

Roots

ARCHITECTURE

	Project No.	2202
	Address	Spring Garden, Dromard, Co. Sligo, F91 EN88
	Date	02/06/2023
Schedule of Works		
1.	<u>One Stop Shop</u>	<ul style="list-style-type: none"> • Installation of ASHP. • Central heating system for heat pump (what is included under this?). • Installation of Ground Floor UFH system (or is this carried out by main contractor?). • Installation of First Floor radiant wall panel heating system (or is this carried out by main contractor?). • Associated plumbing and wiring to connect heat pump to manifolds/thermal store (or is this carried out by main contractor?). • Installation of heating controls. • Installation of rafter and ceiling insulation. • Application of external wall insulation. • Installation of insulation to timber frame (R3 and R5)? • Installation of windows (include sills). • Installation of external doors (include thresholds). • Installation of floor insulation. • Installation of solar PV panels. • Associated wiring to connect PV to manifolds/thermal store (or is this carried out by main contractor?). • Installation of mechanical ventilation system. • Airtightness around external openings. • Airtightness to R3 and R5 timber frame. • Airtightness to main roof and porch roof (R1).

2.	<u>External</u>	<ul style="list-style-type: none"> • Excavate and lay new water line, surface water drainage and foul sewer. • Form 2 no. soakaways. • Demolish existing extension. • Demolish stone piers, dismantle section of stone shed roof at SE gable. • Demolish block lean-to at NW gable. • Install new ESB cabinet. • Construct plinth for ASHP. • Remove existing oil tank and demolish plinth. • Reduce of ground level at front of house. • Lay flagstones.
3.	<u>Demolitions, Excavations and Stripping Out</u>	<ul style="list-style-type: none"> • Remove range (R3). • Excavate floor in porch (R1). • Excavate for foundation below heating/hot water hub and coat store (R3). • Remove existing plasterboard ceilings (GF). • Remove existing first floor joists. • Remove existing first floor floorboards and store. • Remove existing ceiling boards (FF). • Remove existing windows and doors. • Remove boast plaster. • Break out and form new window (W6/R2). • Break out and form new fireplace (R2). • Break out 3290mm wide opening at rear of kitchen (R3). • Break out new doorway (D6/R3/R4). • Break out opening in R5. This interacts with the main roof. • Remove roof structure above porch (R1). Salvage and store slates. • Strip main roof. Salvage and store slates. • Dismantle existing chimneys. • Increase all window lintel heights (GF).

		<ul style="list-style-type: none"> • Increase all internal door lintel heights. • Remove all rotten timber window lintels (FF)
4.	<u>Foundations and Ground Floor</u>	<ul style="list-style-type: none"> • Construct foundation and concrete block walls for heating/hot water hub and coat store (R3). • Close up investigation hole – hardcore, blinding and cement screed – in R2. • Install radon barrier on top of existing ground floor. • Install separating membrane to floor insulation (insulation by OSS). • Install UFH (or is this carried out by One Stop Shop?). • Polished concrete floor by others. • Refer to Dwg. 22/02/308 for details of new floor build-up in porch (R1) • Tile floor in porch (R1). • Install drainage channel at front door (ED1)
5.	<u>Works to Walls</u>	<ul style="list-style-type: none"> • Install new concrete lintels to all external windows and doors. • Install steel as per engineer's drawings (large opening at rear of R3 and supports for new intermediate floor joists). • Install new concrete lintels to all internal doors. • Block up existing doorway (R4) and window (R1). • Build up walls on porch (R1). • Carry out concrete repairs to walls as necessary.
6.	<u>Structural Timber Work (and First Floor Floorboards)</u>	<ul style="list-style-type: none"> • Install new first floor joists. Accommodate stairwell and shower floor. <u>Note:</u> Joists will be exposed (no ceiling below) – sanding will be required. • Reinstate original floorboards. • Construct timber frame in large opening (R3) and opening in R5. • Construct flat roof above frame in R5 (junction with the main roof). • Construct timber frame partition for R6, including shower and toilet partitions.

7.	<u>Fireplaces and Chimneys</u>	<ul style="list-style-type: none"> • Install new flue liners in R2 and R4. • Construct 2 no. false chimneys to accommodate 2 no. flues. • Seal chimney throat (R3). • Seal off inactive chimney breasts. • Install new stand-alone stove (R2).
8.	<u>Roofs</u>	<ul style="list-style-type: none"> • Carry out structural repairs to main roof as necessary (initial investigations indicate roof structure is in reasonable condition). • After insulation installation (One Stop Shop), install new breather membrane, counter battens and slate battens. Re-slate with as much original slate as possible. • Build up porch roof construction (R1) and re-roof with as many original slates as possible. • Install cast aluminium rainwater goods.
9.	<u>Slabbing and Plastering</u>	<ul style="list-style-type: none"> • Slab/plaster. <u>Note 01:</u> intermediate floor joists will be exposed – no ceiling below, except for R3: <ul style="list-style-type: none"> (a) Form 2 no. downstands – one conceals bathroom soil pipe. (b) Plasterboard ceiling in coat store and heating/hot water hub. • <u>Note 02:</u> 100mm ceiling service void in bathroom (R6) for adjustable spotlights. • <u>Note 03:</u> 38mm ceiling service void in R5 and R8. • Apply salt-control plaster to all concrete walls, shadow gap plaster-bead detail at base. • Install radiant wall panel heating system (or is this carried out by One Stop Shop?). • Eco-cement by others to shower, SW bathroom wall, NW bathroom wall and floating vanity unit (R6)
10.	<u>Fixtures</u>	<ul style="list-style-type: none"> • Construct floating vanity unit and recessed mirror (R6). • Construct basic temporary stairs (R3). • Construct basic temporary kitchen counter (R3), incorporating original sink/drainage from demolished extension.
11.	<u>Plumbing</u>	<ul style="list-style-type: none"> • Install sanitary ware. • Install SVP and connect to sink (GF), WC, shower, bath and WHB (FF).

12.	<u>Heating</u>	<ul style="list-style-type: none"> • UFH is picked up under Item 4 above. • Radiant wall heating is picked up under Item 9 above. • Heating/hot water management system (manifolds, thermal store, other? - is this carried out by OSS?).
13.	<u>Electrics</u>	<ul style="list-style-type: none"> • Wire for: • Internal lighting • External lighting • Sockets • 5 amp sockets • Shaving socket • Doorbell and sounder • Smoke detectors/alarms • Carbon monoxide detectors/alarms • Heated towel rail • Demand control ventilation (or is this carried out by One Stop Shop?) • Solar PV (or is this carried out by One Stop Shop?) • ASHP ((or is this carried out by One Stop Shop?) • Heating/hot water management system (or is this carried out by One Stop Shop?)
14.	<u>Doors and Second Fix Carpentry</u>	<ul style="list-style-type: none"> • Clad front of heating/hot water hub and coat store with T&G vertical boards. • Form doors (D2, D3) to match cladding (invisible doors). Door leafs to heating/hot water hub (D3) to be soundproof. • Construct new doors based on existing (D1, D5). • Refurbish and re-use D4, D6, D7, D8 and D9. Modify door leaf of D7 and D9 to accommodate sloping ceiling. • New architraves to match existing as closely as possible. • Refurbish and reinstate fireplace surrounds (R4 and R5). • Wainscotting to R1. • New shelving in R2 (includes window seat), coat store (single high shelf - R3) and alcove (R4). • New timber windows boards to all windows.



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