SAMPLE – FICTIONAL PROJECT

AXENTRA SOLUTIONS

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

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All projects, plans, quantities and names in this portfolio are fictional and for demonstration only.

Takeoff performed in PlanSwift®

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

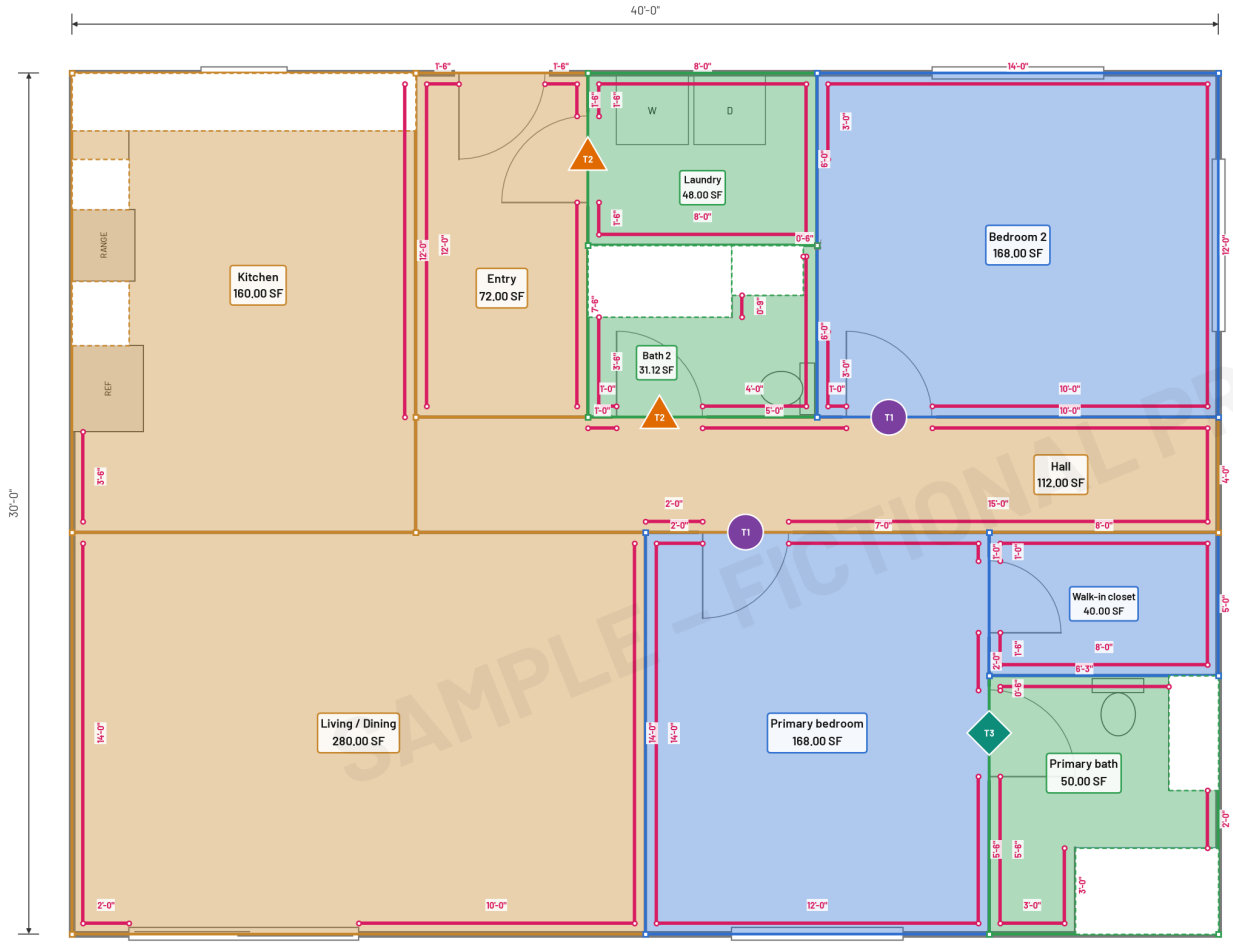
Material	Net qty	Waste	Qty w/ waste	Order qty
LVP 7"x48" (23.64 SF/ctn)	13,948.0 SF	8%	15,063.8 SF	638 ctn
Carpet, 12' broadloom	7,596.0 SF	10%	928.4 SY	6 rolls (12'x125')
Carpet pad 7/16" 8 lb	7,596.0 SF	10%	928.4 SY	31 rolls (30 SY)
Floor tile 12x24 (16 SF/ctn)	2,136.0 SF	10%	2,349.6 SF	147 ctn
4" 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

