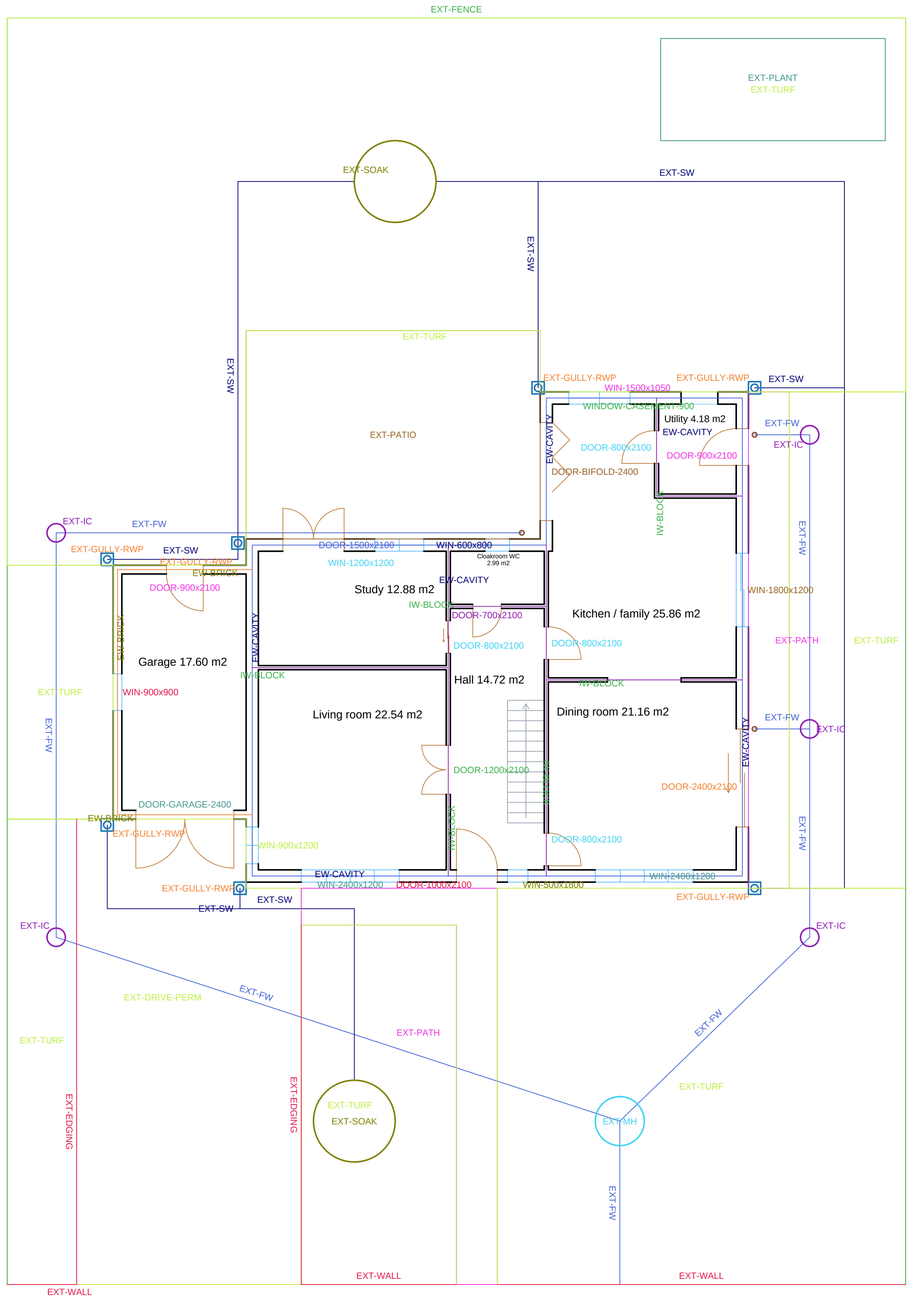
# TAKE-OFF PLAN: GROUND FLOOR AND SITE, REVISION B 1:75




ROWAN CLOSE (road and public sewer: not measured)

