

GENERAL SPECIFICATIONS

BUILDER RESPONSIBLE FOR FULL COMPLIANCE WITH ALL CURRENT BUILDING REGULATIONS ETC. BUILDER TO EXAMINE SITE AND EXTENT OF WORKS PRIOR TO TENDERING. BUILDER TO SUBMIT ' COMMENCEMENT NOTICE' TO LOCAL AUTHORITY MIN 14 DAYS BEFORE STARTING ON SITE. ALL WORKS TO BE CONSTANTLY SUPERVISED BY ENGINEER/ARCHITECT. ENGINEER TO DESIGN ALL FOUNDATIONS, BEAMS, ROOF BRACING AND GENERAL STRUCTURE ETC. BUILDER TO AGREE ALL IN WRITING WITH SUPERVISING ENGINEER/ARCHITECT. SOIL INVESTIGATION TO BE DONE TO ASCERTAIN TYPE AND DEPTH OF FOUNDATIONS REQUIRED. DRAWINGS NOT TO BE SCALED.

BUILDER TO ASSUME ROLE OF HEALTH AND SAFETY SUPERVISOR AND TO ENSURE FULL COMPLIANCE WITH ALL CURRENT REGULATIONS AND CODES OF PRACTICE PERTAINING TO SAME.

CLIENT RESPONSIBLE FOR HEALTH AND SAFETY PSDP (DESIGN STAGE - AGREE WITH ENGINEER) BUILDER RESPONSIBLE FOR HEALTH AND SAFETY CONSTRUCTION STAGE. APPLICABLE IF DURATION OF WORKS EXCEED 30 DAYS.

NOTE: ALL MATERIALS - CODES OF PRACTICE, STANDARDS AND CERTIFICATION AS SPECIFIED TO BE USED IN SO FAR AS POSSIBLE AND REASONABLE ON SITE. ALTERNATIVES MAYBE USED IF DEEMED SIMILAR OR EQUIVALENT, TO BE AGREED WITH ENGINEER. ALL RECORDS OF TECHNICAL DATA / PERFORMANCE OF MATERIALS ETC TO BE RETAINED BY BUILDER.

BUILDER SHALL ALSO REFER TO ALL RELEVANT BUILDING REGULATIONS, CODES OF PRACTICE AND MANUFACTURERS SPECIFICATIONS.

MATERIALS AND WORKMANSHIP

ALL MATERIALS TO BE USED SHOULD BE FIT FOR THE USE FOR WHICH THEY ARE INTENDED AND FOR THE CONDITIONS IN WHICH THEY ARE USED. WHERE POSSIBLE THESE MATERIALS SHOULD CARRY THE RELEVANT IS OR BS STANDARDS. A PROPER STANDARD OF WORKMANSHIP IS ESSENTIAL TO COMPLY WITH THE BUILDING REGULATIONS AND ALL WORK ON SITE SHOULD BE CARRIED OUT IN ACCORDANCE WITH BS 8000/ WORKMANSHIP ON BUILDING SITES.

FOUNDATIONS - EXTENSION

ALL FOUNDATIONS AND GROUND INVESTIGATION BY ENGINEER/ARCHITECT. GENERALLY 400MM DEEP WITH A993 MESH AT BOTTOM, FOUNDATIONS TO BE MIN 600MM BELOW GROUND LINE. ALL STEPS IN FOUNDATIONS TO COMPLY WITH REGS. AGREE WITH ENGINEER. 30 K/N CONCRETE.

AGREE ADDED DEPT OR ALTERNATIVE FOUNDATION DESIGN IF NECESSARY WITH ENGINEER AFTER GROUND INVESTIGATION.

GRANULAR FILL

UNBOUND GRANULAR FILL AND BINDING IS TO BE IN ACCORDANCE WITH IS 888, IS 13242 AND S282. THE MINIMUM COMPACTION LAYER OF 11/2 TIE IS TO BE 100MM - THE MAXIMUM 225MM.

