Sample Apartments, Building B: Flooring Takeoff

Sample report. The building, its name and Plans A and C are made up; Plan B is the sample unit on bidfirst.co/sample-takeoff/. 3 floors, 24 units, 3 plan types.

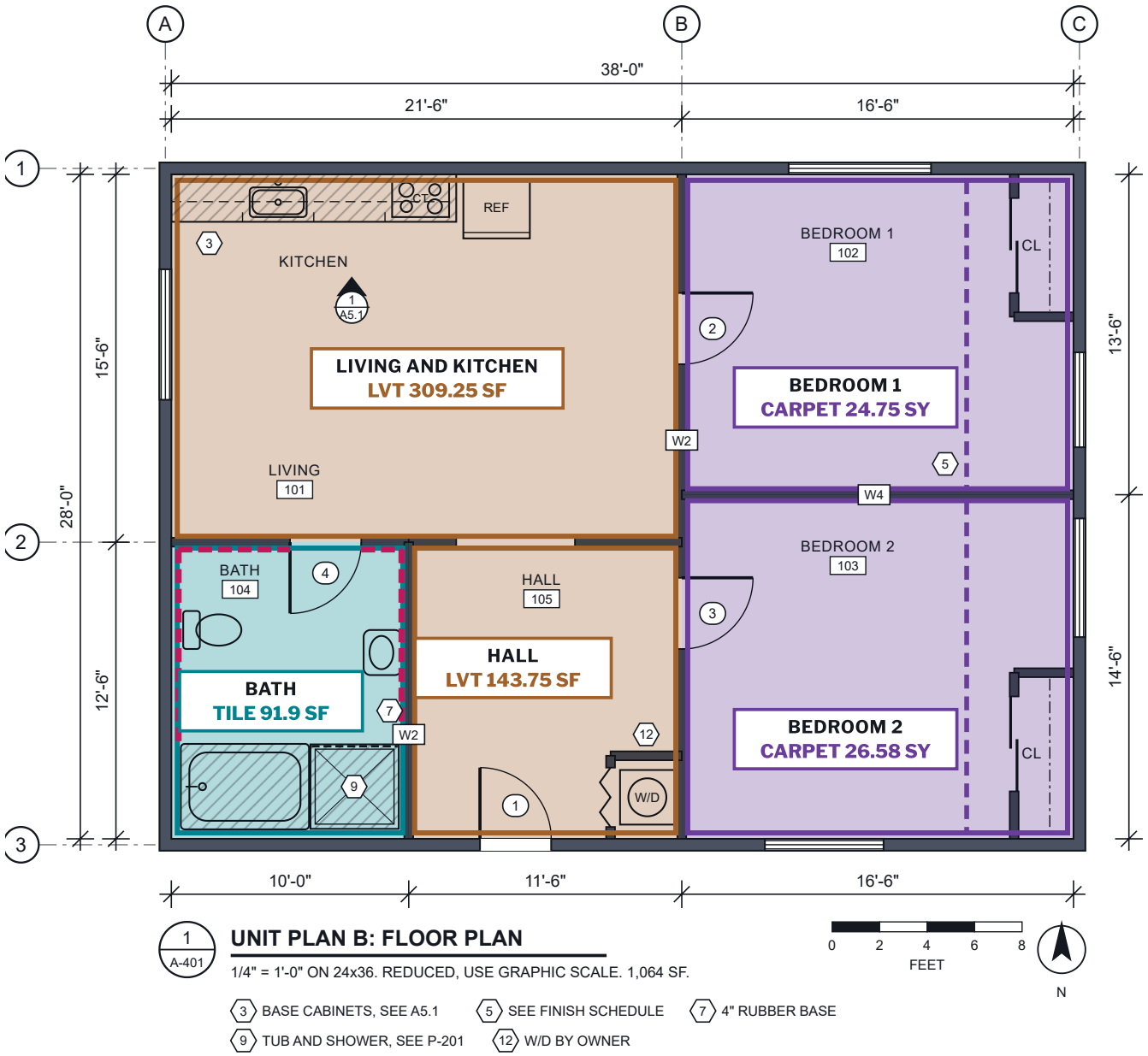
Scope in: LVT in living areas, kitchens and halls; carpet in bedrooms; floor tile in baths; rubber cove base in baths; transitions at each change of material. **Scope out:** wall tile and tub surrounds; corridors, stairs and other common areas; balconies and exterior storage; underlayment, moisture testing and floor prep; entry door threshold, supplied with the door.

