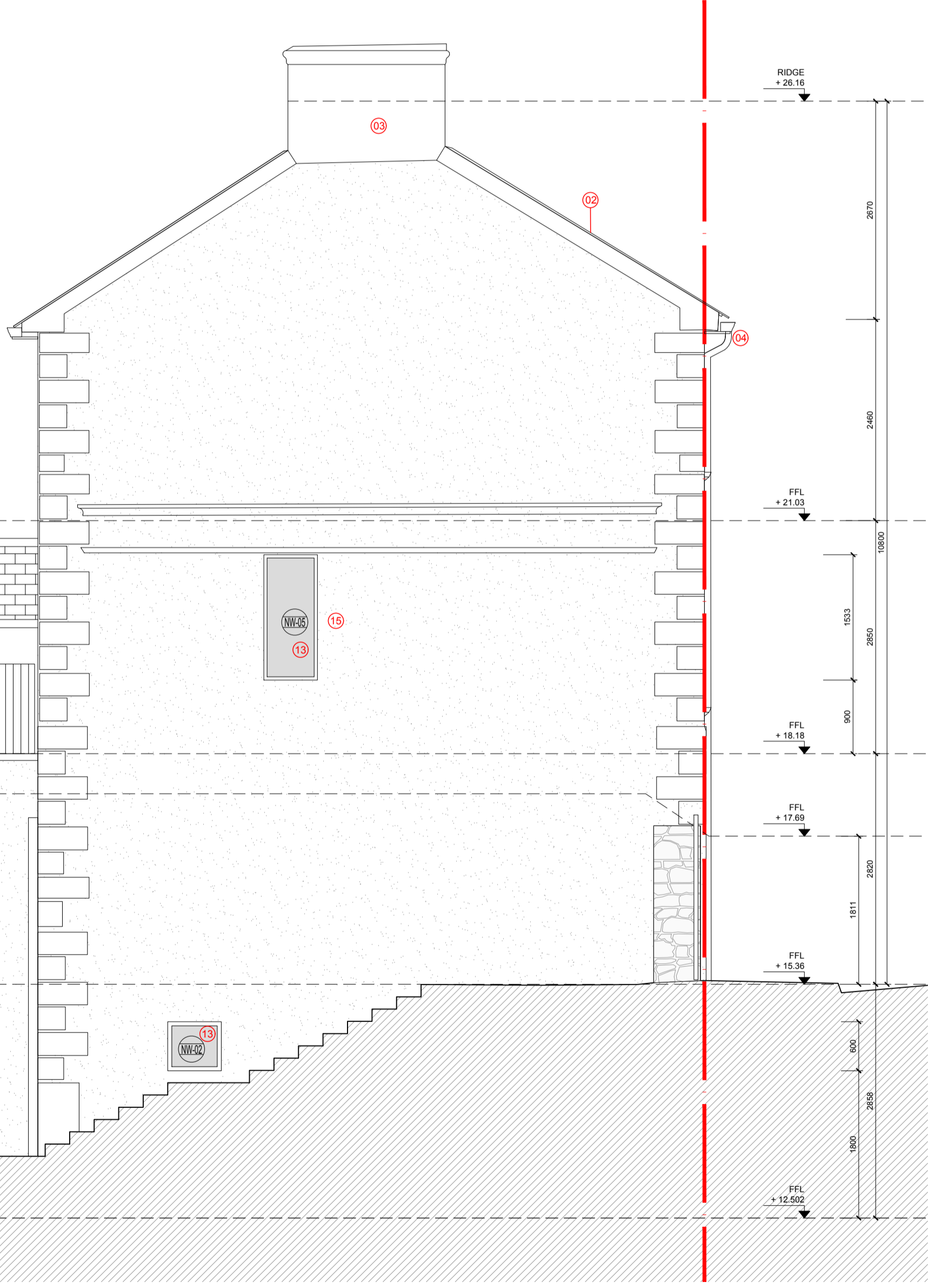
