# Ranch to Colonial Conversion Specification Package.

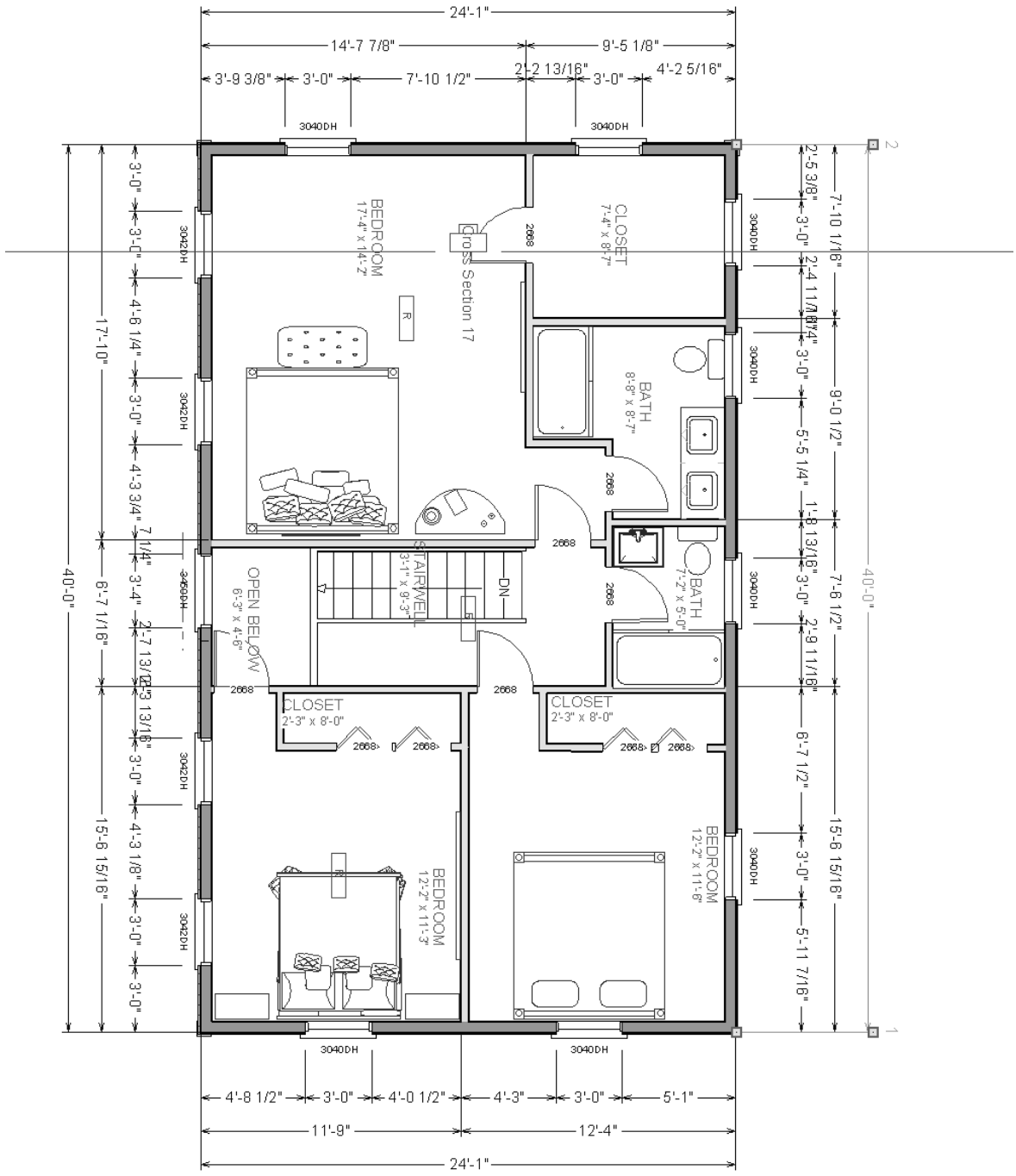
1) These plans are for conceptual and bidding purposes only.
2) These plans cannot be used to apply for a building permit.
3) All design information must be approved by your local architect and engineer.
4) The material list is not guaranteed to be accurate based on your individual situation, other material may be needed.
5) These plans cannot be used to build your addition.
6) Your contractor/architect will be responsible for confirming the accuracy of the drawings and the material list.