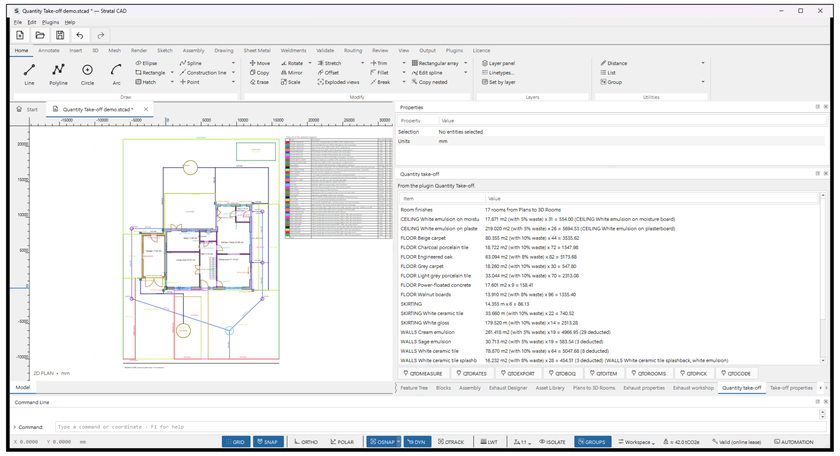
## Take-off of the selection legend

| | Code | Description | Quantity | Unit | Amount |
|---|---|---|---|---|---|
| | DOOR-1000x2100 | Front door: composite door set 1000 x 2100, multipoint lock | 1.000 | nr | 1450.00 |
| | DOOR-1200x2100 | Internal double door set 1200 x 2100, glazed, with ironmongery | 1.000 | nr | 980.00 |
| | DOOR-1500x2100 | Rear French doors 1500 x 2100, uPVC, double glazed | 1.000 | nr | 1980.00 |
| | DOOR-2400x2100 | Sliding patio door 2400 x 2100, aluminium, double glazed | 1.000 | nr | 3400.00 |
| | DOOR-700x2100 | Internal door set 700 x 2100, painted, with ironmongery | 1.000 | nr | 445.00 |
| | DOOR-800x2100 | Internal door set 800 x 2100, painted, with ironmongery | 4.000 | nr | 1840.00 |
| | DOOR-900x2100 | External door set 900 x 2100 (utility and garage), composite | 2.000 | nr | 2360.00 |
| | DOOR-BIFOLD-2400 | Folding (bi-fold) door set 2400 x 2100, aluminium, three leaves | 1.000 | nr | 4600.00 |
| | DOOR-GARAGE-2400 | Garage doors 2400 x 2100, side-hung pair, insulated steel | 1.000 | nr | 2100.00 |
| | EW-BRICK | Garage wall 215 solid facing brick, English garden wall bond | 23.625 | m2 | 3591.00 |
| | EW-CAVITY | Cavity wall 300: facing brick, 100 mm full-fill insulation, 100 mm block (face less openings) | 101.099 | m2 | 16984.67 |
| | EXT-DRIVE-PERM | Permeable block paving 80 mm on 350 open-graded sub-base (drive, revision B) | 63.393 | m2 | 5832.12 |
| | EXT-EDGING | Precast concrete edging kerb, haunched | 20.193 | m | 525.01 |
| | EXT-FENCE | 1.8 m close-boarded fence, concrete posts and gravel boards | 84.000 | m | 6048.00 |
| | EXT-FW | 100 mm uPVC foul drain, pea-gravel bed and surround, average 1.0 m deep | 61.286 | m | 5393.17 |
| | EXT-GULLY-RWP | Rainwater pipe 68 mm, shoe and back-inlet gully | 7.000 | nr | 1470.00 |
| | EXT-IC | Inspection chamber 450 mm, plastic, with cover | 5.000 | nr | 2150.00 |
| | EXT-MH | Manhole 1200 mm precast rings, cover and frame | 1.000 | nr | 1700.00 |
| | EXT-PATH | Concrete block paving 60 mm on 100 sub-base (paths) | 26.534 | m2 | 1804.28 |
| | EXT-PATIO | Sandstone patio on a full mortar bed | 39.658 | m2 | 3886.44 |
| | EXT-PLANT | Planting bed: 300 mm topsoil, shrubs at 3 per m2, bark mulch | 14.438 | m2 | 606.38 |
| | EXT-SOAK | Soakaway, geocellular crates 4 m3, wrapped | 2.000 | nr | 3000.00 |
| | EXT-SW | 100 mm uPVC surface water drain, pea-gravel bed and surround | 64.850 | m | 5188.00 |
| | EXT-TURF | 150 mm topsoil and turf (planting bed deducted) | 422.222 | m2 | 5911.10 |
| | EXT-WALL | Front garden wall 900 high, one brick, coping, on its own foundation | 15.500 | m | 4030.00 |
| | IW-BLOCK | Block partition 100, dense concrete block (face less openings) | 77.490 | m2 | 4959.36 |
| | SUB-TRENCH | Strip foundation 600 x 1000 under cavity walls: excavate, cart away, C25/30 trench fill | 49.770 | m | 6370.56 |
| | SUB-TRENCH-GAR | Strip foundation 600 x 900 under the garage's 215 brick walls | 13.230 | m | 1561.14 |
| | SUB-TRENCH-INT | Strip foundation 450 x 900 under block partitions | 34.335 | m | 3158.82 |
| | WIN-1200x1200 | uPVC double-glazed casement window 1200 x 1200, sill, cavity closers | 1.000 | nr | 522.00 |
| | WIN-1500x1050 | uPVC double-glazed casement window 1500 x 1050, sill, cavity closers | 1.000 | nr | 551.00 |
| | WIN-1800x1200 | uPVC double-glazed casement window 1800 x 1200, sill, cavity closers | 1.000 | nr | 674.00 |
| | WIN-2400x1200 | uPVC double-glazed casement window 2400 x 1200, sill, cavity closers | 2.000 | nr | 1650.00 |
| | WIN-500x1800 | uPVC double-glazed fixed window 500 x 1800, sill, cavity closers | 1.000 | nr | 409.00 |
| | WIN-600x800 | uPVC double-glazed fixed obscure window 600 x 800, sill, cavity closers | 1.000 | nr | 321.00 |
| | WIN-900x1200 | uPVC double-glazed casement window 900 x 1200, sill, cavity closers | 1.000 | nr | 447.00 |
| | WIN-900x900 | uPVC double-glazed fixed window 900 x 900, sill, cavity closers | 1.000 | nr | 390.00 |
| | WINDOW-CASEMENT-900 | uPVC double-glazed casement window 900 x 1200, sill, cavity closers | 1.000 | nr | 447.00 |
| | Total | | | | 108736.05 |

## BILLS BY STOREY, REVISION B (QTOBOQ CSV, STOREY; GBP)

| Storey (QTOPROPS Storey) | Measured work | Total with add-ons |
|---|---|---|
| Ground floor | 91160.93 | 115781.67 |
| First floor | 60828.50 | 77257.06 |
| Roof | 27863.67 | 35389.08 |
| External works | 47544.49 | 60385.31 |
| Whole drawing (stair and provisional sums too) | 229847.59 | 336924.82 |

## QTOROOMS IN THE APP: FIRST AND GROUND FLOOR ROOM FINISHES (SCREENSHOT)




## NOTES

1. Fictional house (the Plans to 3D Rooms demo house) measured for a product demonstration. Rates are EXAMPLE RATES, not prices.
2. Colours, code tags, legend and quantity table are QTOMARKUP's, for the ground floor and external works (first floor, roof and room finishes are in the bill, sheet 2).
3. Walls: Plans to 3D Rooms walls measured as faces (QTOPROPS Face), openings deducted. Doors and windows coded by size (QTOCODE). Externals and drainage picked with QTOPICK.
4. Revision B: patio 1.5 m deeper, permeable drive in place of the channel drain, drive edging. Drainage layout indicative only.

Stratal CAD
cad.stratal.co.uk

TITLE
6 Rowan Close: quantity take-off
Take-off plan, ground floor and site, rev B

| PROJECT | DRAWN | | |
|---|---|---|---|
| 6 Rowan Close (fictional) | Stratal CAD demo | | |
| DRAWING NO. | SHEET | SCALE | SIZE |
| STR-QTO-001 | 1 of 4 | 1:75 | A1 |
| SOFTWARE | DATE | | |
| Stratal CAD 0.1.8, Quantity Take-off 0.6.0 | 12 Nov 2026 | | |