GROUND FLOOR - EXTENSION

150MM GRADE C28 /25 POWER FLATATED CONCRETE FLOOR SLAB WITH LIGHT MESH DN 900 GAUGE SEPARATING MEMBRANE ON 100MM XTHERM INSULATION - REFER TO BER OR EQUIVALENT WITH A MIN THERMAL CONDUCTIVITY OF 0.022 W/MK > TO MEET CURRENT CLASS M3 BELOW DPC AND M4 ABOVE DPC. CONSTRUCTION AND CONTROL TO BE HERMAL IN ACCORDANCE WITH IS EN 1996-1-1 TABLE NA3 NO BLOCKWORK OR BRICK LAYING SHALL BE TURNED UP AT SIDES AND TUCKED UNDER DPC - TO BE COMPLETELY SEALED AND CERTIFIED ALLIUM FOR ADEQUATE SIMPS TO OUTSIDE. ON 50MM SAND BLINDING ON MIN 300MM WELL CONSOLIDATED HARDWARE. TURN UP 50MM INSULATION AT PERIMETERS.

EXTERNAL WALLS

100MM AND 200MM SOLID BLOCK INNER-LEAF AS SHOWN, WITH 50MM INSULATED SLAB AND SKIN AT EXTERNAL WALLS AT ALL AREAS NEW AND EXISTING. 150MM CAVITY FILLED WITH PERMEABLE FILL BY SPECIALIST. STAINLESS STEEL TWISTED PLATE TYPE WALL TIES @ 450MM VERTICALLY AND 450MM HORIZONTALLY. WALL TIES @ 225MM VERTICAL C/C AND LOCATED WITHIN 150MM OF ALL OPES. MASONRY TO BE CONSTRUCTED IN ACCORDANCE WITH SR 325 & IS EN 1996-1-1. WALL TIES FITTED IN ACCORDANCE WITH REGS. 100MM BLOCK OUTER LEAF AS SHOWN WITH 18MM SMOOTH PLASTER FINISH. FIT DPC AT FFL AT A MIN 150MM ABOVE GROUND FIT DPC AND INSULATION AT ALL DOOR/WINDOW OPES, HEADS AND CILLS ETC. 18MM SMOOTH PLASTER FINISH TO OUT-SIDE TO BE PAINTED.

LINTELS TO BE IN ACCORDANCE WITH IS EN 845-2 TO BE STEELITE OR SIMILAR APPROVED.

BLOCKWORK STRENGTH TO BE GRADE 7.5N/MM2 AND IN ACCORDANCE WITH EXPOSURE CLASS M35. MORTAR TO BE FACTORY MADE CLASS M6 DESIGNATION (MORTAR TO BE EXPOSURE CLASS M35 BELOW DPC AND M4 ABOVE DPC. CONSTRUCTION AND CONTROL TO BE HERMAL IN ACCORDANCE WITH IS EN 1996-1-1 TABLE NA3 NO BLOCKWORK OR BRICK LAYING SHALL BE CARRIED OUT WHEN THE TEMPERATURE IS AT OR BELOW 3 DEG C UNLESS PRECAUTIONS ARE TAKEN TO ENSURE A MINIMUM TEMPERATURE OF 4DEG C IN THE WORK WHEN LAID AND THEREAFTER TO MAINTAIN THE TEMPERATURE ABOVE FREEZING POINT UNTIL THE MORTAR HAS HARDENED. SHOULD ANY BLOCK WALL BE DAMAGED BY FROST IT SHALL BE PULLED DOWN AND MADE GOOD AT THE CONTRACTORS EXPENSE. WALLS SHALL, WHERE NECESSARY BE ADEQUATELY BRACED DURING CONSTRUCTION TO PREVENT DAMAGE BY WINDS OR OTHER CAUSES.

MOVEMENT / CONTROL JOINTS IN MASONRY AT 6M MAX CENTERS IN EXTERNAL BLOCKWORK ARE TO EXTEND FROM DPC TO ROOF LEVEL. LOCATION TO BE AGREED WITH ENGINEER.

NOTE: ALL EXTERNAL WALLS TO BE DRY-LINED WITH 50MM SLAB AND INSULATION AT NEW EXTENSION AREAS AND AT EXISTING EXTERNAL WALL AREAS. WALLS TO BE RENDERED FIRST TO SEAL BEFORE FIXING SLABS.

TAPE AND SEAL ALL NEW OPES.

EXPANET WALL JOINERS AT ALL NEW JOININGS.

