



Notes:

Note 1: All service openings to be inserted prior to pouring of insulation. All gaps to be sealed as required using expandable foam of thermal conductivity 0.04 W/mK.

Note 3: All proposed dimensions including gridline positions to be verified on site to ensure proposed finishes are flush with existing.

Note 4: Moisture content of all timber to be no greater than 18% and no less than 12% prior to fabrication/connections and prior to covering up. Moisture content to be measured using a moisture meter with insulated probes inserted 20mm or one quarter of the timber thickness, whichever is the lesser.

Note 5: Existing chimney flue serving new stove to be retained - see Plumbing drawings. All other existing offlight masonry construction.

Note 7: All existing dimensions to be verified on site.

Note 8: All dimensions in millimetres.

Note 10: Firestopping to be carried out as required in accordance with the Building Regulations.

Note 11: Original brickwork fireplace walls including brick arches shall be preserved, re-pointed, repaired and prepared as necessary to receive stove unit (see Elevation G and Details W and X) and victorian fireplace (see note 12). Colour of pointing shall be as agreed. See Finishes Schedule.

Note 12: Existing victorian fireplace to be relocated to Living Room and installed by the Contractor.

Note 13: Kitchen and utility cabinets to be supplied and installed by the Employer.

Note 14: Contractor shall supply and install timber staircase flights. Minimum dimension between staircase flight and fire door swing at ground floor landing to be 42mm. Rise shall be 215mm. Going shall be 238mm. Minimum clear width of stair flights and landings shall be 800mm. Minimum tread thickness shall be 22mm. Minimum tread overlap shall be 16mm. Top of string shall be 50mm above pitch line. Minimum headroom shall be 2m measured vertically above the pitch line. Wall mounted timber handrail shall be installed between 840mm and 900mm measured vertically above the pitch line on both flights to meet in each step. Handrail shall be at least minimum clear width of stair flights to less than 800mm.

Note 15: Existing window openings shall be prepared as necessary to accept new windows.

Note 16: Where proposed internal finish is exposed limestone, existing limestone wall shall be cleaned of existing render and repointed with recessed light coloured pointing. Colour of pointing to be as agreed with the Employer. See Finishes Schedule.

Ground Floor Architectural Plan

26 Inchicore Terrace North, Inchicore, Dublin 8.

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