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BURNS MAENDEL
CONSULTING ENGINEERS LTD.

RM of PIPESTONE

R.E.S. CENTRE - REROOFING

143 3rd AVENUE,
RESTON, MB

BUILDING DRAWINGS		
DWG NO.	DRAWING NAME	REV
B0.1	SPECIFICATIONS	0
B1.1	EXISTING ROOF PLAN	0
B1.2	ROOF PLAN	0
B3.1	SECTIONS & DETAILS	0
B3.2	SECTIONS & DETAILS	0
B3.3	SECTIONS & DETAILS	0
B3.4	SECTIONS & DETAILS	0

DATE	PROJECT NO:
MAY 6, 2022	BMCE 20-037

RM OF PIPESTONE
R.E.S. CENTRE - REROOFING
143 3rd AVE, RESTON, MB

GENERAL NOTES

1. ALL RELEVANT BUILDING CODES APPLY. THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE MANITOBA BUILDING CODE 2011 AND ALL APPLICABLE LOCAL BYLAWS AND REGULATIONS.
2. CONSTRUCTION SAFETY REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
3. PRINCIPLE APPLIED DESIGN LOADS ARE INDICATED AS APPROPRIATE. DESIGN LIVE LOADS SHALL NOT BE EXCEEDED AT ANY TIME DURING CONSTRUCTION.
4. DO NOT SCALE DRAWINGS.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, SLOPES, DETAILS, CONDITIONS, ETC. SHOWN ON THE DRAWINGS PRIOR TO CONSTRUCTION OR PREFABRICATION OF ANY BUILDING COMPONENTS.
6. DISCREPANCIES OR AMBIGUITIES ON THE DRAWINGS AND/OR THE SITE, WHICH AFFECT THE STRUCTURAL FRAMING, SHALL BE REPORTED TO THE DESIGN ENGINEER. WHERE AN OVERLAP OR DUPLICATION OCCURS ON THE DRAWINGS, THE MORE COSTLY SOLUTION SHALL BE CONSIDERED CORRECT, UNLESS APPROVED BY THE DESIGN ENGINEER. MODIFICATIONS, ALTERATIONS OR SUBSTITUTIONS MUST BE AUTHORIZED IN WRITING BY THE DESIGN ENGINEER.
7. FOR OPENINGS IN SLAB, FLOOR, WALLS, ROOFS, ETC. REFER TO PERTINENT DRAWINGS. ALL ROUGH OPENINGS TO BE CONFIRMED WITH SUPPLIERS.
8. THE GENERAL CONTRACTOR SHALL LOCATE ALL EXISTING SITE SERVICES PRIOR TO CONSTRUCTION.
9. LOCATION OF CONSTRUCTION JOINTS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR BUT APPROVAL MUST BE OBTAINED FROM THE DESIGN ENGINEER BEFORE PROCEEDING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL NECESSARY SHORING AND BRACING FOR THE WORK. FORM WORK FOR NEW CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE APPROVED BY THE DESIGN ENGINEER.
11. CALL THE DESIGN ENGINEER FOR INSPECTIONS BEFORE EACH CONCRETE POUR AND AS APPROPRIATE. THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AT LEAST 48 HOURS (72 HOURS FOR OUT-OF-TOWN PROJECTS) PRIOR TO ALL CONCRETE POURS AND/OR INSTALLATION OF INTERIOR SHEATHING, TO ALLOW FOR SITE INSPECTIONS.
12. ALL DIMENSIONS IN MILLIMETERS OR INCHES UNLESS OTHERWISE NOTED.
13. ALL INTERIOR DIMENSIONS TAKEN TO FACE OF STUD, FACE OF CONCRETE MASONRY UNIT OR TO FACE OF CAST IN PLACE CONCRETE UNLESS OTHERWISE NOTED.
14. HOLLOW METAL FRAMES IN STUD PARTITIONS ARE OFFSET 50mm (2") FROM ADJACENT WALLS UNLESS OTHERWISE NOTED.

WORKMANSHIP AND MATERIALS

1. EXECUTE WORK IN ACCORDANCE WITH THE HIGHEST QUALITY STANDARDS OF THE INDUSTRY BY SKILLED WORKERS QUALIFIED IN THEIR RESPECTIVE TRADES, UNDER THE SUPERVISION OF A COMPETENT FORMAN.
2. WHERE SPECIFICATIONS LIST A STANDARD, THE PRODUCT AND WORKMANSHIP SHALL MEET OR EXCEED THE REQUIREMENTS OF THAT STANDARD.
3. ALL MATERIALS AND FINISHES SHALL BE INSTALLED AS SPECIFIED. ALL REQUESTS FOR EQUAL STATUS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL.
4. THE CONTRACTOR SHALL INCLUDE THE FURNISHING OF LABOUR, NEW MATERIAL, EQUIPMENT AND SERVICES NECESSARY AND RESPONSIBLY IMPLIED AND/OR INCIDENTAL TO THE COMPLETION OF THE WORK AS SHOWN ON THE PLANS AND SPECIFICATIONS TO THE SATISFACTION OF THE DESIGN ENGINEER.
5. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS, EQUIPMENT AND INSTALLATIONS TO BE FREE OF ALL DEFECTS FOR A PERIOD OF TWELVE MONTHS FROM THE DATE OF ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.

EXECUTION OF WORK

1. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL DRAWINGS AND SPECIFICATIONS RELATING TO THE WORK TO BE CARRIED OUT TO ENSURE THAT THE WORK CAN BE SATISFACTORILY COMPLETED, PRIOR TO TENDER SUBMISSION. IMMEDIATELY REPORT TO ENGINEER ANY DEFECTS, DISCREPANCIES, OMISSION, OR INTERFERENCE THAT MAY EFFECT THE WORK OR GUARANTEE OF THE SAME
2. CONTRACTOR SHALL TAKE INTO ACCOUNT ITEMS THEY ARE RESPONSIBLE FOR AND COORDINATE/COOPERATE WITH ALL OTHER TRADES TO AVOID INTERFERENCE.
3. COORDINATE WITH OTHER TRADES TO ENSURE THAT CUTTING AND REMEDIAL WORK IS KEPT TO A MINIMUM. PERFORM ANY CUTTING AND/OR REMEDIAL WORK REQUIRED TO MAKE THE VARIOUS PARTS OF THE WORK COME TOGETHER PROPERLY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND MAKE GOOD ANY DAMAGE CAUSED DIRECTLY OR INDIRECTLY TO WALLS, FLOORS, CEILINGS, WOODWORK, BRICKWORK, FINISHES, ETC.
5. UPON COMPLETION OF WORK, THOROUGHLY CLEAN ALL PREMISES WHERE WORK HAS TAKEN PLACE AND ENSURE IT IS READY FOR OCCUPANCY. ENSURE ALL DUST, DIRT, STAINS, SMUDGES AND OTHER FOREIGN MATTER ARE REMOVED.

DEMOLITION

1. CONTRACTOR SHALL PREVENT MOVEMENT, SETTLEMENT, OR DAMAGE OF ADJACENT CONSTRUCTION TO OBJECTS BEING DEMOLISHED. PROVIDE BRACING SHORING AND/OR UNDERPINNING AS REQUIRED. MAKE GOOD ANY DAMAGE CAUSED BY DEMOLITION.
2. SHOULD THE SAFETY OF ANY ADJACENT STRUCTURES OR SERVICES APPEAR TO BE ENDANGERED, CEASE OPERATIONS IMMEDIATELY AND NOTIFY THE DESIGN ENGINEER.
3. ESTABLISH AND MAINTAIN A NEGATIVE PRESSURE DUST CONTROL BARRIER AROUND AREA UNDER RENOVATION TO PROTECT OTHER AREAS OF THE BUILDING FROM DUST AND NOISE.
4. DO NOT DISRUPT ACTIVE OR ENERGIZED SERVICES REQUIRED TO MAINTAIN FACILITY OPERATIONS.
5. REMOVE AND DISASSEMBLE, AND CLEAN ANY ITEMS IDENTIFIED FOR SALVAGING. TURN THE ITEMS OVER TO THE OWNER.
6. THE CONTRACTOR SHALL REDUCE THE DEMOLITION AND CONSTRUCTION WASTE DIRECTED TO A LANDFILL BY SALVAGING AND RECYCLING ANY MATERIALS POSSIBLE AND DIRECTING THEM TO APPROPRIATE SALVAGE COMPANIES OR AGENCIES.