INSULATION: REFER TO BER/ PART L COMPLIANCE REPORT FOR INSULATION REQUIREMENTS

FLAT ROOF - EXTENSION

ALL NEW FLAT ROOF AREAS TO BE WARM ROOF CONSTRUCTION, TO BE 3 LAYER FIBER GLASS ROOF COVERING SUPPLIED - INSTALLED AND CERTIFIED WITH 20YEAR GUARANTEE BY SPECIALIST. ON RECOMMENDED BREATHER MEMBRANE ON 100MM XTHERM INSULATION ON MEMBRANE ON 18MM OSB BOARD DECKING SCREW FIXED TO FERINGS AT 4 FALL MIN FIXED TO 225X200M JOISTS AT 400MM CENTERS WITH 30X25MM COUNTER BATTENS AT CEILING SLAB AND SKIN UNDER SIDE.

PROPRIETARY PARAPET CAPPINGS AND UPSTANDS. STEPPED DPC TO OUTSIDE WITH VECP HOLES AS SHOWN. CLOSE CAVITY WITH 18MM OSB BOARD AND FIBER GLASS LAYER.

ENSURE FULL AIR CIRCULATION IN FLAT ROOF STRUCTURE WITH EAVES VENTS AND PROPRIETARY VENTS AT ROOF SURFACE.

SCREW FIX 25MM INSULATED SLAB AND SKIN TO UNDER SIDE WITH BREATHABLE MEMBRANE TURNED DOWN AT PERIMETERS AND SEALED BEHIND WALL PLASTER.

ALTERNATIVE TROCAL ROOF COVERING - AGREE ON SITE WITH ENGINEER

WINDOWS

PVC DOUBLE-GLAZED WINDOWS AND DOORS. ALL JOINTS TO BE WELDED. ALL OPENING SASHES AS SHOWN. FIT MDF WINDOW BOARDS.

AGREE COLOUR OF ALL DOORS AND WINDOWS WITH CLIENT.

MIN BER SPECIFICATION - U VALUE OF 1.2W/M2K. SOLAR TRANSMITTANCE OF 0.64, FRAME FACTOR OF 0.7

ALL RELEVANT TECHNICAL DATA TO BE SUPPLIED BY MANUFACTURER.

JOINERY

FIT 150X20MM MOULDED RED DEAL SKIRTINGS - FIT 100X20MM MOULDED RED DEAL ARCHITRAVES TO MATCH AT EXISTING HOUSE.

ALLOW PC OF £1800.00 FOR SUPPLY ONLY OF STANDARD DOORS WHERE SHOWN AT NEW AREAS TO BE SELECTED BY CLIENT. IRONWORKERY INCLUDED.

ALL ROBES AND KITCHEN FITTINGS ETC. BY CLIENT.

HEATING/PLUMBING

INSPECT EXISTING HEATING SYSTEM AND CONFIRM IN GOOD WORKING ORDER. EXTEND SYSTEM TO ACCOMMODATE NEW EXTENSION. ALL RADIATORS TO BE SUITABLY SIZED.

INCLUDE FOR NEW RADIATOR UNDER NEW WINDOW SEAT AT EXTENSION.

INCLUDE FOR NEW COLUMN RAD AT EXTENSION POSITIONED WHERE INDICATED.

INCLUDE FOR TWO ADDITIONAL COLUMN RADIATORS AT KITCHEN AREA WHERE INDICATED.

ELECTRICAL

INCLUDE FOR SUPPLY AND INSTALLATION OF ELECTRICAL AS PER SCHEDULE. ALL LIGHT FITTINGS (I.E. LIGHTING FURNITURE ETC. BY CLIENT). ALLOW FOR EXTERNAL LIGHTING AS SPECIFIED TO BE SELECTED AND AGREED WITH CLIENT.

REMOVE AND MAKE REDUNDANT EXISTING ELECTRICAL INSTALLATION WHERE NECESSARY.

EXTERNAL WORKS

REMOVE EXISTING PATIO AT REAR. DEMOLISH EXISTING BLOCK BOUNDARY WALL BETWEEN PROPOSED EXTENSION AND ADJOINING PROPERTY. EXCAVATE GROUND TO FORM NEW PATIO AREA AS SHOWN. LAY BASE AND DRAINAGE FOR NEW PATIO - LAY PATIO SLABS ETC TO BE SELECTED BY CLIENT. CONNECT NEW GULLYS INTO EXISTING SW SYSTEM ON SITE.

