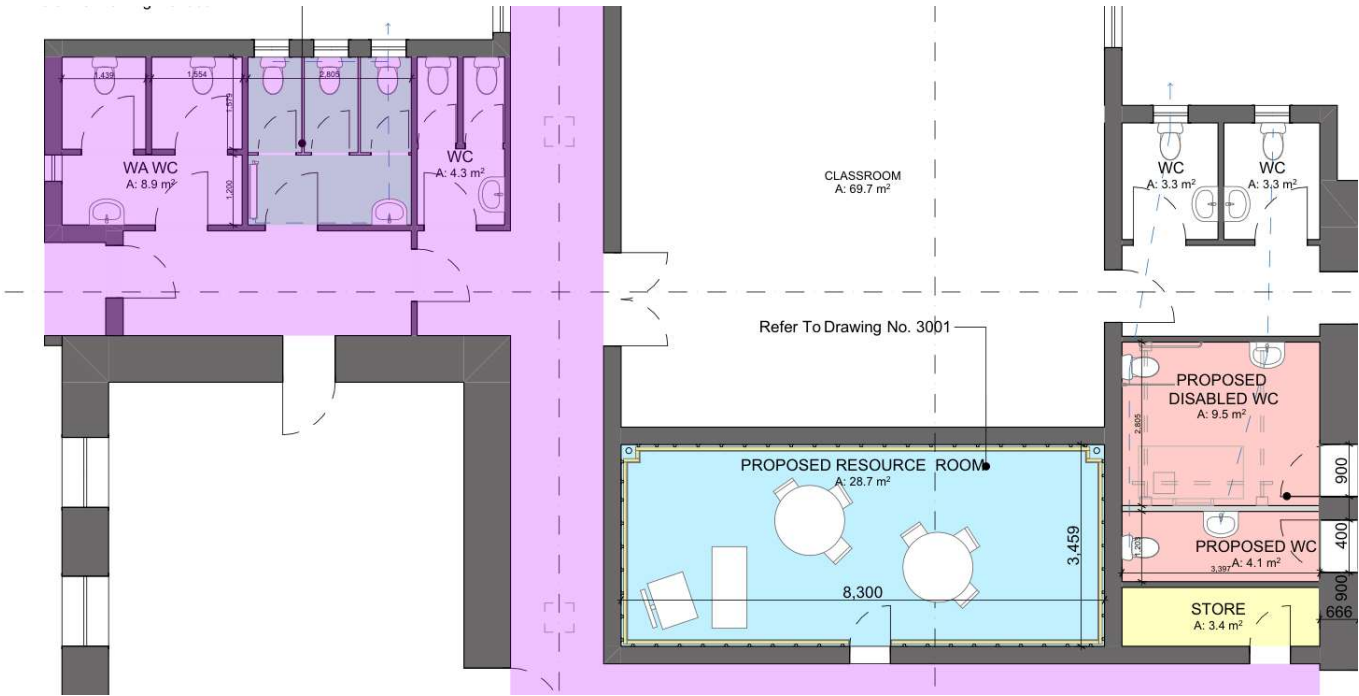


Cavan No 1 School

Courtyard enclosure and refurbishment

Farnham Street, Abbeyland, Cavan



Proposed ground-floor works. Extract from AR-1103 Revision 0. Illustration only; refer to the full-size drawing. Do not scale.

Project number	26064
Client	Cavan No.1 School
Project architect	Michael Fitzpatrick Architects
Document	Architectural Specification and Tender Pricing Schedule
Revision and date	01 / 19 October 2026
Status	Tender Issue

Resource room and toilet alterations | Flat roof works | Sash window conservation

Document control and drawing register

Rev	Date	Description
01	19 October 2026	Architectural specification and tender pricing schedule for Architect review.

Document reference: 26064 / Architectural Specification / Revision 01. The Architect is to enter the final issue reference and approval before tender issue. Drawing Revision 0 is separate from this document revision.

Drawing register

Common drawing prefix: 26064-CNO-X-Z-ZZZ-DR-MFA-AR-. All 15 supplied drawings are Revision 0, dated 16 October 2026, purpose P8 - Tender. The short AR references used throughout this document identify those sheets. Descriptive additions clarify sheet content.

Drawing	Drawing title or content
AR-1001	Site Drawings
AR-1101	Ground Floor Plan - Existing
AR-1102	Ground Floor Plan - Demolition
AR-1103	Ground Floor Plan - Proposed
AR-1104	Roof Plan - Existing
AR-1105	Roof Plan - Proposed
AR-1401	Floor Finishes Drawings
AR-2101	Sections GA Drawings
AR-3001	Proposed Classroom - resource-room works
AR-3002	Proposed WC - staff toilet alterations
AR-3003	Proposed Disabled WC
AR-5201	Roof Details - Rooflight
AR-5202	Roof Details - general flat-roof interfaces
AR-5203	Roof Details - perimeter and external gutter
AR-5601	Window Details - retained sash alterations

Read the specification with the complete drawings, issued consultant information, tender instructions, contract conditions and subsequent clarifications. Drawing references record the basis of the worksection; they are not fabrication dimensions.

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Use of this specification

The worksections define the proposed materials, workmanship, coordination and completion requirements for the drawing scope. Appendix A identifies decisions required for consistent pricing and safe release of the affected work. Close pricing-critical items before tender issue and obtain approved details before manufacture or concealment.

Worksection numbering is project-specific for tender clarity. This document is not a proprietary NBS specification. The pricing schedule is a tender breakdown and does not replace contract drawings or a measured bill of quantities.

A10 Project particulars

Drawing references: AR-1001, AR-1101, AR-1102, AR-1103, AR-1105, AR-3001, AR-3002, AR-3003; Revision 0.

A10.110 Project: Proposed Development at Cavan No.1 School, Farnham Street, Abbeyland, Cavan. Provide the architectural alterations, courtyard enclosure, roof renewal and associated building services described in this specification and the drawing register. Project reference: 26064. Use the project name and drawing references consistently on submissions and completion records.

A10.120 Client and administration: Client: Cavan No.1 School. Architect: Michael Fitzpatrick Architects. The legal Employer, contract administration, statutory appointments, contract form and allocation of design responsibilities shall be those established in the tender and contract documents. Coordinate submissions through the designated project contact. This specification does not establish additional consultant appointments or transfer unallocated permanent design responsibilities to the Contractor.

A10.130 Principal scope: Enclose the existing courtyard to form the resource room, annotated 28.7 m²; convert the existing 14.0 m² resource room into an accessible WC annotated 9.5 m² and separate WC annotated 4.1 m²; and reconfigure the former 8.1 m² accessible WC as three staff toilet cubicles. Include equipment relocation, store wall refurbishment, the defined flat roof works, altered openings, finishes, drainage and associated heating, ventilation and electrical installations.

A10.140 Roof extent and quantities: Provide the existing flat roof renewal within the purple boundary on AR-1105, annotated 75 m², and the new courtyard roof within the red boundary, annotated 28 m². Include the stated 35 m allowance for replacement cappings. The 28.7 m² room annotation and 28 m² roof annotation are separate drawing quantities.

A10.150 Existing school and possession: Plan the works for an existing school. Establish occupied areas, possession periods, permitted working hours, delivery arrangements and service interruptions with the Employer before mobilisation. Programme disruptive work within the agreed access arrangements, maintaining segregation, security and essential facilities for areas remaining in use. No holiday period, completion duration or unrestricted possession is established by this specification.

A10.160 Document status and limits: This specification is for Architect review prior to tender issue and is not approved construction information. Read the worksections with the complete drawing set and Appendix A coordination register. Confine work to the indicated alterations and necessary interfaces; protect the retained classrooms, circulation, pitched roofs and other fabric. Obtain information specifically issued for construction before undertaking the relevant work.

Project scope schedule

Work	Drawing quantity	Extent	References
New resource room	28.7 m ² annotated	Enclose courtyard, floor and roof, linings, rooflights and services.	1103, 3001, 2101
Existing roof renewal	75 m ² annotated	Purple-bounded roof area; other roofs retained unless expressly affected.	1105
New courtyard roof	28 m ² annotated	Red-bounded area; keep separate from the room-area annotation.	1105
Cappings	35 m annotated	Material and locations to be coordinated.	1105, 2101, 5202
Rooflights	3 No. nominal 1 x 1 m	Exact unit and opening dimensions to approval.	2101, 5201
Staff toilets	3 cubicles	Reconfigure former 8.1 m ² DWC; relocate hoist and changing bench.	3002, 3003

Work	Drawing quantity	Extent	References
New toilets	9.5 m ² and 4.1 m ²	Former resource room divided into accessible WC and WC.	1103, 3003
Store	3.4 m ² annotated	Mould preparation, 12.5 mm wall plasterboard, skim and paint.	3003
Sash windows	Quantity to be agreed	Conservation alteration at roof abutments; retain sound historic fabric.	5601

Areas and dimensions are drawing annotations, not a measured bill or manufacturing sizes. The proposed room clear area is to be checked after lining. Window quantities and the final door schedule require Appendix A coordination.

