

**Ground Floor Construction**  
75mm fibre reinforced sand/cement screed over 75mm Kingspan Kooltherm K3 floor board insulation (to provide a 0.174W/mK U-value with a 0.3 p/a Value ) over 150mm thick C35 concrete floor slab over 1200 gauge visqueen DPM, on 50mm sand blinding on recycled hardcore over on as dug fill. At all junctions of screed with vertical wall faces fix 20mm Kingspan insulation for depth of screed.

**Internal Wall Construction**  
All new partitions are to be British Gypsum Gypsiliner comprising 92x50mm Gyf-frame "C" studs at 400mm centres built of 2 No. 92x75mm sole plates fixed to concrete floor. (Must not be built up off new floor finishes) and up to roof structure. All partitions to be complete with 9mm plywood to both sides with 12.5mm plasterboard skim on both faces. All joints in plasterboard are to be filled and taped prior to application of skim. Void between studs are to be filled with 100mm rockwool slabs.

**Lintels**  
All structural openings new internal solid blockwork walls are to have new Stressline reinforced concrete lintels or similar approved with 150 minimum end bearing unless stated otherwise on structural engineers details. All fixed in strict compliance with manufacturers written instructions.

**Sanitaryware Schedule**  
To Disabled WC 1 and 2  
Include for supply and installation of Twyford's Doc M WC pack.

Doc M WC pack to consist of Avalon WC pan, Doc M value cistern, Doc M seat ring, Hand rinse basin, Doc M support rail pack, Doc M hinged support rail with toilet roll holder and all necessary fittings. Fix 1No. 1200x600 mirror.  
Include for 300mm high Altro White Rock Splashback over all wash hand basins, vanity units and wash troughs.

**Sink Base Units**  
To Tea Bar fix sink units as described below. Nominal plan unit size to be 1200x600. Plinth to 15mm high density MDF/particle board with formica veneer to all faces and edges. All cupboard units to be 19mm high density MDF with formica veneer complete with 2 No. doors to front with cupboard locks, hinges and pull handles. Fix 1No. S/S inset sinks as shown on plans with blended hot and mains cold water supply to 2 No CP lever action pillar taps. Connect wastes to new drains as shown.

Fix 40mm lipped worktops over for full width of base units and where shown on plans.  
Fix 300mm high Altro White Rock splashback over work surface including side wall returns.

**Ironmongery Schedule**  
Obtain all new ironmongery from Preece Burford Ltd and fix in accordance with their schedule.

**Door Schedule**  
D1 - New external door and window combination set by specialist subcontractor.

D2 - Fix 1No. 926x2040x44 solidcore FD30/S paint grade door complete with ex 50mm thick S/W frame with 13mm rebates and 30 minute intumescent/ smoke seals to perimeter of frame.

D3,D7 - Fix 1No. 926x2040x44 solidcore FD30/S paint grade door complete with ex 50mm thick S/W frame with 13mm rebates.

D4, D5 - Fix 2No. 2040x44 solidcore FD30/S paint grade doors, fixed to form double door set with 1No. 926 wide main leaf. Overall width to suit existing opening width. Complete with 200x1350mm vision panels set 500mm above floor level. Glass to be 6mm Pyrodur clear safety glass set in Loriant system 36 intumescent channel with H/W beads. Door to be complete with ex 50mm thick S/W frame with 13mm rebates and 30 minute intumescent/ smoke seals to perimeter of frame.

D6 - Fix 1No. 2040x44 solidcore FD30/S paint grade door complete. Width to suit existing opening. With ex 50mm thick S/W frame with 13mm rebates and 30 minute intumescent/ smoke seals to perimeter of frame.

D8 - New fire rated roller shutter by specialist contractor as detailed elsewhere.

D9 - Fix 1No. 826x2040x44 solidcore FD30/S paint grade door complete with 200x1350mm vision panel set 500mm above floor level. Glass to be 6mm Pyrodur clear safety glass set in Loriant system 36 intumescent channel with H/W beads. Door to be complete with ex 50mm thick S/W frame with 13mm rebates and 30 minute intumescent/ smoke seals to perimeter of frame.

**Fire Shutter**  
Fix new 60 minute fire resisting roller shutter. Shutter to consist of 51x0.9mm continuously locking flat faced laths between PPC cold rolled galvanised steel channels fixed to reveals in accordance with manufacturers recommendations. Shutter to be complete with tubular motor and roller tube in PPC galvanised steel casing. Roller shutter is to be electrically operated complete with a recessed key switch above counter level in a location to be agreed. Shutter is to be linked to fire alarm system and is to fail safe to close under gravity with a controlled descent. System to be complete with audible and visual alarms. System to be tested and certified in accordance with BS476 Part 22 1987 and BSEN1634-1 for 60 minutes fire resistance. Note:- Colour of polyester powder coated finish to be agreed by client. Include for colour from non-standard colour range.

**Wheelchair Stair Lift**  
Include for new Stannah Stairiser SR wheelchair stairlift in location shown on plan. Lift to be suitable for 225kg wheelchair and occupant load with battery powered positive rack and pinion drive. All to be installed in strict compliance with manufacturers written instructions.

