



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/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 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. Enviograp 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

Key

- New Construction
- Existing Construction

Proposal Key

- 1 Line of proposed Basement wall
- 2 Consolidate rear wall following demolition of former rear extension
- 3 Construct new access / egress stairs and stores from No. 7&8 Ellen Street, including new retaining wall
- 4 Form new Basement access serving Restaurant and Aparthotel
- 5 Designated area for construction of new plant rooms to serve Restaurant and Aparthotel
- 6 New external stair access from No. 4&5 Patrick Street to ground floor level
- 7 Construction of new basement wall to be in strict accordance with Structural Engineers recommendations
- 8 New toilet provision for Retail units
- 9 New kitchen provision for Retail units
- 10 Form new door opening
- 11 Construct new door within former opening location
- 12 Construct new stairs internally for Retail Units to access Basement level.



For information on Basement Refer to drawing OPR-ACM-ZZA-BM-DR-AR-11000 (Proposed Overall Basement Floor Plan)

GUEST STAIR ACCESS TO APARTHOTEL AND FIRE EXIT FROM BASEMENT LEVEL

GUEST LIFT ACCESS TO APARTHOTEL, FOB-CONTROLLED MAINTENANCE ACCESS INTO PLANT ROOM AREA.

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



ISSUE/REVISION HISTORY

Table with columns for Issue/Revision (IR), Date, and Description.

PROJECT NUMBER

60568520

SHEET TITLE

Parcel 2A - Proposed Basement Floor Plan

1 : 100 @ A0

SHEET NUMBER

OPRA-ACM-ZZA-BM-DR-AR-11001

REV

Project Management Initials: Designer: SL, Checked: AW, Approved: SP, ISO A3 64mm x 1189mm

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