

LEGEND

- Existing Fabric
Proposed Fabric to Existing Buildings
Proposed Fabric to New Building
New or Adjusted Opening

EXISTING BUILDINGS - NOTES

GENERAL

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

ROOFS

Roof Renewal: Existing roof and renew with natural slate with battlegap gables and battlegap flatings. Install secure restraint slates with renewed. Install roof at eave level and provide through wall flashings to roof void. Repair broken clay tiles, remove patches of broken and cracked tiles. Check chimney stacks masonry structural prior to removal will be demolished and replaced. Clean and re-render parapet coping above. Repoint masonry cast iron rain water goods. Repair existing gutter downpipes with new corrosion type rooflights. Provide Aluminium opening works over eaves.

New Roofs: New zinc pitched roofs to No.27. Natural slate from to south pitches. Lead from to north pitch at new. Rooflights to match to roof pitch. New roof frame to match to roof pitch. New roof frame to match to roof pitch. New roof frame to match to roof pitch. New roof frame to match to roof pitch. New roof frame to match to roof pitch.

FACADES

South Facade Work: Work on existing facade around brick and masonry pointing with wet laid pointing technique. Walls will be structurally abraded where required. Clean stone cills using appropriate conservation cleaning techniques. Remove paint from door surrounds and adjacent decorative masonry work. Repair and replace damaged masonry. Repair and replace damaged masonry. Repair and replace damaged masonry. Repair and replace damaged masonry. Repair and replace damaged masonry.

North Facade Work: Existing areas of masonry under brick to be retained. Depending on the condition of the existing brickwork, it may be repaired and replaced in situ and painted the brick. Alternatively, the condition of brick may be so damaged that removal using lime plaster will be necessary. There are three areas proposed for the facade renewal.

West Facade (Of No.28) Work: Work on existing facade around brick and masonry pointing with wet laid pointing technique. Walls will be structurally abraded where required. Clean stone cills using appropriate conservation cleaning techniques. Remove paint from door surrounds using appropriate conservation cleaning techniques. Repair and replace damaged masonry. Repair and replace damaged masonry. Repair and replace damaged masonry. Repair and replace damaged masonry.

East Facade (Of No.28) Work: Remove existing lead and cement render. Take out girths, replace damaged brick where necessary. Walls will be structurally abraded where required. Finish in new NHL render. Alternatively, where masonry is deteriorated to the extent of structural failure and suitable for repair, brickwork will be repaired and repointed with wet laid technique.

WINDOWS

Windows: Existing windows to south facade No.20, 21 & 23-28 to be removed and replaced with new windows to match historic windows. To the north facade of No.20, 21 & 23-28, 19th Century Windows that remain intact will be refurbished using appropriate conservation techniques. Existing windows to be made good to meet for safety requirements on ground, first and second floor levels prior to the demolition of the existing building.

EXTERNAL WORKS

Roof collars and gables: Existing roof collars, opening joint brick. Modify masonry and plaster to facilitate new gutter system. Gutter system to be installed in accordance with current best practice. Existing roof collars and gables to be repaired and repointed with wet laid technique. Existing roof collars and gables to be repaired and repointed with wet laid technique.

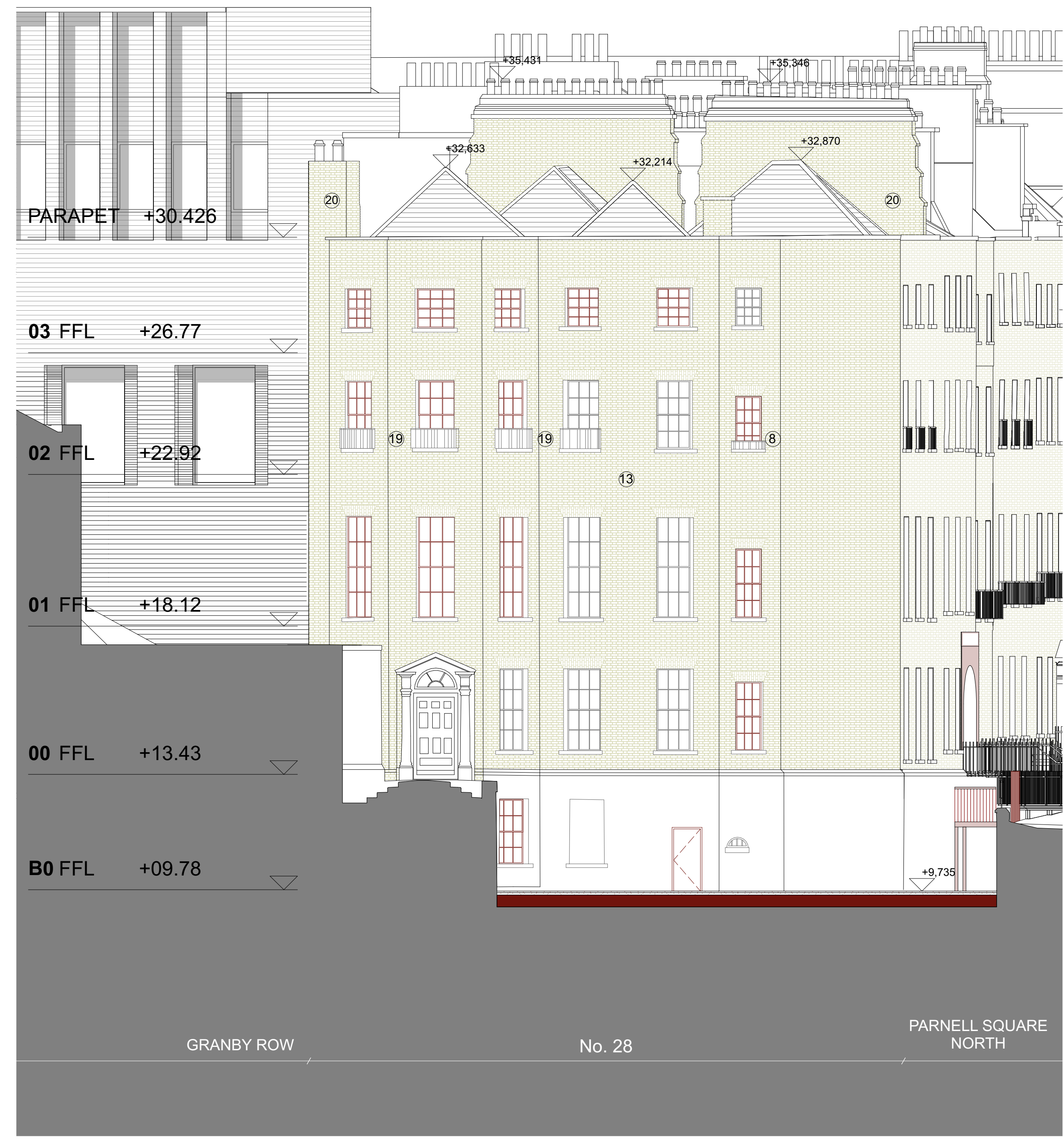
Internal Floors, Walls and Ceilings: Internal Floors: Existing internal floors to be retained, cleaned and grouted for re-laying. In re-laying floors, priority is given to ground and first floor. Carpet to be placed centrally to rooms and hallways. Basement: LR existing floor, by new least concrete floor. That floor from level above. Terrace / concrete floor to circulation areas. Existing floor from to floor, cleaned and re-laid.

