

Project Management Initials: Designer: SP | Checked: AW | Approved: SP | ISO A3 841mm x 1189mm



For Information on Basement Refer to drawing
OPRA-ACM-ZZZ-BM-DR-AR-11000 (Proposed
Basement Floor Plan)

Summary of works
Windows:
Early timber windows to remain in situ following repair by specialist joiners.
 All modern uPVC/aluminum 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 reported. 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 re-pointing 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. Enviroguard papers to be used in conjunction with intumescent paints to achieve 30 min fire rating.

Key

- Existing Construction
- New Construction

Building Usage

- Apartment
- Commercial
- Cafe / Restaurant / Bar
- Cultural
- Retail
- Residential

Refer to Landscape Architect's Information

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Note: All levels referenced to Malin Head Datum
 For site levels refer to Landscape Architects drawings

KEY PLAN



ISSUE/REVISION HISTORY

IR	DATE	DESCRIPTION
1	Jan 2019	Planning Submission

PROJECT NUMBER
60568520

SHEET TITLE
Parcel 3A+4 - Proposed Basement Floor Plan

1 : 100 @ A0

SHEET NUMBER
OPRA-ACM-Z3A4-BM-DR-AR-11000

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