

LEGEND

- GENERAL**
- Site Boundary
 - Fabric Removal Section
 - Fabric Removal Elevation

EXISTING BUILDINGS - NOTES

GENERAL

All works will be carried out in accordance with current conservation best practice, where appropriate using traditional techniques and materials. Historic fabric of significance will be retained using a combination of conservation and restoration repair techniques. Upgrade interventions to fabric will be concealed within building elements.

ROOFS

Roof Renewal:
Strip existing roof and renew with timber joists with battens, gables and battens. Replace roof cover with slate and install new roof cover. Repair existing chimneys, removing pointing of brickwork and renewal of mortar. Chimney stack masonry structural repair, including repair of mortar and brickwork. Clean and increase parapet coping above parapets. Repoint masonry cast iron rain water goods. Replace existing rooflights with new conservation type rooflights. Provide adequate opening vents over eaves.

New Roofs:
New roof installed south to No. 27. Natural slate finish to south pitches. Lead finish to north pitches at roof height to north of foot path.
New roof finish to north of No. 27 with rooflights, gables and battens to architect's specification. Hard landscape cover finish to terrace. New gutter rail to be clipped back from parapet.

FACADES

South Facade Work:
Make good pointing, replace around brick and renew pointing with rag brick pointing technique. Make good to structurally attached where required. Clean stone sill using appropriate conservation cleaning techniques.
Remove paint from above surrounds using appropriate conservation cleaning techniques. After removal to provide unobstructed access providing new conservation door surround to No. 27.
Repoint masonry above entrance door and surround to No. 27 to match historic fabric.
After removal to provide unobstructed access to No. 27. Replace existing door to No. 27.
Repoint masonry above entrance to No. 27. After removal and No. 27 facade work complete re-appoint pointing with rag brick masonry pointing technique in accordance with historic fabric.
Repoint masonry above entrance to ground floor of No. 27 and maintain stone to match existing. Clean stone sill using appropriate conservation cleaning techniques. Provide adequate opening vents over eaves.
Make good pointing and repair masonry before finishing with new rag brick.
Repoint masonry above entrance to No. 27. Re-point masonry to match existing. Provide adequate opening vents over eaves.
Repoint masonry above entrance to No. 27. Re-point masonry to match existing. Provide adequate opening vents over eaves.

Amelioration of North Facade and New Build:
Repoint masonry above entrance to No. 27. Re-point masonry to match existing. Provide adequate opening vents over eaves.
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North Facade Work:
Existing masonry above entrance to No. 27. Re-point masonry to match existing. Provide adequate opening vents over eaves.
Repoint masonry above entrance to No. 27. Re-point masonry to match existing. Provide adequate opening vents over eaves.
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West Facade (Off No. 20) Work:
Make good pointing, replace around brick and renew pointing with rag brick pointing technique. Make good to structurally attached where required. Clean stone sill using appropriate conservation cleaning techniques.
Remove paint from above surrounds using appropriate conservation cleaning techniques.
Repoint masonry above entrance to No. 27. Re-point masonry to match existing. Provide adequate opening vents over eaves.
Repoint masonry above entrance to No. 27. Re-point masonry to match existing. Provide adequate opening vents over eaves.

West Facade (Off No. 21) Work:
Make good pointing, replace around brick and renew pointing with rag brick pointing technique. Make good to structurally attached where required. Clean stone sill using appropriate conservation cleaning techniques.
Remove paint from above surrounds using appropriate conservation cleaning techniques.
Repoint masonry above entrance to No. 27. Re-point masonry to match existing. Provide adequate opening vents over eaves.
Repoint masonry above entrance to No. 27. Re-point masonry to match existing. Provide adequate opening vents over eaves.

East Facade (Off No. 20) Work:
Make good pointing, replace around brick and renew pointing with rag brick pointing technique. Make good to structurally attached where required. Clean stone sill using appropriate conservation cleaning techniques.
Remove paint from above surrounds using appropriate conservation cleaning techniques.
Repoint masonry above entrance to No. 27. Re-point masonry to match existing. Provide adequate opening vents over eaves.
Repoint masonry above entrance to No. 27. Re-point masonry to match existing. Provide adequate opening vents over eaves.

