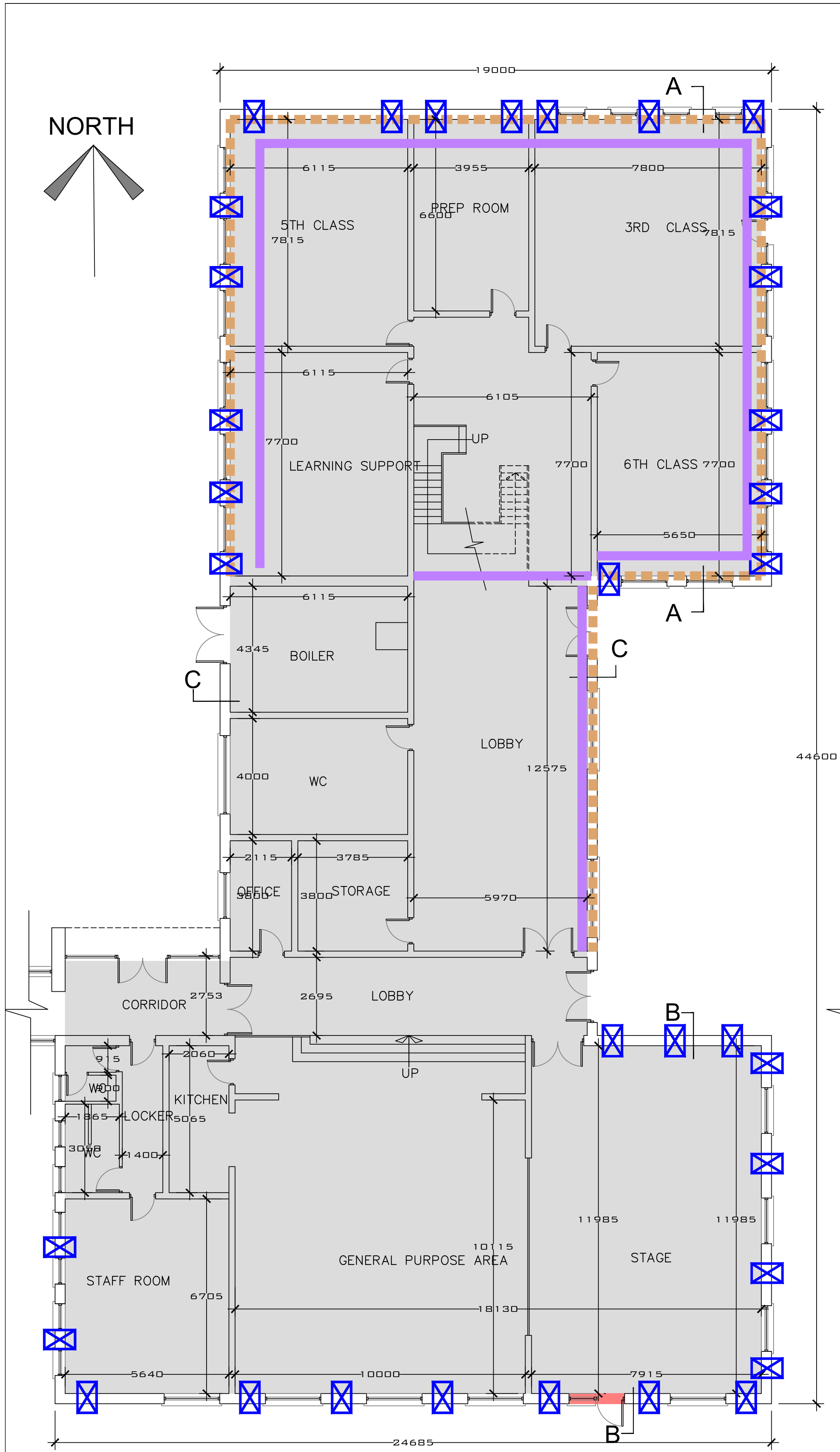