PROTECT EXISTING DRIVE WAY AND GARDEN ETC. DURING CONSTRUCTION.

DRAINAGE

NEW 100MM PVC FOUL WATER DRAINS AT 1/40 TO CONNECT EXISTING FW SYSTEM ON SITE. NEW 100MM SURFACE - WATER DRAINS AT 1/80 TO CONNECT TO EXISTING SW DRAINS ON SITE. OPEN DRAINS. CHECK ALL FALLS AND INVERTS. AGREE CONNECTIONS ON SITE WITH ENGINEER.

DECORATION

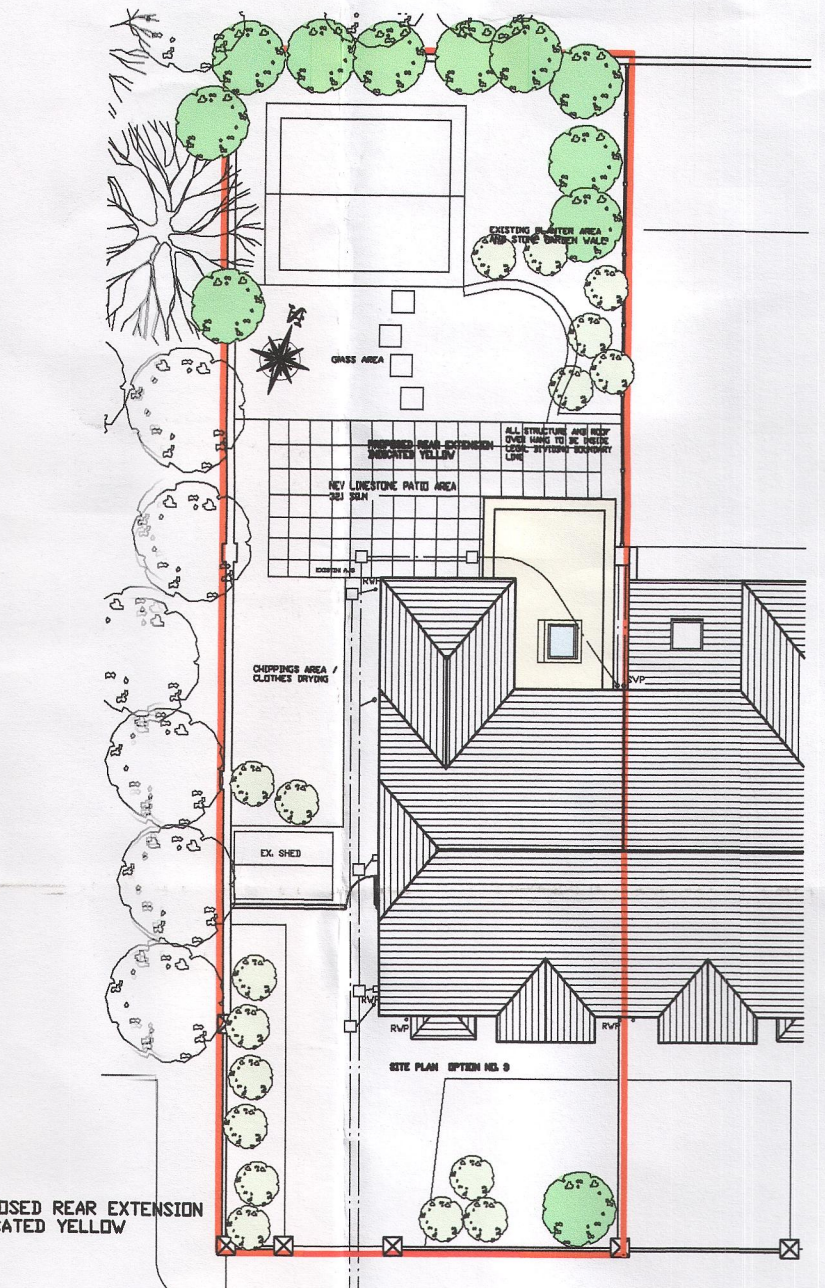
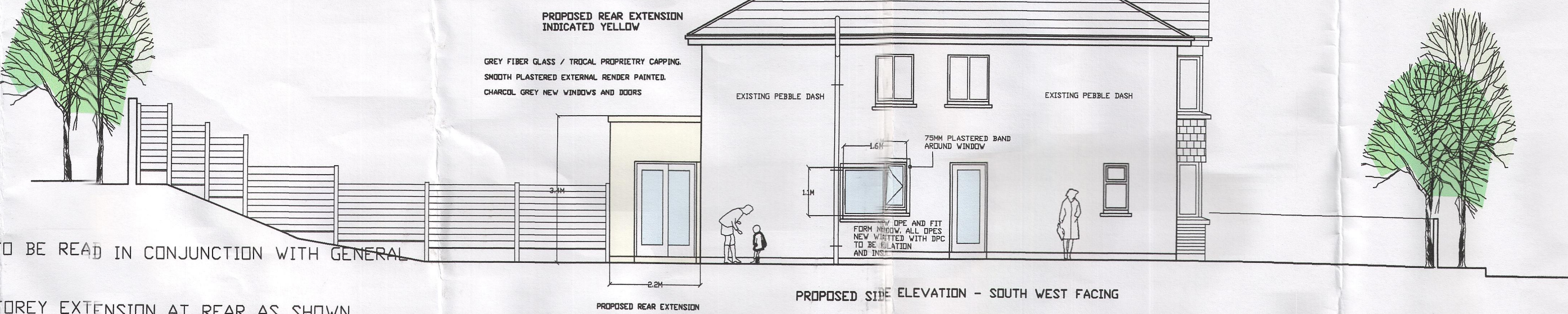
INCLUDE PC SUM FOR ALL INTERNAL AND EXTERNAL DECORATION.

