

FINISHES SPECIFICATION

Floor Finishes

See Finishes plan and Finishes Schedule. Contractor to level floors and clear all debris prior to installation of flooring. Selected R11/12 grade with appropriate bare foot slip resistance to all wet areas and rooms containing showers. Contractor to provide client with maintenance schedule and cleaning instructions for individual floor coverings

Wall Finishes

See Finishes plan and/or Finishes Schedule. All plasterwork to be sufficiently dry, primed, any staining removed and divits filled and sanded prior to application of paint. Generally 2 no. coats of selected paint to be applied, however, for some colours a third coat may be required. Walls to be painted to Satisfaction of Architect.

Doors, Skirting And Architraves

Internal doors and frames to be as per Door schedule. Softwood timber skirting(MDF or PVC skirtings, architraves or windowboards are not to be used.) to all classroom and circulation areas with formed vinyl covered edges to wet areas. Skirting boards and Architraves to be as per finishes Schedule and to be nail fixed to walls and partitions using appropriate steel/wire nails. Nail heads to be punch finished and filled using matching filler prior to final application of varnish/stain/paint.

Air Tightness & Insulation

All new works to achieve an air tightness rating as specified in the Part L Compliance Report. Contractor to allow for all membranes, tapes and sealant as required to achieve this rating to include the carrying out of a blower door test on completion of works to demonstrate compliance. Insulation levels to be achieved as per TGD part L and Department of Education specifications.

Details and specifications included in this tender package comply with the above criteria, should alternative materials or methods be proposed they shall be submitted to the architect for approval prior to application.

External Finishes

Windows and doors as per attached schedule or to clients specification. All window units (glazing and frames combined) to have a U-Value as specified in the Part L Compliance Report (and windows and doors schedules). Walls and roofs to be finished as per elevations. Window cills to be 50mm deep pre-cast concrete unless otherwise specified. Exposed upward surfaces of cills to be treated with a proprietary clear uv proof and long life algae and moss inhibitor which shall not discolour or otherwise adversely affect the performance or appearance of the treated material or painted to clients satisfaction. Flashings shall be lead or profiled metal or "system specific" as specified. Fascia & soffit to be clad in corresponding material to roof (metal/PVC) with formed, hidden, rain water gutters. Rainwater goods incl. hoppers, gutters and downpipes to be matching colour aluminium. Soil & vent pipes and accessories to be 100mm dia. black upvc unless otherwise specified. External walls to be painted, colour to match, to clients approval with exterior grade paint to architects approval.

FLOOR FINISHES LEGEND

- Selected 100 x 19mm softwood Skirting with paint finish.
- Selected vinyl flooring upstand with PVC trim
- Floor finish: Multi purpose impact-absorbing non slip vinyl with a min. slip rating of R10, PTV ≥ 25
- Sheet vinyl finish with a min. slip resistance rating of R11 and PTV ≥ 36 covered skirtings. (R11 / CLASS B for defined shower areas)
- Selected high traffic carpet to OFFICE AREAS
- ENTRANCE MATWELL
Min. dimension: door length x 1200/1600 depth.
- MATWELL SPEC: ESPLANADE 1100 MATTING 18mm OPEN CONSTRUCTION COLOURS 'Blue Ridge', ALUMINIUM TRIM or similar approved
- Installed flush with the surrounding floor finish.

FLOORING & FLOOR COVERINGS - as per DOE specs.

- Floor finishes generally should be multi-purpose impact-absorbing acoustic linoleum or vinyl with a minimum slip rating of R9. Floors in wet areas should have a non-slip vinyl finish with a minimum slip value of R10 with a minimum SRV 36. Carpet can be considered in admin/office areas.
- Many mainstream schools can have a range of geometric shapes and patterns in both wall and floor finishes. For some pupils with SEN, these design choices would be counterproductive as they introduce a level of visual complexity that pupils may have difficulty processing. Plain non-patterned finishes should therefore be specified.
- Changes in colour in floor coverings to denote changes in areas, can assist pupils with low vision or visual impairment in locating places, steps or edges, that might otherwise visually merge into the rest of the floor.
- In the Toilet/Shower for Assisted Users the floor should be designed as part of a wet room design with covered skirtings. The defined shower area within this space should have an enhanced slip resistance of minimum R11.

GENERAL NOTES

Contractor to allow for selected air proof membranes to ceilings. Air tightness tapes to be applied to all windows, doors and service apes in building envelope and to all junctions as per manufacturers requirements to achieve a target air tightness rating of 5 air changes per hour. Contractor to allow for air blower test to be carried out on extension phase of building on completion.

