

EAR INST., 75 Wicklow St - SCHEDULE OF WORKS**Introduction**

This aim of this document is to provide a summary of the proposed works planned for refurbishment and redecorations at the Ear Institute, 75 Wicklow St, and should be reviewed in conjunction with architectural drawings and photographic schedule.

Refer to drawings:

- 220593(SW08)-1100 Location Plan
- 220593(SW08)-1600 Existing Ground Floor G39
- 220593(SW08)-2000 Proposed Sections G39
- 220593(SW08)-1106 Existing and Proposed Sections
- 220593(SW08)-1201 Existing and Proposed Front Elevation
- 220593(SW08)-2400 Finishes
- 220593(SW08)-4100 Velux Rooflight Detail
- 220593-8112-C3 Mechanical Services Proposed G39
- 220593-8171 C3 Electrical Proposed Power G39

G39 Study Room

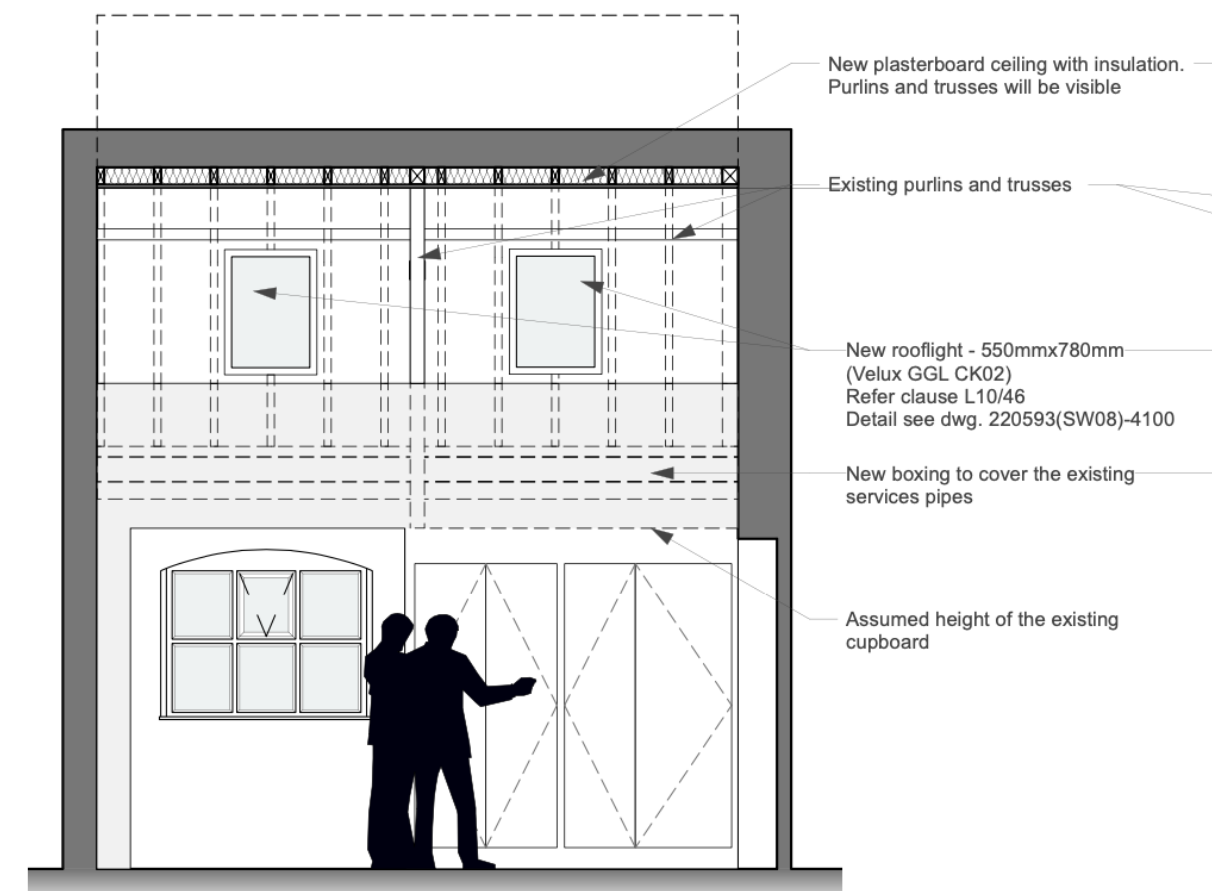
Rationale for proposed works: The room currently suffers from cold temperatures due to lack of existing insulation in the roof pitch. There is also an ongoing lack of ventilation due to only a single casement window being openable out of the 3No existing windows.

