

GENERAL NOTES:

- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS ON DRAWING ARE APPROXIMATE AND INTENDED TO INDICATE MAGNITUDE AND SCOPE OF WORK. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO TENDER SUBMISSION AND FABRICATION.
- CONTRACTOR TO MEET WITH CLIENT REPRESENTATIVES TO CO-ORDINATE ON SITE ACCESS AND THE LOCATION OF PROTECTIVE BARRIERS, GARBAGE CONTAINERS, MATERIALS AND EQUIPMENT STORAGE AREAS ON SITE. ONLY AREAS DESIGNATED AND APPROVED BY THE SUNSHINE COAST REGIONAL DISTRICT MAY BE USED ON SITE.
- CONTRACTOR IS NOT TO DELAY OR INTERFERE WITH DAILY OPERATION OF THE FACILITY. THE STAFF WORKING ON SITE OR WITHIN THE BUILDING.
- CONTRACTOR TO ENSURE ALL EXPOSED ROOFING AREAS SHALL BE ADEQUATELY PROTECTED SUCH THAT NO PLANT AREAS ARE EXPOSED TO ROOFING MATERIALS OR THE OUTSIDE ENVIRONMENT AT ANY TIME. ADDITIONAL CARE MUST BE TAKEN TO ACHIEVE THIS WHILE ROOF DRAIN WORK IS BEING COMPLETED.
- CONTRACTOR TO PROVIDE PROTECTIVE COVERED HOARDING AT EACH ENTRANCE/EXIT WITHIN THE AREA OF WORK FOR THE DURATION OF THE PROJECT. PROTECTIVE HOARDING TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH OCCUPATIONAL HEALTH AND SAFETY REGULATIONS.
- THE EXISTING ROOFING ASSEMBLIES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
- CONTRACTOR IS TO MAKE GOOD ALL EXISTING BUILDING SURFACES AND COMPONENTS DISTURBED OR DAMAGED BY WORK IN THIS CONTRACT.
- CONTRACTOR IS RESPONSIBLE TO BUILD AND FABRICATE NEW MATERIAL AND COMPONENTS AS DETAILED AND TO SUIT EXISTING CONDITIONS AFTER VERIFICATION ON SITE.
- REMOVE ONLY AS MUCH MATERIAL AS CAN BE REPLACED BY THE END OF THAT DAY. DISCARD ALL DEBRIS ON A DAILY BASIS. NO LOOSE MATERIAL OR EXISTING ROOF SYSTEM COMPONENTS, EXISTING OR NEW EQUIPMENT TO REMAIN UNSECURED ATOP THE BUILDING.
- CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE LOCATION OF ELECTRICAL/MECHANICAL CONDUITS AND SYSTEMS THROUGHOUT AND BELOW ROOF DECK.
- FIREGUARD TAPE IS TO BE INSTALLED BY THE CONTRACTOR AT ALL REQUIRED LOCATIONS INCLUDING (BUT NOT LIMITED TO) ALL BOARD JOINTS, VERTICAL TRANSITIONS, AREAS OF WOOD CONSTRUCTION, AND POTENTIAL AREAS OF FIRE PENETRATION INTO THE ROOF SYSTEM OR BUILDING ASSEMBLY. INSTALL AS REQUIRED AND SPECIFIED BY THE MANUFACTURER AND REQUIRED BY SITE CONDITIONS.
- DISCONNECT AND RECONNECT ELECTRICAL LINES, AND OTHER SERVICES AS REQUIRED. MODIFY AND EXTEND ALL SERVICES AS REQUIRED OR NECESSARY TO INSTALL AND SUIT THE NEW ROOF SYSTEM ASSEMBLY. CO-ORDINATE SERVICE SHUTDOWNS WITH THE CLIENT AND PROVIDE A MINIMUM OF 5 BUSINESS DAYS WRITTEN NOTICE TO THE CLIENT AND CONSULTANT PRIOR TO START OF WORK.
- INSTALL ADDITIONAL LAYER OF PROTECTIVE ROOF MEMBRANE AROUND ROOF TOP MECHANICAL EQUIPMENT WHICH REQUIRE MAINTENANCE, BELOW ALL CONCRETE PAVERS AND AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PORTABLE WASHROOM FACILITIES UNLESS NOTIFIED OTHERWISE BY THE OWNER. SMOKING WILL NOT BE PERMITTED ON SITE OR UPON THE ROOF DECK.
- CONTRACTOR IS RESPONSIBLE TO ENSURE ALL HEALTH AND SAFETY REGULATIONS ARE FOLLOWED DURING THE ROOF SYSTEM REPLACEMENT AND REPAIRS. THE CONTRACTOR SHALL SUPPLY ALL REQUIRED SAFETY EQUIPMENT INCLUDING PROTECTIVE HOARDING, BARRIERS AT BUILDING ENTRANCE OR EXITS AND FALL ARREST EQUIPMENT. THE CONTRACTOR SHALL INSTALL AND UTILIZE ALL REQUIRED SAFETY EQUIPMENT AT ALL TIMES. PROVIDE APPROVED SAFETY RAILINGS AROUND THE PERIMETER OF ROOF SYSTEM THROUGHOUT THE DURATION OF THE PROJECT.
- ALL MATERIALS TO BE NEW UNLESS NOTED AND SPECIFIED AS "EXISTING".
- CONTRACTOR TO REPLACE ALL EXISTING PIPE SUPPORTS WITH NEW SUPPORT BASE.