A12 Tender requirements

Drawing references: AR-1103, AR-1105, AR-3001, AR-3002, AR-3003, AR-5601; Revision 0.

A12.110 Complete base tender: Return one complete base price for all specified work, supported by the itemised pricing schedule. Include preparatory work, protection, access, installation, associated builders' work, testing, commissioning, making good and handover. The pricing breakdown shall reconcile with the total. Identify the item carrying any included cost and avoid duplicate allowances between worksections. Show VAT separately.

A12.120 Allowances and unresolved quantities: Identify the quantity, rate and amount of each allowance for work whose extent remains unconfirmed, including affected sash windows and concealed substrate repairs where applicable. Explain the precise pricing assumption and include its allowance in the base total. Use common tender clarifications issued by the Architect when available. Do not convert missing information into an unstated exclusion or assume quantities from typical detail labels.

A12.130 Inspection and verification: Arrange a site visit through the Architect and inspect accessible conditions relevant to the work. Verify access limitations, likely installation routes and interfaces. Use figured dimensions; do not scale the drawings or order from approximate quantities. Submit queries about conflicting details, concealed conditions and Appendix A items through the tender procedure before return, with the cost or programme implication clearly identified.

A12.140 Price inclusions: Include labour, materials, delivery, plant, temporary protection, fixings, supports, compatible accessories, samples, specialist proposals, waste removal, testing and final cleaning. Include service isolations and reconnections, normal local making good and maintenance of temporary arrangements needed to complete the agreed sequence. Price design and checking services only to the extent allocated by the contract and expressly required specialist packages.

A12.150 Alternative products and systems: Base the tender on the specified arrangement and performance. Present proposed alternatives separately with technical data, compatibility evidence, appearance, maintenance requirements, warranty terms and price implications. Identify consequential changes to adjoining trades and approvals. A proposed substitution shall not reduce specified performance or alter the drawing geometry without written acceptance through the contract procedure before procurement.

A12.160 Tender and contract particulars: Tender deadline, validity, insurances, payment terms, programme obligations and defects provisions shall be governed by the tender and contract documents. State relevant procurement lead times and the information needed for timely release. Resolve material coordination items before tender issue where practicable; issue subsequent clarifications consistently through the tender procedure and incorporate them in the final contract information.

A30 General requirements

Drawing references: AR-1103, AR-1105, AR-3001, AR-3002, AR-3003, AR-5601; Revision 0.

A30.110 Compliance and workmanship: Execute the work in accordance with applicable statutory requirements, project approvals, the coordinated specification and manufacturers' installation instructions. Use competent operatives and materials suitable for the existing construction and intended school use. Refer conflicts for resolution before affected work proceeds. Obtain the required consent and design release for alterations to retained historic fabric before cutting or manufacture.

A30.120 Phasing and segregation: Submit a sequence addressing school occupation, courtyard excavation, roof opening, toilet availability and equipment relocation. Provide secure barriers, controlled access, protected delivery routes and separate storage. Coordinate noisy, dusty and disruptive operations with the agreed programme. Keep pupils and unauthorised persons outside the work area; maintain housekeeping and suitable dust containment throughout each phase.

A30.130 Escape and temporary protection: Maintain the agreed access and escape routes, fire alarm functions and emergency lighting serving occupied areas. Provide temporary guarding, safe route diversions and secure closures before disturbing openings or circulation. Arrange roof stripping and envelope alterations in manageable stages with effective temporary weather protection. Leave the premises secure and protected from water ingress at each work break and overnight.

A30.140 Specialist submissions: Provide a coordinated submission schedule covering the roof system and tapered insulation, structural and hoist supports, drainage, rooflights, conservation joinery, doors, cubicles and services. Submit surveys, dimensions, installation details, product data, calculations where required, finish samples and maintenance access proposals before procurement. Integrate accepted specialist proposals with adjacent work and obtain the necessary written release for identified coordination items.

A30.150 Design and temporary works: Undertake contractor and specialist design only as allocated by the contract. Provide necessary installation proposals and temporary works appropriate to the construction sequence. Do not alter potentially load-bearing fabric until its function has been assessed and the required design information is available. Maintain supports and load limits through each phase; prevent concentrated storage or equipment loads damaging existing floors and roofs.

A30.160 Services and builders' work: Identify services before drilling, cutting, excavation or stripping. Arrange isolation, diversion and reconnection by competent specialists and agree shutdowns affecting occupied areas. Coordinate openings, supports, ducts, pipework, controls and access panels before installation. Maintain continuity of damp-proofing, airtightness, insulation, waterproofing and the required fire and acoustic separation at each penetration and junction.

A30.170 Retained fabric and equipment: Protect retained glazing, historic joinery, finishes, sanitary accommodation and school fittings. Record, label and safely store the changing bench, ceiling hoist and components identified for relocation. Preserve window security bars and fixings identified for reinstatement, with location records. Use suitable lifting and handling methods; prevent temporary removal from leaving insecure openings or interrupting agreed essential facilities.

A30.180 Concealed conditions and materials: Record concealed defects, unsuitable substrates, moisture ingress and unrecorded construction when exposed; obtain an instruction before covering or extending the affected work. Establish appropriate assessment of materials to be disturbed and stop work locally if suspect hazardous material is encountered. Use controlled cutting, dust extraction and agreed hot-work arrangements. Leave affected areas supported, isolated and safe while resolution is obtained.

B20 Existing fabric and selective demolition

Drawing references: AR-1101, AR-1102, AR-1103, AR-1104, AR-1105, AR-3001, AR-3002, AR-3003, AR-5601; Revision 0.

B20.110 Condition survey and setting out: Photograph the affected rooms, courtyard, roof junctions, windows, ceilings and finishes before work. Record existing defects, finished levels, wall thicknesses, openings and service locations. Establish permanent setting-out references outside the disturbed work. Check the relationship of new floor and roof build-ups to thresholds, retained windows, structural supports and accessible room layouts before demolition.

B20.120 Controlled removal: Remove only fabric identified for removal or subsequently instructed. Coordinate AR-1102 with the enlarged plans and details; the demolition sheet also contains proposed arrangements. Sequence removal to protect retained masonry, structural openings and adjoining finishes. Support vulnerable fabric before cutting, use controlled methods near retained construction and remove loose material promptly without overloading existing structure.

B20.130 Courtyard preparation: Break out the existing courtyard slab and excavate to accommodate the specified floor construction without undermining foundations. Remove the indicated courtyard windows and cills, wall light and redundant fittings, and prepare the identified openings for infill under F10. Coordinate retained access and new doors with L20. Protect adjoining classrooms and corridors from dust, vibration and water throughout the enclosure works.

B20.140 Drainage before enclosure: Survey the courtyard manhole, Armstrong junction, gullies and downpipes before closure. Establish routes, levels, condition, continuing connections and required future access. Complete the coordinated diversions, new connections and tests before filling openings or casting the floor. Close redundant features only after their status and approved replacement arrangements are confirmed; retain a photographic and dimensional record of concealed drainage.

B20.150 Toilet conversions and salvage: Carefully dismantle the changing bench and ceiling hoist for reinstatement in the new accessible WC under N13. Remove the existing iron bars identified at the former DWC window on AR-3002; reinstatement is expressly required for the separate sash-window bars under AR-5601, not established for these staff-toilet bars. Remove the indicated redundant storage units, doors and fittings; form the new toilet arrangements and close the identified door opening and kitchen hatch in accordance with 3002 and 3003. Protect retained adjacent toilets and separate reusable components from waste during removal.

B20.160 Roof stripping and substrate review: Strip the designated existing flat roof coverings and insulation in the agreed weather-protected sequence. Record the exposed deck, supports, abutments and existing falls. Identify decay, inadequate fixing substrates and water damage before installing the new system. Submit the required repair proposal and retain evidence of accepted repairs. Protect retained pitched roofing and maintain safe drainage throughout the works.

