



Sample Takeoff Portfolio

Sample Project – 24-Unit Multifamily | Anytown, USA

24 units | 3 unit types | 4 trades | quantities cross-checked between trades

Takeoffs performed in PlanSwift® · Cabinet shop drawings produced in Mozaik™

01

Flooring

LVP, carpet, tile floors, base, transitions

Sheet FL-101

02

Cabinets

SKU schedule, trim, hardware + shop drawings & cabinet list

Sheet CB-101

03

Tile

Showers, tub surrounds, floors, backsplash, setting materials

Sheet TL-101

04

Countertops

Tops, splash, edges, cutouts, slab nesting & yield

Sheet CT-101

Flooring Takeoff – Summary

Sample Project – 24-Unit Multifamily – Anytown, USA

Room-by-room flooring takeoff for three unit types (24 units). Quantities by unit type and room, roll-up to project totals, and order quantities in cartons, rolls and coils.

Project	Sample Project – 24-Unit Multifamily
Location	Anytown, USA
Client	Sample Subcontractor Co. (fictional)
Plan set	Fictional architectural set A-101 to A-501, Rev 0
Building	3-story wood-frame, 24 units (8 per floor)
Prepared	October 2026
Sheet	FL-101

Scope & assumptions

- Unit interiors only; corridors, amenity and common areas excluded.
- LVP floating over 6-mil poly; no flooring under base cabinets or dishwashers.
- Carpet quantities in SY on 12' roll goods; seams and pattern match by installer.
- Waste: LVP 8%, carpet & pad 10%, floor tile 10%, base 5% (applied before order rounding).
- Transitions: one stick per two 36" doorways; exterior thresholds by others.
- Tile shower pans and wall tile in the tile takeoff (TL-101).
- Takeoff performed in PlanSwift®; quantities exported to the Excel workbook.

Unit mix

Unit type	Description	SF / unit	Units
Type A	1 BR / 1 BA	755	10
Type B	2 BR / 2 BA	1,200	10
Type C	3 BR / 2 BA	1,389	4
Total	Residential SF (all units)	25,106	24

13,948

LVP net SF

7,596

Carpet net SF

2,136

Tile floor net SF

5,862

Base LF

Per-unit summary (net)

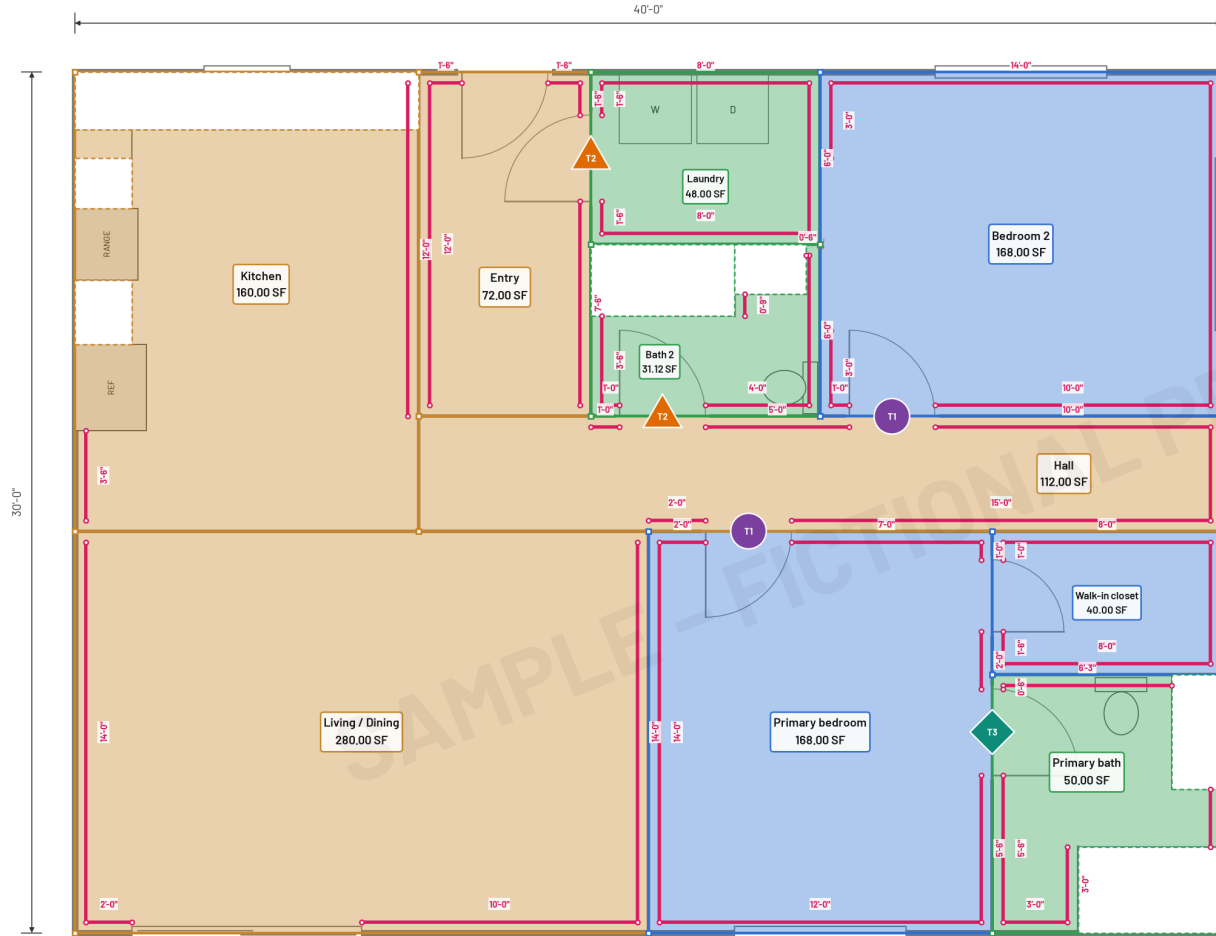
Unit type	Units	LVP SF/unit	Carpet SF/unit	Tile SF/unit	Base LF/unit	Doorway trans./unit
Type A – 1 BR / 1 BA	10	507.0	186.0	31.12	165.0	2
Type B – 2 BR / 2 BA	10	624.0	376.0	129.12	287.5	5
Type C – 3 BR / 2 BA	4	659.5	494.0	133.38	334.2	6

Project material order quantities

Material	Net qty	Waste	Qty w/ waste	Order qty
LVP 7"x48" (23.64 SF/ctn)	13,948.0 SF	8%	15,063.8 SF	638 ctn
Carpet, 12' broadloom	7,596.0 SF	10%	928.4 SY	6 rolls (12'x125')
Carpet pad 7/16" 8 lb	7,596.0 SF	10%	928.4 SY	31 rolls (30 SY)
Floor tile 12x24 (16 SF/ctn)	2,136.0 SF	10%	2,349.6 SF	147 ctn
4" rubber cove base	5,862.0 LF	5%	6,155.1 LF	52 coils (120')
Cove base adhesive			6,155.1 LF	39 gal
Carpet tack strip (4' pcs)	2,444.0 LF	5%	2,566.2 LF	642 pcs
T1 LVP reducer / carpet Z-bar, 94" stick	42 doorways	–	126.0 LF	21 sticks
T2 LVP T-molding, 94" stick	38 doorways	–	114.0 LF	19 sticks
T3 Carpet-to-tile metal edge, 8'-2" stick	14 doorways	–	42.0 LF	7 sticks