TYPICAL NEW SHEET METAL FLASHINGS:

- 24ga. PRE-FINISHED, GALVANIZED METAL FLASHINGS.
- BREAK, FORM AND INSTALL NEW SHEET METAL FLASHINGS TO MATCH EXISTING PROFILES.
- ALL STARTER STRIPS SHALL BE CONTINUOUS, 22ga. PRE-FINISHED GALVANIZED METAL, SECURE 8" O/C.
- ALL EXPOSED FASTENERS TO BE PRE-FINISHED WITH NEOPRENE WASHER, WITH A MINIMUM 25mm EMBEDMENT INTO SUBSTRATE, INSTALLED AT 8" O/C.

TYPICAL NEW ROOF SYSTEM: (SEE TYPICAL DETAIL ON R2)

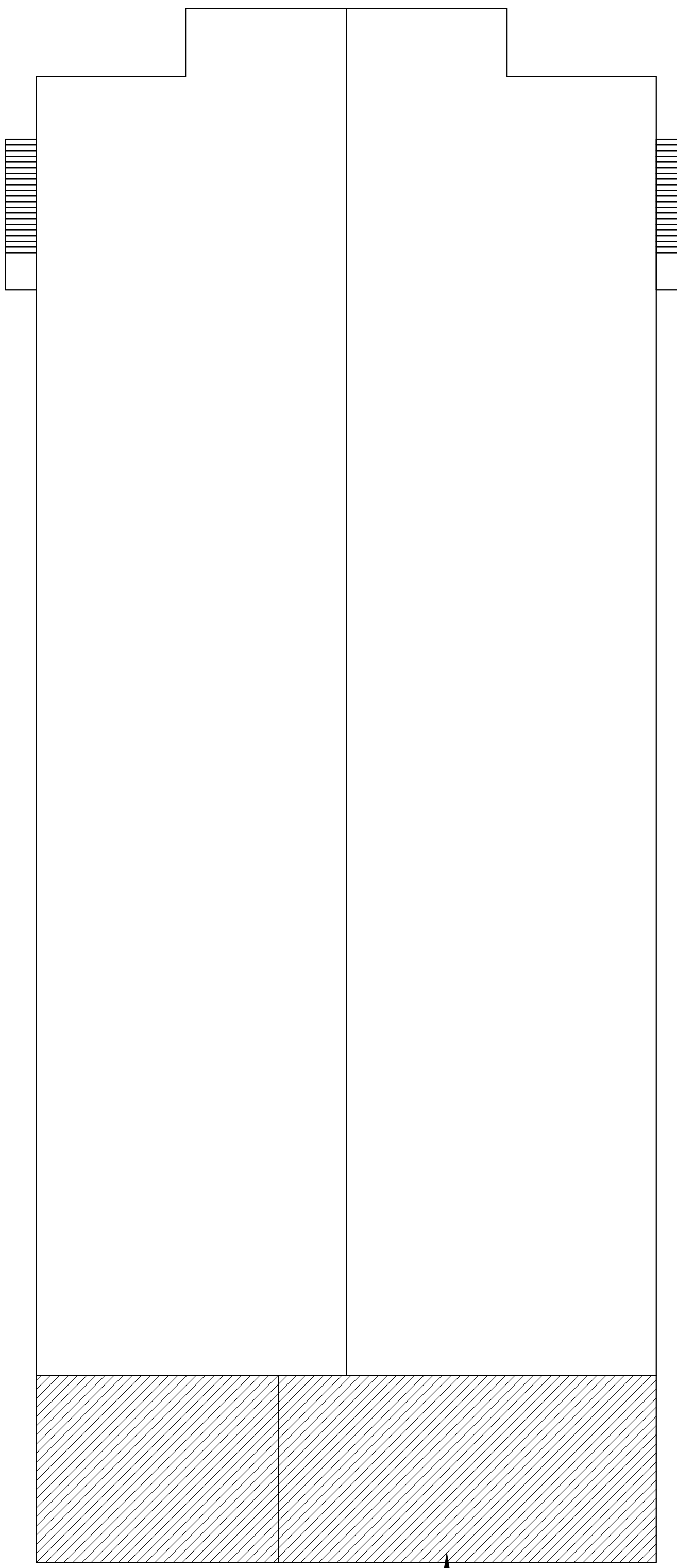
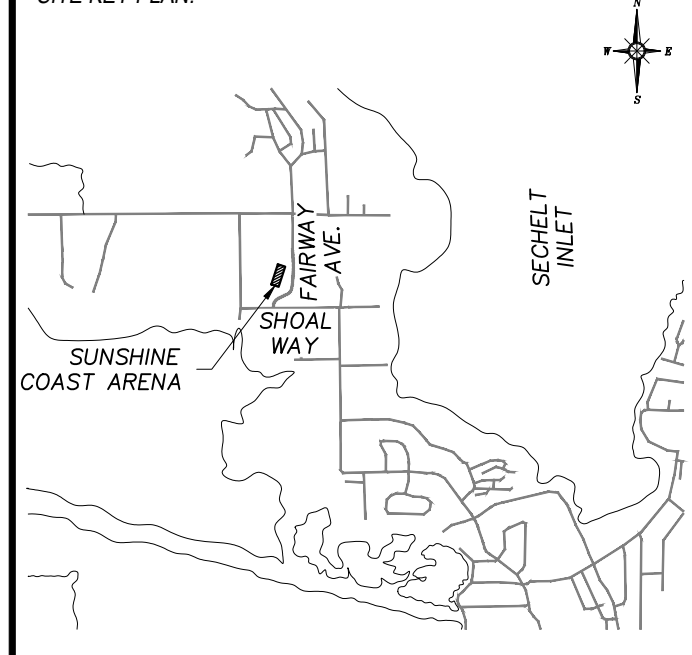
- TORCH APPLIED, 250 GRANULATED MODIFIED BITUMEN CAP SHEET
- COMPOSITE 180 MODIFIED BITUMEN BASE SHEET AND COVER BOARD
- 6MM COVER / PROTECTION BOARD
- SLOPED INSULATION WHERE INDICATED ON PLAN
- 1/2" (12.7mm) PLYWOOD SHEATHING OVERLAY, MECHANICAL FASTENING TO EXISTING FRAMING
- EXISTING WOOD DECK & JOISTS (ALLOW FOR 10% REPLACEMENT)
- EXISTING INSULATION
- EXISTING VB
- EXISTING CEILING FINISHES

