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/alumin 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.

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.

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

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 rerendered.

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 paint 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

- Aparthotel
- Commercial
- Cafe | Restaurant | Bar
- Cultural
- Retail
- Residential
- Residential Garden

Key

- New Construction
- Existing Construction

Proposal Key:

1. Consolidate rear wall following demolition of former rear extension including removal of render finish as required
2. Construct new door within former opening location allowing for enlarging opening to suit new doorset
3. Proposed door opening set partially within existing opening to maintain existing brick jambs/heads/ conc. cills where possible as indicated on elevations
4. New partition walls to form apartment layout as shown
5. New balconies serving apartments and providing private outdoor space
6. Stair to be refurbished in accordance with Conservation Officers report/approval. Area upgraded to a protected stairway to provide 60 minutes fire resistance excluding No1 Patrick Street & 445 Ellen Street
7. Open atrium landing area
8. Glazed atrium linking new-build hotel with former Georgian buildings incorporated into Aparthotel
9. Area of new floor infill

Note: Automatic Water Fire Supression System to be installed throughout all properties where identified within M&E Engineers proposals.

AECOM

PROJECT

Opera Site

CLIENT

Limerick City and County Council

CONSULTANT

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For Site Levels refer to Landscape Architects Drawings

All levels referenced to Malin Head Datum

KEY PLAN

ISSUE/REVISION HISTORY

I/R	DATE	DESCRIPTION
-	Jan 19	Planning Submission

PROJECT NUMBER

60568520

SHEET TITLE

Parcel 2A - Proposed Second Floor Plan

1 : 100@A0

SHEET NUMBER **REV**

OPRA-ACM-Z2A-02-DR-AR-11004

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ISO A0 841mm x 1189mm

Approved : Approver

Checked : Checker

Project Management Initials : Designer : Designer

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