

ISSUED FOR TENDER REVIEW

2022.07.29

DUNCAN CITY HALL ROOF REPLACEMENT

200 CRAIG STREET,
DUNCAN, BC V9L 1W3

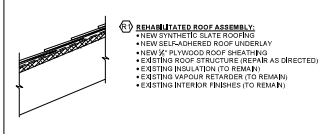
CLIENTS:
TECTONICA MANAGEMENT
201-890 CRACE STREET,
NANIMO, BC V9R 2T3

CITY OF DUNCAN
200 CRAIG STREET
DUNCAN, BC V9L 1W3

DRAWING LIST:

GENERAL PROJECT INFORMATION:	
BE.000	COVER SHEET, DRAWING LIST AND PROJECT INFORMATION
REFERENCE DRAWINGS:	
BE.010	ROOF PLAN
BE.010	ROOF PLAN - PHOTO CLARIFICATIONS
ROOF DETAILS:	
BE.401	ROOFING DETAILS - 1
BE.402	ROOFING DETAILS - 2
BE.403	ROOFING DETAILS - 3

ASSEMBLY LIST:



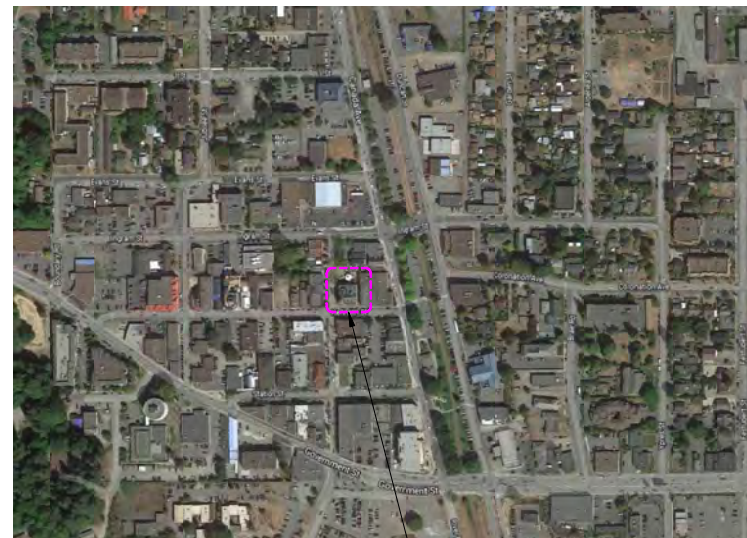
GENERAL NOTES:

