BLAKE TAKEOFFS

Commercial roof takeoffs by a Red Seal roofer

Roofing Quantity Takeoff

Project	SAMPLE TAKEOFF - K-12 school roof upgrade, 3 buildings
Location	California, USA (public bid documents)
Drawings	Architect's bid set: roof plans at 1/8" = 1'-0", elevations, details and coating spec
Prepared for	Sample for prospective clients
Takeoff no.	BT-SAMPLE · Revision 0
Date	November 2026
Prepared by	Kevin Blake, roofing foreman
Scope	Quantities only. No pricing. Marked-up drawings provided as a separate PDF.

Key quantities

Roof area	Qty
Total roof area (SF)	18,771
Roofing squares	187.7
Coating area (SF)	18,771
Roof sectors	6

Roof edges (LF)	Qty
Parapet (new coping)	441.8
Wall / mansard	803.3
Area divider	39.6
Step / tie-in	41.4
Total roof edge	**1,326.2**

Drains and edge metal	Qty
Roof drains (EA)	15
Overflow drains (EA)	15
New coping (LF)	450
(E) coping, seal joints (LF)	711

Rooftop units and penetrations (EA)	Qty
Units on sleepers	27
Units / ducts on curbs	10
Gravity relief hoods	15
Skylights	3
Pipe and vent penetrations	39
New crickets	3

Sample of a Blake Takeoffs report. Full reports also include the Edges, Counts and Assumptions & Exclusions tabs.

Quantities checked and signed off by

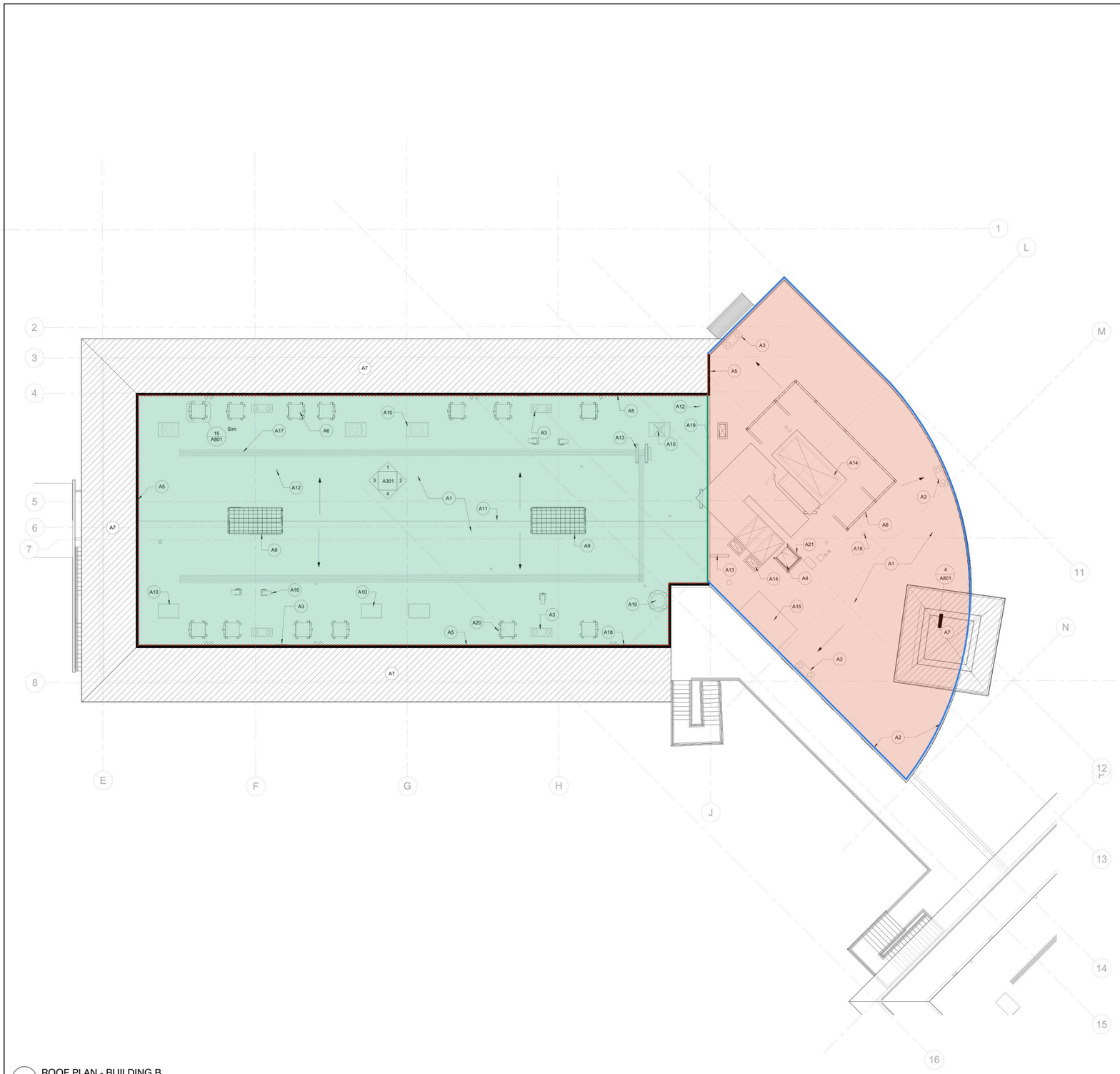
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Roof Areas

