

SCHEDULE OF WORK

OCCUPATIONAL THERAPY REPORT
PLEASE REFER TO EXTRACT FROM OCCUPATIONAL THERAPY REPORT FOR SPECIFIC DETAILS IN RELATION TO FINISHES, RAMPS AND 2ND FIX ITEMS.

EXTENSION

PROVIDE EXTENSION AS SHOWN CONSISTING OF TWO BEDROOMS, LOBBY, AND A WET ROOM. EXISTING BOUNDARY WALL WITH ADJOINING PROPERTY (NO.43) TO BE DEMOLISHED AND REMOVED FROM SITE SO AS TO ENABLE CONSTRUCTION OF THE EXTENSION. TEMPORARY FENCING TO BE ERECTED DURING CONSTRUCTION TO ACT AS BOUNDARY AND A MASONRY BOUNDARY WALL TO THE PROPERTY AT NO.43 TO BE REBUILT AFTER THE EXTENSION IS CONSTRUCTED.

WINDOWS/DOORS

INCLUDE FOR THE PROVISION OF NEW WINDOWS/DOORS IN PROPOSED EXTENSION. WINDOWS TO BE UPVC DOUBLE GLAZED UNITS. ALL NEW DOORS TO HAVE A MINIMUM CLEAR OPE OF 900MM AND BE MINIMUM 1/2 HR FIRE RATING.

PAINTING

INCLUDE FOR THE PAINTING OF ALL NEW WALLS, CEILINGS, DOORS AND TIMBER WORK IN SELECTED COLOURS.

INSULATION

INSULATION IN WALLS UNDER FLOORS AND IN ROOF SPACES IN NEW EXTENSION TO COMPLY WITH PART 'L' OF BUILDING REGULATIONS.

FASICA, SOFFIT, GUTTERS AND DOWNPIPES.

PROVIDE AND FIT NEW UPVC FASICA, SOFFIT, GUTTERS AND DOWNPIPES TO EXTENSION. CONNECT TO EXISTING SURFACE WATER SEWER / SOAKAWAY INCLUDE FOR PIPE WORK, GULLEYS AND AJS.

HEATING / PLUMBING

PROVIDE AND FIT NEW "PLUSHEAT" ALUMINUM INFRARED HEATING PANELS OR EQUIVALENT IN EACH ROOM AND LOBBY AT AGREED LOCATIONS AND ALL ASSOCIATED SWITCHES AND CONTROLLERS. HEATING PANEL SIZE AND WATTAGE TO BE APPROPRIATE FOR ROOM AREA. CONNECT NEW WET ROOM TO EXISTING FOUL SEWER INCLUDE FOR NECESSARY PIPE WORK, GULLEYS AND AJS. CONNECT RAIN WATER OUTLETS TO EXISTING DRAIN.

ELECTRICAL

PROVIDE AND FIT SMOKE ALARM IN THE LOBBY AND NEW BEDROOMS. NEW ALARMS TO BE LINKED TO EXISTING SMOKE ALARMS - FIT CARBON MONOXIDE ALARMS WHERE NECESSARY

NO. OF POINTS:

SCHEDULE	POWER POINTS	LIGHTS
WETROOM:	ELEC SHOWER, EXTRACTOR & SHAVER SOCKET/LIGHT	1 NO.
EXTERNAL:		2 NO.
BEDROOMS:	3NO DOUBLE	1 NO.
LOBBY:	1NO DOUBLE	1 NO.

NEW WET ROOM

WET ROOM TO INCLUDE WC, WHB, LEVEL DECK SHOWER AREA (1200X1200) WITH THERMOSTATICALLY CONTROLLED SHOWER UNIT AND ALL GRAB RAILS. PROVIDE SHOWER CURTAIN AND RAIL. INCLUDE FOR ALL NECESSARY PLUMBING. SHOWER ROOM FLOOR TO BE TILED IN NON SLIP TILES. INCLUDE FOR TILING FROM FLOOR TO CEILING THROUGHOUT. SHOWER AREA TO BE LEVEL WITH 1:40 SLOPE TO GULLEY. INCLUDE FOR ALL NECESSARY PIPING, GULLYS AND AJS AND CONNECTION TO EX. SEWER.

RADON BARRIER

SELECTED APPROVED RADON MEMBRANE TO PROVIDE CONTINUOUS BARRIER TO FLOOR SLAB AND EXTERNAL WALLS. PROPRIETARY SUMP TO BE INSTALLED CENTRALLY UNDER SLAB AND GAPS LEFT IN RISING WALLS TO ALLOW RADON GAS TO PASS THROUGH.

CONC. PATH / YARD

PROVIDE AND FIT CONCRETE PATH AROUND NEW EXTENSION AS SHOWN. PROVIDE AND FIT NEW RAMP TO OT SPECIFICATION WITH HAND RAILS. INCLUDE FOR PIPE WORK, GULLEYS AND AJ. ANY EXISTING FOUL OR SURFACE WATER PIPES OR AJS TO BE RE-ROUTED OUTSIDE THE PERIMETER OF THE PROPOSED EXTENSION.

