



- ### NOTES
- P-01** New steel frame stair core with steel stairs including a new lift shaft.
 - P-02** New external escape stair shared with apartment building to be constructed - Allow provisional sum for temporary solution during construction. Constructed in steel with solid treads (infill stone/concrete).
 - P-03** New cast iron ramp at Castle street with glazed inserts.
 - P-04** Basement areas at Castle street opened up & and new cast iron pavement lights with glazed inserts added to the areas.
 - P-05** Refurbish drinking fountain.
 - P-06** New Leinster granite paving and kerbing. Existing gullies relocated out on road. No alterations to main drainage line.
 - P-07** Curved granite stone steps to Cork Hill cleaned and repointed.
 - P-08** New Leinster granite stone steps and landing to top of Castle street steps to provide part M compliant entrance.
 - P-09** Cast iron pavement light with glazed insert.
 - P-10** Castle Street entrance door to be retained rehung to open out.
 - P-11** Shared exit gate. Escape via push pad/emergency button for Newcomen, Castle Gate & Carnegie Centre.
 - P-12** Timber flooring to be retained and cleaned. Floor boards to be lifted to insert services and insulation and relaid. Floor strengthened on the upper floors.
 - P-13** Three new granite steps to match existing.
 - P-14** Refurbish portland hanging stairs. - clean and repoint with graft repairs replacements throughout.
 - P-15** Refurbish granite hanging stairs. - clean, repoint and repair where required.
 - P-16** Stone floor to be retained, cleaned and repointed.
 - P-17** New masonry wall/infill. Infill in brick with lime plaster.
 - P-18** New internal timber stud partition.
 - P-19** New sanitaryware and fitout in newly configured WCs new wall and floor tile throughout.
 - P-20** New fire-rated timber door to match the existing historic doors.
 - P-21** Existing doors to be upgraded to 30 minute fire rated door systems. See door schedule and photographic survey for details.
 - P-22** New non-fire-rated timber door.
 - P-23** Timber window to be retained & repaired, windows generally in good working order, minor repairs may be required. See window schedule and photographic survey for details, including upgrades.
 - P-24** New fire-rated timber door.
 - P-25** New slim profile glazed metal fire screen and door to be placed within original archway/opening, or between existing walls.
 - P-26** Plaster all external walls (except under street vaults & corridor) with 30 to 40mm diathonite insulated lime plaster.
 - P-27** Clean, repair and re-point 50% of remaining dividing walls and allow for application of lime plaster.
 - P-28** New insulated limecrete slab.
 - P-29** Allow for clean down and repointing of the retaining walls in the vaults of 50% of the surface area.
 - P-30** Clear out all existing insulation wool from attic spaces to facilitate inspection and repair of ceilings. Install new breathable insulation at ceiling level (e.g. sheep wool or wood fibre boards).
 - P-31** New cast iron rainwater goods and SVPs. See elevations for details.
 - P-32** Allow for overhauling and rehangng iron panelled door in basement leading to the area.
 - P-33** Walls around existing fabric to be squared off in stud and plasterboard (around wall between 0-06 & 0-07).
 - P-34** New accessible WC facility in the existing cast in-situ concrete safe. Safe door to be retained and refurbished.
 - P-35** Existing chimneypieces to be carefully cleaned, chimney flues to be inspected and cleaned. See chimney piece photographic survey.
 - P-36** Newly inserted historic style chimneypiece and cast iron grate.
 - P-37** New cast iron grate to be installed into existing chimneypiece.
 - P-38** New external door, fire rated if required. See elevation drawings.
 - P-39** Retain existing furniture piece.
 - P-40** New Part M, contemporary style fitout incorporating a tea station.
 - P-41** New contemporary style furniture fitouts.
 - P-42** New service risers. Plaster cornices to be retained to front of riser.
 - P-43** New stairs with timber treads between second and third floor. A portion of the existing stairs retained on site for display.
 - P-44** Retain all existing timbers carrying out repairs to existing only where required. New spliced in timbers of matching timber species to be repair approach.
 - P-45** New timber window. See window schedule for details.
 - P-46** Addition of new 60 minute door on push pad operation to the doorway between stair 1 and stair 2. Door to be automatically locked in event of a fire.
 - P-47** New janitor's sink.

GENERAL NOTES

- All drawings to be read in conjuncture with method statement, photographic survey and schedules submitted along with the drawings.
- All works on site will be completed on site in accordance to the method statement submitted along with the planning application.

KEY

- Proposed works shown in black. See notes for further details.
- Existing fabric of the building in grey. See notes for further details.
- 40 mm insulating lime plaster

Rev.	Date	Description	Drn.	Chk.
-	16/02/24	Issue for planning	ALO	LOC

Project Newcomen Bank Building 16 Castle Street, Dublin 2		Howley Hayes Cooney <small>19 Rock Hill, Blackrock, Dublin, A94 D235 01 278 4644 hharchitecture.ie</small>
Client Dublin City Council		
Drawing Proposed Basement Plan		
Project Stage Planning	Date 16.02.2024	Scale 1:100@A3
Project No. 0569	Drawing No. L-200	Revision -