NO.	REVISION	DATE
1	ISSUED FOR SCRD REVIEW	SEPT. 10, 2021
2	ISSUED FOR TENDER	Mar. 21, 2022
3		
4		
5		
6		
7		

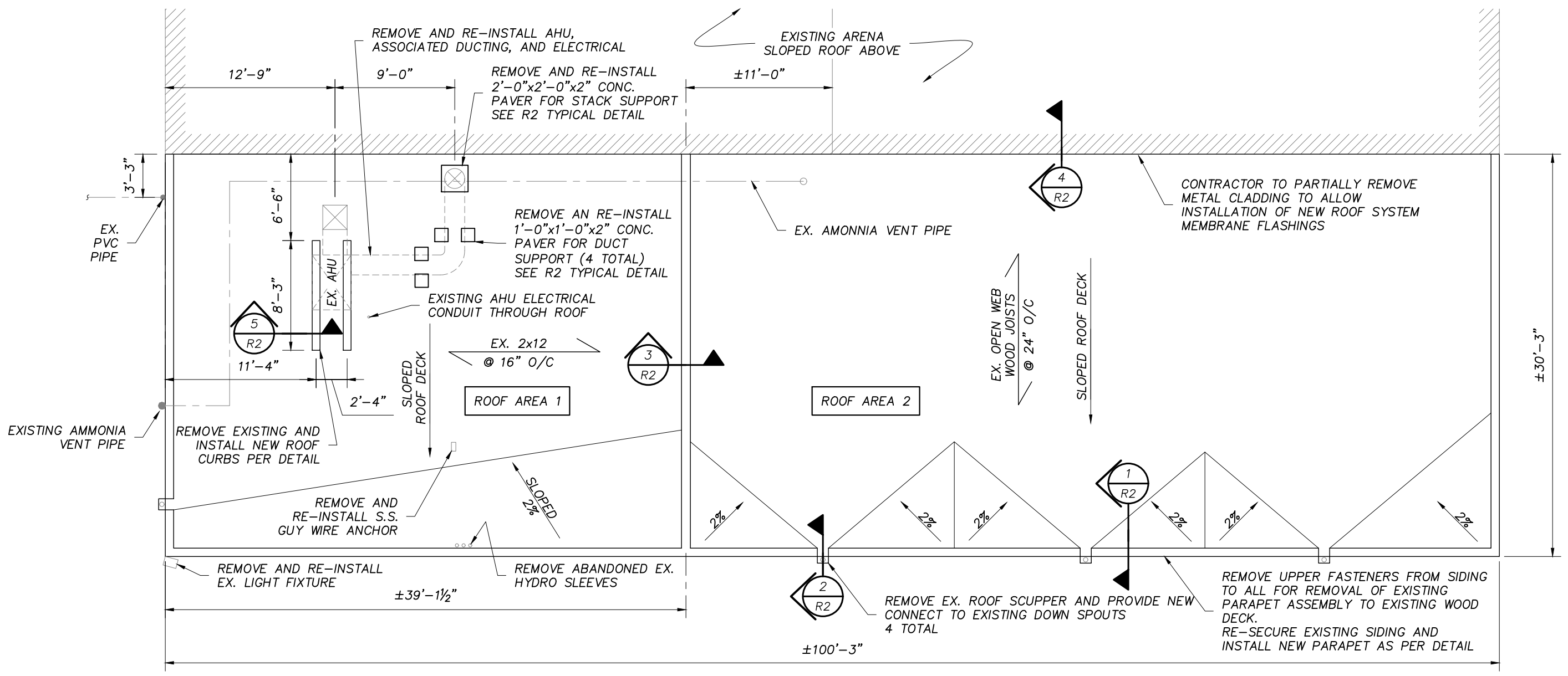
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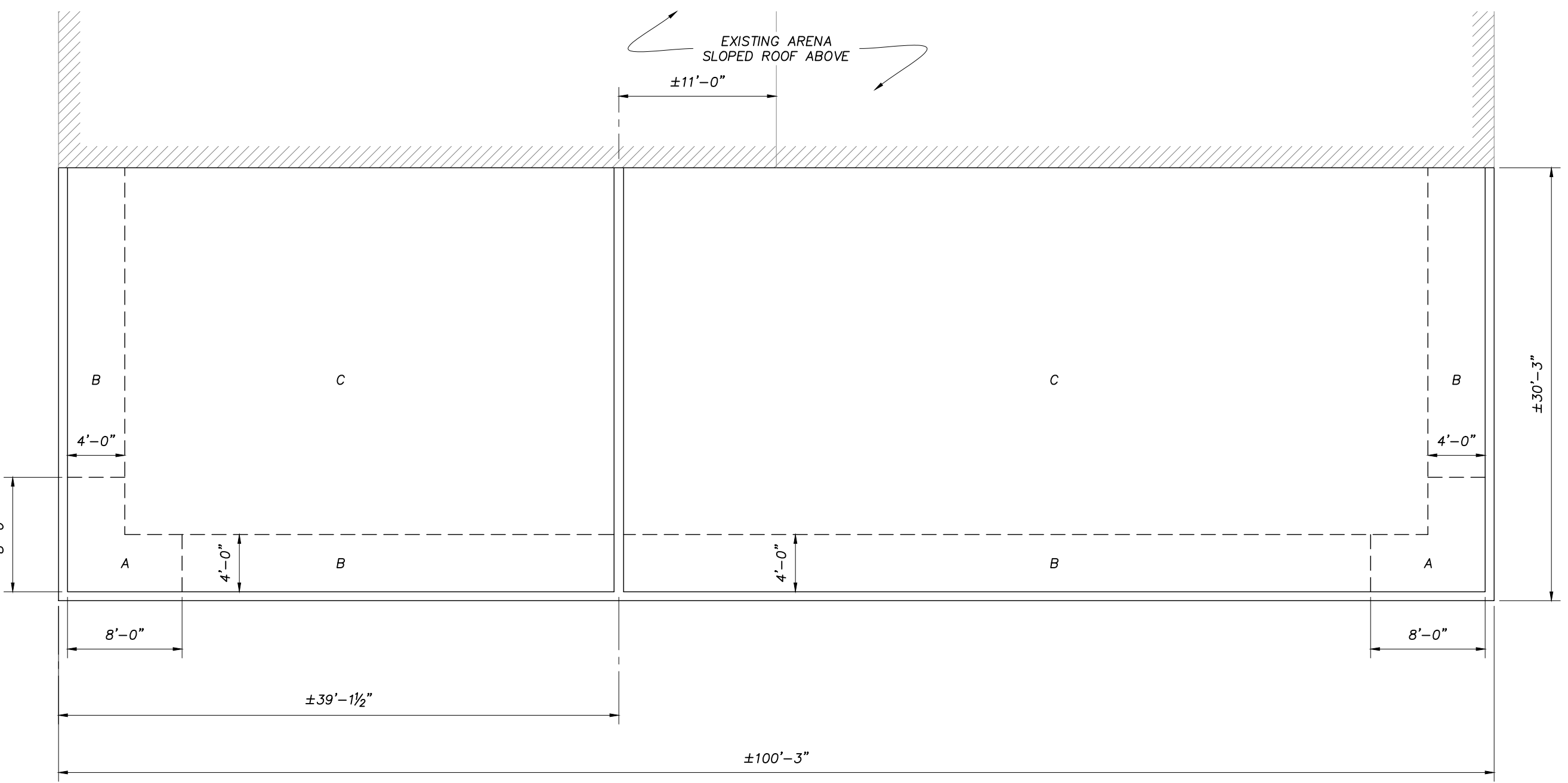
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BUILDING KEY PLAN
 SCALE: 1/16"=1'-0"