1. READ DRAWINGS IN CONJUNCTION WITH WRITTEN SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS, VERIFY DIMENSIONS ON SITE.
 3. PLANS AND ELEVATIONS HAVE BEEN REPRODUCED FROM THE DRAWINGS PRODUCED, BY PETER COTTON ARCHITECT DATED MAY 1974. BRING DISCREPANCIES BETWEEN IHH DOCUMENTS AND ACTUAL PROJECT CONDITIONS TO THE IMMEDIATE ATTENTION OF THE CONSULTANT AND REQUEST A REVIEW.
 4. EXECUTION OF THE CONTRACT BY THE CONTRACTOR IS A REPRESENTATION THAT THE CONTRACTOR HAS VISITED THE SITE, BECOME GENERALLY FAMILIAR WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATED PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
 5. CONTRACT DRAWINGS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL, BEFORE STARTING EACH PORTION OF THE WORK, CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS AND OTHER CONTRACT DOCUMENTS RELATIVE TO THAT PORTION OF THE WORK, AS WELL AS INFORMATION FURNISHED BY OWNER, TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK AND OBSERVE CONDITIONS AT THE SITE AFFECTING IT. THESE OBLIGATIONS ARE FOR THE PURPOSE OF FACILITATING CONSTRUCTION BY THE CONTRACTOR AND NOT FOR THE PURPOSE OF DISCOVERING ERRORS, OMISSIONS, OR INCONSISTENCIES IN THE CONTRACT DOCUMENTS. HOWEVER, REPORT ERRORS, OMISSIONS, OR INCONSISTENCIES DISCOVERED BY THE CONTRACTOR PROMPTLY TO THE CONSULTANT AS A REQUEST FOR INFORMATION IN THE FORM PROVIDED IN THE PROJECT MANUAL.
 6. REPETITIVE FEATURES, REGARDLESS OF ORIENTATION, NOT SHOWN ON DRAWINGS SHALL BE COMPLETELY PROVIDED AS PER DRAWING IN FULL.
 7. REPORT DISCREPANCIES IN CONTRACT DOCUMENTS TO CONSULTANT FOR CLARIFICATION PRIOR TO COMMENCING WORK.
 8. IMMEDIATELY NOTIFY THE CONSULTANT UPON DISCOVERY OF ADDITIONAL UNFORESEEN DAMAGE TO EXISTING CONSTRUCTION SCHEDULED TO REMAIN AND THAT IS OUTSIDE THE CONTRACT. REQUEST A REVIEW, DO NOT COMMENCE RELATED WORK TO NEARBY WORK WITHOUT CONSULTANT APPROVAL.
 9. TRADE CONTRACTORS ARE RESPONSIBLE FOR THE LAYOUT OF THEIR OWN WORK, AND TO SEE THAT ITS WORK COMES TOGETHER WITH THAT OF OTHERS. REPORT DISCREPANCIES ON DRAWINGS TO CONSULTANT FOR DECISIONS.
 10. TRADE CONTRACTORS MUST ENSURE THAT THEY HAVE THE LATEST DRAWINGS ISSUED FOR CONSTRUCTION IN THE CONTRACTOR'S OFFICE.
- MEMBRANE INSTALLATION:**
1. WATERPROOFING MEMBRANES ARE TO BE INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
 2. CLEAN AND PREPARE SURFACE PRIOR TO INSTALLATION OF ALL MEMBRANES IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS OR AS DIRECTED BY CONSULTANT.
 3. PROVIDE SADDLE FLASHING AT ALL REQUIRED INTERSECTIONS.
- METAL FLASHING:**
1. FORM JOINTS ARE TO BE SLOCK OR STANDING SEAMS. FORM INTERNAL & EXTERNAL CORNERS IN METAL FLASHINGS WITH 1/2" STANDING SEAM U.N.D.
 2. TERMINATE METAL FLASHINGS WITH FOLDED 1/2" HIGH END DAMS. FLASHING DOWN TURN LED TO COVER SEAMS OR TRIMS MINIMUM 2" U.N.D.
 3. FORM FLASHINGS WITH MINIMUM 6% SLOPE TO MEET B.C.B.C. MOISTURE INDEX REQUIREMENTS, UNLESS NOTED OTHERWISE.
 4. ALL CAP FLASHING TO BE FASTENED WITH CONCEALED HOOK STRIPS (NOT SHOWN IN DRAWINGS).



2 EXISTING SOUTH ELEVATION - PHOTO
BE.000

VICINITY MAP



1 PROJECT LOCATION - VICINITY MAP
BE.000

SITE LOCATION



NOTES

4	05-25-2023	ISSUED FOR TENDER
3	01-26-2022	ISSUED FOR TENDER REVIEW
1.2	06-30-2022	ISSUED FOR TEND REVIEW
00	MM-DD-YYYY	SUBMISSION INFORMATION

DISCLAIMER:
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PROFESSIONAL SEALS

