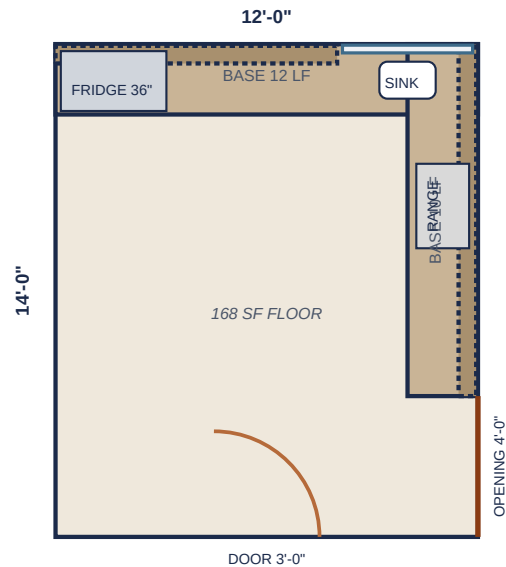


MEASUREMENTS-TO-PROPOSAL / CONTRACTOR REVIEW COPY / DEMONSTRATION ONLY

K-01 | Measured kitchen scope

L-shaped kitchen renovation · 12'-0" × 14'-0"

Fictional contractor field notes. Finish-face interior dimensions. No site inspection by Plan to Price. Owner details omitted. All rates illustrative USD.



Reported measurements

Room size	12'-0" × 14'-0" (168 SF)
Ceiling height	8'-0"
North base run	12 LF (fridge + bases + sink)
East base run	10 LF (range + bases)
Wall cabinets	18 LF (8 LF north + 10 LF east)
Window over sink	4'-0" × 3'-6"
South door	3'-0" × 6'-8"
East opening	4'-0" × 6'-8" to dining
Existing finish	Builder oak boxes, laminate top, VCT floor
Who supplies cabinets	Contractor — stock / semi-custom line
Who supplies appliances	Owner
Who supplies countertop	Allowance — fabricator TBD

Legend

Solid tan	Base cabinets 24" deep
Hatched brown	Wall cabinets 12" deep
Blue bar	Existing window (retained)
Copper arc	Swing of south door

Existing conditions assumed

Serviceable wood-framed walls and subfloor; no known rot, mold or asbestos. Plumbing and electrical remain in current locations (sink on north wall, range on east wall, 36" fridge opening at west end of north run). No wall relocation. Ceiling paint only; no new lighting layout. Concealed damage, floor leveling beyond 1/8" in 10', and code upgrades are allowances or exclusions.

Finish assumptions used for this sample

Stock / semi-custom box cabinets, 24" base depth, 12" wall depth, 36" upper height, standard overlay doors. Quartz countertop allowance (2 cm, eased edge, 4" backsplash excluded — tile splash instead). 3" × 6" ceramic backsplash, running bond. Mid-grade LVP flooring, 7" plank, glued or click over sound slab/subfloor. Two coats eggshell on walls, one coat ceiling. Standard 10% waste on field finishes unless noted.

MEASURED QUANTITIES, WASTE ALLOWANCES AND SUGGESTED ORDER QUANTITIES

Quantity takeoff

Traceability: all nets come from K-01 field dimensions. Order quantities apply waste or industry packing, then round. Cabinet counts are box counts from the measured runs, not a shop drawing. Confirm door styles, filler widths and appliance models before procurement.

Ref	Item	Net	Basis	Order
D1	Demo existing cabinets / top	1 LS	North 12 LF + east 10 LF + splash	1 LS
D2	Demo existing VCT flooring	168 SF	12 × 14 room	168 SF
D3	Haul-off / dumpster share	1 LS	Kitchen debris only	1 LS
C1	Base cabinets, 24" deep	22 LF	12 LF north + 10 LF east	22 LF
C2	Wall cabinets, 12" deep	18 LF	8 LF north + 10 LF east	18 LF
C3	36" fridge end panel / filler	1 EA	West end of north run	1 EA
C4	Stock hardware / fillers / toe	1 LS	Included with box package	1 LS
T1	Quartz countertop (allow.)	47 SF	22 LF × 25.5" + 4 SF returns	52 SF
T2	Sink cutout / cooktop cutout	2 EA	Undermount sink + range top	2 EA
B1	Ceramic backsplash tile	33 SF	22 LF × 18" height	37 SF
B2	Tile trim / schluter	22 LF	Top of splash	24 LF
F1	LVP flooring	168 SF	12 × 14; 10% waste	185 SF
F2	4" vinyl / rubber base	48 LF	52 LF peri. – 4' opening	53 LF
P1	Wall paint, 2 coats eggshell	351 SF	52×8 – door 21 – win 14 – open 28	4 gal
P2	Ceiling paint, 1 coat	168 SF	Room area	2 gal
P3	Cabinet exterior touch-up	1 LS	After install, paint-grade only	1 LS
M1	Plumbing disconnect / reset	1 LS	Same-location sink + supply	1 LS
M2	Electrical disconnect / reset	1 LS	Same-location range / hood / GFCI	1 LS
S1	Protection, layout, cleanup	1 LS	Floor ram board + daily clean	1 LS