SAMPLE – FICTIONAL PROJECT

Takeoff performed in PlanSwift®

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).

AXENTRA SOLUTIONS	PROJECT	SHEET	SCALE / DATE	SHEET NO.	
	Sample Project – 24-Unit Multifamily Anytown, USA	Flooring takeoff – marked-up plan Unit Type B (typical)	NTS (schematic) October 2026	FL-101	SAMPLE fictional project

Portfolio sample. Fictional project, plans and quantities. Not for bidding or construction.

Takeoff performed in PlanSwift®

TAKEOFF REPORT

Job	Sample Project – 24-Unit Multifamily – Anytown, USA	**Report**	Flooring Takeoff – FL-101
Plans	A-201 Unit Type A, A-202 Unit Type B, A-203 Unit Type C (fictional)	**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**

SAMPLE – FICTIONAL PROJECT

Shop drawings produced in Mozaik™

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

366 Cabinet boxes

748 Pulls

1,184 Hinges

493 Crown LF

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**

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

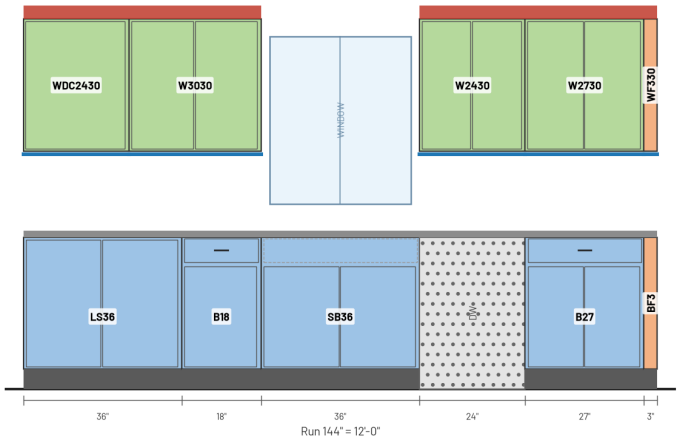
Trim item	Project LF	Waste	LF w/ waste	8' sticks
Crown (3-1/4" profile)	493.00	10%	542.30	68
Light rail	319.00	10%	350.90	44
Toe kick	447.00	10%	491.70	62

SAMPLE – FICTIONAL PROJECT

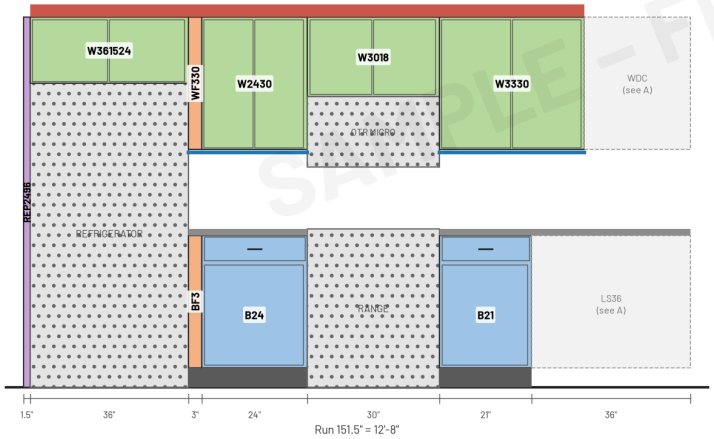
Shop drawings produced in Mozaik™

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

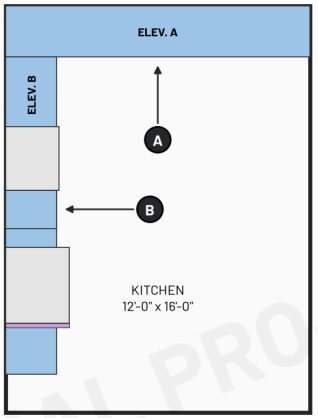
ELEVATION A – KITCHEN SINK WALL (UNIT B)



