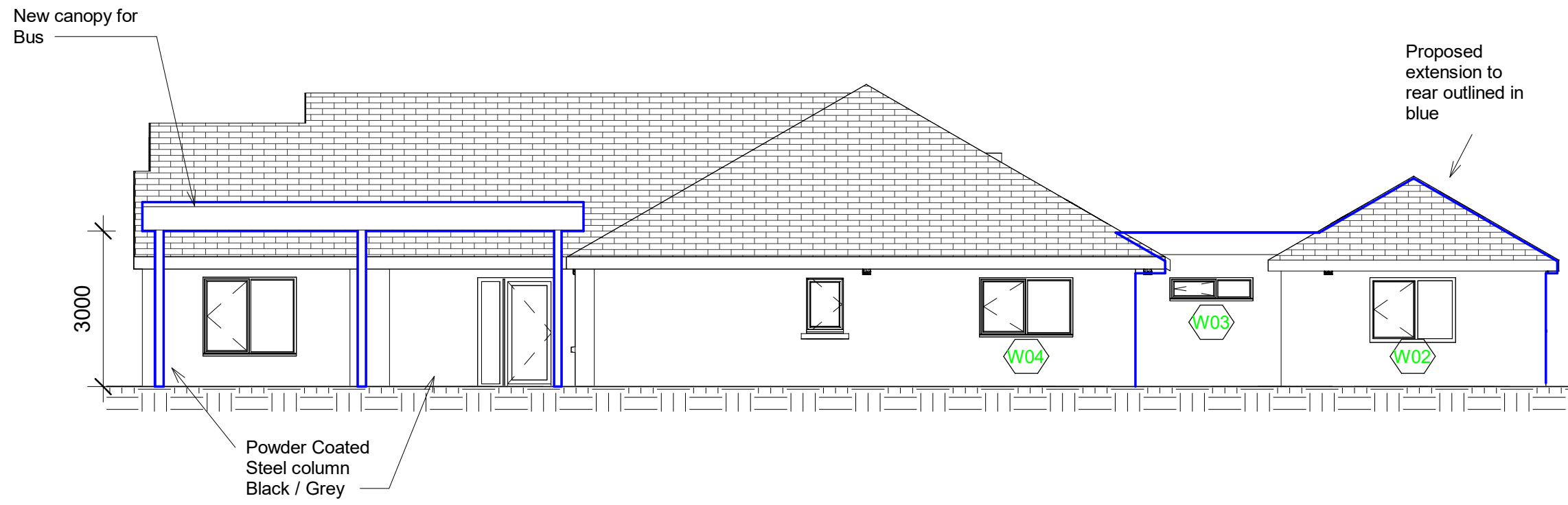


OUTLINE SPECIFICATION / SCOPE OF WORKS
GENERAL

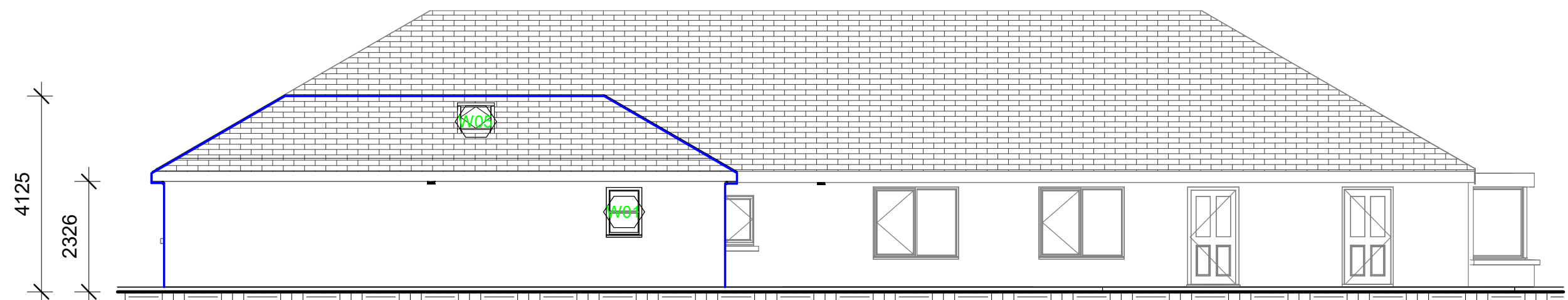
The works comprise the construction of a new single-storey extension containing bathroom and storage accommodation, alterations to existing bathrooms and ensuites within the dwelling, construction of a new external vehicle canopy and all associated site development works, drainage, mechanical and electrical services modifications and finishes.