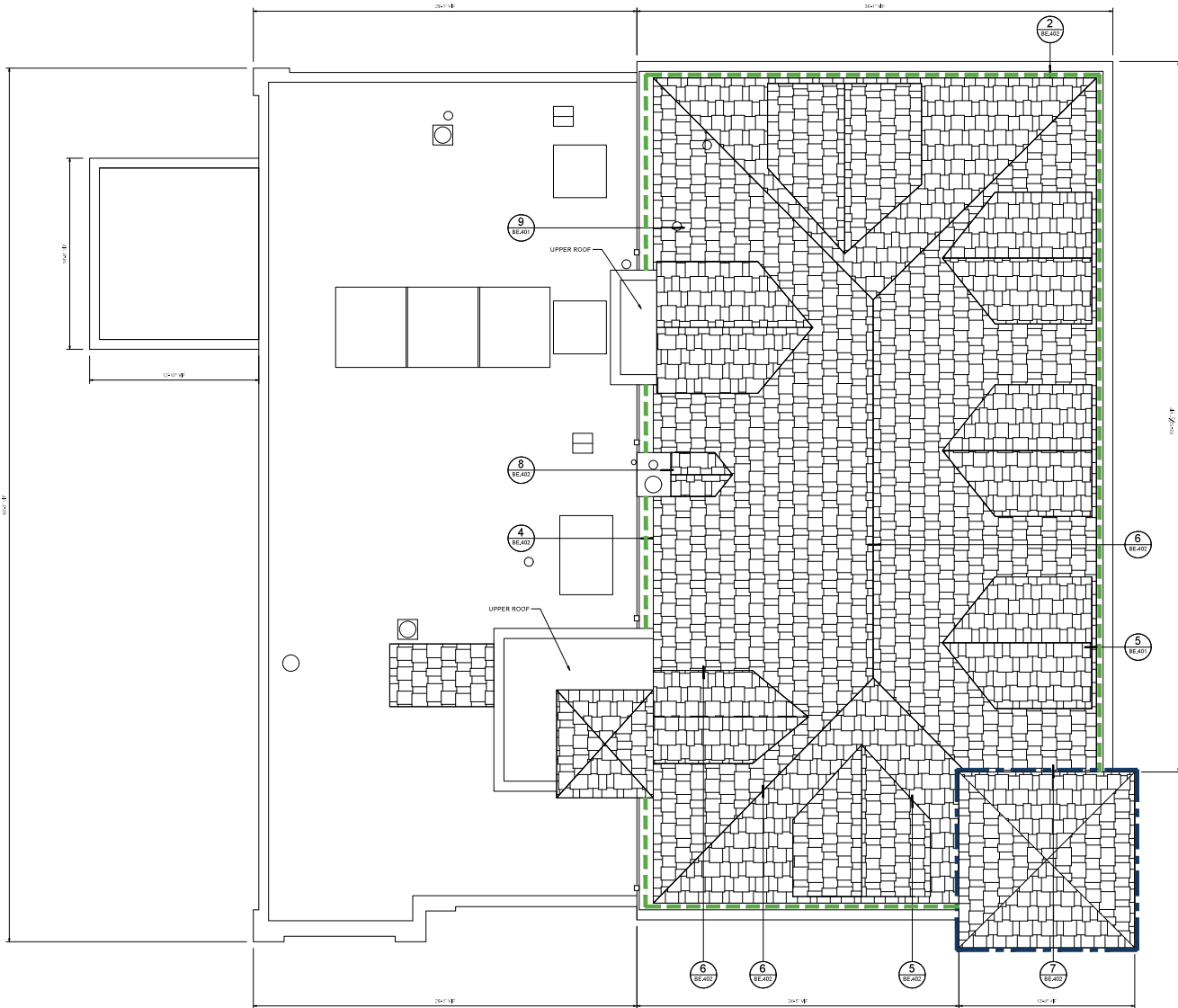
CLIENT

MORRISON HERSHFIELD
536 Broughton Street, Second Floor
Victoria, BC V8W 1G8
Tel: 250 381 1215