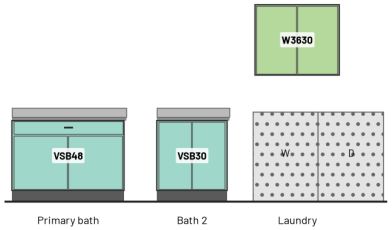
ELEVATION B – KITCHEN RANGE WALL (UNIT B)



KEY PLAN – UNIT B KITCHEN



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



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.

AXENTRA SOLUTIONS	PROJECT	SHEET	SCALE / DATE	SHEET NO.	
	Sample Project – 24-Unit Multifamily Anytown, USA	Cabinet takeoff – kitchen elevations Unit Type B (typical)	NTS (schematic) October 2026	CB-101	SAMPLE fictional project

SAMPLE – FICTIONAL PROJECT

Shop drawings produced in Mozaik™

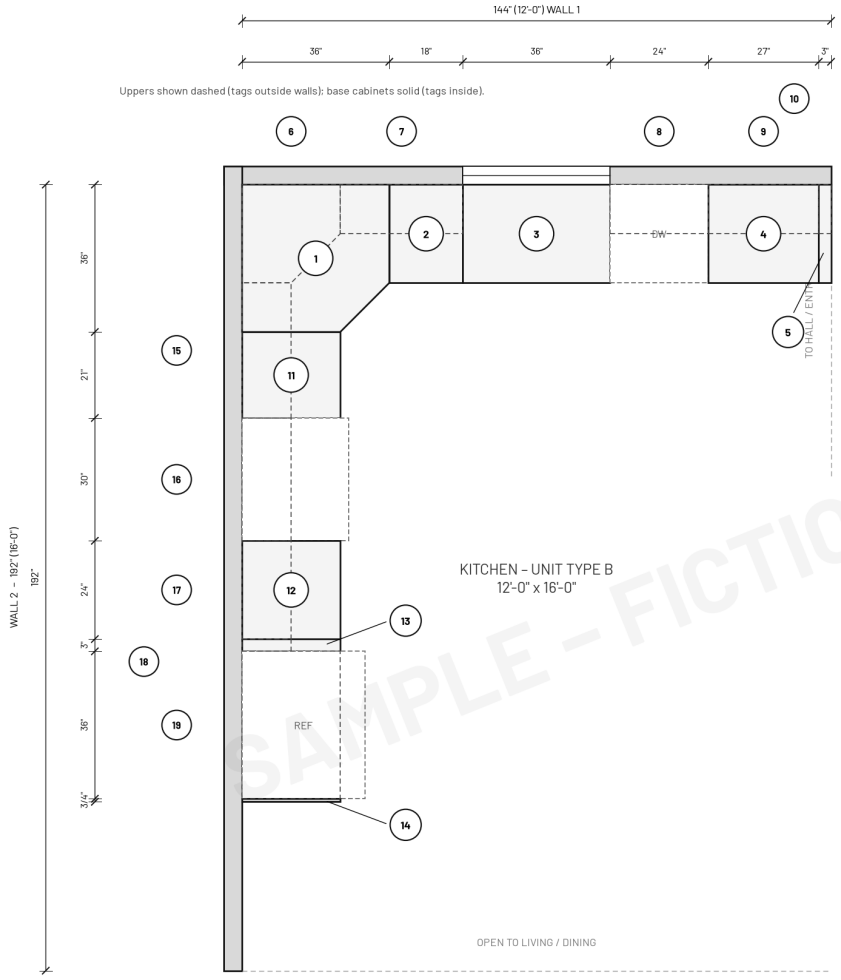
Cabinet schedule by unit type (per unit) and project quantity

