LEGEND:

01 ESSENTIAL REPAIR: EXISTING CONCRETE FLOOR TO BE REMOVED AND NEW FLOOR BUILD UP, DAMP PROOFING, INSULATION INSTALLED.

02 ESSENTIAL REPAIR: SLATE ROOF TO BE REPLACED WITH NEW NATURAL SLATES AND EXISTING REUSED SLATES, STEEL EAVES BRACKETS TO BE REPAIRED, GUTTERS TO BE REPLACED. ROOF TIMBERS TO BE REPAIRED/REPLACED WHERE REQUIRED. NEW INSULATION TO ROOF VOID. LOCALISED RE-POINTING OF RIDGE IN LIME MORTAR

03 ESSENTIAL REPAIR: NON-ORIGINAL FIBRE CEMENT ROOF TO BE REMOVED AND REPLACED WITH NATURAL SLATE TILES. ROOF TIMBERS TO BE INSPECTED AND REPAIRED/REPLACED WHERE REQUIRED. NEW INSULATION TO ROOF VOID.

04 ESSENTIAL REPAIR: EXISTING ORIGINAL SLATE ROOF IN POOR CONDITION. SLATE ROOF TO BE REPLACED WITH NEW NATURAL SLATES & EXISTING REUSED SLATES NEW DOUBLE GLAZED ROOF LIGHT. NEW INSULATION BETWEEN AND BELOW RAFTERS. NEW PLASTERBOARD CEILING

05 ESSENTIAL REPAIR: REPAIRS TO MASONRY, & 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.

06 ESSENTIAL REPAIR: EXISTING GUTTERS AND RAIN WATER GOODS TO BE REPLACED WITH NEW CAST IRON TO MATCH ORIGINAL, TO FRONT AND SIDE ELEVATION. NEW ALUMINUM RAIN WATER GOODS TO REAR.

07 ESSENTIAL REPAIR: REMOVE EXISTING TILES/LINO (WHERE APPLICABLE), CAREFULLY LIFT FLOOR BOARDS/ INSPECT JOISTS, REPAIR, STRENGTHEN AND REPLACED AS REQUIRED. LEVEL FLOOR AND RE-LAY TIMBER FLOOR BOARDS.

08 ESSENTIAL WORKS: REINSTATE REPLICA DOUBLE GLAZED SLIDING SASH WINDOW TO MATCH THE ORIGINAL. DRAUGHT PROOF, REDECORATE AND MAKE GOOD EXISTING SURROUNDS.

09 ESSENTIAL WORKS: REMOVE CEILING FINISH, INSTALL TIMBER BATTENS TO LEVEL CEILING WHERE REQUIRED AND INSTALL PLASTER BOARD FINISH.

10 ESSENTIAL WORKS: REINSTATE TIMBER SHUTTERS, CILL AND ARCHITRAVE TO MATCH ORIGINAL.

11 ESSENTIAL REPAIR: REPAIR AND MAKE GOOD ORIGINAL TIMBER STAIRS.

12 ESSENTIAL WORKS: REINSTATE DOUBLE GLAZED CASEMENT WINDOW TO MATCH THE ORIGINAL, DRAUGHT PROOF, REDECORATE AND MAKE GOOD EXISTING SURROUNDS.

13 NON ORIGINAL STEEL BEAM TO BE REPLACED, FLOOR JOISTS OVER TO BE STRENGTHENED / REPLACED WHERE NECESSARY AND NEW PLASTER BOARD CEILING TO BE INSTALLED.

14 REPAIR WORKS TO ORIGINAL TIMBER SHOP FRONT

15 REPAIR WORKS TO NON ORIGINAL MOSAIC SHOP FRONT AND NEW LOW PROFILE METAL WINDOW AND DOOR SYSTEM INSTALLED ON METAL PLINTH.

