Main contractor shall include for complying in full with safety , health and welfare at work (construction) regulations 2001 and shall provide a health and safety plan and shall include for the appointment of a competent person (nominated by the contractor and to whom the employer does not object) , to act and carry out the duties of project supervisor for construction stage for the duration of the construction stage as set out in the safety , health and welfare at work (construction) regulations 2001 . He shall also provide for the project supervisor for the construction stage giving notice to national authority for occupational safety and health prior to commencement of work onsite in accordance with first schedule of the safety , health and welfare at work (construction) regulations 2001 , and prepare a safety file , making any necessary adjustment and on completion delivering the safety file to the employer .

Main contractor to issue a certificate of compliance with drawings on completion of their works . Main contractor carrying out works must posess and produce prior to commencing works , public and employers liability insurance , and must also produce a site specific bond to employer prior to commencing works .

Any builder qouting for works must visit site , and establish exact nature of works , and dimension or other site discrepancy with drawings to be notified to architect immediately .

Drainage : Builder to establish exact location of all main and private and combined ownership foul and surface water drains . If the Dwelling is been built over a drain a reinforced concrete lintol to be placed in rising walls a minimum of 100mm over top of pipe to enable building settlement without damage to pipe this to be done strictly under supervision by structural engineer . Where a builder intends building over a public or combined ownership foul or surface water drain , approval of the local authority building control inspecter and co-joining neighbours to be obtained prior to works execution and site drainage details from engineer to be obtained .

Roof of dwelling to be covered using rolled concrete roof tiles to match in as much as possible existing concrete roof tiles to neighbouring roofs , to minimum 25 degree pitch fixed to treated battens and counter battens on tyvek breathable waterproof sarking felt .2 layers of 24" wide heavy guage dpc to be used beneath felt at eaves . Code 5 5lb lead to be used on roof , lead to be stepped / lapped where it exceeds 1.0m in any one continuous length . , spacing of all battens to be to tile manufacturers instructions .

Fascia & soffit and gutters & downpipes to match windows in colour to dwelling perimeter .

External walls to extensions to consist of a 4" block external leaf with a wet dash render finish painted in muted colours applied to same externally ,a 6" cavity with kingspan insulation a 4" block inner leaf , inside of block wall to have an air-tightness and insulation covering to meet the building regulations at the time of construction , insulation to be returned into windows to give a blanket insulation to all external walls with no cold bridge points . Ditto to front except a red brick to be used to dwelling front to ground floor window head level .

Lintols and stepped dpc to be used on all window and door heads , vertical dpc with 50mm kingspan insulation behind at all vertical cavity closures .

Moisture resistant plasterboard used to perimeter of kitchen area and any wet room or bathroom / ensuite Utility enclosures

Please note : any encroachment to any immediate neighbours caused by any of the works shown on these drawings to be agreed by client with neighbours in writing prior to works commencing .

Windows to dwellings to be in light grey pvc , with selected selected toughened glazing to give building regulation U-Value , window and door units to be tested as composite units to give a U-Value of 0.8 by nasi . Each room should have openings at least one tenth of floor area , and every habitable room of dwelling to have at least 1 minimum clear fire opening 550mm wide by 850mm high , bottom of the opening to be between 800 and 1100mm off the floor .

Front door of dwellings to have level access and all internal , external doors , ramps , corridoors widths , ground floor bathroom to comply fully with technical guidance document M of the building regulations for access for disabled people

Electrical works to dwelling
An electrical layout plan for dwelling to be prepared after discussion with client at a later date . All electrical works carried out to be signed off by reci approved electrical contractor and work to be strictly in accordance with reci standards