All materials and workmanship shall comply with current Building Regulations, relevant Irish Standards, manufacturer's recommendations and project drawings.

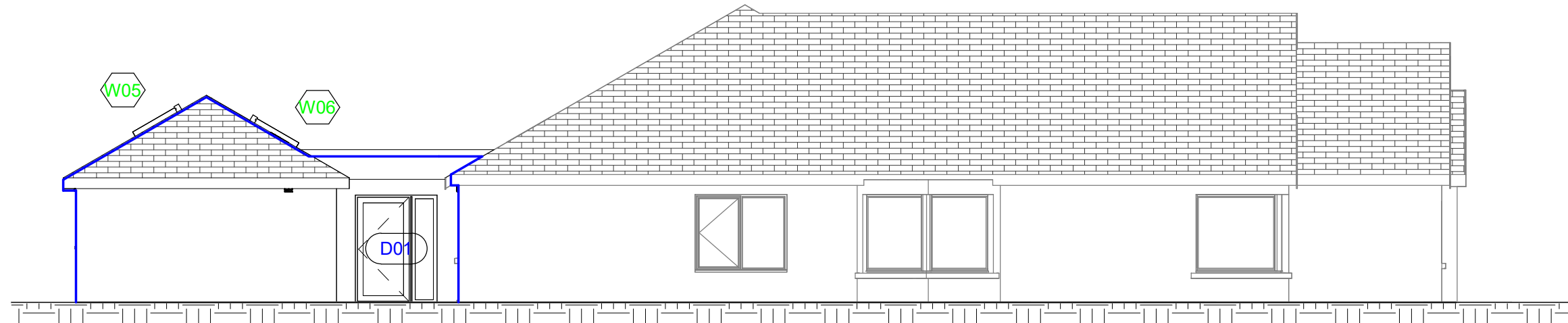
EXTENSION WORKS
Site clearance and excavation works.
Reinforced concrete strip foundations.
Rising walls and ground floor construction including hardcore, radon protection, reinforced concrete floor slab, 150mm PIR insulation and sand/cement screed.
New cavity wall construction comprising:
100mm concrete block outer leaf.
150mm cavity.
110mm Unilin XT/TW cavity insulation.
100mm concrete block inner leaf.
Sand/cement plaster and skim finish internally.
Sand/cement render externally.
New traditional cut timber hipped roof construction using C24 timber.
Concrete roof tiles to match existing dwelling.
Aluminium fascia, soffit, gutters and downpipes.
New windows and external doors complete with insulated cavity closers, flashings and weathering details.
Internal partitions and associated finishes.
Decorations throughout.
FLAT ROOF WORKS
New insulated warm roof construction where indicated.
Structural timber roof joists and deck.
PIR insulation and waterproof membrane system.
Flashings, cavity trays and weathering details.
Integration with existing and new pitched roof structures.
INTERNAL ALTERATIONS
Careful demolition and removal of existing sanitary ware, fittings, finishes, partitions, pipework and associated items as required.
Alterations to existing bathrooms and ensuites.
New partitions and door openings where indicated.
Making good of disturbed finishes.
Alterations to drainage, plumbing, ventilation and electrical services.
New floor, wall and ceiling finishes.
Decoration of all affected areas.
SANITARY INSTALLATIONS
New sanitary ware, brassware and accessories.
Accessible sanitary facilities where indicated.
New hot and cold water services.
New waste and soil pipework.
Mechanical extract ventilation to bathrooms and sanitary accommodation.
Testing and commissioning of all plumbing installations.
MECHANICAL & ELECTRICAL SERVICES
Alterations and extensions to existing electrical installation.
New lighting, power and emergency lighting where required.
Alterations to fire alarm system and associated devices.
New extract fans and ventilation systems.
Relocation and adaptation of existing services where required.
Testing, commissioning and certification of all installations.
EXTERNAL VEHICLE CANOPY
Construction of new vehicle canopy including foundations, structural supports and roof structure.
Structural steelwork and/or timber framing in accordance with Structural Engineer's design.
Roof covering complete with flashings, gutters and rainwater goods.
All fixings, connections and bracing required for stability.
Surface water drainage connections as required.
Powder-coated finish to exposed metalwork where applicable.
EXTERNAL WORKS
Drainage alterations and new drainage connections.
Surface water disposal works.
Excavation and reinstatement works.
New paths, kerbs and handstanding affected by the works.
Making good to existing surfaces disturbed during construction.
Reinstatement of landscaping upon completion.
FIRE SAFETY
Alterations and extensions to existing fire alarm system.
Fire stopping to all service penetrations and concealed voids.
Fire-resistant construction and cavity barriers where required.
Compliance with current fire safety requirements.
COMPLETION
Testing, commissioning and certification of all services.
Provision of operation and maintenance information.
Removal of all debris and surplus materials from site.
Thorough cleaning of all areas affected by the works.
Complete handover of the works in a fully operational condition.