STATUS
DEMONSTRATION DRAWING - NOT FOR MANUFACTURE

# 6 ROWAN CLOSE: TENDER BILL, REVISION B (QTOBOQ CSV) - EXAMPLE RATES, GBP

| Ref | Code | Description | Net qty | Waste % | Qty | Unit | Rate | Amount | kgCO2e |
|---|---|---|---|---|---|---|---|---|---|
| 01.001 | SUB-HARDCORE | Type 1 sub-base 150 thick under the ground slab, compacted | 21.289 | 10 | 23.418 | m3 | 58 | 1358.23 | 210.8 |
| 01.002 | SUB-INSUL | 100 mm PIR floor insulation, 1200 gauge DPM and radon barrier | 141.925 | 5 | 149.022 | m2 | 34 | 5066.74 | 1192.2 |
| 01.003 | SUB-SLAB | Ground-bearing slab, C25/30 concrete, A393 mesh (the modelled slab's volume) | 21.289 | 5 | 22.353 | m3 | 196 | 4381.24 | 5700.1 |
| 01.004 | SUB-TRENCH | Strip foundation 600 x 1000 under cavity walls: excavate, cart away, C25/30 trench fill | 47.400 | 5 | 49.770 | m | 128 | 6370.56 | 7963.2 |
| 01.005 | SUB-TRENCH-GAR | Strip foundation 600 x 900 under the garage's 215 brick walls | 12.600 | 5 | 13.230 | m | 118 | 1561.14 | 1918.4 |
| 01.006 | SUB-TRENCH-INT | Strip foundation 450 x 900 under block partitions | 32.700 | 5 | 34.335 | m | 92 | 3158.82 | 3605.2 |
| | | Substructure: foundations and ground floors subtotal | | | | | | 21896.72 | 20589.7 |
| 03.001 | UF-FLOOR | Upper floor: 225 engineered joists at 400 centres, 22 mm chipboard deck (stair void deducted) | 114.160 | 5 | 119.868 | m2 | 72 | 8630.50 | 2157.6 |
| | | Upper floors subtotal | | | | | | 8630.50 | 2157.6 |
| 04.001 | ROOF-EAVES | Eaves: uPVC fascia and vented soffit, 112 mm half-round gutter with outlets | 51.915 | 0 | 51.915 | m | 46 | 2388.09 | 311.5 |
| 04.002 | ROOF-GARAGE | Garage mono-pitch roof on the slope: rafters, membrane, battens, concrete tiles | 23.382 | 3 | 24.084 | m2 | 112 | 2697.38 | 722.5 |
| 04.003 | ROOF-TILE | Main roof on the slope: trussed rafters, breather membrane, battens, concrete interlocking tiles | 178.345 | 3 | 183.695 | m2 | 124 | 22778.19 | 5878.2 |
| | | Roof subtotal | | | | | | 27863.67 | 6912.2 |
| 05.001 | STR-STAIR | Softwood straight stair, 13 risers, 900 wide, handrail and balustrade | 1.000 | 0 | 1.000 | nr | 2450 | 2450.00 | 210.0 |
| | | Stairs and ramps subtotal | | | | | | 2450.00 | 210.0 |
| 06.001 | EW-BRICK | Garage wall 215 solid facing brick, English garden wall bond | 22.500 | 5 | 23.625 | m2 | 152 | 3591.00 | 2598.8 |
| 06.002 | EW-CAVITY | Cavity wall 300: facing brick, 100 mm full-fill insulation, 100 mm block (face less openings) | 201.045 | 5 | 211.097 | m2 | 168 | 35464.34 | 20054.2 |
| | | External walls subtotal | | | | | | 39055.34 | 22653.0 |
| 07.001 | DOOR-1000x2100 | Front door: composite door set 1000 x 2100, multipoint lock | 1.000 | 0 | 1.000 | nr | 1450 | 1450.00 | 130.0 |
| 07.002 | DOOR-1500x2100 | Rear French doors 1500 x 2100, uPVC, double glazed | 1.000 | 0 | 1.000 | nr | 1980 | 1980.00 | 210.0 |
| 07.003 | DOOR-2400x2100 | Sliding patio door 2400 x 2100, aluminium, double glazed | 1.000 | 0 | 1.000 | nr | 3400 | 3400.00 | 320.0 |
| 07.004 | DOOR-900x2100 | External door set 900 x 2100 (utility and garage), composite | 2.000 | 0 | 2.000 | nr | 1180 | 2360.00 | 240.0 |
| 07.005 | DOOR-BIFOLD-2400 | Folding (bi-fold) door set 2400 x 2100, aluminium, three leaves | 1.000 | 0 | 1.000 | nr | 4600 | 4600.00 | 360.0 |
| 07.006 | DOOR-GARAGE-2400 | Garage doors 2400 x 2100, side-hung pair, insulated steel | 1.000 | 0 | 1.000 | nr | 2100 | 2100.00 | 240.0 |
| 07.007 | WIN-1200x1200 | uPVC double-glazed casement window 1200 x 1200, sill, cavity closers | 2.000 | 0 | 2.000 | nr | 522 | 1044.00 | 156.0 |
| 07.008 | WIN-1500x1050 | uPVC double-glazed casement window 1500 x 1050, sill, cavity closers | 1.000 | 0 | 1.000 | nr | 551 | 551.00 | 83.0 |
| 07.009 | WIN-1500x1200 | uPVC double-glazed casement window 1500 x 1200, sill, cavity closers | 2.000 | 0 | 2.000 | nr | 598 | 1196.00 | 184.0 |
| 07.010 | WIN-1800x1200 | uPVC double-glazed casement window 1800 x 1200, sill, cavity closers | 4.000 | 0 | 4.000 | nr | 674 | 2696.00 | 424.0 |
| 07.011 | WIN-2400x1200 | uPVC double-glazed casement window 2400 x 1200, sill, cavity closers | 2.000 | 0 | 2.000 | nr | 825 | 1650.00 | 270.0 |
| 07.012 | WIN-500x1800 | uPVC double-glazed fixed window 500 x 1800, sill, cavity closers | 1.000 | 0 | 1.000 | nr | 409 | 409.00 | 56.0 |
| 07.013 | WIN-600x1000 | uPVC double-glazed sash window 600 x 1000, sill, cavity closers | 2.000 | 0 | 2.000 | nr | 346 | 692.00 | 88.0 |
| 07.014 | WIN-600x800 | uPVC double-glazed fixed obscure window 600 x 800, sill, cavity closers | 1.000 | 0 | 1.000 | nr | 321 | 321.00 | 39.0 |
| 07.015 | WIN-900x1000 | uPVC double-glazed obscure window 900 x 1000, sill, cavity closers | 1.000 | 0 | 1.000 | nr | 409 | 409.00 | 56.0 |
| 07.016 | WIN-900x1200 | uPVC double-glazed casement window 900 x 1200, sill, cavity closers | 4.000 | 0 | 4.000 | nr | 447 | 1788.00 | 252.0 |
| 07.017 | WIN-900x1800 | uPVC double-glazed fixed window 900 x 1800, sill, cavity closers | 1.000 | 0 | 1.000 | nr | 560 | 560.00 | 85.0 |
| 07.018 | WIN-900x900 | uPVC double-glazed fixed window 900 x 900, sill, cavity closers | 1.000 | 0 | 1.000 | nr | 390 | 390.00 | 52.0 |
| 07.019 | WINDOW-CASEMENT-900 | uPVC double-glazed casement window 900 x 1200, sill, cavity closers | 1.000 | 0 | 1.000 | nr | 447 | 447.00 | 63.0 |
| | | Windows and external doors subtotal | | | | | | 28043.00 | 3308.0 |
| 08.001 | IW-BLOCK | Block partition 100, dense concrete block (face less openings) | 73.800 | 5 | 77.490 | m2 | 64 | 4959.36 | 2169.7 |
| 08.002 | IW-STUD | Stud partition 100: timber studs, insulation, plasterboard both sides (face less openings) | 90.360 | 5 | 94.878 | m2 | 60 | 5692.68 | 1138.5 |
| | | Internal walls and partitions subtotal | | | | | | 10652.04 | 3308.3 |
| 09.001 | DOOR-1200x2100 | Internal double door set 1200 x 2100, glazed, with ironmongery | 1.000 | 0 | 1.000 | nr | 980 | 980.00 | 70.0 |
| 09.002 | DOOR-700x2100 | Internal door set 700 x 2100, painted, with ironmongery | 5.000 | 0 | 5.000 | nr | 445 | 2225.00 | 225.0 |
| 09.003 | DOOR-800x2100 | Internal door set 800 x 2100, painted, with ironmongery | 8.000 | 0 | 8.000 | nr | 460 | 3680.00 | 384.0 |
| | | Internal doors subtotal | | | | | | 6885.00 | 679.0 |
| 10.001 | SKIRTING | Garage: 100 mm painted plinth band at the wall base | 14.355 | 0 | 14.355 | m | 6 | 86.13 | 14.4 |
| 10.002 | SKIRTING White ceramic tile | Ceramic tile skirting 100 mm | 30.600 | 10 | 33.660 | m | 22 | 740.52 | 134.6 |
| 10.003 | SKIRTING White gloss | Skirting 144 mm MDF, primed, white gloss | 163.200 | 10 | 179.520 | m | 14 | 2513.28 | 359.0 |
| 10.004 | WALLS Cream emulsion | Skim and two coats cream emulsion | 248.970 | 5 | 261.418 | m2 | 19 | 4966.95 | 784.3 |
| 10.005 | WALLS Sage emulsion | Skim and two coats sage emulsion | 29.250 | 5 | 30.713 | m2 | 19 | 583.54 | 92.1 |
| 10.006 | WALLS White ceramic tile | White ceramic wall tiling on tile backer board, full height | 71.700 | 10 | 78.870 | m2 | 64 | 5047.68 | 1183.1 |
| 10.007 | WALLS White ceramic tile splashb | Splashback tiling to worktops, emulsion elsewhere | 15.030 | 8 | 16.232 | m2 | 28 | 454.51 | 81.2 |
| 10.008 | WALLS White emulsion | Skim and two coats white emulsion | 77.415 | 5 | 81.286 | m2 | 18 | 1463.14 | 243.9 |
| 10.009 | WALLS White masonry paint | Two coats masonry paint on fair-faced block (garage) | 32.866 | 5 | 34.510 | m2 | 9 | 310.59 | 34.5 |
| | | Wall finishes subtotal | | | | | | 16166.34 | 2927.0 |
| 11.001 | FLOOR Beige carpet | Carpet and underlay, beige wool twist (revision B) | 73.050 | 10 | 80.355 | m2 | 44 | 3535.62 | 883.9 |
| 11.002 | FLOOR Charcoal porcelain tile | Charcoal porcelain floor tiles on decoupling mat | 17.020 | 10 | 18.722 | m2 | 72 | 1347.98 | 337.0 |
| 11.003 | FLOOR Engineered oak | Engineered oak boards on underlay | 58.420 | 8 | 63.094 | m2 | 82 | 5173.68 | 757.1 |
| 11.004 | FLOOR Grey carpet | Carpet and underlay, grey loop | 16.600 | 10 | 18.260 | m2 | 30 | 547.80 | 164.3 |
| 11.005 | FLOOR Light grey porcelain tile | Light grey porcelain floor tiles on decoupling mat | 30.040 | 10 | 33.044 | m2 | 70 | 2313.08 | 594.8 |
| 11.006 | FLOOR Power-floated concrete | Power-float finish and dust sealer to the garage slab | 17.601 | 0 | 17.601 | m2 | 9 | 158.41 | 17.6 |
| 11.007 | FLOOR Walnut boards | Engineered walnut boards on underlay | 12.880 | 8 | 13.910 | m2 | 96 | 1335.40 | 180.8 |
| | | Floor finishes subtotal | | | | | | 14411.97 | 2935.6 |
| 12.001 | CEILING White emulsion on moistu | Moisture-resistant plasterboard, skim and emulsion | 17.020 | 5 | 17.871 | m2 | 31 | 554.00 | 89.4 |
| 12.002 | CEILING White emulsion on plaste | Plasterboard, skim and two coats white emulsion | 208.591 | 5 | 219.020 | m2 | 26 | 5694.53 | 876.1 |
| | | Ceiling finishes subtotal | | | | | | 6248.53 | 965.4 |
| 15.001 | EXT-DRIVE-PERM | Permeable block paving 80 mm on 350 open-graded sub-base (drive, revision B) | 60.374 | 5 | 63.393 | m2 | 92 | 5832.12 | 2155.3 |
| 15.002 | EXT-EDGING | Precast concrete edging kerb, haunched | 20.193 | 0 | 20.193 | m | 26 | 525.01 | 181.7 |
| 15.003 | EXT-FENCE | 1.8 m close-boarded fence, concrete posts and gravel boards | 84.000 | 0 | 84.000 | m | 72 | 6048.00 | 1260.0 |
| 15.004 | EXT-FW | 100 mm uPVC foul drain, pea-gravel bed and surround, average 1.0 m deep | 61.286 | 0 | 61.286 | m | 88 | 5393.17 | 735.4 |
| 15.005 | EXT-GULLY-RWP | Rainwater pipe 68 mm, shoe and back-inlet gully | 7.000 | 0 | 7.000 | nr | 210 | 1470.00 | 154.0 |
| 15.006 | EXT-IC | Inspection chamber 450 mm, plastic, with cover | 5.000 | 0 | 5.000 | nr | 430 | 2150.00 | 300.0 |
| 15.007 | EXT-MH | Manhole 1200 mm precast rings, cover and frame | 1.000 | 0 | 1.000 | nr | 1700 | 1700.00 | 900.0 |
| 15.008 | EXT-PATH | Concrete block paving 60 mm on 100 sub-base (paths) | 25.270 | 5 | 26.534 | m2 | 68 | 1804.28 | 689.9 |
| 15.009 | EXT-PATIO | Sandstone patio on a full mortar bed | 36.720 | 8 | 39.658 | m2 | 98 | 3886.44 | 991.4 |
| 15.010 | EXT-PLANT | Planting bed: 300 mm topsoil, shrubs at 3 per m2, bark mulch | 13.750 | 5 | 14.438 | m2 | 42 | 606.38 | 57.8 |
| 15.011 | EXT-SOAK | Soakaway, geocellular crates 4 m3, wrapped | 2.000 | 0 | 2.000 | nr | 1500 | 3000.00 | 700.0 |
| 15.012 | EXT-SW | 100 mm uPVC surface water drain, pea-gravel bed and surround | 64.850 | 0 | 64.850 | m | 80 | 5188.00 | 778.2 |
| 15.013 | EXT-TURF | 150 mm topsoil and turf (planting bed deducted) | 402.116 | 5 | 422.222 | m2 | 14 | 5911.10 | 844.4 |
| 15.014 | EXT-WALL | Front garden wall 900 high, one brick, coping, on its own foundation | 15.500 | 0 | 15.500 | m | 260 | 4030.00 | 2170.0 |
| | | External works subtotal | | | | | | 47544.49 | 11918.2 |
| PS.001 | PS-ELEC | Provisional sum: electrical installation (provisional sum) | | | 1.000 | item | | 9800.00 | |
| PS.002 | PS-HEAT | Provisional sum: air source heat pump, underfloor heating, hot water (provisional sum) | | | 1.000 | item | | 15500.00 | |
| PS.003 | PS-SEWER | Provisional sum: connection to the public sewer (provisional sum) | | | 1.000 | item | | 3200.00 | |
| PS.004 | PS-KITCHEN | Provisional sum: kitchen supply and fit (revision B) (provisional sum) | | | 1.000 | item | | 16500.00 | |
| | | Provisional sums subtotal | | | | | | 45000.00 | |