ALL JOINERY TO BE PROPERLY PREPARED- SANDED FILLED AND UNDER COATS APPLIED. 2 NO SATIN FINISHING COAT. APPLY DILUTED WALL AND CEILING PAINT AT ALL NEW PLASTERED WALLS AND CEILING. 3 NO. SATIN FINISHING COATS.

CONTRACT: ENGINEER/ARCHITECT TO DRAW UP BUILDING AGREEMENT BETWEEN CLIENT AND BUILDER, TO BE WITNESSED BY BOTH PARTIES. ENGINEER/ARCHITECT TO SUPERVISE ALL WORKS. ENGINEER/ARCHITECT TO PROVIDE ALL INTER CERTS ETC AND FINAL CERTS. ENGINEER/ARCHITECT TO PROVIDE CERT OF COMPLIANCE.

BUILDER TO ASSUME FULL AND COMPLETE RESPONSIBILITY FOR FULL COMPLIANCE WITH ALL CURRENT HEALTH AND SAFETY REQUIREMENTS ON SITE.

TENDER PLAN



SCHEDULE OF ELECTRICAL WORKS

ALL ELECTRICAL WORKS TO BE RECI CERTIFIED.

INSPECT EXISTING SYSTEM AND ENSURE SUITABLE TO EXTEND.