WINDOWS

Existing windows to south facade No. 27, 21 & 20 to be removed and replaced with new windows to match historic fabric.
To the north facade of No. 27, 21 & 20, 18th Century windows that remain intact will be refurbished using appropriate conservation techniques.
20th Century steel window frames remain intact to the north facade No. 27, 21 & 20 to be replaced using appropriate conservation techniques.
Where window openings to the north facade to be removed as indicated in drawings, new windows to match historic fabric and colour finish to be installed in accordance with drawings.
Fire glazed access to be installed to the exterior of existing window openings of the basement, 3rd floor and east facade to the north facade to the interior of the new build. Fire glazed access to be installed to the exterior of the new build. Secondary windows opening to be installed internally to windows on first floor of No. 27. Safety glazing to be installed to existing window openings on first floor of No. 27.
Fire glazed access to be installed to the exterior of existing window openings of the basement, 3rd floor and east facade to the north facade to the interior of the new build. Fire glazed access to be installed to the exterior of the new build. Secondary windows opening to be installed internally to windows on first floor of No. 27. Safety glazing to be installed to existing window openings on first floor of No. 27.

EXTERNAL WORKS

Frost collars and gables:
Construct new frost collars, removing paint finish. Modify existing gables to facilitate new ground access to the east from lighted area. Reconstruct existing gables to No. 27, matching the existing design. Repair stone gables to existing design as necessary and using lime mortars for masonry and pointing. Reconstruct existing gables and lighted area to front of No. 27.
Reconstruct existing gables to match existing design. Reconstruct existing gables to match existing design. Reconstruct existing gables to match existing design.

Front external basement area:
Structural repair to the ground floor to provide a minimum height of 2.1m clear. Reconstruct gables and lighted area to basement of No. 27. Make good masonry to be provided to opening of gables. Construct new external wall to existing surface finish, provide new permeable sub-base and maintain surface to stone finish.
Repoint masonry above entrance to basement of No. 27. Make good masonry to be provided to opening of gables. Construct new external wall to existing surface finish, provide new permeable sub-base and maintain surface to stone finish.
1. Apply 3 coat lime based 3.5 render - finish.
2. Apply repairable permeable sub-base and finish to match existing surface finish.

INTERNAL FLOORS, WALLS AND CEILINGS

Internal Floors:
General: Existing timber floors to be lifted, de-nailed, cleaned and graded for relaying. In rooms with brickwork, pointing to be repaired and brickwork to be replaced in situ where necessary. Reconstruct brickwork to match existing design. Reconstruct brickwork to match existing design. Reconstruct brickwork to match existing design.
Basement: Lift and relay new concrete floor. Third floor: New concrete floor. Fourth floor: New concrete floor. Existing stone floors to be lifted, cleaned and relaid. Existing stone floors to be lifted, cleaned and relaid. Existing stone floors to be lifted, cleaned and relaid.
Ground Floor: Reconstruct brickwork to match existing design. Reconstruct brickwork to match existing design. Reconstruct brickwork to match existing design.
First Floor: Reconstruct brickwork to match existing design. Reconstruct brickwork to match existing design. Reconstruct brickwork to match existing design.
Second Floor: New timber floor throughout.
Third Floor: New timber floor throughout except for expansion finish to art space and lift shaft to WC.
Fourth Floor: New timber floor throughout.

