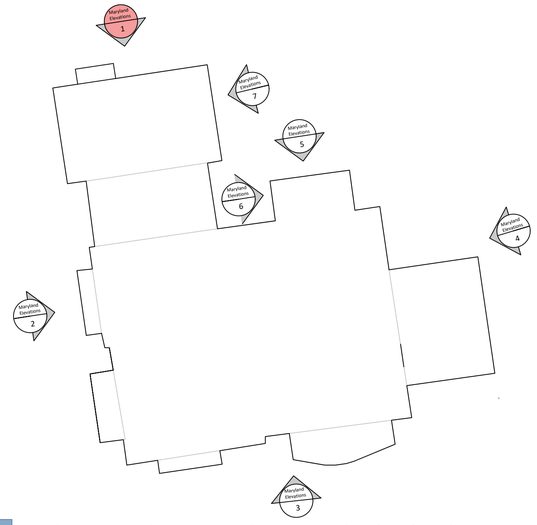



Refer to report by Hutton and Rostron and undertake splice repairs to decayed timber rafters, purlins, struts, collars and wall plates. Undertake replacement to timbers which have experienced significant decay. Ensure timbers are not in direct contact with any masonry. All timber repairs are to be carried out in accordance with the Structural Engineer's design.
Provide new sarking felt laid onto the timber rafters and install new 15x50mm timber battens ready to receive new slates.
Lay new natural Welsh slates to match the existing onto the new 15x50mm timber battens using any previously retained slates where possible. Slates are to be fitted using 42mm copper clout nails at 75mm headlap. Wet fix all retained heritage ridge tiles using lime based mortar mix and provide new to match existing, reinstate previously retained ridge inserts and provide new bespoke ridge inserts to match the existing. Ensure that all ridge tiles are installed to reflect the original ridge pattern. **CDP Item - the contractor is to source reclaimed slates, ridge tiles and ridge inserts to match the existing. Replacement ridge tiles are to be replicated by Dreadnought Tiles.**
Renew the wet verge using a suitable lime based mortar mix.
Renew all leadwork including all valley details, flashings and abutments to chimneys and dormers using code 4 and 5 lead as per the existing.

Undertake repairs to damaged masonry to chimneys in-situ, repoint all mortar joints using a lime based mortar mix.
Restore the exisitng chimney pots and replace where necessary to match the existing. Reflaunch the chimney stack using a lime based mortar mix.

Repair cast iron rainwater goods that were previously removed and reinstate back to their original position. Ensure that there are no gaps at junctions and ensure that all rainwater goods dispell water effectively.

Reinstate all previously retained finial details and provide decorative leadwork to match the existing. Undertake restoration to any damaged finial details. Any restoration work is to be carried out by a qualified blacksmith.

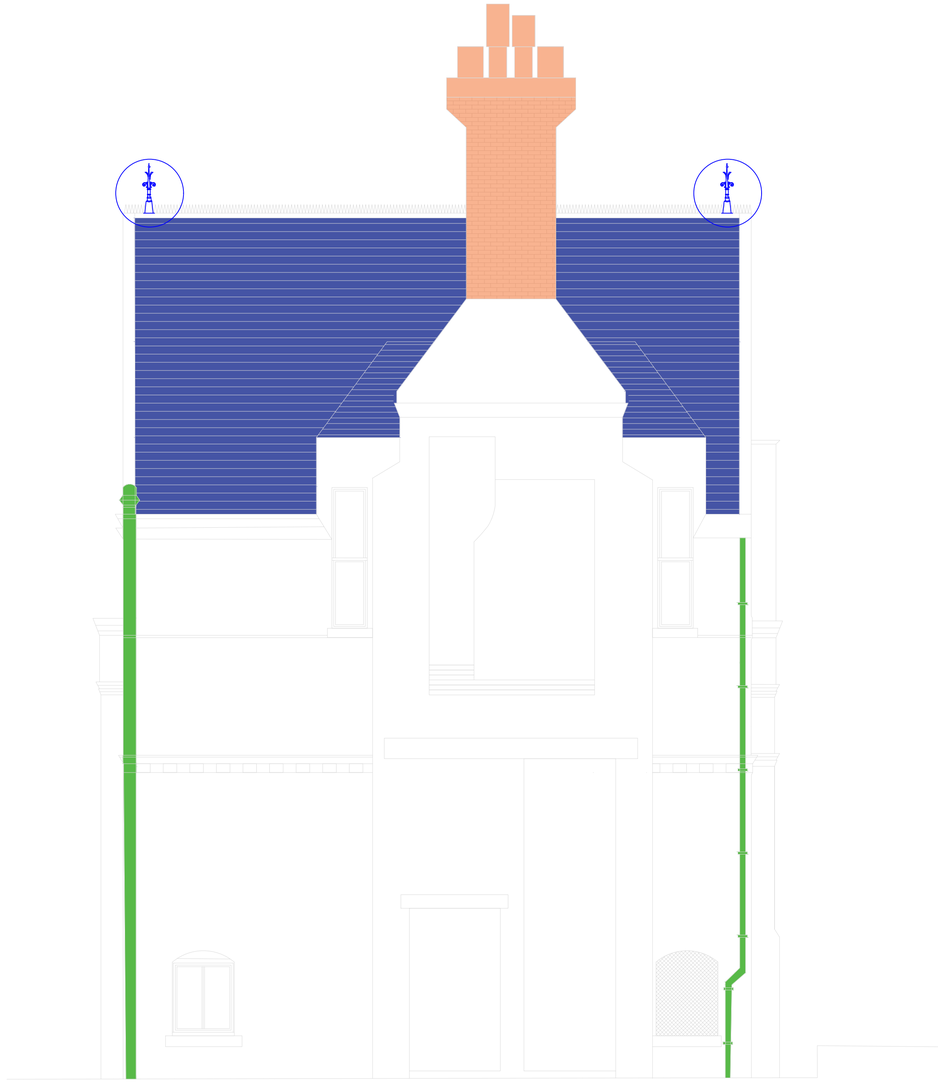
**Note: CDP Item - The contractor is to ensure the roof timbers are structurally stable before the roof receives any new coverings. The contractor is to ensure any additional loadings have been accounted for and are to carry out the works in conjunction with the Structural Engineer's specification.**

