

100 Jensen Ave E,  
Parksville, BC,  
V9P 2H3

**PROJECT # CI031824G**

**ROOF REPLACEMENT**



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**NOTES**

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Rich Whitwell  
rwhitwell@garlandcanada.com  
(250) 858-8286

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www.garlandcanada.com



**SUBMISSION** : FOR TENDER

BY: Rich Whitwell

03/19/24

VERSION 1.0

REVISION #



**CI031824G ROOF REPLACEMENT**

**SUBMITTED :**  
**FOR TENDER ON 03/19/24**

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**LEGEND**

	AIR CONDITIONING Mechanical Unit		Mechanical Equipment
	AC on sleeper		Conduit
	Capped curb		Power Vent
	Chimney		Power Vent on Curb
	Drain		Vent
	Duct Work		Vent on Curb
	Equipment support		Pitch Pocket
	Roof Hatch		Redundant Curb
	Insulation Vent		Satellite Antenna
	Ladder		Scupper
	Ladder with crinoline		Stay Wire
	Cable anchor		Cable wire
	Expansion joint		Gas Line
	Skylight		Equipment Support
	Plumbing Vent		Goose Neck
	Plumbing vent on curb		
	Water Tower		
	Life line anchor		



ENGINEERING SEAL

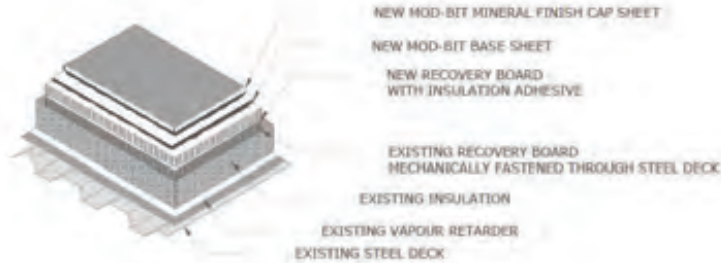
REVISION #	DATE	BY

PROJECT # : CI031824G

DATE	03/19/24
DRAWING	G101
SCALE	NTS



**BUILDING** City of Parkville City Hall  
**ADDRESS** 100 Jensen Ave E, Parkville  
**CITY, PROVINCE** BRITISH COLUMBIA  
**POSTAL CODE** V9P 2H3



1  
G102  
EXISTING COMPOSITION

**COMPOSITIONS**

2 Ply torch applied membrane with self adhering base sheet in the perimeters.  
Use self-adhering base sheet to picture frame 3' from perimeters  
Adhere new 1/2" gypsum board with insulation adhesive  
Mechanically fasten through existing fibreboard

2 ply SBS modified system

FiberBoard  
Insulation  
Vapour Barrier  
Steel Deck

NEW COMPOSITION

EXISTING



**DEMOLITION NOTES**

1. Demolish all roof components to the existing recovery board.
2. Demolish and dispose of all redundant penetrations as indicated in the drawings
3. Remove and dispose of all metal flashing and counter-flashing
4. Dispose of all debris to an authorized land field or dumping site.
5. At the end the demolition, properly clean the surface of all areas.

**SPECIFIC NOTES**

1. Before the demolition of the system, identify with the owner's representative all components to recuperate or services to interrupt.
2. Take all necessary measures to reduce the amount of dust and debris generated during the demolition.
3. Do not execute work involving excessive noise during the working hours of the building occupants. Coordinate with the owner's representative all work of such nature.
4. Protect the building, adjacent buildings, properties and people from any demolition hazards including but not limited to: dust, debris, injuries and accidents.
5. Coordinate with the owner's representative the need of protecting any ventilation equipment or intakes.
6. Coordinate with the owner's representative the need of installing any interior protection and avoid any disruption to the building occupants.
7. Protect all roof sections that are not included in this scope of work against any damages and proceed with necessary repairs.
8. Advise the consultant of all deficiencies or structural damages before continuing the work. Such conditions must not be covered before its assessment by the consultant or a licensed engineer.
9. Stop all demolition work if it jeopardizes the structural integrity of the building or any adjacent building.
10. Extend parapets height to the a minimum of 4".