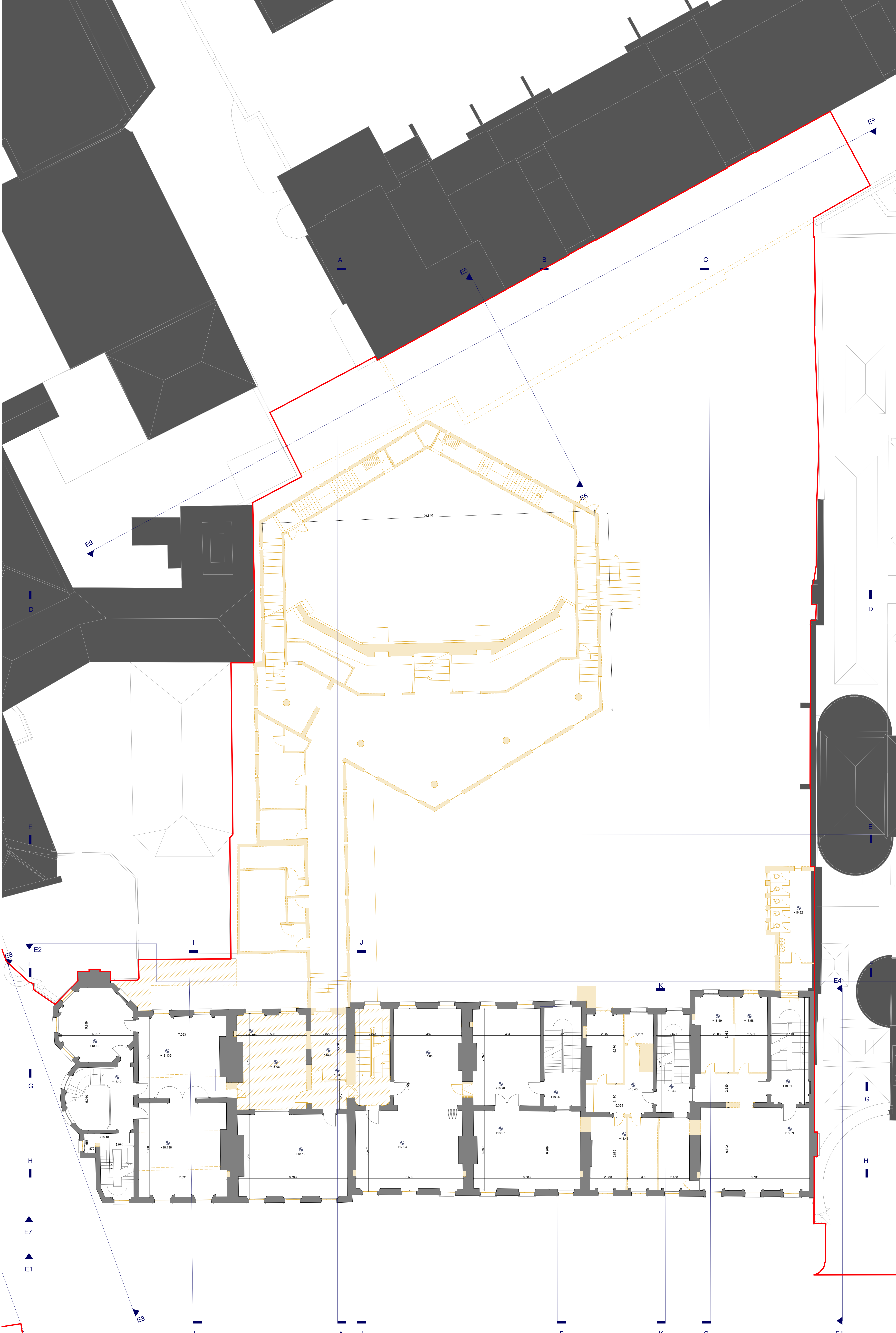
Internal Walls:
Full replacement of walls with rag brick on basement and first floor. Plaster repairs as required to ground, first and second floors.
Reconstruct brickwork to match existing design. Reconstruct brickwork to match existing design. Reconstruct brickwork to match existing design.

Internal Ceilings:
Cornice and ceiling roses: Remove loose plaster from plaster surface and point to specification. Cornice to be repaired and complete in stone with appropriate pointing as appropriate.
Existing lift and staircase voids: ground floor and second floors to be fully appointed as necessary. Vertical shafts to basement to be plaster repaired. New plasterwork to be applied to floors with the exception of No. 20 which is existing lift and plaster. New plasterwork to be applied to floors with the exception of No. 20 which is existing lift and plaster. New plasterwork to be applied to floors with the exception of No. 20 which is existing lift and plaster.

DEMOLITION

Existing fabric to the east of No. 20 and the existing stone to No. 20 to be demolished. The existing area to No. 27 will be retained to allow for new university accessible entrance. In areas the site will be demolished and new building structure. Demolition will be made to provide the lighted area to No. 27. Existing stone masonry to be retained to provide the new building fabric. The retention of the new building and its compliance with building regulations. These include retaining of window openings and the modification of existing gables and gables.

Internal Demolition:
Internal demolition is proposed where appropriate to improve the existing buildings. The main structure of the existing buildings to be retained. Existing stone masonry to be retained to provide the new building fabric. The retention of the new building and its compliance with building regulations and its compliance with building regulations. These include retaining of window openings and the modification of existing gables and gables.



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						Purpose: For Planning	
graffon architects				12-14 COLLEGE GREEN DUBLIN 2 (T) +353-1-871-3885 (F) +353-1-871-3178 email: info@graffonarchitects.ie			
SHAFFREY ASSOCIATES ARCHITECTS							
FIGURED DIMENSIONS ONLY TO BE USED							
PROJECT TITLE:						Parnell Square Cultural Quarter	
Title:		Page Size:		Scale:			
Existing First Floor Plan_23-28		A0		1:100			
Project:	Sub Project:	Originator:	Zone:	Level:	Type:	Role:	Revision:
PCCO	P	GASA	XX	L01	DR	A	010102 S2 PA1