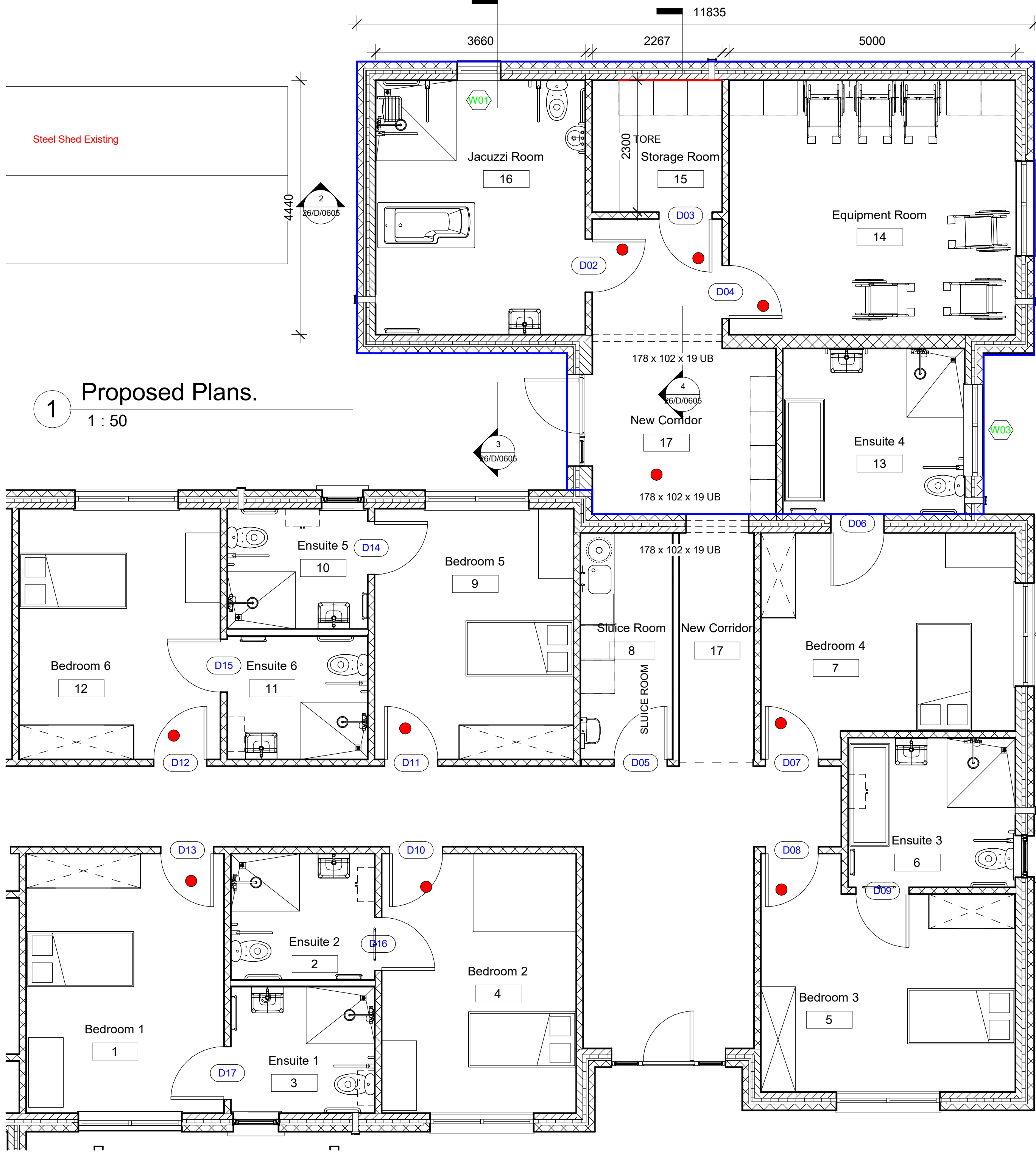




New Door Schedule			
Mark	Type	Height	Width
D01	External Door	2100	1600
D02	FD30S	2040	926
D03	FD30S	2040	926
D04	FD30S	2040	926
D05	FD30S	2040	926
D06	WC door	2400	926
D07	FD30S	2040	926
D08	FD30S	2040	926
D09	WC door	2400	926
D10	FD30S	2040	926
D11	FD30S	2040	926
D12	FD30S	2040	926
D13	FD30S	2040	926
D14	WC door	2400	926
D15	WC door	2400	926
D16	WC door	2400	926
D17	WC door	2400	926

