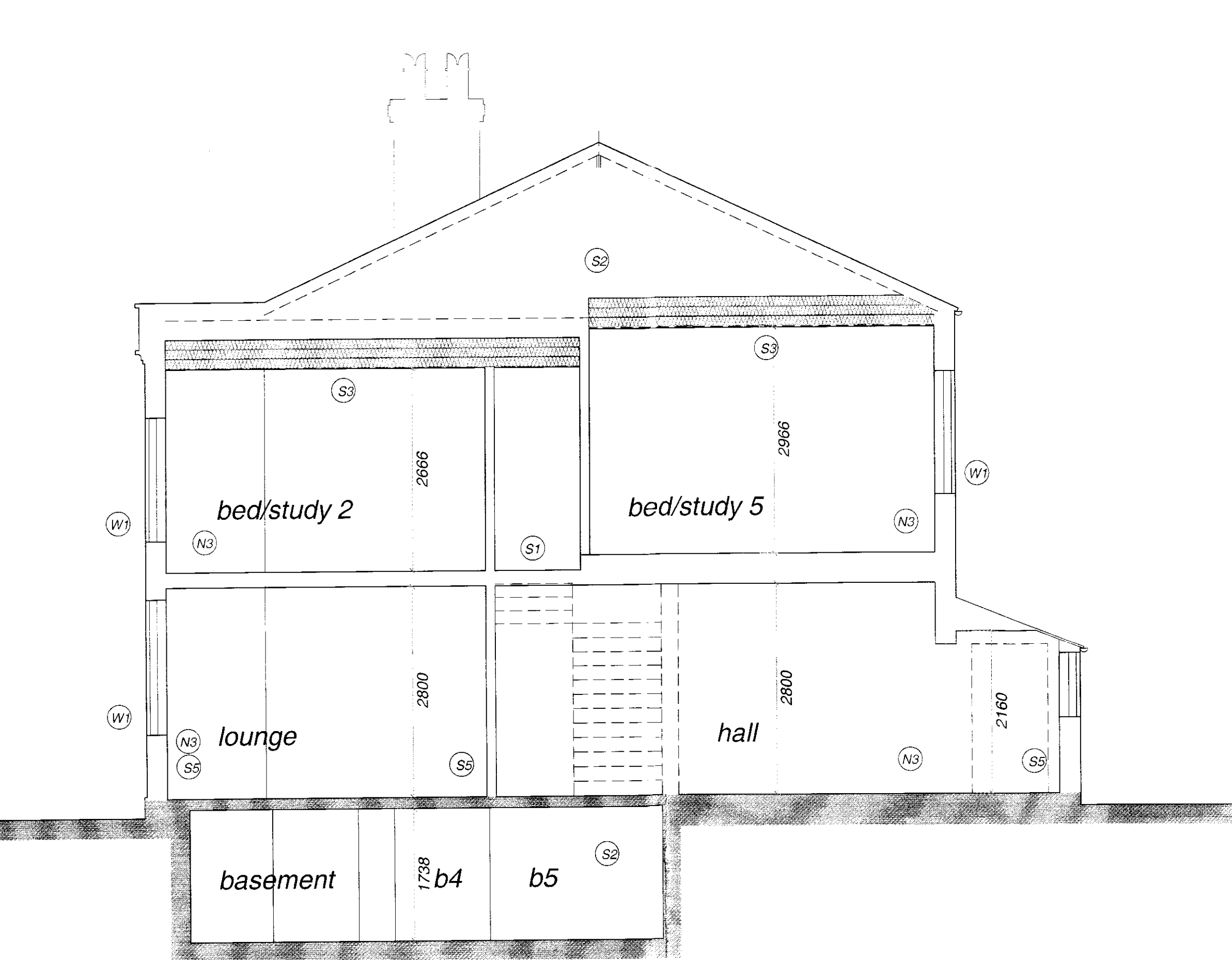
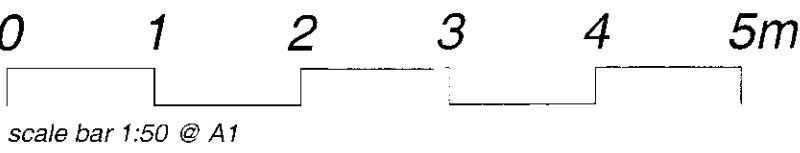


