



Ground Floor Upr. Main Street / First Floor to The Green

- Vertical Circulation
- Bedroom
- Kitchen/Dining/Living
- wc/shower/ensuite/utility
- Property on The Green
- New property boundary line

**No. 6 Upr. Main Street**

133m<sup>2</sup> three-bedroomed / 5 person house over 3-storeys.  
 Yard area 15m<sup>2</sup> with potential 2-bed granny flat with an area of 102m<sup>2</sup> over two floors fronting on The Green.  
 Main House:  
 Aggregate Kitchen/Dining/Living area = 41.4m<sup>2</sup>  
 Bedroom 1 area = 15.3m<sup>2</sup>  
 Bedroom 2 area = 13.3m<sup>2</sup>  
 Bedroom 3 area = 16.2m<sup>2</sup>  
 Storage area = 8m<sup>2</sup>

**No. 7 Upr. Main Street**

116m<sup>2</sup> three-bedroomed / 4-5 person house over 3-storeys.  
 Yard area 13m<sup>2</sup> with potential garage/ workshop area of 54m<sup>2</sup> over two floors fronting on The Green.  
 Main House:  
 Aggregate Kitchen/Dining/Living area = 30.6m<sup>2</sup>  
 Bedroom 1 area = 15.9m<sup>2</sup> plus ensuite  
 Bedroom 2 area = 11.6m<sup>2</sup>  
 Bedroom 3 area = 9.6m<sup>2</sup>  
 Storage area = 5.4m<sup>2</sup>

**No. 8 Upr. Main Street**

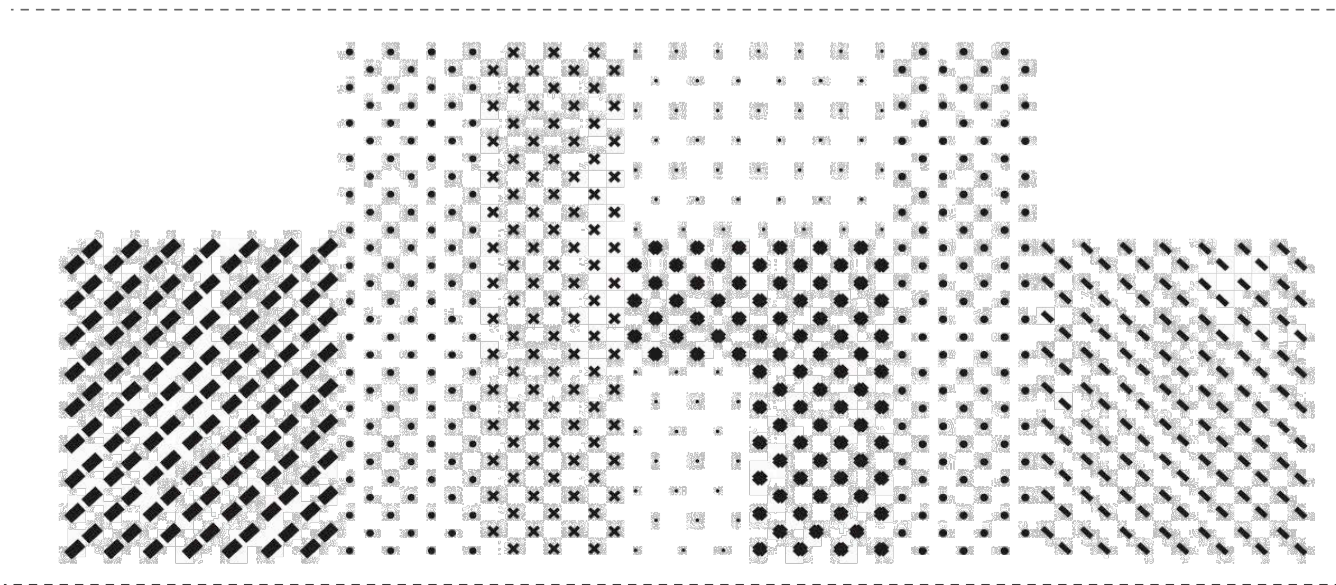
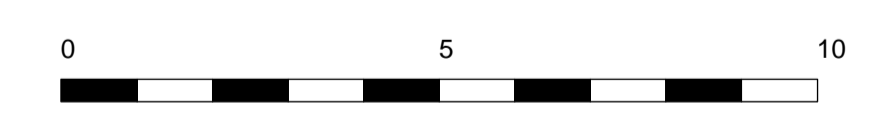
119m<sup>2</sup> three-bedroomed / 4-5 person house over 3-storeys.  
 Yard area 13m<sup>2</sup> with potential 1-bed granny flat with an area of 56m<sup>2</sup> over two floors fronting on The Green.  
 Main House:  
 Aggregate Kitchen/Dining/Living area = 30.6m<sup>2</sup>  
 Bedroom 1 area = 16.6m<sup>2</sup> plus ensuite  
 Bedroom 2 area = 12m<sup>2</sup>  
 Bedroom 3 area = 10m<sup>2</sup>  
 Storage area = 5.3m<sup>2</sup>