B20.170 Window protection and alterations: Before work to the sash windows, record each affected unit, security bar arrangement, sound original glass and joinery components. Carefully remove items required for access and store by location. Undertake conservation alterations under L30, retaining sound historic material and avoiding irreversible cutting before the dimensioned proposal is accepted. Reinstall required security components as part of the completed window work.

B20.180 Preparation, making good and waste: Prepare sound substrates for new work and remove redundant projections, fixings and loose material. Treat the store's mould-affected surfaces in conjunction with assessment of the moisture source and K10 preparation requirements. Reinstall local disturbed finishes to compatible adjacent materials and natural breaks. Segregate and remove waste through authorised routes; keep school access free of sharp debris and trip hazards.

D20 Ground floor construction

Drawing references: AR-1401, AR-2101, AR-3001; Revision 0.

D20.110 Extent and setting out: Provide the new ground floor within the former external courtyard, identified as the proposed 28.7 m² resource room. Coordinate finished floor level with retained adjoining floors, the new entrance, wall linings and selected floor covering before excavation or concrete placement. Verify the existing foundations and service routes. The drawings retain the courtyard area and dimensions despite new internal linings; confirm the completed usable dimensions as identified in Appendix A.

D20.120 Removal and formation: Break out the existing courtyard slab and remove backfill to suitable bearing, excavating to accommodate the approved replacement build-up. Protect retained construction and do not undermine existing foundations. Report soft ground, unexpected fill, concealed services, water ingress or foundation conditions differing from the tender information. Obtain instructions for affected work before proceeding. Keep excavations stable and protected; remove construction debris before placing the sub-base.

D20.130 Drawing-stated floor build-up: Provide, from bottom upwards: compacted granular sub-base; 50 mm sand blinding; continuous damp-proof membrane; 75 mm rigid floor insulation; and 150 mm concrete slab, completed with the specified floor finish. These dimensions reproduce AR-1401 and AR-3001. Include for providing sound sub-base through well compacted 804 grade material in layers no deeper than 225mm.

D20.140 Sub-base and concrete: Use clean, suitable granular material, placed and compacted in controlled layers to the confirmed design. Form an even sand-blinded surface free from sharp projections. Install any reinforcement, joints and edge details required by the issued structural information. Place, compact, finish and cure concrete without damaging membranes or displacing insulation. Establish tolerances and drying requirements to suit the selected resilient flooring system, without adding an uncoordinated screed thickness.

D20.150 Damp-proofing and radon interfaces: Provide a compatible continuous DPM with lapped and sealed joints, sealed service penetrations and continuity at wall junctions. Confirm connection to retained damp-proofing before concealment. The drawings require radon protection where required but do not define a radon system; resolve the project strategy and junctions through Appendix A. Protect membranes during subsequent work and repair damage using the approved system before it becomes inaccessible.

D20.160 Insulation, drainage and inspection: Ballytherm 75 mm rigid insulation against the confirmed thermal and loading criteria, with manufacturer confirmation of suitability beneath the slab. Lay closely fitted boards and maintain coordinated edge continuity. Complete and test diverted drainage before covering; record concealed pipework and membrane interfaces. Offer the formation, completed drainage, membrane and insulation for the specified inspections before concrete placement. Reinstate any floor build-up disturbed by heating or drainage trenches to match the approved adjoining construction.

F10 Masonry alterations

Drawing references: AR-2101, AR-3001, AR-3003, AR-5202, AR-5601; Revision 0.

F10.110 Scope: Remove the courtyard windows and cills and close the window and door openings identified on AR-3001. Form insulated cavity-blockwork infill where required by AR-2101. In the former resource room, close the indicated former entrance and the kitchen hatch annotated 840 x 880 mm; alter the existing side-door arrangement to form the two new WC entrances. Coordinate separate retained historic sash alterations with the window worksection and AR-5601.

F10.120 Structural release and temporary support: Establish the construction and load-bearing function of affected walls before cutting, removal or enlargement of openings. Obtain the Structural Engineer's issued details for lintels, bearings, restraints and temporary support where required. Maintain support throughout the approved sequence. Do not derive lintel sizes, masonry strengths or fixing capacities from the architectural plans. Protect retained services, finishes and adjacent openings from vibration and debris.

F10.130 Infill construction: Build infill to match the retained wall construction and approved junction details, using suitable masonry, mortar and designed ties or bonding. Continue cavity insulation and damp-proofing where applicable, maintaining required separation and weather resistance. Avoid bridging cavities with mortar or debris. Make good faces and reveals to receive the specified wall lining or finish. Confirm interfaces where formerly external walls become internal to the new resource room.

F10.140 Parapet alterations: Allow for the parapet raising and coordinated capping shown. AR-2101 describes two additional blocks and a 450 mm raise at each end of the courtyard; AR-5202 identifies a 225 mm extension at the pink and lime roof areas. Provide masonry matching the retained work where specified, with all necessary ties, support and weathering interfaces to the issued design.

F10.150 Door openings and completion: AR-3003 annotates two 900 mm door openings and a 400 mm pier between them. structural opening size 2100x900, finished clear widths, frames, hardware and the relationship to the new timber partition before cutting. The 400 mm dimension is not a partition thickness. Reinstate required fire, acoustic, damp and air seals at altered junctions to the confirmed project details. Complete making good and remove debris before finishes or fittings conceal the work.

G20 Timber roof construction

Drawing references: AR-2101, AR-1105, AR-5201, AR-5202; Revision 0.

G20.110 New resource-room roof: Provide the timber-supported roof over the former courtyard, coordinated with the three rooflights, tapered insulation, gutters, outlets and ventilation penetrations. AR-2101 states 225 mm C16 timber joists at 400 mm centres, supported on joist hangers at each end.

G20.120 Materials and support: Provide graded, identified structural timber meeting the confirmed design, with treatment and moisture condition suitable for its location and adjoining roofing system. Supply compatible hangers, connectors and corrosion protection to the structural details. Verify that retained supports can receive the prescribed fixings. Do not improvise packing, reduce bearing areas, cut joists or substitute connectors without an accepted revised detail. Keep timber protected from prolonged wetting during delivery, storage and erection.

G20.130 Rooflights and penetrations: Set out the three nominal 1000 x 1000 mm Keylite rooflights with their selected manufacturer's actual opening and kerb dimensions. Coordinate trimmers, kerb supports, linings and fixings before fabrication. Provide structural support around ventilation intake, exhaust and other roof penetrations without relying on insulation or waterproofing as a support. Keep penetrations clear of joists and essential restraint; refer conflicts for coordinated resolution.

G20.140 Deck and envelope interfaces: Provide the roof deck only to the confirmed structural and roofing-system specification; no deck material or thickness is established by AR-2101. Form a stable, dry, smooth substrate with supported edges and compatible fixings. Coordinate deck levels with the tapered insulation layout, gutters, upstands and adjacent retained windows. Maintain continuity of the roof vapour control and wall airtightness details, and protect the structure until the completed roof is weatherproof.

G20.150 Inspection and records: Before enclosure, inspect joist identity and spacing, connections, restraints, trimmers and deck fixing against the issued details. Record concealed supports and any accepted alterations. Rectify defects before ceiling or roofing work covers them. Coordinate ceiling suspension and service supports separately; the plasterboard ceiling is not a substitute for structural bracing or equipment support. Retain product, grading and treatment records within the handover information where applicable.

J42 Single ply roof coverings

Drawing references: AR-1105, AR-2101, AR-5201, AR-5202, AR-5203, AR-5601; Revision 0.

J42.110 Extent and tender basis: Provide complete insulated and weatherproof flat-roof assemblies to the existing roof replacement area and new courtyard enclosure shown on 1105. The drawings indicate approximately 75 m² of existing roof replacement and 28 m² of new roof. Treat these as drawing reference areas, verify measured extents and include upstands, interfaces, drainage, penetrations and all work necessary for complete systems without double counting.

J42.120 Existing roof and substrate: Survey existing roof construction, levels, moisture condition, support, outlets and concealed defects before finalising the system. Remove the identified existing waterproofing and insulation carefully; protect retained structure and school accommodation. Inspect exposed substrate and agree repair or replacement extent before covering. Do not assume that an existing deck is sound or assign an undrawn deck thickness. Coordinate new roof structure with the relevant structural worksection.