**Ceiling Construction**  
To Dis WC1, Dis WC2, Corridor 1 and Tea Bar  
Fix new 12.5mm plasterboard and skim ceiling. All joints in plasterboard are to be filled and taped prior to application of skim.

To Store 1, Store 2 and Corridor 2  
Make good to all ceilings to areas indicated.

**Mechanical Ventilation**  
Provide mechanical ventilation to Dis WC1, Dis WC2, and Tea Bar in accordance with PDA Engineering specification and in accordance of BB101

**Finishes Schedule**  
**Walls** - To all walls, prepare and apply 3No. coats Dulux Diamond Matt Emulsion.  
**Ceilings** - To all plastered ceilings identified above, prepare and apply 3No. coats Dulux Diamond Matt Emulsion.  
**Floors** - To Dis WC1, Tea Bar, Corridor 1, Corridor 2, Store 1, Store 2, Dis WC2 lay new Polyflor 'Polysafe Standard' with covered skirtings.  
To area indicated on plan inside D1, lay new Burmatex grimebuster barrier matting  
**Joinery** - To all joinery in works areas apply primer, U/C and 2 No. coats Dulux Satin Gloss.

**General Joinery**  
All new internal doors are to have ex 50 mm thick s/w frames with 13mm rebates, frame width to suit wall construction in which they are fixed.  
All doors are to have ex 25x75 mm s/w architraves or Ex15x15 mm s/w beadings around perimeter to match extg.  
Fix ex 25x150 mm s/w skirting board to all new/disturbed walls to match extg. Make good to extg skirting as required.

**General Notes**  
Where pipes/wiring pass through structural timbers the holes should be the vertical centre of timbers and should be located within the first third of the span from supports. Exact location of electric fittings to be agreed on site with the Architect. Contractor is to make good to all disturbances incurred by the installation of the electric/plumbing works.

Include for boxing any exposed pipework with 15mm MDF on 50x38mm S/W framework and painting boxing. All boxing to pipework to be accessible and front panels dixed with cup's and screws with caps. All new fittings are to be connected to relevant services. All products are to be installed in strict compliance with manufacturers written instructions.

All disturbances incurred through the works are to be made good to the satisfaction of the Architect (including decoration). The site is to be left is to be left clean and tidy and free of builders rubble and all disturbances to landscaping made good. All to the satisfaction of the Architect.

**Mechanical & Electrical**  
Main contractor to liaise with the preferred M&E contractors and refer to PDA engineering M&E specification and drawings at tender stage and include for all builders work associated with the M&E installation and include costs in your tender.

**Drainage Works**  
Lay new drainage and modify existing system to suit WGY plans and to specification detailed below.

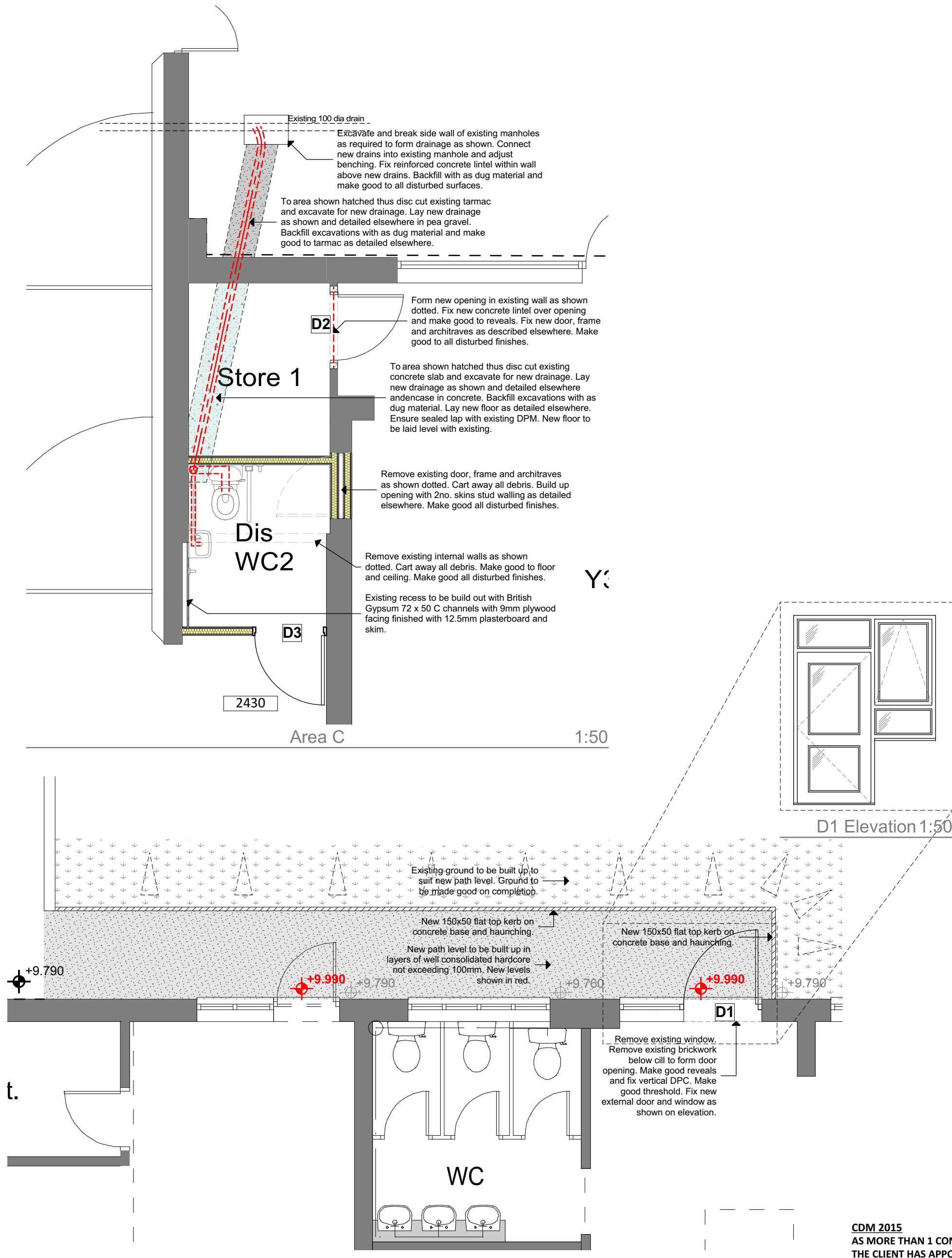
All new drains to be Hepworth plastidrain 100mm dia pieces laid to a 1 in 80 gradient. All new pipework to be laid on a continuous 100mm bed of pea gravel or encased 150mm 1:2.5 mix concrete with flexcell breaks where concrete cover coincides with pipe joint when within 400mm of finished ground level. All new drains to be back filled with selected as dug material to Architects approval.