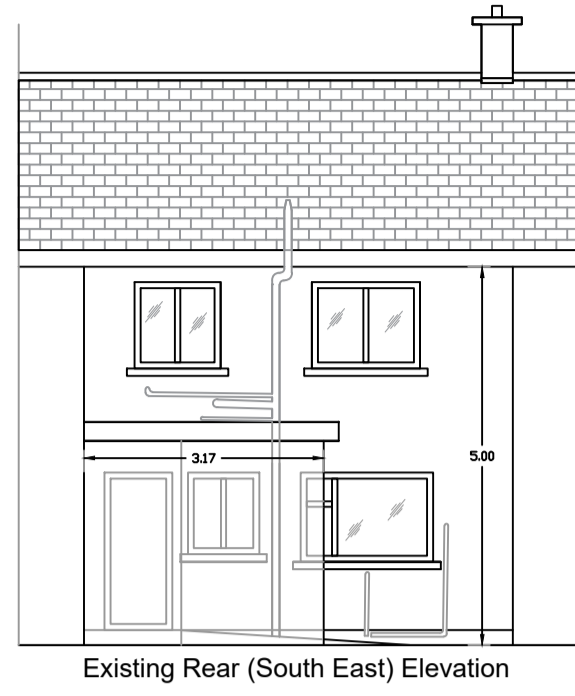
GENERAL:

ALL AREAS AFFECTED BY THE WORKS TO BE MADE GOOD ON COMPLETION - GARDEN / YARD ETC

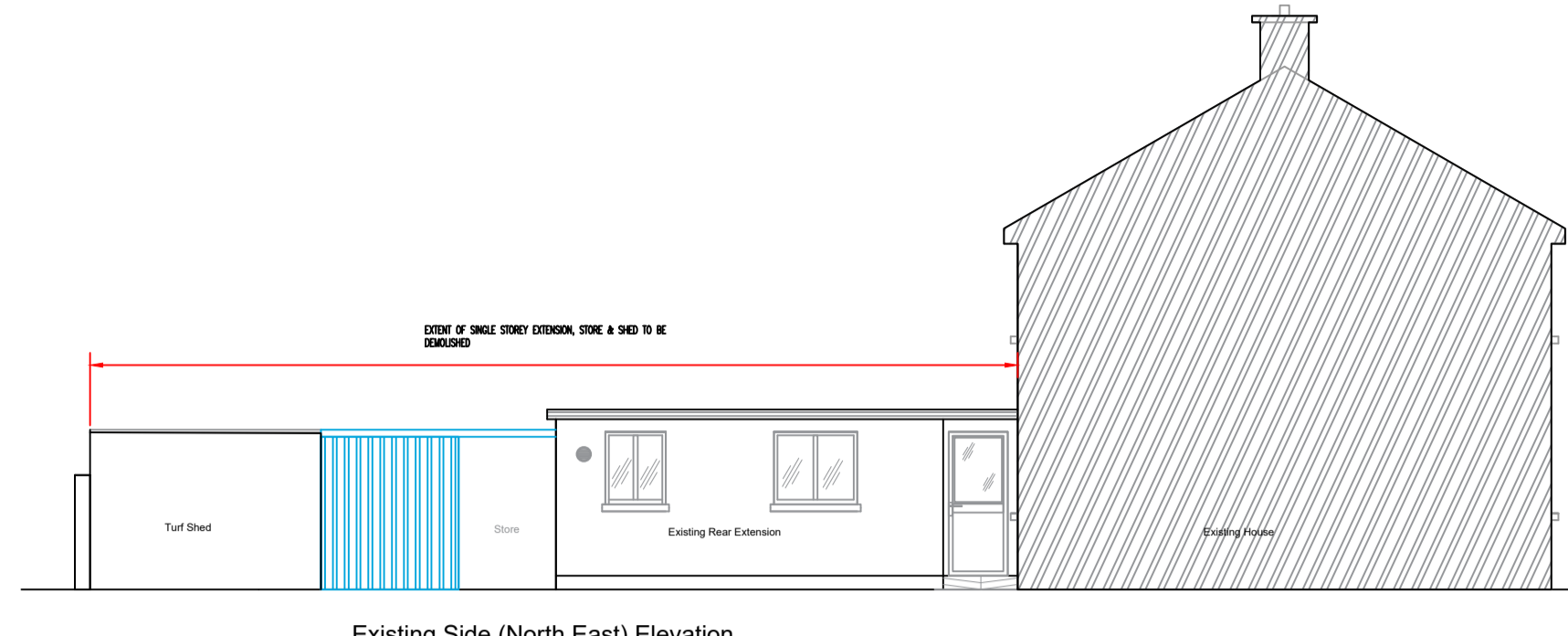
NOTE:

CONTRACTOR SHALL BE DEEMED TO HAVE SATISFIED HIMSELF BY A THROUGH EXAMINATION OF THE PLANS AND INSPECTION OF THE SITE AND ALL FEATURES THERE OF AFFECTING THE PROPOSED WORKS, INCLUDING ALL REASONABLE WORKS AND OBVIOUSLY TO BE INFERRED AS NECESSARY THROUGH NOT DESCRIBED IN THE PLANS AND NO PAYMENT ON SUCH ITEMS BEYOND THE CONTRACT AMOUNT WILL BE ALLOWED.