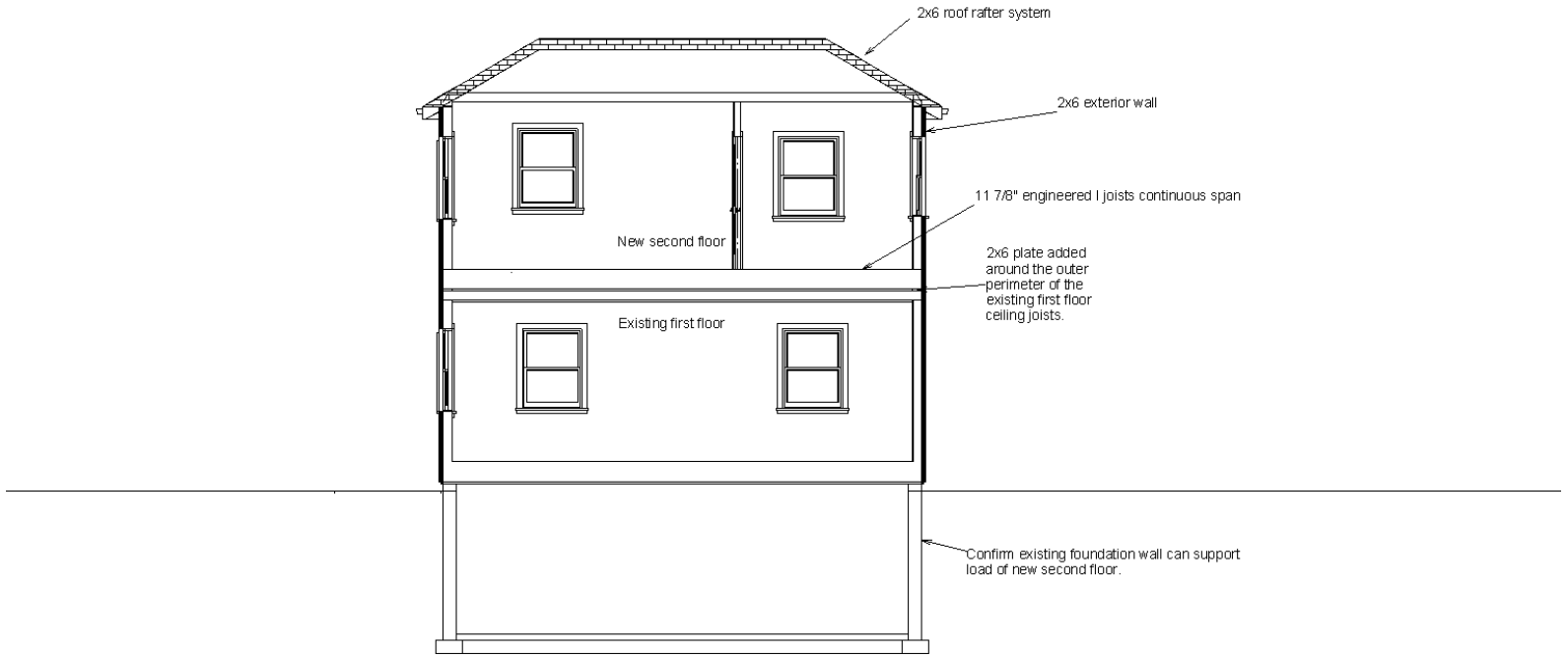
# What this Colonial Conversion Specification Package can be used for:

1) You can use this package to expedite contractor bids, because each contractor is getting the same specification sheet; you can truly compare pricing
2) You can change the overall dimensions of this package by simply penciling it in.
3) You use this package to get material estimates.
4) You can use this package to be your own general contractor, and get bids for each stage of the project.
5) You can use this package to approach an architect, and present to him (her) the concept you are looking to build.

## Initial Estimate Sheet

We have provided you with an initial estimate sheet. This sheet should be filed out by you, and your contractor(s) on the day of the initial estimate. By filling this sheet out together, you will be on the same page with each contractor you meet with. Every contractor who provides you with an estimate should return the sheet with the grand total for your project.


24'-1"
14'-7 7/8"
9'-5 1/8"
3'-9 3/8"
3'-0"
7'-10 1/2"
2'-2 13/16"
3'-0"
4'-2 5/16"
3040DH
BEDROOM
17'-4" x 14'-2"
Cross Section 17
CLOSET
7'-4" x 8'-7"
BATH
8'-8" x 8'-7"
BATH
7'-2" x 5'-0"
STAIRWELL
3'-1" x 9'-3"
DN
OPEN BELOW
6'-3" x 4'-6"
CLOSET
2'-3" x 8'-0"
CLOSET
2'-3" x 8'-0"
BEDROOM
12'-2" x 11'-3"
BEDROOM
12'-2" x 11'-6"
2668
3042DH
40'-0"
17'-10"
6'-7 1/16"
15'-6 15/16"
4'-8 1/2"
4'-0 1/2"
4'-3"
5'-1"
11'-9"
12'-4"


2x6 roof rafter system
2x6 exterior wall
11 7/8" engineered I joists continuous span
New second floor
2x6 plate added around the outer perimeter of the existing first floor ceiling joists.
Existing first floor
Confirm existing foundation wall can support load of new second floor.

Estimated Material for Framing

| Floor system: | Item | Size | Length | QTY | Note |
|---|---|---|---|---|---|
| | I Joist | 11 7/8 | 26' | 40 | engineered beam |
| | Rim Joist | 11 7/8 | 20' | 8 | OSB |
| | Sheathing OSB | 4x8x3/4 T+G | | 30 | OSB |
| | Subfloor glue | | | 8 tubes | |
| | | | | | |
| **Walls:** | **Item** | **Size** | **Length** | **QTY** | **Note** |
| | Exterior wall stud | 2x6 | 8' | 140 | DougFir |
| | Top Plate | 2x6 | 16' | 20 | DougFir |
| | Bottom Plate | 2x6 | 16' | 10 | DougFir |
| | spring brace | 2x4 | 16' | 16 | DougFir |
| | Interior wall stud | 2x4 | 8' | 140 | DougFir |
| | Top Plate | 2x4 | 12' | 25 | DougFir |
| | Bottom Plate | 2x4 | 12' | 13 | DougFir |
| | Sheathing | 4x8x1/2 | | 35 | OSB |
| | House wrap | | | 2 rolls | |
| | Header | 2x8 | 8' | 14 | DougFir |
| | | | | | |
| **Roof:** | **Item** | | **Length** | **QTY** | **Note** |
| | Ceiling joist | 2x6 | 16' | 80 | DougFir |
| | Rafter | 2x6 | 16' | 80 | DougFir |
| | Roofing plywood | 4x8x1/2 | | 53 | CDX |
| | Ridge board | 2x8 | 24' | 2 | DougFir |
| | Fascia | 2x6 | 16' | 10 | DougFir |