

LEGEND:

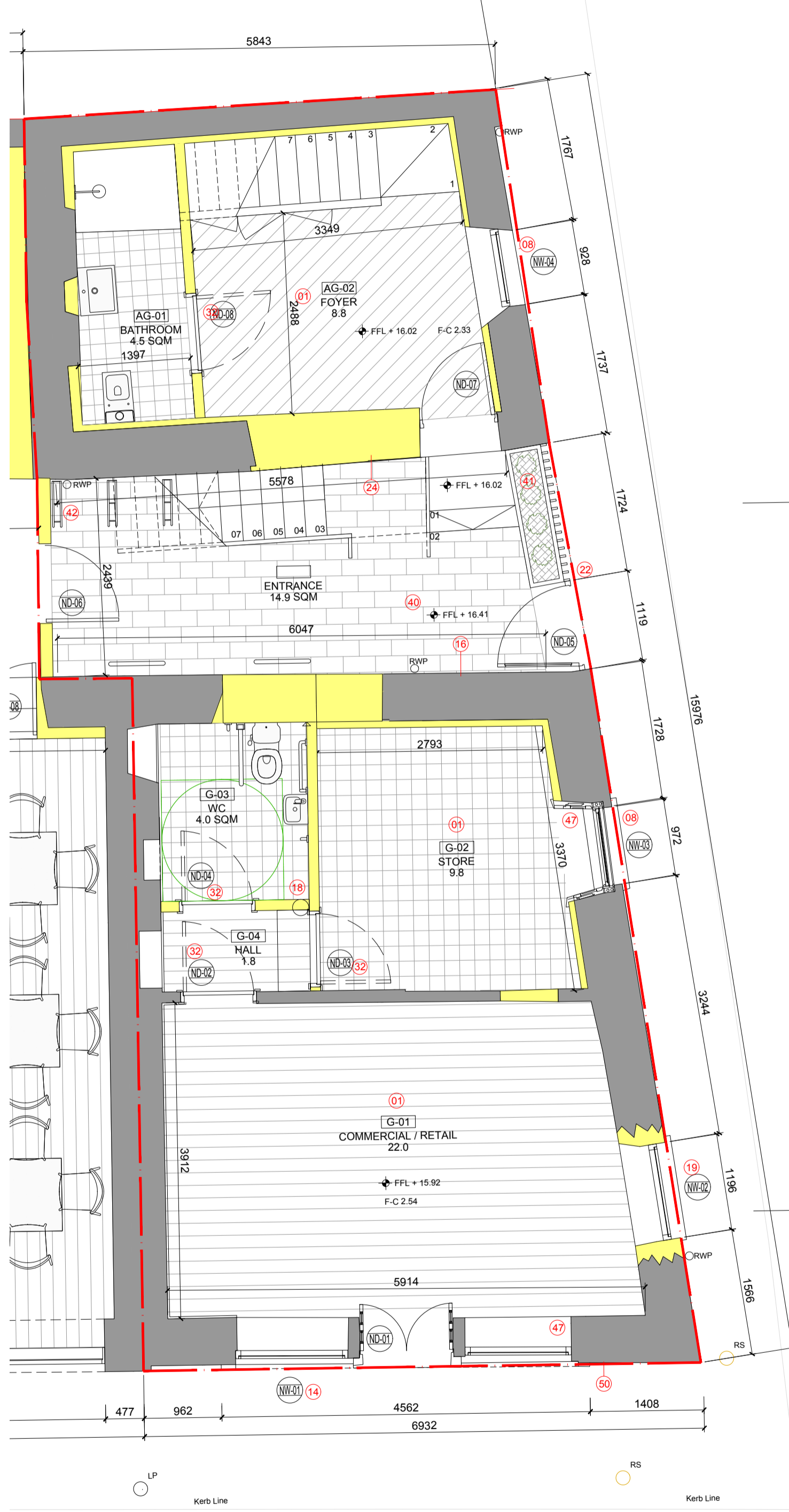
- 01 ESSENTIAL REPAIR: EXISTING CONCRETE FLOOR TO BE REMOVED AND NEW FLOOR BUILD UP, DAMP PROOFING, INSULATION INSTALLED.
- 02 ESSENTIAL REPAIR: SLATE ROOF TO BE REPLACED WITH NEW NATURAL SLATES AND EXISTING REUSED SLATES. STEEL EAVES BRACKETS TO BE REPAIRED. GUTTERS TO BE REPLACED. ROOF TIMBERS TO BE 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
- 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 ALUMINIUM 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