Room Schedule				
Number	Name	Area	Wall Finish	Floor Finish
1	Bedroom 1	16 m ²	Paint	Patch Existing LVT
2	Ensuite 2	6 m ²	PVC Wall Sheeting	Poured Resin
3	Ensuite 1	6 m ²	PVC Wall Sheeting	Poured Resin
4	Bedroom 2	15 m ²	Paint	Patch Existing LVT
5	Bedroom 3	16 m ²	Paint	Patch Existing LVT
6	Ensuite 3	8 m ²	PVC Wall Sheeting	Poured Resin
7	Bedroom 4	16 m ²	Paint	Patch Existing LVT
8	Sluice Room	6 m ²	PVC Wall Sheeting	Poured Resin
9	Bedroom 5	15 m ²	Paint	Patch Existing LVT
10	Ensuite 5	5 m ²	PVC Wall Sheeting	Poured Resin
11	Ensuite 6	5 m ²	PVC Wall Sheeting	Poured Resin
12	Bedroom 6	15 m ²	Paint	Patch Existing LVT
13	Ensuite 4	9 m ²	PVC Wall Sheeting	Poured Resin
14	Equipment Room	22 m ²	Paint	New LVT
15	Storage Room	5 m ²	Paint	New LVT
16	Jacuzzi Room	16 m ²	PVC Wall Sheeting	Poured Resin
17	New Corridor	20 m ²	Paint	New LVT

All windows to be White Double Glazed PVC with a U-Value of 1.2W/m²K

New external door and side light to be heavy duty aluminium with a clear opening of 1000mm

Level access threshold. External Doors to have U- Value of 1.4W/m²K

FOUNDATION CONSTRUCTION SPECIFICATION

Foundations to be excavated to suitable load-bearing strata and constructed in accordance with the Structural Engineer's design and recommendations.

External Loadbearing Walls
Minimum 1050mm wide x 300mm deep reinforced concrete strip foundations.
Concrete to be minimum C25/30 strength.
Reinforcement to comprise A393 mesh centrally located within foundation.
Minimum 50mm concrete cover to all reinforcement.
Foundations to be founded on undisturbed natural ground of adequate bearing capacity.
Foundation trenches to be inspected and approved prior to placing concrete.

Internal Loadbearing Walls
Minimum 600mm wide x 300mm deep reinforced concrete strip foundations.
Concrete to be minimum C25/30 strength.
Reinforcement to comprise A393 mesh centrally located within foundation.
Minimum 50mm concrete cover to all reinforcement.
Foundations to be founded on undisturbed natural ground of adequate bearing capacity.

Foundation Walls
215mm solid concrete blockwork foundation walls, minimum compressive strength 7.5N/mm².
Built in cement mortar and carried from strip foundations to DPC level.
Cavities below DPC level to be fully filled with concrete to a minimum depth of 225mm below DPC level.
DPC to be installed minimum 150mm above finished external ground level and linked continuously with floor radon barrier/DPM.

General
All excavations to be kept free from water and protected from collapse.
Any soft spots, organic material or unsuitable ground encountered shall be removed and replaced with mass concrete as directed by the Structural Engineer.
External faces of below-ground foundation walls to receive bituminous waterproof coating where required.
All foundation works to comply with TGD A, TGD C, Structural Engineer's details and current Building Regulations.

Note: Foundation sizes indicated are minimum requirements. Actual foundation depth and any additional reinforcement requirements shall be determined by ground conditions encountered on site and the Structural Engineer's recommendations.