## SUMMARY

| Summary (QTOBOQ) | Amount (GBP) |
|---|---|
| 01 Substructure: foundations and ground floors | 21896.72 |
| 03 Upper floors | 8630.50 |
| 04 Roof | 27863.67 |
| 05 Stairs and ramps | 2450.00 |
| 06 External walls | 39055.34 |
| 07 Windows and external doors | 28043.00 |
| 08 Internal walls and partitions | 10652.04 |
| 09 Internal doors | 6885.00 |
| 10 Wall finishes | 16166.34 |
| 11 Floor finishes | 14411.97 |
| 12 Ceiling finishes | 6248.53 |
| 15 External works | 47544.49 |
| PS Provisional sums | 45000.00 |
| Measured work | 229847.59 |
| Provisional sums (no add-ons on them) | 45000.00 |
| Preliminaries (12%) | 27581.71 |
| Overheads and profit (8%) | 20594.34 |
| Contingency (5%) | 13901.18 |
| Total before VAT | 336924.82 |
| VAT (0%) | 0.00 |
| Total | 336924.82 |
| Total before VAT per m2 of floor area (232.550 m2) | 1448.83 |
| Total per m2 of floor area (232.550 m2) | 1448.83 |
| Embodied carbon, rates' factors (kgCO2e) | 78564.1 |

## BILLS BY STOREY

| Storey (QTOBOQ Csv, Storey) | Measured work | Total |
|---|---|---|
| Ground floor | 91160.93 | 115781.67 |
| First floor | 60828.50 | 77257.06 |
| Roof | 27863.67 | 35389.08 |
| External works | 47544.49 | 60385.31 |

