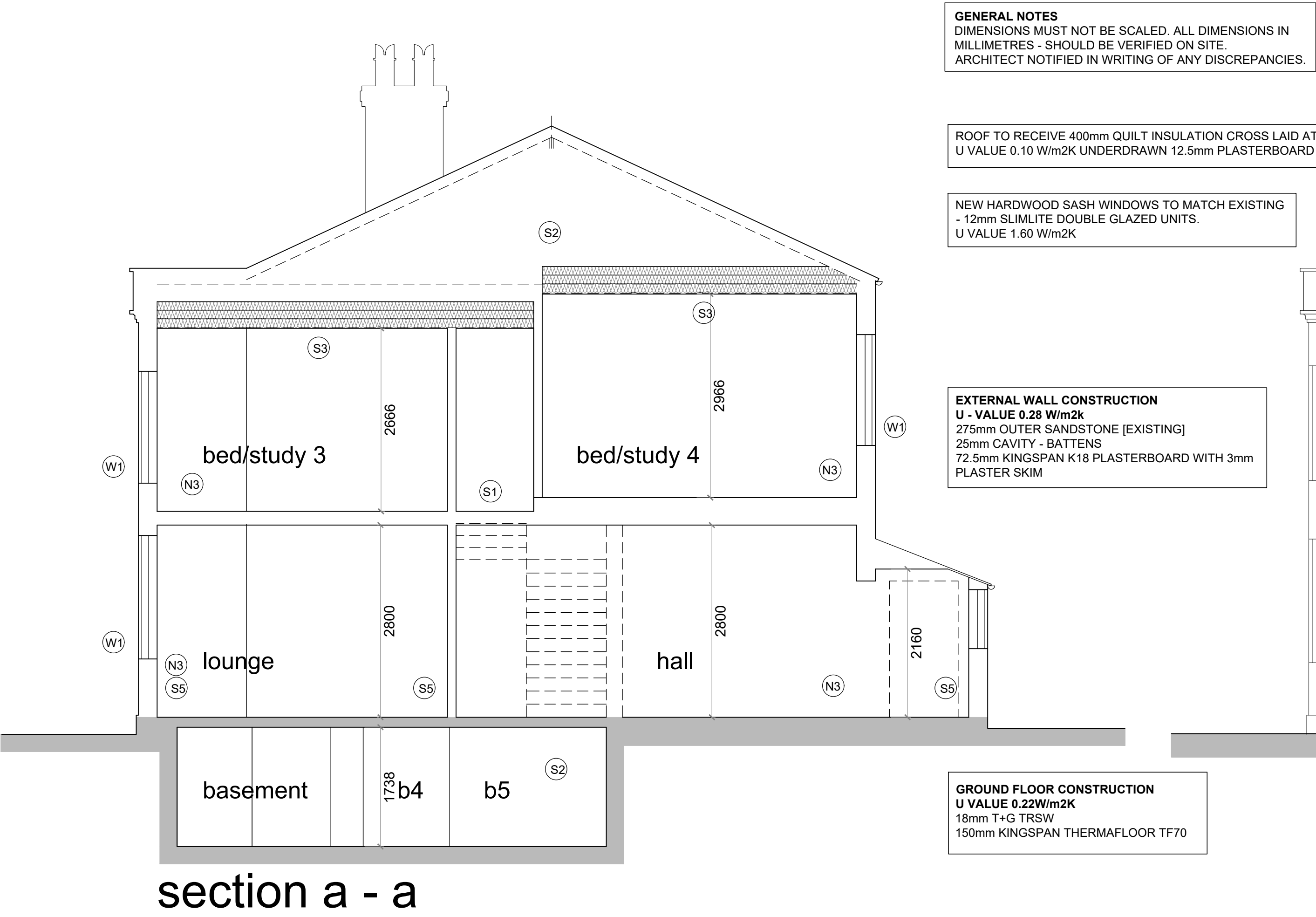


rice house st vincent's school liverpool

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.
Rev D: 12.04.16 - Updated for Building Regulations.
Rev E: 19.04.16 - En suites added.



