

ISO A3 841mm x 1189mm
Approved: Checker
Checked: Designer
Project Management Initials: Designer
Designer

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 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 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.

Proposed Key - Sections:

- (13) New balcony supported on CHS 88.9x6.3 with PFC's to perimeter tied into existing wall with resin anchor to structural engineers details. Stainless steel handrails and side supports with toughened glazing recessed into channels at floor and top of handrail.
- (15) Raised podium at first floor level provides private garden space for Nos 4 & 5 Patrick Street. Waste storage is screened from view under.
- (16) Ashlar stone.
- (22) Balconies to Aparthotel screened from residential with sliding timber screens on metal frame. Glass guard with six metal handrail behind and to sides. Sliding timber screens also provide solar shading - north facing balconies therefore do not require screens.
- (26) Atrium link from Aparthotel to Georgian Suite conversions.

**All levels referenced to Malin Head Datum
KEY PLAN**



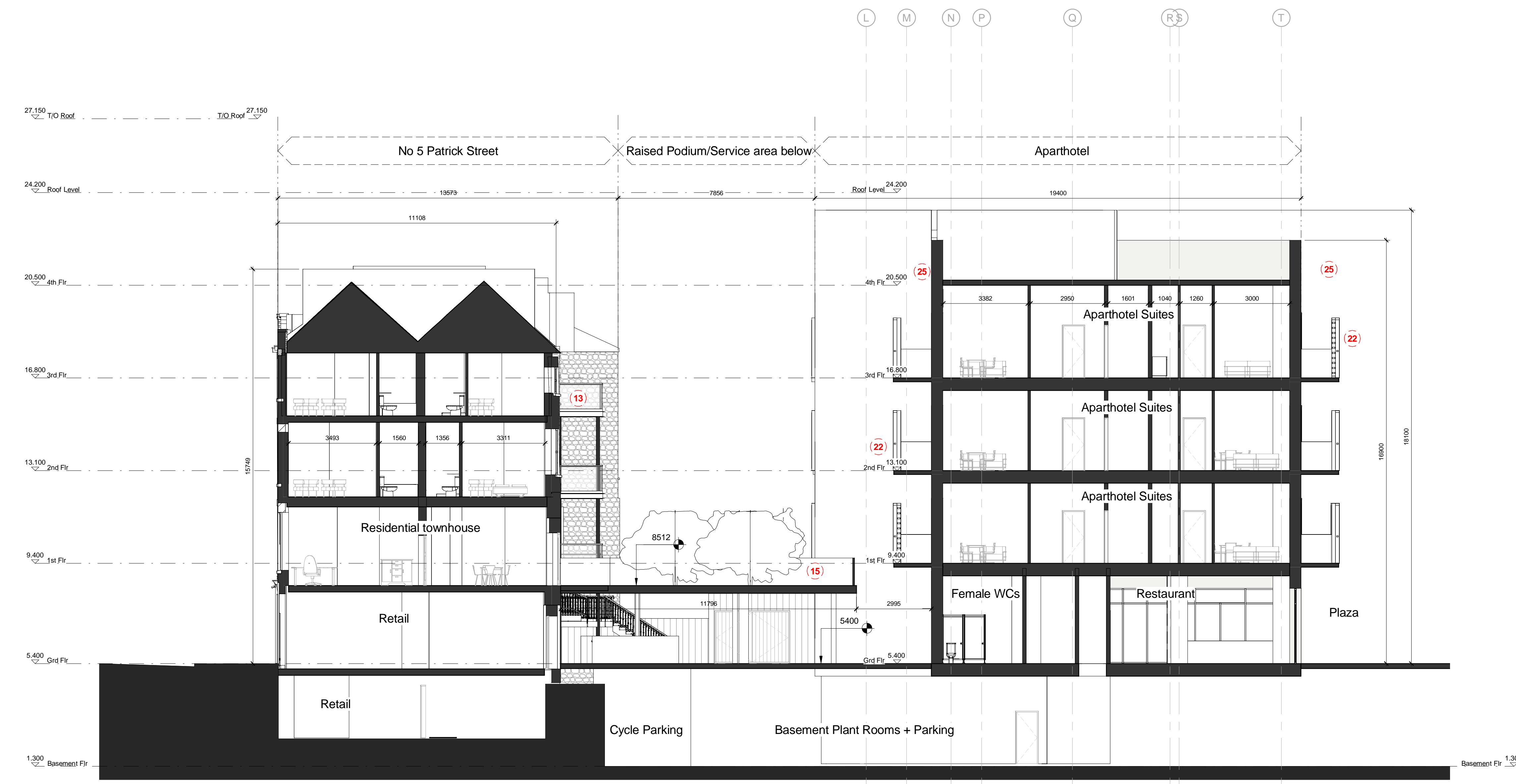
ISSUE/REVISION HISTORY

| IR | DATE | DESCRIPTION |
|----|--------|---------------------|
| 1 | Jan 19 | Planning Submission |

PROJECT NUMBER
60568520

SHEET TITLE
Parcel 2A - Building Sections -
Proposed Sheet 3 of 3

1 : 100@A0
SHEET NUMBER
OPRA-ACM-ZZA-ZZ-DR-AR-12003



E-E Section through No 5 Patrick St, Podium and Aparthotel
SCALE: 1 : 100



F-F Section through Patrick Street - Proposed
SCALE: 1 : 100

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