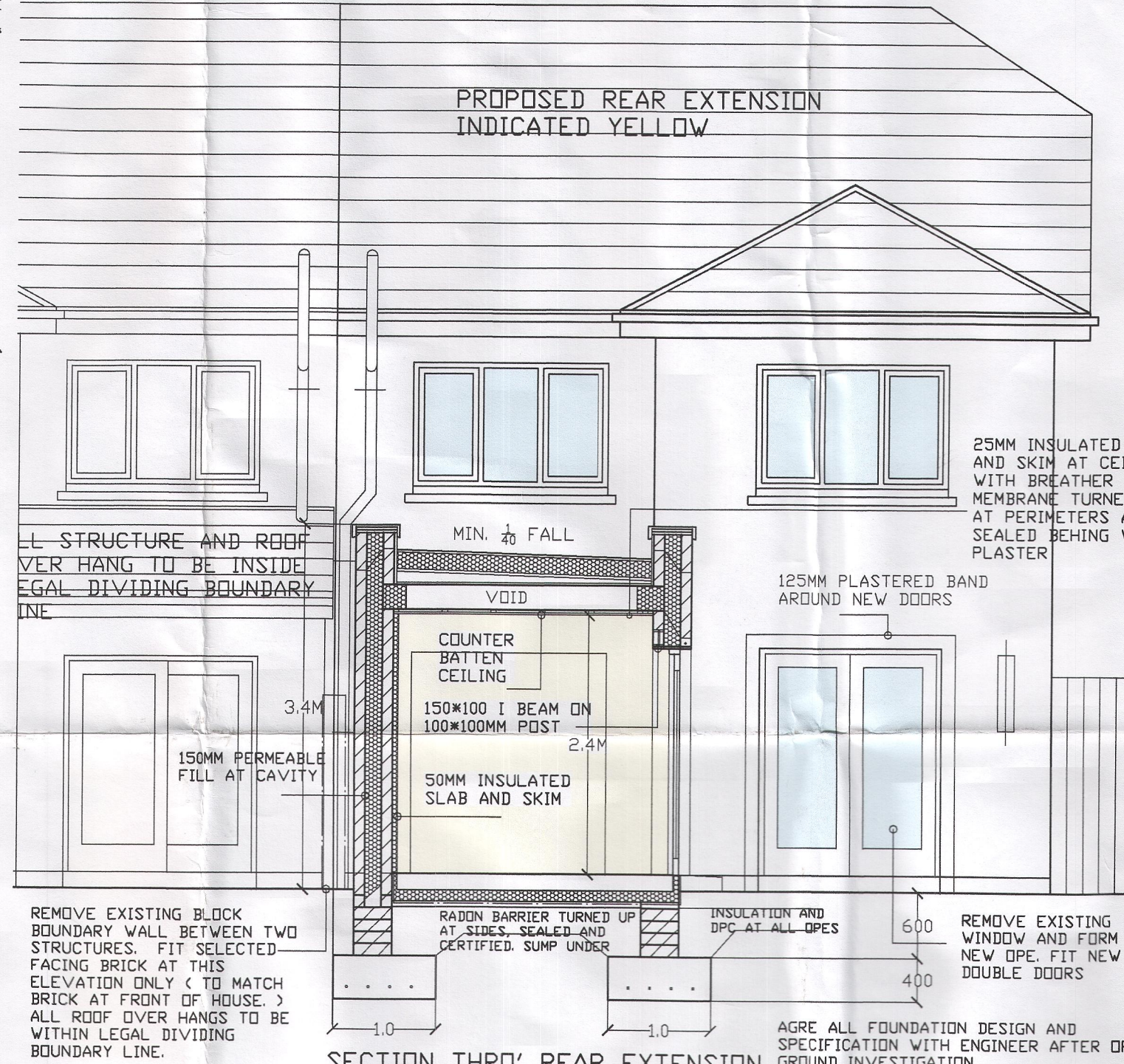
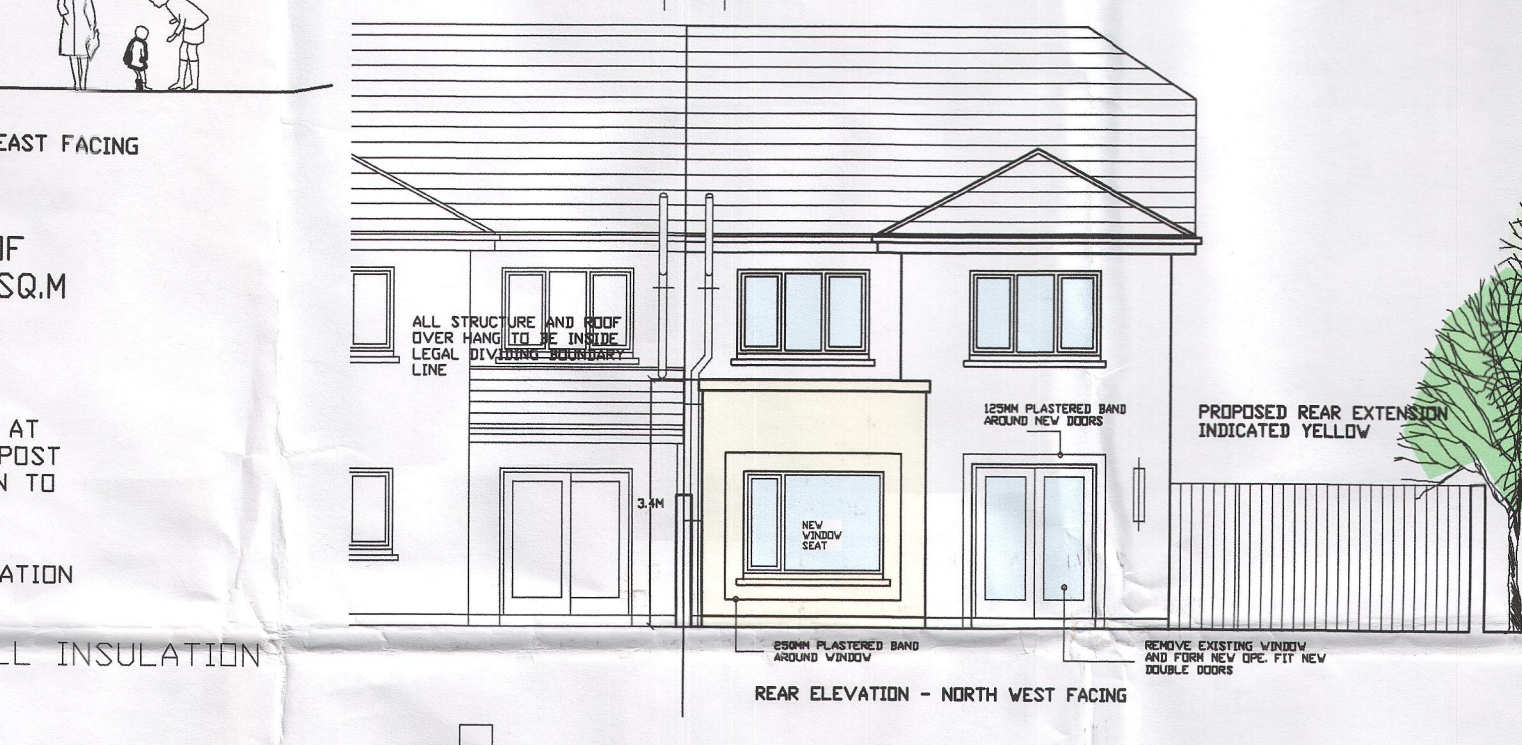
