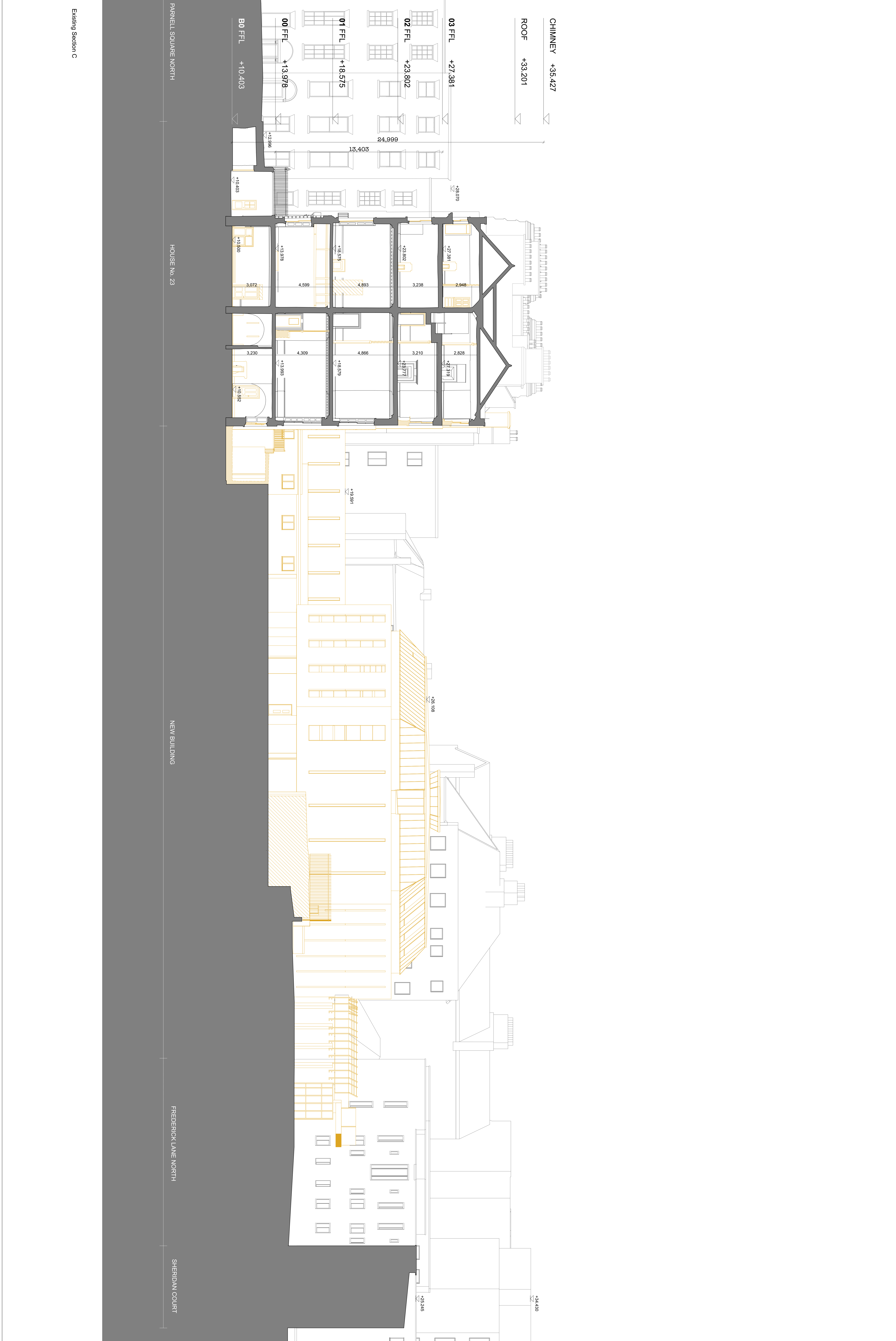


LEGEND	
GENERAL	
	Fabric Removal Section
	Fabric Removal Elevation
EXISTING BUILDINGS - NOTES	
GENERAL	
All works will be carried out in accordance with current conservation best practice, where appropriate using traditional techniques and materials. Historic fabric of significance will be retained using a combination of conservation and restoration repair techniques. Upgrade interventions to fabric will be concealed at building eaves.	
ROOFS	
Roof Renewal: Strip existing roof and renew with rafters of oak with half-timber gables and half-timber battens. Install new roof tiles with leaded roof tiles and provide ridge through ventilation to roof void. Repair masonry chimneys, masonry pointing of chimneys and renewal of mortar. Chimney stack masonry should be repaired with repair mortar and repair mortar. Lead, lead and replace parapet coping stone throughout. Reparameter cast iron rain water goods. Replace existing guttering with new conservation type guttering. Provide drainage opening vents over eaves.	
New Roofs: New roof should be to No. 27. Natural stone finish to south pitches. Lead from north pitch at roof ridge to north of foot path. New roof finish to north of No. 23 & 24 with roof tiles, rafters and battens to architect specification. Hard half-timbered cover finish to bawn. New gable end to be clipped back from front panel.	