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
VSB30	Vanity sink base 30" 2 door	Vanity	1	1	1	2	0	2	24	48
VSB48	Vanity sink base 48" 2 door / 3 drawer	Vanity	–	1	–	2	3	5	10	50
VSB60D	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**

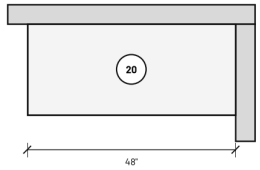
SAMPLE – FICTIONAL PROJECT

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

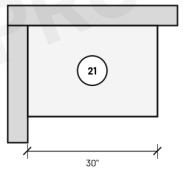
SD-1 PLAN VIEW – UNIT TYPE B KITCHEN



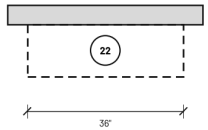
PRIMARY BATH – VANITY



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	REP2496	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™

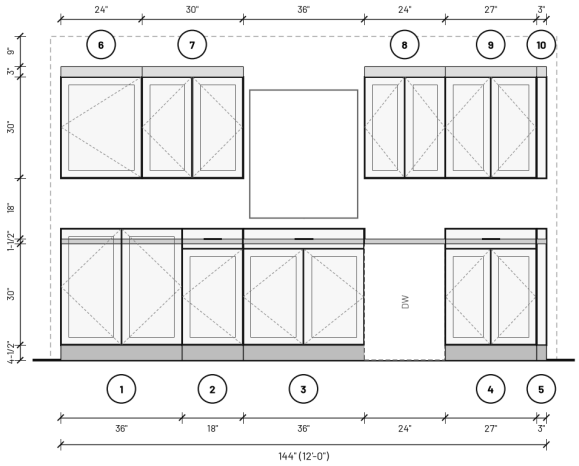
SAMPLE – FICTIONAL PROJECT

AXENTRA SOLUTIONS	PROJECT	SHEET	SCALE / DATE	SHEET NO.	
	Sample Project – 24-Unit Multifamily Anytown, USA	Cabinet shop drawings – plan view Unit Type B (typical)	NTS October 2026	SD-1	SAMPLE fictional project

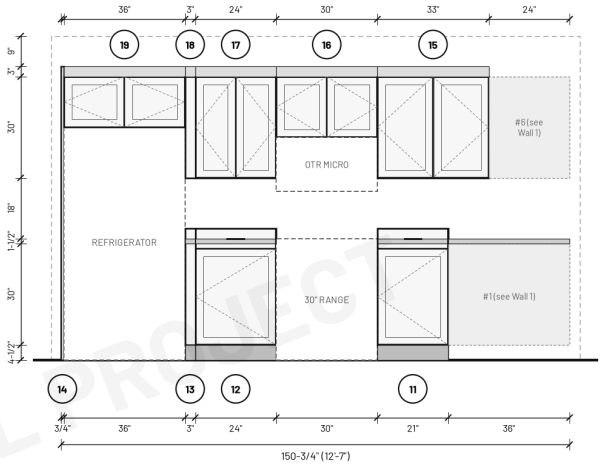
Shop drawings produced in Mozaik™

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

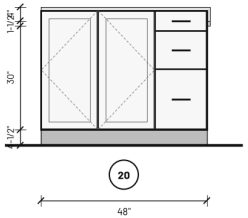
WALL 1 – SINK WALL



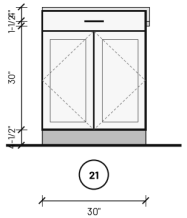
WALL 2 – RANGE WALL



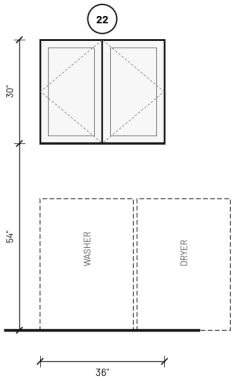
WALL 3 – PRIMARY BATH



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™

SAMPLE – FICTIONAL PROJECT

AXENTRA SOLUTIONS	PROJECT	SHEET	SCALE / DATE	SHEET NO.	
	Sample Project – 24-Unit Multifamily Anytown, USA	Cabinet shop drawings – elevations Unit Type B (typical)	NTS October 2026	SD-2	SAMPLE fictional project