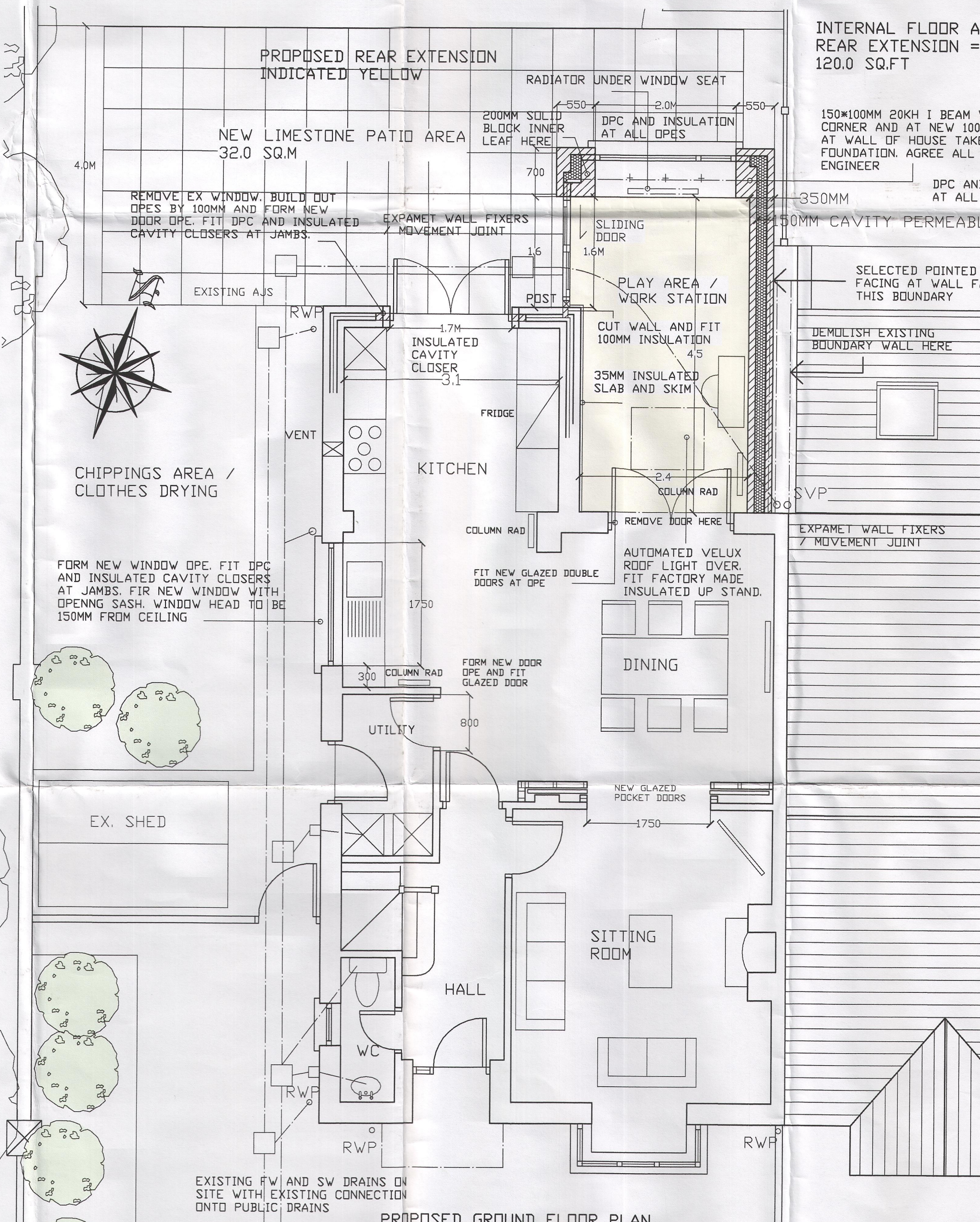
PRE- WIRE ONLY FOR SECURITY ALARM AT EXTENSION - AGREE WITH CLIENT.

