GENERAL SPECIFICATION

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 WRITTING WITH SUPERVISING ENGINEER/ARCHITECT. SOIL INVESTIGATION TO BE DONE TO

ASCERTAIN TYPE AND DEPT 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.

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 S 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.

MATERIALS AND WORKMANSHIP

ALL FOUNDATIONS AND GROUND INVESTIGATION BY ENGINEER/ARCHITECT. GENERALLY. 400MM DEEP WITH A393 MESH AT BOTTOM, FOUNDATIONS TO BE MIN. 600MM BELOW GROUND LINE. ALL STEPS IN FOUNDATIONS TO COMPLY WITH REG.S. AGREE WITH ENGINEER. 30 K/N CONCRETE. AGREE ADDED DEPT OR ALTERNATIVE FOUNDATION DESIGN IF NECESSARY WITH ENGINEER AFTER GROUND INVESTIGATION.

UNBOUND GRANULAR FILL AND BINDING IS TO BE IN ACCORDANCE WITH IS 888, IS 13242 AND SR21. THE MINIMUM COMPACTION LAYER OF T1/T2 FILL IS TO BE 110MM = THE MAXIMUM 225MM

GROUND FLOOR - EXTENSION

150MM GRADE C28 /35 POWER FLOATED CONCRETE FLOOR SLAB WITH LIGHT MESH,ON 500 GALIGE SEPARATING MEMBRANE ON 110MM XTRATHERM INSULATION - REFER TO BER OR EQUIVALENT WITH A MIN. THERMAL CONDUCTIVITY OF 0.022 W/(Mk) TO MEET CURRENT REGULATIONS, ON MANARFLEX RMB 400 DPM MEMBRANE/ RADON BARRIER OR EQUIVALENT TURNED UP AT SIDES AND TUCKED UNDER DPC - TO BE COMPLETELY SEALED AND CERTIFIED. ALLOW FOR ADEQUATE SUMPS TO OUTSIDE, ON 65MM SAND BLINDING ON MIN 300MM WELL CONSOLIDATED HARDCORE. TURN UP 50MM INSULATION AT PERIMETERS.

100MM AND 200MM SOLID BLOCK INNER-LEAF AS SHOWN, WITH 50MM INSULATED SLAB AND SKIM 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 REG.S. 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 STRENGHT TO BE GRADE 7.5N/MM2 AND IN ACCORDANCE WITH EXPOSURE CLASS MX5. MORTAR TO BE FACTORY MADE CLASS M6 DESIGNATION (ii). MORTAR TO BE EXPOSURE CLASS MX5 BELOW DPG AND MX4 ABOVE DPC. CONSTRUCTION AND CONTROL TO BE NORMAL IN ACCIRDANCE 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 THERE AFTER 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

MOVEMENT / CONTROL JONTS 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. EXPAMET 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 110MM HIGHTHERM INSULATION ON MEMBRANE ON 18MM OSB BOARD DECKING SCREW FIXED TO FERINGS AT \$10 FALL MIN. FIXED TO 225×50MM JUISTS AT 400MM CENTERS WITH 50×25MM COUNTER BATTENS AT CEILING. SLAB AND SKIM UNDER SIDE.

PROPRIETRY PARAPET CAPPINGS AND UPSTANDS, STEPPED DPC TO OUTSIDE WITH WEEP 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 PROPRIETRY VENTS AT ROOF SURFACE.

SCREW FIX 25MM INSULATED SLAB AND SKIM TO UNDER SIDE WITH BREATHABLE MEMBRANE TURNED DOWN AT PERIMETERS AND SEALED BEHIND WALL PLASTER. ALTERNATIVE TROCAL ROOF COVERING - AGREE ON SITE WITH ENGINEER

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

ALL RELEVANT TECHNICAL DATA TO BE SUPPLIED BY MANUFACTURER.

