QUANTITY TAKEOFF — SAMPLE

Residential rear addition + second storey over a garage · Montréal · 122 m² total footprint after work · plans dated 2025

> **THIS IS A SAMPLE OF A DELIVERABLE**
>
> **Non-binding draft takeoff. Quantities only. No prices. No bid.**
>
> It is published as a sample of format and rigour — not as an offer, not as a tender document, not as a permit application, and not as a professional determination. It was prepared from a real job and anonymized for publication; every quantity below is exactly the quantity taken off the drawings. §7 states precisely what was removed and what was not.

Document	SAMPLE-01 · rev 1
Prepared	2026-11-13
Drawings read	11 architectural sheets, dated 2025
Deliverable type	Quantity takeoff — exterior envelope and structure
Language	English body; French callouts quoted as printed on the sheets
Construction prices	None. No price is attached to any line in this document.

The rule this document follows. Every number is either printed on a sheet or arithmetic on printed numbers. The sheets forbid anything else: *« Aucune dimension ne doit être mesurée directement sur les plans. »* Nothing below was scaled off the paper, and no line was filled in with a plausible figure.

0 · How to read a line

Class	Meaning
`OBSERVED`	Written on a drawing sheet. Quoted as printed, with the sheet named.
`DERIVED`	Arithmetic on `OBSERVED` numbers. **The arithmetic is printed in the Basis column** so a reader can redo it by hand.
`DERIVED-SCALED`	Measured off a plan at its stated scale. **None admitted** to §2 — the sheets forbid it.
`OPEN`	Not determinable from this set. Excluded from §2, listed in §3, with the document that would close it named.

1 · Scope this takeoff covers

The exterior envelope and structure shown on the 11 sheets: the two-storey addition of 70,63 m² footprint, the re-clad of the existing house, the roof works, the openings, and the exterior appurtenances.

Interior quantities are **not** in the confirmed block. The room areas are dimensioned on the sheets, but the approval file covers the exterior only and nobody has confirmed whether the interior reconfiguration sits inside the permit. A quantity whose scope is unconfirmed is not a quantity you can price — so it is held out rather than guessed at.