Proposed Works:

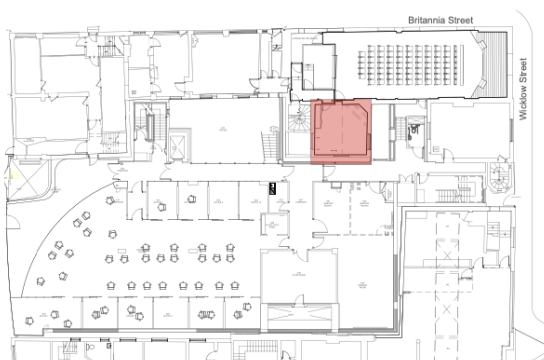
- Remove security railings to 1No window, 1No cracked window pane, radiators, floor coverings, skirtings, redundant shelving, benching, equipment and furniture.
- New Thorlux light fittings operated on PIR sensor.
- New air conditioning unit to be located adjacent to entrance door. Services pipework to exit internal area as indicated on photograph 2.
- High level boxing to conceal services using 50 x 50 SW framing; facing with Gyproc Duraline 15mm board. Sizing to allow sufficient space for services. To be secured by 40mm screws, allowing for wall plugs where drilling into plaster or masonry.
- Condenser unit to be mounted top of existing unit on adjacent flat roof.
- Install 50 x 50mm timber battens, fixed to rafters using 90mm screws in order to allow for creation of 45mm air ventilation gap.
- Install 40mm thickness Pavatex Pavatherm wood fibre batt insulation on adhesive, in between existing trusses and purlins.
- New ceilings to be 1No layer Gyproc Wallboard 12.5mm, using GypCeiling MF System with perimeter trims and access panels as Palco FlipFix Plasterboard. Trusses and purlins to remain visible.

- New rooflights: 2No Velux CK02 550 manually operated, centre-pivot roof windows, conservation style with 50mm surround trim. Internally, frame and sash to be painted white painted. External cladding to be black aluminium. Dim-out roller blinds to be fitted.
- Purlins and trusses to be fully retained. Rafters to be cut as necessary to accommodate rooflights, with additional trimmers to be fitted as required.
- Flooring: Forbo Tessera Diffusion Carpet Tiles on plywood underlay.
- Softwood skirtings where new – chamfered profile, primed on all faces. Size nom. 18 x 144mm to match existing where existing not salvageable. Skirting to be plugged and screwed at 450mm centres and pelleted prior to decoration.
- Replacement single glazing pane to replace cracked pane: Clear float glass with steel surround, linseed oil putty.
- Window overhaul – all necessary works to leave units in full working order; ensure all pivots, sashes, louvres and casements are in full working operation. Remove debris from frames and clean down frames and glazing.
- Joinery including doorset, cupboards, trims, skirtings and existing window decorations (internal) to be water-based Dulux Trade Diamond Satinwood; Cocoa-pod 38RR 15/026.
- Decorations as Dulux Trade Diamond Matt, Fossil Hunting 65YY 71/071.