J42.130 Named roofing assembly: The tender basis is the assembly identified on 5201 and 5202: Sika-Trocal SGK fleece-backed PVC membrane; SikaRoof C300 polyurethane membrane adhesive; SikaTherm GT glass-tissue-faced tapered insulation; SikaRoof C200 insulation adhesive; SikaBit Pro VB P30 GF bituminous vapour-control layer; Sika Igoflex P-10 primer; and suitable prepared substrate. Obtain written manufacturer confirmation of current product identities, substrate suitability and compatibility of the complete proposed assembly.

J42.150 Tapered insulation and thermal design: Prepare a tapered-insulation schedule for the new resource-room roof using its AR-1105 sketch: 100 mm flat/base-board notation, 90, 105, 120 and 135 mm taper callouts and 120 mm gutter notation. Issue a separate confirmed schedule for the existing 75 m² roof renewal area. Show the actual layer arrangement, total thicknesses, high and low points, rooflight kerbs and cill clearances. Confirm thermal performance and condensation risk for the complete construction; a board label alone does not establish the completed roof U-value. Use compatible upstand insulation and avoid uninsulated gaps.

J42.160 Falls and level coordination: Set out the tapered scheme to the indicated outlets and existing downpipes, accounting for structural deflection and construction tolerances. Submit finished roof and gutter levels before installation. Resolve the 300 mm tapered-gutter notation on 1105 against the 500 mm minimum clerestory-gutter detail on 5202 at each applicable location. Maintain the required rooflight, parapet and raised-window-cill upstands. Do not introduce backfalls or trapped drainage zones.

J42.170 Vapour control and adhesion: Provide continuous sealed vapour control at laps, abutments, kerbs and penetrations, connected to adjoining air-control layers. Prepare and prime substrates to the approved system requirements. Establish dry, sound and secure bonding surfaces and confirm adhesion where existing construction is retained. Design attachment and adhesive coverage for the actual roof zones and wind loading, including perimeter and corner restraints, using the manufacturer's project-specific requirements.

J42.180 Membrane installation: Use a competent roofing contractor accepted for the selected system. Install in suitable weather and substrate conditions; protect insulation and unfinished work from moisture. Form seams, corners, changes of plane and penetrations with approved compatible components and welding methods. Provide required restraints and separation layers where materials are incompatible. Do not cover damp insulation, inadequately secured layers or defective substrate. Maintain effective temporary weathering throughout phased work.

J42.190 Upstands and perimeter interfaces: Provide 30 mm insulated upstands and support brackets where indicated on 5202. Its minimum 300 mm dimension is referenced to the substrate/deck at the illustrated detail and must not be treated automatically as 300 mm above finished roofing. Coordinate its 100 mm lap/headlap indications with the actual assembly. Complete roof edges and flashings under H71.

J42.200 Outlets and existing rainwater connections: Coordinate the indicated outlet positions with the existing rainwater network. At the 5202 sump detail provide the 500 x 500 mm extension housing, insulated outlet bowl, sealing ring, flange and leaf grille, with the outlet body mechanically secured to the deck. Existing internal pipework is labelled as retained; do not assume wholesale replacement. Verify condition, capacity, connection compatibility and access for cleaning, and agree necessary repairs or changes before concealment.

J42.210 Inspection and completion: Agree inspection stages for exposed substrate, vapour control, insulation, attachments, membrane seams and completed details. Record concealed work photographically and carry out the manufacturer's appropriate seam and integrity checks. Demonstrate free drainage and watertight interfaces using a test method suitable for the existing structure. Rectify defects and retest. Submit the installed system record, test results, maintenance instructions and the proposed written guarantee, identifying its duration, coverage and exclusions for agreement.

H71 Cappings flashings and roof edges

Drawing references: AR-1105, AR-2101, AR-5201, AR-5202, AR-5203, AR-5601; Revision 0.

H71.110 Extent and coordinated schedule: Allow for replacement of the cappings identified on the roof drawings, which state a reference length of 35 m. Submit a location schedule distinguishing concrete coping, aluminium flashing or capping, profiled metal capping and perimeter trim. AR-2101 calls for new aluminium flashing to the raised courtyard parapets.

H71.120 Parapet alterations: Raise parapets to the position-specific drawing requirements: 5202 identifies 225 mm extensions at pink and lime roof areas, while 2101 identifies 450 mm at each end of the existing courtyard. Coordinate those locations and finished levels with the tapered roofing and Appendix A. Use masonry matching the position-specific detail: the courtyard section identifies two additional blocks, while AR-5202 calls for matching bricks at its nominated locations. Use compatible mortar and sound support for new coping. Mechanically fix exterior-grade plywood lining where required and confirm its suitability with the roofing system.

H71.130 Counter-flashings and cill interfaces: Provide secure counter-flashings at masonry and rendered abutments, fixed and plugged in accordance with the approved detail. Prime chases and seal with compatible manufacturer-approved primer and sealant. Keep existing cavity trays above the counter-flashing and preserve their drainage. Coordinate flashings beneath raised external window cills with L30. Do not chase or cut vulnerable retained masonry without agreeing a suitable conservation detail and protecting adjacent fabric.

H71.140 Clerestory gutter: Where the internal gutter-to-clerestory detail applies, provide its minimum 500 mm gutter width, 150 mm upstand indication, 1.6 mm preformed metal angle and insulation sufficient for the drawing's 0.35 W/m²K gutter requirement. Retain and weather the existing concrete cill as shown. Continue compatible waterproofing and vapour control without discontinuities at gutter transitions.

H71.150 Pipes, vents and changes of level: Provide Code 4 lead flashing and weathering collars to the indicated soil-vent and cold-pipe details, including the shown 150 mm apron/upstand and 25 mm top return where applicable. At hot flues use the proprietary counter-flashing and mechanically fixed galvanised sleeve, maintaining required clearances and the illustrated overlap. For applicable changes in level above 250 mm and up to 1800 mm, use the detailed 18 mm exterior plywood, encapsulating underlayer and mechanically fixed membrane headlap.

H71.160 Timber kerbs, fascias and gutter edges: Provide securely fixed treated timber perimeter supports, including the indicated minimum 100 mm kerb or hard-edge widths. At the external gutter, set the hard edge 10 mm thinner than the adjoining insulation and provide the fixed drip batten, fascia and gutter interface. Confirm new and retained extents, gutter sizes and finishes from the coordinated schedule. Detail the drip and trim as part of the selected roofing system; the Bauder capping-sheet and GRP labels on 5203 require reconciliation.

H71.170 Compatibility and workmanship: Isolate dissimilar or chemically incompatible materials where required, including lead and exposed PVC interfaces, and allow thermal movement without loss of weathering. Secure cappings and trims against wind uplift and form positive drips clear of the wall face. Complete corners, stop ends and junctions with matching compatible components. Leave flashings continuous, supported and free from punctures, sharp projections and water traps, and include them in roof inspection and handover records.

L10 Rooflights and associated kerbs

Drawing references: AR-1103, AR-1105, AR-2101, AR-5201; Revision 0.

L10.110 Scheduled rooflights: Provide three Keylite EM.GLAZE Resi flat rooflights in the positions indicated, with a drawing reference size of 1000 x 1000 mm each. Confirm whether the nominal size refers to structural opening, kerb or rooflight dimensions, and verify actual openings before ordering. Include the complete proprietary unit, compatible kerb, supporting trimmers and fixings, waterproof interfaces, internal lining and associated making good.

L10.120 Product and performance submission: Submit the exact rooflight model, frame and glazing specification, declared thermal performance, safety/impact and non-fragility evidence appropriate to its location, weather resistance and installation requirements. Units to be motorized opening and include any agreed controls, power and maintenance access. No unconfirmed opening function, glazing composition or performance value is authorised by the generic kerb illustration. Obtain acceptance of the coordinated product and detail before procurement.

L10.130 Supports and kerb height: Provide the timber supports necessary to raise each rooflight and maintain its required upstand above the completed local roof construction. Coordinate support and trimming loads with the roof structure. The 5201 profile shows minimum 150 mm and 100 mm kerb/lap indications and kerb fixings at 300 mm centres; reconcile these with the actual manufacturer's detail, insulation thickness and finished roof levels. Do not derive fabrication dimensions by scaling the illustration.

L10.140 Weathering and continuity: Integrate the kerb with the approved J42 assembly and maintain vapour, air and thermal continuity around the opening. Where the accepted proprietary detail uses the indicated removable uPVC weather flange, remove it as required, take waterproofing to the kerb and refit it correctly. Use only compatible primers, sealants and flashing components. Avoid obstruction of roof drainage and retain access to inspect and maintain the perimeter.

