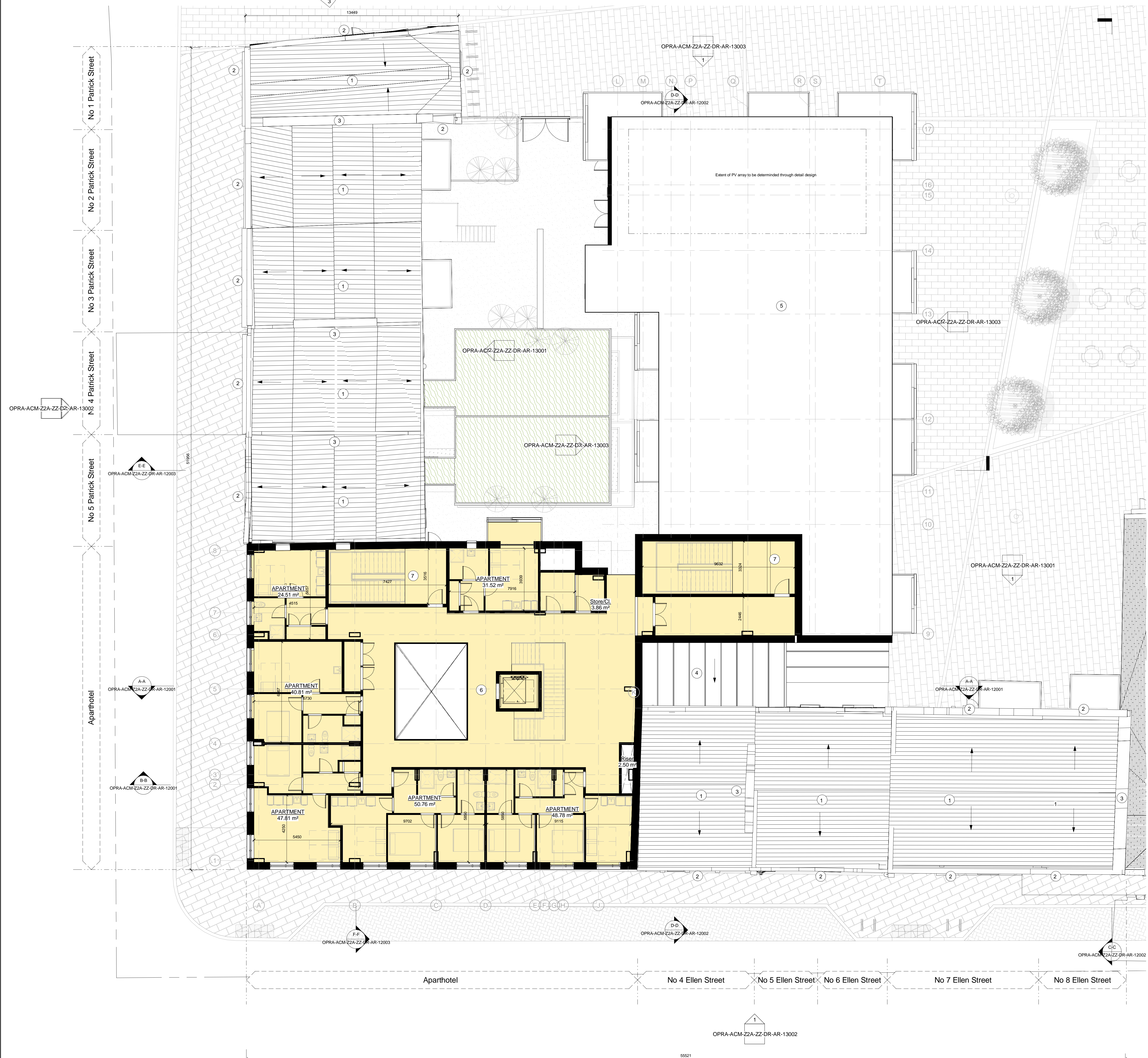


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Schedule Of Building Fabric Repair Works

Please note, all works to historic buildings will be carried out in accordance with the Conservation Architects recommendations.

Please see the Conservation Architect's Specifications for further information.

Summary of works

Windows:

Early timber windows to remain in situ following repair by specialist joiners.

All modern uPVC/Aluminium windows within the existing facade to be replaced with multi-pane vertical sliding sash in box frames unless otherwise stated.

All blocked openings and missing windows within the existing facade to be replaced with multi-pane vertical sliding sash in box frames unless otherwise stated.

Historic roof timbers to be repaired on a minimum intervention basis.

Roof

Salvage all existing stone slate on the historic structures for reuse on the building. Remove all concrete roof tiles and other contemporary roof finishes, repair, replace and treat roofing elements as necessary, and finish with salvaged and replacement stone slates.

Leadwork

All existing lead flashings, parapet gutters and dpc to roof fabric to be removed and replaced with appropriate materials as recommended by the Conservation Architect.

Chimney Repair

Generally all existing brick chimneys are to be repaired and repointed.

Chimneys that are plaster rendered are to have render removed, flashings replaced and re-rendered.

In cases where the masonry is loose and damaged and there is risk of moisture penetration the conservation architect may instruct the top few courses of brick to be removed and rebedded on a bitumen coated lead dpc.

Existing Timber Floor

Generally all existing suspended timber floors are to be retained, repaired and upgraded to meet loading requirements.

Internal Plaster Repair

Repair all existing lime plaster in accordance with Conservation Architects recommendations.

Rainwater Goods

Replace all circular down pipes & decorative hopper heads with heritage cast iron rainwater goods.

Brick Restoration System

Clean and treat brickwork in accordance with Conservation Architects recommendations. Allow for repointing of brickwork and repairs to brickwork and stone as necessary.

Painting Specification

All internal plaster surfaces and joinery to be finished in matt emulsion and oil paints, and external plaster rendered surfaces to be finished in mineral pairs as recommended by the Conservation Architect.

Existing Door Upgrading

An intumescent system is to be used to upgrade raised and fielded panel doors to fire rated doors. Envirograf papers to be used in conjunction with intumescent paints to achieve 30 min fire rating.

Building Usage

- 1 Apartment
- 2 Commercial
- 3 Cafe / Restaurant / Bar
- 4 Cultural
- 5 Retail
- 6 Residential
- 7 Residential Garden

Proposed Key:

- 1 Existing tiled roof finish to be carefully removed and set aside for re-use where possible in accordance with Conservation Officers recommendations including new reinstated lead flashing / lead lined gutters.
- 2 Re-bed stone/concrete copings
- 3 Remediation works and consolidation to existing chimneys / feature water tables
- 4 New glazed aluminium roof falling to new lead lined gutter
- 5 Apartment lower roof (refer to proposed roof plan)
- 6 Open atrium landing area
- 7 Fire escape with possible maintenance access to lower level Apartment roof

Key

- New Construction
- Existing Construction

For Site Levels refer to Landscape Architects Drawings
All levels referenced to Malin Head Datum

KEY PLAN



ISSUE/REVISION HISTORY

IR	DATE	DESCRIPTION
1	Jan 19	Planning Submission

PROJECT NUMBER

60568520

SHEET TITLE

Parcel 2A - Proposed Fourth Floor Plan

1 : 100 @ A0

SHEET NUMBER

OPRA-ACM-ZZA-04-DR-AR-11006 | REV

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