Section drawing of G39

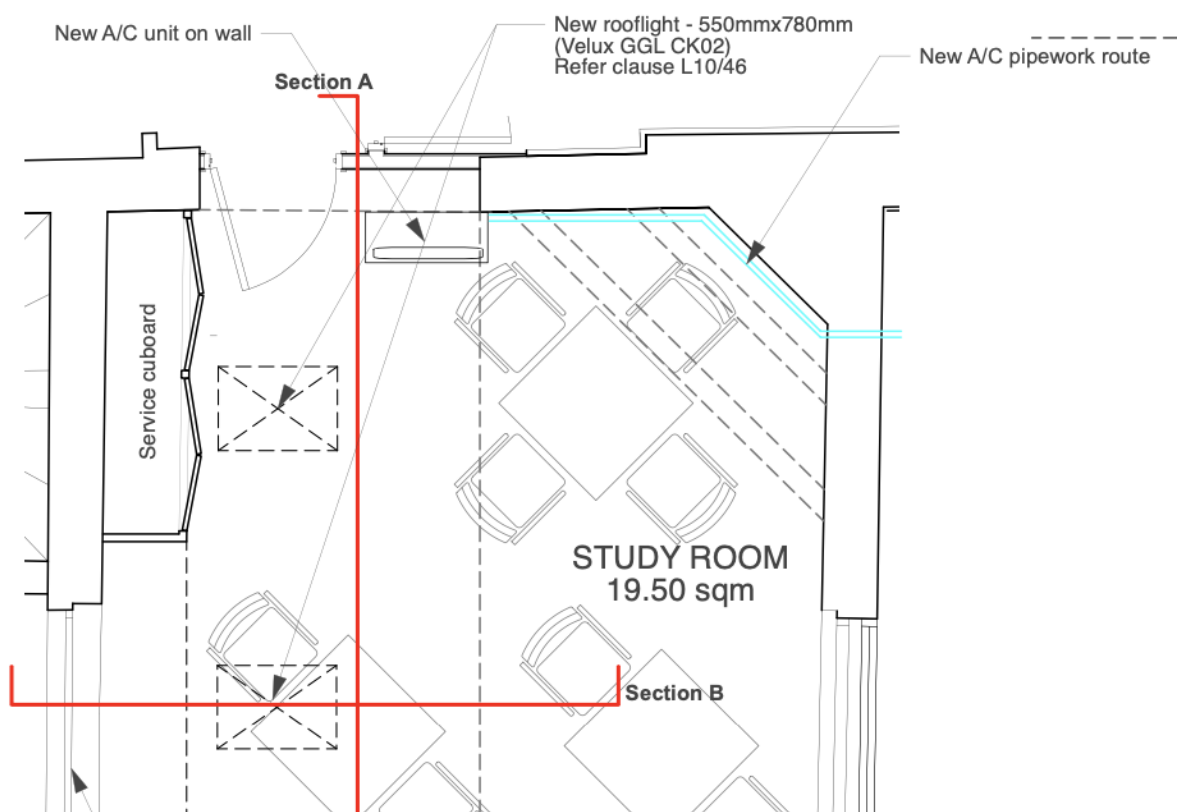


Location of G39



Pitched roof section for 2No roof lights to be installed

Plan of G39 showing proposed works

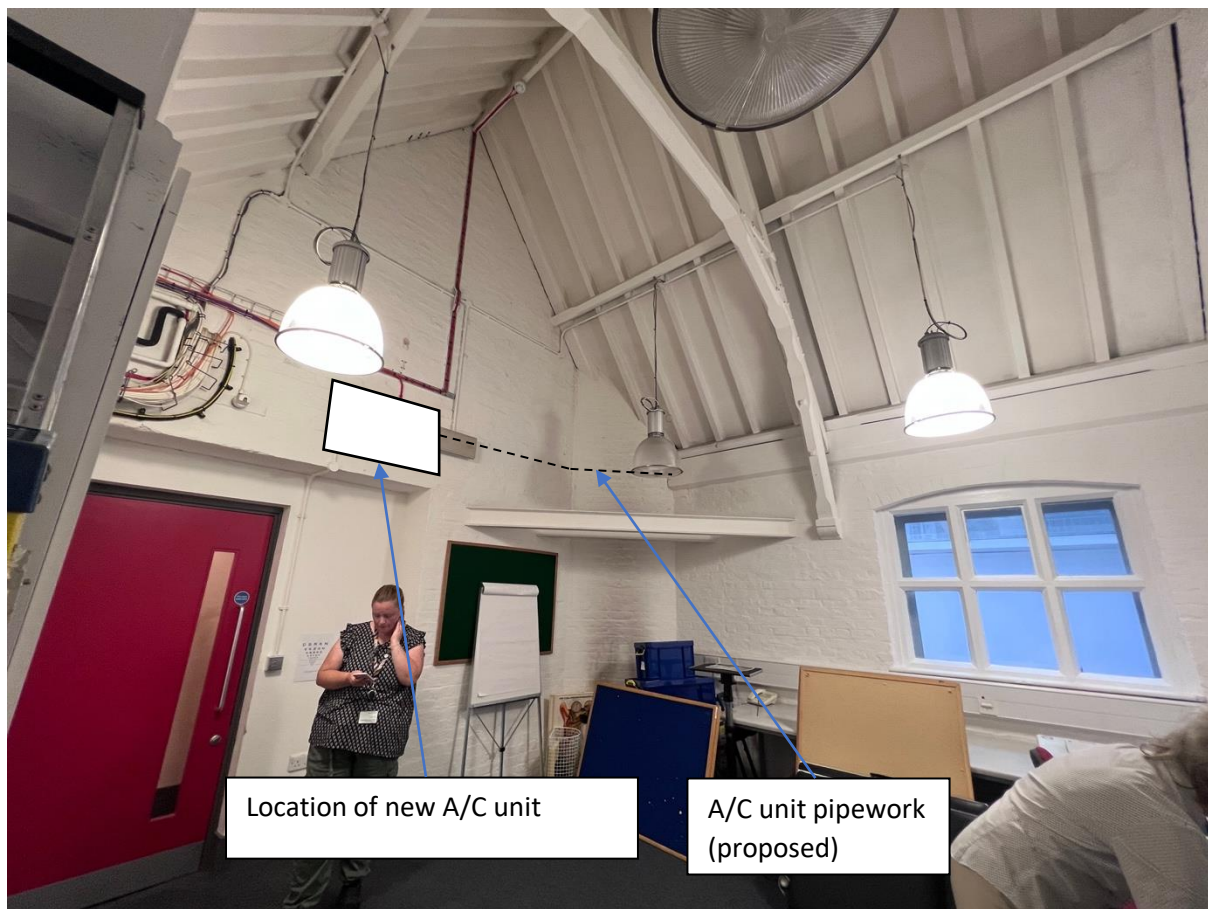


Photograph 1



Location of 2No roof lights

Photograph 2