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	VSB48	Vanity sink base 48" 2 door / 3 drawer	48"	34-1/2"	21"	Primary bath / Wall 3	2	3	Drawer bank right
21	1	VSB30	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**	

SAMPLE – FICTIONAL PROJECT

Takeoff performed in PlanSwift®

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

2,578 Wall tile net SF

2,358 Floor tile net SF

573 Backsplash net SF

1,254 Schluter LF

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**

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

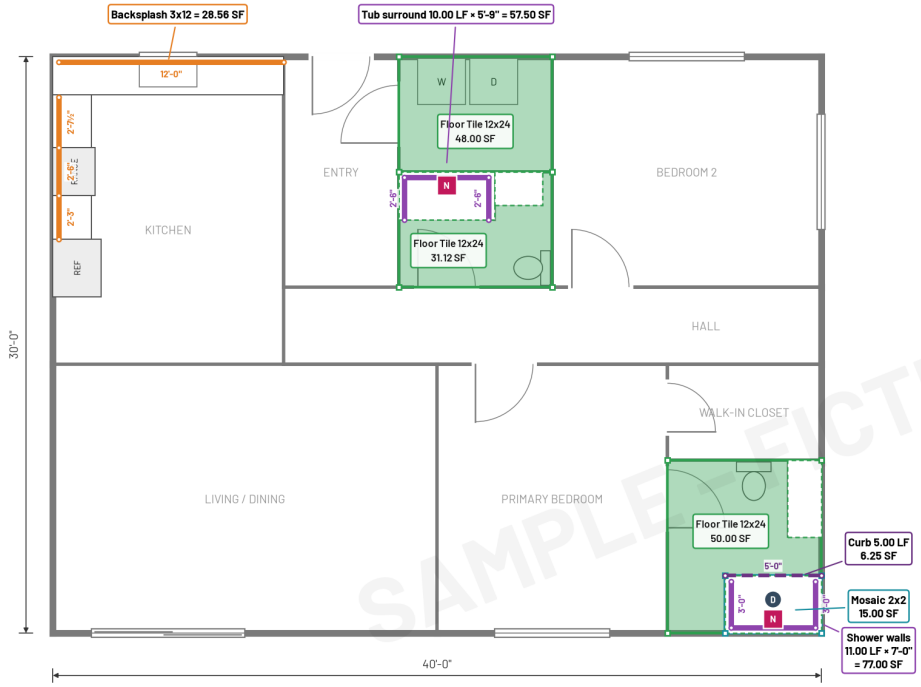
Material	Basis (net)	Waste	Qty w/ waste	Order qty
12x24 porcelain – shower/tub walls (16 SF/ctn)	2,578.50 SF	15%	2,965.28 SF	186 ctn
12x24 porcelain – floors (16 SF/ctn)	2,136.00 SF	10%	2,349.60 SF	147 ctn
2x2 porcelain mosaic – shower pans (12x12 sheets) (10 SF/ctn)	222.00 SF	10%	244.20 SF	25 ctn
3x12 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

SAMPLE – FICTIONAL PROJECT

Takeoff performed in PlanSwift®

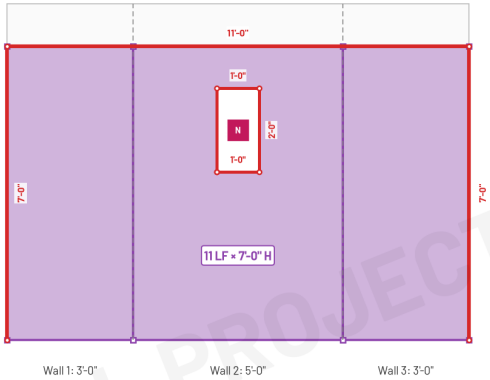
Marked-up plan and unfolded elevations – Unit Type B (typical of 10)