Heating and plumbing to dwelling
To later specification

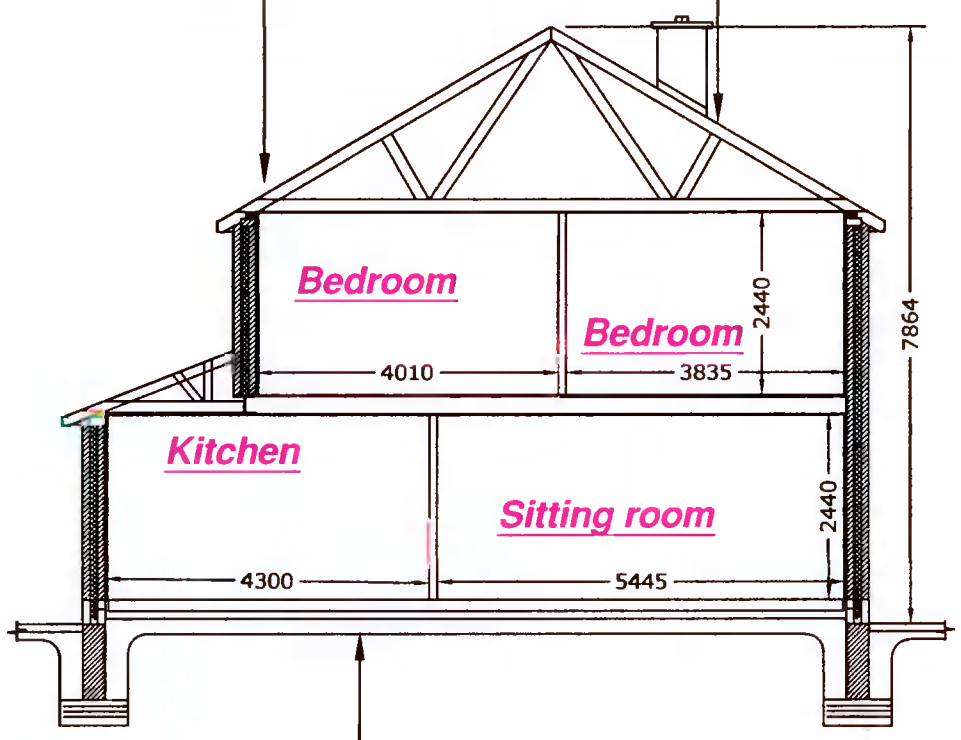
Builder to allow for all builders work and all necessary making good required in relation to M&E installations throughout dwelling .

Please note : all structural works throughout dwelling to be strictly to structural engineer's detail . All structural steelwork to be surrounded in 1 hour fireline board .

Note builder to ensure that insulation and air-tightness to all walls , floors , ceiling of dwelling to meet at a minimum , building regulation standard current at the time of construction .

Roof timbers to dwelling to comply with sizing tables in homebond manual , current at the time of construction of the dwelling , and to structural engineer's specification

Drawing : Proposed Section A-A



Concrete floor slab reinforced with A393 mesh on
Double foilfaced kingspan insulation turned up @ slab edges to avoid cold bridges at this point . Insulation to exceed building regulation standard at time of construction .
1200 guage dpm.
Radon barrier with multiple radon sumps with terminating pipework from same externally to be installed and certified to hombomd standard .
50mm sand blinding
200mm clause 804 hardcore base compacted in 50mm thick layers .
330mm solid blockwork rising walls.
Ground conditions to be inspected by structural engineer prior to pouring of foundations .
Foundations and floor slab design to be strictly to later structural engineers details and drawings .

Drawing :	***Proposed Section A-A***
Project :	***We Gary and Alannah Anderson are applying for full planning permission, for demolition of side garage and building 2 new two storey dwelling houses on site, using existing vehicular access to public roadway to serve 1 new dwelling house .Forming 2 new vehicular access to public roadway to serve other new dwelling house and existing dwelling house 1 Watermeadow Drive , and all associated ancillary site works at 1 Watermeadow Drive , Old Bawn , Tallaght , Dublin 24***
Prepared by :	***Michael Finnan (Bsc , MCIOB , MSCSI)*** ***C/O Bdcs Ltd , Lower Friarstown , Bohernabreena , Dublin 24*** ***Ph : 087-2825326*** ***Email : Michael.finnan043@gmail.com***
Date :	***6-1-2022***
Scale :	***1: 100***
Drawing nr :	***5***

Please Note : This drawing is for planning application purposes , any site dimension discrepancy with drawings to be notified to author immediately