PROFESSIONAL ESTIMATING LLC
CONSTRUCTION ESTIMATING SERVICES

ILLUSTRATIVE SAMPLE. Not a client project. Quantities only, no prices.

Framing schedule (sample)

Illustrative project: single-storey 3-bedroom home · Hamilton, Waikato (fictional site) · 168 m² gross floor area
Drawings: A-100 to A-410 (architectural), S-01 to S-06 (structural), H-01 (hydraulic), E-01 (electrical)
Timber framing to NZS 3604, SG8 H1.2 unless noted.

Walls

Ref	Item	Unit	Qty	Drawing ref / note
F1.01	External walls 90 x 45 SG8 H1.2, 2.4 m stud	lm	62.5	A-201
F1.02	Internal load-bearing walls 90 x 45	lm	24.8	A-201
F1.03	Internal non-load-bearing walls 90 x 45	lm	31.2	A-201
F1.04	Lintels, LVL and SG8 by span	no.	17	A-201, lintel schedule
F1.05	Bracing elements (GIB braceline)	no.	21	S-05, bracing plan

Roof

Ref	Item	Unit	Qty	Drawing ref / note
F2.01	Prenail trusses at 900 crs, 25° pitch	no.	38	S-04, truss layout
F2.02	Purlins 70 x 45 on flat at 900 crs	lm	412	A-301
F2.03	Ceiling battens 70 x 35 at 600 crs	lm	305	A-301
F2.04	Truss fixings and hold-downs	no.	76	S-04

Assumptions and exclusions

- Quantities measured from the drawing references listed; no allowance for design changes after issue.
- Waste factors are stated per line where included; otherwise quantities are net.
- Ground conditions assumed 'good ground' to NZS 3604 unless the geotechnical report says otherwise.
- Exclusions: consent fees, development contributions, landscaping and loose furniture.