Flat plan areas measured from A201-A203 at 1/8" = 1'-0". No area table on the drawings to compare against.

Sector	Measured area (SF)	Squares	Drawing table (SF)	Difference	Roof height (ft)	Perimeter (LF)	Notes
Area A	2,120	21.2				219.4	Bldg A. L-shaped low roof around the (E) metal hip roof. About 220 SF of it sits under the hip roof eave
Area B1	6,222	62.2				345.6	Bldg B main roof, inside the mansard. Ridge line down the middle
Area B2	3,650	36.5				253.0	Bldg B fan-shaped roof east of the area divider. Pyramid roof structure (N.I.C.) cut out; area under its overhang included
Area C1	5,760	57.6				323.6	Bldg C main roof, inside the mansard
Area C2	309	3.1				79.8	Bldg C upper roof (east end)
Area C3	710	7.1				144.3	Bldg C lower roof (east end), wraps the upper roof
Total	**18,771**	**187.7**	**0**				

Vector drawings: lengths from the CAD lines. B2 calculated from the arc and diagonal lines. Gross areas, no deductions for curbs or units.



ROOF PLAN KEY NOTES - BUILDING B

- A1 SILICONE ROOF COATING OVER ENTIRE (E) LOW SLOPED ROOF, TYP.
- A2 N) METAL COPING AT LOW PARAPET 1 / A801
- A3 NEW FLASHING AT ROOF AND OVERFLOW DRAINS, TYP. SEE DETAIL 16 / A801
- A4 (E) ROOF HATCH TO REMAIN. REMOVE (E) LADDER EXTENSION. 3 / A802
- A5 (E) METAL COPING AT MANSARD ROOF WALL TO REMAIN; PROVIDE SILICONE TAPE SEAL AT ALL JOINTS, DOW 123 OR EQUAL 6 / A801
- A6 (E) MECHANICAL UNIT ON SLEEPER, TYP. 11 / A801
- A7 (E) METAL ROOF, N.I.C.
- A8 (E) MECHANICAL SCREEN FRAME 5 / A802
- A9 (E) SKYLIGHT & CURB, TYP 9 / A801
- A10 (E) GRAVITY RELIEF HOOD AND CURB, TYP 13 / A801
- A11 (E) RIDGE LINE
- A12 (E) PIPE PENETRATIONS, TYP. 14 / A801
- A13 (E) SLEEPER SEE DETAIL 11 / A801 SIM
- A14 (E) DUCT/MECHANICAL UNIT ON CURB, TYP 13 / A801
- A15 (E) RAISED PLATFORM WITH (N) SILICONE ROOF COATING
- A16 (E) HOOD PIPING, SEAL OPENING AROUND PIPES 13 / A801
- A17 (E) CONDUIT, TYP 10 / A801
- A18 (E) VENT PENETRATION 5 / A801
- A19 (E) AREA DIVIDER SEE DETAIL 3 / A801
- A20 (N) CRICKET WITH FLASHING SEE 11 / A801
- A21 ROOF HATCH GUARDRAIL, TYP SEE 2 / A802