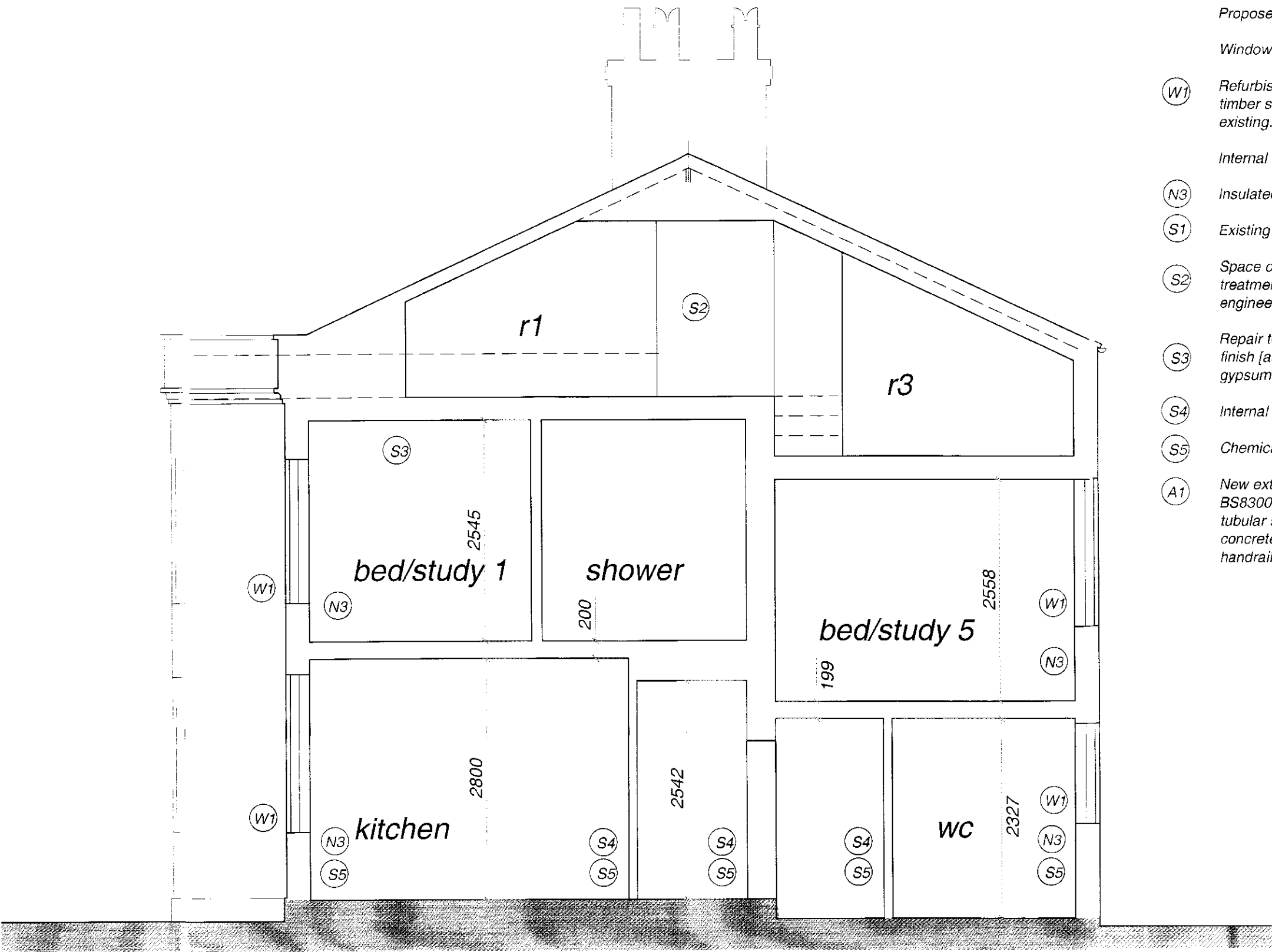
rice house st vincent's school liverpool