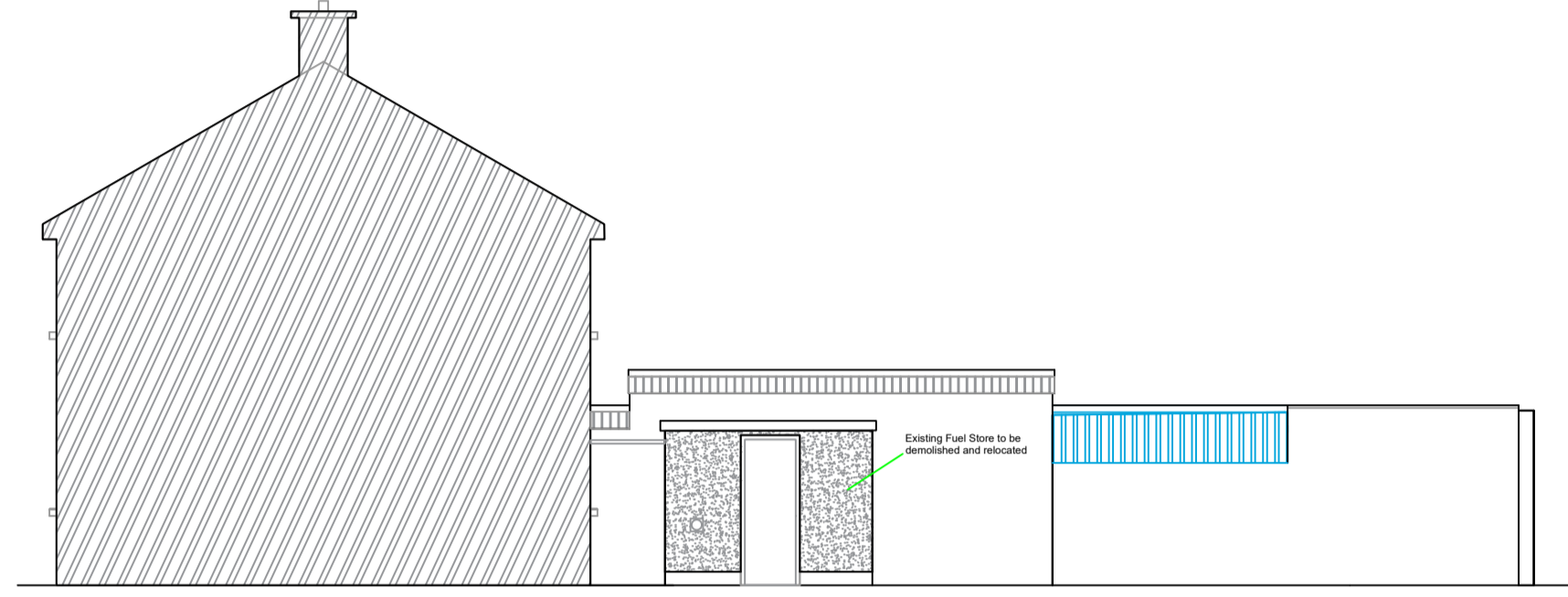
ALL WORK TO BE CARRIED OUT AND MATERIALS TO BE USED IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS & TECHNICAL GUIDANCE DOCUMENTS A-M.