2 · Confirmed quantities — 23 lines

#	Div.	Line item	Qty	Unit	Basis — the sheet, and the dimension or statement it came from	Status
V-01	31 23 16	Addition footprint — plan area	**70.63**	m²	Sheet A-101: *« Aire de bâtiment agrandissement: 70,63 m2 »*, repeated on the plan as *« Agrandissement 2 étage / Superficie au sol: 70,63 m² »*	`OBSERVED`
V-02	—	Existing building footprint	**51.71**	m²	A-101: *« Aire de bâtiment existant: 51,71 m2 »*	`OBSERVED`
V-03	—	Total proposed footprint	**122.34**	m²	A-101: *« Aire de bâtiment total proposé: 122,34 m2 »*. Recomputes: 51,71 + 70,63 = **122,34** ✓	`OBSERVED`
V-04	—	Lot area	**397.2**	m²	A-101: *« Superficie du terrain: 397,2 m2 »*	`OBSERVED`
V-05	—	Site coverage	**30.8**	%	A-101: *« Taux d'implantation proposé: 30,8 % »*. Recomputes: 122,34 ÷ 397,2 = **30,80 %** ✓	`OBSERVED`
V-06	32 93 00	Proposed planting area	**182.6**	m²	A-101: *« Superficie de végétaux proposé: 182,6 m2 »*. Recomputes against the printed 46 %: 182,6 ÷ 397,2 = **45,97 %** ✓	`OBSERVED`
V-07	06 16 00 / 06 10 00	Added floor area, two levels — floor sheathing and framing served	**141.26**	m²	`DERIVED`: 2 × 70,63 = **141,26**. Two storeys per A-101 *« Agrandissement 2 étage »*; the elevations show a full second storey over the whole 122,34 m² footprint. **Member sizes and spans are not included** — see R-09	`DERIVED`
V-08	03 30 00	Slab-on-grade at the addition	**70.63**	m²	A-301 / A-303: *« Dalle garage 97'-0" »* and *« Dalle garage/salon 97'-0" »* — the addition's floor is a slab at datum 97'-0", 8" below *« Dessus fondation 97'-8" »*. A-201 shows the basement under the existing house only, so the addition has no basement	`OBSERVED` + `DERIVED`
V-09	07 54 00	Flat roof over the addition — plan area	**70.63**	m²	A-204 *« Plan de toiture - Proposé »* with 2 % fall arrows over the addition; area from A-101's footprint statement. At 2 % slope the surface is 70,63 × 1,0002 = **70.64 m²**, so the plan area is the right quantity	`DERIVED`
V-10	07 31 00	Pitched roof re-covering over the existing house	**54.51**	m²	`DERIVED`: 51,71 × √(1 + (4/12)²) = 51,71 × 1,05409 = **54,51**. Slope `4:12` printed on A-204 / A-301 / A-303 / A-304. Re-covering is in the proposed work, not existing condition	`DERIVED`
V-11	07 46 00	Envelope wall area, all four façades — gross	**284.2**	m²	`DERIVED`: 68 + 74,8 + 66,6 + 74,8 = **284,2**. The four values are the printed `Surface` in the CCQ 9.10.15 calculation on A-301, A-302, A-303 and A-304	`DERIVED`
V-12	08 80 00	Glazed opening area, all four façades	**39.4**	m²	`DERIVED`: 20,9 + 2,0 + 16,5 + 0 = **39,4**, from *« Surcace des baies non protégées proposée »* on A-301 / A-302 / A-303 / A-304 (zero on the left side)	`DERIVED`
V-13	07 46 00	Net opaque envelope after openings	**244.8**	m²	`DERIVED`: 284,2 − 39,4 = **244,8**. **Whole envelope, not new siding** — read the warning under this table before using it	`DERIVED`
V-14	08 11 00 / 08 51 00 / 08 33 00	Exterior openings — 13 total: 9 windows, 1 entry door, 1 garage door, 1 patio door, 1 side door	**13**	unit	Counted on the four elevations: front (A-301) 4 windows + glazed steel entry door + garage door; right side (A-302) one insulated steel door and nothing else; rear (A-303) 5 windows + patio door; left side (A-304) none. Corroborated by the four glazing areas summing to 39,4 m². **No opening schedule exists in the set** — per-unit sizes are OPEN (R-03)	`OBSERVED` (count)
V-15	11 00 00	Interior parking stall	**17.05**	m²	A-202: *« unité de stationnement 3,1m x 5,5m »*. 3,1 × 5,5 = **17,05**	`OBSERVED`
V-16	05 51 00	Stair — 28 risers @ 7¼", four flights (9 / 4 / 11 / 4), one midpallet	**28**	riser	A-402: `9 cm @ 7¼"`, `4 cm @ 7¼"`, `11 cm @ 7¼"`, `4 cm @ 7¼"` (*contremarches*). Recomputes exactly: 28 × 7,25" = 203" = 16'-11" = 109'-0" − 92'-1" ✓. Pallet at *« Dessus palier escalier 97'-7¼" »*	`OBSERVED` + `DERIVED`
V-17	—	Floor levels in the building	**5**	level	Datums read off A-301 / A-302 / A-303 / A-401 / A-402: basement `92'−1"`, addition ground `97'−0"`, house ground `100'−0"`, addition 2nd `106'−7"`, house 2nd `109'−0"`	`OBSERVED`
V-18	—	Clear ceiling height by level	see Basis	m	`DERIVED` from datum pairs: basement **6'-11½"** (99'-0½" − 92'-1"); existing house ground **8'-0¾"** (108'-0¾" − 100'-0"); garage **8'-4½"** (105'-4½" − 97'-0"); existing house 2nd **8'-1¾"** (117'-1¾" − 109'-0"); addition 2nd **8'-2"** (114'-9" − 106'-7")	`DERIVED`
V-19	—	Building height above the garage-slab datum	**7.52 / 6.86**	m	`DERIVED`: ridge 121'-8" − 97'-0" = 24'-8" = **7,52 m**; parapet 119'-6" − 97'-0" = 22'-6" = **6,86 m**. Zoning maximum is 9 m / 2 storeys on the record	`DERIVED`
V-20	22 14 00	Roof drainage — controlled-flow roof drains	**2**	unit	A-204: two annotated *« Avaloir de toit à débit contrôlé »* in the two 2 % roof planes	`OBSERVED`