FIT 150*20MM MOULDED RED DEAL SKIRTINGS . FIT 100*20MM MOULDED RED DEAL

ALLOW PC OF E180.00 FOR SUPPLY ONLY OF STANDARD DOORS WHERE SHOWN AT NEW AREAS TO BE SELECTED BY CLIENT, IRONMONGERY 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.

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 INDICATED TO BE SELECTED AND AGREED WITH CLIENT.

REMOVE AND MAKE REDUNDANT EXISTING ELECTRICAL INSTALLATION WHERE NECESSARY.

EXTERNAL WORKS:

REMOVE EXISTING PATID 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 ONTO EXITING SW SYSTEM ON SITE.

PROTECT EXISTING DRIVE WAY AND GARDEN ETC, DURING CONSTRUCTION.

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.

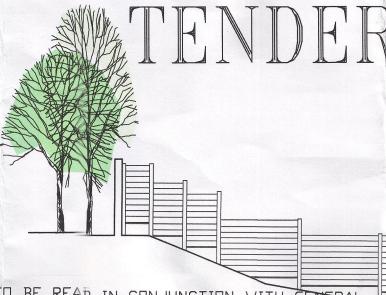
DECORATION;

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.

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 INTERM CERT.S ETC AND FINAL CERT.S.

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.





GREY FIBER GLASS / TROCAL PROPRIETRY CAPPING. SMOOTH PLASTERED EXTERNAL RENDER PAINTED. CHARCOL GREY NEW WINDOWS AND DOORS EXISTING PEBBLE DASH

D 20 0

1000 D

700

15 2 5 V

SCOPE OF WORKS; (TO BE READ IN CONJUNCTION WITH GENERAL SPEC AND PLANS) 1. BUILD NEW SINGLE STOREY EXTENSION AT REAR AS SHOWN

DEPT. FOR THIS DEVELOPMENT BEFORE COMMENCING ON SITE). DEMOLISH EXISTING BOUNDARY WALL BETWEEN BOTH PROPERTIES

(NOTE EXEMPTION CERTIFICATE TO BE ISSUED BY PLANNING

- (AGREE WITH ADJUINING PROPERTY OWNER IN ADVANCE) 3. NEW WALL OF EXTENSION FACING ADJOINING PROPERTY TO BE
- 4. EXCAVATE FOR NEW PATIO AREA AS SHOWN, INCLUDE PC FOR SUPPLY OF 32.0 SQ.M OF PATIO SLAB TO BE SELECTED BY CLIENT, LAY 250MM HARDCORE BASE WELL COMPACTED WITH 65MM PEA GRAVEL BLINDING TO FALLS. ADEQUATE GULLIES TO CONNECT TO EXISTING SW DRAINAGE ON SITE.
- 5. REMOVE EXISTING PATIO DOOR, MAKE GOOD OPE INTO EXTENSION.
- REMOVE EXISTING KITCHEN WINDOW, FORM NEW DOUBLE DOOR OPE TO PATIO, FIT DPC AND INSULATION AT OPES, BUILD IN OPS AT SIDE AS SHOWN, MAKE GOOD INSIDE AND OUTSIDE WITH PLASTER SURROUND BAND AT EXTERNAL
- TAPE AND SEAL ALL NEW WINDOW AND DOOR OPES.

FACED WITH SELECTED BRICK.