GROUND FLOOR CONSTRUCTION SPECIFICATION

Ground floor construction to comprise:

Floor finish as scheduled.
75mm sand/cement screed, power floated finish.
150mm PIR rigid floor insulation (λ = 0.022 W/mK or better), laid with tightly butted staggered joints.
150mm reinforced concrete ground-bearing floor slab to Structural Engineer's details.
Radon barrier/DPM, sealed at all laps and penetrations and linked continuously to DPCs.
25mm sand blinding.
150mm minimum well-compacted Clause 804 hardcore laid in layers and mechanically compacted.
Radon sump complete with standby pipework in accordance with TGD C.
Formation levelled and compacted to Engineer's approval.

Floor construction to achieve a maximum U-Value of 0.18 W/m²K or better.

Provide insulation upstands at perimeter walls and maintain continuity of insulation with cavity wall insulation to minimise thermal bridging. All service penetrations through floor slab to be sealed and made airtight. Concrete, reinforcement and radon protection measures to comply with Structural Engineer's details, TGD C and current Building Regulations.

EXTERNAL WALL CONSTRUCTION SPECIFICATION

External walls to comprise:

15mm three-coat sand/cement render finish externally complete with stainless steel angle beads, stop beads and movement joints as required.
100mm solid dense concrete block outer leaf (minimum 7.5N/mm² strength).
150mm cavity.
110mm Unilin CavityTherm XT/TW cavity insulation, installed strictly in accordance with NSAI Agreement Certification and manufacturer's recommendations.
40mm residual clear cavity maintained throughout.
Stainless steel wall ties at 900mm horizontal and 450mm vertical centres with additional ties around openings.
Proprietary cavity trays complete with stop ends and weep vents over all openings and cavity interruptions.
100mm solid dense concrete block inner leaf (minimum 7.5N/mm² strength).
13mm sand/cement plaster.
3mm skim coat plaster finish.

External walls to achieve a maximum U-Value of 0.18 W/m²K or better.

Provide horizontal DPC minimum 150mm above finished external ground level, fully linked to floor DPM/radon barrier. Provide insulated cavity closers, DPCs, cavity barriers and fire stopping as required. Maintain continuity of insulation and airtightness at all junctions with floors, roofs, openings and existing construction.

All materials and workmanship to comply with current Building Regulations, TGD A, B, C and L, relevant Irish Standards, NSAI Agreement Certification and manufacturer's recommendations.

