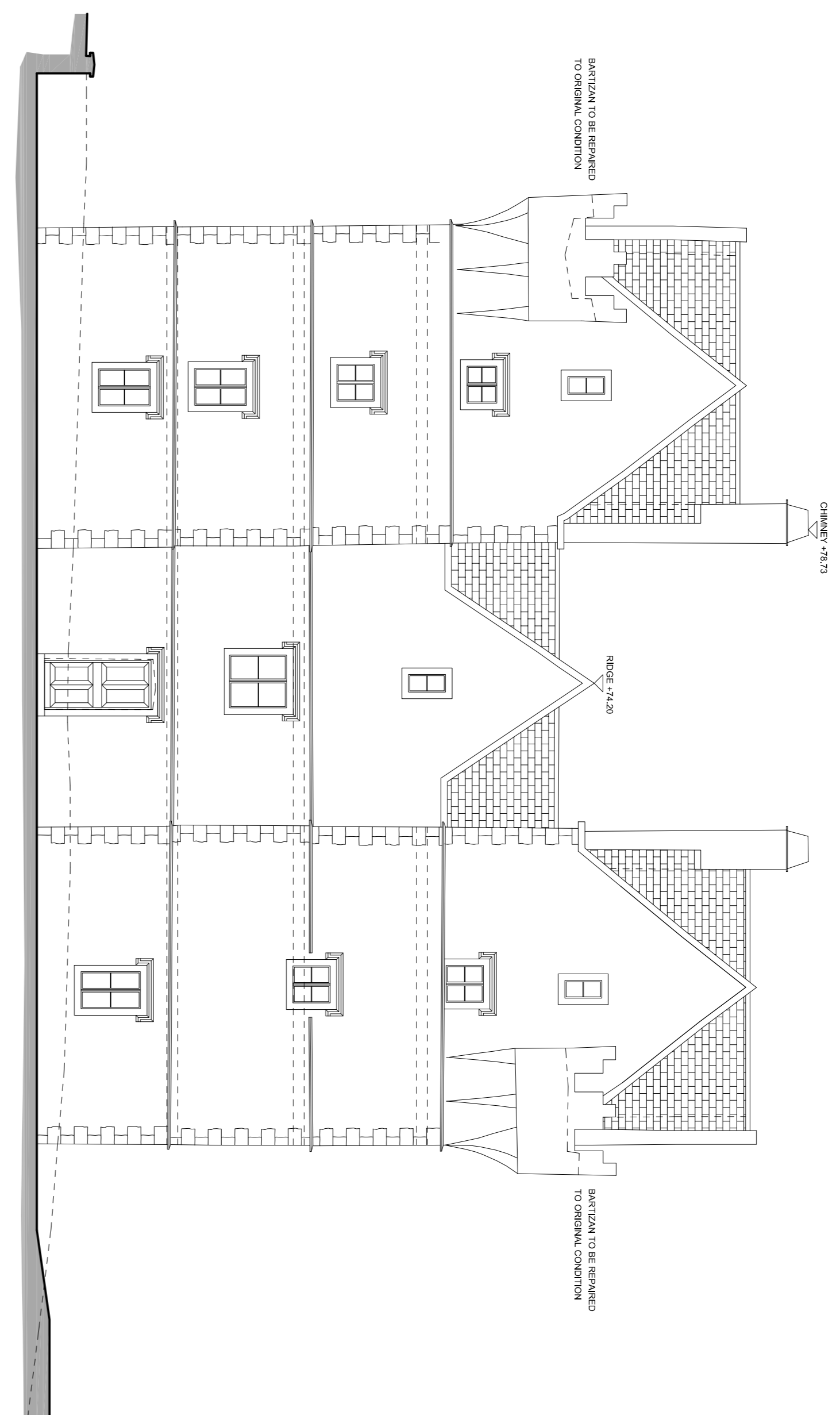
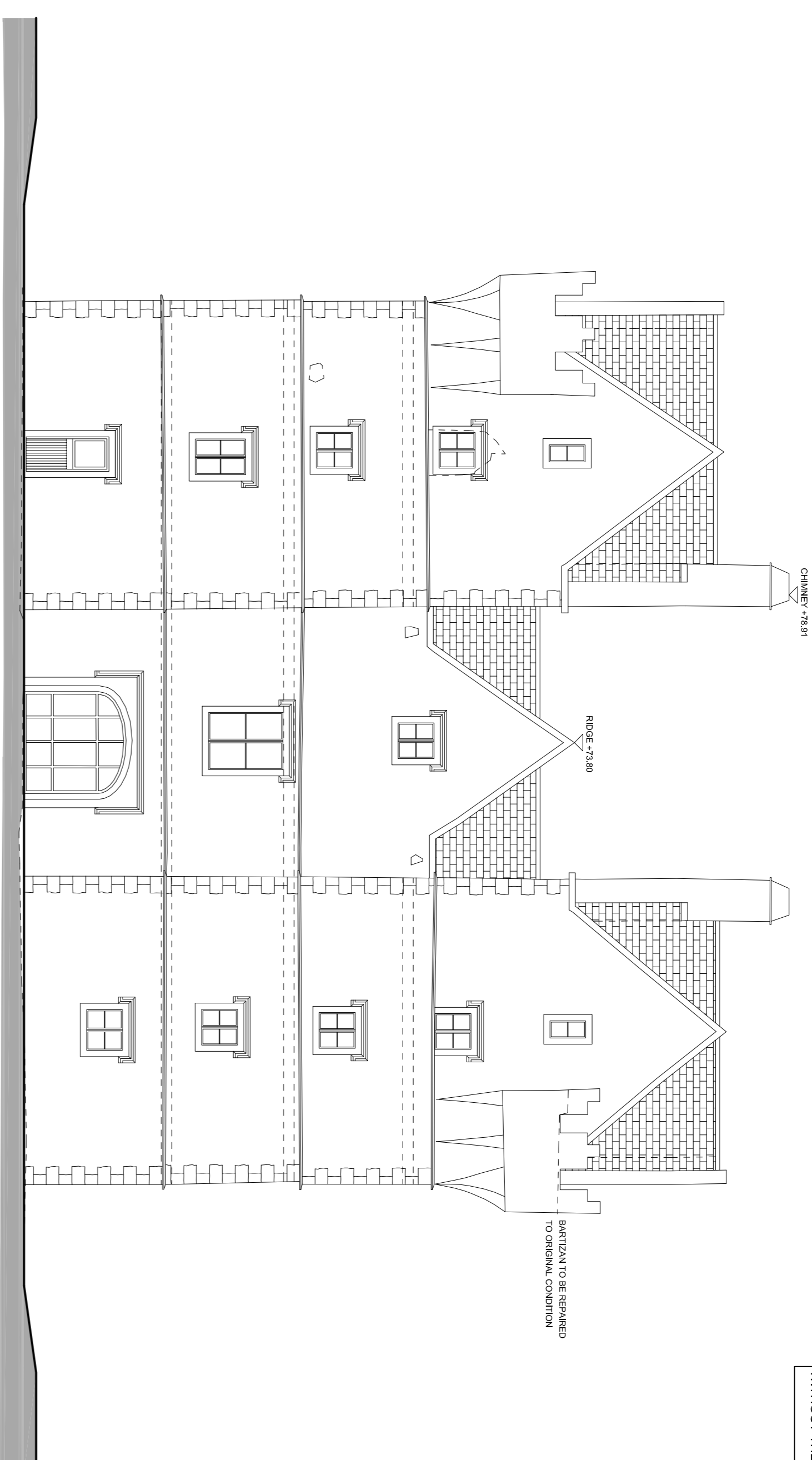