Marked-up plan - Unit Type B (typical of 10)

PAGE A-202 | UNIT TYPE B - 2 BR / 2 BA (1,200 SF) | TYPICAL OF 10



TAKEOFF ITEMS

Page A-202 - Unit Type B (quantities per unit)

Item	Quantity
Flooring - Area	
LVP Plank 7x48	624.00 SF
Carpet - broadloom	376.00 SF
Floor Tile 12x24	129.12 SF
Flooring - Linear	
Rubber Base 4" cove	287.50 LF
Transitions - Count	
T1 LVP / Carpet	2 EA
T2 LVP / Tile	2 EA
T3 Carpet / Tile	1 EA

Takeoff performed in PlanSwift®

WASTE & ORDER BASIS

LVP Plank 7x48 @ 8%	673.92 SF
Carpet - broadloom @ 10%	413.60 SF
Floor Tile 12x24 @ 10%	142.04 SF
Rubber base @ 5%	301.88 LF

NOTES

Area items: translucent fill, dashed = deduction (cabinets, DW, tub, shower, vanity).
Linear base segments labeled; base runs under windows, breaks at doors and cabinets.
Count markers at doorways = transitions.
Tile shower pans in tile takeoff (TL-101).

TAKEOFF REPORT

Job Sample Project – 24-Unit Multifamily – Anytown, USA
Plans A-201 Unit Type A, A-202 Unit Type B, A-203 Unit Type C (fictional)

Report Flooring Takeoff – FL-101
Software Takeoff performed in PlanSwift®

Item / Section	Type	Area SF	Deduct SF	Net qty	Unit	Waste	Qty w/ waste	Units	Project qty
Page A-201 – Unit Type A (1 BR / 1 BA) × 10									
LVP Plank 7x48	Area	521.00	14.000	507.000	SF	8%	547.56	10	5,475.60
Living / Dining		224.00	-	224.000	SF		241.92		
Kitchen		125.00	14.000	111.000	SF		119.88		
Entry		72.00	-	72.000	SF		77.76		
Hall		76.00	-	76.000	SF		82.08		
Laundry closet		24.00	-	24.000	SF		25.92		
Carpet – broadloom	Area	186.00	0.000	186.000	SF	10%	204.60	10	2,046.00
Bedroom		156.00	-	156.000	SF		171.60		
Bedroom closet		30.00	-	30.000	SF		33.00		
Floor Tile 12x24	Area	48.00	16.875	31.125	SF	10%	34.24	10	342.38
Bath		48.00	16.875	31.125	SF		34.24		
Rubber Base 4" cove	Linear			165.00	LF	5%	173.25	10	1,732.50
Transitions T1 / T2 / T3	Count			1 / 1 / 0	EA		2 EA	10	20 EA
Page A-202 – Unit Type B (2 BR / 2 BA) × 10									
LVP Plank 7x48	Area	656.00	32.000	624.000	SF	8%	673.92	10	6,739.20
Living / Dining		280.00	-	280.000	SF		302.40		
Kitchen		192.00	32.000	160.000	SF		172.80		
Entry		72.00	-	72.000	SF		77.76		
Hall		112.00	-	112.000	SF		120.96		
Carpet – broadloom	Area	376.00	0.000	376.000	SF	10%	413.60	10	4,136.00
Primary bedroom		168.00	-	168.000	SF		184.80		
Walk-in closet		40.00	-	40.000	SF		44.00		
Bedroom 2		168.00	-	168.000	SF		184.80		
Floor Tile 12x24	Area	168.00	38.875	129.125	SF	10%	142.04	10	1,420.38
Primary bath		72.00	22.000	50.000	SF		55.00		
Bath 2		48.00	16.875	31.125	SF		34.24		
Laundry		48.00	-	48.000	SF		52.80		
Rubber Base 4" cove	Linear			287.50	LF	5%	301.88	10	3,018.75
Transitions T1 / T2 / T3	Count			2 / 2 / 1	EA		5 EA	10	50 EA
Page A-203 – Unit Type C (3 BR / 2 BA) × 4									
LVP Plank 7x48	Area	718.00	58.500	659.500	SF	8%	712.26	4	2,849.04
Living / Dining		330.00	-	330.000	SF		356.40		
Kitchen		208.00	58.500	149.500	SF		161.46		
Entry		60.00	-	60.000	SF		64.80		
Hall		120.00	-	120.000	SF		129.60		
Carpet – broadloom	Area	494.00	0.000	494.000	SF	10%	543.40	4	2,173.60
Primary bedroom		182.00	-	182.000	SF		200.20		
Walk-in closet		48.00	-	48.000	SF		52.80		
Bedroom 2		132.00	-	132.000	SF		145.20		
Bedroom 3		132.00	-	132.000	SF		145.20		
Floor Tile 12x24	Area	177.00	43.625	133.375	SF	10%	146.71	4	586.85
Primary bath		81.00	26.750	54.250	SF		59.68		
Bath 2		48.00	16.875	31.125	SF		34.24		
Laundry		48.00	-	48.000	SF		52.80		
Rubber Base 4" cove	Linear			334.25	LF	5%	350.96	4	1,403.85
Transitions T1 / T2 / T3	Count			3 / 2 / 1	EA		6 EA	4	24 EA
PROJECT TOTAL – LVP Plank 7x48					SF	8%		24	15,063.84
PROJECT TOTAL – Carpet – broadloom					SF	10%		24	8,355.60
PROJECT TOTAL – Floor Tile 12x24					SF	10%		24	2,349.60
PROJECT TOTAL – Rubber Base 4" cove					LF	5%		24	6,155.10
PROJECT TOTAL – Transitions (doorways)					EA			24	94 EA

Cabinet Takeoff – Summary

Sample Project – 24-Unit Multifamily – Anytown, USA

Cabinet schedule by unit type with SKUs, fillers, panels, crown, light rail and toe kick, and hardware counts, rolled up per unit and for the full 24-unit project.

Project	Sample Project – 24-Unit Multifamily
Location	Anytown, USA
Client	Sample Subcontractor Co. (fictional)
Plan set	Fictional architectural set A-101 to A-501, Rev 0
Building	3-story wood-frame, 24 units (8 per floor)
Prepared	October 2026
Sheet	CB-101

Scope & assumptions

- Kitchen, bath vanity and laundry cabinets per fictional plan set; 3/4" plywood boxes, shaker doors.
- SKUs per standard stock-cabinet nomenclature (W = wall, B = base, SB = sink base, DB = drawer base).
- Corner LS36 base and WDC2430 wall shared between elevations, counted once.
- Fillers and end panels listed as SKUs; scribe and shims by installer.
- Trim LF measured on elevations incl. returns; 10% waste, ordered in 8' sticks.
- Countertops in the countertop takeoff (CT-101); appliances by others.
- Shop drawings produced in Mozaik™: plan view (SD-1), elevations (SD-2) and cabinet list for Unit Type B.