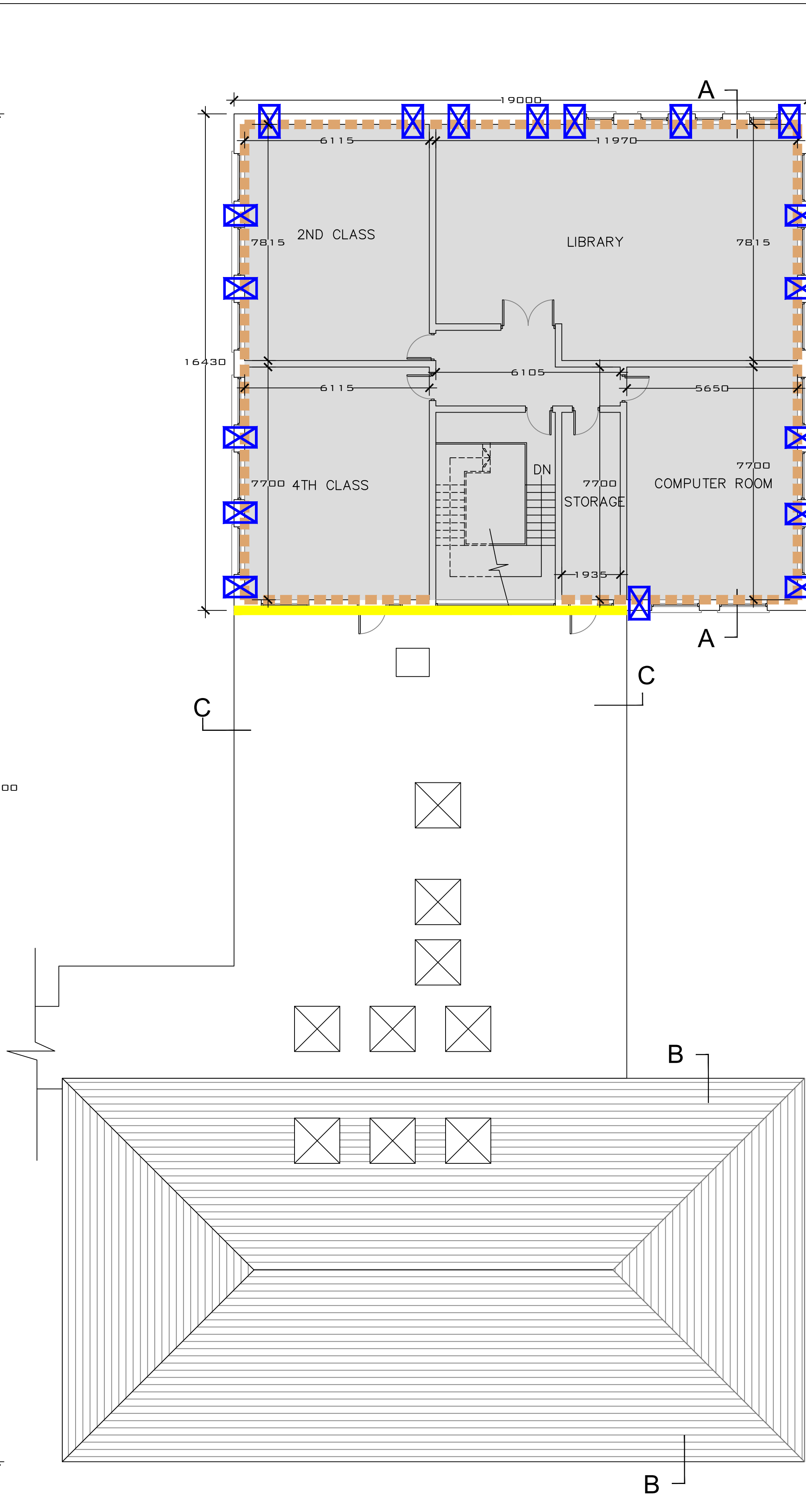




PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Notes		
1.	General description only. Do not make plans.	
2.	Do not make any assumptions about the nature and dimensions of the site and shall refer to the architect for all details.	
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NOTE: WHERE TRADE NAMES ARE USED TO DESCRIBE THE QUALITY OF A PRODUCT THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE PRODUCT, WHICH MEETS THE SAME SPECIFICATION AND PROVIDES THE SAME WARRANTIES AS THAT SPECIFIED. THE ARCHITECTS AGREEMENT TO SAME MUST BE RECEIVED. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS SPECIFICATION. CONTRACTOR TO QUALITY TEST & INSPECT ALL WORK, AND TO BE AWARE OF FINISHED CONDITIONS AND ENSURE THAT ALL MEMBRANES, TAPES ETC. ARE CONCEALED AND DO NOT SHOW IN THE FINISHED WORKS.



Typical repair to spalling concrete



Photo of Required Sealing of Gap at Existing Door Etc.



Typical Elevation



Typical Elevation

KEY:		
Orange outline	MOULD REMOVAL TO WALLS AND WALLS TO BE REPAINTED, COLOURED BROWN	
Pink outline	REMOVAL OF ALL TIMBER LINERS, GAP SEALING AND INSTALL NEW TIMBER LINERS, COLOURED PINK	
Grey outline	PROTECT ALL FLOORS DURING THE WORKS COLOURED GREY	
Purple outline	REPAIRS TO EXISTING DAMAGED AND SPALLING CONCRETE WITHIN CEILINGS, COLOURED PURPLE	
Yellow outline	REPLACE AND RENEW LEAD FLASHINGS EXTERNALLY TO FLAT ROOF, COLOURED YELLOW	
Blue square	INSTALL NEW 100MM DIAMETER CORE WITH PASSIVE DEMAND CONTROL VENTILATION TO ALL HABITABLE ROOMS	