PROJECT
DUNCAN CITY HALL

DRAWING
COVER SHEET, DRAWING LIST AND PROJECT INFO

DESIGN	DATE	SCALE	AS NOTED
DRAWN	PROJECT NO.		
CHECKED	CUR	DRAWING NO.	VERSION
APPROVED		BE.000	



1 ROOF PLAN
 BE.010 SCALE: 1/4"=1'-0"

NOTES

- LEGEND:**
- CONCEALED GUTTER
 - EXTERIOR GUTTER

4	05-25-2023	ISSUED FOR TENDER
3	01-29-2022	ISSUED FOR TENDER REVIEW
1-2	06-06-2022	ISSUED FOR TENDER REVIEW
03	MMDD-YYYY	SUBMISSION INFORMATION

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PROFESSIONAL SEALS

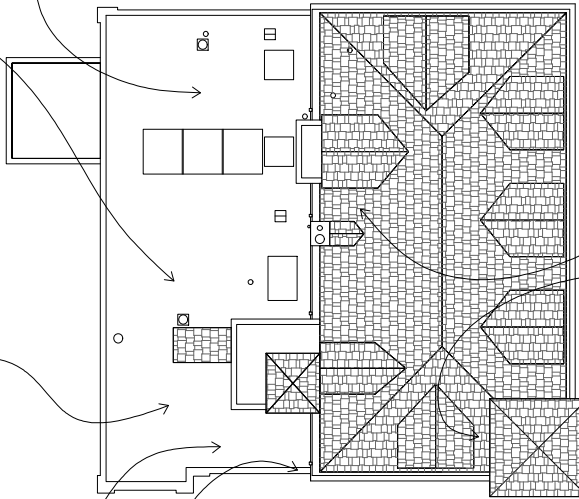
CLIENT



PROJECT
DUNCAN CITY HALL

DRAWING
ROOF PLAN

DESIGN	DATE	SCALE	AS NOTED
DESIGN	PROJECT NO.		
CHECKED	CUR	DRAWING NO.	VERSION
APPROVED		BE.010	



1 KEY PLAN
BE.011 SCALE 1/8"=1'-0"

NOTES

4	05-25-2023	ISSUED FOR TENDER
3	04-29-2022	ISSUED FOR TENDER REVIEW
1.2	06-06-2022	ISSUED FOR 15% REVIEW
03	MMDD-YYYY	SUBMISSION INFORMATION

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PROFESSIONAL SEALS

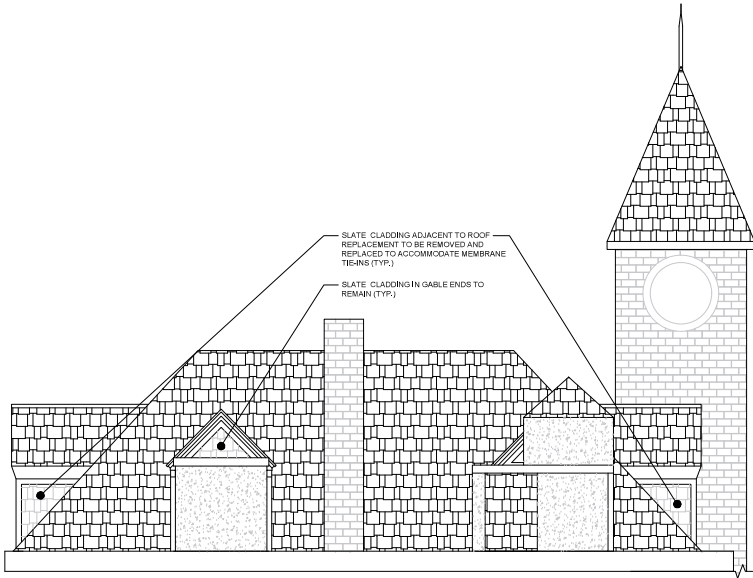
CLIENT

MH MORRISON HERSFIELD
536 Broughton Street, Second Floor
Victoria, BC V8W 1G8
Tel: 250 361 1216

