

SCOPE OF WORK :

The contract price is to include for proposed works, as set out on plans, sections , elevations, & in accordance with the specification. Include for the construction of extensions, alterations along with modifications and refurbishment of the existing dwelling house allow for demolition works, enabling works and all associated site works and connection to all utility services and installing treatment unit and percolation system as per attached specification with all site works.

Include for piping for underground electricity & telephone services, electrical, plumbing & heating installation & associated works.

The work shall be undertaken in a proper manner with good workmanship, using the best available materials, building practices & techniques.

The contractor shall visit the site prior to tendering to familiarize themselves with extent of site works.

The successful contractor shall be registered with Home Bond & The National House Building Guarantee Scheme & have all the relevant insurances.

These drawings are strictly for tender purposes only ALL STRUCTURAL ASPECTS OF THESE DRAWINGS & SPECIFICATION MUST BE DESIGNED & APPROVED BY STRUCTURAL ENGINEER APPOINTED BY CLIENT.

DEMOLITION / ENABLING WORKS :

Contractor to discuss in detail the extent of works with client and Engineer, agree on items to be removed and whether to be stored or disposed of off site.

The house will be left empty free from all lose furniture

The contractor shall allow for disconnecting and shutting off all live services, draining heating system and so forth

Allow for preparing method statements and supplying to supervising engineer prior to commencement of works in relation to , demolition, dismantling, excavation and so forth

Allow for the removal of fitted furniture, bathroom ware, kitchen units, internal doors, skirting, architraves, external windows, doors, heating pipes, electric, and all items required.

All these must be disposed off off site to a licensed site unless otherwise instructed by client (discuss with client)

Allow for all temporary supports, props and works which should be designed by PSCS, allow for carefully demolishing areas shown in blue on the attached plan drawing.

Allow for forming new openings or closing up some to doors and windows as shown on the plan layout.

Allow for carefully removing existing concrete ground floor reducing ground levels to accommodate new floor make up and construction – no undermining of works should occur.

Again all spoil / debris to be removed off site to a licensed site.

HEALTH & SAFETY :

Contractor will be responsible for all health and safety on site, submission of A72 and acting as PSCS on site.

PSCS is responsible for undertaking predevelopment asbestos survey on site prior to the commencement of works.

PPE Clothing / gear must be worn on site at all times.

Note Contractor responsibel for undertaking on Asbestos survey prior to commencement of any works on site.

PROTECTION / DAMAGE :

The contractor is responsible for protection of the property during the works, any damage to the property must be repaired to the engineers satisfaction at the contractors expense.

SECURITY :

The contractor is responsible for site security and safety protecting same, through gated access and security / safety fencing where necessary.

FOUNDATIONS. :

Assuming normal ground conditions

External foundations to be 900 x 300mm strip foundations with 4 No. T12 bars with R10 lasers @ 600mm centers.

Internal foundations to be 500 x 300mm strip foundations with 3 No. T12 bars with R10 lasers @ 600mm centers.

Allow for extending existing foundations by doweling into same and installing 30N Reinforced concrete as specified.

All block & load bearing stud partitions must have foundation & rising walls.

N.B. Foundation specification & depth of foundation are subject to engineers inspection of site conditions & foundation cuttings.

WALLS :

External wall to be solid concrete block cavity construction with : 215mm blockwork

All internal walls to be 100mm

GROUND FLOOR. :

Allow for grubbing up existing floors, reducing levels and disposing of all waste off site, care should be taken not to undermine walls.

Allow for cleaning substructure of existing walls with a wire brush, making good any defects and sproying with an anti fungicide solution.

Allow for 75mm Easy Screed by specialists on 150mm foil covered Kingspan Thermalfloor TF70 with 30mm Kingspan Thermafloor TF70 to all perimeter external and internal walls on 150mm concrete sub floor on approved and certified Rodon Barrier with a minimum of 1 no. on approved Rodon Sumps externally vented to Engineers Satisfaction.

all on 50mm sand blinding on 225mm min. well compacted good quality limestone hardcore certified to SR 21.

Mox. depth of hardcore fill 900mm

D.P.C. :

D.P.C. to be hyload laid on inner & outer leads of cavity wall, on all internal walls, around window & door opes, under cills & returned @ the back.

Wall ties to J.S.268. 1986 & to required building regulation requirements.

CILLS. :

Allow for Passive Cills fitted in strict accordance with Manufacturers specifications, with associated Damp proof courses

Allow for all associated works and protecting cills during course of construction. Allow for treated MDF window boards throughout

CHASING :

Ensure all chasing is in compliance with current Building Regulations (T.G.D – A) on 100mm thick walls chose depth to be a maximum 30mm x 100mm wide. No horizontal or diagonal chasing allowed.

LINTELS. :

150 x 100mm Precuts concrete lintels complete with stepped Hi-Load d.p.c. cavity flashing over to all door & window heads unless otherwise stated.

As specified in IS 240 Min. 150mm bearing for spans up to 1.5m & 200mm bearing for spans of 1.5 – 3.0m

Lintels to be propped at 1.20 m centers until composite masonry is in place.