**Note: Please refer to Hutton and Rostron report for locations of known dry rot infestation. The contractor is to stop work and seek advice should any further decay be discovered once the roof coverings have been removed.**

**Note: CDP Item - The contractor is to ensure that new timbers are not in direct contact with any masonry.**

**Note: CDP Item - The contractor is responsible for the design and installation of a new lightning protection system.**

**Note: CDP Item - Install discreet exit detail for the internal rainwater gutters to match the existing arrangement. Exact exit location for new outlets to be agreed.**



*Elevation 1*

Notes:

NOTES:

DO NOT SCALE FROM THIS DRAWING, USE FIGURED DIMENSIONS ONLY.

NOTIFY PROJECT MANAGER OF ANY DISCREPANCIES.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS AND DRAWINGS.

THIS DRAWING IS SUBJECT TO CONFIRMATION BY SITE SURVEY.

ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS, CURRENT GOOD PRACTISE & CONSTRUCTION, DESIGN & MAINTENANCE REGULATIONS.

THE DRAWING INDICATES THE DESIGN INTENT FOR THE WORKS. THE CONTRACTOR SHALL ACCEPT FULL DESIGN RESPONSIBILITY OVER AND ABOVE THE DESIGN INTENT.

THE DRAWING SHALL BE READ FULLY IN CONJUNCTION WITH **THE SPECIFICATION** AND ALL OTHER RELEVANT DOCUMENTS AND DRAWINGS PROVIDED BY DREES & SOMMER, AS WELL AS INFORMATION FROM OTHER DESIGN TEAM MEMBERS INCLUDING (BUT NOT LIMITED TO) THE MECHANICAL AND ELECTRICAL, STRUCTURAL ENGINEER AND FIRE ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL COORDINATION OF THE INSTALLATION AND SHALL ACCOUNT FOR ALL OTHER WORKS AND TRADES DURING AND BEFORE THEIR INCORPORATION INTO THE WORKS.

THE CONTRACTOR IS TO ENSURE ROOF TIMBERS ARE STRUCTURALLY STABLE BEFORE THE ROOF RECEIVES ANY NEW COVERINGS. THE CONTRACTOR IS TO ENSURE ANY ADDITIONAL LOADS ARE ACCOUNTED FOR AND ARE TO CARRY OUT THE WORKS IN CONJUNCTION WITH THE STRUCTURAL ENGINEER'S SPECIFICATION.

PLEASE REFER TO TIMBER REPORT BY HUTTON AND ROSTRON FOR LCOATIONS OF KNOWN DRY ROT INFESTATION. THE CONTRACTOR IS TO STOP WORK AND SEEK ADVICE SHOULD ANY FURTHER DECAY BE DISCOVERED ONCE THE ROOF COVERINGS HAVE BEEN REMOVED.

THE CONTRACTOR IS TO ENSURE THAT NEW TIMBERS ARE NOT IN CONTACT WITH ANY MASONRY.

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF A NEW LIGHTNING PROTECTION SYSTEM.

THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING WORKS: INSTALL DISCREET EXIT DETIAL FOR THE INTERNAL RAINWATER GUTTERS TO MATCH THE EXISTING ARRANGEMENT. EXACT EXIT LOCATION FOR NEW OUTLETS TO BE AGREED.

COORDINATION WORKING DRAWINGS, INSTALLATION DRAWINGS AND BUILDERS WORK DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR.

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| Rev | Date | Revision notes | By | Check |
|---|---|---|---|---|
| A | 12/7/24 | Amended notes | KJ | CH |

| | |
|---|---|
| *Client* Xaverian College | *Drawing Title* Proposed Works Elevation 1 |
| *Project Title* Marylands Roof Refurbishment | *Drawn* KJ; *Date* 24/06/24; *Checked* DH; *Date* 03/07/24 |

A1 | *DWG No.* 24338.011 | *Scale* 1:50 | *Revision* A