

# F Davitt Planning & Design Engineers,

**Main St,  
Drumkeerin,  
Co Leitrim.**

**E-Mail: [info@davittplanningdesign.ie](mailto:info@davittplanningdesign.ie)**

**Tel/Fax: 071 96 48886**

**Mobile: 087 9067606**

**Vat Reg. No. IE5833587C**

## **Schedule of works**

### **Ref renovation/restoration works @ Old Rectory, Fenagh, Co. Leitrim.**

Attached below find a brief description of works to be carried out to the structure, this description should be read in conjunction with the attached drawings, this description is not to be used as a bill of quantities and is only a descriptive guide. Please forward fully itemised quotation on headed paper and a excel digital quotation on CD to Francis Davitt, Plan & Design, Main Street, Drumkeeran, Co. Leitrim. All works must comply with current building regulation and the attached Conservation report.

### **Existing Building construction**

- Excavate all existing floors and replace with an insulated/radon proof conc floor to current building regs.
- Localized repair of stonework of front elevation (all plaster repairs to be done in lime based plaster), renewal of decayed ope heads of front elevation in timber (see attached conservation report)
- All fire rated walls to be constructed in double slabbed fire rated units or concrete block stone, all walls to penetrate 1hr ceilings and be correctly sealed. All pipes, services ect which penetrate fire rated areas to be correctly fire treated.
- All internal walls shall be studded lined with a breathable membrane and slabbed with a 48mm foiled backed insulated gypsum slab, bonded & skimmed.
- All Ceilings shall be doubled slabbed on the ground floor and bonded skimmed.
- All ceilings on the first floor dormer areas shall be single slabbed with a 48mm foiled backed insulated gypsum slab whilst the horizontal ceilings shall be single slabbed with a 12mm gypsum slab all bonded & skimmed.
- All roof areas to be insulated to details provided or to alternative agreed detail to building regs.
- Stairs shall be conc insitu type with stainless steel 25mm tubular section and glazed panels to current building regs.
- All 1<sup>st</sup> floor stud walls to be sound proofed.

### **Existing Building Finishes**

- Supply and fit all floor covering, common areas and bathroom to have non slip quarry tiles, bedrooms to be fitted with Threadford carpet. All bathroom walls to be tiled floor to ceiling with 150mm white ceramic tiles.
- All doors to fire rated as denoted and finished in flush red oak, all architraves and skirting to be profiled and red oak in finish.
- External windows and doors should be replaced with hard wood double glazed 4 over 4 sash types. See attached conservation report for further info. All windows to have ventilation point to current regs.
- All gutters and down pipes to be replaced with cast iron profiled type.
- 3 coat all walls in emulsion paint and all timber work in egg shell varnish finish internally, windows doors to be finished in 3 coats of external gloss finish.
- Allow for four kitchens solid oak with granite tops easy clean appliances tile splash back in 150mm white ceramic tiles and plumb.

### **Existing Building mech/elec**

- All ground floor units to have under floor heating system, 1<sup>st</sup> floor to have standard rads sized to correct KW to provide avg 21degs to each room/area. All heating to be zoned to each apartment thermostatically controlled and all apartments to be centrally controlled but allow for an override control in each apartment.
- Allow for oil fired boiler and storage tank as primary heat source with an air to water heat pump as a secondary system as part of works.
- Allow for the provision of solar units sized to provide hot water to the building for 90% of year.
- Allow for supply and fit of all sanitary ware in white Armitage shanks finish.
- Provide each unit with 8 double sockets, 2 phone points, 2 ISDN points and single CFL energy saving pendants in each bedroom/bathroom with 3 of these units in the kitchen area.
- Allow for a CCTV system to the proposed and existing buildings.
- Cobblestone the enclosed courtyard between the proposed new building and the old rectory house.

### **Site Works**

- Establishment of copper beech hedge boundaries of rear garden, plants @ 300mm centres approx 2yrs old.
- Construct storm sewer as detailed to include conc road gullies as denoted.
- Construct petrol/oil/grit interceptors as detailed and 50,000L water storage tank in Conc.
- Add FS1 foul sewer manhole as detailed connect all proposed sewer points as necessary to current building reg details.
- Reinstate all hard standing areas to existing standard.
- The main water and foul sewer lines are existing.
- Allow for the construction of a new access road to the rear of the new building in loose limestone gravel finish, allow for footpaths around building and patio in the rear garden with limestone steps to the raised garden area.

### **Furniture fit out (per unit)**

- Furniture to include solid antique pine bed room suites.
- Leather suites.
- solid dining suites.
- 800 cm Samsung (h.d.) TV's.