Rev A 10/05/17 Tender Issue MC

issued for:
TENDER

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project:	project number:	north:					
Refurbishment Project Newport Pagnell Town Council	6712						
drawing:	drawing number:	revision:	scale:	paper size:	drawn by:	date:	checked:	date:
Scheme as Proposed Plans	12	A	1:50	A1	MC	May 17		

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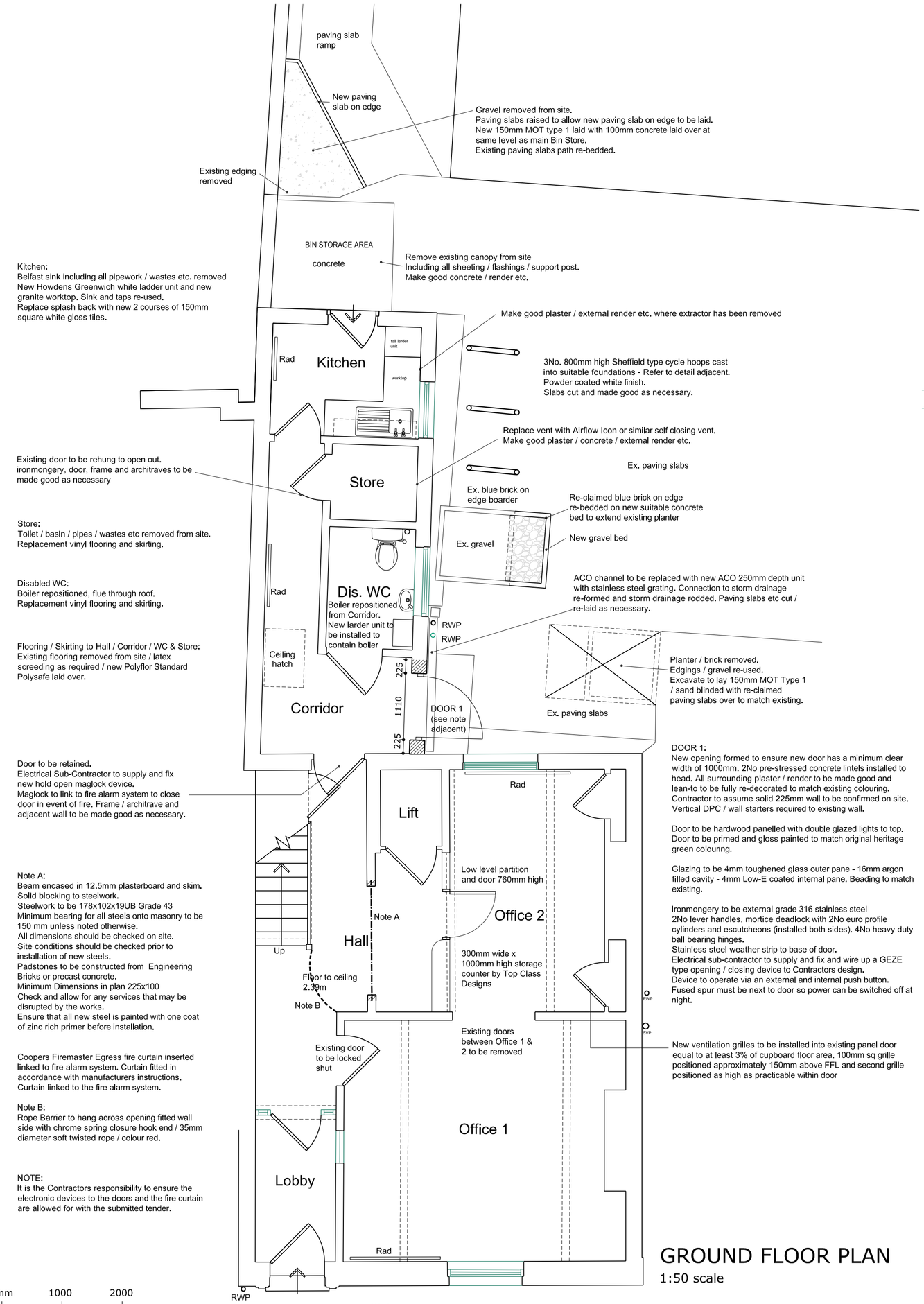
Contractors must work to figured dimensions only. All building and site dimensions, levels and sewer invert levels at connection points are to be checked on site before work starts. This drawing must be read in conjunction with, and checked against, any structural or other specialist drawings provided. Any discrepancy between issued drawings are to be reported to this practice and verified before works starts. This drawing and the building works depicted are the copyright of this practice and may not be reproduced except by written permission.