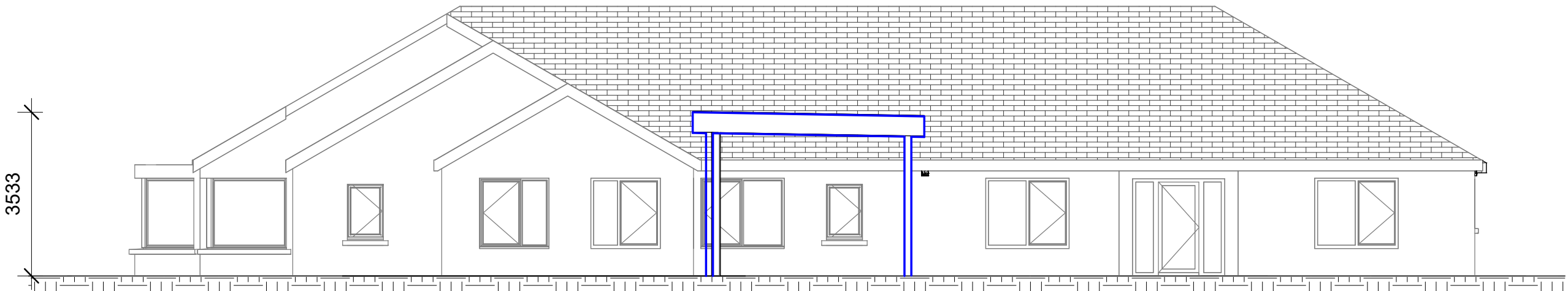
1 East Proposed
1 : 100



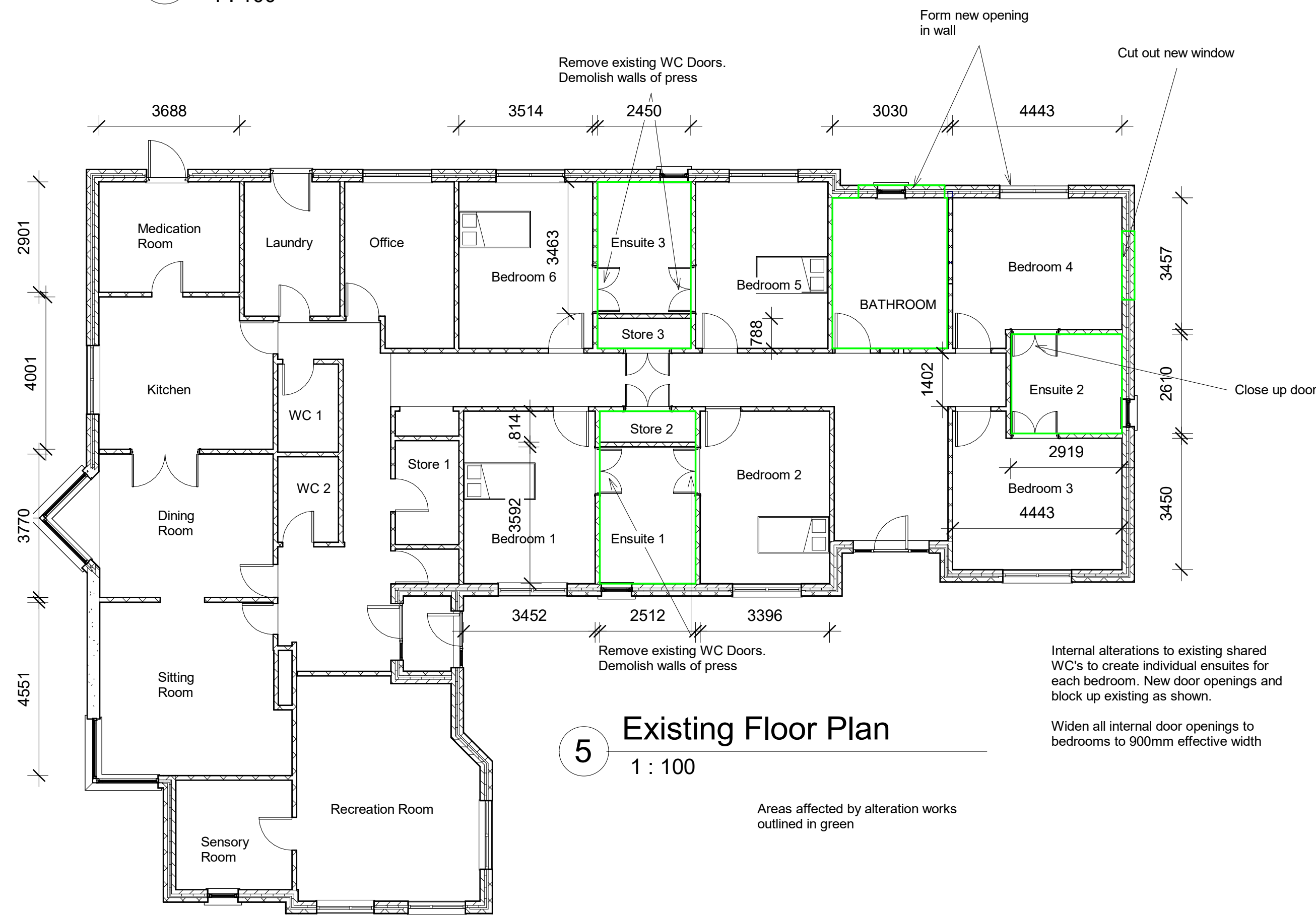
3 North Proposed