L10.150 Internal finish and completion: Line affected internal reveals with new plasterboard, apply skim and two coats of paint to match the existing colour, as required by 5201. Agree the paint system and prepare backgrounds to suit. Protect glazing and frames throughout adjoining works. On completion clean the units, check fixings and seals, demonstrate operation where opening units are agreed, and include rooflight interfaces in weathering checks and the coordinated handover documentation.

L20 Internal doors and ironmongery

Drawing references: AR-1103, AR-3001, AR-3003; Revision 0.

L20.110 Scope: Provide new timber doors at the two new WC openings on AR-3003. At the resource room, provide one replacement single door with full-height vision panel at the central opening illustrated on AR-3001; confirm the frame and leaf material through the door schedule. The replacement caption appears twice but the plan establishes one distinct opening. Reconcile the duplicated callout before final issue. Include frames, leaves, glazing, ironmongery, stops, seals, thresholds where required, fixing, decoration and making good.

L20.120 Door schedule: Identify each distinct opening, location, handing, frame and leaf sizes, leaf construction, finish, vision-panel arrangement, fire and smoke performance, acoustic performance, ironmongery and effective clear width. The 900 mm dimensions on AR-3003 denote drawing openings; they are not a stated leaf size or verified accessible clear width. Agree the final schedule and any necessary opening adjustment before manufacture. No generic fire rating or thermal value is established by this worksection.

L20.130 Timber assemblies: For the two WC openings, use complete, durable proprietary timber doorsets suitable for frequent school use and the humidity of their location. Provide the resource-room assembly in the material and construction agreed in the door schedule. Select the construction and finish through the approved schedule. Provide stable, straight frames, securely bonded facings, sealed edges and reinforced fixing positions. Where a rated doorset is required, provide evidence covering the complete leaf, frame, glazing, seals, hardware and actual installation; assemble and install within that evidence.

L20.140 Glazing: Provide safety glazing to the resource-room vision panel appropriate to its position and exposure to impact. Submit glass type, thickness, fixing and impact evidence for the actual pane size; coordinate any required fire resistance and visual contrast. full-height vision panel, glazing extent and any privacy requirement with the Architect. Use compatible beads, seals and setting blocks and protect glass throughout construction.

L20.150 Hardware and accessibility: Provide hinges, handles, latches, locks, closers where required, stops and associated fittings as a compatible set. Coordinate easy operation, opening forces, privacy and emergency release with the agreed access and fire design. Provide emergency release to WC privacy hardware. Confirm accessible-WC door swing, approach and transfer clearances. Avoid finger traps, projecting stops in circulation routes and conflicts with the hoist or changing bench. Do not introduce keyed escape operation or independently bolted leaves on a required escape route without an accepted design.

L20.160 Installation and completion: Verify openings and supports; fix frames to sound structure with suitable packers and corrosion-resistant fixings. Keep frames plumb and square and leaves free from binding. Seal and make good perimeter interfaces to the required fire, acoustic and finish performance. Check each leaf for full travel, closing, latching, privacy release and locking. Record effective clear widths and operating-force checks where required by the access design, adjust hardware and provide a labelled key schedule.

L30 Historic timber sash window conservation

Drawing references: AR-5601, AR-1105, AR-2101; Revision 0.

L30.110 Extent, survey and approvals: Retain, alter and overhaul the existing Georgian six-over-six timber sash windows affected by the raised roof abutments, in accordance with 5601. Confirm required statutory consents before alteration without assuming that consent or a particular statutory designation has already been established.

L30.120 Specialist and retained fabric: Employ a specialist joiner experienced in historic-window conservation. Photograph and record windows, cills, mouldings, glazing bars, glass and ironmongery before work. Retain all sound original material and protect adjoining fabric and interiors during removal or adjustment. Wholesale replacement is prohibited without the Architect's prior written approval. Submit a repair and alteration method identifying retained components, proposed local repairs and any material that cannot reasonably be conserved.

L30.130 Raised cill and sash geometry: The conservation note requires the cill to rise by one existing pane height, retaining opening width and head level unless otherwise indicated. Coordinate the exact height, revised glazing arrangement, sash and box-frame changes on dimensioned details for the Architect's agreement before cutting or manufacture. Achieve at least 150 mm upstand above the new finished roof build-up at the affected junction. Reconcile the illustrated heights and actual roof levels; do not use view labels or arithmetic differences as fabrication instructions.

L30.140 Cills, infill and lining: Salvage and reuse the existing external cill where sound and suitable. Infill beneath the raised cill with masonry, mortar and finishes compatible with the existing stone wall and complete the lead/upstand flashing interfaces under H71. The section separately indicates a matching softwood internal sill and 72.5 mm insulated slab at the internal face. Distinguish these components on the agreed detail; the internal softwood caption does not authorise replacement of a sound external cill.

L30.150 Timber and glazing repairs: Repair local decay with suitably seasoned matching timber, traditional joints and spliced repairs. Match existing sections, mouldings and glazing-bar profiles. Retain sound historic glass; replace only missing or irreparably damaged panes with approved matching glass, subject to applicable safety requirements. Renew defective glazing putty with a compatible system. Submit proposed glass, timber and repair samples before use; do not introduce an unapproved double-glazing conversion or change the window character.

L30.160 Operation and ironmongery: Overhaul sashes, pulleys, beads and retained ironmongery. Renew sash cords and rebalance weights to suit the altered sashes, confirming adequate counterweight travel and smooth operation throughout the intended range. Repair or replace individual defective fittings only as agreed, matching retained work where appropriate. Provide discreet draught seals where approved, without damaging original profiles or impairing sash movement, drainage or the agreed ventilation function.

L30.170 Security bars and temporary protection: Record the existing security-bar arrangement, carefully remove bars for the work and retain them for reinstatement. Raise or adjust them as required by the agreed revised cill detail and reinstate securely after completion. Coordinate their fixings with retained masonry, roof flashings and sash operation. Maintain agreed building security and temporary weather protection while openings or bars are disturbed. Bars omitted from the proposed elevation for clarity remain within the reinstatement scope.

L30.180 Decoration, testing and record: Prepare and redecorate all affected window joinery with an approved compatible paint system and make good disturbed internal and external finishes to match existing. Avoid coating moving interfaces or obstructing drainage. Demonstrate balanced, smooth sash operation, sound glazing retention and secure reinstated bars; inspect completed weathering. Provide before-and-after records, repair details, materials and finish references, and maintenance recommendations. Obtain acceptance of completed conservation work before removing access and protection.

K10 Wall linings ceilings and partitions

Drawing references: AR-2101, AR-3001, AR-3003; Revision 0.

K10.110 Resource-room wall lining: Line the former courtyard perimeter walls with the drawing-stated 40 mm Gyproc Gypliner wall-lining system and 72.5 mm insulated/composite plasterboard, with vapour control layer, skim and selected paint finish. Prepare the existing render as indicated on AR-2101 and confirm substrate condition and fixing suitability. The exact insulated-board product and thermal performance are not specified; submit the complete proposed assembly and resolve Appendix A before procurement.

K10.120 Continuity and dimensional coordination: Set out the lining to maintain required finished clearances at the entrance, radiators, teaching wall and furniture. Coordinate vapour control, air seals, floor membrane, roof junctions, returns and service penetrations using compatible system components. Confirm the VCL position and any integral board vapour layer as one build-up, avoiding an unreviewed combination. Do not assume the retained 28.7 m² annotation represents the completed clear floor area after lining.

K10.130 New timber partition: Provide the timber studwork partition between the new disabled WC and WC in the former resource room. Walls to be built of 100x44 timber studs at 400 center's, lined with 1no. layer of moisture resistant plasterboard on both sides.

K10.140 Ceilings and rooflight reveals: Provide the plasterboard ceiling shown to the new resource room and complete rooflight reveals to the coordinated details. 12.5mm Gyproc plasterboard to ceiling. Coordinate luminaire, detector, ventilation and maintenance openings before boarding. Independently support services and equipment. Finish boards with the specified skim and decoration, forming even surfaces, sound corners and neatly sealed junctions.

K10.150 Store remediation and lining: In the existing 3.4 m² store, clean the mould-affected walls and provide 12.5 mm plasterboard, skim and selected paint as AR-3003. Establish the substrate condition and report dampness, deterioration or continuing moisture sources before concealment; obtain instructions for defects beyond the shown work. Complete necessary preparation and allow the substrate to reach a suitable condition before lining. Slabs to be dabbed onto existing walls.