In the event of 2 or more drain pipes crossing with less than 500mm separation, surround each pipe with not less than 150mm weak mix concrete for a length of 1000mm each direction from crossover point.

All new drains located below buildings are to be encased 150mm concrete surround and are to have concrete lintels over all openings where pipes drain passes through wall. Fix Flexcell breaks where pipes exits from below building and at 5.0m centres ensuring that Flexcell breaks coincide with a pipe joint.

All new waste pipes where shown are to be connected to 100mm dia mcalpine PVC stub stack which is to be fitted with soil manifold air admittance valve and rodding access spigot and stub stack is to be connected to new foul drainage run and pipework is to be boxed out using 38x38mm s.w timber framing and line with 12.5mm thick plaster board, tape and skim finish and fill with mineral wool insulation quilt and provide access panel for rodding purposes and include for adjustable vents at high and low level in boxes to provide ventilation to boxing.

Excavate and break side wall of existing manholes as required to form drainage as shown on plans. Connect new drains into existing manhole and adjust benching. Fix reinforced concrete lintel within wall above new drains. Backfill with as dug material and make good to all disturbed surfaces.



**CDM 2015**  
**AS MORE THAN 1 CONTRACTOR IS LIKELY TO WORK ON THIS PROJECT**  
THE CLIENT HAS APPOINTED WGY AS PRINCIPAL DESIGNER. THE TENDERING CONTRACTOR IS TO REFER TO THE PRECONSTRUCTION INFORMATION WHEN TENDERING. THE SUCCESSFUL CONTRACTOR WILL BE APPOINTED AS PRINCIPAL CONTRACTOR UNDER CDM 2015 AND IS EXPECTED TO INCLUDE SUFFICIENT MONIES FOR ACTING AS PRINCIPAL CONTRACTOR AND FULFILLING HIS DUTIES UNDER CDM 2015.

Rev'd A Date: 03/11/2017 Comment: Disclaimers amended.  
**wood | goldstraw | yorath**  
ARCHITECTS QUANTITY SURVEYORS CDM CO-ORDINATORS  
Churchill House, Regent Road, Stoke on Trent, ST1 3RH.  
Tel: 01782 208000 Fax: 01782 208712 E-mail: info@woodgoldstraw.co.uk  
http://www.woodgoldstraw.co.uk/

Client:  
**St. Giles Catholic Primary School, Cheadle.**

Project:  
**Proposed Disabled WC and Internal Alterations**

Scale:  
**1:50, 1:200**

Sheet Size:  
**A1**

Title:  
**Working Drawing**

Drawing Number:  
**2528-19-12**

CAD file path:  
S:\19-12\2528-19-12\2528-19-12-Dis WC & Int Alts 2528-19-12-Working Drawing 2017.dwg  
Copyright: Wood Goldstraw & Yorath.  
Contractors are to check all dimensions on site and refer any discrepancies to the Architect immediately. This drawing has been prepared in accordance with the Building Regulations and the Architect's design. It is the responsibility of the contractor to ensure that the work is carried out in accordance with the drawing. However, we cannot accept liability for the accuracy of third party data (OS mappings, topographical survey information, etc.) used in the production of this document which we have relied upon in good faith. Key dimensions are noted for reference and any further specific dimensional information can be provided upon request.