- 8. FORM NEW WINDOW OPE AT KITCHEN SINK AT SIDE GABLE AS SHOWN, FIT NEW WINDOW, MAKE GOOD OPE INSIDE AND OUTSIDE.
- REMOVE EXISTING DOOR INTO UTILITY ROOM AND BLOCK UP WITH SOLID 100MM BLOCKWORK, FORM NEW DOOR OPE INTO UTILITY AS SHOWN, FIT NEW GLAZED DOOR, MAKE GOOD OPE BOTH SIDES.
- 10. MAKE GOOD TO INTERNAL WALLS AS NECESSARY.
- 11. TAKE UP ALL EXISTING FLOOR COVERINGS AT EXISTING KITCHEN AND DINING AREA. REMOVE FROM SITE.
- 12. DISMANTLE AND REMOVE FROM SITE, EXISITNG KITCHEN FITTINGS ETC.
- 13. FIT AUTOMATED VELUX ROOF LIGHT OVER NEW EXTENSION AS SHOWN WELL TO BE SWITCHED FROM EXTENSION.
- 14. PROVIDE FIXED QUOTE FOR NEW HEATING AND PLUMBING INSTALLATION.
- 15. ELECTRICAL INSTALLATION FIXED PRICE AS PER SCHEDULE
- 16. TILER TO USE MOULD RESISTANT GROUT AND ADHESIVE.
- 17. INCLUDE FOR ALL NECESSARY FLOOR LEVELLING SCREED SUPPLIED AND LAID BY BUILDER.
- 18. ALL FLOOR AND WALL TILING BY CLIENT, ALL NEW TIMBER FLOORS SUPPLIED BY CLIENT. ALL KITCHEN FITTINGS AND ROBES BY CLIENT
- PVC. DOUBLE-GLAZED WINDOWS AND DOORS. ALL JOINTS TO BE WELDED. ALL OPENING SASHES 19. BUILDER TO GIVE QUOTE PER SQ.M TO LAY NEW FLOORS AND TILING ETC. AT NEW AREAS
 - 20. INCLUDE ALOWANCE OF e180 PER DOOR FOR SUPPLY ONLY FOR ALL NEW INTERNAL DOORS, TO BE SELECTED BY CLIENT.
 - 21. CORE WALLS FOR HOBB VENT.
 - 22. ALL NEW WINDOWS AND DOORS TO BE DOUBLE GLAZED, TAPED AND SEALED, AGREE COLOURS WITH CLIENT,
 - 23. NEW FIBERGLASS ROOFS TO BE CERTIFIED BY INSTALLER WITH MIN. 20 YEAR GUARANTEE, PROVIDE ADEQUATE VENTILTION, NOTE; PITCH OF FLAT ROOF TO BE AT MIN 1 /40 FALL, ALL NEW FLAT ROOFS TO BE WARM ROOF CONSTRUCTION.
 - 24. INCLUDE TO DRY-LINE ALL EXTERNAL WALLS AT EXTENSION WITH 50MM INSULATED SLAB AND SKIM. ALL WALLS TO BE RENDERED TO SEAL BEFORE FIXING SLAB + SKIM.
 - 25. ALL STEEL+ STRUCTURE TO BE INCLUDED. AGREE WITH ENGINEER
 - 26. FIT EXTERNAL TAP AT YARD.
 - 27. ARRANGE FOR MAINTENANCE CALL FOR ALL NEW WINDOWS AND DOORS ON COMPLETION.
 - 28. DECORATION TO BE INCLUDED TO BE AGREED WITH CLIENT.
 - 29. INCLUDE TO TISSLE BOND AND RE SKIM ENTIRE CEILING AT KITCHEN AND DINING AREA WITH NEW CEILING LIGHTS ARRANGEMENT
 - 30, HEALTH AND SAFETY SUPERVISOR- CONSTRUCTION STAGE TO BE RESPONSIBILITY OF BUILDER. THIS COST TO BE INCLUDED IN
 - FORM NEW OPE INTO FRONT LIVING ROOM, FORM NEW POCKET DOORS AS SHOWN WITH NEW 100*50MM STUD PARTITION, FIT NEW GLAZED DOUBLE DOORS, MAKE GOOD TO SURROUNDS BOTH SIDE. RELOCATE RADIATOR ETC. IF NECESSARY. - AGREE WITH CLIENT
 - 32. BLOCK UP EXISTING DOUBLE DOORS INTO FRONT LIVING ROOM, FORM NEW SINGLE DOOR OPE AS SHOWN. FIT NEW GLAZED DOOR. MAKE GOOD TO SURROUNDS ETC .. PROTECT EXISTING FLOORS HERE . MOVE RADIATOR AS NECESSARY- AGREE WITH CLIENT
 - 33. FIT NEW GLAZED DOUBLE DOORS AT OPE INTO PLAYROOM FROM DINING AREA. MAKE GOOD SURDUNDS ETC.