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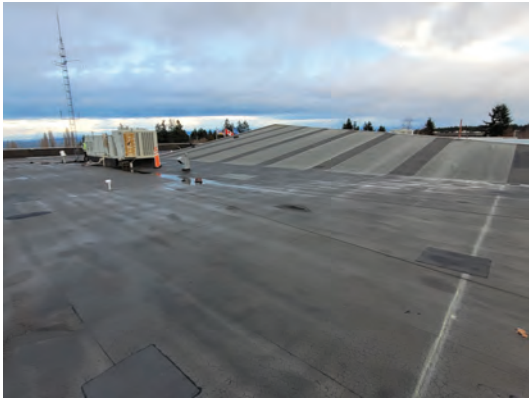
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<b>DATE</b>	03/19/24
<b>DRAWING</b>	G102

**SCALE** NTS



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1 PHOTO #1:  
G103

2 PHOTO #2:  
G103

3 PHOTO #3:  
G103



4 PHOTO #4:  
G103

5 PHOTO #5:  
G103

6 PHOTO #6:  
G103

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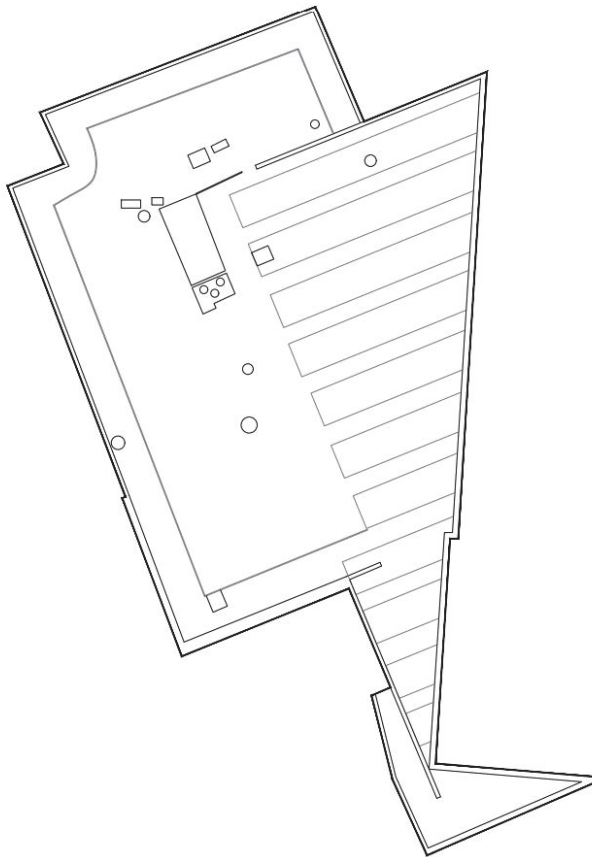
**PROJECT # : CI031824G**

<b>DATE</b>	03/19/24
<b>DRAWING</b>	G103

**SCALE** NTS



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**CONSTRUCTION NOTES**

- 1- Remove the roof composition to the existing recovery board.
- 2- Mechanically fasten the existing assembly to the steel deck per the wind uplift calculation and fastening pattern included in the specifications.
- 3- Adhere a new gypsum base recovery board per specifications, using the specified insulation adhesive applied per the specified pattern.
- 4- Seal all the seams of the new recovery board with self-adhering membrane strips. Prime the seams with the primer recommended by the manufacturer of the self-adhesive membrane.
- 5- Install non-combustible cant strip on all vertical transitions in the roof perimeters.
- 6- Torch apply the specified field base sheet and stop at 3' from all penetrations and perimeters.
- 7- Install the specified self-adhering membrane in all the perimeters and around all the penetrations, and extend 12" over the field base membrane. Extend the self-adhering membrane 2" above the cant strip. Seal all the seams of the self-adhering membrane with a heat welding gun (Leister).
- 8- Prime all wood-based perimeters and vertical transitions with the specified fire retarder primer.
- 9- Apply the specified self-adhering flashing base sheet membrane to all the perimeters and vertical transitions. Secure the base sheet to the back of the parapet, inside the curbs or vertically at a minimum of 12" and a maximum of 24". Seal all the membrane seams with a heat welding gun (Leister). Extend the self-adhering membrane 6" over the field self-adhered membrane.
- 10- Torch apply the specified field cap sheet. Extend 2" over the cant strip.
- 11- Torch apply the membrane flashing cap sheet, extend it 9" over the field membrane and 4" behind all parapets. Secure the cap sheet membrane with roof round-top nails to the back of the perimeters and inside all curbs. If such a securement option is not applicable, use a termination bar 6" C.C. at a minimum vertical height of 12" and a maximum of 24".
- 12- Reinforce all vertical seams with a succession of rubberized mastic and fiberglass mesh (mastic-mesh-mastic).
- 13- Install all roof drains and penetrations.
- 14- Install new metal counterflashing of 24 G.A. around all perimeters and vertical transitions.
- 15- Clean the job site from all debris and equipment.
- 16- Correct all identified deficiencies.
- 17- Provide all contractual closing documents and warranties