- 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

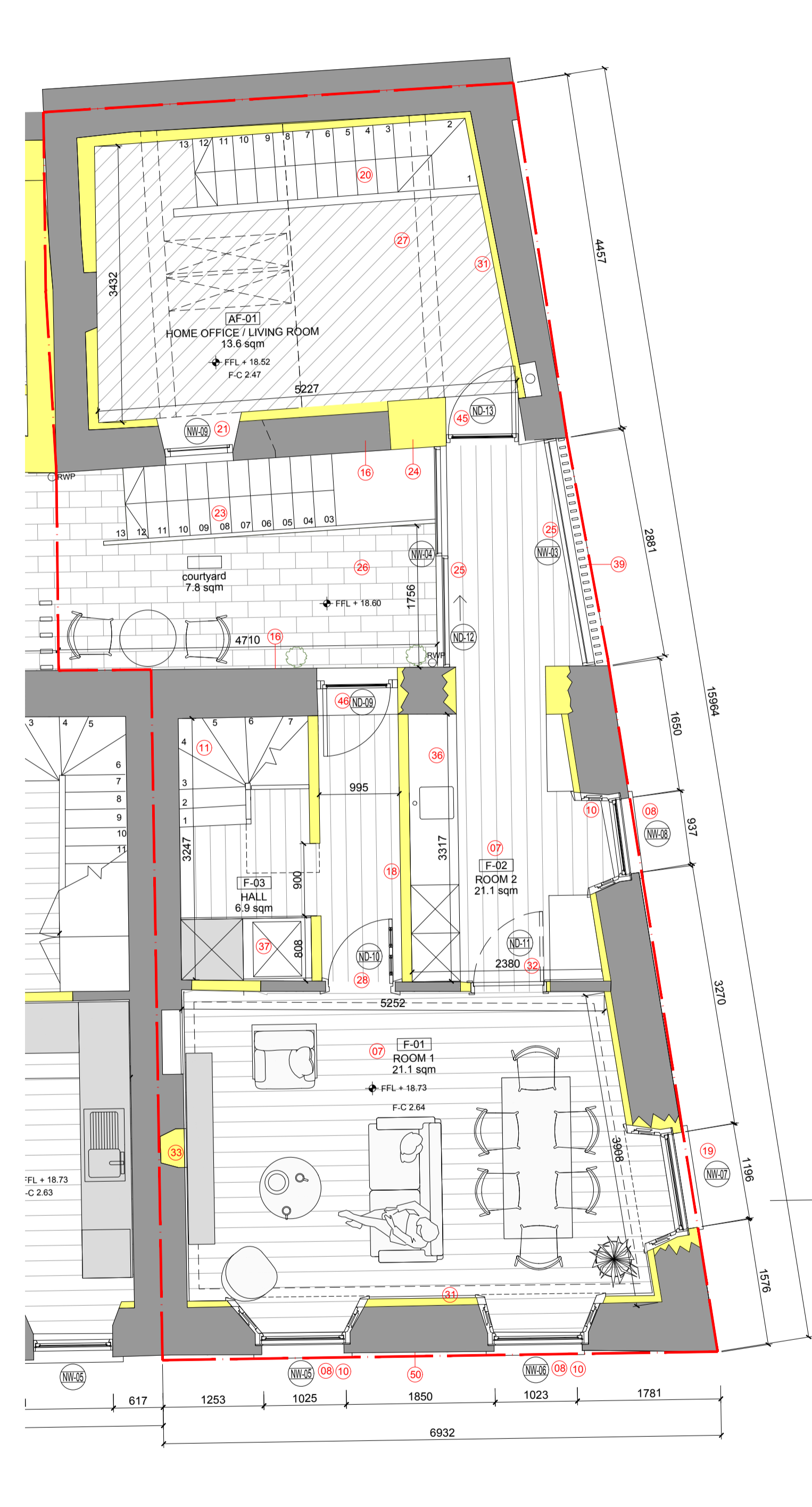
- 15 REPAIR WORKS TO NON ORIGINAL MOSAIC SHOP FRONT AND NEW LOW PROFILE METAL WINDOW AND DOOR SYSTEM INSTALLED ON METAL PLINTH.
- 16 ESSENTIAL REPAIR: EXISTING EXPOSED STONE AND BRICK WORK TO BE FINISHED WITH LIME RENDER.
- 17 NEW DOUBLE GLAZED TIMBER SASH WINDOW TO BE REINSTATED TO MATCH ORIGINAL.
- 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