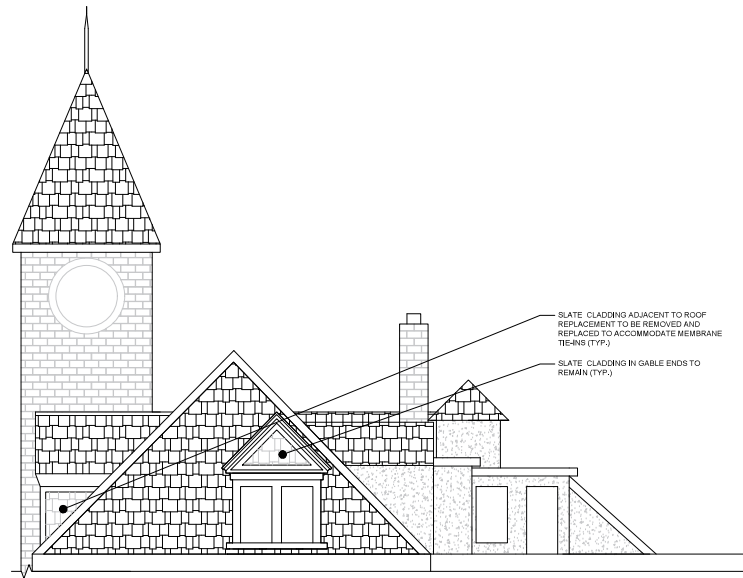
PROJECT
DUNCAN CITY HALL

DRAWING
ROOF PLAN - PHOTO CLARIFICATIONS

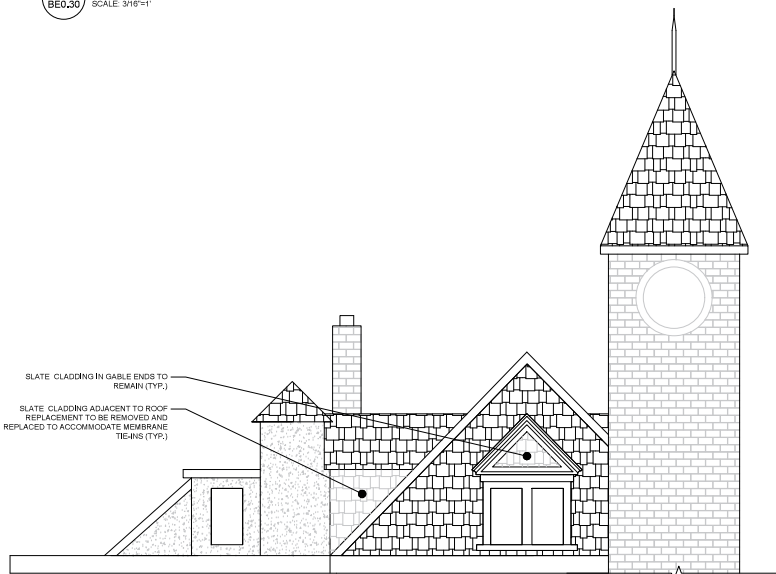
DESIGN	DATE	SCALE
DRAWN	PROJECT NO.	AS NOTED
CHECKED	DRAWING NO.	
APPROVED	BE.011	VERSION



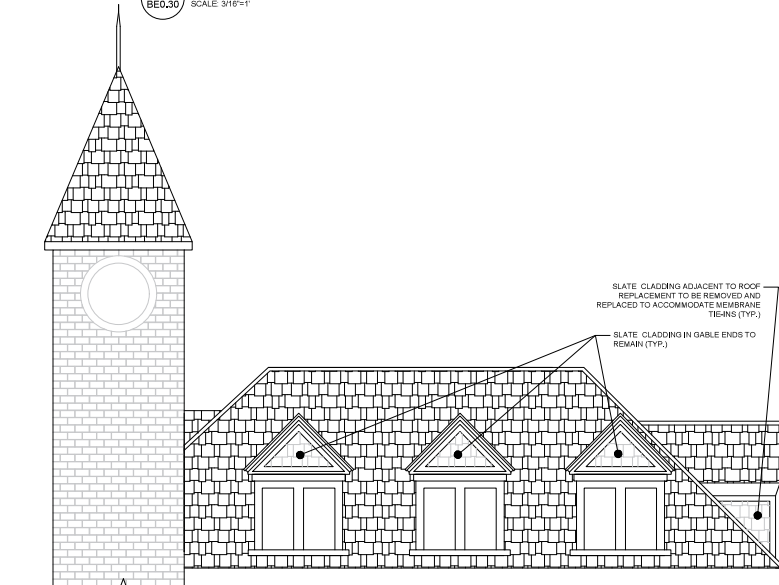
1 NORTH ELEVATION
SCALE: 3/16"=1'