## CARBON (estimates, not added together)

Rates' own factors (QTOBOQ): 78564.1 kgCO2e

Drawing's carbon database (QTOBOQ Show, CARBONDB Starter, DESNZ 2026 factors): 41980.733 kgCO2e A1-A3, 81 elements counted (walls, slab, stair, glass with typed densities)

## HOW THIS BILL WAS MADE (QUANTITY TAKE-OFF 0.6.0)

QTOTAG and QTOPROPS Face: 29 Plans to 3D Rooms walls by wall type

QTOCODE Openings and Blocks: 44 doors and windows by size, 1 block

QTOPICK: roofs, eaves, trenches, paving, lawns, fence, drains

QTOPROPS: slopes 40 and 12 degrees, depth 150, a deduction, storeys

QTORATES Load: 68 example rates; QTORATE Set, Group, Remove

QTOITEM: the stair and four provisional sums

QTOROOMS: 17 rooms, 18 finish items, 60 openings deducted

QTOCHECK: 3 findings fixed, then nothing to fix (sheet 3)

QTOBOQ Settings 12 / 8 / 5 / 0 %, Area 232.55 m2, Csv, Xlsx, Html

QTOCOMPARE revision A to B (sheet 3); QTODIMS (sheet 4)

## NOTES

1. The bill is QTOBOQ's CSV as written: element groups, references, net quantities, waste, rates, amounts, the rates' carbon factors, the provisional sums apart and the add-ons.
2. EXAMPLE RATES and carbon factors for a demonstration only (6 Rowan Close - EXAMPLE RATES.csv): not prices.
3. Room finishes come from the 17 Plans to 3D Rooms rooms through QTOROOMS: walls less doors and windows, skirting less door widths.
4. Floor area for the cost per m2: 232.55 m2, the GIA from the Plans to 3D Rooms area schedule (QTOBOQ Area).

Stratal CAD

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TITLE

6 Rowan Close: quantity take-off
Bill of quantities, revision B

| PROJECT | DRAWN | | |
|---|---|---|---|
| 6 Rowan Close (fictional) | Stratal CAD demo | | |
| DRAWING NO. | SHEET | SCALE | SIZE |
| STR-QTO-002 | 2 of 4 | 1:50 | A1 |
| SOFTWARE | | DATE | |
| Stratal CAD 0.1.8, Quantity Take-off 0.6.0 | | 12 Nov 2026 | |

STATUS

DEMONSTRATION DRAWING - NOT FOR MANUFACTURE

REVISION A TO REVISION B (QTOCOMPARE CSV), EXAMPLE RATES, GBP

| Item | Status | Unit | Before | After | Change | Cost before | Cost after | Cost change |
|---|---|---|---|---|---|---|---|---|
| EXT-CHANNEL | omitted | m | 5.500 | | -5.500 | 522.50 | 0.00 | -522.50 |
| EXT-DRIVE | omitted | m2 | 63.393 | | -63.393 | 4691.05 | 0.00 | -4691.05 |
| EXT-DRIVE-PERM | added | m2 | | 63.393 | 63.393 | 0.00 | 5832.12 | 5832.12 |
| EXT-EDGING | added | m | | 20.193 | 20.193 | 0.00 | 525.01 | 525.01 |
| EXT-PATIO | changed | m2 | 27.994 | 39.658 | 11.664 | 2743.37 | 3886.44 | 1143.07 |
| EXT-SW | changed | m | 67.668 | 64.850 | -2.818 | 5413.42 | 5188.00 | -225.42 |
| EXT-TURF | changed | m2 | 433.562 | 422.222 | -11.340 | 6069.86 | 5911.10 | -158.76 |
| Total | | | | | | 191118.29 | 193020.75 | 1902.46 |

THE TWO BILLS (QTOBOQ CSV)

| Bill summary (QTOBOQ CSV) | Revision A | Revision B |
|---|---|---|
| Measured work | 226980.87 | 229847.59 |
| Provisional sums (no add-ons on them) | 42500.00 | 45000.00 |
| Preliminaries (12%) | 27237.70 | 27581.71 |
| Overheads and profit (8%) | 20337.49 | 20594.34 |
| Contingency (5%) | 13727.80 | 13901.18 |
| Total before VAT | 330783.86 | 336924.82 |
| VAT (0%) | 0.00 | 0.00 |
| Total | 330783.86 | 336924.82 |
| Total before VAT per m2 of floor area (232.550 m2) | 1422.42 | 1448.83 |
| Total per m2 of floor area (232.550 m2) | 1422.42 | 1448.83 |

QTOCHECK 1: REVISION A BEFORE FIXES

| Check | Code | Detail |
|---|---|---|
| Without a code | | 4822 object(s) have no item code and are not in the bill (QTOSELECT (no code) selects them) |
| Duplicate | EXT-FENCE | 1 object(s) drawn again in the same place as another of this code, so measured twice (erase the copies) |
| No rate | SKIRTING | no rate for this item code, so it is in the bill without an amount (QTORATE Set) |
| Unused rate | EXT-EDGING | no object or manual item has this code (typed differently, or not drawn yet) |