**SPECIFIC CONSTRUCTION NOTES**

1. ALL WORK MUST COMPLY WITH NBCC 2015, NPCC 2015, NFCC 2015, NECB 2017, SMACNA ARCHITECTURAL SHEET METAL MANUAL, RCABC ROOFING MANUAL, CSA B149.10, CSA B52, TSCB REQUIREMENTS AS WELL AS ANY OTHER APPLICABLE FEDERAL, PROVINCIAL OR MUNICIPAL CODE OR BYLAW.
2. TAKE ALL PRECAUTIONS IN ORDER TO MINIMIZE SMELL, DUST AND FALLING DEBRIS DURING CONSTRUCTION. CLOSE OR PROTECT IF NECESSARY ALL INTAKE UNITS.
3. SET UP A SAFETY PERIMETER IN CORRESPONDING WORK AREA INSIDE AND AROUND THE BUILDING.
4. SET UP A SAFETY PERIMETER IN THE AREAS OF MOBILIZATION IN ORDER TO PREVENT ALL HAZARDS AND PROTECT PEOPLE AND PROPERTIES.
5. CONFIRM WITH THE OWNER IF AREAS INSIDE THE BUILDING MUST BE EVACUATED OR PROTECTED DURING WORK EXECUTION. TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO SATISFY THE OCCUPANTS OF THE BUILDING.
6. ALL WORK MUST REMAIN WATERTIGHT DURING THE PROJECT. TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO AVOID ANY LEAKS EVEN WITH TEMPORARY SEALS.
7. PHASED ROOFING IS NOT PERMITTED. ALL SYSTEM PLIES MUST BE INSTALLED DURING THE SAME WORK DAY. ONLY DEMOLISH WHAT CAN BE FULLY RECOVERED WITHIN THE SAME DAY.
8. INSTALL TEMPORARY WATER CUT-OFFS AT THE END OF EACH WORK DAY.
9. **THE CONTRACTOR MUST VERIFY MEASUREMENT AND COMPOSITION PRIOR TO SUBMITTING ANY QUOTATION.**
10. PREPARE AND CLEAN ALL AREAS FROM ANY DAMAGE.
11. KEEP JOB SITE ORGANIZED AND CLEAN AT ALL TIMES
12. **ROOF DRAINS** – CONNECTION OF REPLACEMENT AND NEW ROOF DRAINS SHALL BE CONNECTED TO EXISTING PIPING USING CODE COMPLAINT MATERIALS AND METHODS, INCLUDING MECHANICAL JOINTS (CSA B602) AND PIPING MATERIALS (CSA B70) COMPLIANT WITH NPCC 2015. CONCENTRIC MJS SHALL EMPLOY A STAINLESS STEEL SHEAR BAND.
13. **PIPE SUPPORT** – PIPES AND JOINTS SHALL BE SUPPORTED AND BRACED IN ACCORDANCE WITH NPCC AND TO ENSURE NO JOINT SEPARATION IS EXPERIENCED AS A RESULT OF PIPE WEIGHT OR WATER COLUMN. PROVIDE NEW INSULATION FOR ALL NEW PIPING INCLUDING AT UNDERSIDE OF NEW DRAIN BODIES.
14. **INSULATION** – REPAIR ANY DAMAGED RAINWATER LEADER INSULATION AND VAPOUR BARRIER AS REQUIRED AS A RESULT OF PERFORMING THIS WORK.
15. **TRADES** – ALL WORK ON MECHANICAL AND PLUMBING SYSTEMS TO BE PERFORMED BY LICENSED AND QUALIFIED TRADES COMMENSURATE WITH THE SYSTEM BEING WORKED ON.