ROOF PLAN
 SCALE: 1/8"=1'-0"



WIND UPLIFT DIAGRAM
 SCALE: 1/8"=1'-0"

WIND LOADS		
ROOF ZONE	LOCATION	WIND LOAD PSF (kPa)
A	CORNER	-69 (-3.2)
B	EDGE	-37 (-1.8)
C	FIELD	-31 (-1.5)



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CLIENT NAME:
SUNSHINE COAST REGIONAL DISTRICT

PROJECT ADDRESS:
5982 SHOAL WAY SECHLT BRITISH COLUMBIA

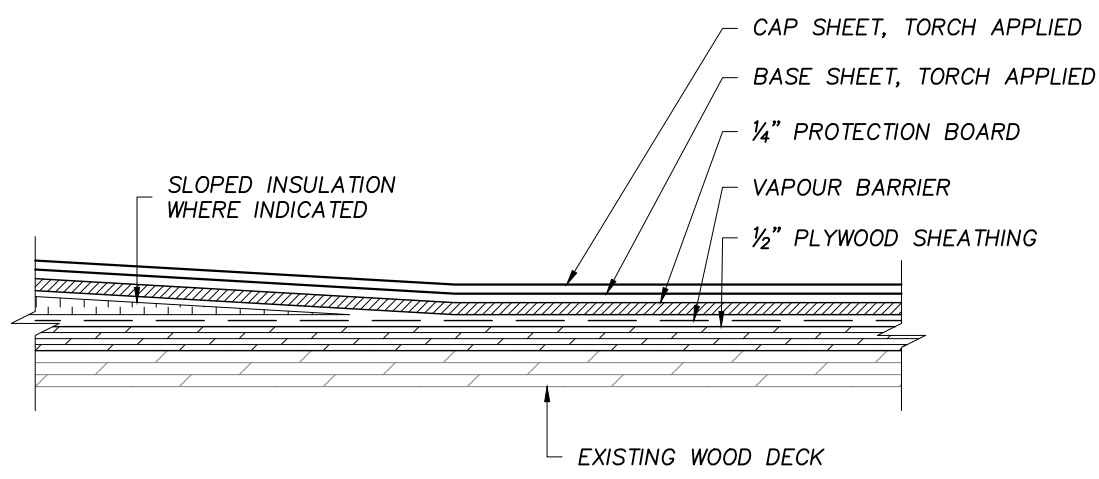
PROJECT NAME:
ROOFING REPLACEMENT

DRAWING TITLE:
GENERAL NOTES AND PLANS

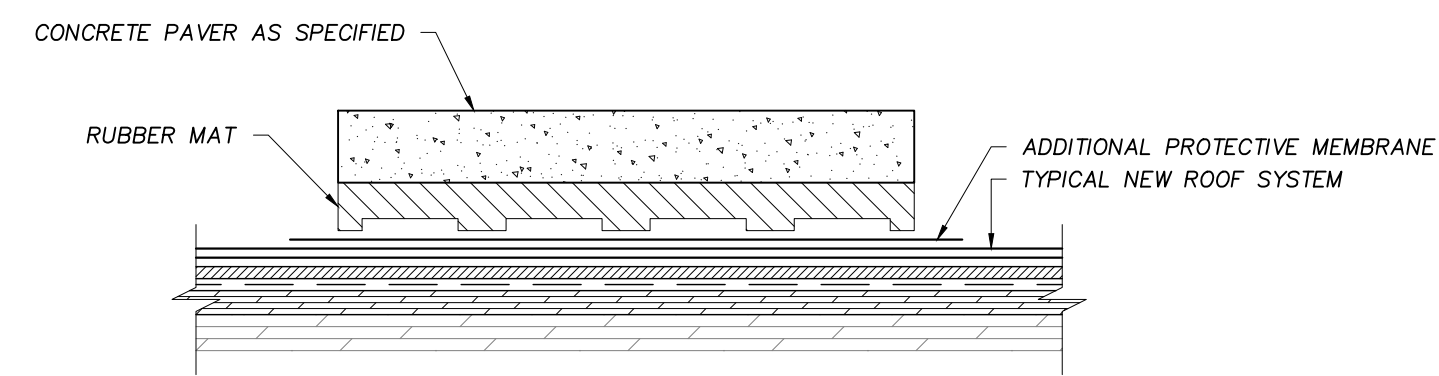
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 APPVD: ADM