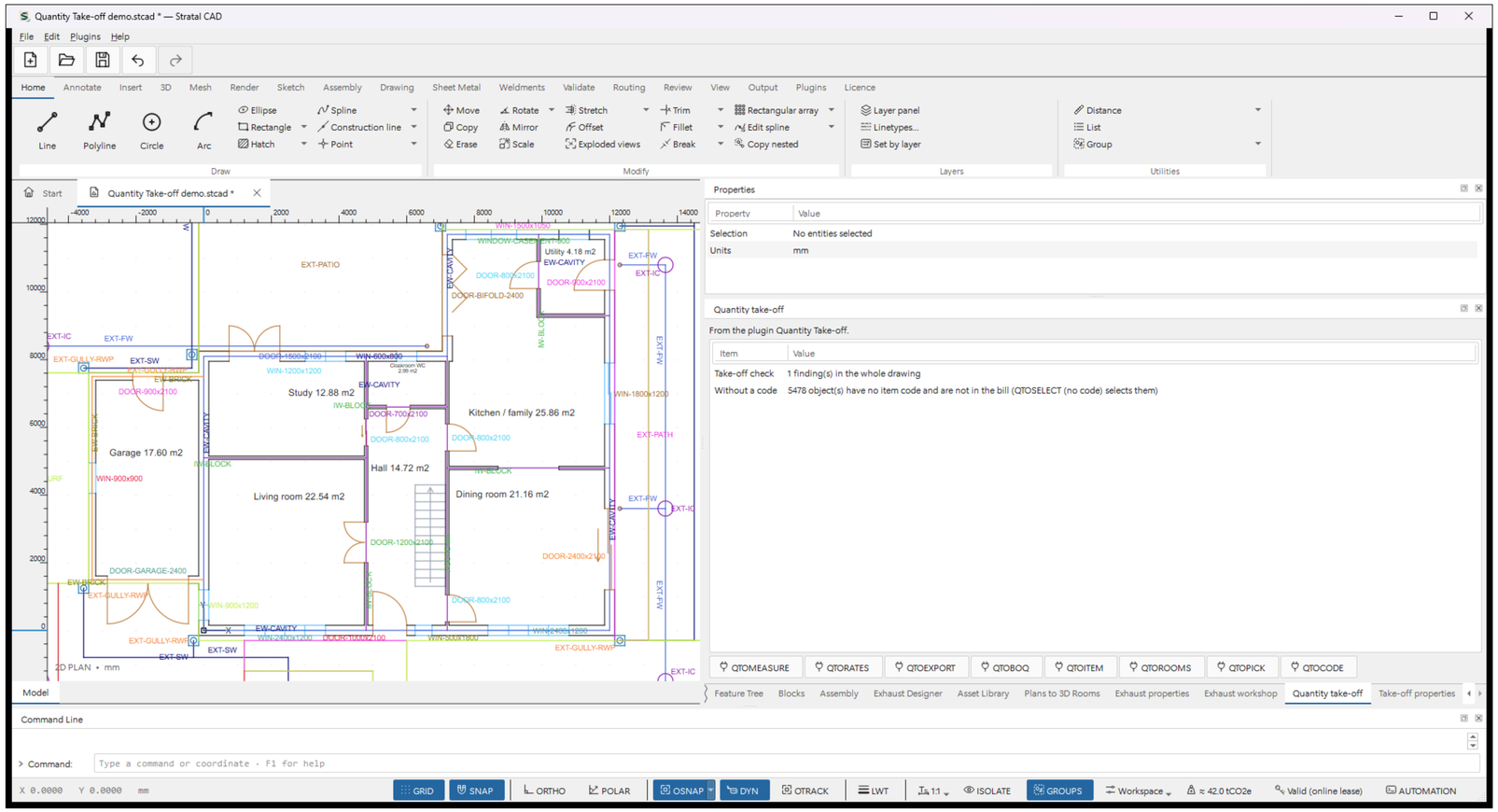
QTOCHECK 2: REVISION A AFTER FIXES

| Check | Code | Detail |
|---|---|---|
| Without a code | | 4822 object(s) have no item code and are not in the bill (QTOSELECT (no code) selects them) |

QTOCHECK 3: REVISION B

| Check | Code | Detail |
|---|---|---|
| Without a code | | 4822 object(s) have no item code and are not in the bill (QTOSELECT (no code) selects them) |

QTOCHECK IN THE APP, REVISION B (SCREENSHOT)




NOTES

1. QTOCOMPARE: the revision B take-off against the revision A QTOEXPORT CSV; rows other than 'same' are shown (46 items are the same).
2. QTOCOMPARE and QTOEXPORT cover drawn objects and manual quantities: the carpet rate change and the kitchen provisional sum show only in the bills (FINDINGS).
3. QTOCHECK before pricing found the fence picked twice, SKIRTING without a rate and an unused rate; fixed, then checked again for revision B.

Stratal CAD
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TITLE
6 Rowan Close: quantity take-off
Revision B comparison and checks

| PROJECT | | DRAWN | |
|---|---|---|---|
| 6 Rowan Close (fictional) | | Stratal CAD demo | |
| DRAWING NO. | SHEET | SCALE | SIZE |
| STR-QTO-003 | 3 of 4 | 1:50 | A1 |
| SOFTWARE | | DATE | |
| Stratal CAD 0.1.8, Quantity Take-off 0.6.0 | | 12 Nov 2026 | |