WOOD

1. ALL WORKMANSHIP, METHODS AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF CSA 086.1 FOR DIMENSIONAL LUMBER.
2. ALL FRAMING LUMBER INCLUDING JOISTS, BEAMS, LINTELS, STUDS, PLATES ETC. SHALL BE # 2 OR BETTER S.P.F. UNLESS NOTED OTHERWISE.
3. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19% BY WEIGHT AT TIME OF INSTALLATION.
4. CUT ALL MEMBERS AND COMPONENTS NEAT AND SQUARE, ENSURE FULL CONTACT WITH ADJACENT MEMBERS.
5. USE METAL HANGERS AT ALL FLUSH FRAMING CONNECTIONS.
6. ANY LUMBER IN DIRECT CONTACT WITH CONCRETE OR SOIL SHALL BE PRESSURE TREATED AS PER THE CURRENT EDITION OF CSA STANDARD CAN-086-09.
7. SHEATHING FASTENERS SHALL BE HDG WHERE EXPOSED
8. NAILING (SIZE, QUANTITY AND SPACING) SHALL CONFORM TO THE CURRENT EDITION OF THE NATIONAL BUILDING CODE OF CANADA UNLESS NOTED OTHERWISE OR AS SPECIFIED BY THE MEMBER MANUFACTURER.
9. CARPENTRY CONTRACTOR SHALL SUPPLY AND INSTALL TEMPORARY BRACINGS AS REQUIRED TO PROVIDE STABILITY FOR THE STRUCTURE AS A WHOLE DURING CONSTRUCTION. TEMPORARY BRACING SHALL REMAIN UNTIL ALL WALLS, FLOORS AND THE ROOF HAVE BEEN SHEATHED.
10. PROVIDE DOUBLE JOISTS UNDER ALL PARTITION WALLS PARALLEL TO JOISTS.
11. PROVIDE 38X38 CROSS BRIDGING OR SOLID WOOD BLOCKING BETWEEN ALL FLOOR JOISTS. MAXIMUM BRIDGING SPACING SHALL BE 2100MM ALONG JOIST LENGTH.
12. PROVIDE SOLID WOOD BLOCKING BETWEEN ALL LOAD BEARING STUDS AND ALL STUDS GREATER THAN 3000MM IN HEIGHT AT A MAXIMUM SPACING OF 1200MM ALONG STUDS.
13. ALL STUD WALLS LOCATED ON CONCRETE SHALL HAVE A SILL PLATE GASKET INSTALLED BETWEEN THE CONCRETE AND THE WOOD.
14. ALL FRAMING SHALL BE INSPECTED AND APPROVED BY THE DESIGN ENGINEER BEFORE INSTALLING THE INTERIOR SHEATHING. PROVIDE MINIMUM 48 HOURS NOTICE PRIOR TO INSPECTION.

MODIFIED BITUMINOUS MEMBRANE ROOFING - TORCH APPLIED

1. ALL WORK SHALL BE IN ACCORDANCE WITH CANADIAN ROOFING CONTRACTORS ASSOCIATION (CRCA) ROOFING SPECIFICATIONS MANUAL (LATEST).
2. SUBMIT ELECTRONIC COPY OF MOST RECENT TECHNICAL ROOFING COMPONENTS DATA SHEETS DESCRIBING MATERIALS, PHYSICAL PROPERTIES AND INCLUDE PRODUCT CHARACTERISTICS, PERFORMANCE CRITERIA,
3. SUBMIT SHOP DRAWINGS FOR FLASHING DETAILS AND TAPERED INSULATION LAYOUT.
4. WARRANTY: REMEDY ALL DEFECTS IN THE BUILT-UP ROOF SYSTEM AND MEMBRANE FLASHING INSTALLED HEREUNDER, WHICH APPEAR WITHIN A PERIOD OF TWO (2) YEARS FROM THE DATE OF FINAL COMPLETION. PROVIDE A WRITTEN WARRANTY, CONFIRMING ABOVE, ISSUED ON CRCA STANDARD FORM OF WARRANTY AND SIGNED BY AUTHORIZED SIGNING OFFICER.
5. MAINTAIN APPROPRIATE FIRE EXTINGUISHERS ON SITE AT ALL TIMES, ULC LABELED FOR A, B C CLASS PROTECTION. MAINTAIN FIRE WATCH FOR 4 HOURS AFTER EACH DAY HOT-WORK METHODS ARE EMPLOYED.
6. DELIVER, STORE AND HANDLE MATERIALS IN ACCORDANCE WITH MANUFACTURER
7. DO NOT INSTALL ROOFING AT AMBIENT TEMPERATURES BELOW THOSE SPECIFIED BY MANUFACTURER WRITTEN INSTRUCTIONS. INSTALL ROOF ON DRY DECK, FREE OF SNOW AND ICE, USE ONLY DRY MATERIALS AND APPLY ONLY DURING WEATHER THAT WILL NOT INTRODUCE MOISTURE INTO ROOFING SYSTEM.
8. PRODUCTS:

- DECK COVERING: GLASS MAT WATER RESISTANT GYPSUM BOARD TO ASTM C1177, 1221MM WIDE X MAXIMUM PRACTICAL LENGTH X 12.7MM THICKNESS.
  ACCEPTABLE MATERIAL: GP GYPSUM DENSDECK PRIME
- PRIMERS: ASPHALT PRIMER TO ASTM D41
  ACCEPTABLE MATERIAL: SOPREMA ELASTOCOL STICK
- ADHESIVE FOR SECURING DECK COVERING, OVERLAY BOARD, AND INSULATION: LOW-RISE, TWO-COMPONENT POLYURETHANE ADHESIVE.
  ACCEPTABLE MATERIAL: SOPREMA DUOTACK
- BITUMEN FOR SECURING DECK COVERING, OVERLAY BOARD, AND INSULATION: ASPHALT TO CAN/CSA A123.4, TYPE 1
  ACCEPTABLE MATERIAL: OXIDIZED/SEBS HOT BITUMEN, TYPE 1
- MASTIC SEALANT: SOLVENT-BASED MASTIC CONTAINING STYRENE-BUTADIENE-STYRENE (SBS) MODIFIED BITUMEN TO CAN/CGSB-37.5-M89. COLOUR: BLACK.
  ACCEPTABLE MATERIAL: SOPREMA SOPRAMASTIC
- VAPOUR RETARDER: SELF ADHESIVE VAPOUR BARRIER MODIFIED BITUMEN MEMBRANE WITH POLYETHYLENE FACER.
  ACCEPTABLE MATERIAL: SOPREMA SOPRAVAP'R
- INSULATION: POLYISOCYANURATE INSULATION TO CAN/ULC-S704, TYPE 3, FLAME SPREAD RATING LESS THAN 500, FIBER REINFORCED KRAFT OR FIBERGLASS FACERS, THICKNESS AS INDICATED. SLOPED INSULATION TO BE SIMILAR.
  ACCEPTABLE MATERIAL: SOPREMA SOPRA-ISO
- OVERLAY BOARD: 6.4MM THICK ASPHALT IMPREGNATED FIBER RECOVERY BOARD WITH GLASS REINFORCED FACERS.
  ACCEPTABLE MATERIAL: SOPREMA SOPRABOARD
- BASE SHEET: STYRENE-BUTADIENE-STYRENE (SBS) ELASTOMERIC POLYMER PREFABRICATED SHEET TO CSA A 123.23. 3.0MM THICK, NON-WOVEN POLYESTER REINFORCEMENT, HEAT WELDED, TORCH APPLIED. TOP FACE: THERMOFUSIBLE PLASTIC FILM, UNDERFACE: THERMOFUSIBLE PLASTIC FILM. NOMINAL WEIGHT OF 180 g/M
  ACCEPTABLE MATERIAL: SOPREMA SOPRALENE FLAM 180
- BASE SHEET: STYRENE-BUTADIENE-STYRENE (SBS) ELASTOMERIC POLYMER PREFABRICATED SHEET TO CSA A123.23. 2.5MM THICK, COMPOSITE REINFORCEMENT, MECHANICALLY FASTENED. TOP FACE: THERMOFUSIBLE PLASTIC FILM, UNDERFACE: SANDED.
  ACCEPTABLE MATERIAL: SOPREMA SOPRAFIX BASE 630.
- FLASHING MEMBRANE BASE SHEET: STYRENE-BUTADIENE-STYRENE (SBS) ELASTOMERIC POLYMER PREFABRICATED SHEET TO CSA A 123.23. 2.5MM THICK, GLASS MAT REINFORCEMENT, SELF-ADHESIVE. TOP FACE: THERMOFUSIBLE PLASTIC FILM, UNDERFACE: SELF-ADHESIVE, COVERED WITH A RELEASE PROTECTION FILM.
  ACCEPTABLE MATERIAL: SOPREMA SOPRAFLASH FLAM STICK
- CAP SHEET: STYRENE-BUTADIENE-STYRENE (SBS) ELASTOMERIC POLYMER PREFABRICATED SHEET TO CSA A 123.23. 4.0MM THICK, NON-WOVEN POLYESTER REINFORCEMENT, HEAT WELDED, TORCH APPLIED. TOP FACE: GRANULES, UNDERFACE: THERMOFUSIBLE PLASTIC FILM. NOMINAL WEIGHT OF 250 g/M
  ACCEPTABLE MATERIAL: SOPREMA SOPRALENE FLAM 250 GR
- REINFORCEMENT MEMBRANE: WOVEN GLASS FIBRE FABRIC WITH A MINIMUM TENSILE TEAR STRENGTH OF 14.9 KN/M.
  ACCEPTABLE MATERIAL: SOPRALASTIC REINFORCEMENT
- FASTENERS COVERING TO STEEL DECK SHALL BE No. 10 FLAT HEAD, SELF TAPPING, TYPE A OR AB, ZINC PLATED SCREWS. INSULATION AND COVER BOARD TO DECK , FASTENERS AND PLATES MUST MEET FM APPROVAL FOR WIND UPLIFT AND CORROSION RESISTANCE.
- ROOF WALKWAYS - RECYCLED RUBBER MATT, 6'-0" x 4'-0" x 3/4" THICK, EMBOSSED SLIP RESISTANT TOP SURFACE, BOTTOM SURFACE GROOVED FOR WATER DRAINAGE. ACCEPTABLE MATERIAL: SOPREMA SOPRAMAT. ADHESIVE: TWO COMPONENT POLYURETHANE, OF TYPE RECOMMENDED BY MANUFACTURER.