FILE LOCATION - s:\projects\6712 newport pagnell town council offices\02 drawings\03 building regulations & tender\nptc scheme 12 & 13.dwg



DOOR 1:
New opening formed to ensure new door has a minimum clear width of 1000mm. 2No pre-stressed concrete lintels installed to head. All surrounding plaster / render to be made good and lean-to to be fully re-decorated to match existing colouring.
Contractor to assume solid 225mm wall to be confirmed on site.
Vertical DPC / wall starters required to existing wall.

Door to be hardwood panelled with double glazed lights to top.
Door to be primed and gloss painted to match original heritage green colouring.

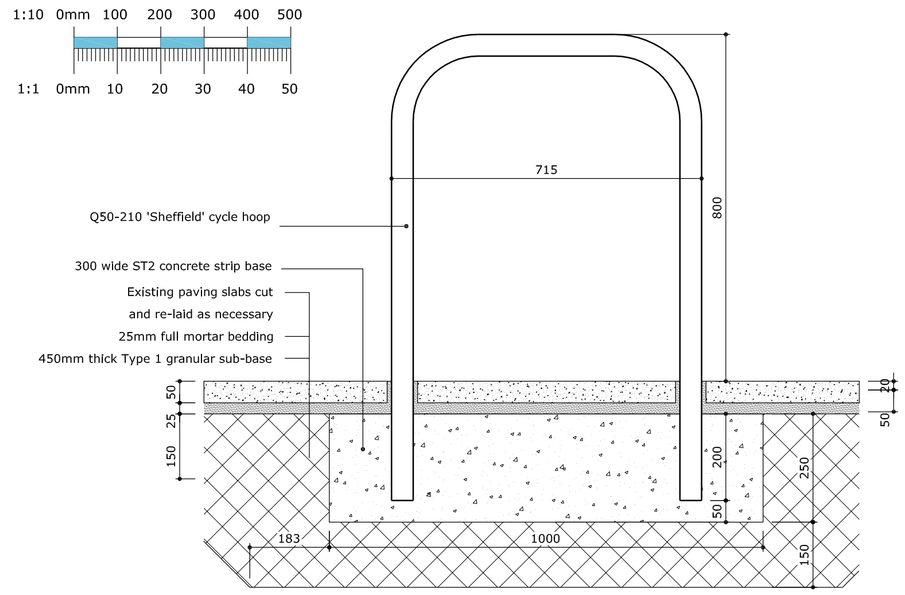
Glazing to be 4mm toughened glass outer pane - 16mm argon filled cavity - 4mm Low-E coated internal pane. Beading to match existing.

Ironmongery to be external grade 316 stainless steel
2No lever handles, mortice deadlock with 2No euro profile cylinders and escutcheons (installed both sides). 4No heavy duty ball bearing hinges.
Stainless steel weather strip to base of door.
Electrical sub-contractor to supply and fix and wire up a GEZE type opening / closing device to Contractors design.
Device to operate via an external and internal push button.
Fused spur must be next to door so power can be switched off at night.

New ventilation grilles to be installed into existing panel door equal to at least 3% of cupboard floor area. 100mm sq grille positioned approximately 150mm above FFL and second grille positioned as high as practicable within door

GROUND FLOOR PLAN
1:50 scale

Works:
Woodchip lining paper removed from all ceilings and walls.
Repairs as per schedule.
Decoration to all joinery (except windows) / walls / ceilings.



DETAIL THROUGH CYCLE HOOP
1:10 scale

CEILING RE-PLASTERING:

Woodchip paper removed from site.
Ceilings repaired as necessary to receive new decoration.

Patches of repair will be required and above the normal preparation works should be allowed for. Contractor to allow for 5no. areas of 1m² where ceiling will need to be replaced with plasterboard and skim.

DECORATIONS:

All internal joinery except windows (skirting / door linings / doors / stairs etc):
Rub down to prepare surface / 1 undercoat / 1 full gloss coat.

All walls and ceilings:
1 mist coat / 2 coats emulsion decoration.
Emulsion should be breathable type .
Manufacturer to be agreed with CA.

