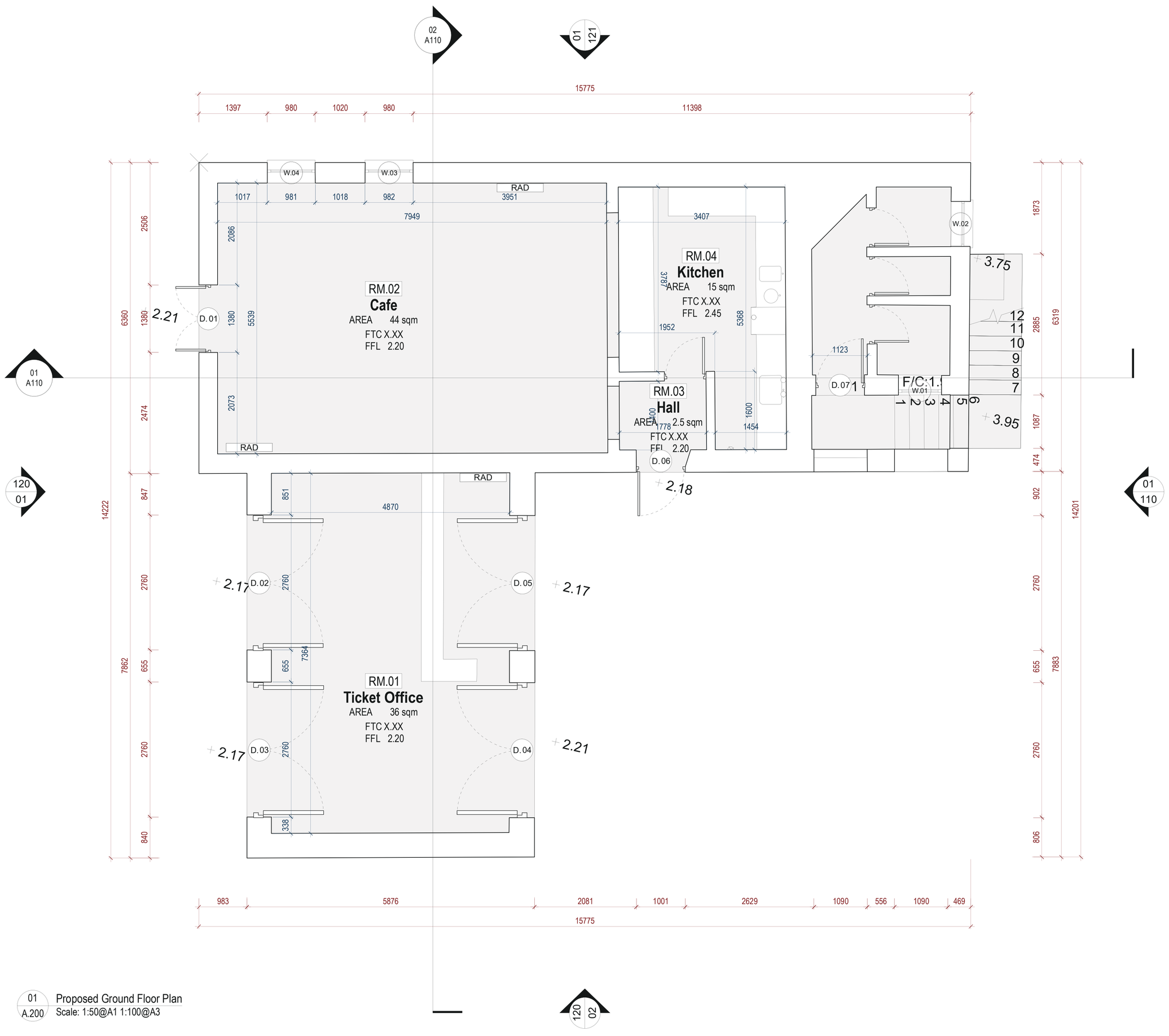

01 Proposed Ground Floor Plan
A.200 Scale: 1:50@A1 1:100@A3

120
02

GENERAL
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.
REPORT ANY DISCREPANCIES OR UNFORESEEN CONDITIONS TO THE ARCHITECT IMMEDIATELY.

STANDARDS
ALL WORKS TO COMPLY WITH RELEVANT STANDARDS, BUILDING REGULATIONS, AND MANUFACTURER INSTRUCTIONS.
ALL DIMENSIONS TO BE VERIFIED ON SITE.