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



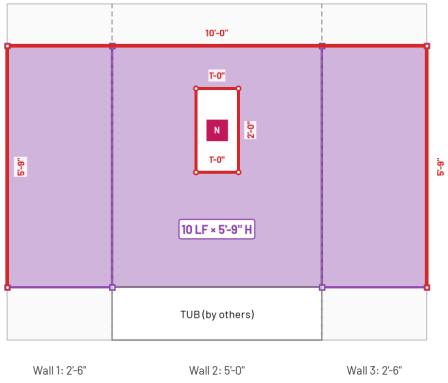
PRIMARY SHOWER – UNFOLDED WALLS

77.00 SF | Schluter 25.00 LF + niche 6.00 LF



BATH 2 TUB SURROUND – UNFOLDED WALLS

57.50 SF | Schluter 21.50 LF + niche 6.00 LF



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 × 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 × 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.

	PROJECT	SHEET	SCALE / DATE	SHEET NO.	
AXENTRA SOLUTIONS	Sample Project – 24-Unit Multifamily Anytown, USA	Tile takeoff – marked-up plan & elevations Unit Type B (typical)	NTS (schematic) October 2026	TL-101	SAMPLE fictional project

Takeoff performed in PlanSwift®

TAKEOFF REPORT

Job	Sample Project – 24-Unit Multifamily – Anytown, USA	**Report**	Tile Takeoff – TL-101
Plans	A-201 Unit Type A, A-202 Unit Type B, A-203 Unit Type C (fictional)	**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**

SAMPLE – FICTIONAL PROJECT

Takeoff performed in PlanSwift®

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

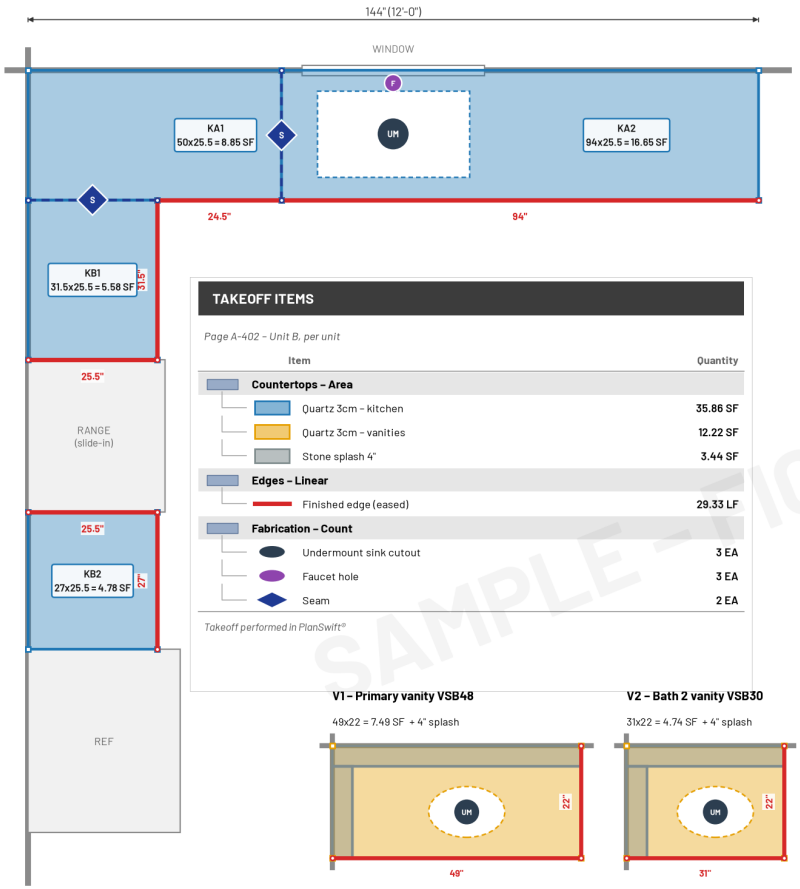
Slab / yield	Value
Material	3 cm quartz, Group 2 (fictional color)
Slab size	130" x 65" = 58.68 SF
Net fabricated SF (tops + splash)	1,068.93 SF
Slabs required (nested)	25 slabs
Purchased slab SF	1,467.01 SF
Overall yield	72.9%
Average net SF per slab	42.76 SF

