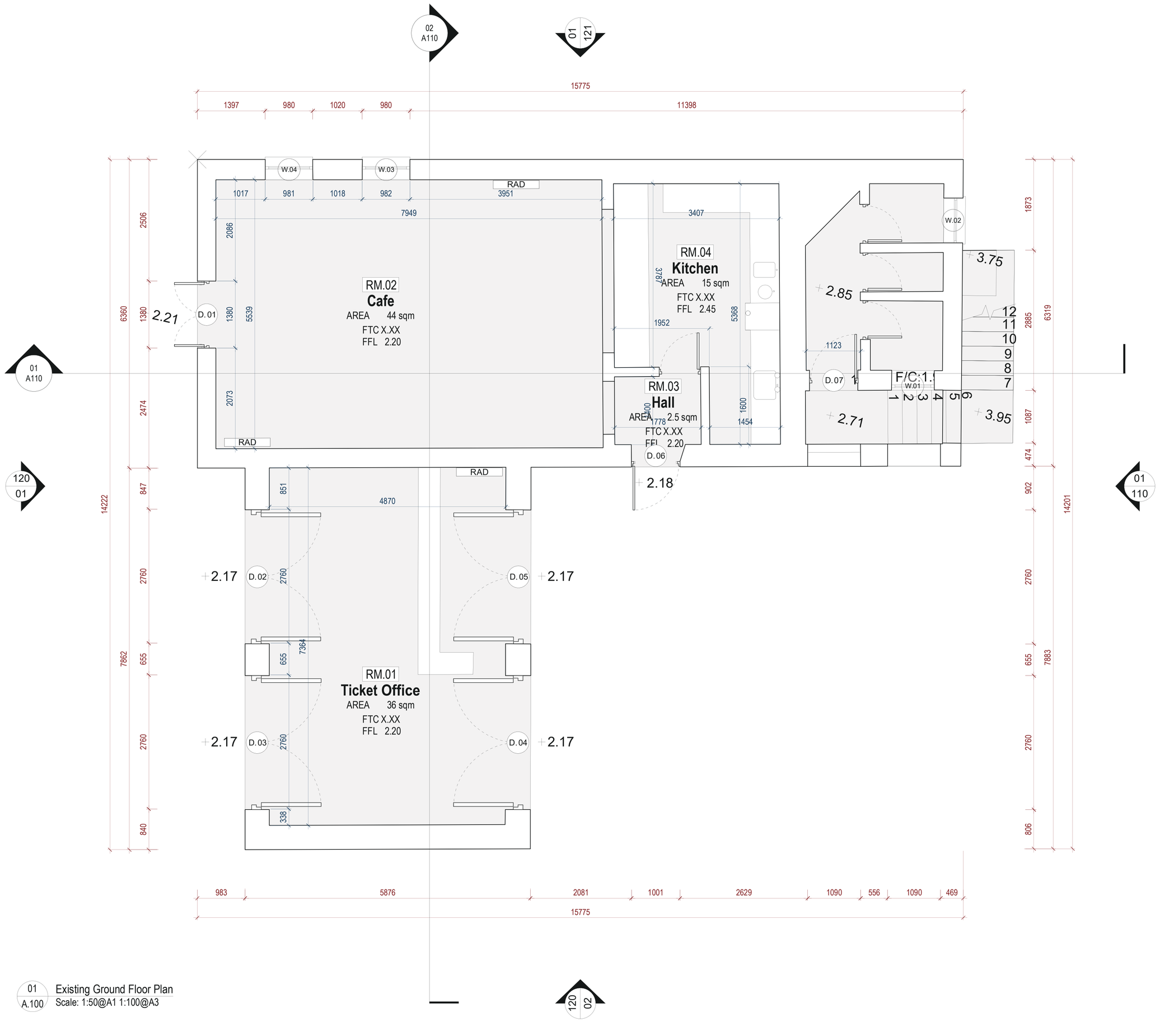

01 A.100 Existing Ground Floor Plan
Scale: 1:50@A1 1:100@A3

GENERAL NOTE

THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S SPECIFICATION, ALL RELEVANT DRAWINGS, STRUCTURAL ENGINEER'S DETAILS, AND OTHER CONSULTANT DOCUMENTS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORKS. ALL WORKS TO COMPLY WITH RELEVANT STANDARDS, BUILDING REGULATIONS, AND MANUFACTURER INSTRUCTIONS. VERIFY ALL DIMENSIONS ON SITE, ANY DISCREPANCIES OR UNFORESEEN CONDITIONS MUST BE REPORTED TO THE ARCHITECT.