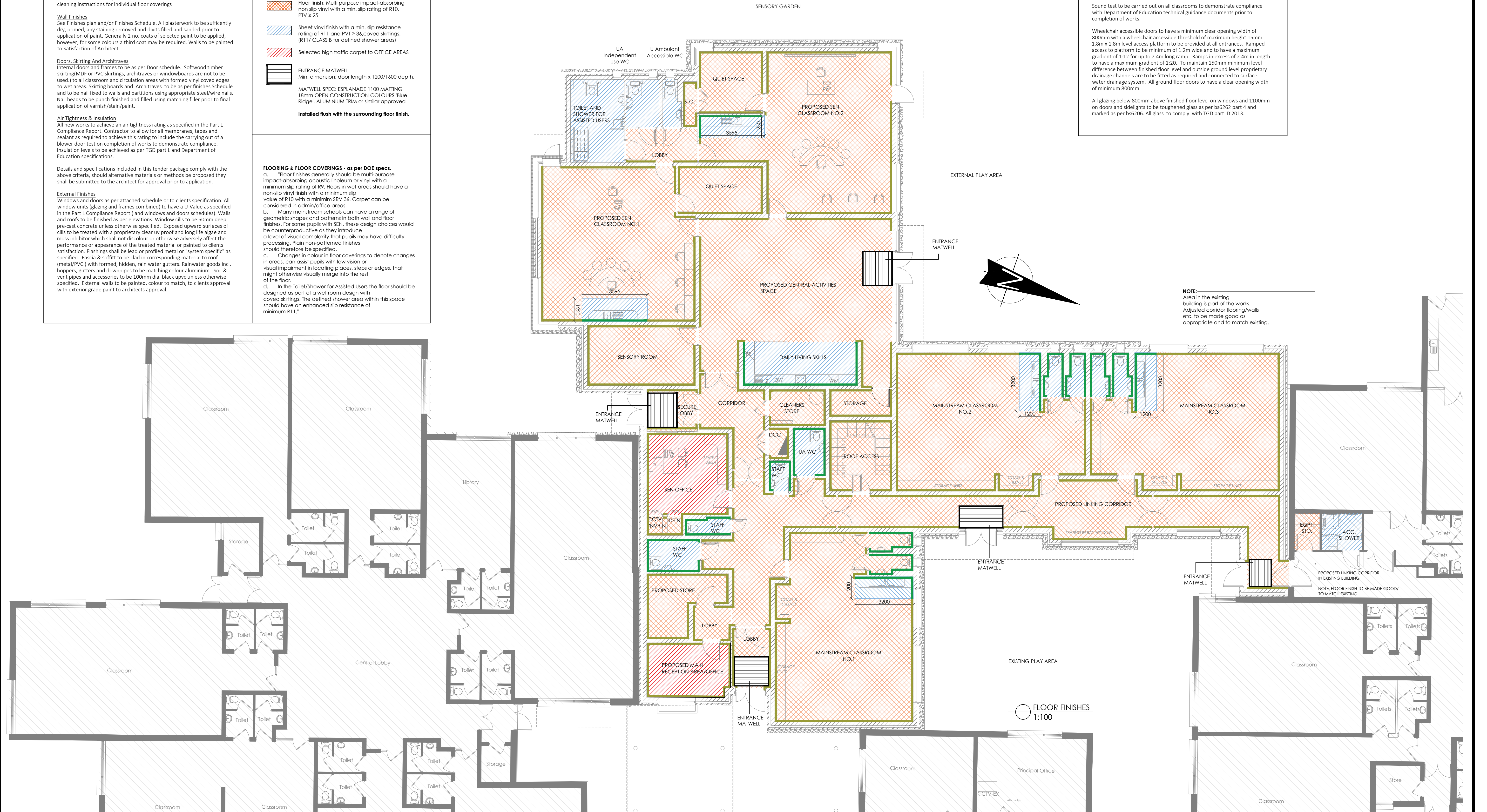
Sound test to be carried out on all classrooms to demonstrate compliance with Department of Education technical guidance documents prior to completion of works.

Wheelchair accessible doors to have a minimum clear opening width of 800mm with a wheelchair accessible threshold of maximum height 15mm. 1.8m x 1.8m level access platform to be provided at all entrances. Ramped access to platform to be minimum of 1.2m wide and to have a maximum gradient of 1:12 for up to 2.4m long ramp. Ramps in excess of 2.4m in length to have a maximum gradient of 1:20. To maintain 150mm minimum level difference between finished floor level and outside ground level proprietary drainage channels are to be fitted as required and connected to surface water drainage system. All ground floor doors to have a clear opening width of minimum 800mm.

All glazing below 800mm above finished floor level on windows and 1100mm on doors and sidelights to be toughened glass as per bs6262 part 4 and marked as per bs6206. All glass to comply with TGD part D 2013.

NOTE:

Area in the existing building is part of the works. Adjusted corridor flooring/walls etc. to be made good as appropriate and to match existing.



NOTES :
This drawing is copyright and may not be copied or altered without permission.
Use only figured dimensions. Do not scale this drawing.
The contractor is responsible for checking all dimensions on site prior to construction.
The Architects are to be notified of any discrepancies prior to work commencing.
Levels and contours, shown on drawings, are relative to local datum unless specified

REVISION:	DATE:	DESCRIPTION:	INITIAL:	REVISION:	DATE:	DESCRIPTION:	INITIAL:

QUEEN OF ANGELS PRIMARY SCHOOL			
Additional Accommodation			
Wedgewood, Sandford, Dublin, 16			
FLOOR FINISHES			
SCALE:	As Shown	DATE:	06.10.2025
PROJECT:	22518-TEN	REV:	MC
22518-TEN-502			

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