K10.160 Supports, workmanship and inspection: Provide designed grounds and backing for fittings fixed to linings or partitions. Coordinate the relocated hoist support with the specialist supplier; do not support it from plasterboard or ordinary ceiling framing. Use the selected system's fasteners, joint treatments and accessories. Inspect concealed framing, vapour layers, supports and seals before closure, and reinstate the confirmed fire/acoustic performance at penetrations. Leave surfaces ready for the decoration worksection.

K32 Staff toilet cubicles

Drawing references: AR-1103, AR-3002; Revision 0.

K32.110 Extent and system: Provide three floor-to-ceiling cubicles in the former central accessible WC, arranged as AR-3002. The drawing nominates a proprietary system described as Vanesta or similar approved. Confirm the intended manufacturer and product range with the Architect. Include partitions, pilasters, doors, head and wall connections, feet or support channels where required, ironmongery and all closures and trims.

K32.120 Performance and selection: Submit the proposed panel construction, thickness, edge treatment, moisture resistance, finish and fixings for approval. Use a system appropriate to school toilets and regular cleaning; exposed absorbent cores and unstable panels are unacceptable. Colours, visual contrast and hardware finish are to be selected.

K32.130 Coordination: Survey the finished floor-to-ceiling height and the positions of WCs, basin, radiator, windows and services. Maintain the door swings and usable circulation indicated. Coordinate ventilation and air transfer to each full-height cubicle and the luminaire shown within each. Provide independent structural support where the ceiling cannot receive the cubicle loads. Agree access to cisterns, valves and drainage before closing panels.

K32.140 Fixing and operation: Install to the system manufacturer's setting-out and fixing instructions. Use secure, corrosion-resistant fittings, privacy indicator bolts with emergency release, durable hinges and stops. Form smooth, sealed, cleanable junctions without sharp edges or entrapment points. Check alignment, privacy, emergency opening and free operation of each cubicle door before handover.

M50 Resilient floor finishes

Drawing references: AR-1401, AR-3001, AR-3002, AR-3003; Revision 0.

M50.110 Locations: Apply the R9 floor finish to the new resource room and the R10 finish to the new three-cubicle staff WC area, new accessible WC and adjoining new WC, as shaded on AR-1401. The nominal resource-room area is 28.7 m²; verify finished dimensions after lining. The adjacent retained WA WC, retained WC and store are not automatically included in wholesale floor replacement. Make good any local disturbance required by the specified works and agree any wider extent before proceeding.

M50.120 R9 finish: Provide Forbo Marmoleum Real, or equal approved, 2.5 mm sheet flooring to the resource room, colour selected by the Architect. The drawing designates R9. Submit the exact current product, declared slip performance and suitability for the proposed school use. Include the manufacturer's compatible adhesive and preparation system, welded joints as drawn, and 200 mm high coved skirtings.

M50.130 R10 finish: Provide the 2.5 mm Forbo or equal-approved sheet finish designated R10 on AR-1401, with welded joints and 200 mm high coved skirtings. Before product selection, obtain confirmation of the exact range and its suitability for the expected wet conditions, cleaning regime and contaminants in the toilet areas. The wording R10 Marmoleum is not a complete product selection. Submit an appropriate proposed system and any change in material, thickness or build-up for the Architect's decision before ordering; do not treat a slip-class label alone as proof of suitability.

M50.140 Preparation: Remove the existing carpet or vinyl where indicated and all loose or incompatible residues. Include the grinding and preparation called for on AR-1401. Repair defects, fill redundant penetrations and prepare a firm, smooth substrate using compatible materials. Assess existing adhesives before mechanical removal. Check substrate moisture using the flooring manufacturer's required method and acceptance limits; record results before laying. Dry and condition new concrete and repaired areas adequately, and refer persistent dampness for correction.

M50.150 Adhesives and surface treatment: Obtain the flooring manufacturer's written recommendation for the complete substrate, levelling compound, adhesive, welding and cleaning system. AR-1401 names Elastocol 635 and two coats of Interpol; these references require confirmation against the selected current product and its factory finish. Do not apply an unverified adhesive, sealer or polish. Include a compatible complete installation in the tender and state the proposed products for approval.

M50.160 Laying and coves: Acclimatise materials and control site temperature and humidity to the accepted installation instructions. Set out sheet direction and seams to avoid awkward cuts and vulnerable junctions. Fully bond and roll the flooring, weld and finish joints using the approved system, and form continuous coves with appropriate formers, caps and internal and external corners. Seal neatly around sanitary fittings and penetrations and provide secure, flush transitions at retained finishes and doorways.

M50.170 Protection and completion: Keep wet trades, rolling loads and traffic off the floor until curing permits. Protect without trapping moisture or marking the finish. Remove contamination and complete initial cleaning using the manufacturer's method. Replace areas with debonding, open seams, blisters, unacceptable ridges or damage. Provide the selected product data, substrate test records and cleaning and maintenance instructions.

M60 Decoration and making good

Drawing references: AR-1103, AR-2101, AR-3001, AR-3002, AR-3003, AR-5201, AR-5601; Revision 0.

M60.110 Extent: Prepare and decorate the new resource-room wall linings and ceiling, affected staff WC walls, new accessible WC and adjoining WC walls, store linings, new timber doors and frames, rooflight reveals and repaired sash joinery. Include disturbed surrounding finishes and service trenches. Select colours with the Architect and extend local decoration to natural breaks where patching would remain conspicuous.

M60.120 Substrate preparation: Confirm substrates are sound, dry, clean and adequately cured. Remove loose coatings, contaminants and mould as specified under K10, repair defects and stop fixings. Protect fittings, glass, membranes, floor finishes and factory-finished surfaces. Do not seal damp substrates or cover an unresolved source of moisture. Use preparation methods compatible with historic timber and retained coatings.

M60.130 Paint systems: Submit product data and representative colour and finish samples. Use compatible primer or sealer and sufficient finish coats to achieve a uniform, opaque, durable finish suitable for the room's use and cleaning. AR-5201 expressly requires two coats of paint to the rooflight internal finish; include substrate preparation and any necessary primer in addition. Use an approved compatible system to the conserved sash windows. Do not coat moving seals, glazing drainage paths or hardware bearing surfaces.

M60.140 Making good and acceptance: Match the material and profile of adjacent retained plaster, render, masonry, flooring and timber work. Maintain weathering, movement and service-access details. Leave surfaces free from runs, sanding marks, excessive roller texture, missed areas, staining and damaged edges. Clean and rectify defects after final commissioning and removal of protection.

N13 Sanitary fittings and accessible equipment

Drawing references: AR-3002, AR-3003; Revision 0.

N13.110 Sanitary scope: Provide the three WCs and washbasin shown in the reconfigured staff toilet area on AR-3002. Provide the WC and basin arrangements shown in the new accessible WC and adjoining WC on AR-3003. Identify existing fittings designated for relocation, their condition and compatibility before removal; agree the supply and reuse schedule. Include cisterns, seats, taps, traps, wastes, service valves, brackets, sealants, connections and normal builders' work.

N13.120 Product and layout approval: Submit a room-by-room schedule of proposed new and retained fittings, dimensions, mounting heights, colours and connections. Agree accessible WC pan and basin geometry, tap operation, support rails, transfer space and door relationship through the access design.

N13.130 Relocation of equipment: Carefully remove, label, protect and store the existing changing bench and ceiling-mounted hoist from the former DWC on AR-3002, then reinstall in the new accessible WC on AR-3003. Use the original supplier or a competent specialist familiar with the equipment. Record the model, condition, safe working load, rail arrangement, fixing requirements and electrical needs before dismantling. Report defects and any missing components before reinstatement.

N13.140 Hoist and bench supports: Obtain coordinated support details for the hoist rails and changing bench, based on the actual equipment loads, transfer arrangement and verified building structure. The dashed hoist route is schematic. Do not support lifting equipment from plasterboard, an unverified ceiling grid or unspecified timber blocking. Confirm rail travel, clearances, access for maintenance, user transfer and emergency operation with the Architect and equipment specialist before installation.

N13.150 Accessories and services: Coordinate accessories, contrasting support rails, dispensers and any required assistance alarm with the accepted accessible-WC design. Define the location and function of any alarm, reset and indication before procurement; an electrical symbol alone is not a complete system specification. Support fittings securely, seal penetrations and keep service valves accessible. Ensure water, wastes, power and earthing arrangements suit the selected equipment.