Window Schedule

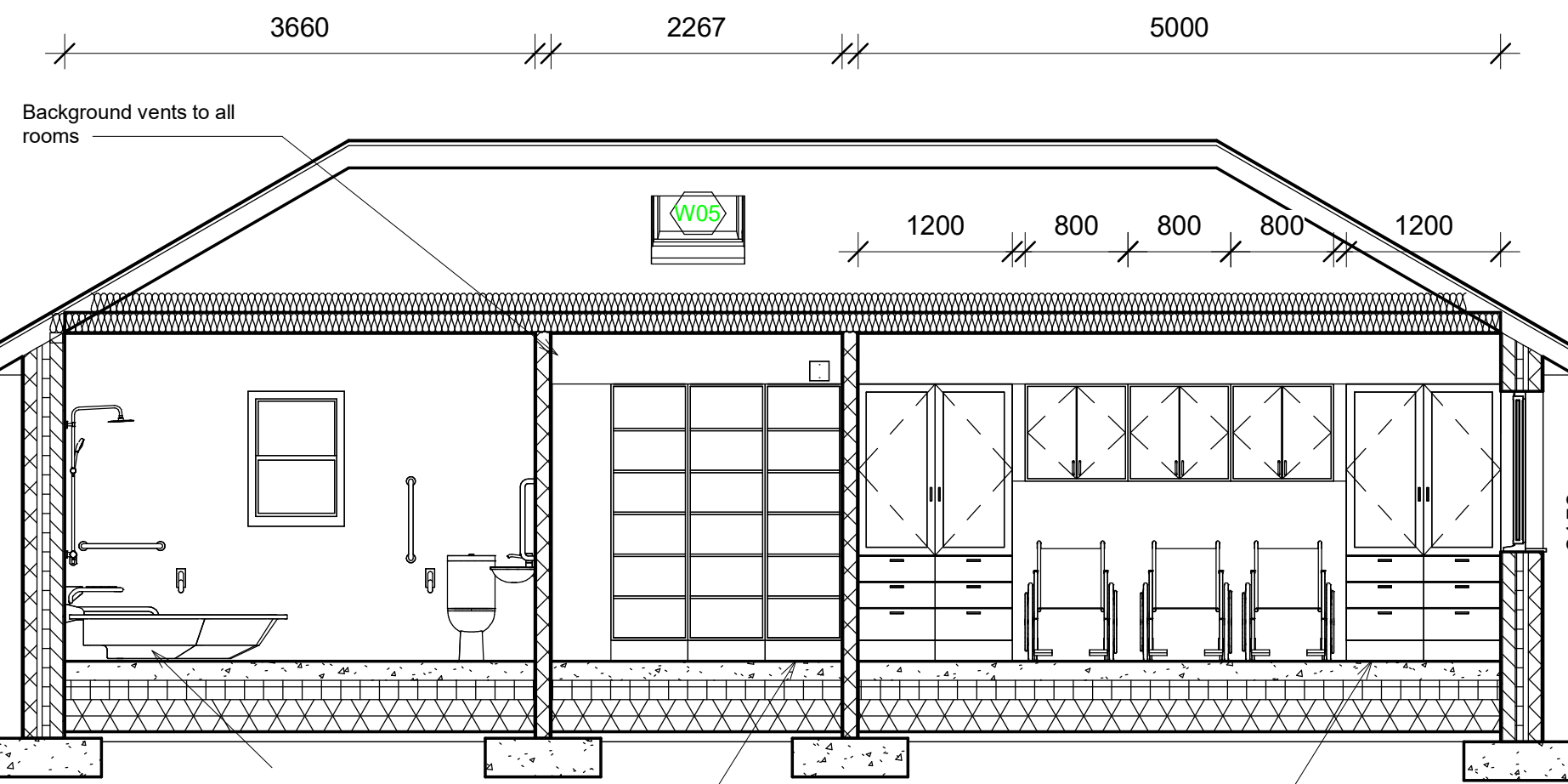
Mark	Comments	Height	Width
W01	WC -Frosted	1050	750
W02	Clear Side opening	1250	1650
W03	WC -Frosted	450	1600
W04	Clear Side opening	1141	1800
W05	Rooflight	1050	780
W06	Rooflight	1050	780
W07	Rooflight	1050	780
W08	Rooflight	1050	780

All new windows to incorporate trickle vents.

Airtight tape to be applied around perimeter of all windows.

Provide new window boards. Window reveals and ledges in WC's to have seamless PVC wall cladding

Roof-lights to be centre pivot, PVC with solar powered remote controls. Max U - Value 1.2W/m²K



Section A

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Provide all plumbing & electrical works necessary for accessible Bath

Allow for Pigeon hole shelving to storage room

Allow for built in lockable storage with over head cabinets and recessed area for wheel chair storage