#	Div.	Line item	Qty	Unit	Basis — the sheet, and the dimension or statement it came from	Status
V-21	08 75 00	Window fall-prevention devices, second floor	**6**	unit	Requirement printed on A-301 and A-303: every second-floor window whose sill sits less than 900 mm above the finished floor must be protected by a device limiting the opening to 100 mm at most, to ASTM F2090. Six second-floor windows are drawn (3 front, 3 rear); the sill is drawn at 2'-0" (610 mm) on A-301 and 2'-6" (762 mm) on A-303 — both under 900 mm	`OBSERVED` (requirement) + count
V-22	05 52 00	Guard rail at the rear patio door	**1**	location	A-303: guard rail specified as aluminium posts with tempered-glass panels; rail height dimensioned 3'-0"	`OBSERVED` (spec)
V-23	05 52 00	Interior stair guard	**1**	location	A-203: *« muret garde-corps 36" ht »* at the stair opening; A-203 also notes *« ouvert sur rdc »*	`OBSERVED` (spec)

> ⚠ **V-13 is an envelope figure, not a siding order**
>
> The 244,8 m² covers all four façades of the whole building, including the existing house's front wall (drawn in brick) and its left wall (brick and concrete block), which appear to be **retained**. The new cladding is shown on the addition and on the replaced rear wall. **How much of the 244,8 m² actually receives new cladding is not dimensioned anywhere in the set** — it is OPEN, item R-02.
>
> Do not price 244,8 m² of siding. This warning is in the sample because it is in the deliverable: a number that is right for one purpose and wrong for another is more dangerous than a missing one.

2.1 · Internal checks — arithmetic on printed numbers, shown so it can be redone by hand

Check	Arithmetic	Printed	Result
Total footprint	51,71 + 70,63	122,34	✓
Site coverage	122,34 ÷ 397,2	30,8 %	30,80 % ✓
Planting ratio	182,6 ÷ 397,2	46 %	45,97 % ✓
Gross envelope	68 + 74,8 + 66,6 + 74,8	284,2	✓
Glazed area	20,9 + 2,0 + 16,5 + 0	39,4	✓
Net envelope	284,2 − 39,4	244,8	✓
Stair	28 × 7,25"	109'-0" − 92'-1"	203" = 16'-11" ✓

3 · Still requires drawings — 16 items, all OPEN

None of these is filled with a plausible number. Each names the document that would close it. Where the set itself delegates a design to someone else, that is stated, because "nobody drew it" and "the architect assigned it to an engineer" are different facts.

#	Item	Status	The specific document that would close it
R-01	Addition perimeter	`OPEN`	A dimensioned plan or a foundation plan. **No perimeter appears anywhere in the set.**
R-02	New-cladding area vs retained brick	`OPEN`	An elevation keyed to the *« Mur conservé »* / *« Nouveau mur »* legend **with dimensions**, or a finish schedule. The legend exists but is not dimensioned.
R-03	Per-opening widths and heights	`OPEN`	A **door and window schedule**. The elevations give heights and positions; widths are not printed. The only opening *areas* anywhere in the set are the four CCQ figures behind V-12.
R-04	Roof perimeter, parapet length, flashing (*solin*) length	`OPEN`	A dimensioned roof plan — no roof-edge dimensions exist.
R-05	Roof-vent count	`OPEN`	A-204 defers it in terms: *« modèle, nombre d'unité et emplacement à valider avec représentant »*. A revised roof plan or the representative's count.
R-06	Wall assembly — sheathing, insulation R-value, air/vapour barrier, cavity depth	`OPEN`	The **assembly legend** for the tags printed at the section cuts (`M1`, `M2`, `P1`–`P4`, `C2`–`C7`, `F1`/`F2`/`F4`, `T1`). No legend, key or schedule on any of the 11 sheets defines them.
R-07	Roof assembly beyond geometry	`OPEN`	Deck type, insulation, membrane product. The set says only *« Membrane toiture pt. ht. »*.