SCALE: AS SHOWN
 DATE: AUG. 2021
 FILE No: 20-8866

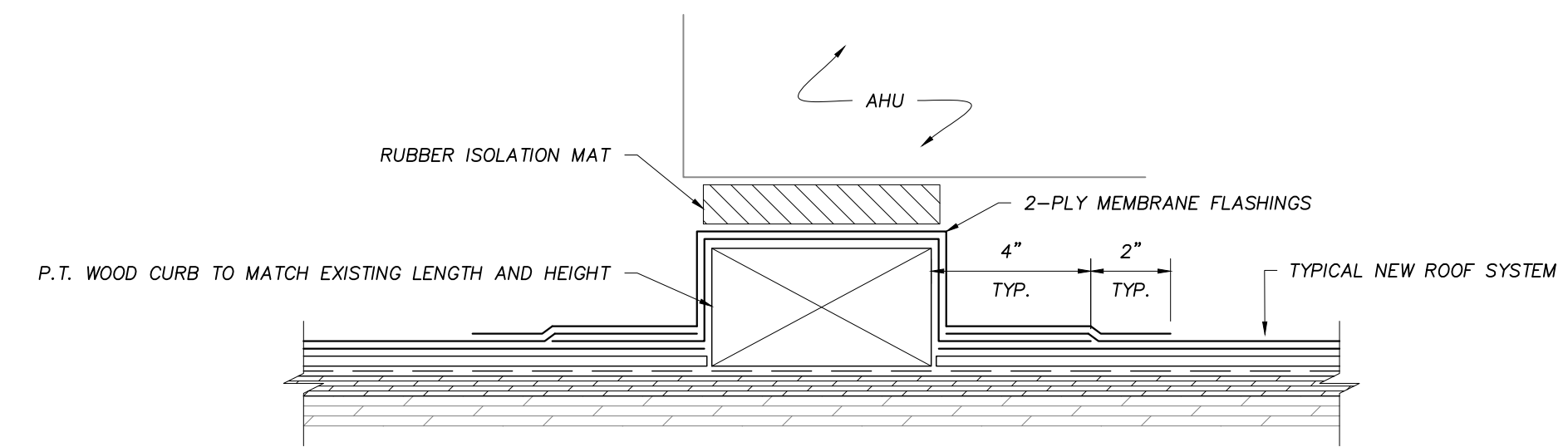
SHEET No.
R1



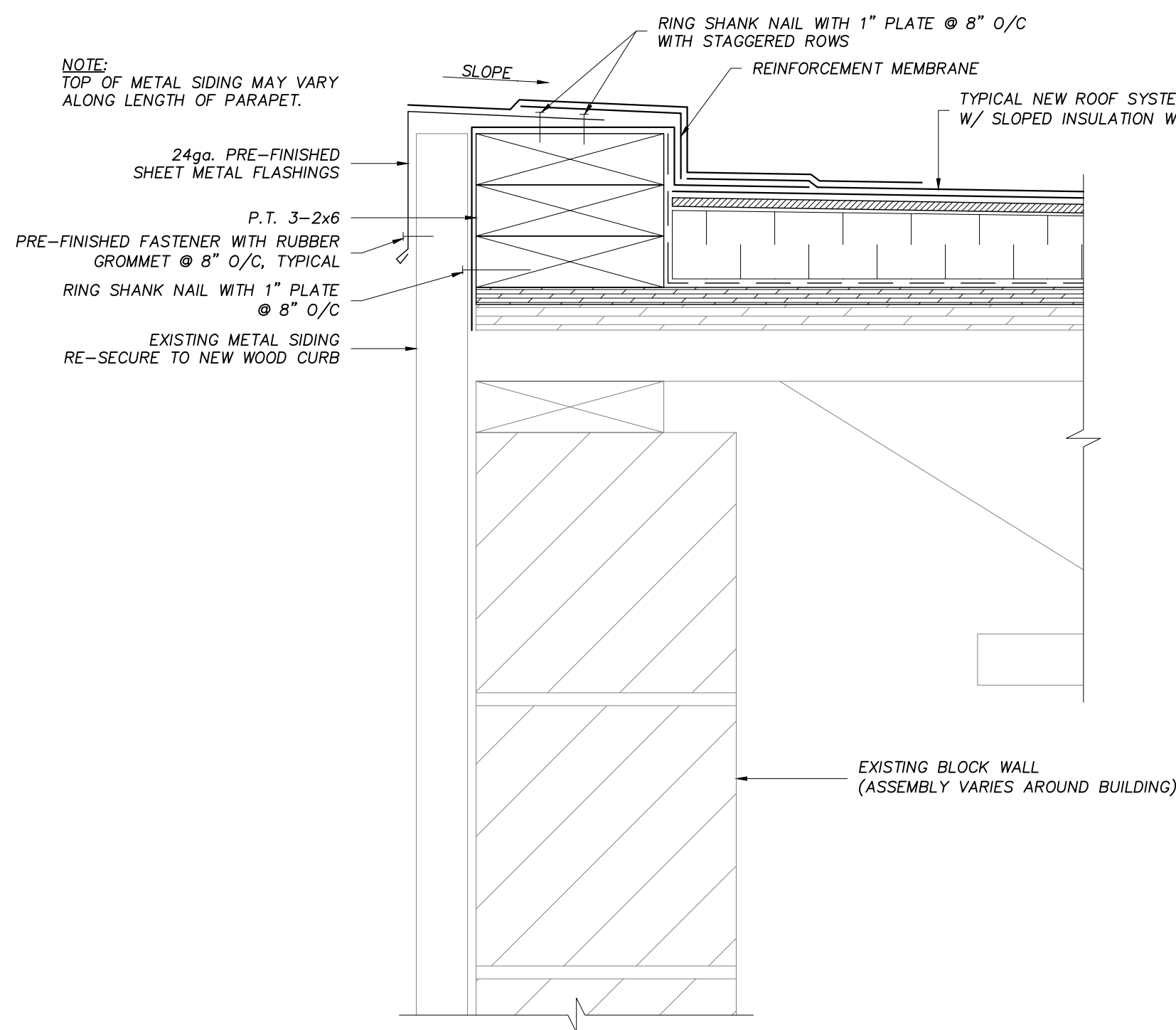