STATUS
DEMONSTRATION DRAWING - NOT FOR MANUFACTURE

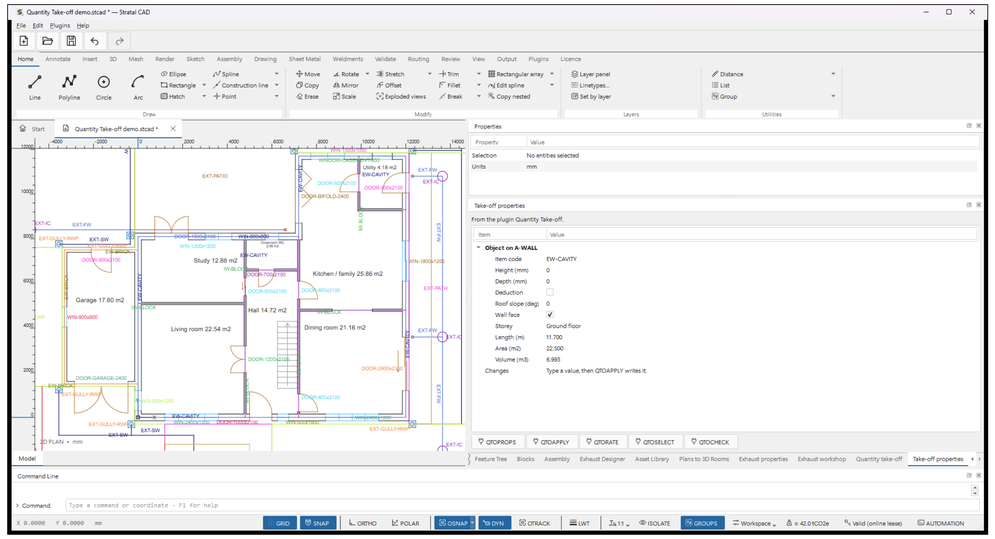
## DIMENSION SHEET EXTRACT (QTODIMS CSV), REVISION B

| Id | Code | Layer | Storey | Object | Deduct | Length m | Area m2 | Volume m3 | Height | Depth | Slope |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 40 | EW-BRICK | A-WALL | Ground floor | Solid | | 3.300 | 6.030 | 1.352 | 2400.000 | | |
| 42 | EW-BRICK | A-WALL | Ground floor | Solid | | 3.300 | 2.880 | 0.675 | 2400.000 | | |
| 11967 | EW-BRICK | A-WALL | Ground floor | Solid | | 6.000 | 13.590 | 3.033 | 2400.000 | | |
| 119 | EW-CAVITY | A-WALL | First floor | Solid | | 3.600 | 7.920 | 2.610 | 2600.000 | | |
| 121 | EW-CAVITY | A-WALL | First floor | Solid | | 8.100 | 19.980 | 6.228 | 2600.000 | | |
| 8315 | EW-CAVITY | A-WALL | First floor | Solid | | 7.200 | 16.020 | 5.040 | 2600.000 | | |
| 9363 | EW-CAVITY | A-WALL | First floor | Solid | | 4.800 | 10.080 | 3.258 | 2600.000 | | |
| 9995 | EW-CAVITY | A-WALL | First floor | Solid | | 11.700 | 26.580 | 8.208 | 2600.000 | | |
| 10646 | EW-CAVITY | A-WALL | First floor | Solid | | 12.000 | 24.180 | 7.488 | 2600.000 | | |
| 23 | EW-CAVITY | A-WALL | Ground floor | Solid | | 11.700 | 22.500 | 6.993 | 2700.000 | | |
| 25 | EW-CAVITY | A-WALL | Ground floor | Solid | | 3.600 | 4.680 | 1.647 | 2700.000 | | |
| 27 | EW-CAVITY | A-WALL | Ground floor | Solid | | 8.100 | 20.790 | 6.480 | 2700.000 | | |
| 8741 | EW-CAVITY | A-WALL | Ground floor | Solid | | 7.200 | 14.370 | 4.554 | 2700.000 | | |
| 11108 | EW-CAVITY | A-WALL | Ground floor | Solid | | 12.000 | 23.640 | 7.335 | 2700.000 | | |
| 11553 | EW-CAVITY | A-WALL | Ground floor | Solid | | 4.800 | 10.305 | 3.334 | 2700.000 | | |
| 18048 | EXT-DRIVE-PERM | QTO-PICK | External works | Polyline | | 33.785 | 60.374 | | | | |
| 18068 | EXT-EDGING | QTO-PICK | External works | Polyline | | 11.393 | | | | | |
| 18069 | EXT-EDGING | QTO-PICK | External works | Polyline | | 8.800 | | | | | |
| 18060 | EXT-FENCE | QTO-PICK | External works | Polyline | | 84.000 | | | | | |
| 18009 | EXT-FW | QTO-PICK | External works | Polyline | | 11.400 | | | | | |
| 18010 | EXT-FW | QTO-PICK | External works | Polyline | | 9.900 | | | | | |
| 18011 | EXT-FW | QTO-PICK | External works | Polyline | | 14.515 | | | | | |
| 18012 | EXT-FW | QTO-PICK | External works | Polyline | | 1.350 | | | | | |
| 18013 | EXT-FW | QTO-PICK | External works | Polyline | | 1.350 | | | | | |
| 18014 | EXT-FW | QTO-PICK | External works | Polyline | | 7.200 | | | | | |
| 18015 | EXT-FW | QTO-PICK | External works | Polyline | | 5.100 | | | | | |
| 18016 | EXT-FW | QTO-PICK | External works | Polyline | | 6.471 | | | | | |
| 18017 | EXT-FW | QTO-PICK | External works | Polyline | | 4.000 | | | | | |
| 18040 | EXT-GULLY-RWP | Q-DRAIN-SW | External works | Block reference | | 0.000 | | | | | |
| 18041 | EXT-GULLY-RWP | Q-DRAIN-SW | External works | Block reference | | 0.000 | | | | | |
| 18042 | EXT-GULLY-RWP | Q-DRAIN-SW | External works | Block reference | | 0.000 | | | | | |
| 18043 | EXT-GULLY-RWP | Q-DRAIN-SW | External works | Block reference | | 0.000 | | | | | |
| 18044 | EXT-GULLY-RWP | Q-DRAIN-SW | External works | Block reference | | 0.000 | | | | | |
| 18045 | EXT-GULLY-RWP | Q-DRAIN-SW | External works | Block reference | | 0.000 | | | | | |
| 18046 | EXT-GULLY-RWP | Q-DRAIN-SW | External works | Block reference | | 0.000 | | | | | |
| 18026 | EXT-IC | Q-DRAIN-FOUL | External works | Circle | | 1.414 | 0.159 | | | | |
| 18027 | EXT-IC | Q-DRAIN-FOUL | External works | Circle | | 1.414 | 0.159 | | | | |
| 18028 | EXT-IC | Q-DRAIN-FOUL | External works | Circle | | 1.414 | 0.159 | | | | |
| 18029 | EXT-IC | Q-DRAIN-FOUL | External works | Circle | | 1.414 | 0.159 | | | | |
| 18030 | EXT-IC | Q-DRAIN-FOUL | External works | Circle | | 1.414 | 0.159 | | | | |
| 18031 | EXT-MH | Q-DRAIN-FOUL | External works | Circle | | 3.770 | 1.131 | | | | |
| 18049 | EXT-PATH | QTO-PICK | External works | Polyline | | 29.000 | 13.120 | | | | |
| 18050 | EXT-PATH | QTO-PICK | External works | Polyline | | 26.300 | 12.150 | | | | |
| 18066 | EXT-PATIO | QTO-PICK | External works | Polyline | | 24.600 | 36.720 | | | | |
| 18059 | EXT-PLANT | QTO-PICK | External works | Polyline | | 16.000 | 13.750 | | | | |
| 18035 | EXT-SOAK | Q-DRAIN-SW | External works | Circle | | 6.283 | 3.142 | | | | |
| 18036 | EXT-SOAK | Q-DRAIN-SW | External works | Circle | | 6.283 | 3.142 | | | | |
| 18018 | EXT-SW | QTO-PICK | External works | Polyline | | 29.500 | | | | | |
| 18019 | EXT-SW | QTO-PICK | External works | Polyline | | 2.200 | | | | | |
| 18020 | EXT-SW | QTO-PICK | External works | Polyline | | 5.050 | | | | | |
| 18021 | EXT-SW | QTO-PICK | External works | Polyline | | 11.700 | | | | | |
| 18022 | EXT-SW | QTO-PICK | External works | Polyline | | 3.600 | | | | | |
| 18023 | EXT-SW | QTO-PICK | External works | Polyline | | 12.300 | | | | | |
| 18024 | EXT-SW | QTO-PICK | External works | Polyline | | 0.500 | | | | | |
| 18052 | EXT-TURF | QTO-PICK | External works | Polyline | | 26.185 | 19.367 | | | | |
| 18053 | EXT-TURF | QTO-PICK | External works | Polyline | | 25.200 | 33.440 | | | | |
| 18054 | EXT-TURF | QTO-PICK | External works | Polyline | | 39.400 | 97.000 | | | | |
| 18055 | EXT-TURF | QTO-PICK | External works | Polyline | | 17.615 | 16.112 | | | | |
| 18056 | EXT-TURF | QTO-PICK | External works | Polyline | | 30.000 | 34.627 | | | | |
| 18058 | EXT-TURF | QTO-PICK | External works | Polyline | yes | 16.000 | 13.750 | | | | |
| 18067 | EXT-TURF | QTO-PICK | External works | Polyline | | 73.785 | 215.319 | | | | |
| 18061 | EXT-WALL | QTO-PICK | External works | Polyline | | 1.700 | | | | | |
| 18062 | EXT-WALL | QTO-PICK | External works | Polyline | | 3.800 | | | | | |
| 18063 | EXT-WALL | QTO-PICK | External works | Polyline | | 10.000 | | | | | |
| 65 | IW-BLOCK | A-WALL | Ground floor | Solid | | 4.800 | 12.960 | 1.296 | 2700.000 | | |
| 67 | IW-BLOCK | A-WALL | Ground floor | Solid | | 4.800 | 9.180 | 0.918 | 2700.000 | | |
| 68 | IW-BLOCK | A-WALL | Ground floor | Solid | | 4.500 | 10.470 | 1.047 | 2700.000 | | |
| 12171 | IW-BLOCK | A-WALL | Ground floor | Solid | | 8.100 | 17.670 | 1.767 | 2700.000 | | |
| 12374 | IW-BLOCK | A-WALL | Ground floor | Solid | | 8.100 | 18.510 | 1.865 | 2700.000 | | |
| 12385 | IW-BLOCK | A-WALL | Ground floor | Solid | | 2.400 | 5.010 | 0.501 | 2700.000 | | |
| 180 | IW-STUD | A-WALL | First floor | Solid | | 8.100 | 17.700 | 1.770 | 2600.000 | | |
| 182 | IW-STUD | A-WALL | First floor | Solid | | 4.200 | 10.920 | 1.092 | 2600.000 | | |
| 183 | IW-STUD | A-WALL | First floor | Solid | | 3.000 | 6.330 | 0.633 | 2600.000 | | |
| 184 | IW-STUD | A-WALL | First floor | Solid | | 4.800 | 12.480 | 1.248 | 2600.000 | | |
| 185 | IW-STUD | A-WALL | First floor | Solid | | 4.800 | 11.010 | 1.101 | 2600.000 | | |
| 187 | IW-STUD | A-WALL | First floor | Solid | | 4.200 | 9.450 | 0.945 | 2600.000 | | |
| 189 | IW-STUD | A-WALL | First floor | Solid | | 2.400 | 4.770 | 0.477 | 2600.000 | | |
| 12391 | IW-STUD | A-WALL | First floor | Solid | | 8.100 | 17.700 | 1.783 | 2600.000 | | |
| 17998 | ROOF-EAVES | QTO-PICK | Roof | Polyline | | 45.300 | | | | | |
| 17999 | ROOF-EAVES | QTO-PICK | Roof | Polyline | | 6.615 | | | | | |
| 17997 | ROOF-GARAGE | QTO-PICK | Roof | Polyline | | 20.145 | 23.382 | | | | 12 |
| 17996 | ROOF-TILE | QTO-PICK | Roof | Polyline | | 51.000 | 178.345 | | | | 40 |
| 17993 | SUB-HARDCORE | Q-SUBBASE | Ground floor | Polyline | | 55.115 | 141.925 | 21.289 | | 150.000 | |
| 7306 | SUB-INSUL | A-SLAB-OUTL | Ground floor | Polyline | | 55.115 | 141.925 | | | | |
| 7308 | SUB-SLAB | A-SLAB | Ground floor | Solid | | 0.000 | 292.118 | 21.289 | | | |
| 18000 | SUB-TRENCH | QTO-PICK | Ground floor | Polyline | | 47.400 | | | | | |
| 18001 | SUB-TRENCH-GAR | QTO-PICK | Ground floor | Polyline | | 12.600 | | | | | |
| 18002 | SUB-TRENCH-INT | QTO-PICK | Ground floor | Polyline | | 8.100 | | | | | |
| 18003 | SUB-TRENCH-INT | QTO-PICK | Ground floor | Polyline | | 8.100 | | | | | |
| 18004 | SUB-TRENCH-INT | QTO-PICK | Ground floor | Polyline | | 4.800 | | | | | |
| 18005 | SUB-TRENCH-INT | QTO-PICK | Ground floor | Polyline | | 2.400 | | | | | |
| 18006 | SUB-TRENCH-INT | QTO-PICK | Ground floor | Polyline | | 4.800 | | | | | |
| 18007 | SUB-TRENCH-INT | QTO-PICK | Ground floor | Polyline | | 2.400 | | | | | |
| 18008 | SUB-TRENCH-INT | QTO-PICK | Ground floor | Polyline | | 2.100 | | | | | |
| 7290 | UF-FLOOR | A-STAIR-L2700 | First floor | Polyline | yes | 7.800 | 2.700 | | | | |
| 7307 | UF-FLOOR | A-SLAB-OUTL | First floor | Polyline | | 47.800 | 116.860 | | | | |