MATERIALS & WORKMANSHIP
ALL NEW MATERIALS TO MATCH EXISTING UNLESS OTHERWISE NOTED.
PROVIDE PRODUCT DATASHEETS, TECHNICAL INFORMATION, AND SAMPLES FOR REVIEW PRIOR TO INSTALLATION.
ALL WORKMANSHIP TO BE OF HIGH QUALITY, NEAT, AND IN ACCORDANCE WITH GOOD BUILDING PRACTICE.
PROVIDE ALL NECESSARY CERTIFICATIONS, WARRANTIES, AND PRODUCT DATASHEETS UPON COMPLETION.

WINDOWS & DOORS
REFURBISHMENT
REFURBISH ALL EXISTING WINDOWS AND DOORS.
TIMBER WINDOWS AND DOORS: RUB DOWN USING WATER-BASED ABRASIVE PAPER; APPLY ONE COAT PRIMER AND TWO COATS SATIN PAINT. FINAL RAL COLOUR TO BE APPROVED BY ARCHITECT.
PROVIDE SAMPLE SECTION OF REFURBISHED WINDOW/DOOR FOR APPROVAL PRIOR TO FULL WORKS.
GLAZING
INSPECT ALL EXISTING DOUBLE-GLAZED UNITS; REPLACE ANY FAILED OR MISTED UNITS WITH MATCHING UNITS.
DRAUGHT PROOFING
SUPPLY AND FIT CONTINUOUS DRAUGHT-PROOF STRIPS TO ALL OPERATIONAL SASHES, DOORS, AND FRAMES (LIGHT GREY).
IRONMONGERY
INSPECT, CLEAN, ADJUST, AND REPLACE LIKE-FOR-LIKE IF DEFECTIVE OR MISSING.
TIMBER REPAIRS
UNDERTAKE MINOR RESIN OR TIMBER SPLICE REPAIRS TO DECAYED AREAS, SUBJECT TO ARCHITECT APPROVAL.
ADJUSTMENT & OPERATION
ADJUST SASHES AND DOORS FOR SMOOTH OPERATION.
CHECK SEALS, PUTTY LINES, HINGES, LOCKS, AND RESTRICTORS.
ENSURE ALL REFURBISHED ELEMENTS ARE FULLY OPERATIONAL AND COMPLY WITH SAFETY STANDARDS.

ROOF STRUCTURE & SLATE REINSTATEMENT
INSPECTION
INSPECT RAFTERS, JOISTS, PURLINS, AND STRUCTURAL TIMBERS; REPORT MAJOR DEFECTS IMMEDIATELY.
STRENGTHENING
ALLOW FOR LOCALIZED STRENGTHENING, REPAIRS, OR SISTERING OF JOISTS TO RECEIVE SLATES AND RIDGE CAPPINGS.
SLATE WORKS
CLEAN AND REUSE EXISTING SLATES THROUGHOUT, EXCEPT THE AREA SHOWN IN BLUE, WHICH IS TO BE RE-SLATED USING NEW SLATES MATCHING EXISTING IN SIZE, THICKNESS, AND APPEARANCE.
REPLACE ALL BATTENS WITH TREATED, GRADED BATTENS AND COUNTER BATTENS.
REPLACE UNDERLAY WITH BREATHABLE ROOF MEMBRANE (SOLUTEX PLUS OR SIMILAR APPROVED) FOLLOWING MANUFACTURER GUIDANCE.
INSTALL VERTICAL AND HORIZONTAL COUNTER BATTENS TO MAXIMIZE VAPOUR DRYING CAPACITY; ENSURE CONTINUOUS VENTILATION AT EAVES AND RIDGE.
TEAK FASCIA BOARDS
ALLOW FOR NEW TEAK FASCIA BOARDS TO BE INSTALLED BETWEEN EXISTING TIMBER JOISTS TO PROTECT PROPOSED INSULATION AND PROVIDE A FINISHED EDGE TO THE ROOF STRUCTURE.

LEAD FLASHINGS
REINSTALL EXISTING AND NEW LEAD FLASHINGS OVER RIDGES, HIPS, ABUTMENTS, AND VALLEYS.
FLASHING AT EXISTING STONE WALL AND CHIMNEY TO FOLLOW ARCHITECTURAL AND STRUCTURAL DETAILS.
ENSURE LEAD JOINTS ARE PROPERLY DRESSED, FIXED, AND SEALED; VERIFY COMPATIBILITY WITH ADJACENT MATERIALS.