2 EAST ELEVATION
SCALE: 3/16"=1'



4 WEST ELEVATION
SCALE: 3/16"=1'



3 SOUTH ELEVATION
SCALE: 3/16"=1'

NOTES

LEGEND:

	EXISTING BRICK CLADDING
	EXISTING STUCCO CLADDING
	EXISTING SLATE CLADDING

- NOTES:**
- ALL SLATE USED AS WALL CLADDING ADJACENT TO THE ROOF IS TO BE REMOVED AND REPLACED WITH NEW.
 - SLATE USED IN THE GABLE ENDS, AS ILLUSTRATED IN THE ELEVATIONS, IS TO REMAIN.

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PROFESSIONAL SEALS

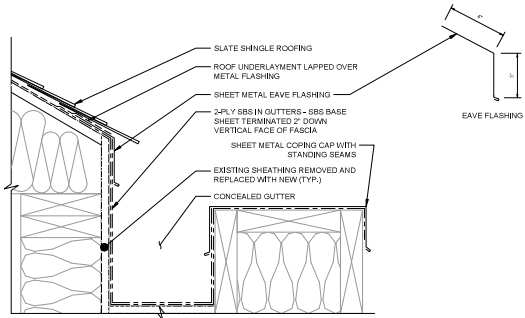
CLIENT

MH MORRISON HERSCHELF
536 Broughton Street, Second Floor
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PROJECT
DUNCAN CITY HALL

DRAWING
ROOF ELEVATIONS

DESIGN	DATE	SCALE	AS NOTED
DRAWN	PROJECT NO.		
CHECKED	CUR	DRAWING NO.	VERSION
APPROVED		BE.020	



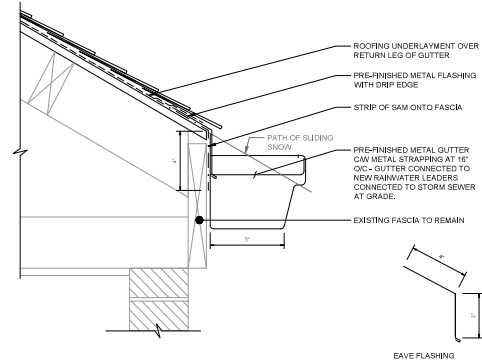
1 ROOF EDGE AT CONCEALED GUTTER - SECTION

BE,401 SCALE: 3" = 1'-0"



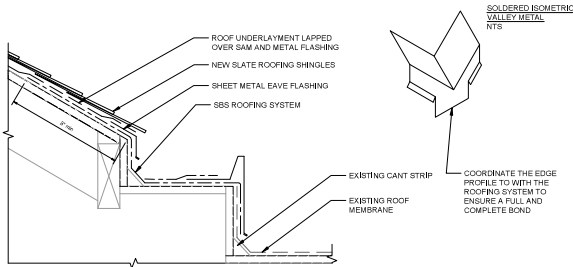
2 CONCEALED GUTTER PHOTOS

BE,401 SCALE: N.T.S.