9. THE MANUFACTURERS WRITTEN RECOMMENDATIONS SHALL BE USED AS A MINIMUM REQUIREMENTS FOR MATERIALS, METHODS, WORKMANSHIP NOT OTHERWISE SPECIFIED.
10. PRIOR TO BEGINNING OF WORK, INSPECT DECK CONDITIONS INCLUDING PARAPETS, CONSTRUCTION JOINTS, ROOF DRAINS, PLUMBING VENTS AND OTHER EXISTING CONDITIONS TO DETERMINE READINESS TO PROCEED.
11. AT END OF EACH DAY'S WORK OR WHEN STOPPAGE OCCURS DUE TO INCLEMENT WEATHER, PROVIDE PROTECTION FOR COMPLETED WORK AND MATERIALS OUT OF STORAGE.
12. PREPARE SURFACES AND COMPLETE WATERPROOFING WORK AS DIRECTED BY THE MANUFACTURER INSTRUCTIONS.
13. INSTALL DECK COVERING IN ACCORDANCE WITH MANUFACTURER DRAWINGS, IF REQUIRED.
14. INSTALL SELF ADHESIVE VAPOUR BARRIER OVER PRIMED SURFACE IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS. VAPOUR BARRIER CAN BE APPLIED DIRECTLY TO STEEL DECK WITHOUT PRIMER, WHERE DECK COVERING IS NOT REQUIRED AS INDICATED ON THE DRAWINGS. SIDE LAPS MUST BE A MINIMUM OF 75MM AND END LAPS MUST BE A MINIMUM OF 150MM. SEAL DIFFICULT DETAIL AREAS THAT DO NOT ALLOW EASY INSTALLATION OF MEMBRANE WITH COMPATIBLE MASTIC SEALANT. MAKE AIR AND WATERTIGHT. APPLY PRESSURE OVER FULL SURFACE WITH ROLLER TO ENSURE ADHESION.
15. FASTEN BASE AND TAPERED INSULATION USING DUOTACK ADHESIVE OR OXIDIZED/SEBS HOT BITUMEN AT A TEMPERATURE 10°C BELOW THE EQUIVISCOUS TEMPERATURE (EVT) MANUFACTURER'S WRITTEN RECOMMENDATIONS AND SHOP DRAWINGS.
16. ADHERE OVERLAY BOARD TO INSULATION WITH DUOTACK ADHESIVE OR OXIDIZED/SEBS HOT BITUMEN AT A MINIMUM TEMPERATURE OF 220°C IN ACCORDANCE WITH MANUFACTURER STAGGER END JOINTS. OVERLAY BOARD MUST BE QUICKLY COVERED AFTER INSTALLATION AND NOT LEFT EXPOSED.
17. REMOVE ADHESIVE TAPE AND UNROLL BASE SHEET STARTING AT LOW POINT OF ROOF, PERPENDICULAR TO SLOPE SIDE LAPS BETWEEN 75MM AND 100MM, END LAPS MINIMUM 150MM. APPLY PRESSURE OVER FULL SURFACE WITH ROLLER TO ENSURE ADHESION. UTILIZE ELECTRIC HOT-AIR WELDER TO SEAL MEMBRANE AT ALL LAPS. APPLY BASE SHEET MEMBRANE, HEAT ROLL, AND MAINTAIN THE APPROPRIATE DISTANCE BETWEEN THE END OF THE TORCH HEAD AND THE ROLL IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS.
18. LAP FLASHING MEMBRANE BASE SHEET TO BASE SHEET MEMBRANE MINIMUM 150MM AND SEAL BY TORCH WELDING. PEEL OFF SILICONE PAPER AT A 45° ANGLE TO AVOID WRINKLES IN THE MEMBRANE.

MODIFIED BITUMINOUS MEMBRANE ROOFING - TORCH APPLIED - CONT'D

19. REMOVE ADHESIVE TAPE AND UNROLL CAP SHEET STARTING AT LOW POINT OF ROOF, PERPENDICULAR TO SLOPE. SIDE LAPS BETWEEN 75MM AND 100MM, END LAPS MINIMUM 150MM. APPLY PRESSURE OVER FULL SURFACE WITH ROLLER TO ENSURE ADHESION. EMBED THE GRANULES AT ALL END LAPS BY HEATING THE GRANULATED MINERAL SURFACE WITH THE TORCH AND EMBED THE GRANULES IN THE BITUMEN WITH A TROWEL IN ACCORDANCE WITH THE MANUFACTURER MEMBRANE, HEAT ROLL, AND MAINTAIN THE APPROPRIATE DISTANCE BETWEEN THE END OF THE TORCH HEAD AND THE ROLL IN ACCORDANCE WITH THE MANUFACTURER
20. DO FLASHING IN ACCORDANCE WITH SHEET METAL ROOFING & FLASHING.
21. INSTALL ROOF DRAINS, VENT STACK COVERS, AND OTHER ROOF PENETRATIONS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, CRCA ROOFING SPECIFICATIONS MANUAL, AND AS INDICATED ON DRAWINGS. USE REINFORCEMENT MEMBRANE AND COMPATIBLE MASTIC SEALANT WHERE APPLICABLE TO REINFORCE, AND SEAL JOINTS AND MAKE AIR AND WATER TIGHT.
22. INSTALL PREFABRICATED WOOD CANTS OVER RIGID INSULATION, WHERE INDICATED. APPLY HOT BITUMEN TO RECEIVING SURFACE AND EMBED CANT FIRMLY BY HAND.
23. INSPECTION AND TESTING OF ROOFING APPLICATION SHALL BE CARRIED OUT BY TESTING LABORATORY DESIGNATED BY ENGINEER, WHEN REQUESTED BY ENGINEER. COSTS OF TESTS WILL BE PAID BY OWNER.
24. REMOVE BITUMINOUS MARKINGS FROM FINISHED SURFACES. REPAIR OR REPLACE DEFACED OR DISFIGURED FINISHES CAUSED BY WORK OF THIS SECTION.