Unit mix

Unit type	Description	SF / unit	Units
Type A	1 BR / 1 BA	755	10
Type B	2 BR / 2 BA	1,200	10
Type C	3 BR / 2 BA	1,389	4
Total	Residential SF (all units)	25,106	24

366

Cabinet boxes

748

Pulls

1,184

Hinges

493

Crown LF

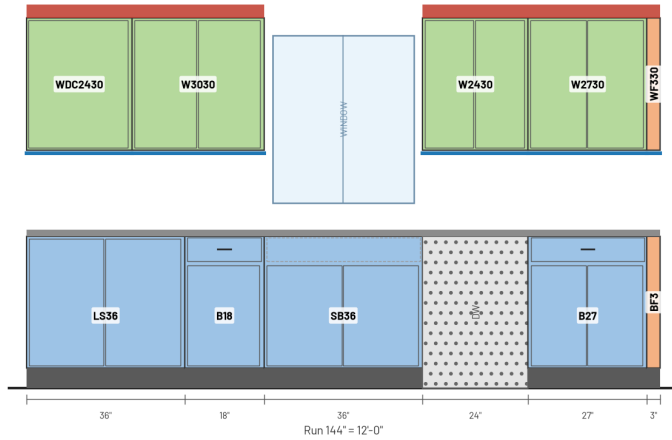
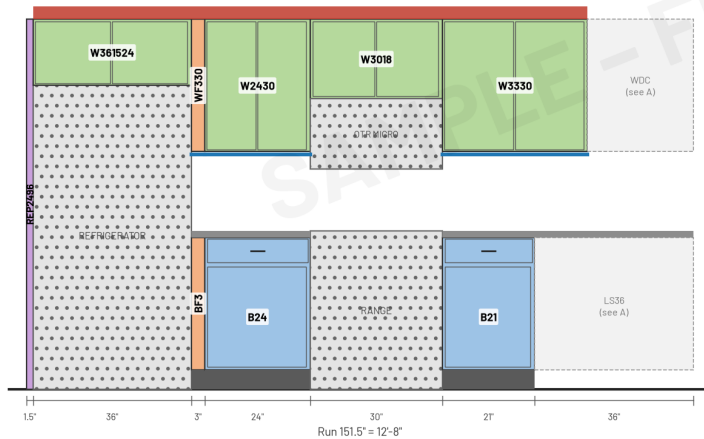
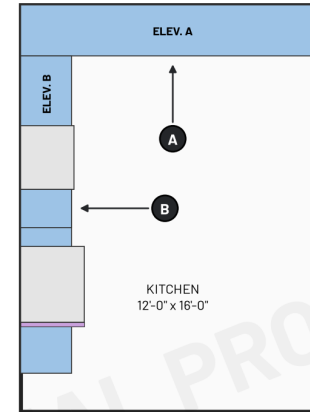
Per-unit and project roll-up

Item	Type A / unit	Type B / unit	Type C / unit	Project total
Cabinet boxes	10	17	24	366
Base cabinets	3	6	11	134
Wall cabinets	6	9	10	190
Tall cabinets	0	0	1	4
Vanity cabinets	1	2	2	38
Fillers	2	4	4	76
Panels	0	1	4	26
Doors	16	30	33	592
Drawers (slide pairs)	2	7	20	170
Pulls (5" bar)	18	36	52	748
Hinges (concealed, soft-close)	32	60	66	1184
Crown (LF)	13.50	24.50	28.25	493.00
Light rail (LF)	7.00	17.00	19.75	319.00
Toe kick (LF)	9.25	21.25	35.50	447.00

Trim order quantities

Trim item	Project LF	Waste	LF w/ waste	8' sticks
Crown (3-1/4" profile)	493.00	10%	542.30	68
Light rail	319.00	10%	350.90	44
Toe kick	447.00	10%	491.70	62

Marked-up kitchen elevations – Unit Type B (typical of 10)

ELEVATION A – KITCHEN SINK WALL (UNIT B)

ELEVATION B – KITCHEN RANGE WALL (UNIT B)

KEY PLAN – UNIT B KITCHEN

LEGEND

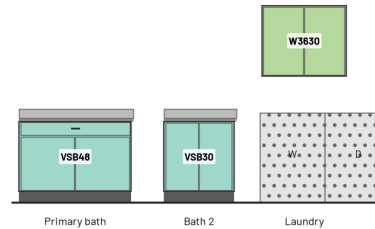
- Base cabinets
- Wall cabinets
- Tall cabinets
- Fillers
- Panels
- Appliance (by others)
- Crown molding
- Light rail
- Toe kick

UNIT B – PER-UNIT ROLL-UP

Cabinet boxes (base/wall/vanity)	17 (6 / 9 / 2)
Fillers / panels	4 / 1
Doors / drawers	30 / 7
Pulls / hinges	36 / 60
Crown	24.5 LF
Light rail	17.0 LF
Toe Kick (incl. vanities)	21.25 LF

NOTES

- Uppers 30" tall at 54" AFF; crown above 84".
- Vanities 34-1/2" box + 3 cm top; laundry
- W3630 over washer/dryer.
- LS36 / WDC2430 shared at corner (counted once).
- Hardware: 5" bar pull per door & drawer;
- lazy susan 1 pull; 2 hinges per door.
- Light rail excludes OTR micro and REF cabinet.

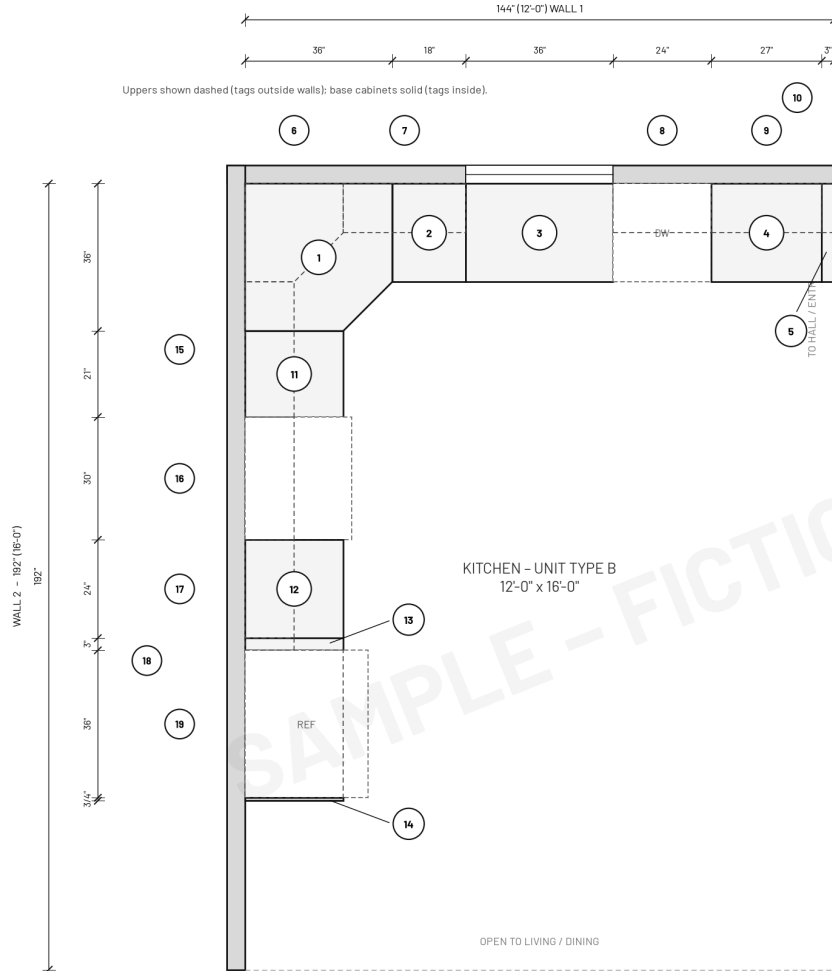
ELEVATIONS C/D/E – VANITIES & LAUNDRY (UNIT B)