Ensure lintels are placed over all sewer or ducts which pass through any walls. Ensure a lintel is placed over the ESB box or any similar openings.

Steel lintels or Key Stone lintels as per specification and or location shown on drawings.

Steel lintels or Key Stone lintels as per specification and or location shown on drawings.

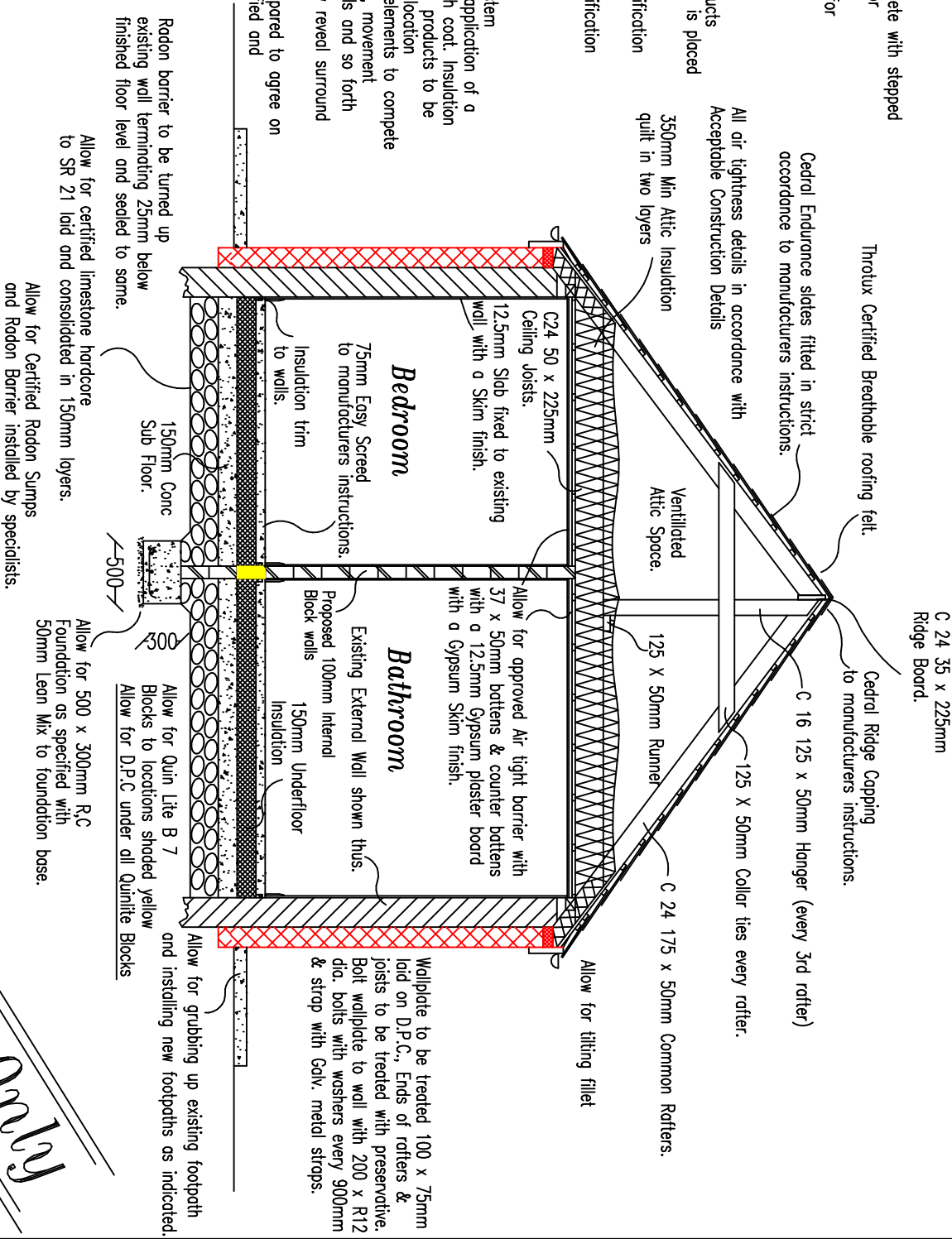
EXTERNAL INSULATION. :

Allow for approved external wall insulation system mechanically fixed to external walls with the application of a base coat, reinforcing mesh, primer and finish coat. Insulation thickness 150mm with a U value of 0.18. All products to be compatible and suitable for insulation at his location

Contractor to allow for all required ancillary elements to compete to include edge, corner profiles, render stops, movement expansion joints, flashings, window frame seals and so forth

Allow for fitting Troitherm surround to window reveal surround refer to drawings.

Client to select colour and sample board prepared to agree on finish and colour. All products must be certified and installed by approved installers.



Typical Cross Section A ~ A

Costing Issue Only

Kennelly & Murphy
Architects & Engineers
Project Management Consultants

Main St. **Tel. : (068) 511552**
Abbeyside,
Co. Limerick. **Fax. : (068) 51153**

Client : **Corran Deel Voluntary Housing Association**

Title : **Tender Drawings Section A-A & Specifications**

Scale : 1 / 50
Date : Feb 2026.
Drawn : K. K.
Approved : K.K.

Drawing no. : **T . 07**