Material	Unit	Net	Waste	Order	How the order was set
LVT, glue down	SF	10,060.8	7%	**10,780**	Net x (1 + waste), 539 boxes at 20 SF
Carpet, 12 ft roll	SY	974.6	14.1%	**1,112**	From the cut list for each plan type
Floor tile, 12 x 24	SF	2,355.2	10%	**2,600**	Net x (1 + waste), 260 cartons at 10 SF
Rubber cove base, 4 in	LF	668.8	5%	**704**	Net x (1 + waste), 176 pieces at 4 ft
Transitions	EA	72	0%	**72**	Count

Plan type, per unit	Units	LVT SF	Carpet SY	Carpet order SY	Tile SF	Base LF	Transitions
Plan A, 1 bed / 1 bath	8	318.4	17.9	20	64	19.6	2
Plan B, 2 bed / 1 bath	8	453	51.3	59	91.9	22.8	3
Plan C, 2 bed / 2 bath	8	486.2	52.6	60	138.5	41.2	4

Per unit, as measured. Each plan type is taken off once and multiplied by its unit count. In the Excel sheet, change the LVT, tile or base waste and the order recalculates. Carpet is ordered from the cut list.

Plan B, 2 bed / 1 bath: marked-up plan



1 / A-401 **UNIT PLAN B: FLOOR PLAN**

1/4" = 1'-0" ON 24x36. REDUCED, USE GRAPHIC SCALE. 1,064 SF.

3 BASE CABINETS, SEE A5.1 · 5 SEE FINISH SCHEDULE · 7 4" RUBBER BASE · 9 TUB AND SHOWER, SEE P-201 · 12 W/D BY OWNER

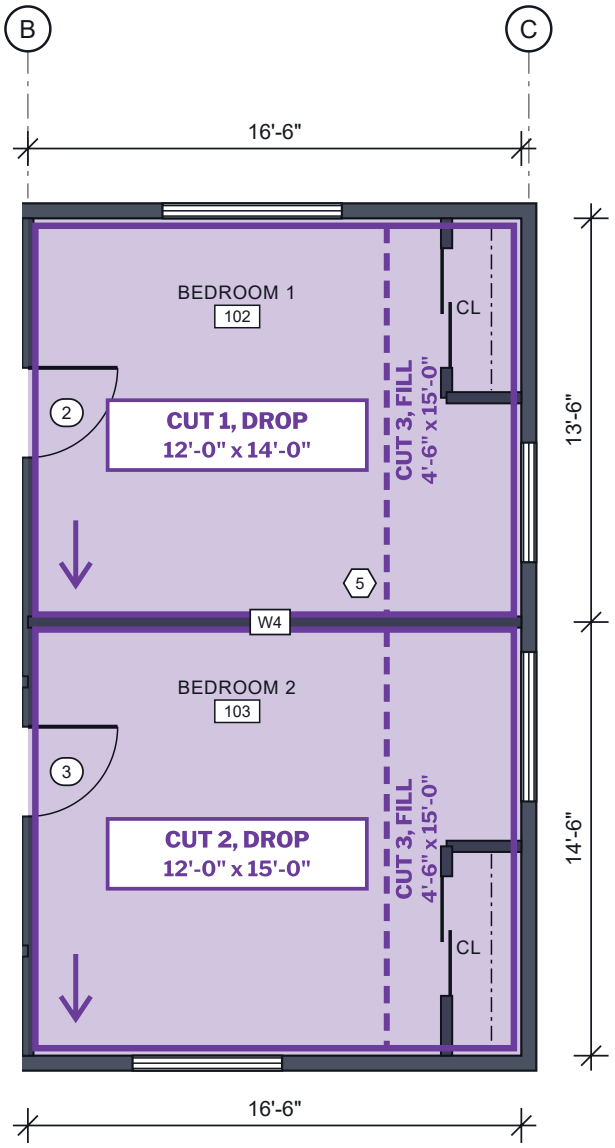
PLAN B, 2 BED / 1 BATH: LVT, CARPET IN THE BEDROOMS, TILE IN THE BATH

Sample Apartments, Building B. Sheet A-401, 1/4" = 1'-0".

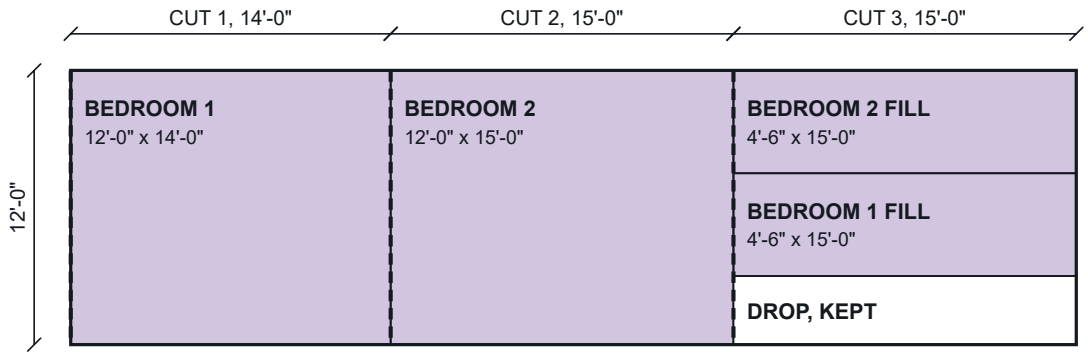
LVT, glue down	**453 SF net**
Carpet, 12 ft roll, seam dashed	**51.33 SY net**
Floor tile, 12 x 24	**91.9 SF net**
Rubber cove base, 4 in	**22.8 LF**
Cabinets and tub, not counted	**57.1 SF out**

Carpet seam layout and cut list, Plan B, 2 bed / 1 bath

12 ft roll. One drop per room wherever the room fits the 12 ft width; fills come from the same unit's roll. Pile runs the same way in every piece.



