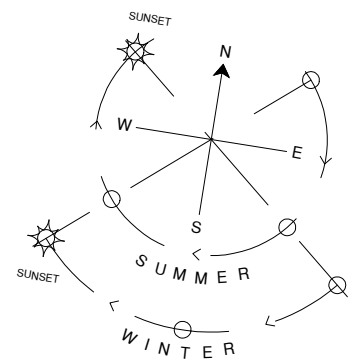




Refer to DBFL CS drawings for extent of structural replacement.

- All existing rainwater goods to be replaced with new 125mm Ogee cast aluminium gutters and down pipes. All existing drainage to be replaced ensuring that downpipes extend directly into gullies to Civil Engineers details & specifications. See drawing WD-EW2-104 for further detail.
- Existing slates, battens and felt to be carefully removed. All roofs to be re-slatted with new battens and new Tyvek breathable roofing felt; it is anticipated that approximately 50% of the existing slates can be salvaged for reuse, with the remainder to be replaced with new natural slates to match existing. Apply complete treatment for woodworm, wet rot and dry rot.
- All valley boards to be replaced.
- Flashing to be investigated and allow for replacement.
- Barge flashings to be investigated and allow for replacement.
- Strip existing lead lined gutter remove all gutter boarding etc. and replace with new 450 wide GRP lined gutter on underlay on 18mm marine plywood on treated bearers.
- All chimneys are to be cleaned out, all flues vented from each room and allow the fitting of traditional anti rain/bird clay cowls.
- Chimneys - All chimneys to be made good. New lead flashings. Hack off existing plaster finish, re-point and apply render finish to all chimney stack's.
- Allow for the carrying out of robust masonry repairs.
- All flat roofs to have their coverings to be removed and replaced with new reinforced bitumen membrane ply deck roofing system to Architect's specification.
Refer to SE drawings for structure details and repairs. Apply complete treatment for woodworm, wet rot and dry rot to all existing timber elements to be preserved.
- Allow for new ridge tiles to match existing.

SVP: Soil vent pipe sized to M&E engineers details and terminates at roof in roof cowl 250mm above roof surface.
Roof penetrations to manufactures details.

FLUE: Flues from boiler systems to m&e engineers details and in accordance with EN 14175; Flues to discharge 3m above roof level; supporting structure to engineers details. Roof penetrations to manufactures details.

RVP: Radon vent pipe terminates at roof in roof cowl 250mm above roof surface.

VENTS: Extract vents opening sizes and locations at roof to m&e engineers details.

Roof penetration complete with insulated upstand and lead flashing.

Roof penetrations complete with all welding required for pre-formed lead flashing around all svps, flues, cylinders and vents.

Strip off all existing slates and battens, and replace with new 600x300 mm. natural slates on Tyvec breathable roofing felt on 25x50mm treated battens on existing roof timbers. Allow for replacement of 70% of rafters and wall plates.

Cut back all decayed rafters as per Engineers direction, isolating all new timbers from the masonry on completion.

Cut back all decayed truss ends and slice repairs as per Engineers detail. All bearing pads under trusses to be replaced. Allow for repair/replacement of 70% of structural timber elements.

Carry out timber treatment to all critical ends woodworm, wet rot , damp rot .
Eradication treatment to all remaining timber structure. Provide a DRY ROT SPECIALIST WARRANTY. See architects specification.

Provide a thorough vacuum of all recesses at the top of walls and sterilise on their completion.

Existing steel soffit support brackets and fixings on East & West facade to be inspected and repaired / replaced where necessary.

BUILDING 2a & 2b ROOF REPAIRS:
Strip off all existing slates and battens, and replace with new 600x300 mm. natural slates on Tyvec breathable roofing felt on 25x50mm treated battens on existing rafters. Allow for replacement of 70% of existing rafters.

Allow for new lead valley gutters and flashing's to chimney's.