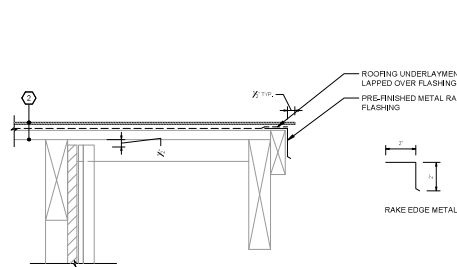
3 ROOF EDGE AT GUTTER - SECTION

BE,401 SCALE: 3" = 1'-0"



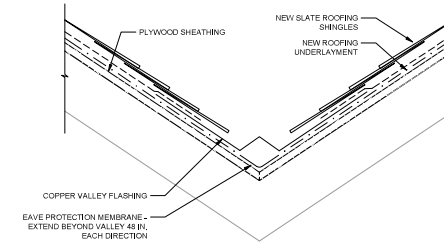
4 GUTTER AT EAVE - SECTION

BE,401 SCALE: 3" = 1'-0"



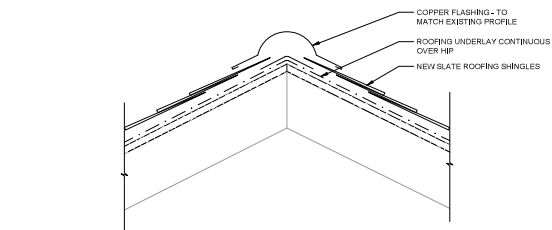
5 RAKE EDGE - SECTION

BE,401 SCALE: 3" = 1'-0"



6 VALLEY FLASHING - SECTION

BE,401 SCALE: 3" = 1'-0"



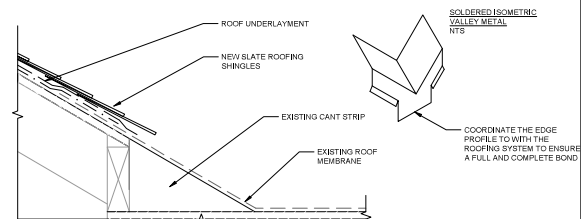
7 SLOPED ROOF HIP - SECTION

BE,401 SCALE: 3" = 1'-0"



8 SLOPED ROOF RIDGE, VALLEY AND HIP - PHOTO

BE,401 SCALE: 3" = 1'-0"



9 SLOPED ROOF TO FLAT ROOF

BE,401 SCALE: 3" = 1'-0"

NOTES

4	03-25-2023	ISSUED FOR TENDER
5	04-29-2023	ISSUED FOR TENDER REVIEW
1-2	06-06-2023	ISSUED FOR 10% REVIEW
03	MMDD-YYYY	SUBMISSION INFORMATION

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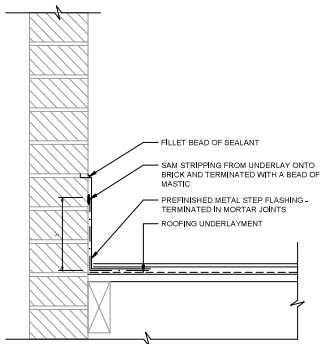
CLIENT

MH MORRISON HERSHFIELD
 536 Broughton Street, Second Floor
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 Tel: 250 381 1215

PROJECT
DUNCAN CITY HALL

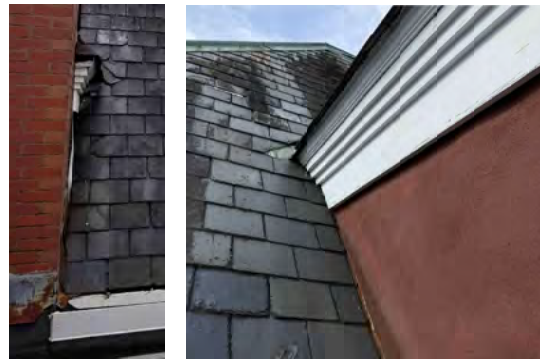
DRAWING
ROOFING DETAILS - 1

DESIGN	DATE	SCALE
DRAWN	PROJECT NO.	AS NOTED
CHECKED	DRAWING NO.	
APPROVED	BE,401	



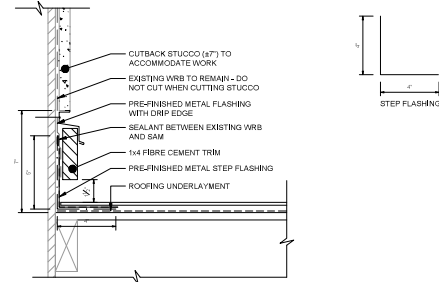
1 BRICK TO SLOPED ROOF - SECTION

BE.402 SCALE: 3" = 1'-0"