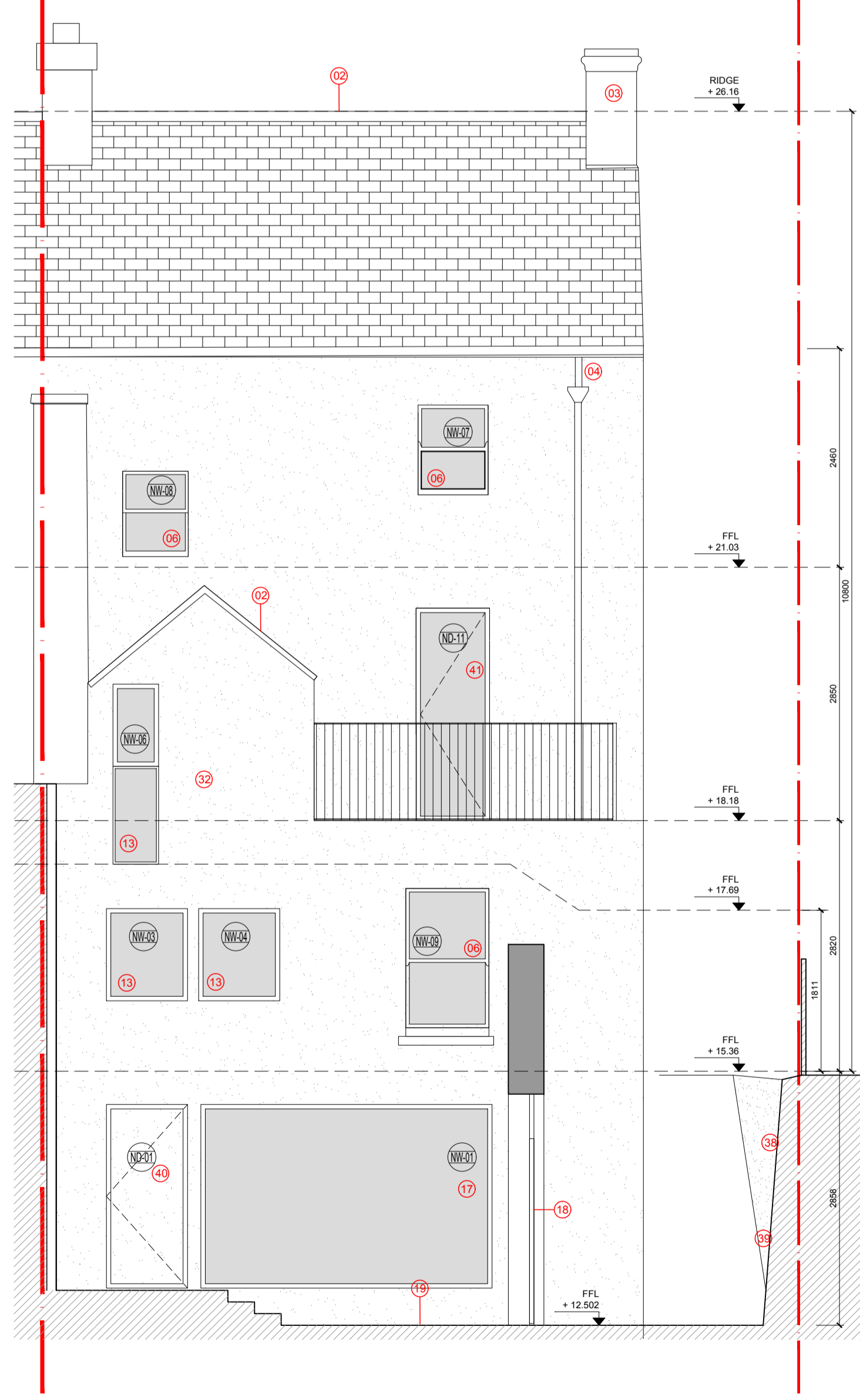