Cut back all decayed rafters as per Engineers direction, isolating all new timbers from the masonry on completion. Cut back all decayed truss ends and slice repairs as per Engineers detail, taking the post-tensioned bottom chord detail into consideration. All bearing pads under trusses to be replaced. Allow for repair/replacement of 70% of structural timber elements.

Carry out timber treatment to all critical ends woodworm, wet rot, damp rot. Eradication treatment to all remaining timber structure. Provide a DRY ROT SPECIALIST WARRANTY. See architects specification.

Isolate all remaining timbers at the wallplate level, reinstate wallplate restraints where removed. Provide a thorough vacuum of all recesses at the top of walls and sterilise them on completion.

- Refer to M&E drawings for locations and types of services.
- Refer to CS drawings for all structural elements.
- Refer to PJ Barrett & Co Report for existing timber work.
- Coordinate all works with the Timber Decay Specialist and Structural Engineer where structural timber elements are being removed. No structural timber shall be removed without prior review and instruction from the Structural Engineer and Timber Decay Specialist. All retained structural timbers considered vulnerable to future fungal activity shall be treated as part of the enabling works.
- Refer to MDK report for Asbestos.
- All existing rainwater goods to be removed and replaced with new cast aluminium rainwater goods.

The sequence of the enabling works is critical to successfully controlling fungal contamination and avoiding recontamination of previously cleaned areas.

The works are to be undertaken in a top-down sequence wherever practicable, commencing at roof level and progressing through the upper floors before undertaking works at lower levels. The general sequence shall be as follows:

- Roof spaces and roof structural timbers.
- Second-floor areas.
- First-floor areas.
- Ground-floor areas.
- Sub-floor voids and floor construction.
- Removal of contaminated aggregate and floor fill.

All stripping-out, timber removal, cleaning, vacuuming, sterilisation and timber treatment works at higher levels shall be completed before commencing equivalent works at lower levels wherever practical.

Building 1 Roof REPAIRS:
Strip off all existing slates and battens, retain slates for re use. carry out all repairs to roof trusses and rafters to Engineers details and re slate entire roof with existing slates and slates salvaged from other roofs on Tyvek breathable roofing felt on 25x50mm treated battens on existing roof structure. Allow for replacement of 50% of rafters and wall plates.

Strip off all existing slates and battens, and replace with new 600x300 mm. natural slates on Tyvec breathable roofing felt on 25x50mm treated battens on existing roof timbers. Allow for replacement of 50% of rafters and wall plates.

Cut back all decayed rafters as per Engineers direction, isolating all new timbers from the masonry on completion.

Cut back all decayed truss ends and slice repairs as per Engineers detail. All bearing pads under trusses to be replaced.

Carry out timber treatment to all critical
ends woodworm, wet rot , damp rot .
Eradication treatment to all remaining
timber structure. Provide DRY ROT
SPECIALIST WARRANTY. See architects
specification

Provide a thorough vacuum of all recesses at the top of walls and sterilise on their completion.

Approximate location of bat loft in attic space.
Loft to be retained and protected in
accordance with Project Particulars and
Architects' Specification.

T5	19.06.26	MS	Issued for Tender. See revision clouds
T4	10.06.26	MS	Issued for Tender
T3	19.05.26	MS	Updated following site visit. See revision clouds
T2	05.05.26	MS	Issued for pricing
T1	02.04.26	MS	Issued for Tender
Rev	Date	IrI	Revision

DRAWING:

Roof Plan
Enabling Works II - Existing Buildings B1-B4

PROJECT:

Sacred Heart Secondary School,
Convent Road, Scartagh, Clonakilty, Co.Cork

KOBW ARCHITECTS

KELLY BARRY O'BRIEN WHELAN

+353 (0) 21 4502319 arch@kobw.ie www.kobw.ie 2 Empress Place, Summer Hill, Cork, T23 KH68, Ireland

JOB REF:		DWG NO:		DATE:	
2780		VOL A.3.1 WD-EW2-103		30.03.2026	
DRN:	CHKD:	ISSUE FOR:	SHEET:	SCALE:	
MS	SK	Information	A1	1:150	