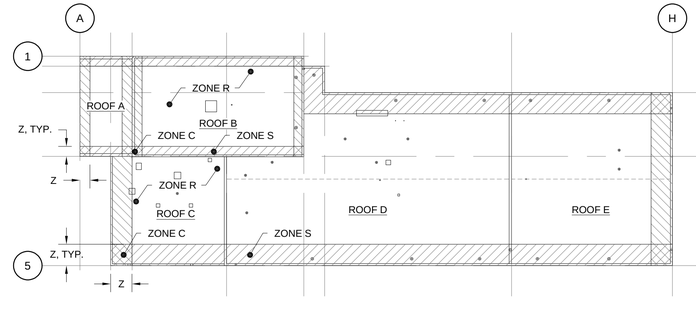
SHEET METAL FLASHING & TRIM

1. PREFINISHED SHEET METAL FLASHING & TRIM SHALL BE ALUMINUM-ZINC ALLOY COATED SHEET STEEL: TO ASTM A792/A792M (LATEST), COMMERCIAL QUALITY, GRADE 33 WITH AZM150 COATING. MINIMUM THICKNESS SHALL BE 0.577MM (24 GAUGE).
2. COLOR TO BE SPECIFIED BY OWNER OR AS INDICATED ON DRAWINGS. BEFORE ORDERING PRODUCTS, SUBMIT MANUFACTURER'S STANDARD COLOR SAMPLES FOR OWNERS SELECTION.
3. SPECULAR GLOSS: 15 UNITS +/- TO ASTM D523 (LATEST).
4. COATING THICKNESS: NOT LESS THAN 22 MICROMETERS.
5. ACCELERATED WEATHERING: 2000 HOURS, TYPE D APPARATUS. NO CRACK, PEEL, BLISTER, OR LOSS OF ADHESION PER ASTM G23.
6. HUMIDITY TEST: 1000 HOURS. NO CRACKING OR BLISTERING PER ASTM D2247.
7. FASTENERS: AS PER MANUFACTURER'S RECOMMENDATIONS.
8. TAPE SEALANT: BUTYL.
9. GUNNABLE GRADE CAULKING: SINGLE COMPONENT URETHANE SEALANT, NON SAG TO CAN/CGSB-19.24, TYPE 2, CLASS B. INSTALL IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
10. TOUCH UP PAINT: AS RECOMMENDED BY SHEET METAL ROOFING MANUFACTURER.
11. FABRICATE METAL FLASHINGS IN ACCORDANCE WITH APPLICABLE CRCE 'FL' SERIES DETAILS AND AS INDICATED. FORM FLASHING PIECES IN 8' 0" (2400mm) MAXIMUM LENGTH.
12. METAL FLASHING SHALL HAVE SAFETY BEND OR ROLLED EDGE ON ANY PROTRUDING ELEMENTS WHICH COULD CAUSE A SAFETY HAZARD.

BRICK MASONRY

1. ALL WORK SHALL BE IN ACCORDANCE WITH CAN/CSA A371 MASONRY CONSTRUCTION FOR BUILDINGS (LATEST).
2. PRODUCTS:
   - 2.1. BRICK UNIT: TO CAN/CSA A82 (LATEST).
     - 2.1.1. TYPE S, GRADE EG
     - 2.1.2. SIZE, COLOUR & TEXTURE TO MATCH EXISTING
     - 2.1.3. MAX 24 HOUR COLD WATER ABSORPTION: 8%
     - 2.1.4. MAX SATURATION COEFFICIENT: 0.78
   - 2.2. POINTING MORTAR: ASTM C270 TYPE N, COLOUR TO MATCH EXISTING
3. SEPARATE BRICK MASONRY FROM ADJACENT FINISHES AND SURFACES WITH CONTROL JOINTS, FLASHINGS, AND SEALANTS AS REQUIRED AND AS INDICATED.
4. MORTAR JOINT TOOLING: TO MATCH EXISTING 3/8" JOINTS U.N.O. DO MOCKUP FOR CONSULTANT'S REVIEW PRIOR TO PROCEEDING.
5. COLD WEATHER JOB CONDITIONS: WHEN AMBIENT TEMPERATURE IS LESS THAN 4 DEG C, HEAT SAND AND MIXING WATER TO MINIMUM OF 21 DEG C AND PROVIDE TEMPORARY PROTECTION AND HEAT IN WORK AREA FOR MINIMUM 24 HRS PRIOR TO APPLICATION. AT NO TIME SHOULD TEMPERATURE OF COMPLETED INSTALLATION BE BELOW 4 DEG C WITHIN FIRST 7 DAYS.
6. HOT WEATHER JOB CONDITIONS: PROTECT FINISHED WORK BY COVERING WITH PLASTIC TARPS OR CONSISTENT FOGGING WITH WATER TO PREVENT EARLY DRYING.
7. CLEAN FINISHED MASONRY SURFACES WITH WATER DETERGENT AND BRUSHES. PROTECT ADJACENT SURFACES.

FACTORED WIND UPLIFT ZONES - HIGH IMPORTANCE I_W - 1.15				
	ZONE C (EXTERIOR CORNER)	ZONE S (PERIMETER)	ZONE R (FIELD)	Z
ROOF A & B	76 psf	55 psf	38 psf	4.2 ft
ROOF C, D & E	82 psf	38 psf	27 psf	9 ft



WIND UPLIFT DIAGRAM
SCALE: N.T.S.

NO.	DATE	APP.	BY	DESCRIPTION
0	MAY 6, 2022	AL	OSPR	ISSUED FOR CONSTRUCTION
A	APRIL 8, 2022	AL	OSPR	ISSUED FOR CLIENT REVIEW & COMMENT

REVISIONS

ENGINEERS GEOSCIENTISTS MANITOBA
Certificate of Authorization
Burns Maendel Consulting Engineers Ltd.
No. 4559

PROVINCE OF MANITOBA — A.B. LEPP — Member 32949 — REGISTERED PROFESSIONAL ENGINEER
2022-05-06

DESIGNED BY: JA	REVIEWED BY: AL
DRAWN BY: OSPR	
PROJECT START DATE: FEB, 2021	
PLOT SIZE: D(22X34)	
SCALE: AS NOTED	

PROJECT NAME:
RM of PIPESTONE
R.E.S. CENTRE - REROOFING
143 3rd AVE, RESTON, MB

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DRAWING TITLE:
SPECIFICATIONS

PROJECT NUMBER: BMCE 20-037

DRAWING NO: B0.1

EXISTING ROOF ASSEMBLIES - DEMOLITION PLAN

ROOF A:
DEMO - 2 PLY MODIFIED BITUMEN ROOFING
DEMO - 1 LAYER 0.8" FIBERGLAS TORCH SAFE INSULATION
DEMO - 2 LAYERS OF 1.3" RIGID PHENOLIC INSULATION - R20
DEMO - AIR BARRIER
DEMO - 5/8" GYPSUM BOARD
STEEL DECK

ROOF B:
DEMO - 2 PLY MODIFIED BITUMEN ROOFING
DEMO - 1 LAYER 0.8" FIBERGLAS TORCH SAFE INSULATION
1 LAYER OF TYPE 2 R10 RIGID INSULATION
1x3 STRAPPING LET INTO:
1 LAYER OF TYPE 2 RIGID INSULATION R10
AIR BARRIER
1/2" GYPSUM BOARD
STEEL DECK

ROOF C:
DEMO - BUILT UP TAR & GRAVEL
DEMO - ROOFING FELT
DEMO - 1/2" PLYWOOD SHEATHING
DEMO - R28 RIGID INSULATION
STEEL DECK

ROOF D:
DEMO - 2 PLY MODIFIED BITUMEN ROOFING
DEMO - 1 LAYER 0.8" FIBERGLAS TORCH SAFE INSULATION
1 LAYER OF TYPE 2 R10 RIGID INSULATION
1x3 STRAPPING LET INTO:
1 LAYER OF TYPE 2 RIGID INSULATION R10
AIR BARRIER
1/2" GYPSUM BOARD
STEEL DECK

ROOF E:
DEMO - 2 PLY MODIFIED BITUMEN ROOFING
DEMO - 1 LAYER 0.8" FIBERGLAS TORCH SAFE INSULATION
1 LAYER OF TYPE 2 R10 RIGID INSULATION
1x3 STRAPPING LET INTO:
1 LAYER OF TYPE 2 RIGID INSULATION R10
AIR BARRIER
1/2" GYPSUM BOARD
STEEL DECK

ROOF AREAS (ft²)

