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

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

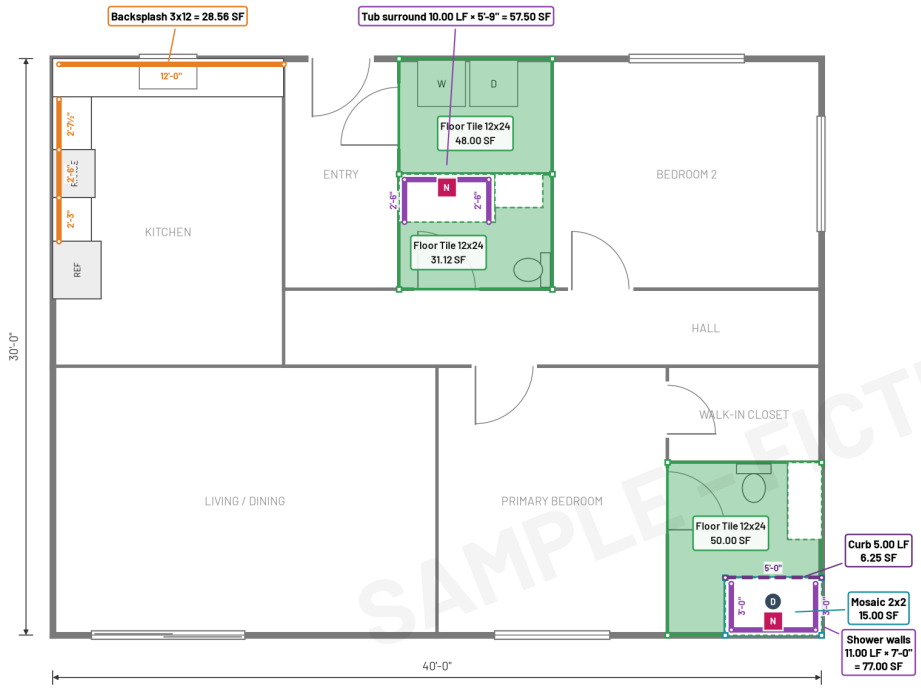
Material	Basis (net)	Waste	Qty w/ waste	Order qty
12x24 porcelain – shower/tub walls (16 SF/ctn)	2,578.50 SF	15%	2,965.28 SF	186 ctn
12x24 porcelain – floors (16 SF/ctn)	2,136.00 SF	10%	2,349.60 SF	147 ctn
2x2 porcelain mosaic – shower pans (12x12 sheets) (10 SF/ctn)	222.00 SF	10%	244.20 SF	25 ctn
3x12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

SAMPLE – FICTIONAL PROJECT

Takeoff performed in PlanSwift®

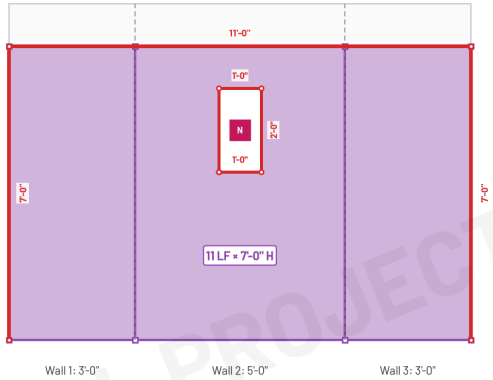
Marked-up plan and unfolded elevations – Unit Type B (typical of 10)

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



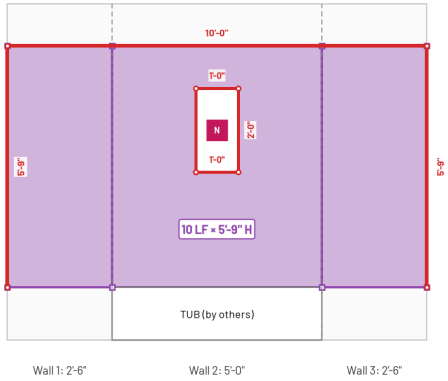
PRIMARY SHOWER – UNFOLDED WALLS

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.

SAMPLE – FICTIONAL PROJECT

AXENTRA SOLUTIONS	PROJECT	SHEET	SCALE / DATE	SHEET NO.	
	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 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