

PORTFOLIO SAMPLE / 02

Concrete, Drywall & Painting

Selected trades | dimensional scope breakdown

A single-story sample shell with slab, board and coating calculations.

FLOOR AREA

864 SF

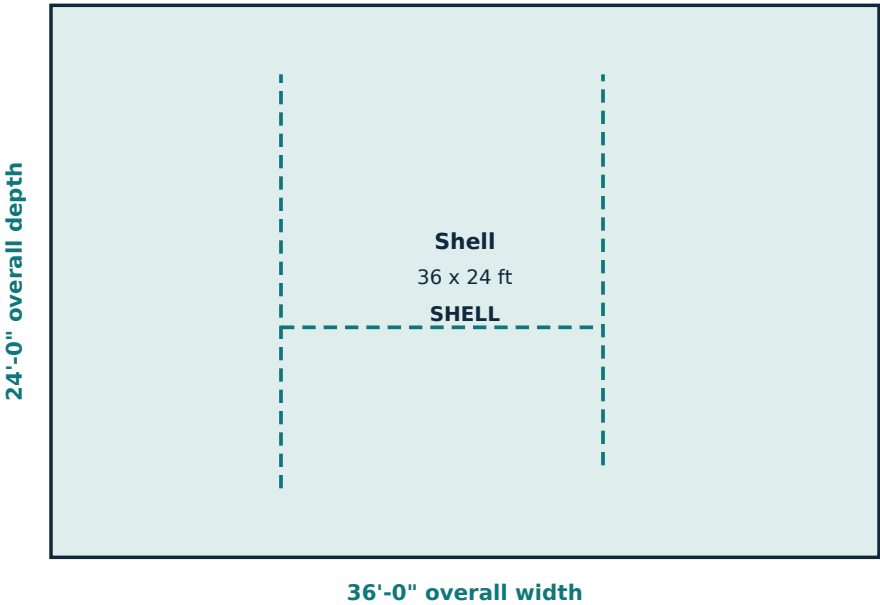
DRYWALL NET

2,912 SF

SLAB NET

13.33 CY

Conceptual room / scope diagram



SCHEMATIC ONLY - DIMENSIONS ARE FICTIONAL. Not an issued plan, field survey, architectural drawing or approved specification.

Traceable quantity takeoff register

Reference set: DEM-S101 / DEM-A201 / DEM-A301. Quantities use US customary units. Net = measured geometry; gross = net plus stated allowance, except explicitly rounded procurement items.

ID	TRADE	ZONE	BASIS	UNIT	NET	ALLOW	GROSS
C-01	Concrete slab	Building footprint	36 x 24 x (5/12) / 27	CY	13.33	5%	14.00
C-02	Vapor membrane	Under slab	36 x 24	SF	864.00	10%	950.40
D-01	Drywall - ext	Interior face	120 LF x 10 - 106 openings	SF	1,094.00	10%	1,203.40
D-02	Drywall - partitions	Both faces	54 LF x 10 x 2 - 126 openings	SF	954.00	10%	1,049.40
D-03	Drywall - ceiling	Ceiling plan	36 x 24	SF	864.00	10%	950.40
D-04	Board procurement	All drywall	3,203.20 gross SF / 32 SF	SHEET	101.00	0%	101.00
P-01	Paint - ext wall	Interior face	1,094 SF x 2 coats	COAT-SF	2,188.00	0%	2,188.00
P-02	Paint - partitions	Both faces	954 SF x 2 coats	COAT-SF	1,908.00	0%	1,908.00
P-03	Paint - ceiling	Flat ceiling	864 SF x 2 coats	COAT-SF	1,728.00	0%	1,728.00
P-04	Wall paint purchase	Ext + partitions	(4,096 coat-SF / 350) x 1.08	GAL	15.00	0%	15.00
P-05	Ceiling paint purchase	Ceiling	(1,728 coat-SF / 350) x 1.08	GAL	10.00	0%	10.00
C-03	Control-joint layout	Slab	36 + 24 assumed runs	LF	60.00	0%	60.00

QUANTITY CONTROL

2,912 SF board area = 1,094 ext-wall + 954 partition + 864 ceiling. Paint uses two coats; coat-SF is not installed wall area.

Measurement basis & assumptions

- 01 Slab uniformly 5 inches thick; volume divided by 27 to convert cubic feet to cubic yards.
- 02 Exterior wall perimeter 120 LF, height 10 ft; deduct 2 doors (3 x 7) and 4 windows (4 x 4), 106 SF.
- 03 Partitions total 54 LF (24 + 18 + 12), 10 ft tall, both faces; deduct three 3 x 7 doors on both faces.
- 04 Wall and ceiling paint uses two coats; 350 SF/gallon/coat and 8% allowance before 5-gal container rounding.
- 05 Drywall purchase equivalent assumes 4 x 8 sheets at 32 SF, 10% allowance, whole-sheet rounding.

Cross-checks

- 01 Slab = $864 \times (5/12) / 27 = 13.3333$ CY
- 02 Exterior board: $1,200 - 106 = 1,094$ SF
- 03 Partitions: $54 \times 10 \times 2 - 126 = 954$ SF
- 04 Board net $1,094 + 954 + 864 = 2,912$ SF
- 05 Two-coat paint: $2 \times 2,912 = 5,824$ coat-SF

Scope exclusions / clarifications

- 01 Foundation design, footings and slab thickening
- 02 Reinforcement, embeds, edge isolation and engineered joints
- 03 Insulation, insulation inspection and MEP openings
- 04 Drywall accessories, taping, finish level and primer
- 05 Labor, costs, tax and field verification

NEXT STEP FOR A REAL PROJECT: confirm drawing issue/revision, scope boundaries, specifications, project location, pricing date and unresolved RFIs before producing a bid-ready estimate.