LEGEND:

- METAL COPING AT LOW PARAPET
- (E) METAL COPING AT MANSARD ROOF WALL TO REMAIN
- (E) METAL ROOF, N.I.C.

BLAKE TAKEOFFS - LEGEND

- Roof area B1: 6,222 SF
- Roof area B2: 3,440 SF
- New coping (low parapet)
- Wall / mansard flashing
- Area divider

1 ROOF PLAN - BUILDING B
1/8" = 1'-0"

SAMPLE

Blake Takeoffs
Building B roof plan
1/8" = 1'-0"

Shaded = roof areas

Blue = new coping
Red dashed = wall flashing
Green = area divider

Counts

Rooftop items by roof area, counted from the keynotes on A201-A203.

Item	Detail	Unit	A	B1	B2	C1	C2	C3	Total	Notes
Roof drain, new flashing	A3, 16/A801	EA	2	4	3	4	1	1	**15**	Drain + overflow drawn as a pair. A: symbols unclear, verify
Overflow drain, new flashing	A3, 16/A801	EA	2	4	3	4	1	1	**15**	Paired with each roof drain
New metal coping, low parapet (24 ga, Kynar)	A2/A5, 1-2/A801	LF	162.4	–	204.6	–	82.8	–	**449.8**	Outside length. A includes the short run to the hip roof
(E) mansard coping, silicone tape seal at joints	A5, 6/A801	LF	–	284.7	–	323.6	–	102.9	**711.2**	Joint count not shown; about 1 joint per 10' if 10' lengths
Mechanical unit on sleepers	A6, 11/A801	EA	–	13	–	13	–	1	**27**	
Mechanical unit / duct on curb	A6/A14, 13/A801	EA	7	–	3	–	–	–	**10**	A: 2 large + 5 small curbed units
Gravity relief hood and curb	A10, 13/A801	EA	–	8	–	7	–	–	**15**	B1 includes 1 square X-box and 1 round unit
Skylight and curb	A9, 9/A801	EA	–	2	–	1	–	–	**3**	
Hood piping, seal around pipes	A8/A16, 13/A801	EA	–	5	–	5	–	1	**11**	
Pipe penetration	A9/A12, 14/A801	EA	9	7	6	12	–	1	**35**	Small items; check with VisualSearch
Vent penetration	A10/A18, 5/A801	EA	2	1	1	–	–	–	**4**	
Sleeper, new topping at uphill side	A2/A13, 11/A801	EA	1	3	1	3	–	–	**8**	Conduit and pipe sleepers
Conduit run on sleepers	A14/A17, 10/A801	LF	–	223.0	–	100.0	–	–	**323.0**	Scaled from plan, approximate
Mechanical screen frame	A8, 5/A802	EA	1	–	1	–	–	–	**2**	
New cricket with flashing	A19/A20, 1 & 11/A801	EA	–	1	–	2	–	–	**3**	Upslope of mech units. Size not given
Raised platform, coat with silicone	A15	EA	–	–	1	–	–	–	**1**	About 14' x 8'; sides not measured
(E) roof hatch to remain, remove ladder extension	A4, 3/A802	EA	1	–	1	1	–	–	**3**	
New roof hatch guardrail (Bilco Bil-Guard or eq.)	A11/A15/ A21, 2/A802	EA	1	–	1	1	–	–	**3**	

A dash means none in that sector. EA = each, LF = linear feet.