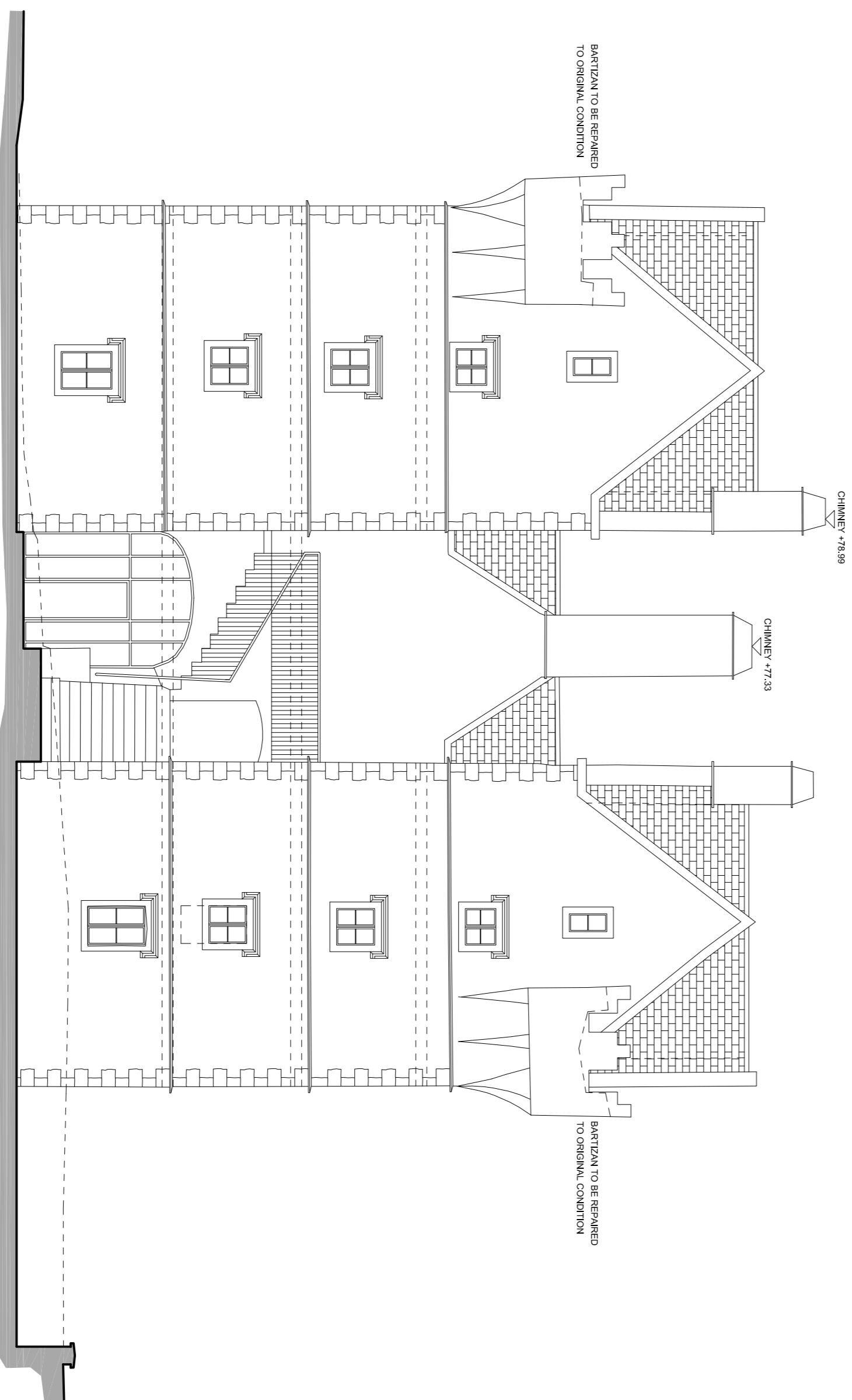
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