Order logic

Tile: $\text{ceil}(33 \times 1.10) = 37$ SF. LVP: $\text{ceil}(168 \times 1.10) = 185$ SF. Paint: $351 \text{ SF} \times 2 \text{ coats} \times 1.10 / 350 \text{ SF-gal} \approx 2.2$ gal finish; sample carries 2 gal primer + 2 gal finish on walls and 2 gal ceiling (rounded cans). Countertop fabricator will re-template; 52 SF is an estimating allowance only. Cabinet LF is the measured run, not a guaranteed box list — fillers typically add 3–6".

Items held as allowances or owner-supplied

Appliances, range hood, sink, faucet, disposal, and lighting fixtures are owner-supplied in this sample. Countertop is a contractor allowance pending fabricator template. Concealed plumbing or electrical defects, floor leveling compound beyond two bags, and permit fees are excluded from the measured quantities.

CONTRACTOR WORKING COPY / ILLUSTRATIVE COSTS IN USD / RETAIN INTERNALLY

Complete construction estimate

Labor at \$48/hour including employer burden. Material prices are invented demonstration figures, not supplier quotes. Markup is applied to cost. Contingency is an internal reserve and does not authorize added scope.

Work / material	Qty	Material	Hrs	Labor	Direct
Protection, layout, daily cleanup	1 LS	85.00	6	288.00	373.00
Demo cabinets, top, splash; haul	1 LS	425.00	10	480.00	905.00
Demo VCT and adhesive scrape	168 SF	95.00	6	288.00	383.00
Stock base cabinets 22 LF installed	22 LF	3,740.00	10	480.00	4,220.00
Stock wall cabinets 18 LF installed	18 LF	2,340.00	8	384.00	2,724.00
Fridge panel, fillers, toe, hardware	1 LS	380.00	3	144.00	524.00
Quartz countertop allowance + sets	52 SF	2,860.00	4	192.00	3,052.00
Sink / cooktop cutouts (allow.)	2 EA	180.00	1	48.00	228.00
Backsplash tile + trim + thinset	37 SF	296.00	8	384.00	680.00
LVP flooring + transitions	185 SF	647.50	8	384.00	1,031.50
Vinyl base 53 LF	53 LF	79.50	2	96.00	175.50
Wall / ceiling paint + cabinetry touch	1 LS	168.00	10	480.00	648.00
Plumbing disconnect and reset	1 LS	95.00	4	192.00	287.00
Electrical disconnect and reset	1 LS	85.00	3	144.00	229.00
Direct cost subtotal			83	3,984.00	15,460.00

Price build-up

Direct cost	\$15,460.00
Contingency 5% of direct	773.00
Subtotal after contingency	16,233.00
Overhead 10%	1,623.30
Profit 10% of cost-plus-OH	1,785.63
Illustrative construction price	\$19,641.93

83 labor hours at \$48/hour including employer burden. Profit markup is 10% of cost-plus-overhead; profit is 9.09% of the selling price. Suggested contractor selling price on the client proposal is rounded to \$19,650. Tax treatment is not determined in this sample. Approve the selling price before a live proposal is released.

Review before issue

Confirm measured runs, appliance model widths, cabinet door style, countertop fabricator quote, floor preparation, and whether plumbing/electrical stay in place. Hidden damage, permit fees, appliances, fixtures and taxes are outside this worksheet. Corrections to transcription or calculation errors are part of a quoted revision window; added trades are requested.