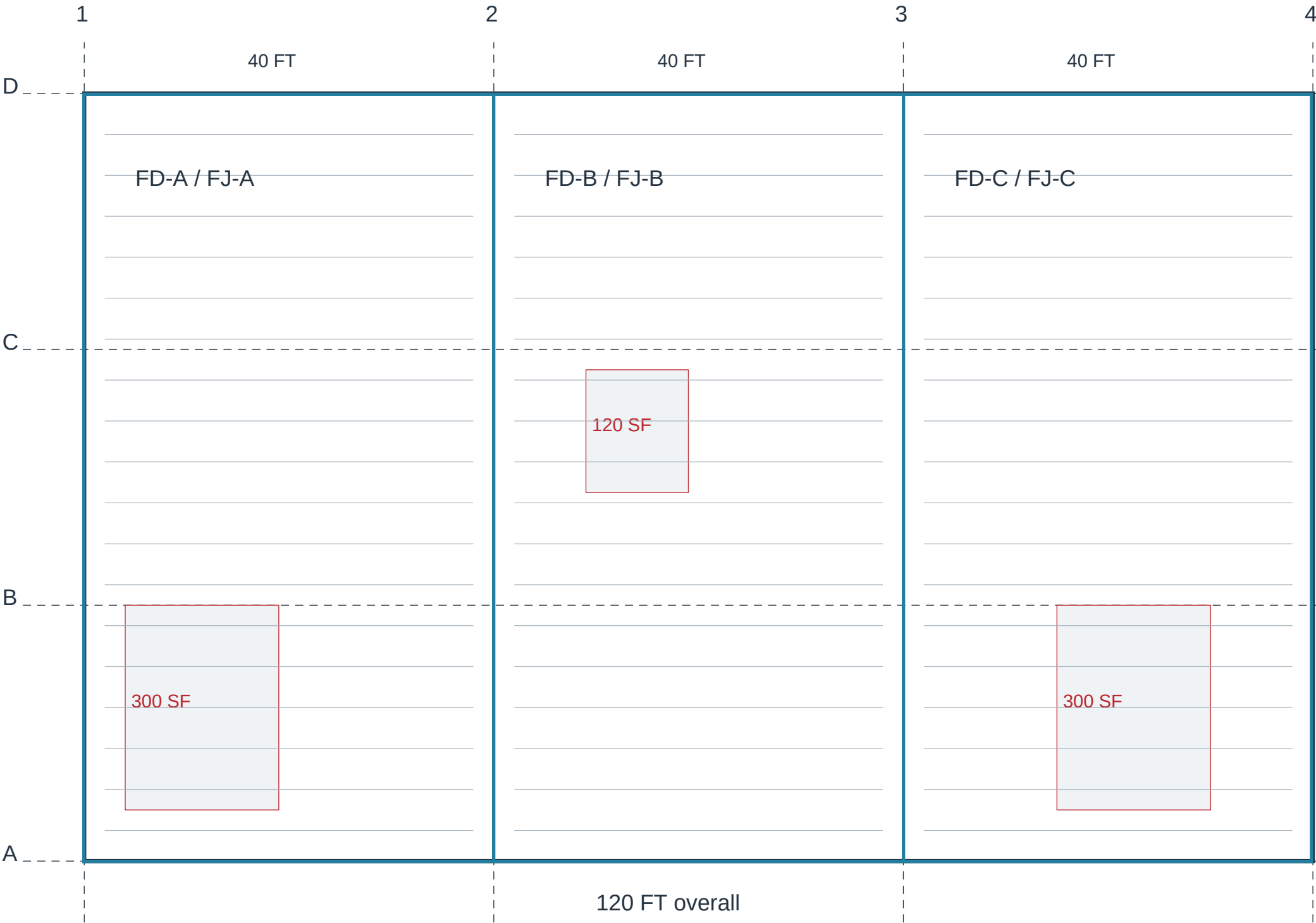
Refer to register for purchasing quantities.