C1031824G **ROOF REPLACEMENT**

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	Chimney		Power Vent on Curb
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	Roof Hatch		Redundant Curb
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	Ladder with crinoline		Guy Wire
	Cable anchor		Cable wire
	Expansion joint		Gas Line
	Skylight		Equipment Support
	Plumbing Vent		Goose Neck
	Plumbing vent in curb		
	Water Tower		
	life line anchor		



ENGINEERING SEAL

REVISION #	DATE	BY

PROJECT #: C1031824G

DATE: 03/19/24  
DRAWING: G104

SCALE: NTS

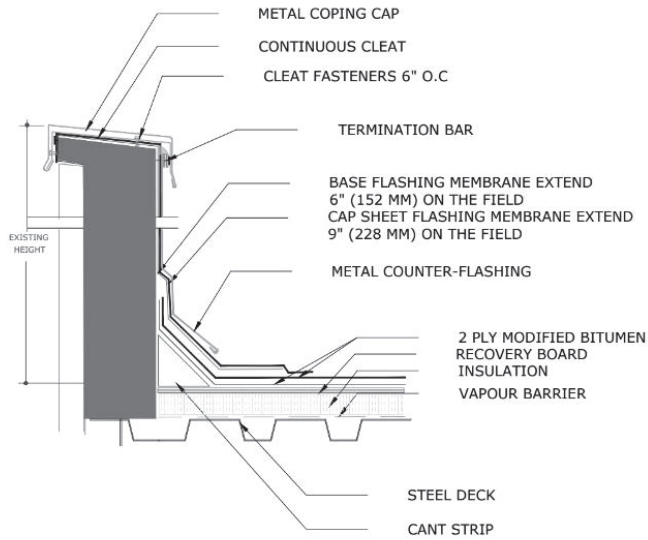


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CITY, PROVINCE: BRITISH COLUMBIA  
POSTAL CODE: V9P 2H3

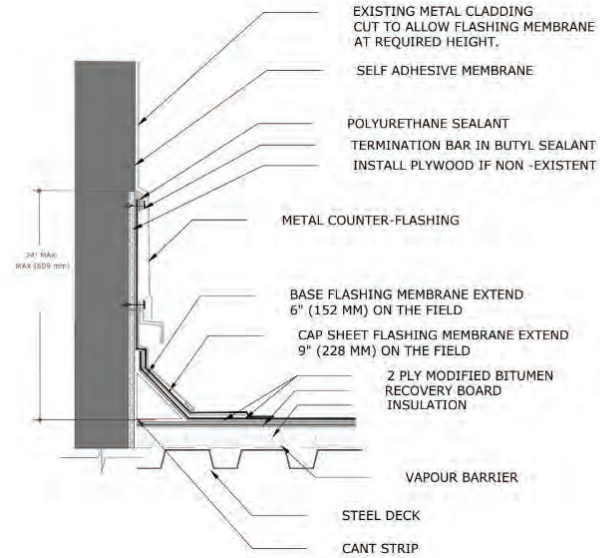