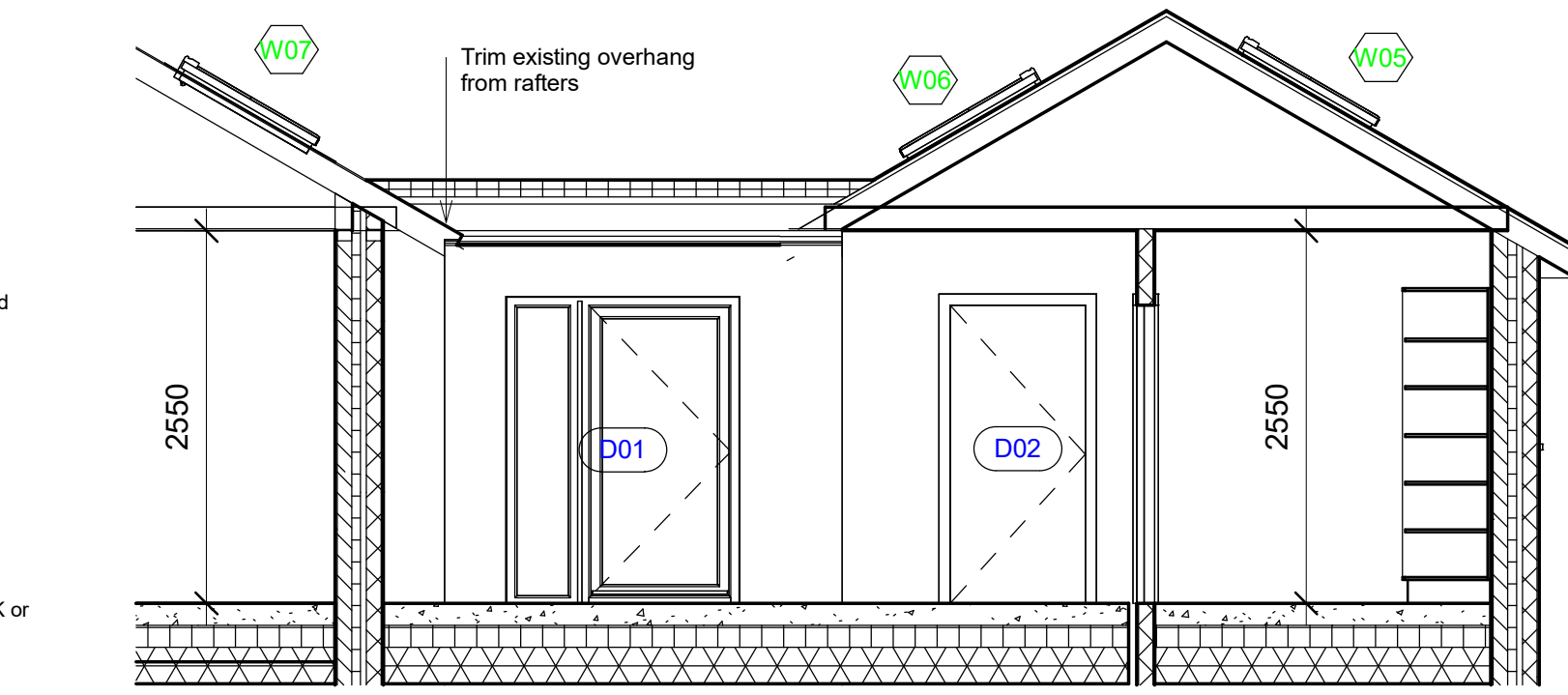
Pitched Roof:
Cut hipped roof.
Rafters to be 47 x 150mm C24 at 400mm centres, maximum rafter length approximately 2.5m at 30° pitch, supporting concrete roof tiles to match existing on treated battens and breathable roofing membrane. Ceiling joists/rafter ties to be 47 x 220mm C24 at 400mm centres, spanning maximum 4.5m, to support ceiling construction comprising 2 layers 12.5mm plasterboard with skim finish and light attic access/loading only.

Provide ridge board, hip rafters, dragon ties, binders, trimming members, strutting, noggings, collars and bracing as required. Wall plates to be 100 x 75mm treated softwood, bedded on DPC and strapped to masonry with galvanised restraint straps at maximum 2m centres. All rafters and ceiling joists to be securely fixed to wall plates and to each other using proprietary galvanised connectors where required.

Hip rafters, trimming members, binders and any point-loaded or long-span members to be confirmed by the Structural Engineer. All roof construction to comply with TGD A, Eurocode 5, IS EN 1995-1-1, and relevant Irish Standards/manufacturer's recommendations.