FACADES	
South Facade Work: Make up pointing, replace around brick and renew pointing with rag joint pointing technique. Make up to historically attached where required. Clean stone sills using appropriate conservation cleaning techniques. Remove paint from above surrounding using appropriate conservation cleaning techniques. After entrance to provide ramped access providing new concrete door surround to No. 27. Remove masonry steps, window sills and parapets to No. 23 to match historic detail. After entrance to provide ramped access to No. 27. Repair existing doors to No. 27 & 21. Remove masonry steps to No. 27, 21 entrance and to No. 23 entrance. An access bridge over the entrance to No. 27 will be provided to match historic detail. The bridge will be supported by brick masonry walls on either side to be constructed to match historic detail. Repair masonry under and around floor of No. 27 and replace stone to match results. Clean stone masonry to match historic detail. No. 27 entrance to be repaired to match historic detail. Make up joints and repair masonry before finishing with new half-timber. Remove, repair and replace existing masonry to No. 23. Remove brick as necessary following removal of battens. Remove battery of first floor level to No. 23 & 21 and repair locally. Amiation of North Facade and New Walls: Enlarge openings in existing walls as shown in drawings to provide pedestrian bridge connection from new hall to existing building on various floors of No. 23-25. Brick to be repaired at the parapet over eaves. New building under roof parapets to be built behind the parapet on the north side to create an environment and existing parapet height is retained with replacement of original parapet to No. 27. North Facade Work: Existing masonry under brick to be removed. Depending on the condition of the underlying brickwork, it may be repaired and plastered to repair and protect the brick. Alternatively, the condition of brick may be damaged and repair mortar to be applied to the surface where necessary. There are three options proposed for new facade renewal: 1. Brick repair and masonry with new render with 3 coat repair permeable silico-paint finish. 2. Brick repair, pointing renewed and apply 3 coat repair permeable silico-paint finish directly to the masonry. 3. Repair existing brick, brick, retaining the diverse risk of brick which display the original form of the building, over a joint, repair with new masonry and lead brick, where joint condition is very poor a ragged finish may be used. New brick will be setting open in various locations as shown in drawings. Remove existing battens to the walls, new render goods to match historic detail. Make up masonry where necessary. New cast iron rainwater goods to match historic detail. Clean stone sills using appropriate conservation cleaning techniques. Reparameter damaged and broken sills using matching stone for gables and replacement sills. New sills to match existing. Remove masonry to create a cornice to the rear of No. 27 to define the entrance transition from No. 27 to the new building. Remove masonry to create a cornice to the rear of No. 27 and repair masonry before finishing with new half-timber. Remove masonry to create a cornice to the rear of No. 27 and repair masonry before finishing with new half-timber. Remove masonry to create a cornice to the rear of No. 27 and repair masonry before finishing with new half-timber. Remove masonry to create a cornice to the rear of No. 27 and repair masonry before finishing with new half-timber. West Facade (No. 23-25) Work: Make up pointing, replace around brick and renew pointing with rag joint pointing technique. Make up to historically attached where required. Clean stone sills using appropriate conservation cleaning techniques. Remove paint from above surrounding using appropriate conservation cleaning techniques. Remove masonry to create a cornice to the rear of No. 27 to define the entrance transition from No. 27 to the new building. West Facade (No. 21) Work: Remove existing sand and cement render, take out joints, make damaged brick where necessary. Make up to historically attached where required. Clean stone sills using appropriate conservation cleaning techniques. Remove masonry to create a cornice to the rear of No. 27 to define the entrance transition from No. 27 to the new building. East Facade (No. 20-22) Work: Make up pointing, replace around brick and renew pointing with rag joint pointing technique. Make up to historically attached where required. Clean stone sills using appropriate conservation cleaning techniques. Remove paint from above surrounding using appropriate conservation cleaning techniques. Remove masonry to create a cornice to the rear of No. 27 to define the entrance transition from No. 27 to the new building. Windows: Existing windows to east facade No. 20, 21 & 22-25 to be removed and replaced with new windows to match historic window. To the north facade of No. 20, 21 & 22-25, 18th Century windows that remain intact will be refurbished using appropriate conservation techniques. Existing windows to be made good accordingly to meet the safety requirements on ground and second floor levels with the exception of the north facade. 20th Century steel windows that remain intact to the north facade No. 20, 21 & 22-25 to be refurbished using appropriate conservation techniques. Victorian window openings to the north facade to be removed and replaced with new windows to match historic window and provide new French windows to be installed in accordance with drawings. Fire glazed screens to be installed to the exterior of existing windows retained of the basement, 3rd floor and east walls on the north facade to the interior entrance of the new build. Fire glazed screens to be installed internally to windows on second and third floors. Secondary acoustic glazing to be installed internally to windows on first floor of No. 27. Glazing glazing to be installed in accordance with drawings. EXTERNAL WORKS	
Roof eaves and gutters: Concrete and repair from existing, removing paint finish. Modify existing and detail to facilitate new gutter access to the rear from lighted area. Reinforce existing and new masonry using the existing existing. Repair stone pointing, masonry pointing an necessary and using the masonry for masonry and pointing. Replace existing gutter and lighted area to front of No. 23 & 27.	