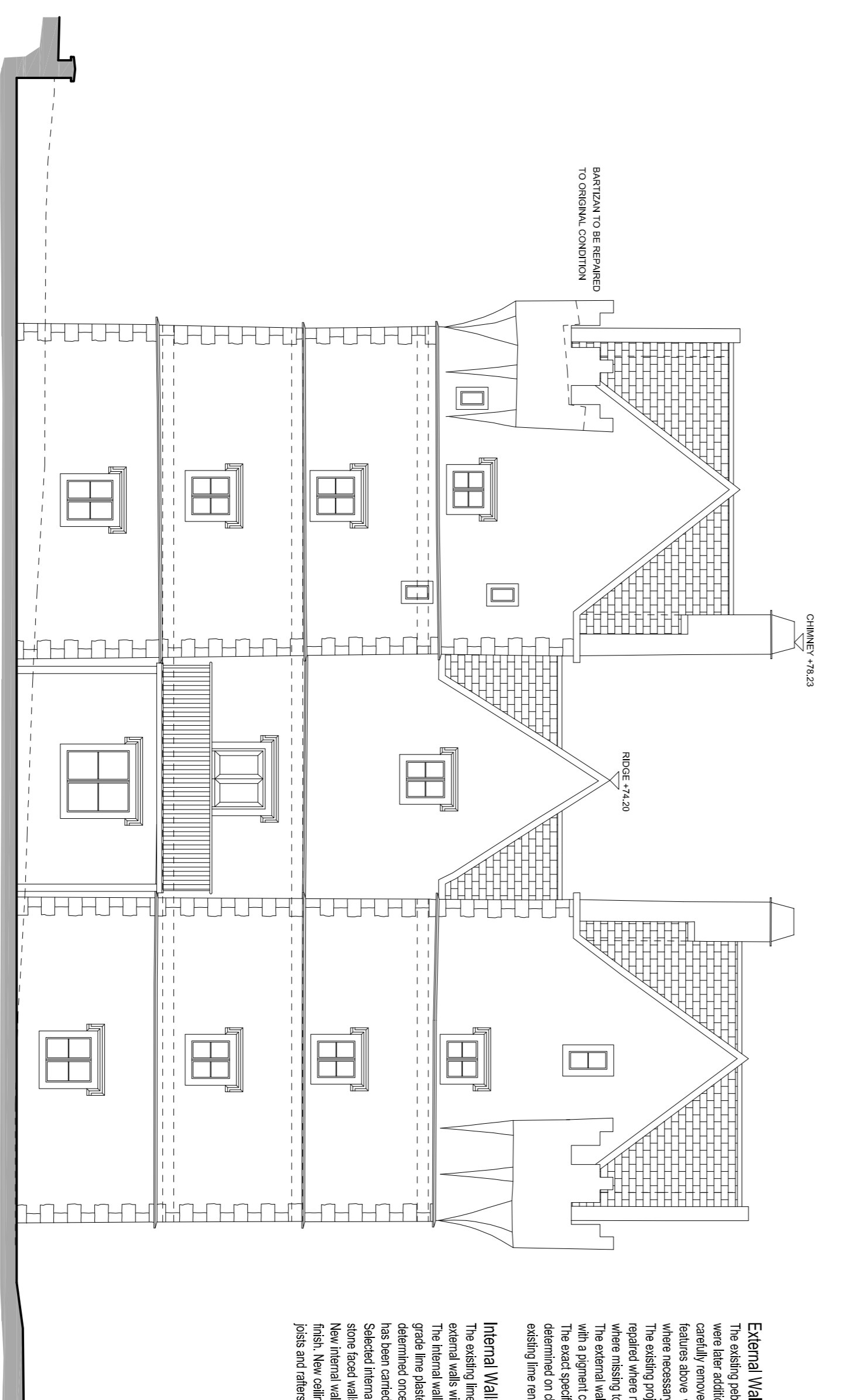
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