DEMOLITION NOTES

MATERIAL REUSE: THE INTENT OF THE WORKS IS TO REUSE AS MUCH OF THE EXISTING MATERIALS AS POSSIBLE.
- ALL DEMOLITION AND DISMANTLINGPARTICULARLY OF THE ROOFSHALL BE CARRIED OUT CAREFULLY TO AVOID UNNECESSARY DAMAGE.
- ALL REMOVED MATERIALS, INCLUDING SLATES, LEADWORK, TIMBER ELEMENTS, AND RAINWATER GOODS, MUST BE STORED SECURELY, PROTECTED FROM WEATHER, AND KEPT IN A SAFE DESIGNATED AREA.
- MATERIALS INTENDED FOR REINSTATEMENT SHALL BE INSPECTED, CLEANED, AND PREPARED PRIOR TO REUSE; ONLY SOUND MATERIALS SHALL BE REINSTALLED.
- ANY DEFECTIVE MATERIALS DISCOVERED DURING DISMANTLING SHALL BE REPORTED TO THE ARCHITECT FOR APPROVAL OF REPLACEMENT.

ROOF:

ROOFLIGHTS: REMOVE AND DISPOSE OF ALL EXISTING ROOFLIGHTS; MAKE GOOD SURROUNDING STRUCTURE AND UNDERLAY.

LEAD FLASHINGS (SHOWN IN GREEN): CAREFULLY REMOVE LEAD FLASHINGS, INCLUDING RIDGES, HIPS, ABUTMENTS, AND VALLEYS; STORE FOR REUSE. ALLOW FOR 30% NEW LEAD TO MATCH EXISTING.

NATURAL SLATE ROOF (SHOWN IN RED): CAREFULLY STRIP ALL SLATES, STORE SAFELY, AND CLEAN PRIOR TO RE-LAYING. SORT AND GRADE SLATES FOR REUSE, REPLACING ONLY BROKEN OR DAMAGED UNITS.

RAINWATER GOODS (SHOWN IN YELLOW): REMOVE GUTTERS, DOWNPIPES, HOPPERS, AND BRACKETS. INSPECT AND STORE SAFELY FOR CLEANING, REPAIR, OR REPLACEMENT.

SITE PROTECTION & SAFETY:
MAINTAIN WEATHER-TIGHTNESS WITH TEMPORARY COVERINGS AND SECURE SHEETING. REMOVE DEMOLITION WASTE REGULARLY; DISPOSE OR RECYCLE ACCORDING TO THE REGULATIONS. PROVIDE FULL PERIMETER SCAFFOLDING WITH LADDERS, GUARDRAILS, TOE BOARDS, AND DEBRIS NETTING; MAINTAIN UNTIL ALL EXTERNAL WORKS AND INSPECTIONS ARE COMPLETE. ENSURE SAFE ACCESS FOR ALL OPERATIVES, MATERIALS, AND EQUIPMENT. OPERATIVES MUST USE APPROPRIATE PPE AND COMPLY WITH H+S REGULATIONS.

LEGEND /

- Demolition - Works
- Existing Building
- Proposed - Works
- Existing Roof Slates to be carefully removed and stored safely during the works. Allow for existing slates to be cleanned before re-laiding them.

REVISIONS /

REV.	DATE	DESCRIPTION

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ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS.

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DRAWING / Existing Ground Floor Plan

ISSUE / PLANNING

DATE / 6/2/26
SCALE / 1:50@A1/1:100@A3
DRAWN / LP

PROJECT / Garnish Island

CLIENT / Office of Public Works

JOB NO. / 810

DWG NO. / A100

REV. / --