All fascias / soffits:
Rub down / prepare as necessary to receive 1 undercoat / 2 full coats of a suitable external grade gloss paint. Any replacement timbers to be primed first.
Contractor to allow to replace 4no. 1000x200x19mm of fascia / soffit with WBP plywood.
Plywood primed before decoration.

RE-PLASTERING:

Basic Specification:
Remove any loose, damaged, cracked or weak plaster. Note that existing lime plaster can still be "live" - that is the movement has caused it to delaminate slightly and cause it to be hollow, this needs to be removed too. Once back to the substrate the walls should be primed using Limelite Easy Bond and the first coat of Limelite Renovating Plaster should be applied whilst this is still tacky. Multiple coats can be applied to build up the plaster thickness. Note that 24 hours drying time is required for each coat and a suitable scratch should key each coat.

Once the desired levels have been achieved the walls should be keyed prior to application of High Impact Finishing Plaster. If there are differing substrates to be skimmed the entire wall should receive a coat of either SBR or Limelite Easy Bond to control the suction.
Again, plastering should commence whilst the primer is still tacky.

Decorative paint finishes can follow after 24 hours. Breathable paints must be used, and wallpapering is not recommended as it can trap moisture.

Preparation:
All surfaces should be thoroughly cleaned to remove dust and other friable materials and as recommended by manufacturer. The substrate should be primed with two coats of Limelite Easy Bond to provide a key and control suction.
Contractor to allow for above the normal amount of making good to the existing retained plaster.

Plasterer manufacturer: Pozament - Tarmac Building Products Ltd
Swains Park Industrial Estate Park Road Overseal Derbyshire DE12 6JT
03444630046 Contact: Thomas Emery, Specification Co-Ordinator

Undercoats:
Product reference: Limelite Renovating Plaster
Reinforcement: Pre blended polypropylene fibres

Where movement or shrinkage is likely to occur expanded metal lath should be used in stress areas.

Thickness (excluding dubbing out and keys): 7-14mm per coat.

Further coats can be applied after 24 hours in accordance with manufacturer recommendations.

Final coat:
Product reference: Limelite High Impact Finishing Plaster
Thickness: 3-5mm
Finish: Trowelled, even finish. Do not polish.

Accessories/Fixings: Stainless steel beads, stops etc.

SUITABILITY OF SUBSTRATES:
Soundness: Free from loose areas and significant cracks and gaps.
Tolerances: Permitting specified flatness/ regularity of finished coatings.
Cleanliness: Free from dirt, dust, efflorescence and mould, and other contaminants incompatible with coatings.
Existing lime based plaster plaster, where it is being overskimmed, should be sound and in good condition. Plaster which is hollow, weak or loose should be removed.

RAKING OUT FOR KEY
Joints in existing masonry: Rake out to a depth of 13 mm (minimum).
Dust and debris: Remove from joints.

ROUGHENING FOR KEY
Substrates: Roughen thoroughly and evenly.
Depth of surface removal: Minimum necessary to provide an effective key.

BONDING AGENT APPLICATION
General: Apply evenly to substrate to achieve effective bond of plaster/ render coat. Protect adjacent surfaces. Bonding agent used must be Tarmac Limelite Easybond.

BEADS/STOPS FOR INTERNAL USE
Material: Stainless Steel

BEADS/ STOPS GENERALLY
Location: External angles and stop ends, except where specified otherwise.
Corners: Neat mitres at return angles.
Fixing: Secure, using longest possible lengths, plumb, square and true to line and level, ensuring full contact of wings with substrate.
Finishing: After coatings have been applied remove surplus material, while still wet, from surfaces of beads/ stops exposed to view.