Photograph 3



Photograph 4



Security bars to be removed

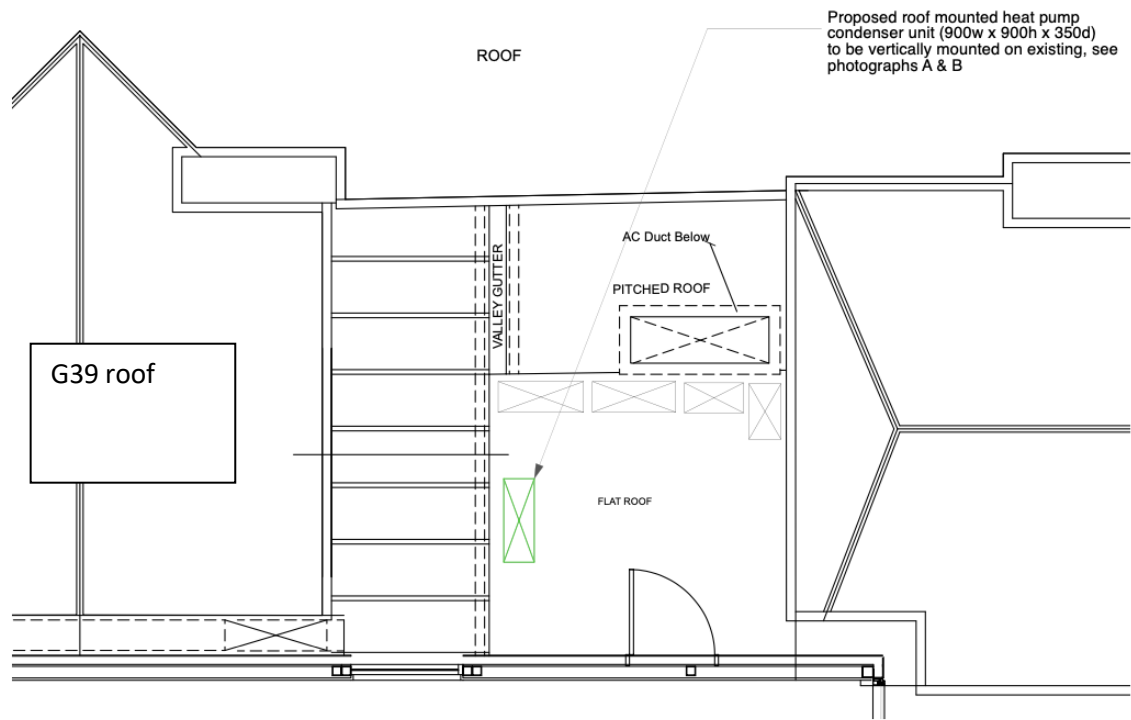
Glazing pane to be replaced

Photograph 5

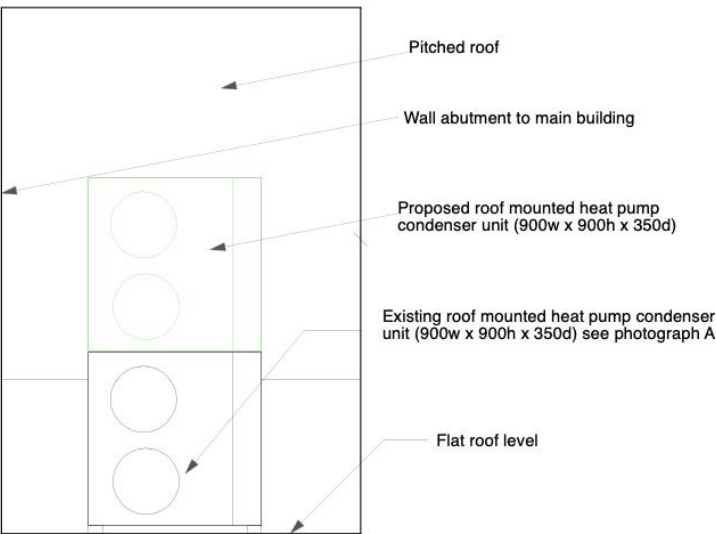


Condenser Unit Location

Proposed Roof Plan



Proposed Section



Photograph A



Aerial View – Google Maps