Internal Walls: Full refurbishment of walls with brick, plaster on basement and first floor. Plaster repairs as required to ground, first and second floors. Internal Ceilings: Cornice and ceiling repair. Brick nose to be replaced with plaster surface and paint to specification. Cornice to be replaced with plaster surface and paint to specification.

Demolition: Existing masonry to the rear of No.28 and the existing rear to No.28 to be demolished. The existing rear to No.27, 21 will be removed to allow for unobstructed access to the rear. The rear side walls will be demolished and new to be fully supported as per the existing. Existing rear to No.27, 21 will be removed to allow for unobstructed access to the rear. The rear side walls will be demolished and new to be fully supported as per the existing.

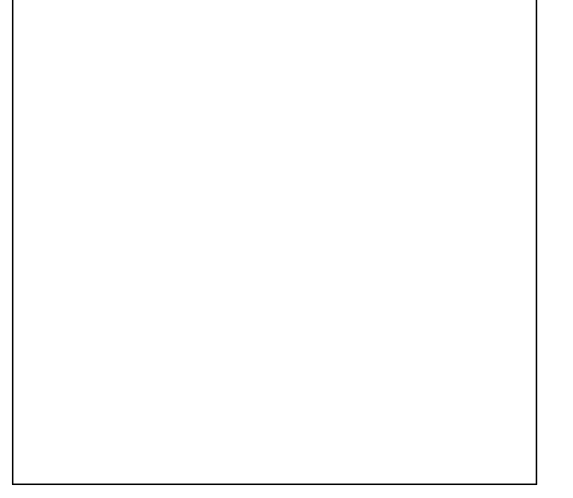
EXISTING BUILDINGS - MATERIAL DESCRIPTION

- 1 New steel stairs with cast architectural concrete
2 Existing stairs is damaged and to be repaired
3 New steel fire escape stairs
4 LR
5 New wall partition with decorative glazing
6 New wall partition - solid, floor to ceiling, to restate historic line of entrance hall
7 New vanity built into furniture to negotiate level change
8 Restore and conserve existing stairs including structural strengthening to comply with building regulations and new secondary handrail to all flights of existing stairs for safety
9 Reinstatement historic steps, stone plinth and railings
10 Location of Coláiste Mhuire school crest in terrazzo floor to be reinstated
11 New concrete / stone entrance ramp
12 Proposed screen wall
13 Existing brickwork
14 Stone Roof (Repair and renewal works to roof)
15 New roof (natural slate to south pitches)
16 New lead roof pitch
17 New gable to match existing
18 Existing granite plinth wall and ceiling to be repaired
19 Existing balcony to be repaired
20 Repair and repair chimney masonry
21 New cast iron rain water goods to detail
22 New concrete frame to existing masonry wall
23 New infill to existing opens
24 Reinstatement section of granite facade
25 Reinstatement masonry of facade
26 New railings to match existing
27 Fixed furniture
28 New Fireplace
29 Repair / renewal of the place surrounds
30 Concrete / stone plinth
31 Metal / timber profiled wall lining to entrance hallway



Proposed Basement Area West Elevation (E8)\_23-28

LEVEL:



REV. DATE: DRWN. DESCRIPTION: INT:

Table with columns for revision, date, drawing name, description, and internal reference.

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PROJECT TITLE: Parnell Square Cultural Quarter. DATE: OCTOBER 2018.

Table with columns: Title, Project, Sub Project, Originator, Zone, Level, Type, Role, Page, Number, Suitability, Scale. Values include PSC0, P, GASA, XX, ZZ, A, 020307, S2, PA1.