External Walls:

The existing public east render and vertical slate which were later additions on the external walls will be carefully removed throughout. The masonry structure will be repaired and rendered with a new finish where necessary and indicated where missing. The existing projecting limestone string courses will be repaired where necessary and new pieces added in where missing to match the existing profile. The external walls will be lime rendered throughout. The original render on the external walls will be determined on closer examination and analysis of the existing line renders on the building facade.

Internal Walls & Ceilings:

The existing lime plaster on the internal face of the external walls will be carefully removed throughout. The internal wall surfaces will be plastered with an internal grade lime plaster, the specification of which is yet to be determined once an analysis of the existing lime plaster has been completed. Selected internal areas will not be plastered and these stone faced walls will be finished in a coloured lime wash. New internal walls will be plasterboard with exposed bricks. New ceilings will be plasterboard with exposed joists and rafters in selected areas.

Floors:

Concrete ground floor slab throughout on insulation on drop roof members / radon barrier. Electric Ceramic drape flooring on the perimeter to all external walls. Upper floors will be timber floors with 1 & 6 bar boarding throughout.

Windows:

Windows will be double glazed Patrick hardwood frames with leaded glass panes. All existing windows will be used for the interior, all windows. The missing limestone central mullions will be replicated and dressed where required.

Roof:

Shingled timber cut roof to match the original roof profile with Natural Slate first. Double glazed timber roof lights visible from any of the surrounding public areas along the road side.

Fire Places:

The two original fire places in the main central areas on the ground floor and first floor will be protected and retained.

PRELIMINARY

No	REVISION	DATE
A	ISSUED FOR COMMENTS	16/10/07

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JOB: Refurbishment of Monkstown Castle
 CLIENT: Niall Fitzgerald

TITLE: Proposed Elevations DATE: 16/10/07
 SCALE: 1:100 DRG NO: 07.31.PL.04
 DATE PREPARED: 07.10.07