

# SURFACE.

ROOFING. WATERPROOFING. SHEET METAL.

**SURFACE EXTERIORS LTD.**

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JULY 20, 2020

TRADEWINDS

108 ESPLANADE W. NORTH VANCOUVER, BC

C/O: STRATA PLAN LMS 3025 ATTN: LUCILLE ZDUNICH

SUBJECT: LOW SLOPED ROOFING

## SPECIFICATIONS:

### *MECHANICALLY FASTENED TWO PLY SBS ROOFING SYSTEM ON WOOD*

- ERECT SCAFFOLDING AND DEBRIS CHUTE FROM THE FIRST FLOOR BALCONY TO THE UPPER ROOF LINE AND STAGE THE DISPOSAL BIN IN THE ALLEYWAY COMPLETE WITH A 6' PEDESTRIAN WALKTHROUGH AS PER THE REQUEST FROM THE CITY OF NORTH VANCOUVER
- VACUUM EXISTING GRAVEL ROOF BALLAST TO EXPOSE THE BUILT UP ROOFING FELT MEMBRANE
- REMOVAL OF EXISTING BUILT UP ROOFING SYSTEM WITH COMPLETE DISPOSAL
- INSPECT THE EXISTING PLYWOOD DECK TO ENSURE A SOUND SUBSTRATE FOR THE NEW ROOFING SYSTEM AND REPORT BACK TO THE STRATA WITH ANY ISSUES THAT MAY NEED TO BE COMPLETED ON A TIME AND MATERIAL BASIS
- MECHANICALLY FASTENED IKO FAST-N-STICK BASE SHEET OVER THE PREPARED ROOF SUBSTRATE WITH TRUFAST MEMBRANE PLATES AND FASTENERS
- FULLY ADHERE IKO ARMOURBOND 180 BASE SHEET STRIPPING AT ALL PARAPET WALLS AND CURBS ONCE PRIMED WITH IKO SAM PRIMER/ADHESIVE
- FULLY TORCH IKO TORCHFLEX TP-250 CAP SHEET TO THE MECHANICALLY FASTENED IKO FAST-N-STICK BASE SHEET
- FULLY TORCH IKO TORCHFLEX TP-250 CAP SHEET STRIPPING AT ALL PARAPET WALLS AND CURBS
- SUPPLY AND INSTALLATION OF TWO (2) 4" ALUMINUM STACKS AT ALL PLUMBING PIPE LOCATIONS
- SUPPLY AND INSTALLATION OF THIRTY-TWO (32) 2" ALUMINUM STACKS AT ALL PLUMBING PIPE LOCATIONS
- SUPPLY AND INSTALLATION OF ELEVEN (11) 3" COPPER SPUN DRAINS AT ALL DRAIN LOCATIONS
- SUPPLY AND INSTALLATION OF THIRTY-SIX (36) 12" x 12" BUR-VENT FLASHINGS AT VARIOUS EXHAUST VENT LOCATIONS
- REMOVAL AND RE-INSTALLATION OF ALL PRE-MANUFACTURED VENT CAP FLASHINGS AT VARIOUS EXHAUST VENT LOCATIONS
- SUPPLY AND INSTALLATION OF 24-GAUGE ASSOCIATED METAL FLASHINGS COMPLETE WITH S-LOCKS AND STANDING SEAMS IN ALL CORNERS/TRANSITIONS FINISHED IN AN SMP COLOR MANUFACTURED BY CASCADIA METALS
- REMOVAL AND REPLACEMENT OF FIFTEEN (15) EXISTING SKYLIGHTS WITH NEW FIXED CURB MOUNTED SKYLIGHTS MANUFACTURED BY COLUMBIA SKYLIGHTS
- WORK PROCEDURES TO BE IN STRICT ACCORDANCE WITH WORKSAFE BC REGULATIONS

## WARRANTY INFORMATION

- TEN (10) YEAR WORKMANSHIP WARRANTY ON ALL WORK PERFORMED BY SURFACE EXTERIORS LTD
- TWENTY (20) YEAR NON PRO-RATED DIAMOND SHIELD WARRANTY COVERING WORKMANSHIP, LABOUR AND MATERIAL DEFAULTS FROM THE IKO GROUP
- TWENTY (20) YEAR LIMITED MATERIAL WARRANTY COVERING MANUFACTURER DEFAULTS FROM CASCADIA METALS

## PAYMENT SCHEDULE

- 25% DEPOSIT DUE UPON SIGNING OF THE CCDC 2 STIPULATED PRICE CONTRACT, WITH MONTHLY PROGRESS DRAWS ON THE 25<sup>TH</sup> OF EACH MONTH UNTIL THE PROJECT IS COMPLETED

*THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY INTERIOR DAMAGES CAUSED BY CONTAMINANTS UNDER THE ROOFING/WALL SYSTEM MAKING ITS WAY INSIDE THE BUILDING DURING DEMOLITION AND INSTALLATION. WHILE EVERY EFFORT IS MADE TO MINIMIZE THE PROBLEM, DUST AND DIRT MAY FALL INTO THE BUILDING DURING CONSTRUCTION. WE RECOMMEND THAT YOU COVER ANY SURFACE THAT MAY BE SUSCEPTIBLE TO DAMAGE AND TAKE DOWN ANY IRREPLACEABLE KEEPSAKES OR OTHER SENTIMENTALS FROM CEILINGS AND WALLS TO ELIMINATE ANY CHANCE OF DAMAGE. THE CONTRACTOR IS NOT RESPONSIBLE FOR MINOR DRYWALL DAMAGES CAUSED BY SHIFTING OF THE BUILDING DURING CONSTRUCTION. THE DEMOLITION AND INSTALLATION PHASE CAN CAUSE MOVEMENT THROUGHOUT THE STRUCTURE CAUSING THE DRYWALL MUD OVER THE SCREWS TO FALL OFF AND HAIRLINE CRACKS TO APPEAR. THIS WILL BE THE RESPONSIBILITY OF THE OWNER AS THERE IS NOTHING THAT CAN BE DONE TO PREVENT THIS FROM HAPPENING. THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY EXISTING WINDOW/SKYLIGHT TRIM DAMAGE. OVER TIME THE PVC TRIMS CAN BE AFFECTED BY UV RAYS AND MOISTURE AND COULD BREAK UPON THE REMOVAL OF ANY WINDOWS/SKYLIGHTS.*

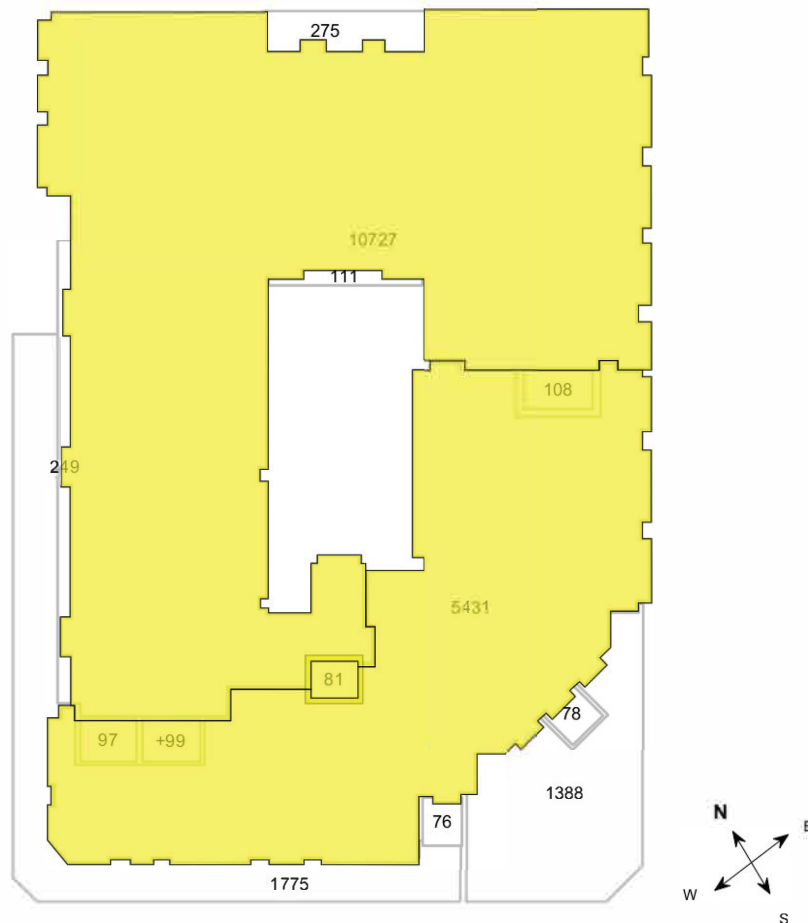
**A FINANCE CHARGE OF 1.5%, WHICH IS AN ANNUAL RATE OF 18%, WILL BE ADDED TO ACCOUNTS OVER 30 DAYS**

# SURFACE.

108 Esplanade W, North Vancouver, BC V7M3M8

## AREA DIAGRAM

Total Area = 20,495 sq ft, with 13 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).