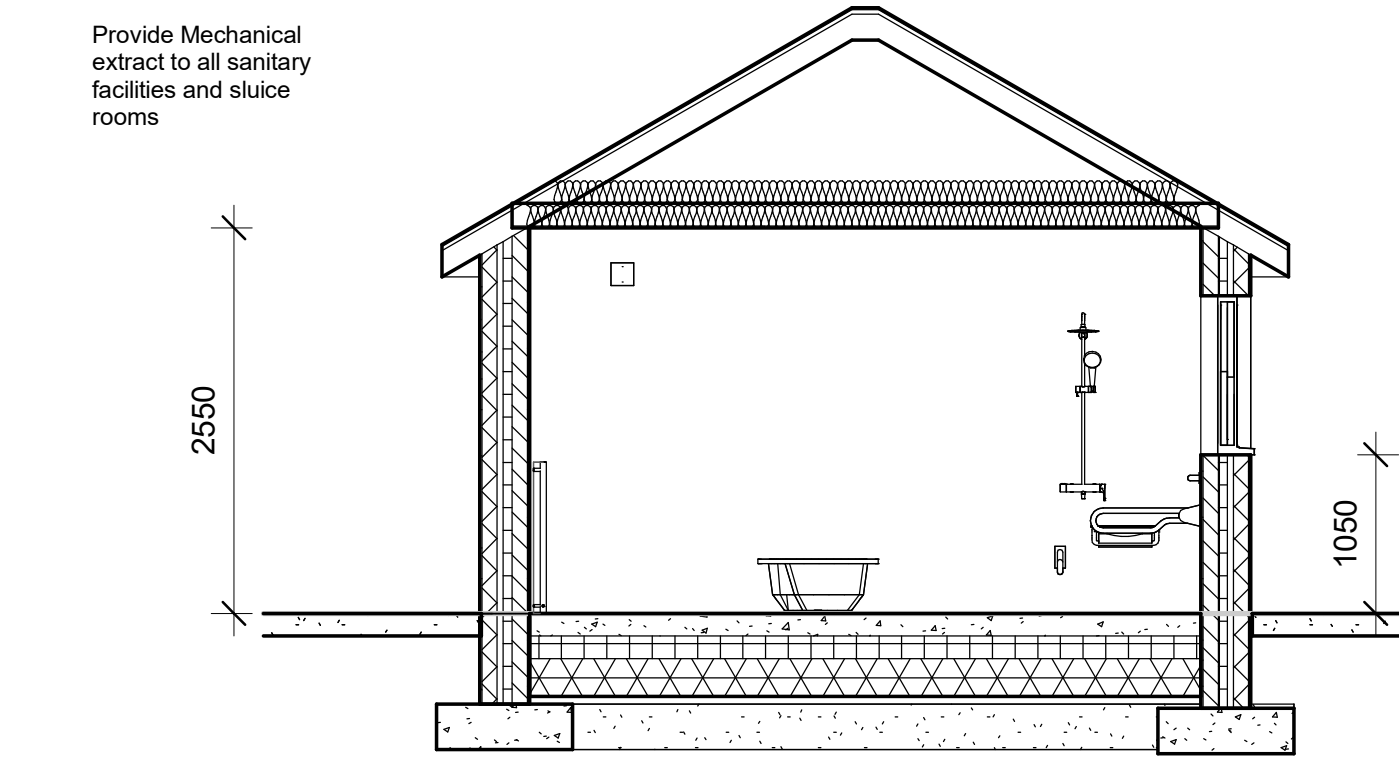
FLAT ROOF / PITCHED ROOF JUNCTION SPECIFICATION

- New flat roof to be formed to tie into existing pitched roof. Carefully strip back existing concrete tiles, battens, underlay and associated flashings locally to allow proper integration of new flat roof structure and weathering detail.
- Flat roof to be constructed with C24 treated timber joists, fixed to wall plate / steel beam / ledger as required. Provide firingS or falls to achieve minimum finished fall of 1:40, with drainage to suitable gutter / outlet.
- Provide 18 mm WBP plywood or OSB3 roof deck, securely fixed to joists.
- Install warm roof build-up comprising vapour control layer, 150mm rigid PIR insulation to achieve current Part L requirements, and compatible single-ply / torch-on felt / liquid-applied roof membrane system installed strictly in accordance with manufacturer's instructions.
- At junction with existing pitched roof, flat roof membrane to be dressed up behind the existing roof covering by minimum 150 mm above finished flat roof level. Install code 4 lead / proprietary stepped flashing and soakers as required beneath existing concrete tiles. Reinstate breathable roof underlay, treated battens and existing concrete roof tiles, replacing any damaged tiles to match existing.
- Provide treated timber upstand / keel at junction where required to allow correct membrane turn-up and flashing cover. Ensure existing pitched roof underlay is lapped over new flashing / weathering layer to shed water externally. All junctions to be fully sealed, mechanically fixed and weather-tight.
- Provide adequate roof ventilation where required. Avoid trapping existing roof ventilation paths. Maintain continuity of insulation and vapour control layer at junction with existing roof and external wall to minimise cold bridging and condensation risk.
- All fixings to be pressure treated. All fixings to be corrosion-resistant. Works to be carried out by competent roofing contractor and all flat roof membrane works to be installed as a complete warranted system.