- KEY:**
- CLASSROOMS, ANCILLARY ROOMS, STORAGE & LOBBY AREA WITH EFFLORESCENT AND MOULD GROWTH TO BE REMOVED.**
- CONTRACTOR TO ALLOW FOR THE SAFE REMOVAL OF ALL LOOSE AND FIXED FURNITURE, FIXTURES AND FITTINGS, FIXED NOTICE BOARDS, WHITE BOARDS, WINDOW BLINDS, LOOSE AND FIXED BOOK SHELVES, COAT HOOKS ALL TO A SECURE AREA DESIGNATED BY THE CLIENT AND ALLOW FOR THE COVERING AND SECURE SEALING OF ALL THE OVERHEAD PROJECTORS, INTERACTIVE WHITE BOARDS AND INTERACTIVE FLAT SCREEN TVS TO 2ND, 3RD, 4TH, 5TH & 6TH CLASSROOMS, LEARNING SUPPORT ROOM, PREP ROOM, COMPUTER ROOM, LIBRARY, LOBBY AREA & STORAGE ROOM.
 - CONTRACTOR TO ALLOW FOR ALL EXISTING FLOOR FINISHES TO BE PROTECTED TO EXISTING ROOMS LISTED ABOVE.
 - CONTRACTOR TO ALLOW TO ALL ROOMS LISTED ABOVE, SANDING DOWN OF ALL WALL SURFACES TO REMOVE ALL LOOSE DEBRIS AND CLEAN AND WASH DOWN ALL WALLS WITH HOT SOAPY WATER / MILD DETERGENT TO REMOVE ALL GRIME AND DIRT. ALLOW WALLS TO DRY AND APPLY 1 NO. COAT OF APPROVED FUNGICIDAL WASH IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ALLOW TO DRY.
 - CONTRACTOR TO ALLOW TO ALL ROOMS LISTED ABOVE, PREPARE ALL WALLS TO RECEIVE 3 NO. COATS OF SELECTED COLOUR BREATHABLE DULUX OR EQUIVALENT SATIN SHEEN WALL PAINT.
 - CONTRACTOR TO ALLOW TO ALL ROOMS LISTED ABOVE, PREPARE ALL CEILINGS TO RECEIVE 2 NO. COAT OF DULUX OR EQUIVALENT BRILLIANT WHITE MATT CEILING PAINT.
 - ON COMPLETION CONTRACTOR TO ALLOW FOR THE REINSTATEMENT OF ALL LOOSE AND FIXED FURNITURE, FIXTURES AND FITTINGS, FIXED NOTICE BOARDS, WHITE BOARDS, WINDOW BLINDS, LOOSE AND FIXED BOOK SHELVES, COAT HOOKS FROM THE SECURE AREA DESIGNATED BY THE CLIENT. SAFELY REMOVE ALL COVERINGS AND SECURE SEALINGS OF ALL THE OVERHEAD PROJECTORS, INTERACTIVE WHITE BOARDS AND INTERACTIVE FLAT SCREEN TVS TO ALL AREAS LISTED ABOVE.
 - CONTRACTOR TO ALLOW FOR THE MAKING GOOD TO ALL AREAS ON COMPLETION OF THE WORKS AND ANY AREAS DAMAGED BY THE WORKS TO BE MADE GOOD ON COMPLETION OF THE WORKS.
 - CONTRACTOR TO ALLOW TO ALL ROOMS LISTED ABOVE, FOR REPAINTING ALL EXISTING PAINTED JOINERY (INCLUDING SKIRTINGS, WINDOWS BOARDS, DOORS, FRAMES, LINERS AND SUCHLIKE) COMPRISING OF: PREPARE AND APPLY 1 NO. COAT OF UNDERCOAT AND 1 NO. COAT OF DULUX OR EQUIVALENT GLOSS FINISH.
- SEALING OF GAP AT EXISTING DOOR AND REMOVAL OF TIMBER LINER AND INSTALL NEW TIMBER LINER (SEE PHOTO):**
- CONTRACTOR TO ALLOW FOR THE FOLLOWING WORKS:
- CONTRACTOR TO ALLOW FOR STRIPPING OFF / REMOVAL OF THE EXISTING TIMBER LINER TO THE EXISTING REVEAL. APPROX 500MM HIGH AND REINSTALL TIMBER LINER TO CLOSE GAP UPON COMPLETION OF WORKS AND PAINT TO MATCH ADJACENT WALLS.
 - CONTRACTOR TO ALLOW FOR BLOCKING UP OF EXISTING EXPOSED DOOR REVEAL APPROX. 500MM HIGH WITH NEW THERMAL INSULATED EXPANDING FOAM & MAKE GOOD ALL AREAS ON COMPLETION.
- REPAIRS TO EXISTING DAMAGED AND SPALLING CONCRETE (IN 12 NO. ISOLATED REPAIRS):**
- CONTRACTOR TO ALLOW FOR THE FOLLOWING ISOLATED REPAIR WORKS:
- BREAK OUT LOOSE CONCRETE AND PREPARE SUBSTRATE. TREAT EXPOSED REINFORCEMENT AS REQUIRED.