- 25 FINISH.
- 26 NEW ALUMINIUM FRAMED DOUBLE GLAZING.
- 27 NEW CONCRETE FLAT ROOF BUILD UP FINISHED IN STONE PAVING
- 28 NEW FLOOR JOISTS AND FLOOR BOARDS
- 29 REINSTATE PAINTED PANELED TIMBER DOOR
- 30 LOWER GROUND LEVEL AND UNDERPIN SECTION OF BOUNDARY WALL. NEW MASONRY CONSTRUCTION
- 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.

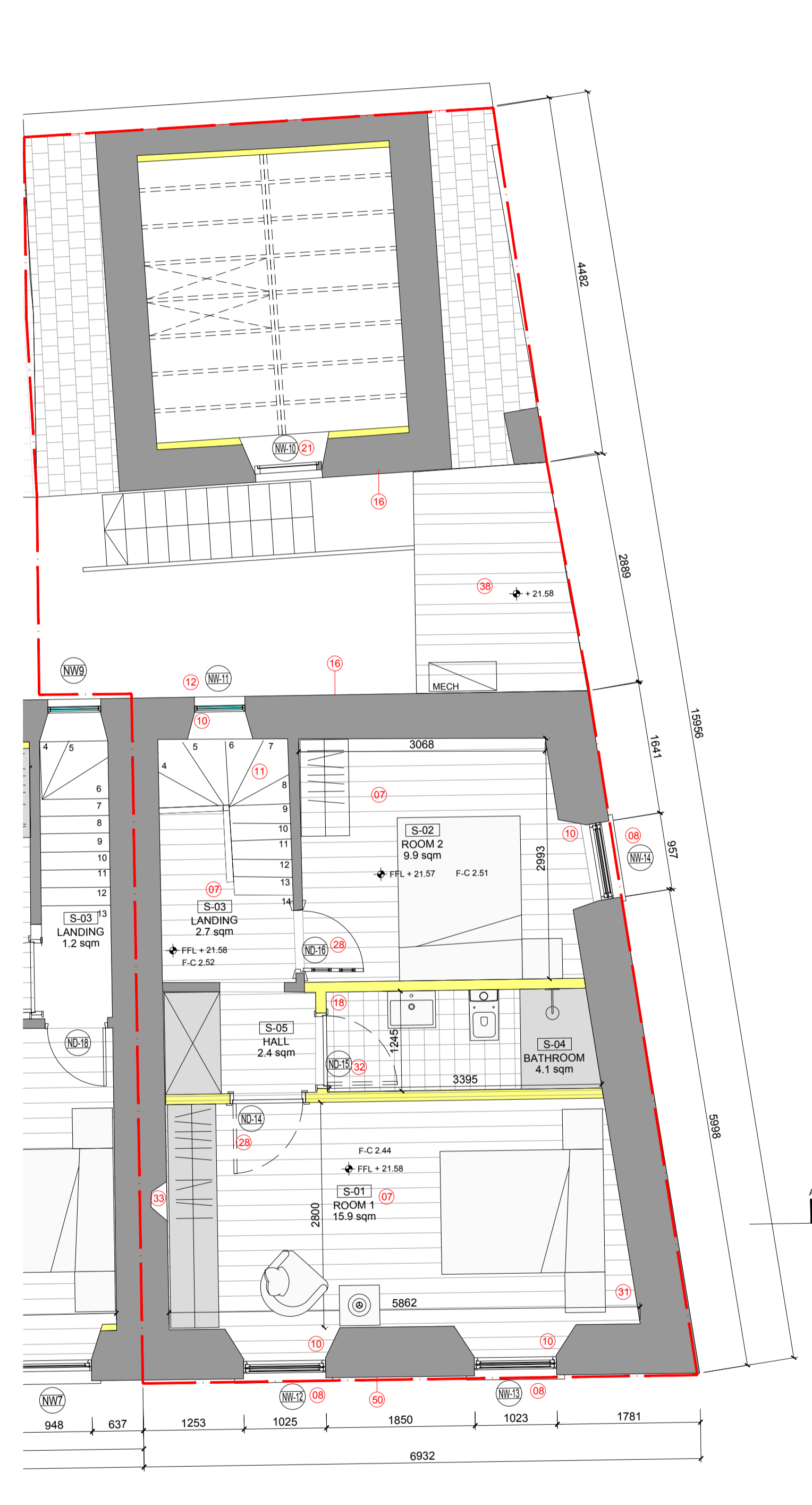
- 38 NEW STANDING SEAM METAL ROOF CONSTRUCTION.
- 39 NEW TIMBER FINIS TO NEW ALUMINIUM FRAMED GLAZING
- 40 RAISE GROUND LEVEL AND PROVIDE NEW PAVING
- 41 NEW PLANTER
- 42 NEW COMMUNAL BIKE STORE
- 43 EXISTING PLASTER MADE GOOD
- 44 NEW MASONRY PARTITION
- 45 NEW TIMBER DOOR
- 46 NEW DOUBLE GLAZED TIMBER 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.
- 49 PLASTER REPAIR WHERE NECESSARY AND REPAIR FACADE.