Front external basement area: Structural repair to the ground level as required to maintain integrity of masonry walls. Reinforce masonry and lighted area to basement of No. 21. Make good masonry will be possible to opening of walls. Lighted area should be existing surface finish, provide new permeable sub-base and replace surface in stone brick. Remove render from all facades and enclosing walls of basement lighted area. Repair masonry sub-base and other ground masonry without decorative finish on cast or as per original before: 1. apply 3 coat lime (2/4, 3/5) render - brick. 2. apply repair permeable silico-paint finish - or breatheable lime based paint finish - brick to masonry.	
INTERNAL FLOORS, WALLS AND CEILINGS	
Internal Floors: General Existing timber floorboards to be lifted, de-nailed, cleaned and graded for re-laying. In timber floorboards, joints to be repaired and the floor board. Complete to be replaced with new timber floorboards. Remove 18th century floor, top new timber concrete floor. Third floor floor to be used as a finished concrete floor to circulation areas. Existing stone floors to be lifted, cleaned and re-laid. Ground floor, 1st floor and 2nd floor floors to be lifted, cleaned and re-laid. Existing timber floors to be lifted and re-laid and sealed and painted where necessary. New concrete floor to be applied to brick masonry walls in accordance to former floor level. Reinforced concrete floor to be installed on first floor of No. 27 and new stairs. First Floor: Reinforced concrete floorboards to be replaced with new stone. Second Floor: New timber floor throughout. Third Floor: New timber floor throughout except for expansion finish to art space and lift shaft to WC.	
Internal Walls: Full redecoration of walls with half-timber on basement and first floor. Plaster repairs as required to ground, first and second floors. Internal Ceilings: Cornice and ceiling roses: Remove plaster roses from plaster surface and paint to specification. Cornice to be repaired and complete to cornice with appropriate cornice as appropriate. Existing half and plaster ceiling to ground floor and second floors to be fully repaired as necessary. Plaster ceiling to basement to be plaster repaired. New plaster ceiling to 3rd floor with the exception of No. 20 which is existing left and plaster. New plasterboard ceiling to basement.	
DEMOLITION	
External Demolition: Existing walls to the rear of No. 20-22 and the existing street to No. 20-22 to be demolished. The existing area to No. 27 & 21 will be retained to allow for new uniformly accessible entrance. In areas the site walls will be demolished and new brick or existing masonry. Demolition will be made to provide the highest access to No. 27. Varying other modifications externally are proposed to accommodate the new building fabric. No restriction to the new build and compliance with building regulations. These include enlarging of window spaces and the modification of eaves, gables and gables. Internal Demolition: Internal demolitions are proposed where appropriate to improve the existing buildings. The major strategy of these demolitions is to remove masonry partitions and plasterwork. To make new open to create access between buildings along the party walls, to remove existing fabric to create a modern structure and compliance with building regulations and to allow for routing of services within the existing building.	



LEVEL: 	NORTH: 	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE:</th> <th>DRWN:</th> <th>DESCRIPTION:</th> <th>INT:</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV.	DATE:	DRWN:	DESCRIPTION:	INT:																																																				<table border="1"> <tr> <td colspan="2">12-14 COLLEGE GREEN DUBLIN 2 (T) +353-1871 3885 (F) +353-1491 3178 email: info@graftonarchitects.ie</td> </tr> </table>	12-14 COLLEGE GREEN DUBLIN 2 (T) +353-1871 3885 (F) +353-1491 3178 email: info@graftonarchitects.ie		<table border="1"> <tr> <td colspan="2">FIGURED DIMENSIONS ONLY TO BE USED</td> <td colspan="2">THIS DRAWING IS COPYRIGHT ©</td> </tr> <tr> <td colspan="2">PROJECT TITLE: Parnell Square Cultural Quarter</td> <td>DATE: October 2018</td> <td>Purpose: For Planning</td> </tr> <tr> <td>Title Existing Section C</td> <td>Page Size A0</td> <td>Scale 1:100</td> <td></td> </tr> <tr> <td>Project PSC0</td> <td>Sub Project P</td> <td>Originator GASA</td> <td>Zone XX</td> </tr> <tr> <td>Level ZZ</td> <td>Type DR</td> <td>Role A</td> <td>Number 010202</td> </tr> <tr> <td></td> <td></td> <td>Suitability S2</td> <td>Revision PA1</td> </tr> </table>	FIGURED DIMENSIONS ONLY TO BE USED		THIS DRAWING IS COPYRIGHT ©		PROJECT TITLE: Parnell Square Cultural Quarter		DATE: October 2018	Purpose: For Planning	Title Existing Section C	Page Size A0	Scale 1:100		Project PSC0	Sub Project P	Originator GASA	Zone XX	Level ZZ	Type DR	Role A	Number 010202			Suitability S2	Revision PA1
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