TYPICAL NEW ROOF SYSTEM DETAIL
SCALE: 3"=1'-0"



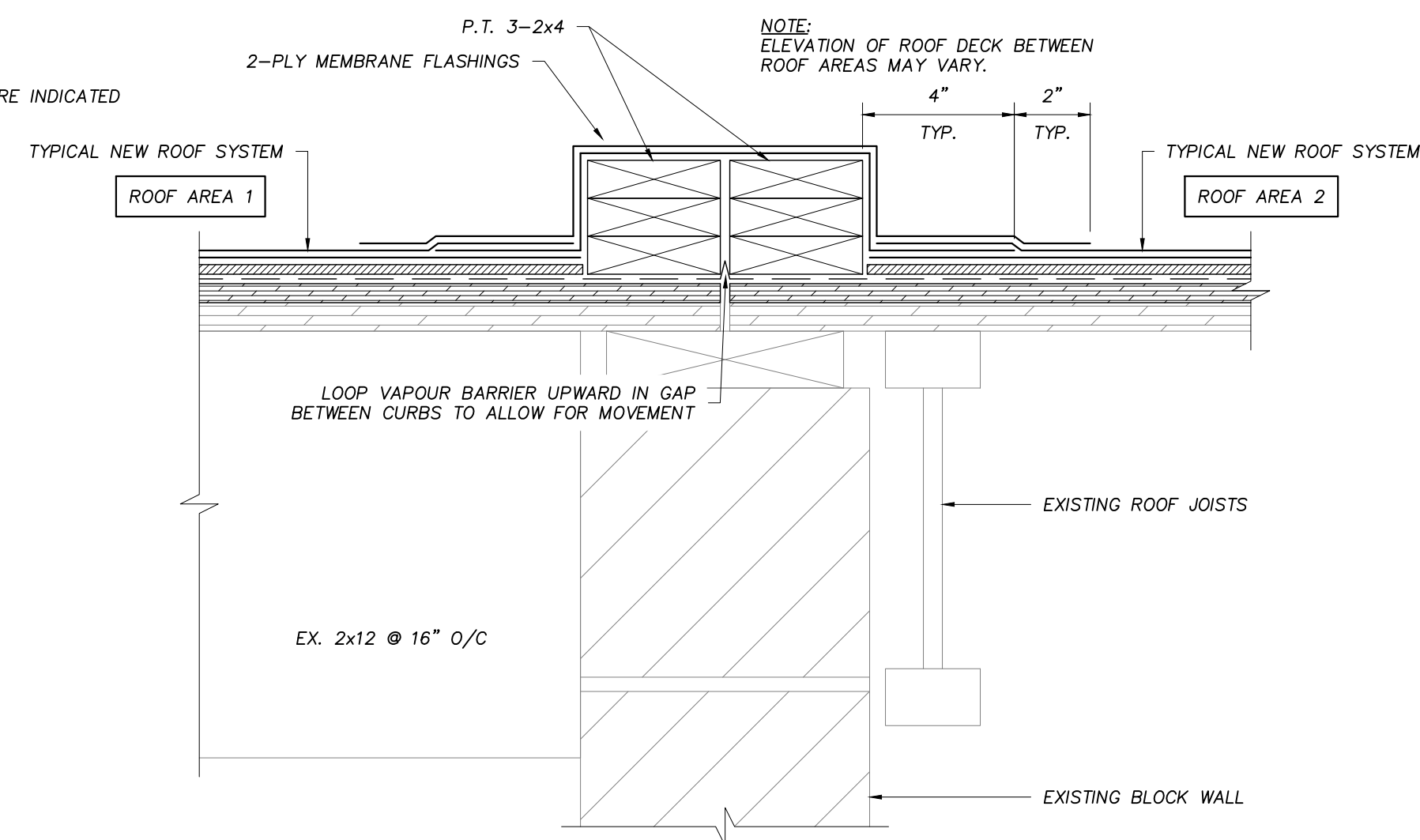
TYPICAL PAVER DETAIL
SCALE: 3"=1'-0"