ROOF A: ±878.17

ROOF B: ±2888.50

ROOF C: ±2134.61

ROOF D: ±7744.57

ROOF E: ±4788.25

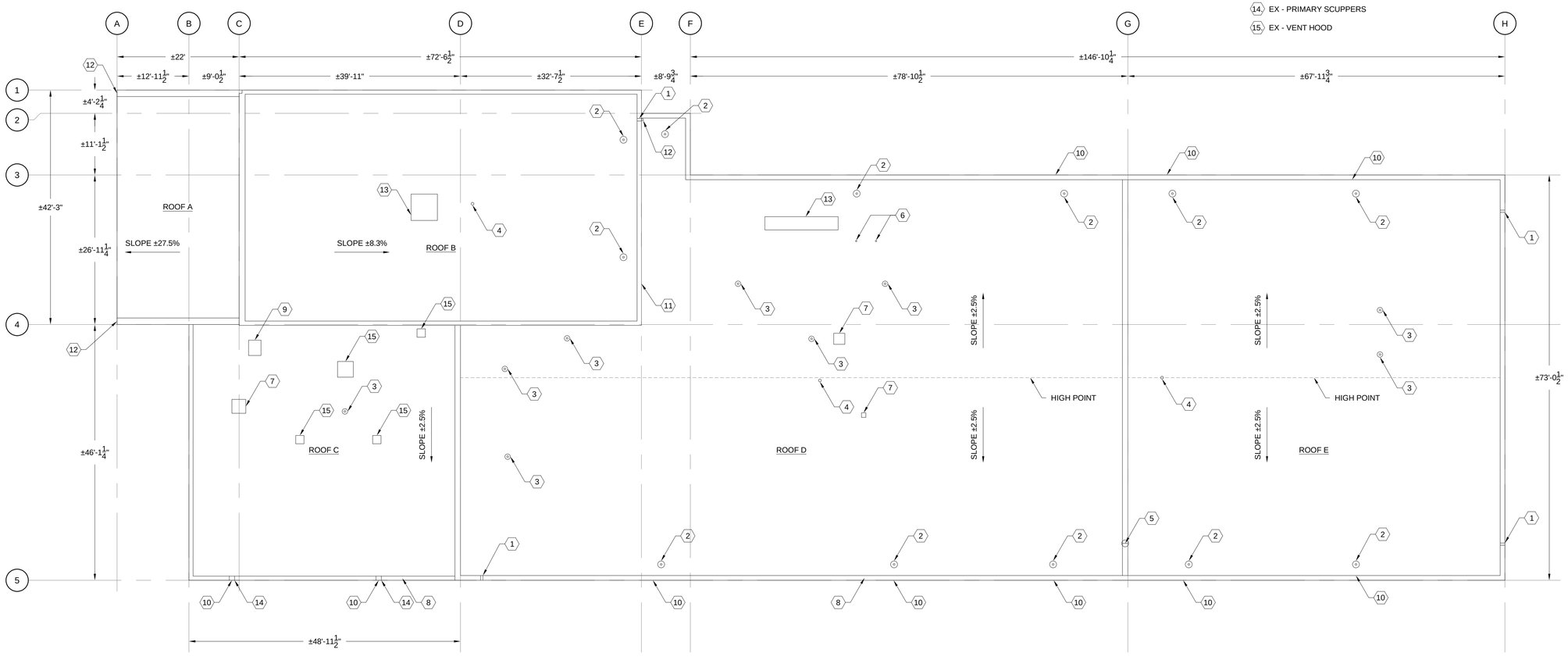
TOTAL: ±18,434.10

KEYNOTES:

1. EX - OVERLFOW SCUPPER
2. EX - ROOF DRAIN
3. EX - PLUMBING VENT
4. EX - TIE-OFF POINT, TO REMAIN
5. EX - SATELLITE DISH
6. EX - ELECTRIC WIRE PENETRATION
7. EX - VENT HOOD
8. EX - LIGHT
9. EX - CONDENSER UNIT
10. EX - ELECTRICAL RECEPTACLE FOR HEAT TRACE
11. EX - ANTENNA
12. EX - DOWNSPOUT
13. EX - AIR INTAKE HOOD
14. EX - PRIMARY SCUPPERS
15. EX - VENT HOOD

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONFIRM EXISTING CONDITIONS.
2. NOTIFY ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM ASSUMED EXISTING CONDITIONS AS THEY ARE ENCOUNTERED ON SITE.
3. TEMPORARILY REMOVE AND SUPPORT ELECTRICAL BOXES AND CONDUIT RUNNING ALONG PARAPETS AND ON ROOF SURFACES. REINSTATE UPON COMPLETION AND RE-SECURE AS REQUIRED.
4. DRAWINGS ARE NOT TO BE SCALED.
5. THE PROJECT CONSTRUCTOR IS RESPONSIBLE FOR RETAINING/COORDINATING SUB-TRADES, AND SUPPLY AND INSTALLATION OF ALL EQUIPMENT AND MATERIALS AS REQUIRED TO COMPLETE THE WORK AS OUTLINED IN THE RE-ROOFING TENDER DOCUMENTS.



NO.	DATE	APP.	BY	DESCRIPTION
0	MAY 6, 2022	AL	OSPR	ISSUED FOR CONSTRUCTION
A	APRIL 8, 2022	AL	OSPR	ISSUED FOR CLIENT REVIEW & COMMENT

REVISIONS

ENGINEERS GEOSCIENTISTS MANITOBA
Certificate of Authorization
Burns Maendel Consulting Engineers Ltd.
No. 4559

PROVINCE OF MANITOBA
A.B. LEPP
Member 32949
REGISTERED PROFESSIONAL ENGINEER
2022-05-06

DESIGNED BY:	REVIEWED BY:
JA	AL

DRAWN BY: OSPR

PROJECT START DATE: FEB, 2021

PLOT SIZE: D(22X34)

SCALE: AS NOTED

PROJECT NAME:
RM of PIPESTONE
R.E.S. CENTRE - REROOFING
143 3rd AVE, RESTON, MB

BURNS MAENDEL CONSULTING ENGINEERS LTD.
903 Rosser Ave.
Brandon, Manitoba
R7A 0L3
Tel: (204) 728-7364
Fax: (204) 728-4418

DRAWING TITLE:
EXISTING ROOF PLAN

PROJECT NUMBER: BMCE 20-037

DRAWING NO: B1.1

KEYNOTES:

1. EX - OVERLFOW SCUPPER.
2. EX - ROOF DRAIN, REMOVE & REINSTALL. SUPPLY NEW 4'x4' TAPERED INSULATION SUMP.
3. EX - PLUMBING VENT.
4. EX - TIE-OFF POINT, TO REMAIN.
5. EX - SATELLITE DISH, MOUNTED TO PARAPET.
6. EX - ELECTRIC WIRE PENETRATION.
7. EX - VENT HOOD.
8. EX - LIGHT, MOUNTED TO PARAPET.
9. EX - CONDENSER UNIT. REINSTALL ON NEW 1 1/2" RIGID INSULATION SLEEPER.
10. EX - ELECTRICAL RECEPTACLE FOR HEAT TRACE. REMOVE & REINSTALL HEAT TRACE LINES, AS REQUIRED.
11. EX - ANTENNA, MOUNTED TO WALL.
12. EX - DOWNSPOUT, REMOVE & REINSTALL.
13. EX - AIR INTAKE HOOD, REMOVE & REINSTALL.
14. EX - PRIMARY SCUPPERS.
15. EX - VENT HOOD, EXTEND AS REQUIRED.
16. NEW 6"x6" GUTTER.
17. NEW 5"x5" (22 GAUGE) OPEN FACE DOWNSPOUT c/w 14.5"x51" PRECAST CONCRETE SPLASH PAD.
18. CUT OUT EXISTING SEALANT IN MASONRY EXPANSION JOINT. INSTALL NEW BACKER ROD AND SIKAFLEX 1A SEALANT.
19. RESEAL CONDENSER UNIT PENETRATIONS THROUGH WALL.
20. SUPPLY AND INSTALL NEW 24"x96" LONG PRECAST CONCRETE SPLASH PAD. SUPPLY 6" COMPACTED GRANULAR MATERIAL BASE TO ENSURE POSITIVE SLOPE AWAY FROM THE BUILDING.
21. REMOVE EXISTING ASPHALT MASTIC. RESEAL MECHANICAL FLASHING CURB WITH SOPREMA ALSAN RS FLASHING. REINFORCE JOINTS WITH POLYESTER FLEECE REINFORCEMENT.
22. RAISE PARAPET 3" TO ACCOMMODATE NEW ROOFING SYSTEM.
23. NEW OVERFLOW SCUPPER, REFER TO DETAIL TYPICAL OVERFLOW SCUPPER SECTION ON B3.3.