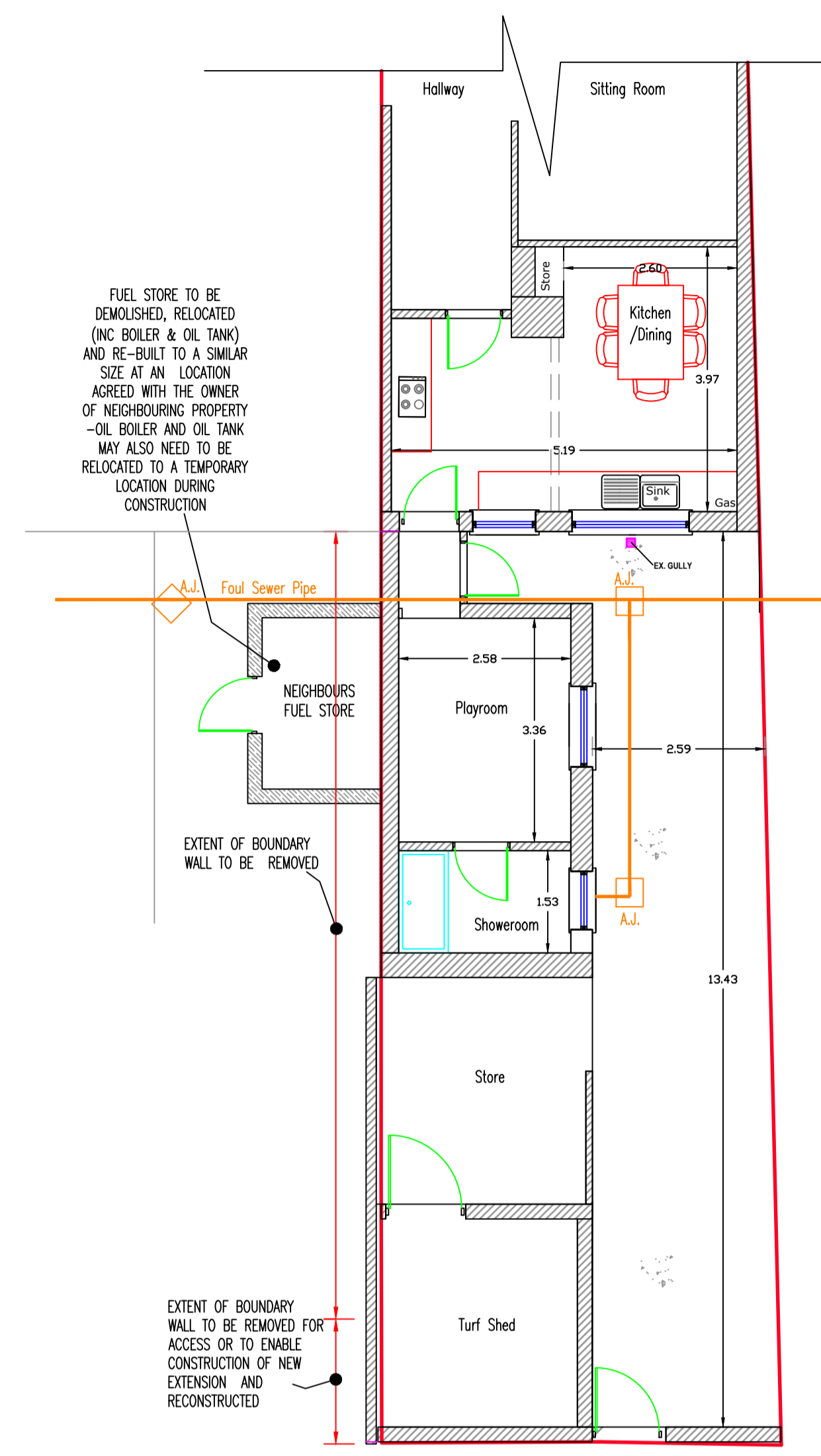
Existing Rear (South East) Elevation



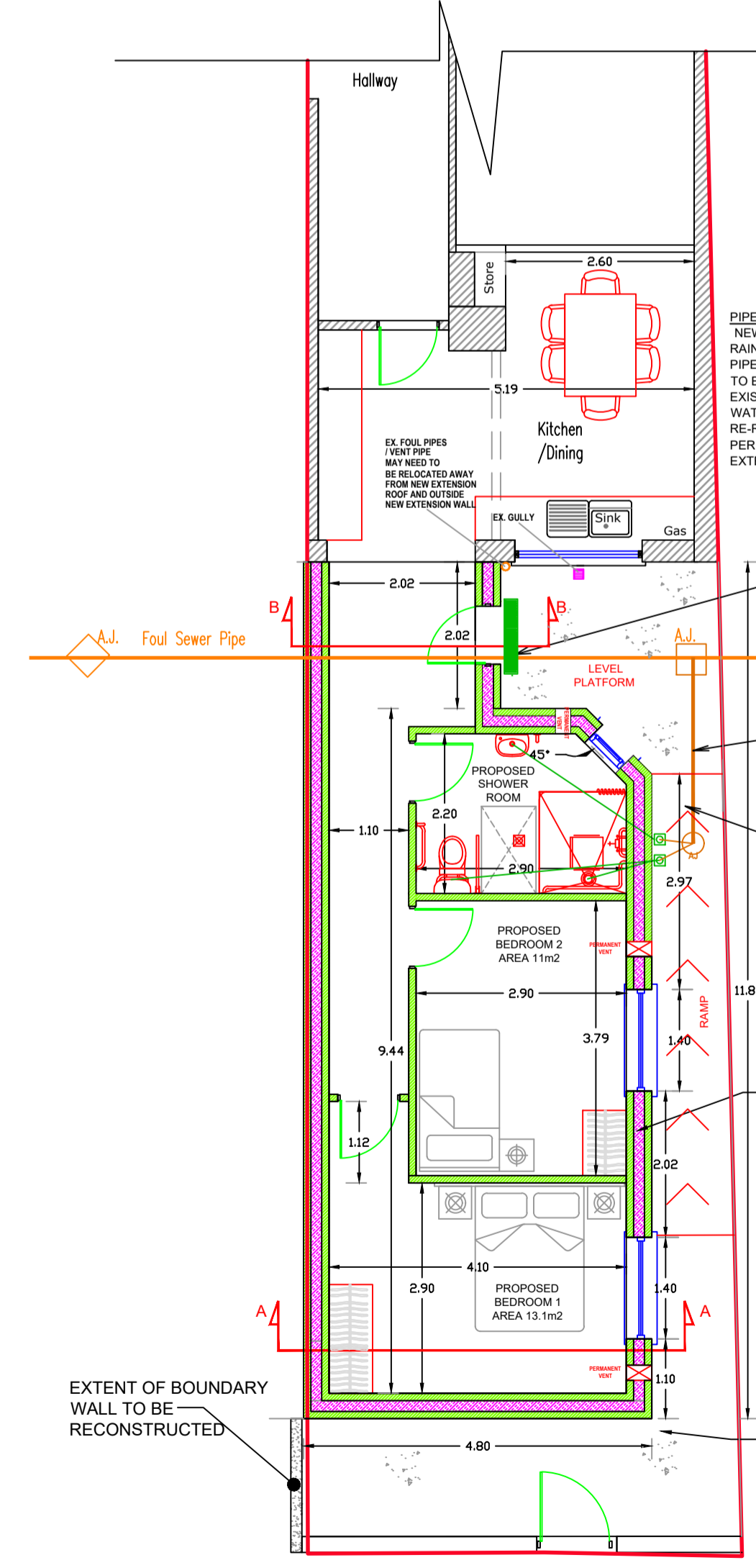
Existing Side (North East) Elevation