12'-0" ROLL, CUT DIAGRAM



44 LF x 12 ft = 528 SF = 59 SY ORDERED

NET 51.33 SY. THE UNSHADED STRIP IS THE DROP, KEPT FOR REPAIRS. CUTS IN ORDER OFF THE ROLL.

The order comes from the cut list. Net 51.33 SY, ordered 59 SY, 14.3% waste.

Piece	Cut, W x L ft	From
Bedroom 1	12.00 x 14.00	Cut 1, full width
Bedroom 2	12.00 x 15.00	Cut 2, full width
Bedroom 2 fill	4.50 x 15.00	Cut 3, split
Bedroom 1 fill	4.50 x 15.00	Cut 3, split
Drop, kept	3.00 x 15.00	Cut 3, kept for repairs
Per unit	**44 LF, 59 SY**	**8 units: 352 LF**

Pile runs the same way in every piece. Seams sit at 12 ft, away from the doors. Closets take the bedroom carpet.

Quantities and assumptions, Plan B, 2 bed / 1 bath

Material	Rooms	Net	Waste	Order	How the order was set
LVT, glue down	Living and kitchen, hall	453 SF	7%	**500 SF**	25 boxes at 20 SF
Carpet, 12 ft roll	Bedroom 1, bedroom 2	51.33 SY	14.3%	**59 SY**	44 LF of roll, from the seam layout
Floor tile, 12 x 24	Bath	91.9 SF	10%	**110 SF**	11 cartons at 10 SF
Rubber cove base, 4 in	Bath	22.8 LF	5%	**24 LF**	6 pieces at 4 ft
Transitions	Bedroom doors, bath door	3 EA	0%	**3 EA**	9 LF total
Countertop	Kitchen	12 LF	n/a	**12 LF**	25 SF at 25 in deep
Base cabinets	Kitchen	4 EA	n/a	**4 EA**	B36 base

Judgment calls (each one moves a number)

#	Item	What was done	Size, or how to flip it
1	**Floor under base cabinets**	Not counted. LVT stops at the toe kick.	Running LVT under the cabinets adds 24 SF.
2	**Floor under the fridge**	Counted as LVT. Nothing is taken out for appliances.	Taking it out removes 7 SF.
3	**Laundry closet**	LVT, counted with the hall. Floor under the washer and dryer is counted.	Taking out the floor under the washer and dryer removes 5.3 SF.
4	**Bedroom closets**	Carpet, counted with each bedroom, in the same pieces as the room.	LVT in the closets instead moves 32.5 SF from carpet to LVT.
5	**Tub and shower**	Not counted. Tile stops at the tub apron.	No change unless the tub moves.
6	**Carpet direction**	Pile runs north to south in both bedrooms, no quarter-turning.	Quarter-turning a fill saves roll, but the pile changes direction. Ask us first.
7	**Carpet seams**	One seam per bedroom at 12 ft, away from the door.	Moving a seam changes the cut list. We re-run it free.
8	**Transitions**	One at each change of material, measured at the door centerline.	If the GC supplies them, take the line off.
9	**Cove base**	Rubber base in the bath only. Bedrooms and living get baseboard by others.	Base in both bedrooms adds 116 LF.
10	**Waste**	LVT 7% straight lay, tile 10%, base 5%. Carpet from the cut list.	Send your own waste factors and the order column changes to match.

Questions, exclusions and checks

Questions to send to the GC

1. Confirm the LVT product and whether it is glue down or floating.
2. Confirm the carpet pad. None is called out in the finish schedule.
3. Confirm the base height and color, and who supplies the transitions.

Not included

1. Wall tile and tub surrounds
2. Corridors, stairs and other common areas
3. Balconies and exterior storage
4. Underlayment, moisture testing and floor prep
5. Entry door threshold, supplied with the door

Scale check

Sheet	Stated scale	Printed dimensions checked	Worst error
A-401	1/4" = 1'-0"	6	0.04 ft

Second measure

The plan measured again a different way, without seeing the takeoff. A line passes within 1%.

Line	Takeoff	Second check	Difference	Result
LVT, net	453 SF	451.6 SF	-0.3%	**Pass**
Carpet, net	462 SF	462.9 SF	+0.2%	**Pass**
Floor tile, net	91.9 SF	92.4 SF	+0.5%	**Pass**
Cove base	22.8 LF	22.6 LF	-0.9%	**Pass**
Carpet roll	44 LF	44 LF	0.0%	**Pass**
Transitions	3 EA	3 EA	0.0%	**Pass**