01 PROPOSED FRONT ELEVATION
1:50

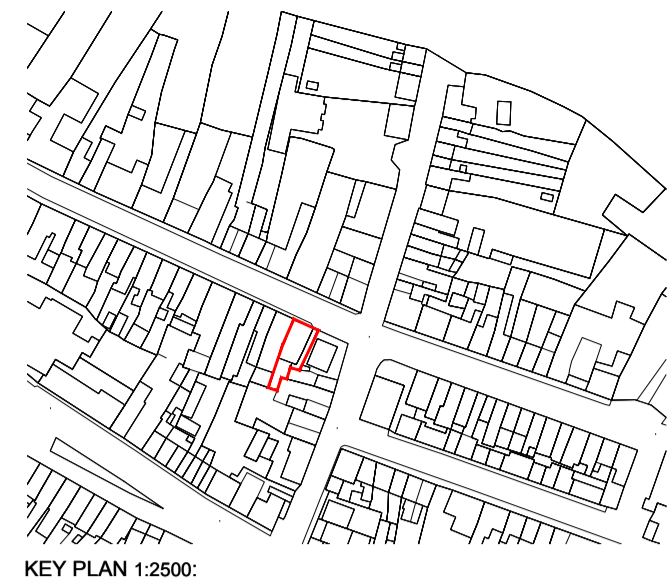


02 PROPOSED SIDE ELEVATION
1:50

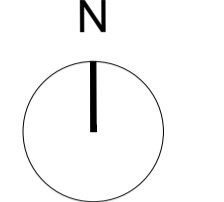


03 PROPOSED REAR ELEVATION
1:50

- 38 EXISTING RETAINING WALL
- 39 NEW RETAINING WALL
- 40 NEW METAL DOOR AND FRAME
- 41 NEW GLAZED TIMBER DOOR



KEY PLAN 1:2500:



SITE DATA:
 SITE AREA: 154 SQM / 0.038 ACRES / 0.015 Ha
 RPS NUMBER: REG. NO. 22810064 / RPS 506
 VEHICULAR PARKING: 0 - ON STREET PARKING ONLY
 BIKE PARKING SPACES: 0

- KEY:
- EXTENT OF APPLICATION SITE
 - ORIGINAL BUILDING FABRIC
 - ▨ NON-ORIGINAL BUILDING FABRIC
 - PROPOSED NEW CONSTRUCTION
 - PROPOSED NEW PAVING
 - ↑ INDICATES LEVEL - FOR ROAD LEVELS, HOUSE LEVELS
FOR LEVELS IN GENERAL REFER TO ENGINEERS DRAWING

LEGEND:

- 01 ESSENTIAL REPAIR: EXISTING DIRT/SAND FLOOR TO BE LOWERED AND NEW FLOOR BUILD UP. DAMP PROOFING, INSULATION INSTALLED. UNDERPINNING REQUIRED TO EXTERIOR WALLS.
- 02 ESSENTIAL REPAIR: NATURAL SLATE FINISH TO ROOF WITH NEW AND EXISTING SLATES. STEEL BRACKETS TO BE RETAINED AND REPAIRED AS NECESSARY. NEW CAST IRON GUTTERS. ROOF TIMBERS TO BE INSPECTED AND REPAIRED WHERE REQUIRED. NEW INSULATION TO ROOF VOID. LOCALISED RE-POINTING OF RIDGE IN LIME MORTAR
- 03 ESSENTIAL REPAIR: REPAIRS TO MASONRY, RENDER & FLASHINGS OF CHIMNEYS WHERE NECESSARY. NEW LINERS TO BE PROVIDED TO FLUES INTERNALLY WHERE REQUIRED. REDUNDANT CHIMNEY POTS TO BE CAPPED OFF EXTERNALLY AND VENTILATED.
- 04 ESSENTIAL REPAIR: EXISTING GUTTERS AND RAIN WATER GOODS TO BE REPLACED WITH NEW CAST IRON TO MATCH ORIGINAL
- 05 ESSENTIAL REPAIR: REMOVE EXISTING TILES/LINO (WHERE APPLICABLE), CAREFULLY LIFT FLOOR BOARDS/INSPECT JOISTS, REPAIR, STRENGTHEN AND REPLACE AS REQUIRED. LEVEL FLOOR AND RE-LAY TIMBER FLOOR BOARDS.
- 06 ESSENTIAL WORKS: REINSTATE REPLICA DOUBLE GLAZED SLIDING SASH WINDOW TO MATCH THE ORIGINAL. DRAUGHT PROOF, REDECORATE AND MAKE GOOD EXISTING SURROUNDS.
- 07 ESSENTIAL REPAIR: REMOVE CEILING FINISH, INSTALL TIMBER BATTENS TO LEVEL CEILING AND INSTALL PLASTER BOARD FINISH.
- 08 ESSENTIAL REPAIR: REINSTATE TIMBER SHUTTERS, CILL AND ARCHITRAVE TO MATCH ORIGINAL
- 09 ESSENTIAL REPAIR: REPAIR AND MAKE GOOD ORIGINAL TIMBER STAIRS.
- 10 NON ORIGINAL TIMBER STANCHIONS TO BE REMOVED, FLOOR JOISTS AND FLOOR BOARDS OVER TO BE REPLACED AND NEW PLASTER CEILING TO BE INSTALLED.
- 11 REPAIR WORKS TO ORIGINAL CAST IRON RAILING
- 12 PATCH REPAIR TO EXISTING RENDER, PAINT FINISH
- 13 NEW OPENING FORMED AND NEW DOUBLE GLAZED TIMBER FRAMED WINDOW TO BE INSTALLED.
- 14 NEW STUD PARTITION
- 15 RE-PAINT FACADE AND PLASTER REPAIR WHERE NECESSARY
- 16 NEW TIMBER STAIR
- 17 FORM NEW OPENING AND INSTALL NEW ALUMINIUM FRAMED DOUBLE GLAZED WINDOW.
- 18 NEW METAL GATE
- 19 GROUND LEVEL TO BE LOWERED AND NEW PAVING INSTALLED
- 20 NEW LOW PROFILE PAINTED STEEL RAILINGS TO TERRACE AT 1.1m HIGH.
- 21 NEW EXTERNAL CONCRETE STEPS
- 22 NEW FLAT ROOF BUILD UP FINISHED IN TIMBER DECKING
- 23 NEW FLOOR JOISTS AND FLOOR BOARDS
- 24 EXISTING ORIGINAL FRONT DOOR TO BE RETAINED AND REDECORATED
- 25 REINSTATE PAINTED PANELLED TIMBER DOOR
- 26 REINSTATE PAINTED BOARDED TIMBER DOOR
- 27 REINSTATE FIRE SURROUND AND HEARTH
- 28 ORIGINAL RANDOM RUBBLE WALL TO BE MADE GOOD
- 29 REINSTATE PLASTER CORNICE
- 30 INSULATION AND PLASTER FINISH TO EXTERIOR WALL
- 31 NEW SOFT LANDSCAPED GARDEN
- 32 NEW MASONRY, RENDERED AND PAINTED FINISH
- 33 REMOVE NON-ORIGINAL FIREPLACE AND SURROUND
- 34 NEW BLOCKWORK TO EXISTING OPENING
- 35 BIN STORE
- 36 NEW KITCHEN UNITS
- 37 NEW UTILITY AND STORAGE

DO NOT SCALE FROM THIS DRAWING. WORK ONLY FROM FIGURED DIMENSIONS.
 ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.
 THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.
 OS MAP REFERENCE NO: 50190689
 AUGHEY O'FLAHERTY ARCHITECTS OS COPYRIGHT LICENCE NO: AR 0038821
 REFERENCE INDEX:
 MAP SERIES | MAP SHEETS
 1:2,500 | 5966-B



An Ciste um Athghiniúint agus Forbairt Tuaithe
 Rural Regeneration and Development Fund
 An Roinn Forbartha Tuaithe agus Pobail
 Department of Rural and Community Development

ISSUED FOR PLANNING	2021.07.14	date	rev
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client Waterford City + County Council
 project DEVELOPMENT AT THE PREMISES FORMERLY KNOWN AS MOORE'S HOTEL, MAIN STREET, CAPPOQUIN, CO WATERFORD
 drawing PROPOSED ELEVATIONS
 scale 1:50 @A1
 cad ref Z:\PROJECTS\2103-Cappoquin\drawings\03 planning\sheets

drawing no 2103 **P 4.1**

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