This drawing to be read in conjunction with Floor Plans/Elevations

Rev A: 02.07.14 - Specification notes added.
Rev B: 02.09.14 - Planning notes added.
Rev C: 23.10.15 - Layout amended shower1/bed1 omitted.



section a - a



section b - b

- Proposed Refurbishment:
- Windows:
- (W1) Refurbish existing sash windows. Replace damaged with timber sash windows to match existing. Painted white as existing.
- Internal Walls:
- (N3) Insulated drylining to external wall.
 - (S1) Existing stairs strengthened and refurbished painted..
 - (S2) Space cleaned out and repairs and preservatives treatment to timbers undertaken. Subject to structural engineer condition report.
 - (S3) Repair to existing damage to holes in walls and plaster finish (as existing). Do not match lime plaster with british gypsum and vice-versa.
 - (S4) Internal wall replastered where damaged in lime plaster.
 - (S5) Chemical injected dpc to internal brick walls.
 - (A1) New external ramp for access - to comply with BS8300:2009 and Part M, with 40mm dia primed steel tubular steel handrails to match existing bolted into the concrete ramp - painted in yellow to match existing handrails of school.

Outline of Internal Refurbishment Works

Lime Plaster:
Take samples of plaster from three different locations to be agreed with Architect and undertake analysis to establish composition and mix proportions of each coat and use as basis of mix for new 3 coat lime plaster repair with fibre binding.

Repair/Plastering on Brick Stone Walls:
Damaged, unsound or missing sections of plaster to be cut back to sound plaster and undercut neatly at edges with a sharp blade. Backing to be stiff brushed and cleaned down prior to wetting with water spray and building up new lime plaster finish in layers to match existing sufficient set time between each coat.

Where corner beads are missing these are to be replaced with timber beads to match the profile of the existing.

Cracks and small holes to be brush cleaned to remove loose material and only raked out if no fibres are evident.

Internal Decoration:
Remove existing wall paper and paint finishes from all internal surfaces and joinery using approved means and taking care not to damage the surface of the timber such as existing sash windows and door frames that are to remain for refurbishment.
Note the possible presence of existing lead based paints.

Prepare, knot and prime all timber surfaces prior to decorating with traditional Flat Oil paint three coats. (Real Paint & Varnish Co or similar approved).

Complete removal of surface finishes from walls by scraping and washing, repair plaster, prepare surfaces and apply two coats of tinted soft distemper paint [See finishes schedule], from approved supplier.
Walls and ceiling in bathrooms and kitchen to be low VOC emulsion.

Varnish finish to handrail, balustrades and stairs to be lightly rubbed, cleaned and treated with two coats of oil based eggshell varnish. Varnish to be balusters, handrail and string tinted oil based eggshell varnish to match colour of existing.

Floor boards both new and refurbished generally to be lightly sanded, cleaned down, all holes stopped and treated with 2 coats Osmo Oil.

External Decoration:
[See WA42 - 13 Elevations Refurbished & New Windows].

New exposed timber/joinery to preservative treated, primed and painted two coats of Dulux Aquatech from Heritage Range.

Cast Iron rainwater goods and truss eaves to be primed and painted full gloss black.
++ Internal face of gutters to be coated with bitumen paint.

New render and stonework where specified on drawings to receive 1 coat Keim Contact Plus primer and two coats Keim Granital.

St Vincent's School Liverpool

Sections as Proposed
A - A and B - B

Drwg No: WA 42 - 12 Rev : C
Date: June 2014 Scale: 1:50 @ A1 Checked by : jg

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