Cabinet schedule by unit type (per unit) and project quantity

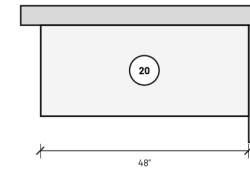
SKU	Description	Category	Type A	Type B	Type C	Doors	Drawers	Pulls	Project qty	Project pulls
Units per type			10	10	4					
B12	Base 12" 1 door / 1 drawer	Base	1	–	–	1	1	2	10	20
B15	Base 15" 1 door / 1 drawer	Base	1	–	–	1	1	2	10	20
B18	Base 18" 1 door / 1 drawer	Base	–	1	2	1	1	2	18	36
B21	Base 21" 1 door / 1 drawer	Base	–	1	1	1	1	2	14	28
B24	Base 24" 1 door / 1 drawer	Base	–	1	2	1	1	2	18	36
B27	Base 27" 2 door / 1 drawer	Base	–	1	–	2	1	3	10	30
DB18	Drawer base 18" 3 drawer	Base	–	–	1	0	3	3	4	12
DB24	Drawer base 24" 3 drawer	Base	–	–	1	0	3	3	4	12
DB36	Drawer base 36" 3 drawer	Base	–	–	2	0	3	3	8	24
SB30	Sink base 30" 2 door, false front	Base	1	–	–	2	0	2	10	20
SB36	Sink base 36" 2 door, false front	Base	–	1	1	2	0	2	14	28
LS36	Lazy susan corner base 36"	Base	–	1	1	2	0	1	14	14
W1230	Wall 12x30 1 door	Wall	1	–	–	1	0	1	10	10
W1530	Wall 15x30 1 door	Wall	1	–	–	1	0	1	10	10
W1830	Wall 18x30 1 door	Wall	–	–	2	1	0	1	8	8
W2130	Wall 21x30 1 door	Wall	–	–	1	1	0	1	4	4
W2430	Wall 24x30 2 door	Wall	1	2	1	2	0	2	34	68
W2730	Wall 27x30 2 door	Wall	–	1	–	2	0	2	10	20
W3030	Wall 30x30 2 door	Wall	1	1	1	2	0	2	24	48
W3330	Wall 33x30 2 door	Wall	–	1	–	2	0	2	10	20
W3630	Wall 36x30 2 door	Wall	–	1	2	2	0	2	18	36
W3018	Wall 30x18 2 door (over OTR micro)	Wall	1	1	–	2	0	2	20	40
W3612	Wall 36x12 2 door (over hood)	Wall	–	–	1	2	0	2	4	8
W361524	Wall 36x15x24D over refrigerator	Wall	1	1	1	2	0	2	24	48
WDC2430	Wall diagonal corner 24x30	Wall	–	1	1	1	0	1	14	14
OC3084	Oven cabinet 30x84, 2 door / 1 drawer	Tall	–	–	1	2	1	3	4	12
VS30	Vanity sink base 30" 2 door	Vanity	1	1	1	2	0	2	24	48
VS48	Vanity sink base 48" 2 door / 3 drawer	Vanity	–	1	–	2	3	5	10	50
VS60D	Vanity double sink 60" 4 door / 2 drawer	Vanity	–	–	1	4	2	6	4	24
BF3	Base filler 3x34-1/2	Filler	1	2	2	0	0	0	38	0
WF330	Wall filler 3x30	Filler	1	2	2	0	0	0	38	0
REP2496	Refrigerator end panel 24x96	Panel	–	1	1	0	0	0	14	0
BEP24	Base end panel 3/4x24x34-1/2	Panel	–	–	2	0	0	0	8	0
IBP84	Island back panel 84x34-1/2	Panel	–	–	1	0	0	0	4	0
TOTAL (all SKUs incl. fillers & panels)			12	22	32				468	748

SD-1 – Shop drawing plan view, Unit Type B (shop drawings produced in Mozaik™)

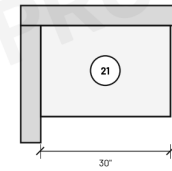
SD-1 PLAN VIEW – UNIT TYPE B KITCHEN



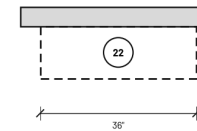
PRIMARY BATH – VANITY



BATH 2 – VANITY



LAUNDRY – WALL CABINET



CABINET KEY – UNIT B

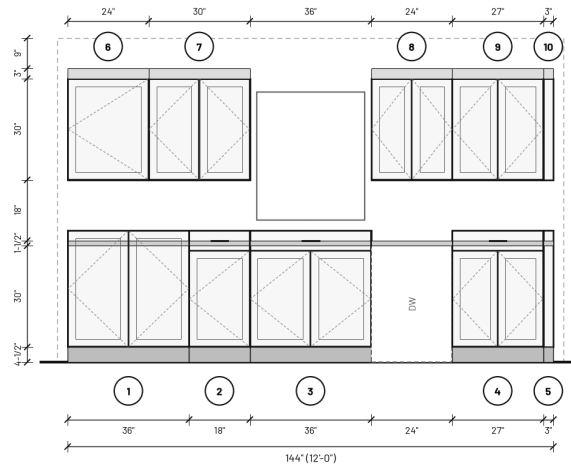
1	LS36	36" x 34-1/2" x 36"	W1
2	B18	18" x 34-1/2" x 24"	W1
3	SB36	36" x 34-1/2" x 24"	W1
4	B27	27" x 34-1/2" x 24"	W1
5	BF3	3" x 34-1/2" x 3/4"	W1
6	WDC2430	24" x 30" x 12"	W1
7	W3030	30" x 30" x 12"	W1
8	W2430	24" x 30" x 12"	W1
9	W2730	27" x 30" x 12"	W1
10	WF330	3" x 30" x 3/4"	W1
11	B21	21" x 34-1/2" x 24"	W2
12	B24	24" x 34-1/2" x 24"	W2
13	BF3	3" x 34-1/2" x 3/4"	W2
14	REP2486	3/4" x 87" x 24"	W2
15	W3330	33" x 30" x 12"	W2
16	W3018	30" x 18" x 12"	W2
17	W2430	24" x 30" x 12"	W2
18	WF330	3" x 30" x 3/4"	W2
19	W361524	36" x 15" x 24"	W2
20	VSB48	48" x 34-1/2" x 21"	W3
21	VSB30	30" x 34-1/2" x 21"	W4
22	W3630	36" x 30" x 12"	W5

W x H x D, inches

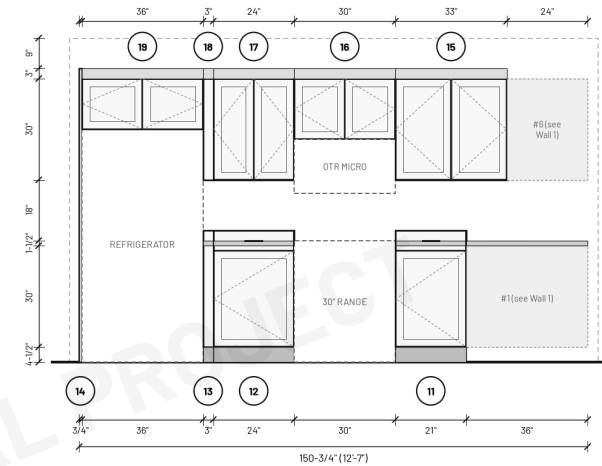
Shop drawings produced in Mozaik™

SD-2 – Shop drawing elevations, Unit Type B (shop drawings produced in Mozaik™)