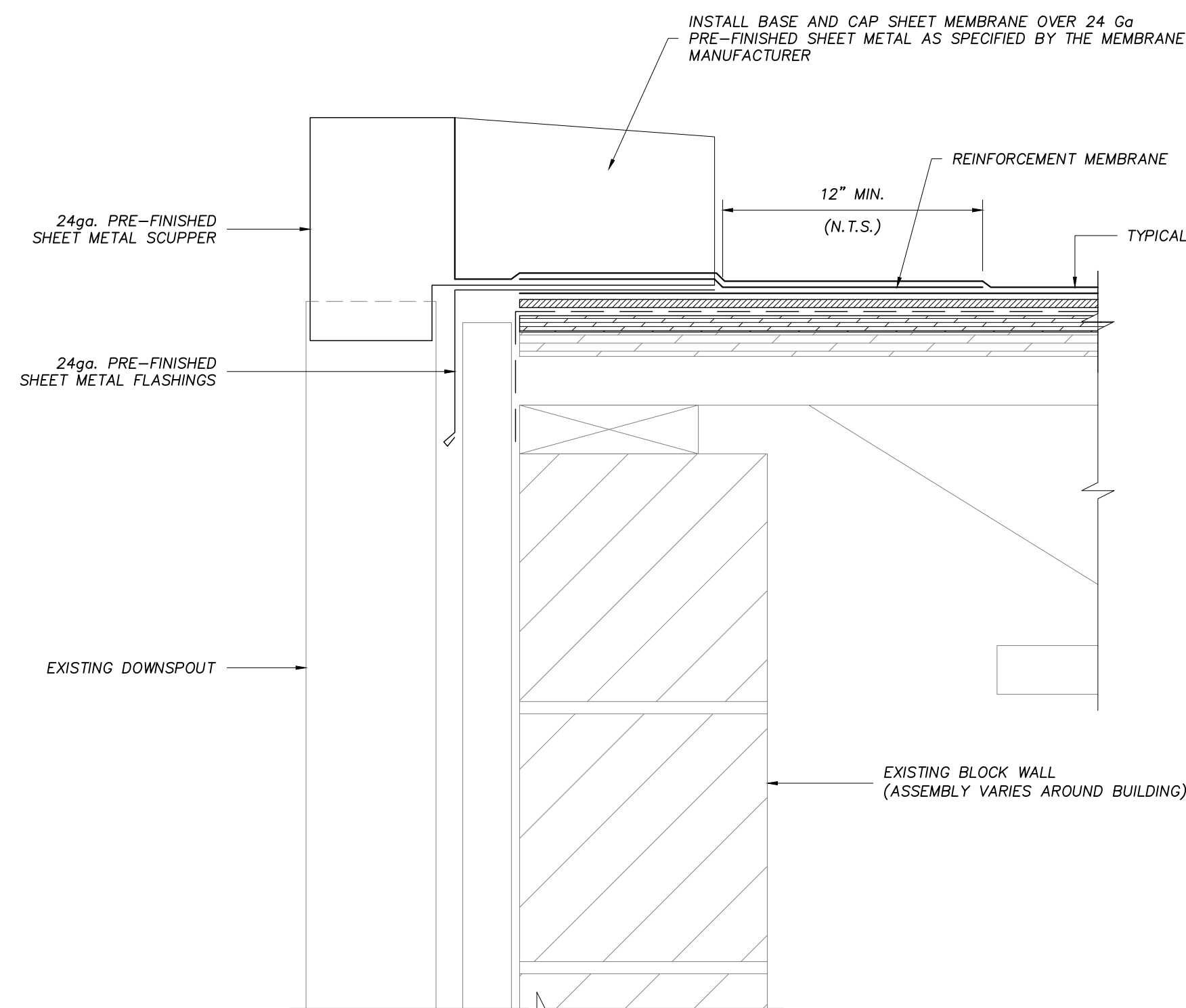
5 CURB DETAIL
SCALE: 3"=1'-0"



