



- ### 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.

Use figured dimensions only. Do not scale drawings. Check all dimensions on site.

Read in conjunction with specification and consultants drawings.

Report any discrepancies to the Architects before putting work in hand.

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KEY

- Proposed works shown in black. See notes for further details.
- Existing fabric of the building in grey. See notes for further details.

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

Project		Newcomen Bank Building 16 Castle Street, Dublin 2		Client Dublin City Council	
Drawing		Proposed Second Floor Plan		Project Stage Planning	
Date	16.02.2024	Scale	1:100@A3	Project No.	0569
Drawing No.	L-203	Revision	-	Howley Hayes Cooney <small>19 Rock Hill, Blackrock, Dublin, A94 D235 01 278 4644 hharchitecture.ie</small>	