 - REBUILD WITH SIKAMONOTOP8-620 (OR EQUIVALENT STRUCTURAL REPAIR MORTAR IN THE SIKA IRELAND RANGE).
 - APPLY SIKAMONOTOP8-620 AS A THIN FINISHING COAT (TYPICALLY 1-5 MM) TO REMOVE PORES, TROWEL MARKS AND TRANSITIONS BETWEEN OLD AND NEW CONCRETE AND LEAVE SMOOTH AND READY TO RECEIVE OVER PAINTING WORKS.
 - CLEAN DOWN AND APPLY 1 NO. COAT OF PRIMER TO BARE SURFACES AND PAINT WITH 3 NO. COATS OF DULUX SATIN SHEEN OR EQUIVALENT TO MATCH EXISTING.
- REMOVAL AND RENEWAL OF EXISTING FLASHING TO PARAPET ROOF:**
- CONTRACTOR TO ALLOW FOR THE FOLLOWING WORKS:
- CONTRACTOR TO REMOVE EXISTING LEAD FLASHING AND COUNTER FLASHING.
 - RAKE OUT JOINTS, MAKE GOOD AND LEAVE READY TO RECEIVE NEW FLASHING AND COUNTER FLASHING.
 - INSTALL NEW CODE 5 LEAD FLASHING AND COUNTER FLASHING. SEAL AND RE-POINT PREPARED FLASHING JOINT. PAINT WITH PATINATION OIL.
 - MAKE GOOD ALL AREAS AND ENSURE WEATHER TIGHTNESS OF NEW FLASHING AND COUNTER FLASHING.
- CROSS FLOW VENTILATION TO CLASSROOM AREAS:**
- CONTRACTOR TO ALLOW FOR THE FOLLOWING WORKS:
- CONTRACTOR TO ALLOW FOR CORE DRILLING OF 127MM DIA. WALL CORES TO EXISTING CAVITY WALLS IN 52 NO. LOCATIONS BETWEEN 2.1M AND 2.4M ABOVE FINISHED FLOOR LEVEL (HEIGHT TO BE AGREED ON SITE) TO FACILITATE NEW CONTROLLABLE PASSIVE WALL VENTS AS INDICATED ON THE FLOOR PLAN.
 - CONTRACTOR TO REMOVE 3 NO. EXISTING HIT AND MISS WALL VENTS AND ADJUST CORE OPENING SIZES TO SUIT 127MM DIA. WALL CORES IN LOCATIONS INDICATED ON THE FLOOR PLAN.
 - CONTRACTOR TO ALLOW FOR THE APPLICATION OF ALL FIRE STOPPING TO ALL 52 NO. 127MM DIA. CORE OPENINGS. APPLY SIKACRYL-625 FIRE+ OR EQUAL AND APPROVED TO ALL 52 NO. WALL PENETRATIONS AS PER MANUFACTURERS INSTRUCTIONS.
 - CONTRACTOR TO INSTALL RYTONS AAC125HPWH SUPER ACOUSTIC CONTROLLABLE WALL VENTS WITH 127MM DIA TO SUIT CORES. COMPLETE WITH ACOUSTIC SLEEVE, WEATHER COWL, INTERNAL MANUALLY ADJUSTABLE GRILLE AND INSECT MESH, ALL OF WHICH IS REQUIRED TO BE FIRE STOPPED. EACH VENT IS TO BE CAPABLE OF PROVIDING A MINIMUM FREE AIRFLOW OF 8.500mm² IN ACCORDANCE WITH PART F OF THE CURRENT BUILDING REGULATIONS. MINIMUM EQUIVALENT AREA OF BACKGROUND VENTILATION (mm²) FOR AN OCCUPABLE ROOM WITH A FLOOR AREA OVER 10m² TO HAVE 700mm²/m² FLOOR AREA. CALCULATIONS ARE BASED ON TOTAL FLOOR AREA IN m² MULTIPLIED BY 700mm²/m². EACH WALL VENT IS TO ACHIEVE ACOUSTIC ATTENUATION OF BETWEEN 45-50dB. ALL TO BE ACHIEVED ON COMPLETION OF ALL AIR TIGHTNESS WORKS.
 - INSTALL VENTS EVENLY DISTRIBUTED ACROSS THE EXTERNAL WALL AT HIGH LEVEL TO PROMOTE EFFECTIVE CROSS VENTILATION AND MINIMISE OCCUPANT DRAUGHTS.
 - CONTRACTOR TO ALLOW FOR THE MAKING GOOD OF ALL WALLS INTERNALLY AND EXTERNALLY ON COMPLETION OF THE WORKS.

MARY HARRINGTON ARCHITECTS. MR. A. THE PINES, BALLYDUFF EAST, KILMEADEN, CO. WATERFORD. TEL/FAX: (051)384847, MOBILE: (086) 8940571.

TENDER

PROPOSED NEW EXTERNAL WORKS AT ST MARY'S PRIMARY SCHOOL, OLD YOUGHAL ROAD, DUNGARVAN, CO. WATERFORD.

PROPOSED INTERNAL WORKS & FLASHING WORKS - PROPOSED FLOOR PLANS

SCALE: A1 @ 1:100 DATE: MAY 26 DRAWING NO.: A3 @1:200 26-108-TR-10