ROOF AREAS (ft²)

ROOF A: ±878.17

ROOF B: ±2888.50

ROOF C: ±2134.61

ROOF D: ±7744.57

ROOF E: ±4788.25

TOTAL: ±18,434.10

ROOF SCHEDULE:

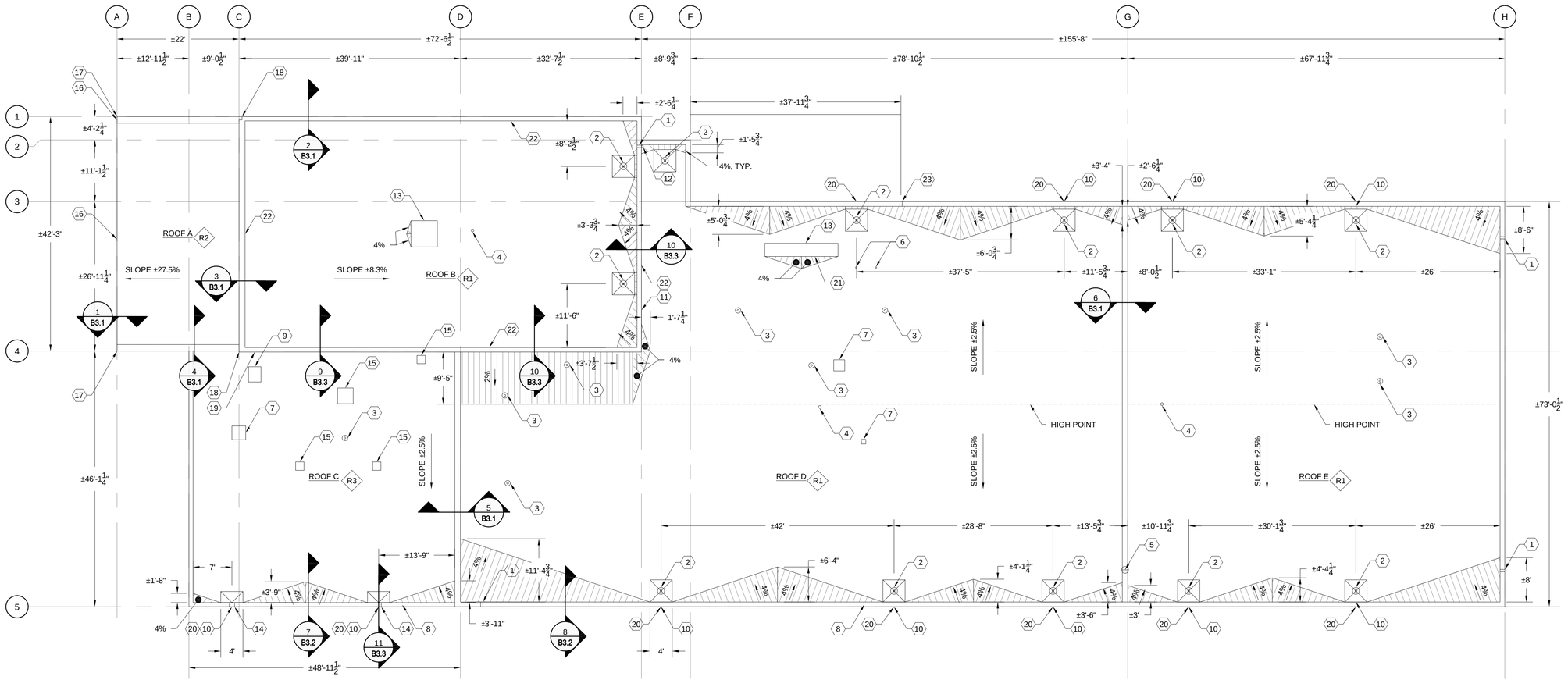
R1 - TORCH APPLIED BASE SHEET
2 PLY MOD BIT MEMBRANE
1/4" OVERLAY BOARD
3" POLY ISO INSULATION - MECHANICALLY FASTENED TO EXISTING STRAPPING
EX - 1 LAYER TYPE 2 R10 RIGID INSULATION
EX - 3/4"x2 1/2" STRAPPING LET INTO:
EX - 1 LAYER TYPE 2 R10 RIGID INSULATION
EX - AIR BARRIER
EX - 1 LAYER 1/2" GYPSUM BOARD
EX - 1 1/2" STEEL DECK

R2 - MECHANICALLY FASTENED BASE SHEET
2 PLY MOD BIT MEMBRANE
1/4" OVERLAY BOARD
3" POLY ISO INSULATION
4" POLY ISO INSULATION
1 PLY AIR VAPOUR BARRIER MEMBRANE
1/2" DECK COVERING
EX- 1 1/2" STEEL DECK

R3 - TORCH APPLIED BASE SHEET
2 PLY MOD BIT MEMBRANE
1/4" OVERLAY BOARD
3" POLY ISO INSULATION
4" POLY ISO INSULATION
1 PLY AIR VAPOUR BARRIER MEMBRANE
1/2" DECK COVERING
EX- 1 1/2" STEEL DECK

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONFIRM EXISTING CONDITIONS.
2. NOTIFY ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM ASSUMED EXISTING CONDITIONS AS THEY ARE ENCOUNTERED ON SITE.
3. TEMPORARILY REMOVE AND SUPPORT ELECTRICAL BOXES AND CONDUIT RUNNING ALONG PARAPETS AND ON ROOF SURFACES. REINSTATE UPON COMPLETION AND RE-SECURE AS REQUIRED.
4. DRAWINGS ARE NOT TO BE SCALED.
5. THE PROJECT CONSTRUCTOR IS RESPONSIBLE FOR RETAINING/COORDINATING SUB-TRADES, AND SUPPLY AND INSTALLATION OF ALL EQUIPMENT AND MATERIALS AS REQUIRED TO COMPLETE THE WORK AS OUTLINED IN THE RE-ROOFING TENDER DOCUMENTS.
6. MODIFY AND EXTEND EXISTING MECHANICAL VENTS, CURBS, AND DUCTS TO ACCOMMODATE CHANGE IN THE FINISHED HEIGHT OF THE NEW ROOFING SYSTEM.



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ENGINEERS GEOSCIENTISTS MANITOBA
Certificate of Authorization
Burns Maendel Consulting Engineers Ltd.
No. 4559

PROVINCE OF MANITOBA — A.B. LEPP — Member 32949 — REGISTERED PROFESSIONAL ENGINEER
2022-05-06

DESIGNED BY:	REVIEWED BY:
JA	AL
DRAWN BY:	OSPR
PROJECT START DATE	FEB, 2021
PLOT SIZE:	D(22X34)
SCALE:	AS NOTED

PROJECT NAME:
RM of PIPESTONE
R.E.S. CENTRE - REROOFING
143 3rd AVE, RESTON, MB

BURNS MAENDEL CONSULTING ENGINEERS LTD.
903 Rosser Ave.
Brandon, Manitoba
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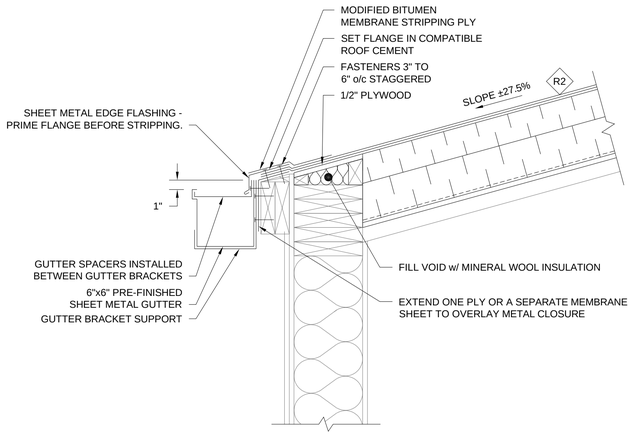
Tel: (204) 728-7364
Fax: (204) 728-4418