## ROOM FINISHES (QTOROOMSCSV), 17 ROOMS

| Room | Floor | Floor m2 | Walls | Perim. m | Height m | Walls gross | Openings | Openings m2 | Walls net | Ceiling | Ceiling m2 | Skirting m | Skirting |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Living room | Engineered oak | 22.540 | Cream emulsion | 19.000 | 2.400 | 45.600 | 3 | 6.480 | 39.120 | White emulsion on plasterboard | 22.540 | 17.800 | White gloss |
| Study | Walnut boards | 12.880 | Sage emulsion | 14.800 | 2.400 | 35.520 | 3 | 6.270 | 29.250 | White emulsion on plasterboard | 12.880 | 12.500 | White gloss |
| Hall | Engineered oak | 14.720 | Cream emulsion | 17.400 | 2.400 | 41.760 | 7 | 12.030 | 29.730 | White emulsion on plasterboard | 14.720 | 12.100 | White gloss |
| Cloakroom WC | Charcoal porcelain tile | 2.990 | White ceramic tile | 7.200 | 2.400 | 17.280 | 2 | 1.950 | 15.330 | White emulsion on moisture board | 2.990 | 6.500 | White ceramic tile |
| Dining room | Engineered oak | 21.160 | Cream emulsion | 18.400 | 2.400 | 44.160 | 4 | 13.380 | 30.780 | White emulsion on plasterboard | 21.160 | 13.400 | White gloss |
| Kitchen / family | Light grey porcelain tile | 25.860 | White emulsion | 22.600 | 2.400 | 54.240 | 6 | 15.915 | 38.325 | White emulsion on plasterboard | 25.860 | 16.800 | White gloss |
| Utility | Light grey porcelain tile | 4.180 | White ceramic tile splashback, white emulsion | 8.200 | 2.400 | 19.680 | 3 | 4.650 | 15.030 | White emulsion on plasterboard | 4.180 | 6.500 | White gloss |
| Garage | Power-floated concrete | 17.601 | White masonry paint | 17.655 | 2.300 | 40.606 | 3 | 7.740 | 32.867 | White emulsion on plasterboard | 17.601 | 14.355 | |
| Bedroom 3 | Beige carpet | 16.000 | Cream emulsion | 16.000 | 2.400 | 38.400 | 3 | 4.920 | 33.480 | White emulsion on plasterboard | 16.000 | 15.200 | White gloss |
| Bedroom 4 | Beige carpet | 14.800 | Cream emulsion | 15.400 | 2.400 | 36.960 | 2 | 3.480 | 33.480 | White emulsion on plasterboard | 14.800 | 14.600 | White gloss |
| Landing | Grey carpet | 15.500 | White emulsion | 17.400 | 2.400 | 41.760 | 7 | 11.280 | 30.480 | White emulsion on plasterboard | 15.500 | 12.800 | White gloss |
| Linen store | Grey carpet | 1.100 | White emulsion | 4.200 | 2.400 | 10.080 | 1 | 1.470 | 8.610 | White emulsion on plasterboard | 1.100 | 3.500 | White gloss |
| Bathroom | Charcoal porcelain tile | 5.510 | White ceramic tile | 9.600 | 2.400 | 23.040 | 2 | 2.370 | 20.670 | White emulsion on moisture board | 5.510 | 8.900 | White ceramic tile |
| Bedroom 2 | Beige carpet | 17.080 | Cream emulsion | 18.400 | 2.400 | 44.160 | 5 | 7.470 | 36.690 | White emulsion on plasterboard | 17.080 | 16.900 | White gloss |
| En-suite 2 | Charcoal porcelain tile | 3.680 | White ceramic tile | 7.800 | 2.400 | 18.720 | 2 | 2.070 | 16.650 | White emulsion on moisture board | 3.680 | 7.100 | White ceramic tile |
| Bedroom 1 | Beige carpet | 25.170 | Cream emulsion | 22.600 | 2.400 | 54.240 | 5 | 8.550 | 45.690 | White emulsion on plasterboard | 25.170 | 21.100 | White gloss |
| En-suite 1 | Charcoal porcelain tile | 4.840 | White ceramic tile | 8.800 | 2.400 | 21.120 | 2 | 2.070 | 19.050 | White emulsion on moisture board | 4.840 | 8.100 | White ceramic tile |

## A WALL MEASURED AS A FACE: TAKE-OFF PROPERTIES DOCK (SCREENSHOT)




## NOTES

1. QTODIMS: one row per measured object, the take-off's own measures, so each bill quantity traces to its objects. Extract: all but the doors and windows (all 140 rows in the CSV and XLSX).
2. Walls are faces of the Plans to 3D Rooms walls: centre line x height less openings; slopes give the roof areas on the slope.
3. QTOROOMSCSV: the room finishes room by room, walls net of doors and windows, skirting less door widths.

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TITLE
6 Rowan Close: quantity take-off
Dimension sheet and room finishes

| PROJECT | DRAWN |
|---|---|
| 6 Rowan Close (fictional) | Stratal CAD demo |

| DRAWING NO. | SHEET | SCALE | SIZE |
|---|---|---|---|
| STR-QTO-004 | 4 of 4 | 1:50 | A1 |

| SOFTWARE | DATE |
|---|---|
| Stratal CAD 0.1.8, Quantity Take-off 0.6.0 | 12 Nov 2026 |

STATUS
DEMONSTRATION DRAWING - NOT FOR MANUFACTURE