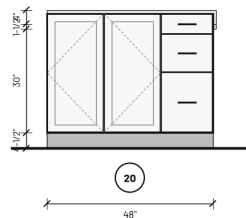
WALL 1 – SINK WALL



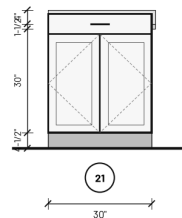
WALL 2 – RANGE WALL



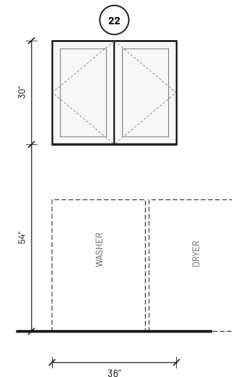
WALL 3 – PRIMARY BATH



WALL 4 – BATH 2



WALL 5 – LAUNDRY



ROOM / CONSTRUCTION

Job	Sample Project - 24-Unit Multifamily
Room	Unit Type B - kitchen, baths, laundry
Qty	10 identical units
Ceiling	96" (8'-0")
Base	34-1/2" box, 4-1/2" toe, 24" deep
Uppers	30" @ 54" AFF, 12" deep, crown 3"
Doors	Shaker, full overlay; 1/8" reveals
Boxes	3/4" plywood, frameless
Hardware	5" bar pulls, soft-close hinges/slides

Shop drawings produced in Mozaik™

Cabinet List – Unit Type B (typical of 10)

Cabinet list exported from the Unit Type B shop drawing job (cabinet numbers match SD-1 plan view and SD-2 elevations). Sizes are box W x H x D in inches; fillers and panels are listed as parts. Shop drawings produced in Mozaik™.

Cab #	Qty	Product	Description	Width	Height	Depth	Room / wall	Doors	Drawers	Notes
1	1	LS36	Lazy susan corner base 36"	36"	34-1/2"	36"	Kitchen / Wall 1	2	0	Pie-cut doors, 2-shelf susan
2	1	B18	Base 18" 1 door / 1 drawer	18"	34-1/2"	24"	Kitchen / Wall 1	1	1	
3	1	SB36	Sink base 36" 2 door, false front	36"	34-1/2"	24"	Kitchen / Wall 1	2	0	Tilt-out false front
4	1	B27	Base 27" 2 door / 1 drawer	27"	34-1/2"	24"	Kitchen / Wall 1	2	1	Butt doors
5	1	BF3	Base filler 3x34-1/2	3"	34-1/2"	3/4"	Kitchen / Wall 1	0	0	Scribe to wall
6	1	WDC2430	Wall diagonal corner 24x30	24"	30"	12"	Kitchen / Wall 1	1	0	Diagonal corner, 1 door
7	1	W3030	Wall 30x30 2 door	30"	30"	12"	Kitchen / Wall 1	2	0	
8	1	W2430	Wall 24x30 2 door	24"	30"	12"	Kitchen / Wall 1	2	0	
9	1	W2730	Wall 27x30 2 door	27"	30"	12"	Kitchen / Wall 1	2	0	
10	1	WF330	Wall filler 3x30	3"	30"	3/4"	Kitchen / Wall 1	0	0	Scribe to wall
11	1	B21	Base 21" 1 door / 1 drawer	21"	34-1/2"	24"	Kitchen / Wall 2	1	1	
12	1	B24	Base 24" 1 door / 1 drawer	24"	34-1/2"	24"	Kitchen / Wall 2	1	1	
13	1	BF3	Base filler 3x34-1/2	3"	34-1/2"	3/4"	Kitchen / Wall 2	0	0	Scribe to wall
14	1	REP2496	Refrigerator end panel 24x96	3/4"	87"	24"	Kitchen / Wall 2	0	0	Field-cut from 24x96, finished both sides
15	1	W3330	Wall 33x30 2 door	33"	30"	12"	Kitchen / Wall 2	2	0	
16	1	W3018	Wall 30x18 2 door (over OTR micro)	30"	18"	12"	Kitchen / Wall 2	2	0	Over OTR microwave
17	1	W2430	Wall 24x30 2 door	24"	30"	12"	Kitchen / Wall 2	2	0	
18	1	WF330	Wall filler 3x30	3"	30"	3/4"	Kitchen / Wall 2	0	0	Scribe to wall
19	1	W361524	Wall 36x15x24D over refrigerator	36"	15"	24"	Kitchen / Wall 2	2	0	24" deep over refrigerator
20	1	VS48	Vanity sink base 48" 2 door / 3 drawer	48"	34-1/2"	21"	Primary bath / Wall 3	2	3	Drawer bank right
21	1	VS30	Vanity sink base 30" 2 door	30"	34-1/2"	21"	Bath 2 / Wall 4	2	0	
22	1	W3630	Wall 36x30 2 door	36"	30"	12"	Laundry / Wall 5	2	0	Over washer/dryer
22			22 line items per unit × 10 units = 220 pieces					30	7	

Tile Takeoff – Summary

Sample Project – 24-Unit Multifamily – Anytown, USA

Area-by-area tile takeoff for showers, tub surrounds, bath and laundry floors and kitchen backsplashes, with trim, niches and full setting-material quantities.

Project	Sample Project – 24-Unit Multifamily
Location	Anytown, USA
Client	Sample Subcontractor Co. (fictional)
Plan set	Fictional architectural set A-101 to A-501, Rev 0
Building	3-story wood-frame, 24 units (8 per floor)
Prepared	October 2026
Sheet	TL-101

Scope & assumptions

- Unit bathrooms, laundry floors and kitchen backsplashes; showers and tub surrounds tiled to 7'-0" AFF.
- Waste: large-format walls 15%, floors 10%, mosaic 10%, subway 15% (applied before carton rounding).
- Setting materials and grout calculated on net installed SF; grout by joint volume, +10%.
- Bonded membrane on all wet walls, curbs and pans (15% lap); uncoupling membrane on tile floors.
- Tile floors match the flooring sample (FL-101) for bid-split flexibility; count once if one sub carries both.
- Glass enclosures, tubs and plumbing by others. Takeoff performed in PlanSwift®.