N13.160 Testing and handover: Flush, test and demonstrate sanitary connections, cistern operation, taps and drainage without leakage or overflow. Have the equipment specialist inspect, test and commission the reinstalled hoist and bench to the applicable manufacturer and competent-person requirements, documenting permitted loads and any statutory examination required before use. Provide operating instructions, maintenance requirements, test records and practical training to the school representative. Resolve defects before returning the equipment to service.

R10 Drainage and rainwater services

Drawing references: AR-1105, AR-3001, AR-3002, AR-3003, AR-5202; Revision 0.

R10.110 Survey and design coordination: Survey the affected drainage before excavation or closure. Establish pipe routes, diameters, materials, falls, invert levels, chamber condition, downstream connections and whether flows are foul or surface water. Verify the drainage that will receive new WC connections and roof discharge. Coordinate drainage trenches separately with relocated heating services to avoid conflicts and damage. Confirm hydraulic capacity and access for maintenance, including water received from existing downpipes diverted onto the new roof.

R10.120 Courtyard drainage alterations: Remove the indicated gullies and redundant drainage fittings and deal with the existing manhole and Armstrong junction identified for closure on AR-3001. Pipe through active drainage on an agreed, tested route before closing redundant chambers. Preserve an appropriate means of access to live drainage outside inaccessible finished construction. Do not simply bury an active chamber or seal a live pipe. Include excavation, temporary drainage, connections, backfilling and reinstatement associated with the specified alterations.

R10.130 New roof drainage: Provide the two internal downpipe positions shown for the new resource-room roof, connected to the coordinated underground system. Form the 300 mm wide tapered side gutters and outlet positions shown on AR-1105. Select outlet, pipe and overflow arrangements for the verified catchment and discharge. Coordinate insulated outlet bowls, membrane collars, fixings and vapour seals with the accepted roof system. The generic existing internal pipework label on AR-5202 is not a substitute for defining the new connections on AR-3001.

R10.140 Existing roof and abutments: Maintain and adapt the existing roof discharge routes within the renewal area, as indicated. Clear and assess retained outlets and pipes; replace only the components included in the coordinated work or subsequently instructed. Resolve the local 500 mm minimum clerestory-gutter detail on AR-5202 against the 300 mm new-roof gutter notation on AR-1105 where the details meet. Coordinate raised sills, counterflashings and cappings so that they do not obstruct drainage or maintenance.

R10.150 Sanitary connections: Provide the below-ground drainage runs and connections serving the new staff toilets, accessible WC and adjoining WC on AR-3002 and AR-3003. Use compatible, properly supported pipes and fittings with the required falls, ventilation, traps and access. Agree routes before cutting floors and avoid undermining foundations. Seal penetrations through damp-proofing, radon protection where required, fire-resisting construction and acoustic separations with compatible systems.

R10.160 Testing and records: Inspect and test all altered below-ground drainage before covering, using the accepted test method and acceptance criteria. Record routes, levels, pipe sizes and access points and photograph concealed junctions. Test rainwater outlets and vulnerable interfaces by an agreed method that does not overload the roof or damage retained fabric. Flush and demonstrate satisfactory discharge, clear blockages, reinstate finishes and provide as-built drainage information.

S10 Heating

Drawing references: AR-3001, AR-3002; Revision 0.

S10.110 Resource-room radiators: Provide two new 600 x 1200 mm Type 22 radiators in the new resource room, connected from the existing classroom radiator system as indicated on AR-3001. Confirm the existing system configuration, operating temperatures, available capacity, pipe routes and isolation arrangements before work. Verify radiator output against the revised room heat loss including the specified ventilation duty; physical dimensions alone do not establish adequate heating capacity. Refer any required changes through Appendix A.

S10.120 Alterations and installation: Relocate the existing radiator in the central staff WC area and reroute its pipework underground as AR-3002. Coordinate trenches with drainage, retained services and floor construction. Provide compatible pipework, supports, valves and controls to the accepted heating arrangement. Protect adjoining occupied areas during isolation and connection. Reinstall insulation, membranes, floor build-up and finishes affected by the work without leaving unsupported patches or leaking concealed joints.

S10.130 Controls and commissioning: Coordinate radiator controls with existing heating operation and the room use. The resource-room ventilation must operate throughout occupied periods independently of radiator operation. Test altered pipework before concealment, and clean, vent, balance and commission the affected heating system to the accepted method. Demonstrate radiator operation, controls and absence of leakage; record settings and the verified capacity assumptions. Provide updated operating information and make good damage caused during the alterations.

U10 Ventilation

Drawing references: AR-3001, AR-3002, AR-3003; Revision 0.

U10.110 Resource-room design duty: Provide, install, test and commission one CO₂-controlled extract ventilation system serving the 28.7 m² resource room, based on seven occupants: one staff member and six students. Provide 70 L/s (252 m³/h) extract at the calculated installed resistance. Provide a dedicated ducted outdoor-air inlet through the flat roof sized to admit the corresponding replacement airflow. Include duct, terminal, grille and attenuation resistance in calculations and demonstrate outdoor-air admission with the room door closed.

U10.120 Controls: Provide a representative room CO₂ sensor and modulating fan control to maintain occupied concentrations generally at or below 1000 ppm. Include adjustable minimum ventilation, scheduled pre-occupancy purge, manual full-duty override and fault indication. The ventilation designer shall establish and record minimum airflow and purge settings. Maintain ventilation throughout occupied periods independently of radiator operation. Locate the sensor to represent room conditions and provide accessible commissioning and maintenance arrangements.

U10.130 Terminals and ductwork: Provide weatherproof roof intake and exhaust terminals positioned to prevent exhaust recirculation. Arrange room inlet and extract locations for effective air distribution without draughts, including winter operation. Include insulated, vapour-sealed ductwork, condensation control, roof upstands and flashings, supports, vibration isolation, electrical connections and maintenance access. Coordinate both intake and exhaust penetrations with the roof structure and waterproofing; the single schematic DCV symbol is not a complete penetration layout.

U10.140 Acoustics and design submission: Design for total unoccupied indoor ambient noise not exceeding 35 dB LAeq,30min with the ventilation operating at occupied design duty. Submit equipment selections, airflow/pressure calculations, acoustic data, radiator heat-loss coordination and installation details for Design Team review before ordering. Maintain insulation, airtightness and waterproofing at interfaces and coordinate controls and penetrations with the confirmed fire strategy. No acoustic separation rating or alternative room-ventilation duty is established by this clause.

U10.150 WC ventilation coordination: Provide a separately coordinated ventilation design for the altered staff toilets and the new disabled WC/WC. AR-3003 repeats the resource-room occupancy, area and CO₂ extract note while pointing to the disabled WC; this is unresolved and shall not create an additional identical resource-room system or establish toilet duties. Resolve rates, make-up air, controls, discharge routes and equipment through Appendix A. Coordinate air transfer and extract distribution with the floor-to-ceiling cubicles and closed doors.

U10.160 Testing and handover: Verify and record outdoor-air admission, extract airflow, system controls and noise performance under the specified operating conditions. Demonstrate minimum operation, modulation, purge, manual override and fault indication. Record final settings, equipment and terminal identification and maintenance access. Provide commissioning results, coordinated record drawings and operating/maintenance instructions. Correct defects in airflow, condensation control, vibration, acoustics or weathering before completion; retain roof-system warranties at all penetrations.

V10 Electrical and lighting

Drawing references: AR-3001, AR-3002, AR-3003; Revision 0.

V10.110 Scope and coordination: Provide the drawn lighting, switching, power and data alterations, smoke detection/fire-alarm interfaces, emergency lighting and exit signage. Provide power and data at the resource-room teaching wall and other indicated socket/data positions. Confirm existing circuits, capacity, routes, protective arrangements and isolation requirements before alteration. Coordinate fittings, supports and penetrations with ceilings, rooflights, ventilation, linings and the relocated hoist. Obtain the coordinated electrical design; schematic positions do not establish circuit or lighting-performance compliance.

V10.120 Drawing luminaire reference A: For classrooms/office locations, the drawing schedule describes a surface-mounted LED fitting with clear prismatic polycarbonate diffuser, white powder-coated steel body and white polycarbonate end caps; DALI dimmable; IP44; suitable for teaching environments. Scheduled values are 4650 lm, 4000 K, 126 lm/W, minimum CRI greater than 80, initial MacAdam 3, rated median life L80 50,000 hours at 25°C, 37 W input, 1520 x 217 x 90 mm and IK05. Submit the proposed fitting against these characteristics.