1 G104 DETAIL COORDINATION PLAN



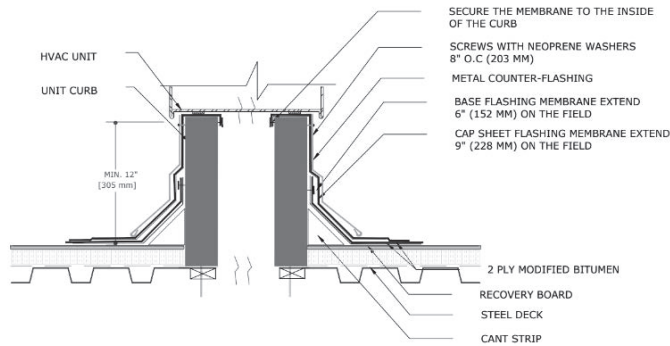
2 G104 NEW COMPOSITION



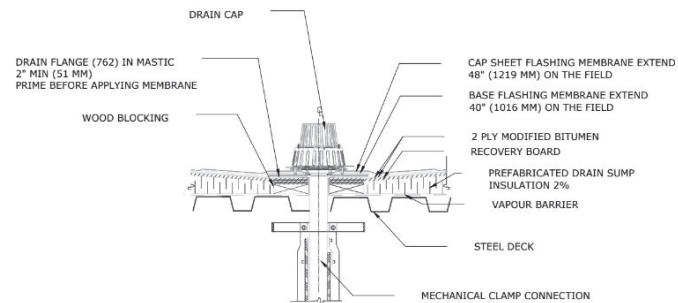
1  
G105 CONSTRUCTION DETAIL: Parapet



2  
G105 CONSTRUCTION DETAIL: Wall Flashing



3  
G105 CONSTRUCTION DETAIL: HVAC



4  
G105 CONSTRUCTION DETAIL: Drain

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DRAWING G105

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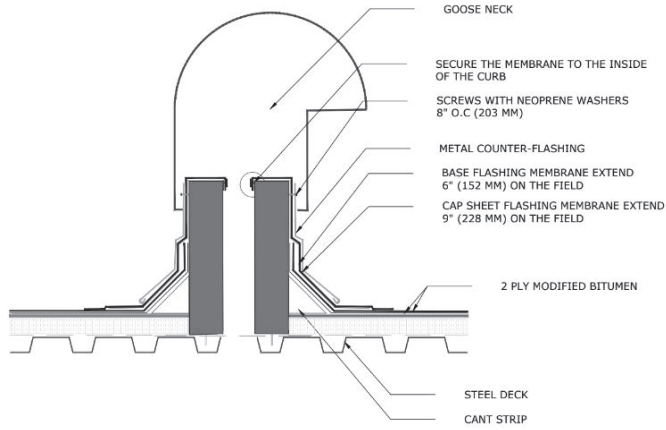


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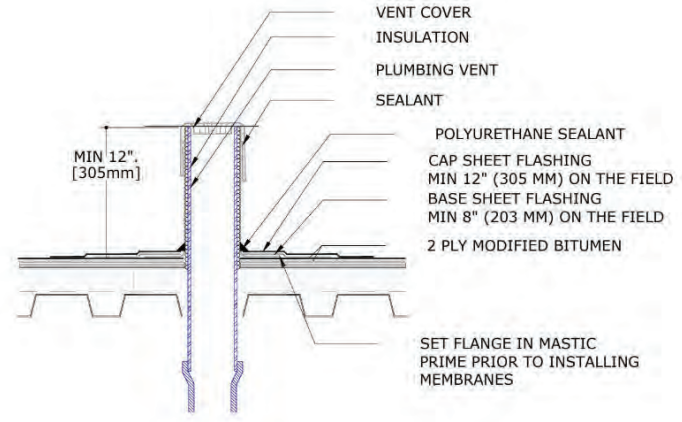
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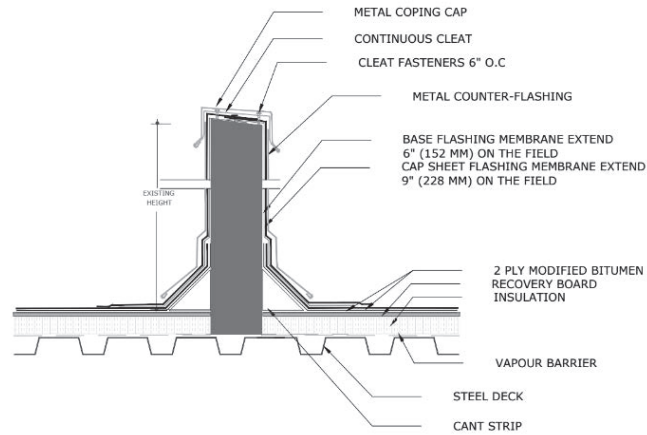
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1 G105 CONSTRUCTION DETAIL: Goose neck