Section B

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Section C

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FLAT ROOF CONSTRUCTION SPECIFICATION

Flat roof to be constructed between the existing building, existing pitched roof and new pitched roof as indicated on drawings. Roof construction shall be designed to provide a fully weatherproof junction with both existing and new roof structures and shall comply with current Building Regulations, TGD L, TGD C and manufacturer's recommendations.

Structure
Structural timber roof joists to Structural Engineer's design.
Minimum timber grade C24 treated softwood.
Joists supported on timber wall plates, steel beams or masonry walls as detailed.
All timber treated in accordance with IS EN 335.
Solid noggings and restraint strapping provided as required.
Deck
18mm WBP plywood or OSB3 structural roof decking. Deck securely fixed to roof joists in accordance with manufacturer's recommendations.
Insulation
150mm PIR rigid insulation board, thermal conductivity not greater than 0.022 W/mK.
Insulation to be laid continuously above roof deck to form a warm roof construction.
Additional tapered insulation to be provided where necessary to achieve required falls.

Roof construction to achieve a maximum U-value of 0.16 W/m²K or better.

Vapour Control Layer
Proprietary vapour control layer installed over roof deck.
Joints lapped and sealed in accordance with manufacturer's instructions.
Waterproofing
Single-ply membrane, reinforced bituminous membrane or GRP roofing system.
System to be installed by approved installer strictly in accordance with manufacturer's recommendations.
Minimum 20-year insurance-backed warranty to be provided upon completion.

Falls
Flat roof to be formed with minimum finished falls of 1:60.
Design falls to be minimum 1:40 to allow for construction tolerances.
No standing water permitted.
Rainwater Drainage
Proprietary outlets connected to surface water drainage system.
Gutters, outlets and rainwater goods sized in accordance with BS EN 12056.

Overflow provision to be incorporated where required.
Upstands and Abutments
Waterproof membrane to be turned up all abutments a minimum of 150mm above finished roof level.
Proprietary flashings and termination bars to all upstands.

Lead flashings to comply with Lead Sheet Association recommendations.
Junction with Existing Pitched Roof
Existing roof coverings to be carefully stripped locally as required.
Flat roof membrane dressed beneath existing roof underlay and coverings.

New lead soakers, secret gutters, cavity trays and flashings provided as necessary.
Roof structure tied into existing structure without compromising existing roof stability.
Existing roof coverings disturbed during the works to be reinstated to match existing.

Junction with New Pitched Roof
Flat roof membrane to be dressed beneath new breathable roofing membrane.
Proprietary cavity trays, flashings and weathering details provided.
Continuous insulation and airtightness layer maintained at junction.

Thermal bridging to be minimised in accordance with Acceptable Construction Details.
Ceiling
47mm x 50mm treated timber battens fixed beneath joists where required to accommodate services.
Ceiling lined with:
2 layers 12.5mm Type F plasterboard.
Skim coat plaster finish.

General
Maintain continuity of insulation, vapour control layer and airtightness layer throughout.
All timber, membranes, flashings and waterproofing materials to be installed strictly in accordance with manufacturer's recommendations.
Contractor to provide fully detailed shop drawings of all junctions with existing and new pitched roofs prior to commencement of works.

Typical Build-Up (Warm Roof)
Waterproof membrane finish.
Tapered falls insulation (where required).
150mm PIR insulation.
Vapour control layer.
18mm OSB3 or plywood deck.
C24 timber roof joists to Engineer's design.
Airtight barrier.
Service void (where required).
2 No. layers 12.5mm Type F plasterboard.
Skim coat plaster finish.



PROJECT

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

TITLE

Proposed Extension - Plan and
Sections

CLIENT

Corlann - Clare Region

DRAWN BY

Author

CHECKED BY

Checker

DATE

03/11/26

SCALE (@ A1)

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PROJECT NUMBER

24/BOC/081

DRAWING NUMBER

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