#	Item	Status	The specific document that would close it
R-08	Foundation — footings, wall thickness, reinforcement, waterproofing, drainage, backfill	`OPEN`	A **foundation plan** and the OIQ engineer's structural drawings. The only foundation data in the set is one datum.
R-09	Structural — beams, posts, connections, spans	`OPEN`	The OIQ engineer's structural drawings. All 11 sheets delegate them: *« Tous les travaux de fondations et de charpente doivent être spécifiés et approuvés par un ingénieur membre de l'OIQ. »*
R-10	Excavation volume, soil, dewatering	`OPEN`	A grade datum plus geotechnical information. No grade datum exists in the set.
R-11	Stair detail — tread/riser geometry at the winders, stringers, guards	`OPEN`	A stair plan and detail. A-402 gives riser counts and the pallet datum only.
R-12	Interior partitions, drywall, doors, finishes, casework	`OPEN`	An interior scope decision (is the interior in the permit?) plus interior elevations and a finish schedule.
R-13	Mechanical, electrical, plumbing	`OPEN`	M/E/P drawings. None in the set; equipment is located, never sized.
R-14	Smoke / CO alarm count	`OPEN`	An alarm schedule or a life-safety plan. The legend defines the symbols, but no count is scheduled and the same prefixes are reused on wall and floor assemblies, so a symbol count cannot be trusted.
R-15	Demolition of the original attached garage	`OPEN`	A demolition plan. Outside OL's scope in any case; recorded so it is not silently dropped.
R-16	Guard-rail lengths (rear terrace, stair)	`OPEN`	Dimensioned plans. The specifications exist (V-22, V-23); the lengths do not.

Why 16 and not zero. There is no door and window schedule, no foundation plan, no structural drawing, no mechanical, electrical or plumbing drawing, no wall or roof assembly legend and no demolition plan in this 11-sheet set. A draft that hides its gaps is worse than one that names them.

4 · Limits — what this document is not

- **Not a bid, and not an estimate.** It carries no prices. It carries quantities with their sources.
- **Not a professional determination.** OL is not an architect, an engineer, a technologist or a quantity surveyor. **OL holds no RBQ licence.** This is a draft takeoff for a licensed contractor to sign and present. Any determination of the building — structural, code or otherwise — is outside what OL produces, and outside what this document claims.
- **The drawings are not permit drawings.** The set comes from a PIIA (*intégration architecturale*) submission, and every one of the 11 sheets carries the architect's own red stamp: *« Ces plans ne sont pas des plans pour permis. »* The same file also shows a permit-and-CCU stamp — both statements are on every sheet. **A set that says of itself that it is not a permit set cannot be treated as a construction set**, and the quantities above are only as final as the revision they were read from.
- **Neither the permit nor the approval has been verified.** The record is a PIIA recommendation to council; neither its adoption nor the issue of a permit has been checked. Whether the project is permitted, under way or already built is a question for the customer (see §5).
- **No structural, code or engineering opinion.** This document counts what the drawings show. It does not decide whether the drawings are right, whether the structure works, or whether the building complies.
- **No demolition, asbestos or hazardous-material scoping.** A mid-century building makes hazardous materials a question for a qualified specialist.
- **No site visit.** Quantities follow the drawings. If the drawings and the site disagree, the site wins and the affected lines are re-taken.
- **Nothing was measured off the plans.** `DERIVED-SCALED` is empty by design, because the drawings forbid it in terms.
- **The four façade areas and four glazing areas are the radiation calculation's own figures.** They are the only per-façade areas that exist for this building; they are quoted as printed and their internal percentages recompute correctly. Treating them as a measured takeoff of the envelope would be a misuse of them.
- **`OPEN` items are missing on purpose.** §3 is not an oversight list.
- **The interior is deliberately excluded.** Room areas are dimensioned, but scope is unconfirmed. See §1.