2 G105 CONSTRUCTION DETAIL: Plumbing Stack



3 G105 CONSTRUCTION DETAIL: Area Divider

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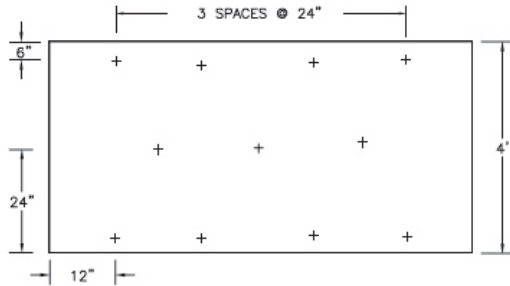
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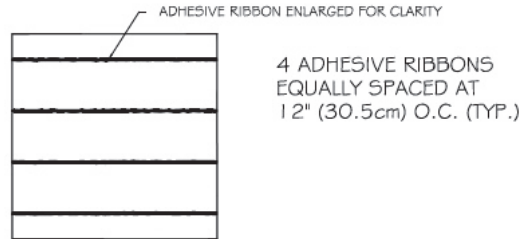
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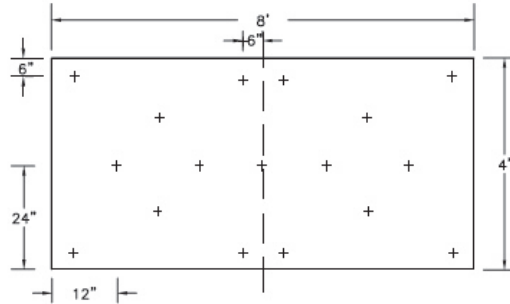
**ZONE 1 INSULATION BOARD FASTENER PATTERN: 11 FASTENERS PER BOARD**



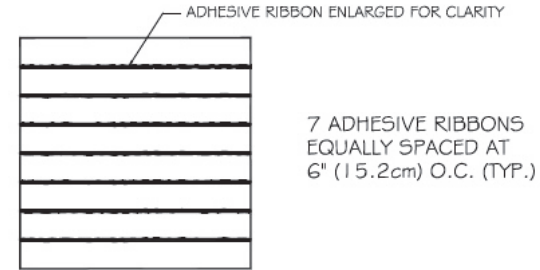
**TYPICAL ZONE 1 INSULATION BOARD ADHESIVE PATTERN: 12" OC BEADS PER BOARD**



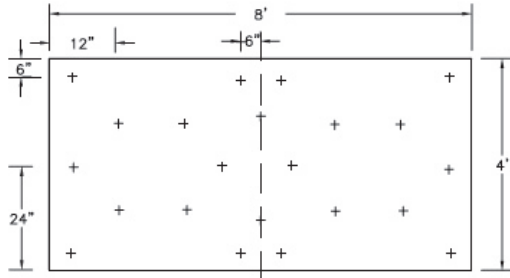
**ZONE 2 INSULATION BOARD FASTENER PATTERN: 17 FASTENERS PER BOARD**



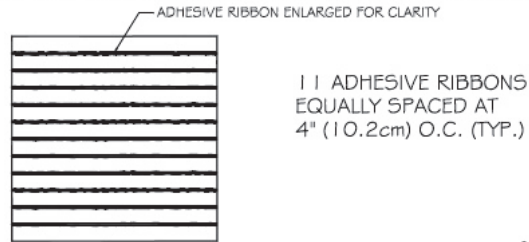
**TYPICAL ZONE 2 INSULATION BOARD ADHESIVE PATTERN: 6" OC BEADS PER BOARD**



**ZONE 3 INSULATION BOARD FASTENER PATTERN: 22 FASTENERS PER BOARD**



**TYPICAL ZONE 3 INSULATION BOARD ADHESIVE PATTERN: 4" OC BEADS PER BOARD**



CONFIRM FM APPROVALS FOR ADHESIVE PATTERNS TO APPROVED DECKS, INSULATIONS, AND SYSTEM TYPES WITH GARLAND ENGINEERING SERVICES

1  
G105 CONSTRUCTION DETAIL: FASTENING PATTERN

2  
G105 CONSTRUCTION DETAIL: ADHESIVE RIBBON SPACING

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