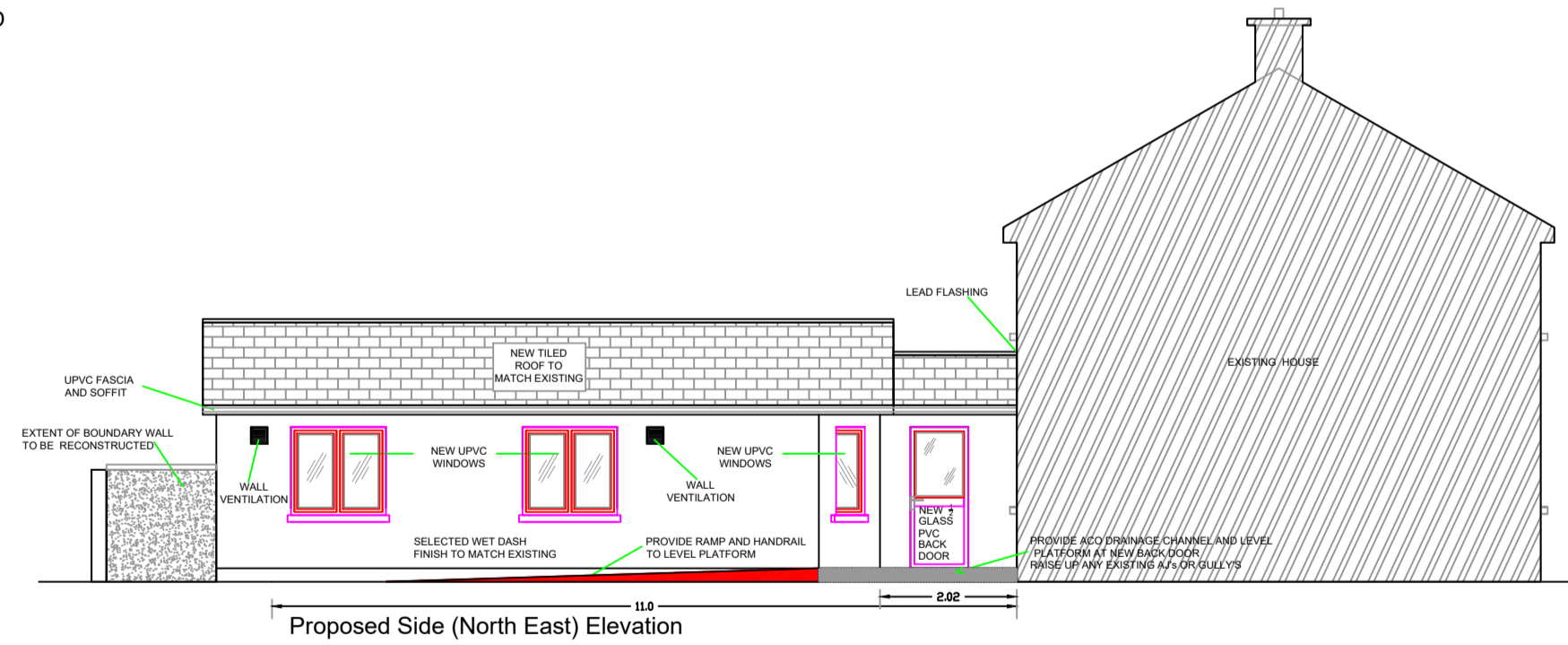
Existing Side (South West) Elevation -view from adjoining rear garden at no.43