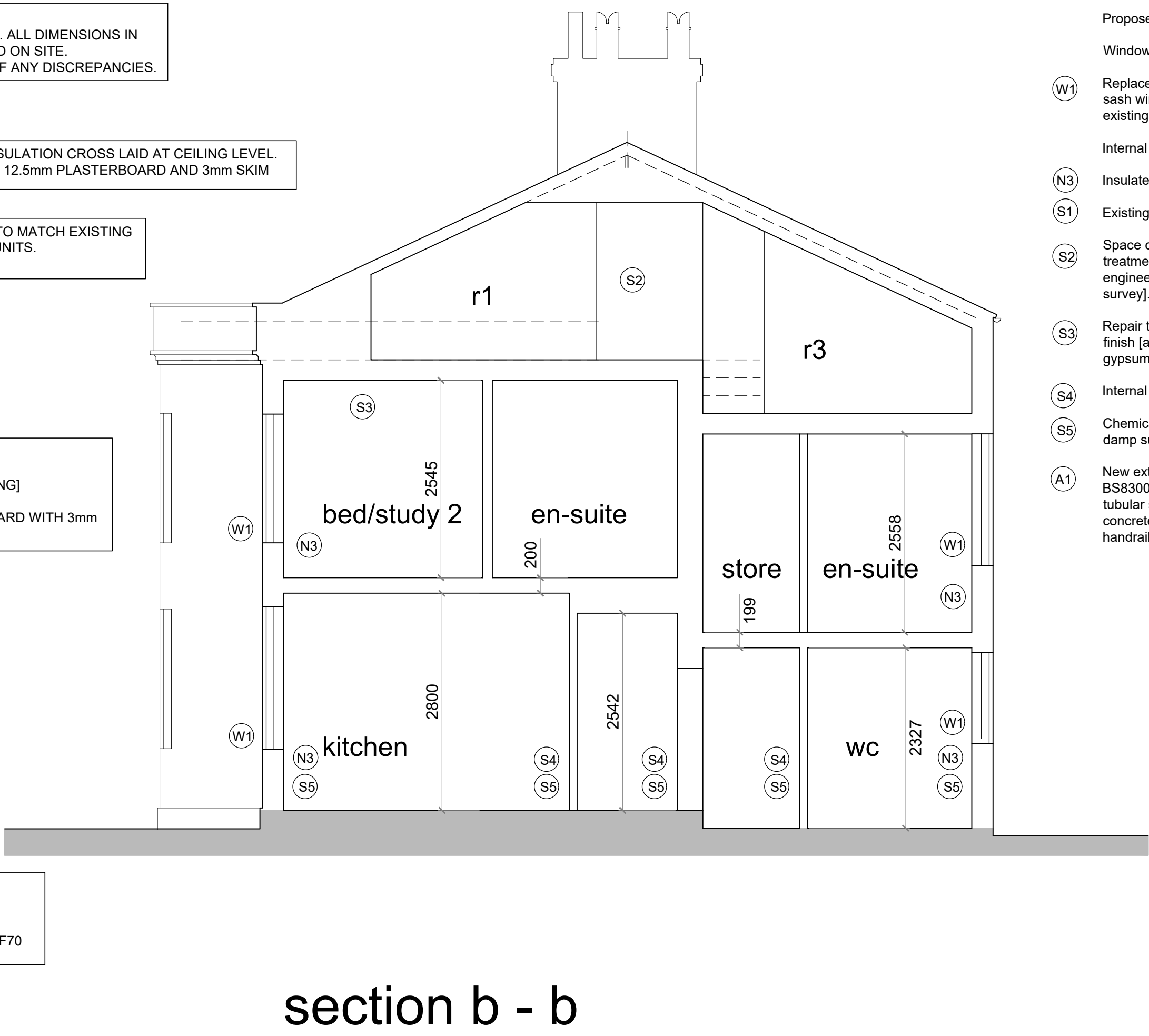
GENERAL NOTES
DIMENSIONS MUST NOT BE SCALED. ALL DIMENSIONS IN MILLIMETRES - SHOULD BE VERIFIED ON SITE.
ARCHITECT NOTIFIED IN WRITING OF ANY DISCREPANCIES.

ROOF TO RECEIVE 400mm QUILT INSULATION CROSS LAID AT CEILING LEVEL.
U VALUE 0.10 W/m²K UNDERDRAWN 12.5mm PLASTERBOARD AND 3mm SKIM

NEW HARDWOOD SASH WINDOWS TO MATCH EXISTING
- 12mm SLIMLITE DOUBLE GLAZED UNITS.
U VALUE 1.60 W/m²K

EXTERNAL WALL CONSTRUCTION
U - VALUE 0.28 W/m²K
275mm OUTER SANDSTONE [EXISTING]
25mm CAVITY - BATTENS
72.5mm KINGSPAN K18 PLASTERBOARD WITH 3mm PLASTER SKIM

GROUND FLOOR CONSTRUCTION
U VALUE 0.22W/m²K
18mm T+G TRSW
150mm KINGSPAN THERMAFLOOR TF70



Proposed Refurbishment:

Windows:

(W1) Replace existing sash windows. Replace with hardwood 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 [subject to timber decay survey].

(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 [subject to damp survey]

(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, knott 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 the 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.

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 trsw 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.

Demolition

Investigate existing structure, ascertain if shock or vibration could damage surrounding property or equipment therein buried services.

Take protective precautions. Ensure there are no risks or uncontrolled collapse. Leave partly demolished structures secure. Prevent overloading debris. Temporary supports: provide all necessary shores and acro bar support for temporary support. Contractor not to manually lift any load exceeding 20kg.

Remove kitchen & sanitary fittings stated and associated pipework including cutting back and sealing off disused pipes or provide temporary cappings, suitably identified, where pipes are scheduled for re-connection.

Steel Beams

All beams encased in gyproc fireline to provide min 30min fire insulation with staggered joints and 4mm skim finish. all steel beams to be supported on high density concrete padstones

Pitched Roof Ventilation [cold roof]

Fascia to be 150mm x 25mm trsw and primed soffits to be 6mm masterboard pre-vented with fly proof mesh. Continuous 10mm airway gap. Between undercloak and insulation use high impact glidevale or similar ventilator to ensure 50mm gap

Please Note:

Ventilation at flat roof apex achieved with glidevale mr50 monovent - fixed to manufacturer's instructions.

SanitaryPipework above ground

Sanitary pipework above ground to be marley extrusions soil and waste system to bs5255: 1989. Installed in accordance with manufacturers instructions.

40mm dia wastes to sink, shower. 32mm dia to wash hand basin. All wastes to have 75mm deep seal traps.

Wastes exceeding 2000mm run to be 50mm dia. provide 110mm svp - terminating above roof eaves level via swan neck with cage. Terminal 1000mm above any window. Provide access points at all change of directions.

Construct ducts with sw framework - gyproc multiboard plasterboard lining with access panels. Soil pipes passing through habitable rooms to be wrapped with 25mm mineral wool.

Water Capacity

wc's to be 6 to 4 litre dual flush cisterns.

Thermostatic showers to have a flow rate no greater than 6 litres/min

whb's to be limited to 6 litres/min

Kitchen sink taps to be fitted with flow limiters allowing a maximum of 6 litres/min

St Vincent's School Liverpool

Sections as Proposed A - A and B - B

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

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