INSULATION & MEMBRANES
INSTALL GUTEX MULTITHERM (OR SIMILAR APPROVED) 100MM WOOD FIBRE INSULATION; FIRST BATTEN FIXES INSULATION TO RAFTERS, SECOND BATTEN RAISES ROOF COVERING FOR CROSS VENTILATION.
INSTALL VAPOUR CONTROL LAYER INTELLO PLUS (OR SIMILAR APPROVED) ON WARM SIDE OF INSULATION.
FIT TREATED TIMBER PACKERS OVER EXTERNAL OVERHANG TO MATCH PROPOSED INSULATION HEIGHT.
PROVIDE NEST TREATED BOARD TO PROTECT INSULATION DURING WORKS.
INSTALL 100MM FLEXIBLE WOOD FIBRE INSULATION OVER EXISTING ROOF STRUCTURAL TIMBERS.

ROOFLIGHTS
INSTALL NEW TRIPLE-GLAZED ALUMINIUM ROOFLIGHTS IN ACCORDANCE WITH THE WINDOW SCHEDULE AND MANUFACTURER'S RECOMMENDATIONS.
ALLOW FOR NEW PRESSED ALUMINIUM FLASHINGS THROUGHOUT, WITH POWDER-COATED FINISH TO RAL COLOUR TO BE PICKED BY ARCHITECT AND CLIENT, SUPPLIED AND INSTALLED BY THE WINDOW MANUFACTURER.
CONSTRUCT UPSTAND FOR PROPOSED ROOFLIGHTS, ENSURING BOTH ROOFLIGHTS ARE RAISED 150MM OVER THE SLATE ROOF COVERING.
ENSURE CONTINUITY OF INSULATION, AIRTIGHTNESS, AND WEATHERPROOFING, INCLUDING PROPRIETARY FLASHING SYSTEMS FULLY INTEGRATED WITH THE ROOF MEMBRANE.
ALLOW FOR ALL NECESSARY TRIMS, SEALS, AND INTERFACES TO ACHIEVE A FULLY WEATHERTIGHT INSTALLATION.
STRUCTURAL SUPPORT
PROVIDE A NEW STRUCTURAL BEAM TO SUPPORT PROPOSED ROOFLIGHTS, DESIGNED AND INSTALLED PER DETAIL DRAWINGS AND STRUCTURAL ENGINEER'S REQUIREMENTS.
FORM POCKETS IN EXISTING WALLS AS REQUIRED, INCLUDING CUTTING, MAKING GOOD, AND TEMPORARY SUPPORT.
FINISH EXPOSED ELEMENTS AND MAKE GOOD SURROUNDING FABRIC TO MATCH EXISTING CONSTRUCTION, MATERIALS, AND FINISHES.
EXISTING TIMBER CEILING & WALL FINISHES
PREPARE ALL SURFACES PRIOR TO DECORATION (FILLING, SANDING, KNOTTING).
MAKE GOOD ANY FINISHES, CEILINGS, WALLS, AND LININGS DISTURBED DURING WORKS.
RETAIN EXISTING TIMBER CEILING; REPAIR MINOR DEFECTS, TEMPORARILY REMOVE AND REINSTATE SERVICES SUSPENDED FROM CEILING.
DECORATE TIMBER CEILING AND PLASTER WALLS AFTER REPAIRS.
RAINWATER GOODS
CLEAN THOROUGHLY, REPAIR DEFECTS, AND REPAINT AS NECESSARY.
REINSTALL TO ORIGINAL POSITIONS; ENSURE CORRECT FALLS.
REPLACE DEFECTIVE LENGTHS WITH MATCHING MATERIALS AND PROFILES.
PROVIDE NEW GALVANISED MILD STEEL GUTTER BRACKETS THROUGHOUT TO ENSURE SECURE SUPPORT OF ALL GUTTERS, DOWNPIPES, AND HOPPERS.

EXTERNAL WORKS
APPLY DIASEN BKK ECO (OR SIMILAR APPROVED) BREATHABLE, WATER-BASED, COLOURLESS RAIN-REPELLENT COATING TO EXISTING EXTERNAL STONE WALLS.

COMPLETION
FINAL CLEAN-DOWN OF ALL SURFACES, ROOF COVERINGS, AND RAINWATER GOODS PRIOR TO HANDOVER.

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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DRAWING / Proposed 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. / A200
REV. / --