POSITION OF ALL FITTINGS TO BE AGREED WITH CLIENT ON SITE.

INCLUDE TO REMOVE / MAKE REDUNDANT EXISTING FITTINGS AT EXISTING AREAS ONLY WHERE NECESSARY.

INSPECT EXISTING DISTRIBUTION BOARD AND CONFIRM SUITABLE TO EXTEND.

- NEW KITCHEN / DINING AREA**
- 12 NO. CHROME CEILING DOWNLIGHTERS SWITCHED AT EXISTING KITCHEN AREA AND NEAR NEW REAR DOORS - 2 WAY ON DIMMER.
 - 2 NO. ADDITIONAL DOUBLE SWITCHED SOCKETS AT 450MM HIGH.
 - 2 NO. ADDITIONAL DOUBLE SWITCHED SOCKETS AT COUNTER LEVEL.
 - 1 NO. COOKER SWITCH.
 - 1 NO. VENT EXTRACT AND SWITCH AT COOKER.
 - 1 NO. CARBON MONOXIDE SWITCH AT KITCHEN AND EXTENSION
 - 1 NO. HEAT DETECTOR AT KITCHEN.
 - 3 NO. EXTERNAL WALL LIGHTS - SELECTED BY CLIENT SWITCHED AT 2 REAR DOORS AREA.
 - 1 NO. SEALED EXTERNAL DOUBLE SOCKET AT NEW REAR PATIO.
- NEW PLAYROOM:**
- 4 NO. CEILING DOUBLE SOCKETS AT 450MM HIGH.
 - 8 NO. SWITCHED LIGHTS 2 WAY ON DIMMER.
 - 1 NO. TV POINT.
 - 1 NO. SWITCH TO AUTOMATED VELUX ROOF LIGHT.



BARRETT AND ASSOCIATES PLANNING - DESIGN - SUPERVISION
 SANTA MARIA, SPRINGFORT, MONTENOTTE, CORK. PH. 087/7418761 DP, ARCH. MASI. MCIQB. MRICS. CHARTERED. MBENG

PROPOSED EXTENSION AND ALTERATIONS
 AT: No. 1 THE CLOSE, COOLROE MEADOWS, BALLINCOLLIG, CO. CORK. MARCH 2021
 FOR: MR. AND MRS. GERRY AND MAIREAD NUNAN 1/100/200