

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)

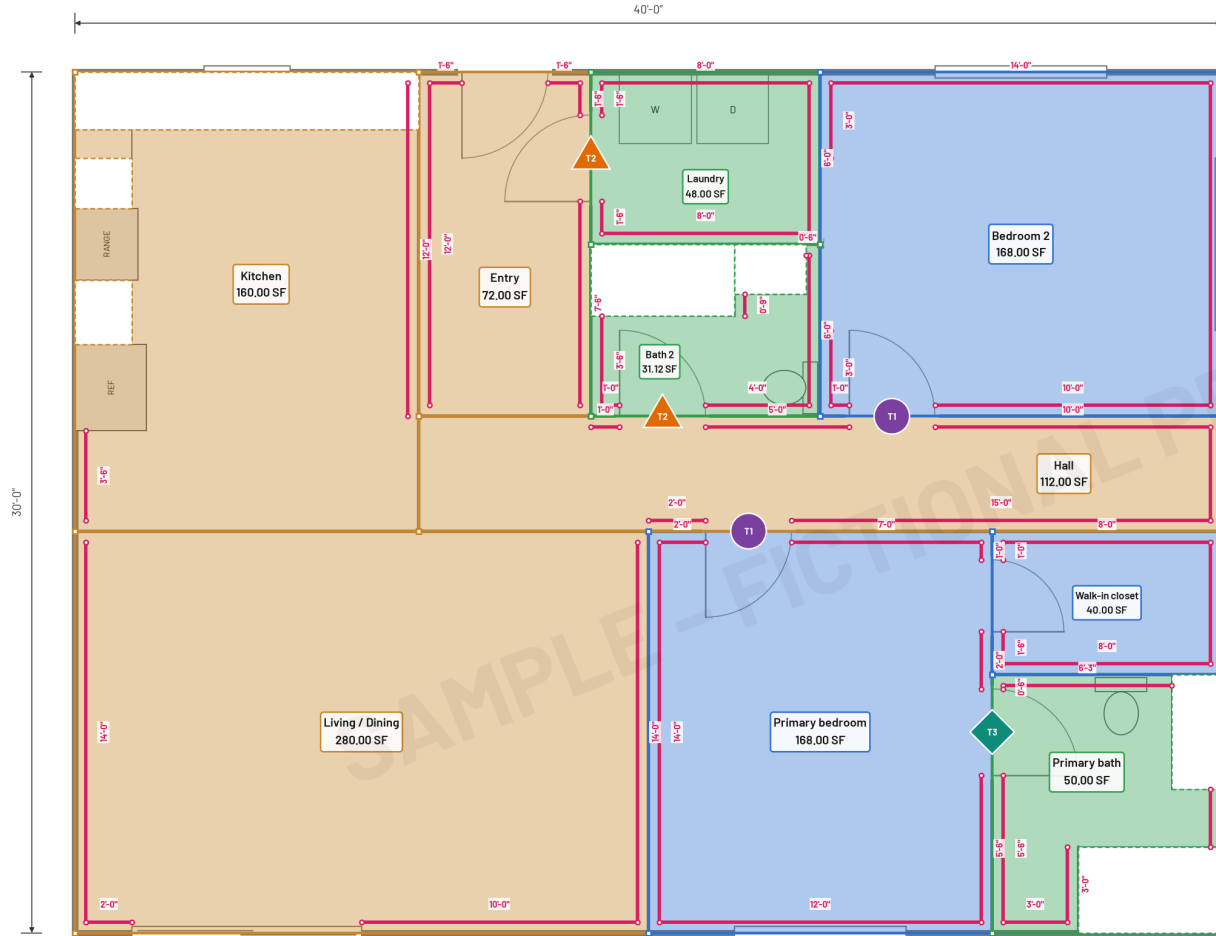
Unit type	Units	LVP SF/unit	Carpet SF/unit	Tile SF/unit	Base LF/unit	Doorway trans./unit
Type A – 1 BR / 1 BA	10	507.0	186.0	31.12	165.0	2
Type B – 2 BR / 2 BA	10	624.0	376.0	129.12	287.5	5
Type C – 3 BR / 2 BA	4	659.5	494.0	133.38	334.2	6

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