16 ESSENTIAL REPAIR: EXISTING EXPOSED STONE AND BRICK WORK TO BE FINISHED WITH LIME RENDER.

17 NEW DOUBLE GLAZED TIMBER SASH WINDOW TO BE REINSTATED TO MATCH THE ORIGINAL.

18 NEW STUD PARTITION.

19 NEW OPENING FORMED AND NEW DOUBLE GLAZED TIMBER WINDOW TO BE INSTALLED.

20 NEW TIMBER STAIR.

21 REMOVE EXISTING BLOCKWORK AND REINSTATE DOUBLE GLAZED TIMBER FRAMED WINDOW.

22 NEW PAINTED METAL AND TIMBER GATE AND RAILING

23 NEW EXTERIOR METAL STAIR AND 1.1m HIGH LOW PROFILE METAL RAILING .

24 NEW MASONRY WALL, CEMENT RENDER AND PAINT FINISH.

25 NEW ALUMINIUM FRAMED DOUBLE GLAZING.

26 NEW CONCRETE FLAT ROOF BUILD UP FINISHED IN STONE PAVING

27 NEW FLOOR JOISTS AND FLOOR BOARDS

28 REINSTATE PAINTED PANELED TIMBER DOOR

29 LOWER GROUND LEVEL AND UNDERPIN SECTION OF BOUNDARY WALL. NEW MASONRY CONSTRUCTION

30 REINSTATE PLASTER CORNICE TO MATCH ORIGINAL.

31 INSULATION AND PLASTER FINISH TO EXTERIOR WALL

32 NEW PAINTED PANELED TIMBER DOOR

33 REMOVE NON-ORIGINAL FIREPLACE AND SURROUND.

34 NEW BLOCK WORK TO EXISTING OPENING.

35 COMMUNAL BIN STORE

36 NEW KITCHEN UNITS.

37 NEW UTILITY AND STORAGE.

38 MEW STANDING SEAM METAL ROOF CONSTRUCTION.

39 NEW TIMBER FINS TO NEW ALUMINUM FRAMED GLAZING

40 RAISE GROUND LEVEL AND PROVIDE NEW PAVING

41 NEW PLANTER

42 NEW COMMUNAL BIKE STORE

43 EXISTING PLASTER MADE GOOD

44 NEW MASONRY PARTITION

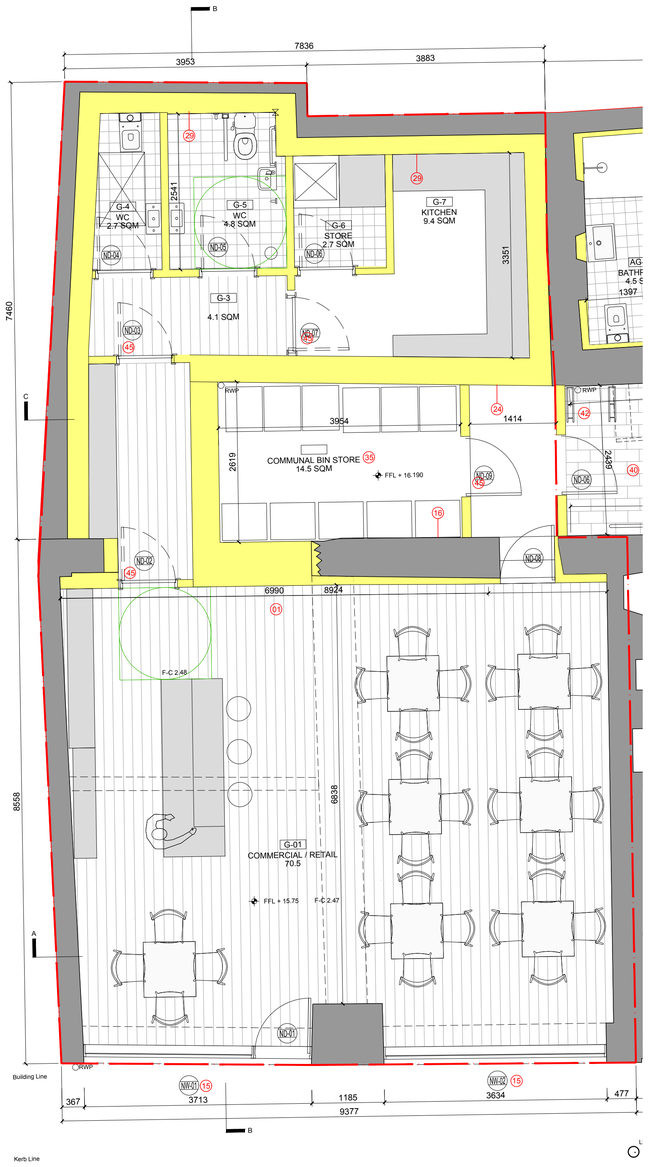
45 NEW TIMBER DOOR

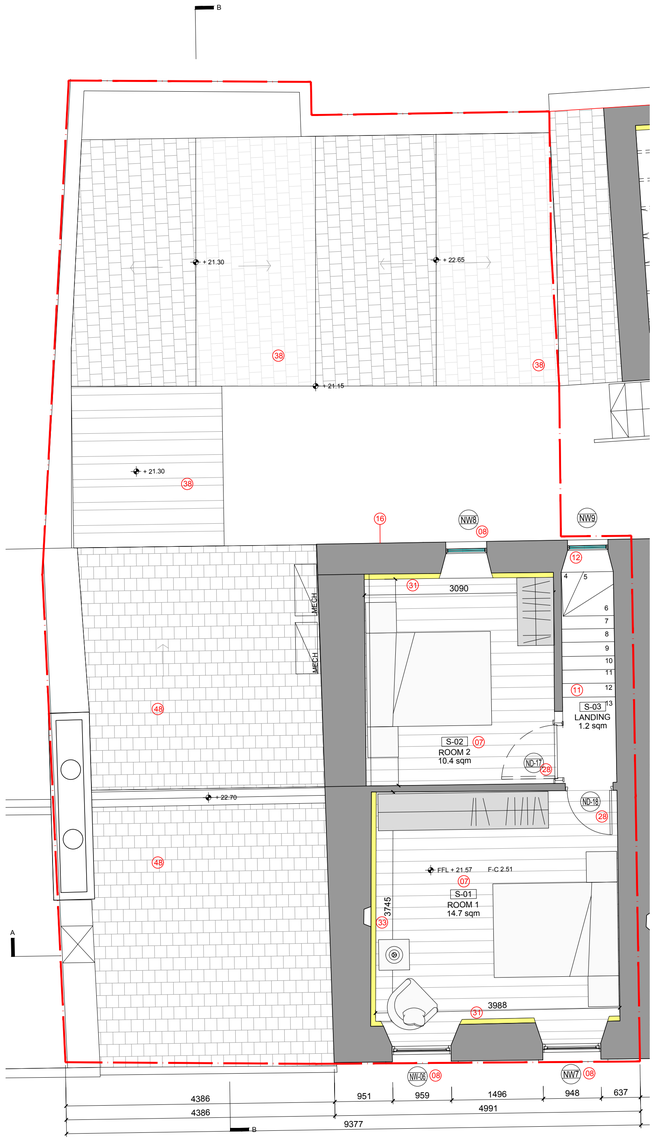
46 NEW DOUBLE GLAZED TIMBER DOOR