Unit mix

Unit type	Description	SF / unit	Units
Type A	1 BR / 1 BA	755	10
Type B	2 BR / 2 BA	1,200	10
Type C	3 BR / 2 BA	1,389	4
Total	Residential SF (all units)	25,106	24

2,578
Wall tile net SF

2,358
Floor tile net SF

573
Backsplash net SF

1,254
Schluter LF

Per-unit summary (net)

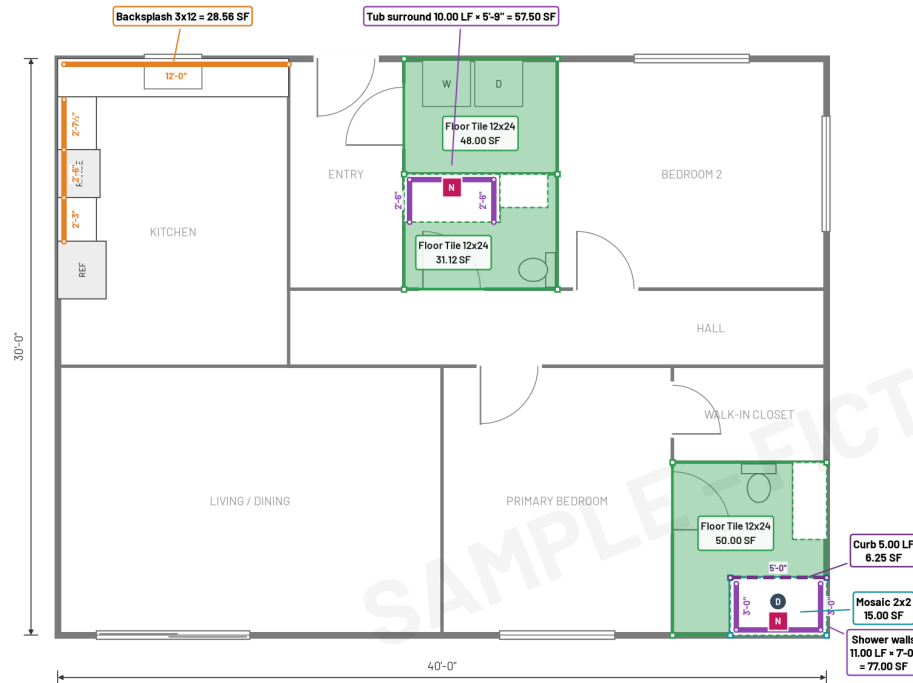
Unit type	Units	Wall SF	Floor SF	Backsplash SF	Trim LF	Niches
Type A – 1 BR / 1 BA	10	57.50	31.125	16.375	29.0	1
Type B – 2 BR / 2 BA	10	140.75	144.125	28.562	68.0	2
Type C – 3 BR / 2 BA	4	149.00	151.375	30.938	71.0	2

Project material order quantities

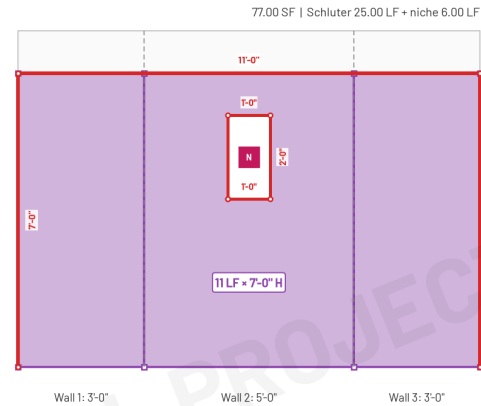
Material	Basis (net)	Waste	Qty w/ waste	Order qty
12x24 porcelain – shower/tub walls (16 SF/ctn)	2,578.50 SF	15%	2,965.28 SF	186 ctn
12x24 porcelain – floors (16 SF/ctn)	2,136.00 SF	10%	2,349.60 SF	147 ctn
2x2 porcelain mosaic – shower pans (12x12 sheets) (10 SF/ctn)	222.00 SF	10%	244.20 SF	25 ctn
3x12 ceramic subway – backsplash (10 SF/ctn)	573.12 SF	15%	659.09 SF	66 ctn
LFT mortar 50 lb (45 SF/bag) – 12x24	4,714.50 SF	–		105 bags
Modified thinset 50 lb (90 SF/bag) – mosaic/subway	795.12 SF	–		9 bags
Sanded grout 25 lb (1/8" joints)	341.4 lb	10%	375.6 lb	16 bags
Unsanded grout 10 lb (1/16" joints)	46.1 lb	10%	50.7 lb	6 bags
Bonded waterproof membrane (108 SF roll)	2,800.50 SF	15% lap	3,220.57 SF	30 rolls
Membrane seam band 5" (33' roll)	1,316 LF	10%	1,447.6 LF	44 rolls
Uncoupling membrane (54 SF roll)	2,136.00 SF	10%	2,349.60 SF	44 rolls
Unmodified thinset 50 lb – membrane install	5,570.18 SF	–		56 bags
Schluter edge trim, 8'-2-1/2" pcs	1,254.0 LF	10%	1,379.4 LF	169 pcs
Prefab shower niche 12x24	38 ea			38 ea
Shower tray + drain + curb kit	14 showers		74.0 LF curb	14 kits

Marked-up plan and unfolded elevations – Unit Type B (typical of 10)

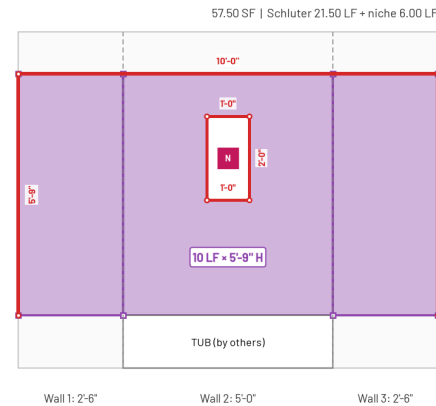
PAGE A-202 | UNIT TYPE B – TILE AREAS | TYPICAL OF 10



PRIMARY SHOWER – UNFOLDED WALLS



BATH 2 TUB SURROUND – UNFOLDED WALLS



TAKEOFF ITEMS

Page A-202 – Unit B, per unit

Item	Quantity
Tile – Floor (Area)	
Floor Tile 12x24	129.12 SF
Mosaic 2x2 pan	15.00 SF
Tile – Wall (L x H)	
Shower walls	77.00 SF
Tub surround	57.50 SF
Shower curb	6.25 SF
Backsplash 3x12	28.56 SF
Trim – Linear	
Schluter edge	68.00 LF
Count	
Niche 12x24	2 EA
Shower drain / tray	1 EA

Takeoff performed in PlanSwift®

NOTES

Wall items = linear x height.
Tile to 7'-0" AFF; niche opening deducted, returns added.
Dashed outlines = deductions (tub, shower, vanity).
Backsplash 18" high; 30" behind range to OTR micro; window sill reduces 3.00 SF.

TAKEOFF REPORT

Job Sample Project – 24-Unit Multifamily – Anytown, USA
Plans A-201 Unit Type A, A-202 Unit Type B, A-203 Unit Type C (fictional)