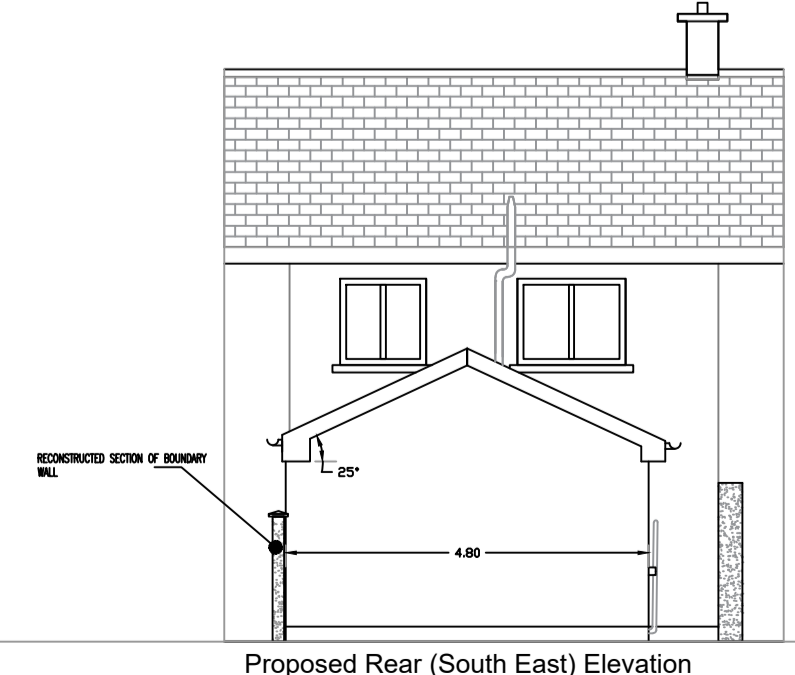
Existing Ground Floor Plan (1:75)



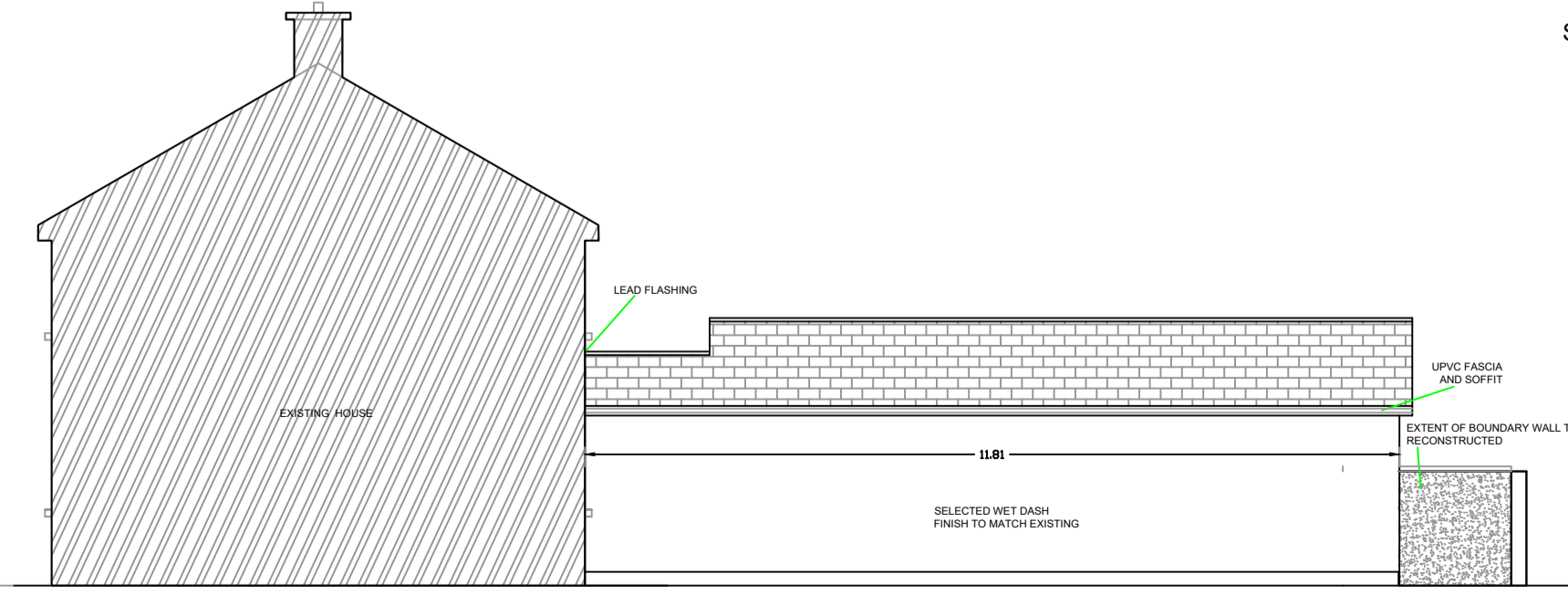
Proposed Ground Floor Plan (1:75)