SAMPLE – FICTIONAL PROJECT

Takeoff performed in PlanSwift®

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

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



TAKEOFF ITEMS

Page A-402 – Unit B, per unit

Item	Quantity
Countertops – Area	
Quartz 3cm – kitchen	35.86 SF
Quartz 3cm – vanities	12.22 SF
Stone splash 4"	3.44 SF
Edges – Linear	
Finished edge (eased)	29.33 LF
Fabrication – Count	
Undermount sink cutout	3 EA
Faucet hole	3 EA
Seam	2 EA

Takeoff performed in PlanSwift®

V1 – Primary vanity VSB48

49x22 = 7.49 SF + 4" splash

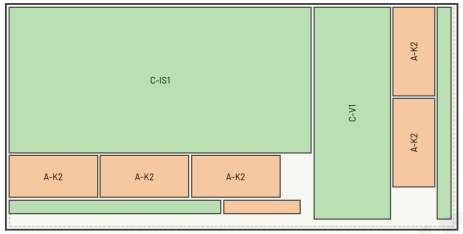
V2 – Bath 2 vanity VSB30

31x22 = 4.74 SF + 4" splash

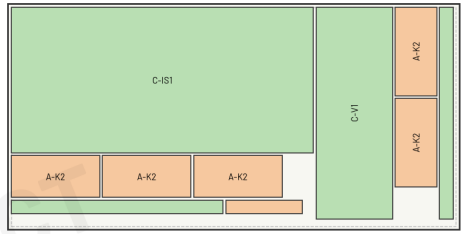
SLAB NESTING – PROJECT RUN (slabs 1–6 of 25 shown)

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

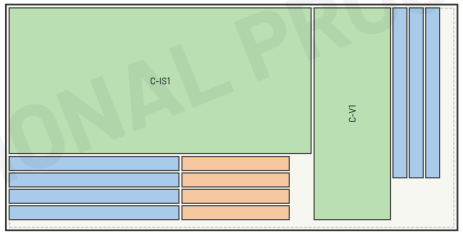
SLAB 01 yield 84%



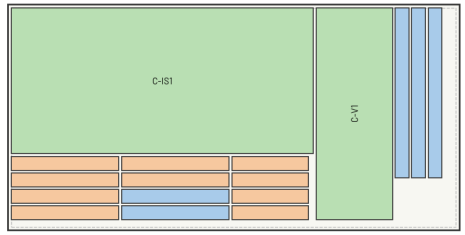
SLAB 02 yield 84%



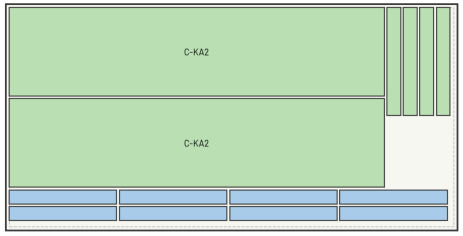
SLAB 03 yield 81%



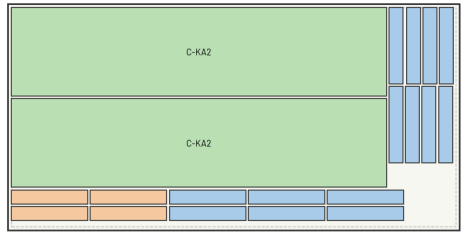
SLAB 04 yield 82%



SLAB 05 yield 83%



SLAB 06 yield 84%



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

PROJECT	SHEET	SCALE / DATE	SHEET NO.	
Sample Project – 24-Unit Multifamily Anytown, USA	Countertop takeoff – plan & slab nesting Unit Type B (typical) / project	NTS (schematic) October 2026	CT-101	SAMPLE fictional project

Takeoff performed in PlanSwift®

TAKEOFF REPORT

Job	Sample Project – 24-Unit Multifamily – Anytown, USA	**Report**	Countertop Takeoff – CT-101
Plans	A-401 Unit Type A, A-402 Unit Type B, A-403 Unit Type C (fictional)	**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**

Portfolio sample. Fictional project, plans and quantities. Not for bidding or construction.