Report Tile Takeoff – TL-101
Software Takeoff performed in PlanSwift®

Item / Section	Type	Net qty	Unit	Waste	Qty w/ waste	Units	Project net	Project w/ waste
Page A-201 – Unit Type A (1 BR / 1 BA) × 10								
Wall Tile 12x24	Linear × H	57.500	SF	15%	66.125	10	575.00	661.25
Bath – tub surround walls		57.500	SF		66.125			
Floor Tile 12x24	Area	31.125	SF	10%	34.238	10	311.25	342.38
Bath – floor		31.125	SF		34.238			
Subway 3x12 (backsplash)	Linear × H	16.375	SF	15%	18.831	10	163.75	188.31
Kitchen backsplash		16.375	SF		18.831			
Schluter Edge Trim	Linear	29.00	LF	10%	31.90	10	290.00	319.00
Niche 12x24 (prefab)	Count	1	EA		1	10	10	10
Page A-202 – Unit Type B (2 BR / 2 BA) × 10								
Wall Tile 12x24	Linear × H	140.750	SF	15%	161.862	10	1,407.50	1,618.62
Primary shower – walls (5'x3', 7'-0" AFF)		77.000	SF		88.550			
Primary shower – curb		6.250	SF		7.187			
Bath 2 – tub surround walls		57.500	SF		66.125			
Floor Tile 12x24	Area	129.125	SF	10%	142.038	10	1,291.25	1,420.38
Primary bath – floor		50.000	SF		55.000			
Bath 2 – floor		31.125	SF		34.238			
Laundry – floor		48.000	SF		52.800			
Mosaic 2x2 (shower pan)	Area	15.000	SF	10%	16.500	10	150.00	165.00
Primary shower – floor (pan)		15.000	SF		16.500			
Subway 3x12 (backsplash)	Linear × H	28.562	SF	15%	32.847	10	285.62	328.47
Kitchen backsplash		28.562	SF		32.847			
Schluter Edge Trim	Linear	68.00	LF	10%	74.80	10	680.00	748.00
Niche 12x24 (prefab)	Count	2	EA		2	10	20	20
Shower tray / drain / curb kit	Count	1	EA		1	10	10	10
Page A-203 – Unit Type C (3 BR / 2 BA) × 4								
Wall Tile 12x24	Linear × H	149.000	SF	15%	171.350	4	596.00	685.40
Primary shower – walls (6'x3', 7'-0" AFF)		84.000	SF		96.600			
Primary shower – curb		7.500	SF		8.625			
Bath 2 – tub surround walls		57.500	SF		66.125			
Floor Tile 12x24	Area	133.375	SF	10%	146.713	4	533.50	586.85
Primary bath – floor		54.250	SF		59.675			
Bath 2 – floor		31.125	SF		34.238			
Laundry – floor		48.000	SF		52.800			
Mosaic 2x2 (shower pan)	Area	18.000	SF	10%	19.800	4	72.00	79.20
Primary shower – floor (pan)		18.000	SF		19.800			
Subway 3x12 (backsplash)	Linear × H	30.938	SF	15%	35.578	4	123.75	142.31
Kitchen backsplash		30.938	SF		35.578			
Schluter Edge Trim	Linear	71.00	LF	10%	78.10	4	284.00	312.40
Niche 12x24 (prefab)	Count	2	EA		2	4	8	8
Shower tray / drain / curb kit	Count	1	EA		1	4	4	4
PROJECT TOTAL – Wall Tile 12x24			SF	15%		24	2,578.50	2,965.28
PROJECT TOTAL – Floor Tile 12x24			SF	10%		24	2,136.00	2,349.60
PROJECT TOTAL – Mosaic 2x2 (shower pan)			SF	10%		24	222.00	244.20
PROJECT TOTAL – Subway 3x12 (backsplash)			SF	15%		24	573.12	659.09
PROJECT TOTAL – Schluter Edge Trim			LF	10%		24	1,254.00	1,379.40
PROJECT TOTAL – Niches / shower kits			EA			24	38 / 14	38 / 14

Countertop Takeoff – Summary

Sample Project – 24-Unit Multifamily – Anytown, USA

Stone countertop takeoff by unit type: countertop and splash SF, finished edge LF, sink and cooktop cutouts, seams, and a nested slab count with yield.

Project	Sample Project – 24-Unit Multifamily
Location	Anytown, USA
Client	Sample Subcontractor Co. (fictional)
Plan set	Fictional architectural set A-101 to A-501, Rev 0
Building	3-story wood-frame, 24 units (8 per floor)
Prepared	October 2026
Sheet	CT-101

Scope & assumptions

- Kitchen countertops and bath vanity tops, 3 cm quartz, eased edge; kitchen backsplash is tile (TL-101).
- Vanity tops include 4" back splash and one side splash where the top meets a wall.
- Depths: kitchen 25-1/2", vanities 22", island 42" incl. seating overhang.
- Seams placed away from sinks and cooktops; max piece length 128" (usable slab).
- Slab count from a project-wide nesting run (1" edge trim, 3/4" kerf); remnants reused for vanities.
- Sinks by others unless noted; cutouts and faucet holes counted for fabrication pricing.
- Takeoff performed in PlanSwift®; nesting run on the exported piece list.

Unit mix

Unit type	Description	SF / unit	Units
Type A	1 BR / 1 BA	755	10
Type B	2 BR / 2 BA	1,200	10
Type C	3 BR / 2 BA	1,389	4
Total	Residential SF (all units)	25,106	24

1,005
Countertop SF

653
Finished edge LF

25
Slabs (130x65)

73%
Slab yield

Per-unit and project roll-up

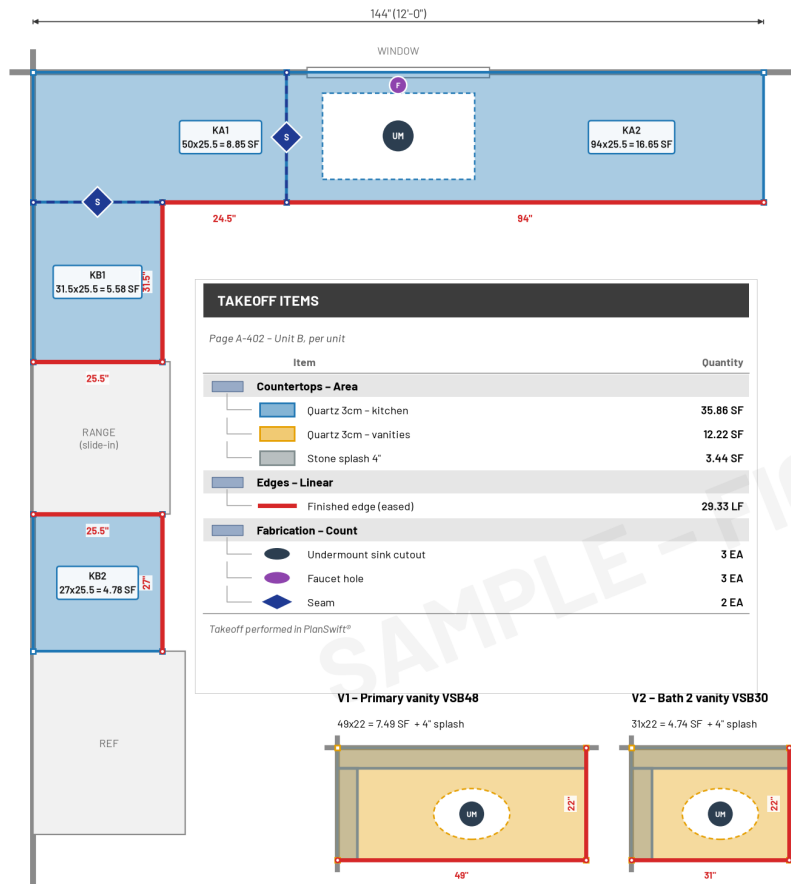
Item	Type A / unit	Type B / unit	Type C / unit	Project total
Kitchen countertop SF	14.34	35.86	69.20	778.84
Vanity top SF	4.74	12.22	14.06	225.81
Total countertop SF	19.08	48.08	83.26	1,004.65
Backsplash SF (4" stone, vanities)	1.47	3.44	3.78	64.28
Finished edge LF	15.42	29.33	51.33	652.83
Kitchen UM sink cutouts	1	1	1	24
Vanity UM sink cutouts	1	2	3	42
Cooktop cutouts	0	0	1	4
Faucet holes	2	3	4	66
Seams	0	2	2	28
Fabricated pieces	5	10	10	190