SF / LF / EA / LOT remain distinct.

Allowances are not final detailed counts.







MARKUP / ASSEMBLY CONTROL

Q-104 / dimensions govern / R1



FD-A / 2,700 SF net

Buy 2,944 / 8% allowance / Review basis



FJ-A / 2,700 SF net

Buy 2,700 / 0% allowance / Allowance



RB-A / 230 LF net

Buy 252 / 6% allowance / Allowance



FD-B / 2,880 SF net

Buy 3,136 / 8% allowance / Review basis



FJ-B / 2,880 SF net

Buy 2,880 / 0% allowance / Allowance



RB-B / 230 LF net

Buy 252 / 6% allowance / Allowance



FD-C / 2,700 SF net

Buy 2,944 / 8% allowance / Review basis



FJ-C / 2,700 SF net

Buy 2,700 / 0% allowance / Allowance



RB-C / 230 LF net

Buy 252 / 6% allowance / Allowance



GB-01 / 1 LOT net

Buy 1 / 0% allowance / Allowance



PC-01 / 1 LOT net

Buy 1 / 0% allowance / Allowance



BL-01 / 780 LF net

Buy 848 / 8% allowance / Allowance



CN-01 / 1 LOT net

Buy 1 / 0% allowance / Allowance

SF / LF / EA / LOT remain distinct.

Allowances are not final detailed counts.



WALLS	Studs, plates, jamb allowance, sheathing / headers pending
FLOOR	Deck + joist package + rim + beams + connectors
ROOF	Deck + trusses + permanent bracing / design pending
FIELD SCOPE	Backing, fasteners, temporary works and equipment

MARKUP / ASSEMBLY CONTROL

Q-106 / dimensions govern / R1



FN-01 / 1 LOT net

Buy 1 / 0% allowance / Allowance



TS-01 / 1 LOT net

Buy 1 / 0% allowance / Allowance

SP-01 pricing basis: wall 15/32 plywood, Exposure 1; floor 23/32 T&G subfloor; roof 19/32 OSB.
These are pricing assumptions. Issued structural / architectural specifications govern final product selection.

SF / LF / EA / LOT remain distinct.

Allowances are not final detailed counts.

Markups List / quantity register

Assemblies 1-13 / measurement and procurement columns kept separate

Subject	Assembly / quantity basis	Net	Unit	Allowance	Buy qty	Status
EW-01	Level 01 wall sheathing / 4x8 panel Q-102 / EW-01 / stock step 32	4,641	SF	10%	5,120	Review basis
ST-01	Level 01 wall studs / assumed 16 in OC Q-102 / ST-01 / stock step 1	297	EA	8%	321	Review basis
PL-01	Level 01 double top plates Q-102 / PL-01 / stock step 16	780	LF	8%	848	Review basis
BP-01	Level 01 bottom plate Q-102 / BP-01 / stock step 16	390	LF	8%	432	Review basis
OP-01	Level 01 opening jamb and cripple allowance Q-102 / opening register / stock step 1	152	EA	5%	160	Allowance
EW-02	Level 02 wall sheathing / 4x8 panel Q-102 / EW-02 / stock step 32	3,978	SF	10%	4,384	Review basis
ST-02	Level 02 wall studs / assumed 16 in OC Q-102 / ST-02 / stock step 1	297	EA	8%	321	Review basis
PL-02	Level 02 double top plates Q-102 / PL-02 / stock step 16	780	LF	8%	848	Review basis
BP-02	Level 02 bottom plate Q-102 / BP-02 / stock step 16	390	LF	8%	432	Review basis
OP-02	Level 02 opening jamb and cripple allowance Q-102 / opening register / stock step 1	128	EA	5%	135	Allowance
BW-01	Level 01 bearing-wall stud count Q-103 / BW-01 / stock step 1	226	EA	8%	245	Review basis
BT-01	Level 01 bearing-wall top and bottom plates Q-103 / BT-01 / stock step 16	855	LF	8%	928	Review basis
NB-01	Level 01 nonbearing wood partition studs Q-103 / NB-01 / stock step 1	335	EA	8%	362	Allowance