1 : 100



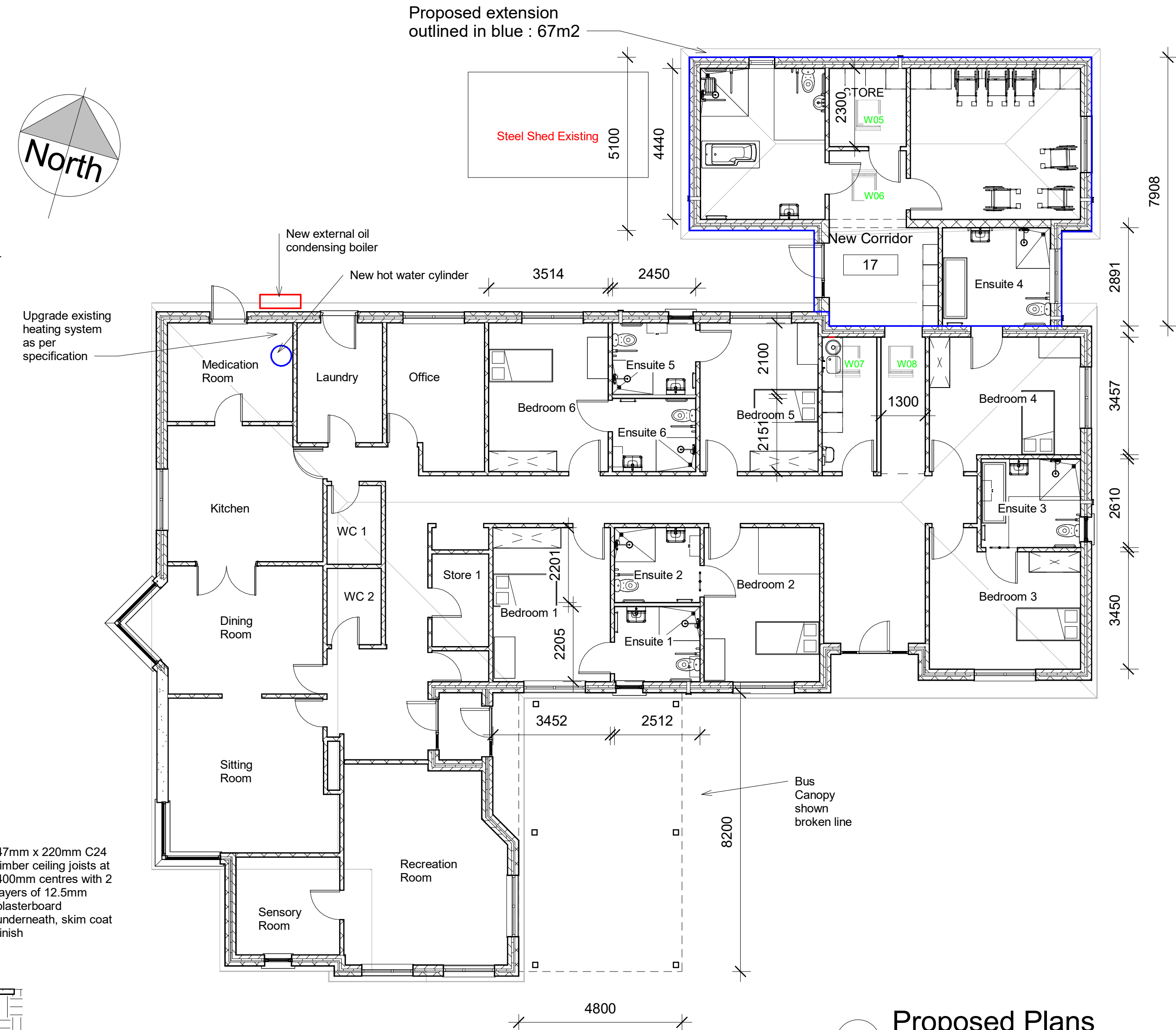
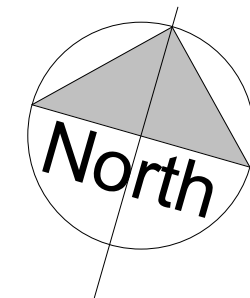
2 West
1 : 100