Slab count & yield

Slab / yield	Value
Material	3 cm quartz, Group 2 (fictional color)
Slab size	130" x 65" = 58.68 SF
Net fabricated SF (tops + splash)	1,068.93 SF
Slabs required (nested)	25 slabs
Purchased slab SF	1,467.01 SF
Overall yield	72.9%
Average net SF per slab	42.76 SF

Marked-up plan and slab nesting - Unit Type B (typical) / project

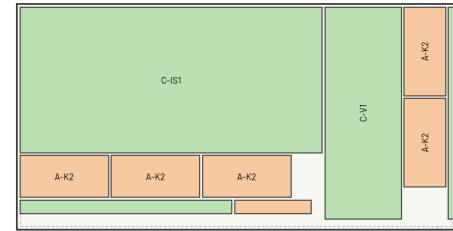
PAGE A-402 | KITCHEN & VANITIES - UNIT TYPE B (TYPICAL OF 10)



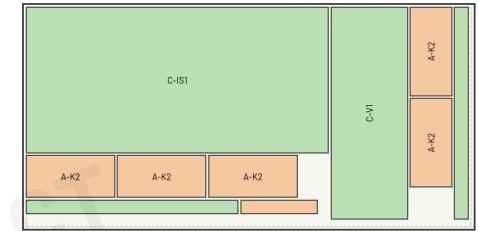
SLAB NESTING - PROJECT RUN (slabs 1-6 of 25 shown)

3 cm quartz, 130" x 65" jumbo slab (58.68 SF); 1" edge trim, 0.75" kerf. Overall yield 72.9%.

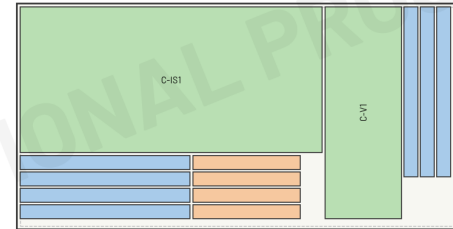
SLAB 01 yield 84%



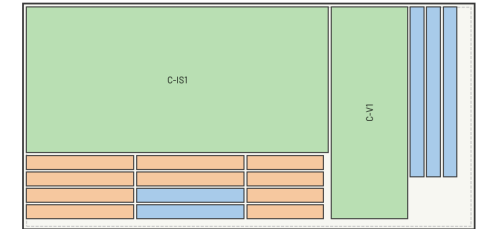
SLAB 02 yield 84%



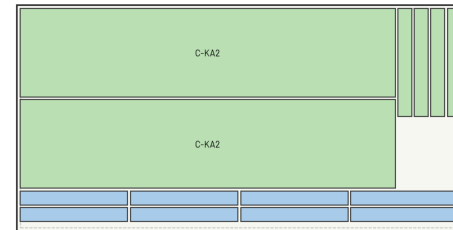
SLAB 03 yield 81%



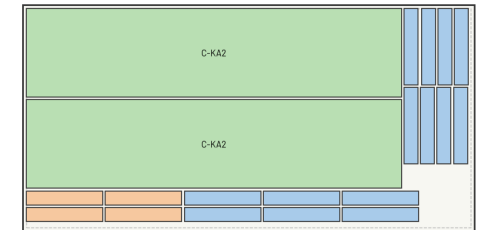
SLAB 04 yield 82%



SLAB 05 yield 83%



SLAB 06 yield 84%



Unit Type A pieces Unit Type B pieces Unit Type C pieces

TAKEOFF REPORT

Job Sample Project - 24-Unit Multifamily - Anytown, USA
Plans A-401 Unit Type A, A-402 Unit Type B, A-403 Unit Type C (fictional)

Report Countertop Takeoff - CT-101
Software Takeoff performed in PlanSwift®

Item / Section	Type	L (in)	D (in)	Area SF	Edge LF	Count	Units	Project qty
Page A-401 - Unit Type A (1 BR / 1 BA) × 10								
Quartz Top 3cm	Area			19.080	15.417	3	10	190.80 SF
K1 - Kitchen - sink run		69.0	25.5	12.219	7.875			
K2 - Kitchen - right of range		12.0	25.5	2.125	3.125			
V1 - Bath vanity top (VSB30)		31.0	22.0	4.736	4.417			
Stone Splash 4"	Area			1.472		2	10	14.72 SF
Finished Edge - eased	Linear				15.417		10	154.17 LF
Undermount sink cutouts (kitchen / vanity)	Count					1 / 1	10	20 EA
Faucet holes	Count					2	10	20 EA
Seams	Count					0	10	0 EA
Page A-402 - Unit Type B (2 BR / 2 BA) × 10								
Quartz Top 3cm	Area			48.082	29.333	6	10	480.82 SF
KA1 - Kitchen wall A - corner		50.0	25.5	8.854	2.042			
KA2 - Kitchen wall A - sink run		94.0	25.5	16.646	7.833			
KB1 - Kitchen wall B - left of range		31.5	25.5	5.578	4.750			
KB2 - Kitchen wall B - right of range		27.0	25.5	4.781	4.375			
V1 - Primary vanity top (VSB48)		49.0	22.0	7.486	5.917			
V2 - Bath 2 vanity top (VSB30)		31.0	22.0	4.736	4.417			
Stone Splash 4"	Area			3.444		4	10	34.44 SF
Finished Edge - eased	Linear				29.333		10	293.33 LF
Undermount sink cutouts (kitchen / vanity)	Count					1 / 2	10	30 EA
Faucet holes	Count					3	10	30 EA
Seams	Count					2	10	20 EA
Page A-403 - Unit Type C (3 BR / 2 BA) × 4								
Quartz Top 3cm	Area			83.259	51.333	6	4	333.03 SF
KA1 - Kitchen wall A - corner		48.0	25.5	8.500	1.875			
KA2 - Kitchen wall A - sink run		108.0	25.5	19.125	9.000			
KB1 - Kitchen wall B - cooktop run		91.5	25.5	16.203	7.625			
IS1 - Kitchen island (seating overhang)		87.0	42.0	25.375	21.500			
V1 - Primary vanity top (VSB60D)		61.0	22.0	9.319	6.917			
V2 - Bath 2 vanity top (VSB30)		31.0	22.0	4.736	4.417			
Stone Splash 4"	Area			3.778		4	4	15.11 SF
Finished Edge - eased	Linear				51.333		4	205.33 LF
Undermount sink cutouts (kitchen / vanity)	Count					1 / 3	4	16 EA
Cooktop cutout	Count					1	4	4 EA
Faucet holes	Count					4	4	16 EA
Seams	Count					2	4	8 EA
PROJECT TOTAL - Quartz Top 3cm							24	1,004.65 SF
PROJECT TOTAL - Stone Splash 4"							24	64.28 SF
PROJECT TOTAL - Finished Edge							24	652.83 LF
PROJECT TOTAL - Cutouts: sink / cooktop / faucet holes							24	66 / 4 / 66 EA
PROJECT TOTAL - Seams							24	28 EA
PROJECT TOTAL - Slabs 130x65 (nested, 72.9% yield)							24	25 slabs