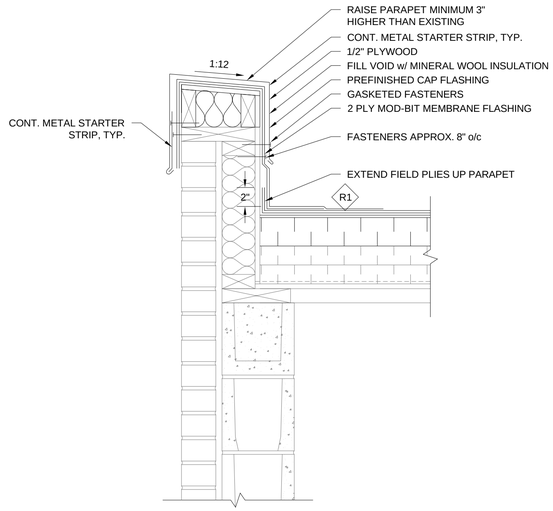
DRAWING TITLE:
ROOF PLAN

PROJECT NUMBER: BMCE 20-037

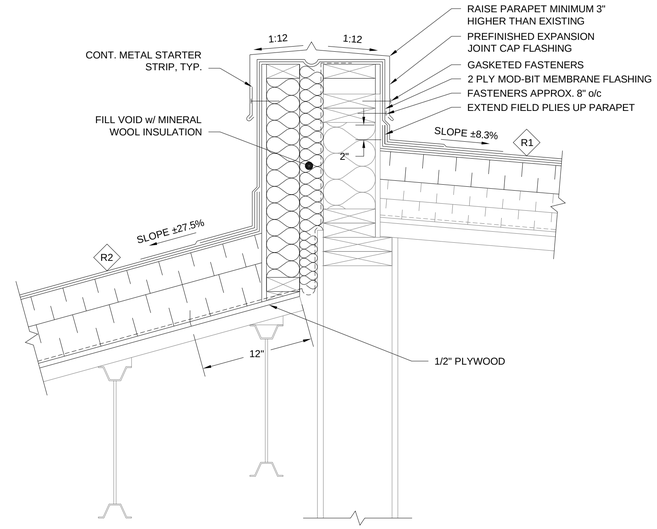
DRAWING NO: B1.2



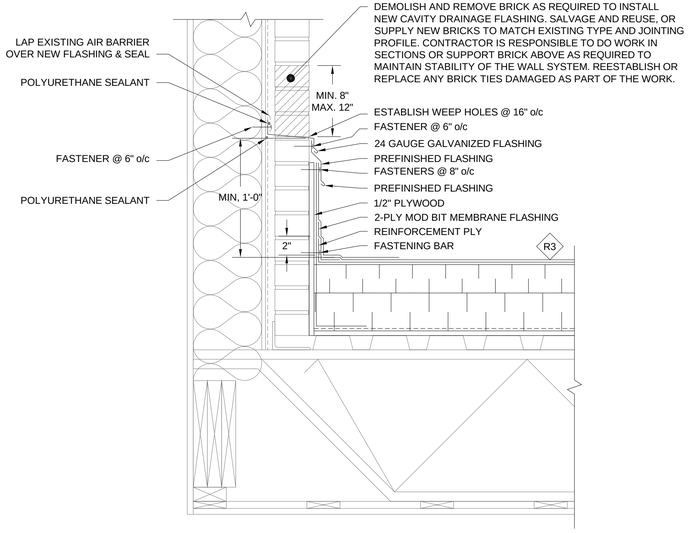
1 S1.2 GUTTER
SCALE: 1 1/2" = 1'-0"



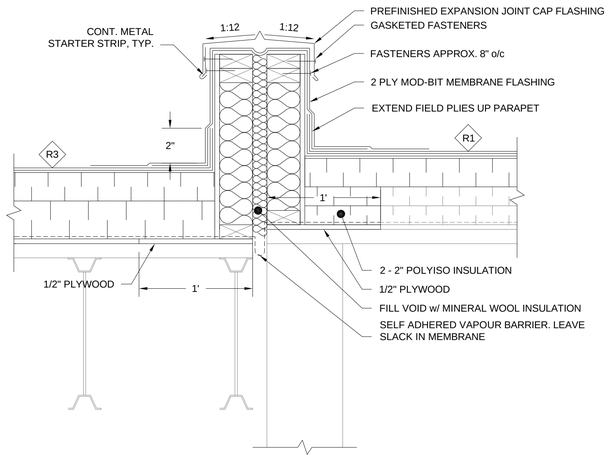
2 S1.2 PARAPET
SCALE: 1 1/2" = 1'-0"



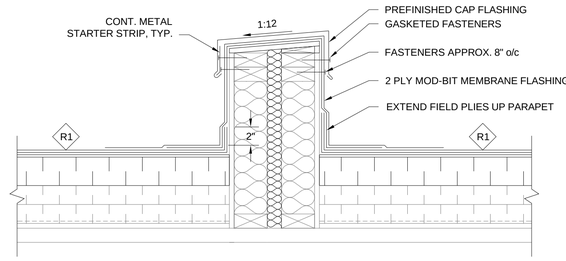
3 S1.2 EXPANSION JOINT
SCALE: 1 1/2" = 1'-0"



4 S1.2 SIDEWALL DETAIL
SCALE: 1 1/2" = 1'-0"



5 S1.2 EXPANSION JOINT
SCALE: 1 1/2" = 1'-0"



6 S1.2 ROOF AREA DIVIDER
SCALE: 1 1/2" = 1'-0"

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Member
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REGISTERED PROFESSIONAL ENGINEER
2022-05-06

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JA	AL

DRAWN BY: OSPR
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PLOT SIZE: D(22X34)
SCALE: AS NOTED

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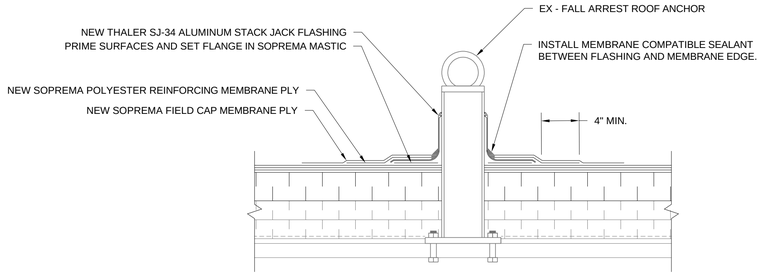
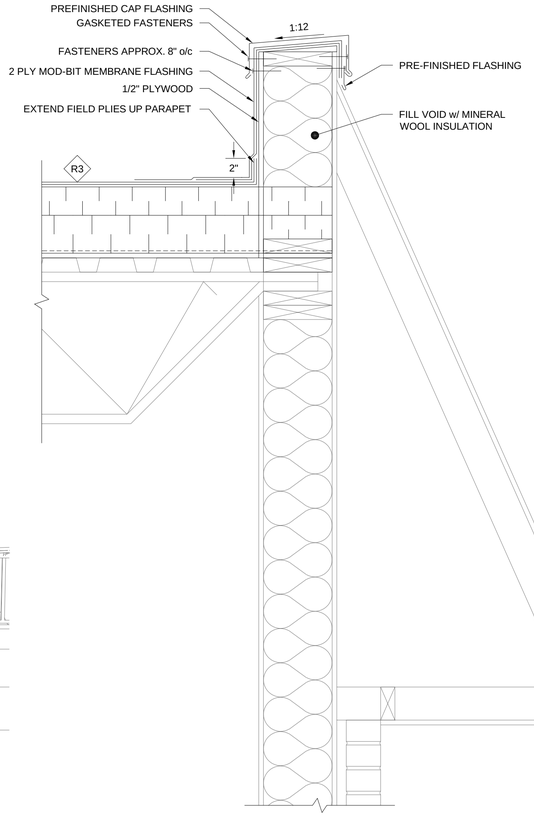
DRAWING TITLE:
SECTIONS & DETAILS

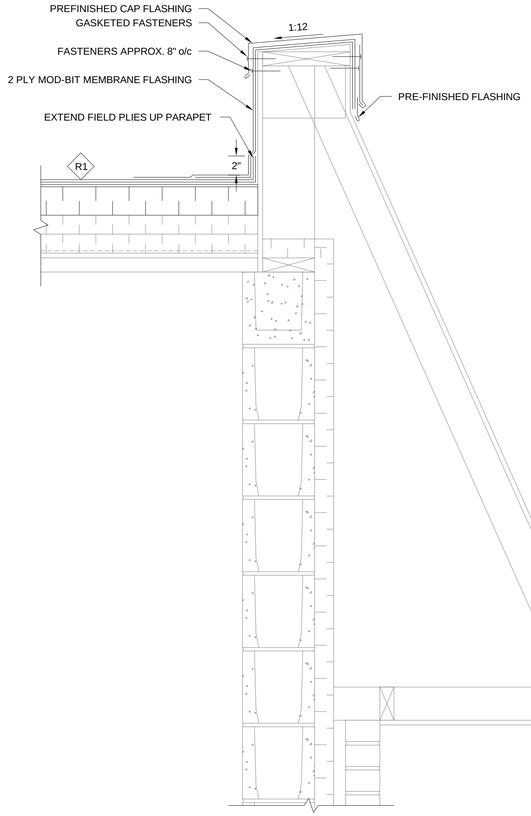
PROJECT NUMBER: BMCE 20-037
DRAWING NO: B3.1