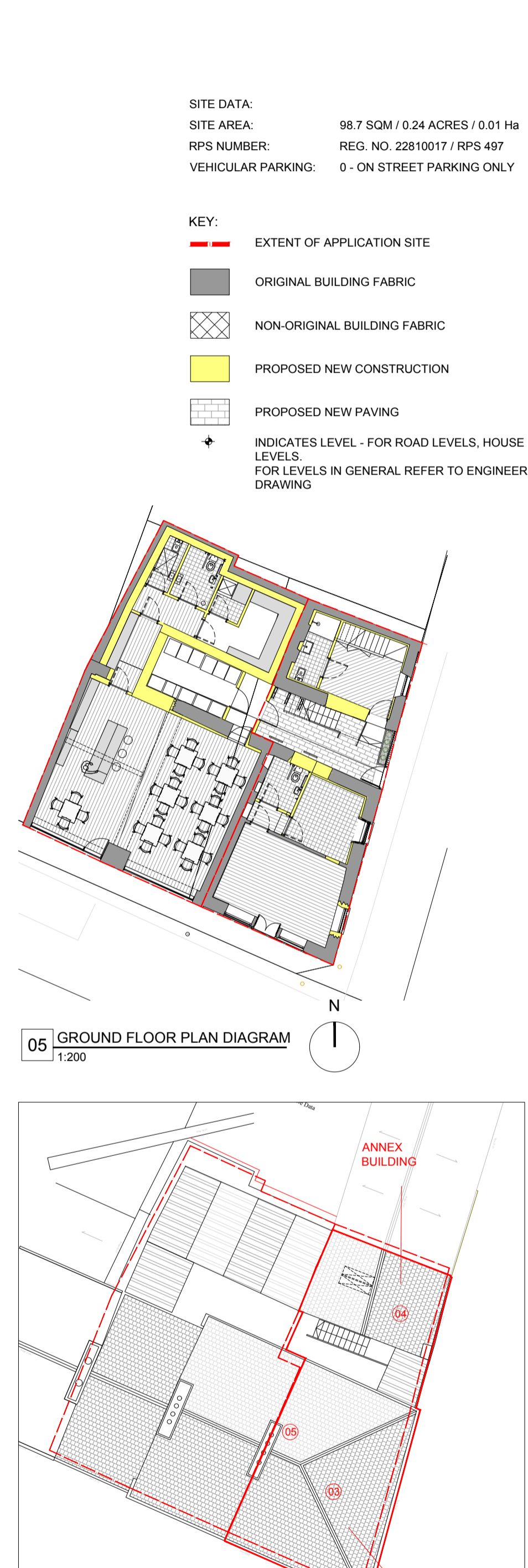
01 PROPOSED GROUND FLOOR PLAN 1:50



02 PROPOSED FIRST FLOOR PLAN 1:50



03 PROPOSED SECOND FLOOR PLAN 1:50

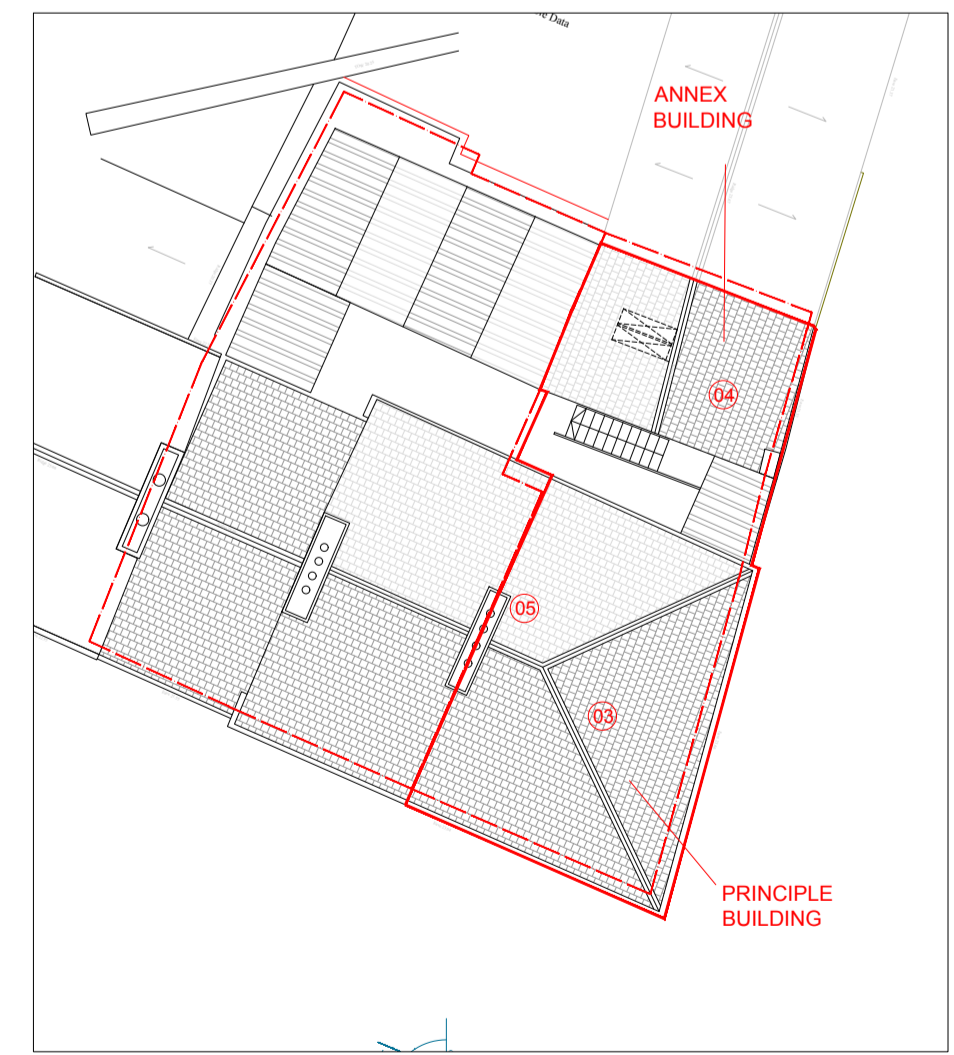


04 PROPOSED ROOF PLAN 1:200

SITE DATA:
 SITE AREA: 98.7 SQM / 0.24 ACRES / 0.01 Ha
 RPS NUMBER: REG. NO. 22810017 / RPS 497
 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 IN GENERAL REFER TO ENGINEERS DRAWING

05 GROUND FLOOR PLAN DIAGRAM 1:200



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 | 5996-B

GRID: NATIONAL GRID LEVELS: MALIN HEAD



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

ISSUED FOR PLANNING	2021.07.14
date	rev

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

drawing no 2103
P 2.2

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