Scope of Work

The work consists of the construction of an extension to Ardfield National School in accordance with these drawings and specifications.

The construction will comply with the current Building Regulations in all respects.
The contractor will provide all necessary supervision, labour, materials etc. for the proper execution of the works, which are to be carried out to the true intent and meaning of the drawing and specification taken together, and nothing is to be omitted which is necessarily implied, though some may not be specifically mentioned in the spec. nor shown in the drawing but which would be necessary for the proper and full completion of the works.

The contractor shall set out works in accordance with the drawing.
The employer and qualified persons authorised by him will have access to the works at all times.
Any additional works will have to be agreed in writing before the work commences.
If a dispute or difference shall arise between the Employer and the Contractor relating to the works, then any such dispute or difference shall be referred to a competent Arbitrator agreed by both parties.

Include:
- Foundations & base construction
- Blockwork
- Roof
- External Windows & Doors
- First and Second Fix Works
- Plumbing, heating & building services
- Internal painting and finishing
- External services to satisfaction of relevant authority
- External drainage & soakaways/sewer connections
- External ramps, footpaths.

All as per specifications on these drawings

Foundation Construction

External Walls
1200 x 400mm concrete strip foundation reinforced with 6no. 12mm Ø high tension steel bars with 12mm Ø binders at 600mm C/C

Internal Walls
1000 x 400mm concrete strip foundation reinforced with 3no. 12mm Ø high tension steel bars with 12mm Ø binders at 600mm C/C

Foundation Notes:
Concrete grade per Table A
Bottom of foundation to be at a suitable bearing stratum as shown in Detail A and to have minimum 600mm cover below finished ground level.
Bearing stratum to be inspected and approved by independent CBR testing company such as MatTest or similar approved and capable of supporting a safe bearing pressure of 150KN/m²
Any weak points to be removed and replaced with lean mix concrete.

Table A: Concrete Specification

Exposure	Mild/Dry/Enclosed	Foundations	External
Grade	30N	35N	37.5N
Reinforcement Cover	40mm	40mm	40mm
Min. Cement Content	275kg/m²	300kg/m²	325kg/m²
Max. Free Water/Cement Ratio	0.65	0.60	0.55
Max. Aggregate Size	20mm	20mm	20mm

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Base Blockwork

Price for 8 courses of base blockwork.
All blocks to be European Certified to a minimum of 7N.
All filling and blinding to be European Certified.
All structural Steel columns to be taken to top of foundation.

Lintel and DPC over all ESB Meter and Telecoms Boxes. Liase with client and authorities over supply location.

Install ducks foot in cavity for ESB connection.

Pad Foundations in middle of classroom

900mm square concrete pad foundations reinforced with A393.
Price for pad height of 1000mm

Ground Floor Construction

100mm 30N concrete floor screed with fibres on 150mm Polyurethane insulation on 225mm 35N concrete sub-floor with 2 layers of A393 mesh on Radon barrier on 50mm sand blinding on 200mm min. well compacted hardcore free from organic material & certified compliant with Annex E by supplier.
Radon barrier to be lapped over internal leaf of external walls. Corners to be welded.
Install radon sump with 100mm Ø vent to external.

External Walls (475mm Conc. Cavity)

15mm external render consisting of 2 coats sand cement plaster with plasticiser over a scud coat on
100mm concrete block on edge outer leaf
150mm cavity with 110mm P.I.R. xtratherm insulation
225mm concrete block on flat inner leaf
12.5mm sand/cement plaster & skim finish

All blocks to be European Certified to a minimum of 7N.

Stainless steel wall ties at spacings suitable for 150mm cavity per I.S. 325 Part B

Stepped DPCs over all external opes per Building Regulations

External plaster reveals, plinths and corners to be formed with battens & chamfered battens.

Internal Walls (Conc. Block)

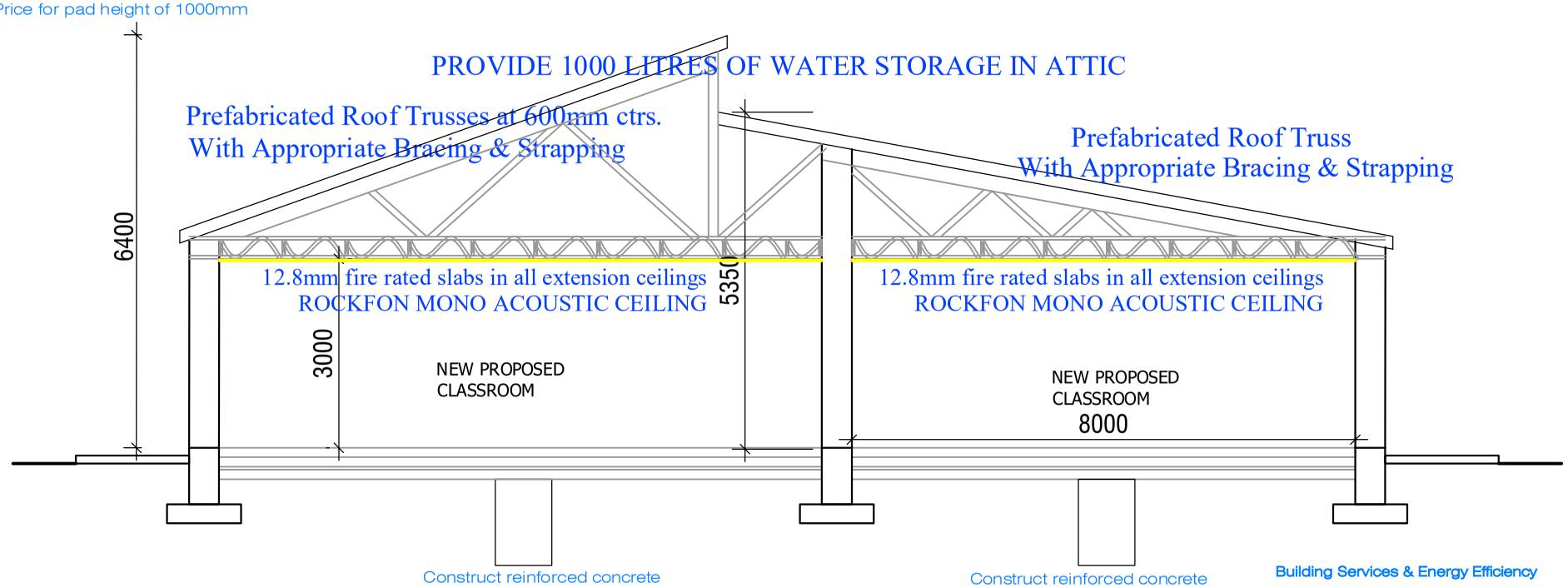
12.5mm sand/cement plaster
100mm concrete block on edge
12.5mm sand/cement plaster & skim finish