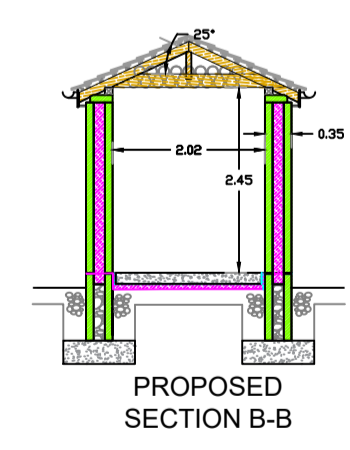
Proposed Side (North East) Elevation



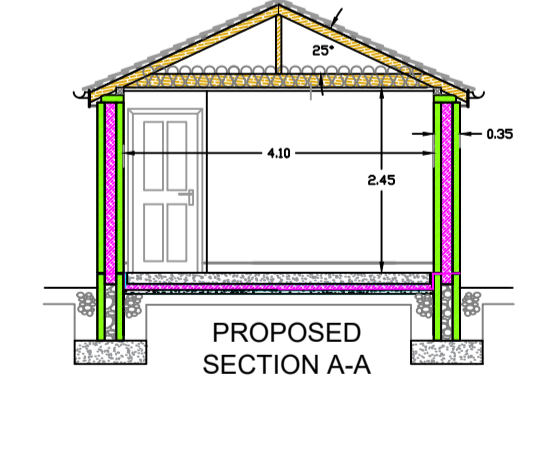
Proposed Rear (South East) Elevation



Proposed Side (North East) Elevation



PROPOSED SECTION B-B



PROPOSED SECTION A-A

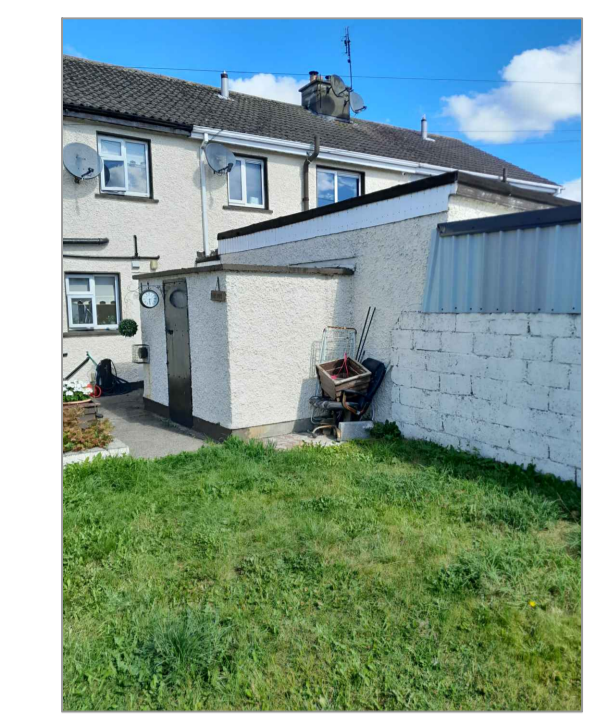


PHOTO : REAR OF NEIGHBOURING DWELLING

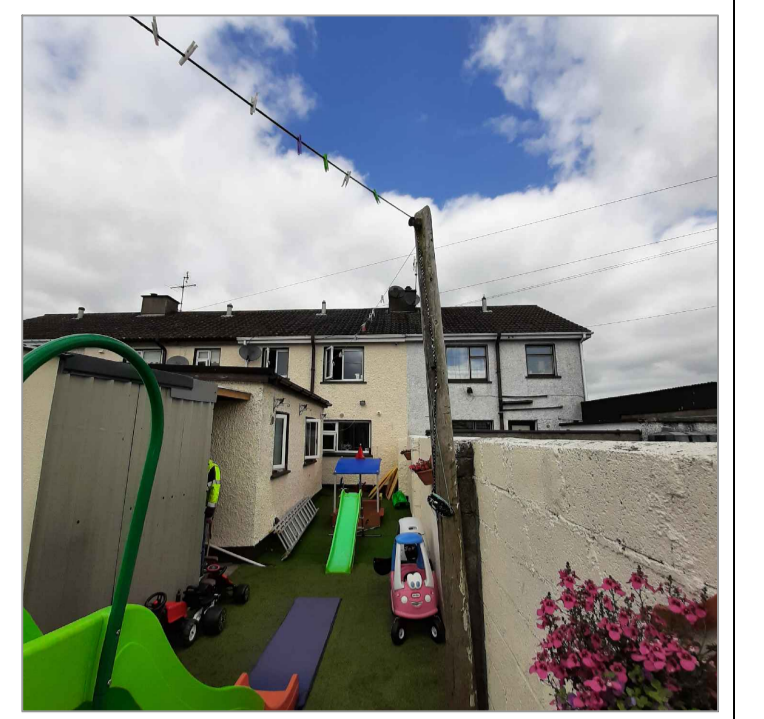


PHOTO : REAR OF EXISTING DWELLING

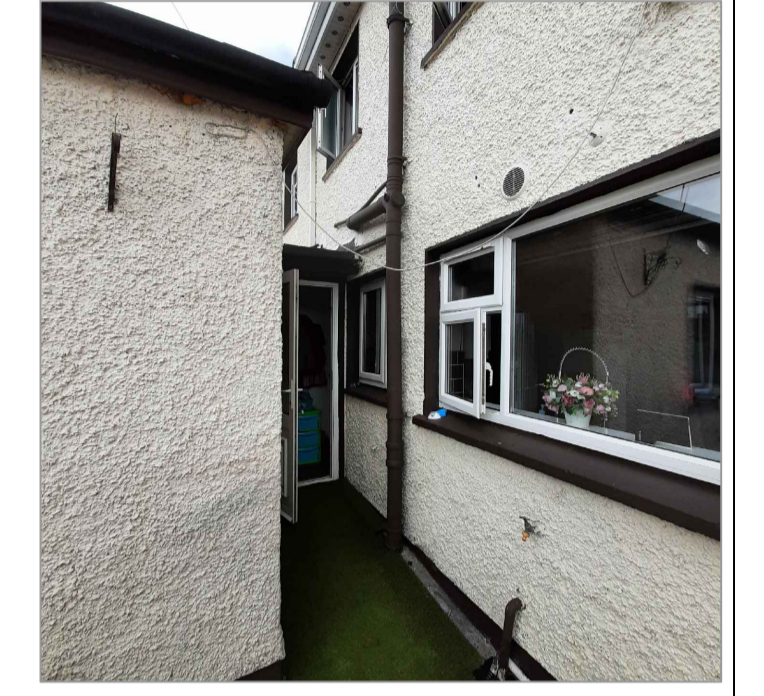