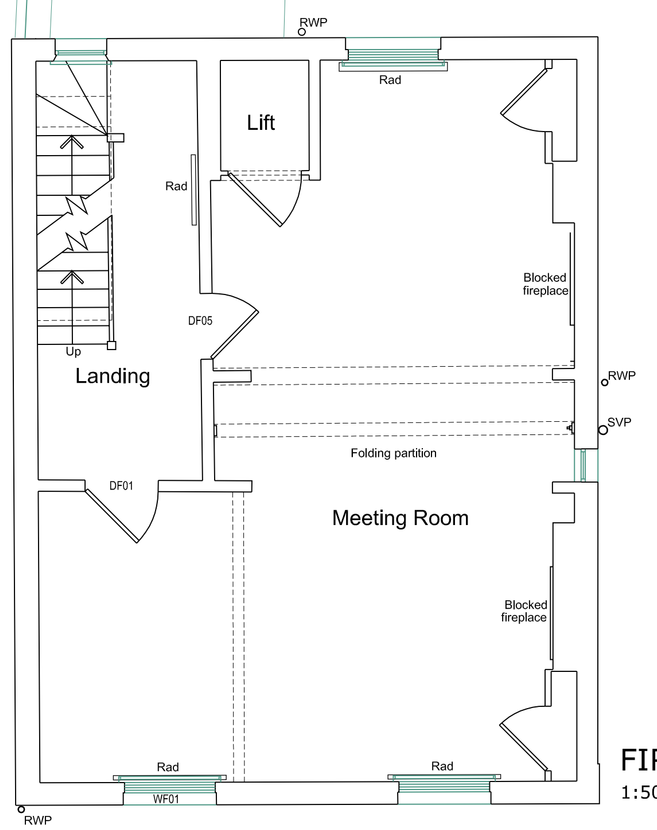
EXTENT OF WORKS:
Contractor to assume the following amounts will be required to be removed upon removal of the wood chip paper:

20 no. areas of 1m²
10 no. areas of 2m²
10 no. areas of 4m²
5 no. areas of 8m²

Contractor to also allow to skim coat the following:
5no. areas of 15m²

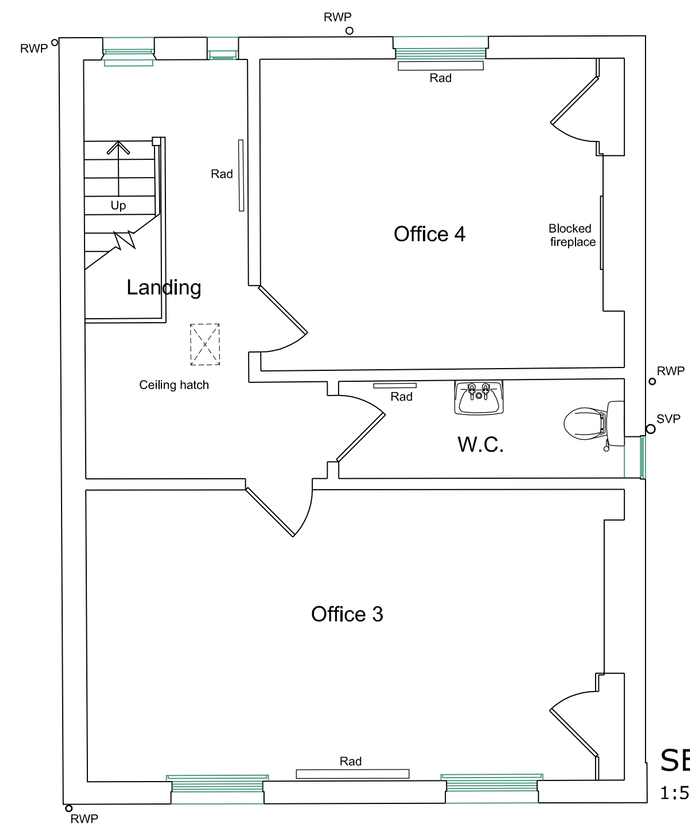
Remove from site existing canopy
Including all sheeting / flashings / support post.
Make good concrete / render etc.

NOTE:
Whilst decorating the Contractor is to remove all notice boards / photos / pinboards / whiteboards etc from walls and replace upon completion.
An inspection is required during the tender period to confirm the extent of these works.
Also when decorating the Contractor is to move all furniture / desks / filing cabinets etc and reposition upon completion. The building is to remain operational for the duration of the contract therefore works stations need to operational at all times.
Again an inspection is recommended to ascertain the extent of these works.



FIRST FLOOR PLAN
1:50 scale

Works:
Woodchip lining paper removed from all ceilings and walls.
Repairs as per schedule.
Decoration to all joinery (except windows) / walls / ceilings.



SECOND FLOOR PLAN
1:50 scale

Works:
Woodchip lining paper removed from all ceilings and walls.
Repairs as per schedule.
Decoration to all joinery (except windows) / walls / ceilings.