Internal Walls (Timber Stud)

12.5mm fire rated plasterboard & gypsum skim on 100 x 44mm timber studs @ 400mm C/C. 12.5mm fire rated plasterboard & skim. Fill partitions with rockwool quilt insulation.

Painted wall finishes to client's specification.

Any wet room areas to be fiberglass lined up to 1500mm above FFL.



Construct reinforced concrete pad foundation up to underside of sub-floor slab
Reinforcing consisting of 2 layers of layers of A393 mesh

Construct reinforced concrete pad foundation up to underside of sub-floor slab
Reinforcing consisting of 2 layers of layers of A393 mesh

SECTION A - A
1:200

Building Services & Energy Efficiency

Airtightness & Thermal Bridging
All construction details to be in accordance with acceptable detailing set out in Technical Guidance Document L & Supplementary Documents to limit thermal bridging and minimize air infiltration.

Uncontrolled ventilation to be limited to 3m³/h/m² @ 50pa, confirmed by air pressure test result.
Use air tightness membranes and tapes (Siga or equivalent) beneath roof, around all openings and around any pipe or cable penetrations in external envelope.

Install full Heat Recovery Ventilation system in extension. Install fire dampers in agreed locations with Engineers Office
All pipes fully individually lagged

Plumbing & Heating System
Plumbing and heating system to comply with current Building Regulations & other relevant standards.
Provide at least two heating zones and separate domestic hot water provision all with independent time and temperature control.
Install frost protection thermostat in attic space.

Builder to supply all bathroom ware.

REPLACE EXISTING SCHOOL OIL BOILER WITH TWO NEW GAS BOILERS TO SERVE ENTIRE SCHOOL. PRICE FOR ALL ASSOCIATED TANKS AND WORKS

ENSURE TOILETS ARE GRAVITY FED TO ALLOW FOR POWER OUTAGES

LOW PITCHED ROOF CONSTRUCTION

All timber to S.R.11 minimum grade C24
120mm insulated Kingspan Roof Cladding with 30 year written warrenty on 100*44mm timbers at 600mm centres pressure treated over Tyvek breathable felt on prefabricated roof trusses at 600mm centres
Brace roof structure with runners & struts at intervals and diagonal wind braces to prefabricated roof truss provider specification.
Herringbone bridging @ 1350 ctrs.
Strap gables and joist levels to adjoining walls at 2m intervals.
Ventilation equivalent to a 10mm continuous strip at eaves and ridge.
All timber to be treated with recognised preservative. 100mmx75mm wallplate strapped or bolted at 900mm centres.
Code 5 lead dressings

Roof Insulation

400mm of Rockwool on flat between & across joists
12.8mm fire slab and a gypsum skim finish
ROCKFON MONO ACOUSTIC CEILING

Fascia and Soffit

uPVC Fascia and Soffit
Ensure eaves ventilation to current Building Regulations.

Painting & Finishing

Contractor to price for three coats in Dulux paint range as selected by board of management on all internal & EXTERNAL walls.

Contractor to price for two coats of gloss or similar as selected by clients over primer on doors, skirting and architrave.

Contractor to price for three coats of Weathershield or similar agreed on exterior of new extension and asscoaiated areas.

Contractor to install blackout roller blinds in all classrooms in colour agreed with Board of Management.

Second Fix

Fire doors as indicated on drawings with minimum clear opening widths also as indicated on drawing.
Doors to be ash veneered doors with appropriate fire stops, fire rated hinges, handles etc.
Doors on escape routes not to be fitted with lock, latch or bolt fastenings and should be readily operated without the use of a key.
Bathroom doors to have minimum clear opening width of 800mm

Contractor to price for dpm under polyfloor due to time restraints "Polyfloor" floor & skirting to manufacturers spec.
Door frame and architrave to be painted in gloss in agreed colour with Principal

CLIENT: Board of Management Ardfield NS	SHEET NO : 03	SHEET SIZE : A3
DRAWING TITLE: Section & Part Spec.	DRAWN : DOS	CHECKED : DOS
	SCALE : 1 : 100	DATE : 03/07/26