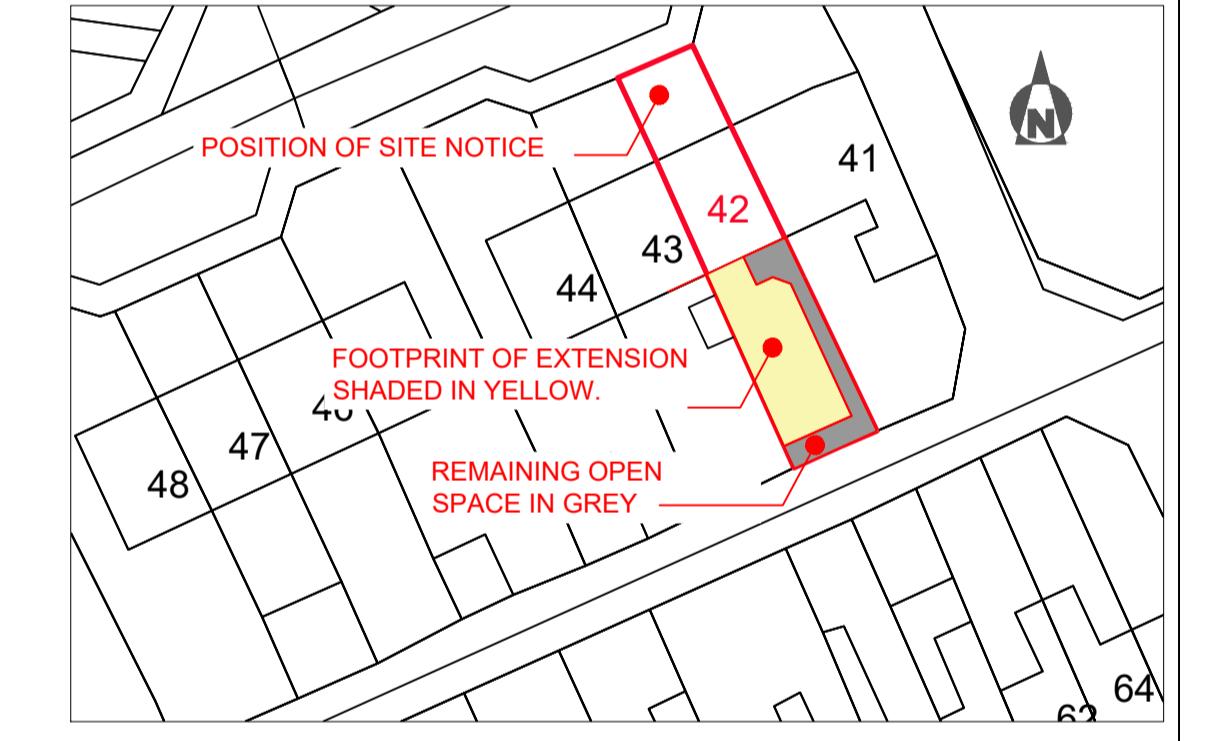


PHOTO : REAR OF EXISTING DWELLING



SITE LOCATION MAP SCALE 1:NTS SITE OUTLINED IN RED

<p>LAOIS COUNTY COUNCIL</p> <p>County Hall, Portlaoise Phone (0502) 94079</p> <p>Department Housing Department</p> <p>Title PROPOSED EXTENSION TO 42 LAKEGLEN, PORTLAOISE, CO LAOIS PRE-TENDER STAGE</p>
<p>Scale 1:100 (1:75) Drawn: C. COLLIER Date: MAY 2023 Drawing: H02000 Rev A 03/05/2023</p>