V10.130 Drawing luminaire reference B: For toilet lobbies/stores, the schedule describes a 13 W surface-mounted LED fitting with white powder-coated die-cast aluminium base, opal polycarbonate diffuser and white polycarbonate bezel; high-frequency control gear; 1289 lm; 101 lm/W; minimum CRI 80; 4000 K; initial MacAdam 3; rated median life L90 50,000 hours at 25°C; IP65. Confirm the actual fitting locations and complete compatible controls. The generic L plan symbol does not individually tag each fitting as A or B.

V10.140 Lighting positions and safety systems: The plans indicate twelve normal-light L positions in the resource room, four in the altered central staff WC area, and one in each new disabled WC and WC. Coordinate the fitting allocation and required illumination before installation. Provide emergency lighting, exit signs and detector/alarm interfaces at the indicated locations as part of the confirmed project design, with access for testing and maintenance. Do not infer emergency duration, escape-route coverage or detector suitability from the normal-luminaire schedule.

V10.150 Installation and verification: Use suitable containment, cables, accessories and independent supports for the approved installation. Coordinate concealed wiring and grounds before boarding and reinstate confirmed fire, acoustic and airtightness seals. Test affected electrical circuits, controls, lighting, emergency systems and alarm interfaces to the applicable project requirements. Demonstrate switching and controls, label altered circuits and provide commissioning/test certification, updated circuit schedules, record drawings and operating/maintenance information. Reinstate disturbed finishes and leave fittings clean and operational.

P10 Fire safety accessibility and interfaces

Drawing references: AR-1103, AR-2101, AR-3001, AR-3002, AR-3003, AR-5201, AR-5601; Revision 0.

P10.110 Coordinated design: Obtain the project fire and access requirements for the altered accommodation, new enclosure and affected existing routes before releasing related work. Confirm the effect of blocking existing courtyard windows and doors on adjacent rooms, including escape, daylight and ventilation. Do not infer required compartment ratings, escape capacity or approval of the completed layout solely from the architectural symbols. Resolve any necessary additional provision through the design and contract procedures.

P10.120 Junctions and penetrations: Maintain or reinstate the fire resistance, cavity barriers and acoustic separation required at new and retained construction. Use assessed fire-stopping systems suitable for the actual wall, floor or ceiling, service type, penetration size and movement. Coordinate sleeves, collars, dampers where required and access before closing linings. Do not use general-purpose foam as a substitute for a required fire-stopping system. Label and record concealed installations and allow inspection before closure.

P10.130 Doors and routes: Coordinate doors, glazed vision panels, opening direction, hardware, closing action, clear widths and approach spaces through L20. Maintain the required access and escape arrangements during construction and in the completed works. Check that new coved floors, thresholds, radiator positions, cubicle doors and service enclosures do not obstruct circulation or create trip hazards. Agree visual contrast and manifestation where required.

P10.140 Accessible WC and equipment: Confirm the accessible-WC layout using the actual selected pan, basin, rails, hoist, changing bench, door and accessories. Coordinate transfer and manoeuvring space, safe operating zones and maintenance access. Refer any conflict between the drawn 900 mm opening and the required completed clear width for resolution before building the opening. Relocation of a hoist and bench does not by itself establish a particular statutory classification for the room.

P10.150 Fire alarm and emergency lighting: Coordinate the smoke or fire detection, emergency luminaires and exit sign indications on AR-3001 to AR-3003 with the existing systems and the completed escape layout. Use the applicable project design and competent commissioning requirements. Verify that new room enclosures and full-height cubicles have appropriate detection, illumination and service access, and obtain completion records under V10 and Z10.

Z10 Quality testing and handover

Drawing references: AR-1105, AR-1401, AR-2101, AR-3001, AR-3002, AR-3003, AR-5201, AR-5202, AR-5203, AR-5601; Revision 0.

Z10.110 Quality control and inspection: Maintain an inspection and test plan covering preparatory work, substrates, concealed construction and completed installations. Give advance notice of agreed inspection points and provide access before covering. Record delivered products, approved substitutions and installation checks. Use the relevant specialist or manufacturer acceptance criteria; rectify defects and obtain the required release before succeeding work prevents inspection.

Z10.120 Concealed construction records: Photograph and record drainage diversions, foundation interfaces, floor membranes and insulation, roof supports, VCL continuity, thermal junctions, upstands, concealed services and fire stopping. Identify each record by location and date. Confirm the accepted details are achievable at existing interfaces and resolve departures before closure. Include these records with the as-installed information at handover.

Z10.130 Roof and drainage tests: Check membrane joints, flashings, cappings, rooflights, outlets and penetrations using the accepted roof-system inspection and testing procedure. Demonstrate drainage to the intended outlets and verify accessible maintenance points. Test concealed drainage before covering and complete final operational checks after connection. Use controlled methods suited to the existing structure; rectify leaks, blockages and damaged weathering before final decoration.

Z10.140 Rooms, doors and windows: Check finished room arrangements, accessible approaches, effective door clear openings, operating forces, floor transitions and hardware against the coordinated design. Demonstrate door opening, closing, latching and required escape operation. Verify sash balance, travel, glazing, seals, weathering and reinstated security bars. Complete decoration and making good without compromising operation, drainage or retained historic components.

Z10.150 Services and equipment commissioning: Commission heating, ventilation, lighting, controls, emergency systems, sanitary installations and the relocated hoist through the relevant competent specialists. Record the resource-room ventilation airflow, outdoor-air admission, controls and acoustic checks required by U10. Provide hoist support and installation verification, required examination and safe operating information under N13. Demonstrate coordinated operation before releasing the rooms for use.

Z10.160 Handover information: Provide a coordinated completion pack containing as-installed drawings, buried drainage routes, equipment schedules, accepted product data, applicable conformity documents, calculations, inspection and test results, commissioning settings, concealed-work photographs and closed defect records. Include operation and maintenance instructions, cleaning requirements, keys and warranty documents, together with information required for the project safety file. Identify any approved departure from the tender details.

Z10.170 Demonstration and warranties: Demonstrate ventilation controls, heating operation, emergency arrangements, sanitary equipment, doors, windows and hoist use to the nominated school representatives. Explain routine checks, cleaning and maintenance access and provide relevant specialist training. State manufacturer and installer warranty periods in the tender and provide the agreed warranties at handover. Record attendance and issue operating information before occupation of the completed areas.

Z10.180 Completion and return to use: Complete final cleaning and remove temporary materials, redundant labels, waste and protective films within permitted periods. Rectify defects affecting safety, weather protection, accessibility, security or reliable operation before the area is returned to use. Obtain the required inspections and acceptance through the contract procedure. Maintain outstanding contractual obligations and complete any remaining agreed defects within the stipulated arrangements.

Principal technical references

Use the editions applicable to the project, relevant transitional provisions and accepted project approvals. General guidance does not replace a project-specific design, and named products require current supplier confirmation. The following references support coordination and product verification; the attached drawings establish the project scope.

R1 Department of Housing Local Government and Heritage. Technical Guidance Documents collection. Select applicable provisions for the alteration and extension works, including structure, fire, moisture, materials, ventilation, hygiene, drainage, guarding, energy and access. [Official reference](#)

R2 Department of Housing Local Government and Heritage. TGD B 2024 Fire Safety Volume 1 Buildings other than Dwelling Houses, January 2026 reprinted edition. Apply the edition and transitional provisions relevant to the project. [Official reference](#)

R3 Department of Housing Local Government and Heritage. TGD M 2022 Access and Use. Coordinate altered entrances, routes and sanitary accommodation through the project access design. [Official reference](#)

R4 Department of Housing Local Government and Heritage. TGD L 2022 Conservation of Fuel and Energy Buildings other than Dwellings. Establish the applicable renovation and extension requirements and the project energy design. [Official reference](#)

R5 Health and Safety Authority. Guidelines on procurement design and management under the Safety Health and Welfare at Work Construction Regulations 2013, updated. Read with the regulations as amended. [Official reference](#)

R6 Sika Ireland. Current roof-system product information and installation instructions. The SGK-15 product page illustrates why exact current designation and effective thickness require confirmation; it does not specify SGK-15 for this project. [Official reference](#)

R7 Forbo Flooring Systems. Current Marmoleum installation and floor-care guidance