47 MAKE GOOD EXISTING JOINERY

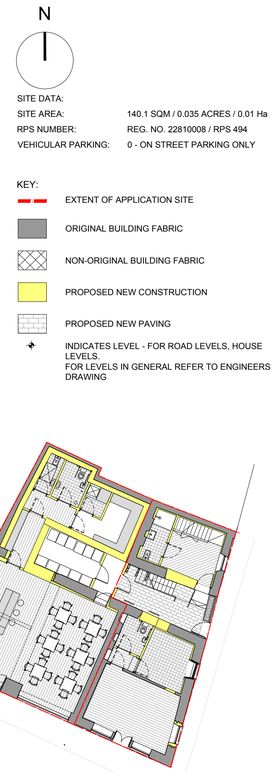
48 ESSENTIAL WORKS: ROOF SLATE AND TIMBERS TO BE REMOVED. NEW RAFTERS AND JOISTS, NEW NATURAL SLATE. NEW INSULATION TO ROOF VOID. RAISE CEILING LEVEL AND FINISH IN PLASTER BOARD.

50 PLASTER REPAIR WHERE NECESSARY AND REPAINT FACADE.





KEY PLAN 1:2500:



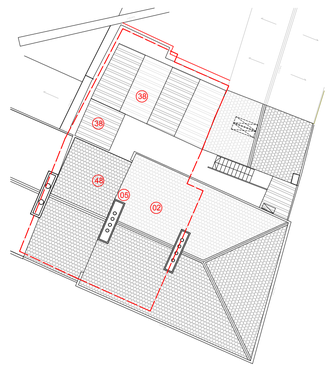
SITE DATA:

SITE AREA:	140.1 SQM / 0.035 ACRES / 0.01 Ha
RPS NUMBER:	REG. NO. 22810008 / RPS 494
VEHICULAR PARKING:	0 - ON STREET PARKING ONLY

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

05 GROUND FLOOR PLAN DIAGRAM 1:200



04 PROPOSED ROOF PLAN 1:200

01 PROPOSED GROUND FLOOR PLAN 1:50

02 PROPOSED FIRST FLOOR PLAN 1:50

03 PROPOSED SECOND FLOOR PLAN 1:50

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

GRID: NATIONAL GRID LEVELS: MALIN HEAD

Rialtas na hÉireann Government of Ireland | Tionscadal Éireann Project Ireland 2040

An Ciste um Athghiniúint agus Forbairt Tuaithe Rural Regeneration and Development Fund

An Roinn Forbartha Tuaithe agus Pobail Department of Rural and Community Development

	date	rev

	date	rev
ISSUED FOR PLANNING	2021.07.14	

client Waterford City + County Council
project **DEVELOPMENT AT THE PREMISES FORMERLY KNOWN AS FENNELL'S PUB & UNIACKE' S SHOP, MAIN STREET, CAPPOQUIN, CO. WATERFORD**
drawing PROPOSED PLANS
scale 1:50 / 1:200 @A1
cad ref Z:\PROJECTS\2103-Cappoquin\drawings\03 planning\sheets

drawing no 2103 **P 2.1**

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