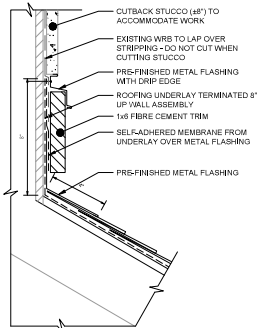
2 BRICK AND STUCCO TO SLOPED ROOF - PHOTO

BE.402 SCALE: 3" = 1'-0"



3 STUCCO TO SLOPED ROOF - SECTION

BE.402 SCALE: 3" = 1'-0"



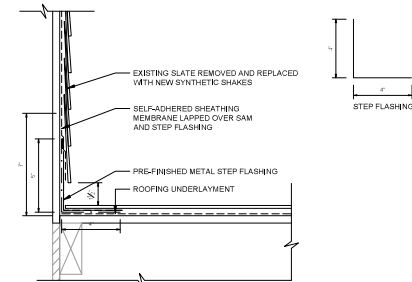
4 APRON FLASHING

BE.402 SCALE: 3" = 1'-0"



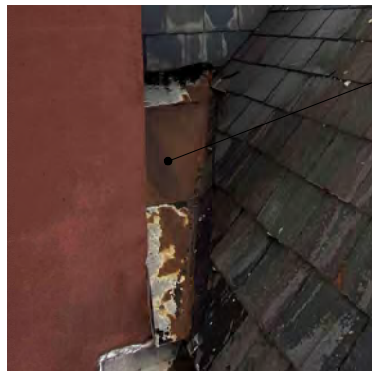
5 SLATE CLADDING TO SLOPED ROOF - PHOTO

BE.402 SCALE: 3" = 1'-0"



6 STUCCO TO SLOPED ROOF - SECTION

BE.402 SCALE: 3" = 1'-0"

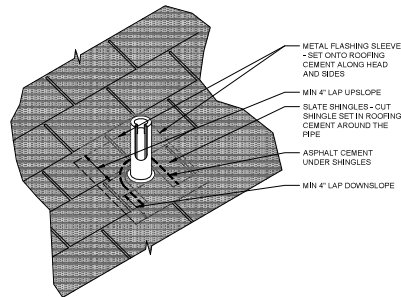


INSTALL NEW AND REPLACE EXISTING DIVERTERS AS REQUIRED - ASSUME INSTALLATION OF ALL NEW WOOD BLOOMING IS REQUIRED - INSTALL NEW PRE-FINISHED METAL AND SLATE AS REQUIRED

7 DIVERTER FLASHING - PHOTO

BE.402 SCALE: N.T.S.

NOTES:
1. THIS DETAIL IS CONCEPTUAL & DESCRIBES DESIGN INTENT. IT DOES NOT PURPORT TO SHOW ALL CONDITIONS.



8 PIPE PENETRATION - SECTION

BE.402 SCALE: 3" = 1'-0"



REINSTALL EXISTING PIPING

9 PIPE PENETRATION - PHOTO

BE.402 SCALE: 3" = 1'-0"

NOTES

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PROFESSIONAL SEALS

CLIENT

MH MORRISON HERSCHELF
536 Broughton Street, Second Floor
Victoria, BC V8W 1G8
Tel: 250 361 1215

PROJECT
DUNCAN CITY HALL

DRAWING
ROOFING DETAILS - 2

DESIGN	DATE	SCALE
DRAWN	PROJECT NO.	AS NOTED
CHECKED	230327-00	
APPROVED	DRAWING NO.	VERSION
	BE.402	