Rear to no. 9 Upr. Main Street (Property on The Green)

Potential home office and workshop with an area of 39m<sup>2</sup> over two floors fronting on The Green.

GF Plan area = 18m<sup>2</sup>  
 FF plan area = 21m<sup>2</sup>

Houses on Upr. Main Street to be stripped internally of all floors and internal walls, doors and fixtures and fittings. The stone walls exposed and treated and finished with a lime wash. North facade wall insulated internally.  
 New floor supports fixed and new timber floors to first and second floors.  
 New concrete ground floor slab with insulation and radon barrier. All new internal walls to be stud partition with acoustic insulation. New roof to the properties with slate finish (existing slates reused where possible). All new painted timber sash windows to be fitted to existing opes. New painted front doors to existing opes and opes modified as necessary. All sand/cement render to be removed from the Upr. Main Street facade and replaced with a lime render. Windows, doors and walls painted to selected colour.  
 The properties to the rear on The Green to be demolished and the stone reused in the build. The new buildings to compliment and contrast with the existing on the rest of the terrace. New windows and doors to be thermally broken aluminium to selected colour, doors to bin store and garage to be timber, store to be naturally ventilated. New roof to be standing seam metal roof, dark grey in colour.  
 New rainwater good to all properties.

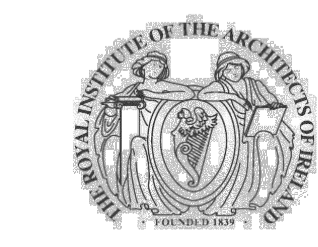


**General Notes:**  
 Work to figured dimensions - do not scale print. All setting-out dimensions to be checked and confirmed on site prior to commencement of work. Any inaccuracies should be brought to the attention of the architect. If in doubt - ask.  
 All construction methods, materials, services and installations to be in accordance with all local building regulations and codes of practice at the time of construction. All sub-contractors are ultimately responsible for ensuring compliance with the regulations within their own trade.  
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-Contractor must produce shop drawings and have them approved by the relevant consultants, prior to commencement of construction.  
 -Levels and heights to be verified with architect drawings prior to commencement of construction.  
 -All dimensions are in millimeters.

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<b>Project:</b> Cappoquin Housing Pilot Scheme	<b>Stage:</b> Part 8 - Planning	
<b>Client:</b> Waterford City and County Council	<b>Project No:</b> 21-02-CQH	<b>Date:</b> July 2021
<b>Drawing Title:</b> Proposed GF Plan Upr. Main Street Houses 6,7,8 (FF Plan The Green Properties)	<b>Drawing No:</b> <b>PL-009</b>	<b>Revision:</b>
<b>Scale:</b> 1:100 @A1	<b>Drawn by:</b> HB	<b>Approved by:</b> HB