SITTING

ROOM

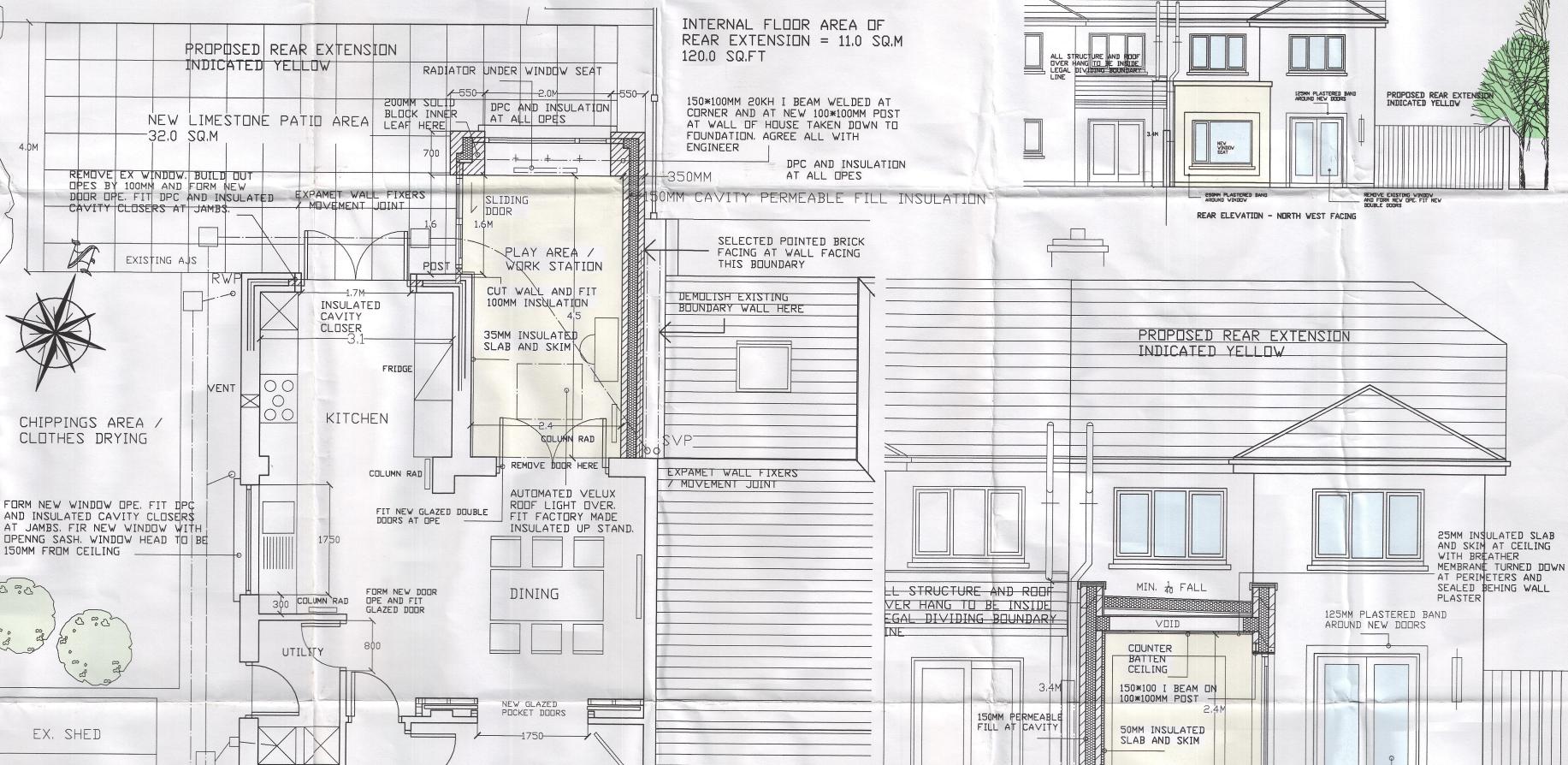
PROPOSED GROUND FLOOR PLAN

RWF

EXISTING FW AND SW DRAINS ON

SITE WITH EXISTING CONNECTION

ONTO PUBLIC DRAINS



RADON BARRIER TURNED UP AT SIDES, SEALED AND REMOVE EXISTING BLOCK BOUNDARY WALL BETWEEN TWO STRUCTURES. FIT SELECTED— FACING BRICK AT THIS ELEVATION ONLY (TO MATCH BRICK AT FRONT OF HOUSE. ALL ROOF OVER HANGS TO BE AGRE ALL FOUNDATION DESIGN AND -1.0 WITHIN LEGAL DIVIDING SPECIFICATION WITH ENGINEER AFTER OPEN BOUNDARY LINE. SECTION THRO' REAR EXTENSION GROUND INVESTIGATION.

GENERALLY 1.0*400MM DEEP 30K/N CONCRETE WITH A393 REINFORCING MESH. DOWEL FOUNDATIONS ONTO EXISTING - AGREE THIS WITH ENGINEER ON SITE, FOUNDATIONS MIN. 600MM BELOW GROUND LINE.

REMOVE EXISTING

WINDOW AND FORM

DOUBLE DOORS

NEW OPE, FIT NEW

SCHEDULE OF ELCTRICAL WORKS;

AGREE WITH CLIENT.

SUITABLE TO EXTEND.

WAY ON DIMMER.

COUNTER LEVEL. 1 NO. COOKER SWITCH.

EXTENSION

NEW PLAYROOM;

1 NO. TV POINT.

NEW KITCHEN / DINING AREA

ALL ELECTRICAL WORKS TO BE RECI CERTIFIED.