Markups List / quantity register

Assemblies 14-26 / measurement and procurement columns kept separate

Subject	Assembly / quantity basis	Net	Unit	Allowance	Buy qty	Status
NP-01	Level 01 nonbearing partition plates Q-103 / NP-01 / stock step 16	1,260	LF	8%	1,376	Review basis
BW-02	Level 02 bearing-wall stud count Q-103 / BW-02 / stock step 1	192	EA	8%	208	Review basis
BT-02	Level 02 bearing-wall top and bottom plates Q-103 / BT-02 / stock step 16	720	LF	8%	784	Review basis
NB-02	Level 02 nonbearing wood partition studs Q-103 / NB-02 / stock step 1	313	EA	8%	339	Allowance
NP-02	Level 02 nonbearing partition plates Q-103 / NP-02 / stock step 16	1,170	LF	8%	1,264	Review basis
HD-01	Opening header package / sizing pending Q-102 / HD-01 / stock step 1	1	LOT	0%	1	Allowance
FD-A	Zone A floor deck / 4x8 panel Q-104 / FD-A / stock step 32	2,700	SF	8%	2,944	Review basis
FJ-A	Zone A engineered joist package Q-104 / FJ-A / stock step 1	2,700	SF	0%	2,700	Allowance
RB-A	Zone A rim board Q-104 / RB-A / stock step 12	230	LF	6%	252	Allowance
FD-B	Zone B floor deck / 4x8 panel Q-104 / FD-B / stock step 32	2,880	SF	8%	3,136	Review basis
FJ-B	Zone B engineered joist package Q-104 / FJ-B / stock step 1	2,880	SF	0%	2,880	Allowance
RB-B	Zone B rim board Q-104 / RB-B / stock step 12	230	LF	6%	252	Allowance
FD-C	Zone C floor deck / 4x8 panel Q-104 / FD-C / stock step 32	2,700	SF	8%	2,944	Review basis

Markups List / quantity register

Assemblies 27-39 / measurement and procurement columns kept separate

Subject	Assembly / quantity basis	Net	Unit	Allowance	Buy qty	Status
FJ-C	Zone C engineered joist package Q-104 / FJ-C / stock step 1	2,700	SF	0%	2,700	Allowance
RB-C	Zone C rim board Q-104 / RB-C / stock step 12	230	LF	6%	252	Allowance
GB-01	Beam package / member schedule pending Q-104 / GB-01 / stock step 1	1	LOT	0%	1	Allowance
PC-01	Post / column package / schedule pending Q-104 / PC-01 / stock step 1	1	LOT	0%	1	Allowance
RD-01	Roof deck / 4x8 panel Q-105 / RD-01 / stock step 32	8,820	SF	10%	9,728	Review basis
RT-01	Engineered roof truss package Q-105 / RT-01 / stock step 1	9,000	SF	0%	9,000	Allowance
PB-01	Permanent bracing material allowance Q-105 / PB-01 / stock step 16	960	LF	10%	1,056	Allowance
BL-01	Floor edge and opening blocking Q-104 / BL-01 / stock step 16	780	LF	8%	848	Allowance
BL-02	Backing to scheduled fixtures Q-103 / BL-02 / stock step 16	416	LF	10%	464	Allowance
CN-01	Joist / beam connector package Q-104 / CN-01 / stock step 1	1	LOT	0%	1	Allowance
CN-02	Holdown and anchor package Q-102 / CN-02 / stock step 1	1	LOT	0%	1	Allowance
FN-01	Fastener package Q-106 / FN-01 / stock step 1	1	LOT	0%	1	Allowance
TS-01	Temporary bracing / consumables Q-106 / TS-01 / stock step 1	1	LOT	0%	1	Allowance