



PROPOSED DEMOLITION FLOOR PLAN - OPTION A
SCALE 1:50

GENERAL SPECIFICATION

BUILDERS' WORK & STRUCTURAL ALTERATIONS DEMOLITION:
Remove existing fixtures as indicated on the Partial Floor Plan.

Removal of all skirting and architrave during demolition to allow for new flooring.
Skirting and architrave to be replaced with new 125x18mm MDF skirting section fixed onto wall, all fixings to be counter sunk, wood filled & painted over

Structural Openings:
Form new openings for service penetrations as required to facilitate the new layout.

Waste Management:
All debris and redundant equipment are to be removed from the site and disposed of in accordance with local regulations.

INTERNAL FINISHES (WALLS & CEILINGS)
Wall Repainting:
Prepare all existing wall surfaces by filling cracks and sanding smooth.
Apply one primer/mist coat and two full coats of a durable, scrubbable acrylic eggshell paint (suitable for high-moisture kitchen environments).

Beam repair & repainting:
Contractor to assess beams and highlight areas of any minor damage to beams to which can be repaired and repainted with intumescent paint to match existing colour.

FLOOR COVERINGS
Material:
Provide and install high-performance slip-resistant vinyl flooring.
Approved Manufacturer:
Forbo (e.g., Surestep or Safestep ranges) or an equal and approved alternative.

Suitability:
The flooring must be R10/R11 slip-rated, suitable for high-traffic educational environments.
Installation:
To be installed over a professionally prepared subfloor, including a suitable smoothing compound.

CABINETRY & FURNITURE SPECIFICATIONS
Construction:
All cabinetry to be heavy-duty, institutional-grade suitable for school environments. Worktops: Solid surface or high-pressure laminate (HPL) with moisture-resistant cores, capable of withstanding heat and impact.
Configuration:
Layout to follow Elevations A through G, including designated fitted furniture.

Hardware:
Heavy-duty hinges and drawer runners with a minimum 10-year commercial warranty.

MAINS WATER & WASTE CONNECTION:
All new plumbing fixtures—including Belfast sink and Drainer must be fully integrated and connected to the existing mains water supply and existing wastewater/foul drainage system.

Service Extensions:
Ensure all pipework is concealed within cabinetry or floor voids where possible and installed with sufficient falls for drainage.

Design Compliance:
All M&E provisions (power, lighting, and extraction) are to be installed strictly as specified by the M&E Engineers' detailed drawings and schedules.

Connection Coordination:
All new services are to be safely extended and connected to the existing site services. Appliance Integration: Provide final connections for all equipment shown, including proposed sink.

General Notes:
- Copyright of Dermot F. Geoghegan Architects.
- All dimensions & levels to be checked on site before any work commences.
- No dimensions to be scaled off drawing.
- Any discrepancies to be brought to the attention of the Architect.
- All materials, fittings & finishes to be approved by Architect before any work commences.
- Installation of all materials in accordance with manufacturer's specifications.
- All work to comply with relevant IS & BS standards and TGD current issue.
- All electrical work in compliance with ESB standards & specs.

STAGE: TENDER

Drawings are for Tendering Purposes Only.
Drawings not to be used for Construction



Revision	Revision details	Issued by	Date
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DERMOT F. GEOGHEGAN ARCHITECTS LTD ARCHITECTS · DESIGNERS · PLANNING CONSULTANTS CASTLE HOUSE 18 CASTLE STREET CARLOW CO. CARLOW Project: WOODWORK CLASSROOM REFURBISHMENT - DEANSRATH COMMUNITY COLLEGE Client: BOARD OF MANAGEMENT DEANSRATH COMMUNITY COLLEGE Drawing: PARTIAL FLOOR PLAN - Demolition Scale: 1:50@A2 Date: JUNE 2026 Drawn by: MMCG Checked by: DFG			
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