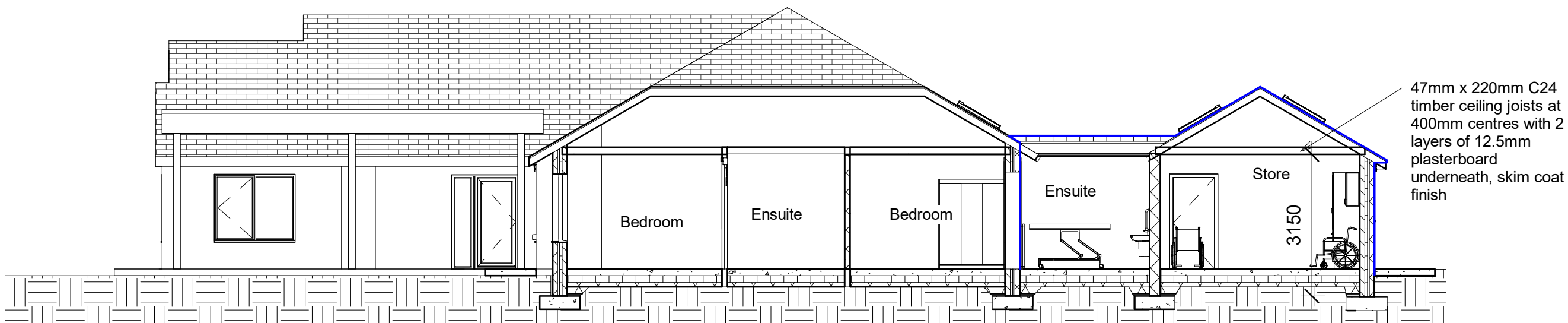
4 South
1 : 100



5 Existing Floor Plan
1 : 100



6 Proposed Plans
1 : 100



7 Proposed Section
1 : 100



PROJECT
Carra Mor, Community Dwelling
Lifford,
Ennis, Co. Clare

TITLE
Existing and Proposed Plans,
Elevations and Sections

CLIENT
Corlann - Clare Region

DRAWN BY IS	CHECKED BY IS	DATE 20/03/2026
SCALE (@ A1) 1 : 100	PROJECT NUMBER 24/BOC/081	
DRAWING NUMBER 26/D/0604	REV 07	