INSPECT EXISTING SYSTEM AND ENSURE SUITABLE TO

PRE- WIRE ONLY FOR SECURITY ALARM AT EXTENSION -

POSITION OF ALL FITTINGS TO BE AGREED WITH CLIENT

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

INSPECT EXISTING DISTRIBUTION BOARD AND CONFIRM

12 NO. CHROME CEILING DOWNLIGHTERS SWITCHED AT

EXISTING KITCHEN AREA AND NEAR NEW REAR DOORS = 2

2 NO. ADDITIONAL DOUBLE SWITCHED SOCKETS AT 450MM

2 NO. ADDITIONAL DOUBLE SWITCHED SOCKETS AT

1 NO. VENT EXTRACT AND SWITCH AT COOKER.

1 NO. HEAT DETECTOR AT KITCHEN.

1 NO CARBON MONOXIDE SWITCH AT KITCHEN AND

3 ND, EXTERNAL WALL LIGHTS — SELECTED BY CLIENT SWITCHED AT 2 REAR DOORS AREA.

1 NO SEALED EXTERNAL DOUBLE SOCKET AT NEW REAR

4 NO. SWITCHED DOUBLE SOCKETS AT 450MM HIGH.

1 NO. SWITCH TO AUTOMATED VELUX ROOF LIGHT.

8 NO. CEILING LIGHTS 2 WAY ON DIMMER.

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

PROPOSED EXTENSION AND ALTERATIONS 998 /501 AT; No. 1 THE CLOSE, COOLROE MEADOWS, BALLINCOLLIG, CO. CORK. MARCH, 2021 FOR; MR. AND MRS. GERRY AND MAIREAD NUNAN 1/200/200