5 · What must be confirmed before anything is priced

Ordered by what it costs to be wrong. These are the questions the deliverable puts to the customer, in writing, instead of assuming an answer.

1. **Is the project live** — permit issued, work not started, or already built?
2. **Is this the latest revision?** And is there a later, permit-issue or construction-issue set, given what the architect stamped on every sheet?
3. **Is the interior in scope?** The approval file covers the exterior only.
4. **The foundation and structural drawings**, stamped by an engineer member of the OIQ — the drawings themselves require it. Without them R-08 and R-09 cannot close.
5. **The wall and roof assembly legend.** Without it, insulation, sheathing and the barrier cannot be priced.
6. **A door and window schedule.** 13 openings, 39,4 m² of glazing, not one width printed.
7. **Which walls are actually re-clad?** V-13 gives 244,8 m² for the whole envelope. This one answer moves the cladding line by an order of magnitude.

6 · What the paid deliverable adds

The sample above is the quantities block. The paid takeoff is the same document with the pricing layer on top, and the arithmetic carried all the way to the tax lines.

	This sample	The paid takeoff
Quantity per line, with sheet-level basis	yes	yes
`OBSERVED` / `DERIVED` / `OPEN` classification	yes	yes
Unit price against each line	**no — none**	yes, where a price basis exists
Waste allowance	no	stated as a percentage per material, not buried
Boxes and trim	no	rounded up to what you can actually buy
Division subtotals	no	recomputed from their parts
GST 5 % / QST 9.975 % carried to the total	no	yes
Revision	—	one revision included
Delivery	—	48 h

6.1 · What it costs — service prices only

Offer	Price	Scope
First takeoff, new client	**free** — one per new client	up to 1,000 ft², the full priced deliverable
Full takeoff, founding rate	**$74.99** (standard **$149**)	up to 1,000 ft², priced material list, one revision, 48 h
Micro-takeoff	**$25**	one room, one trade, **quantities only**, 24 h
Above 1,000 ft²	**priced per job, before any work starts**	—

Prices in Canadian dollars, before taxes; **GST 5 %** and **QST 9.975 %** are shown on every invoice. Founding prices apply to the first 10 clients per offer.

> **None of these prices is applied to any quantity in this document.** They are the service's prices. They price the document, not the building.

This job's ceiling position, stated rather than glossed. Added floor is 141,26 m² = **1,520.5 ft²**, above the 1,000 ft² ceiling, so a job of this size is priced per job before any work starts — not at $74.99. (The footprint alone, 70,63 m² ≈ 760 ft², sits under the ceiling; which area the ceiling is measured on is stated in the price, in writing, before work starts.)

7 · What was removed for publication, and what was not

This sample was built from a real takeoff for a real job. To publish it, the following were removed:

- the civic address and street name, the postal code;
- the owner's and the client's names;
- the architect's name, firm and contact details;
- the permit number, the dossier number and the file reference;
- every plan-sheet image and every drawing excerpt, and the full product specifications quoted on the sheets;
- the city borough, and any other identifier that would narrow the location below "Montréal".

What replaces them is one line: **a residential rear addition + second storey over a garage, Montréal, 122 m² total footprint after work, plans dated 2025.** (The header rounds to 122 m²; the quantity line itself, V-03, carries the printed 122,34 m².)

What was not changed: the quantities. Every figure in §2 and §3 is the figure from the job. Sheet numbers are kept because the basis column is worthless without them — a quantity you cannot trace to a sheet is a number someone has to take on faith.

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