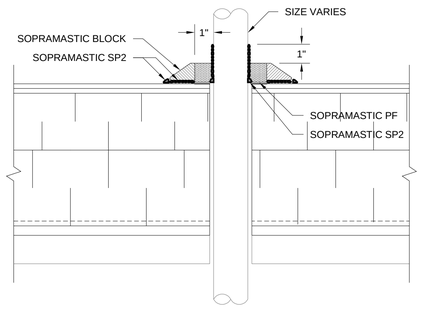


TYPICAL ROOF ANCHOR ROOFING REPAIR DETAIL

SCALE: 1 1/2" = 1'-0"

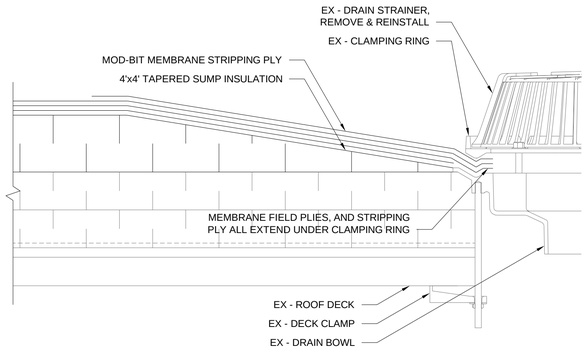






TYPICAL PENETRATION FLASHING DETAIL

SCALE: 3" = 1'-0"



TYPICAL ROOF DRAIN DETAIL

SCALE: 3" = 1'-0"

7 / S1.2 ROOF C PARAPET

SCALE: 1 1/2" = 1'-0"

8 / S1.2 ROOF D/E PARAPET

SCALE: 1 1/2" = 1'-0"

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PROJECT START DATE: FEB, 2021

PLOT SIZE: D(22X34)

SCALE: AS NOTED

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RM of PIPESTONE
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143 3rd AVE, RESTON, MB

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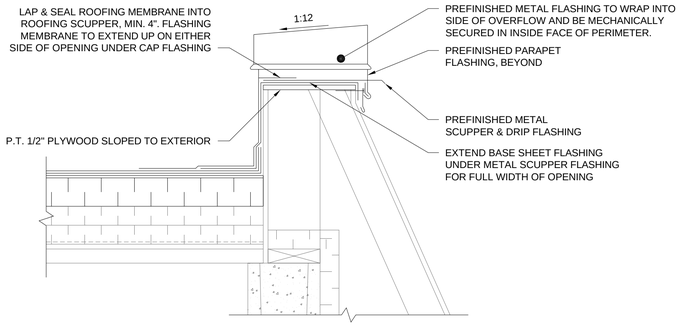
DRAWING TITLE:
SECTIONS & DETAILS

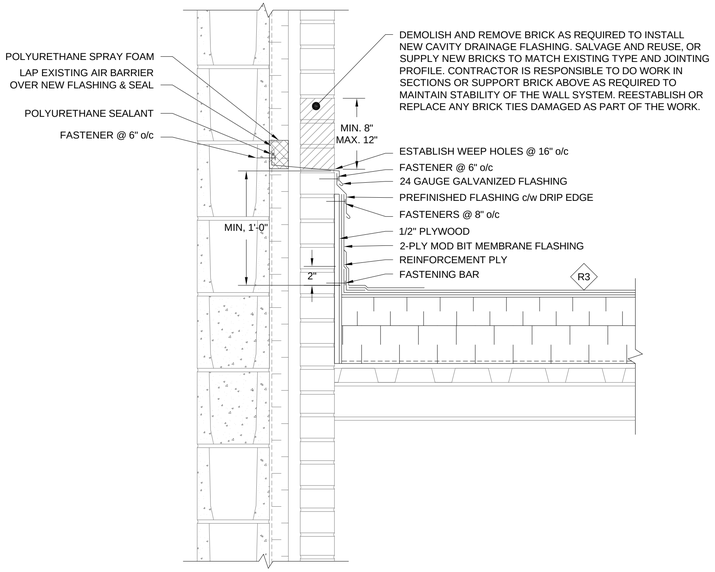
PROJECT NUMBER: BMCE 20-037

DRAWING NO: B3.2



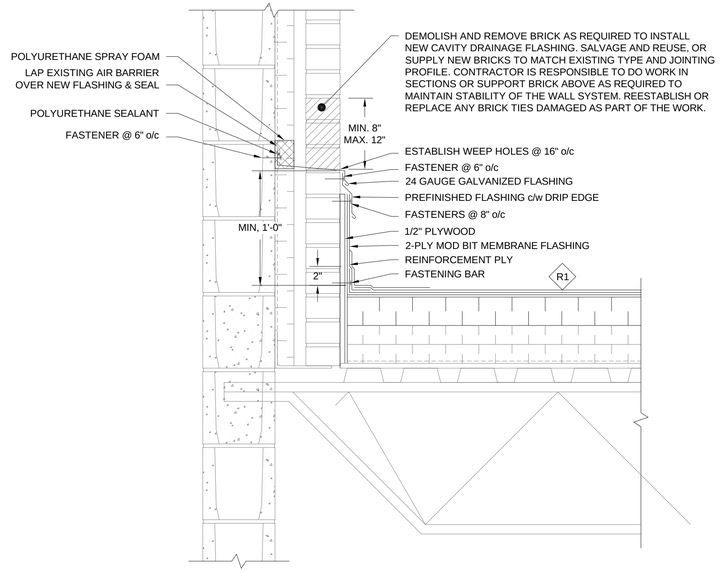
TYPICAL OVERFLOW SCUPPER SECTION

SCALE: 1 1/2" = 1'-0"



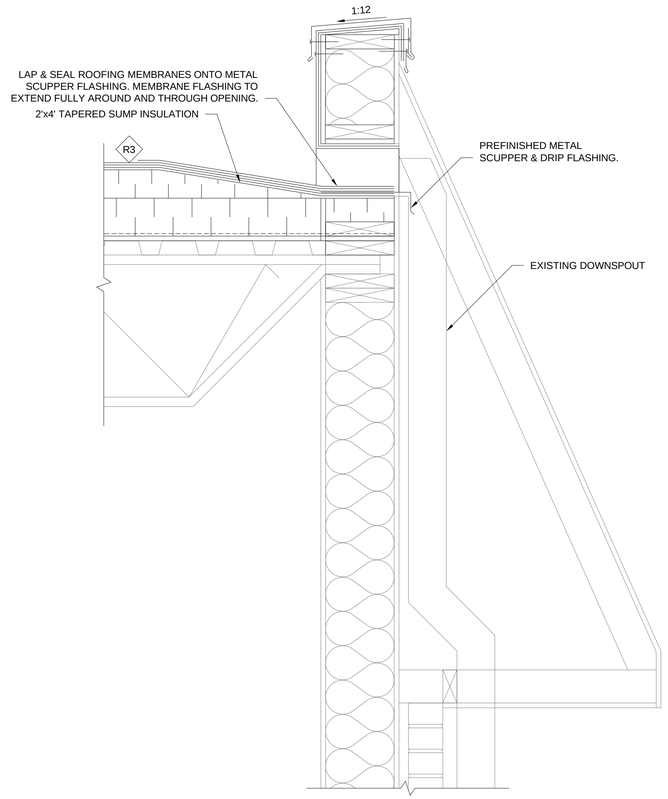
9 S1.2 CAVITY FLASHING DETAIL

SCALE: 1 1/2" = 1'-0"



10 S1.2 CAVITY FLASHING DETAIL

SCALE: 1 1/2" = 1'-0"



11 S1.2 THROUGH WALL SCUPPER

SCALE: 1 1/2" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
2022-05-06

DESIGNED BY:	REVIEWED BY:
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DRAWN BY: OSPR

PROJECT START DATE: FEB, 2021

PLOT SIZE: D(22X34)

SCALE: AS NOTED

PROJECT NAME:
RM of PIPESTONE
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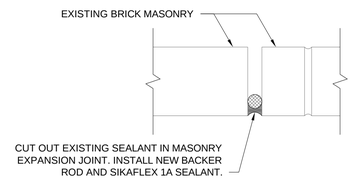
DRAWING TITLE:
SECTIONS & DETAILS

PROJECT NUMBER: BMCE 20-037

DRAWING NO: B3.3

NORTH MASONRY JOINT
SCALE: N.T.S.

SOUTH MASONRY JOINT
SCALE: N.T.S.



MASONRY EXPANSION JOINT DETAIL
SCALE: 3" = 1'-0"

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2022-05-06

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DRAWN BY: OSPR

PROJECT START DATE: FEB, 2021

PLOT SIZE: D(22X34)

SCALE: AS NOTED

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DRAWING TITLE:
SECTIONS & DETAILS

PROJECT NUMBER: BMCE 20-037

DRAWING NO: B3.4