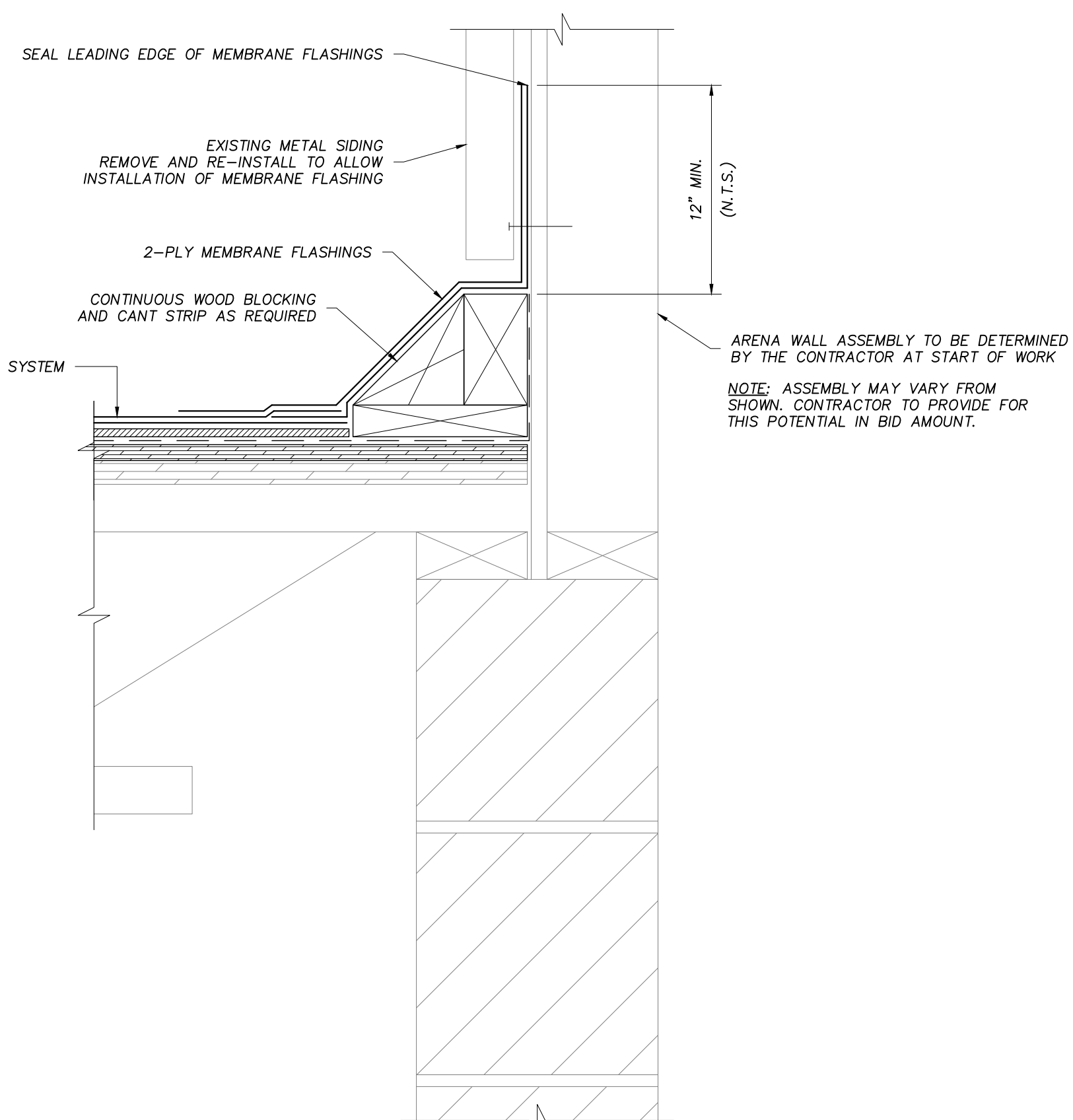
1 PARAPET DETAIL
SCALE: 3"=1'-0"



3 CONSTRUCTION JOINT DETAIL
SCALE: 3"=1'-0"



2 SCUPPER DETAIL
SCALE: 3"=1'-0"



4 WALL BASE DETAIL
SCALE: 3"=1'-0"

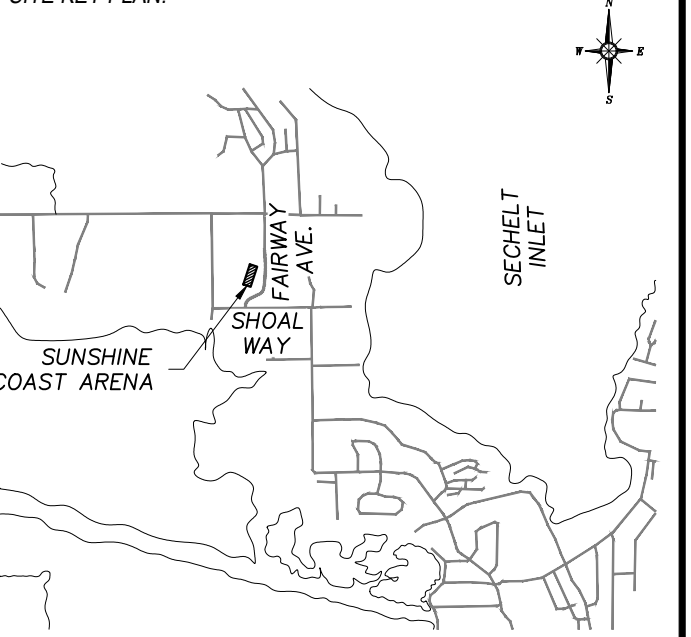
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SHEET No.

R2