

Existing Walls

New masonry to block up opes, form new walls

New Plasterboard Stud Partition Walls

Removals and demolitions and Blocked Opes

Proposed Replication of Existing Cornices

1. Roof: Existing roof to be re-slatted; reuse existing slate where possible; splice repairs and/or doubling of roof structures to be carried out in line with structural report

2. Walls: Existing walls on main house and outbuilding to have lime hating render finish. Existing render finishes are to be removed to facilitate a homogeneous render finish to the refurbished buildings

3. Windows: Windows: All surviving timber sash windows (in main house and outbuilding) are to be retained and repaired. Replacement windows in the main house are to be timber replica sashes with slim double-glazed panes. New windows in the outbuilding are to be contemporary powder-coated aluminium frame double-glazed units.

4. Rainwater Goods: Surviving cast iron rainwater goods to be salvaged and reused, where intact. All new rainwater goods to be cast iron to match existing

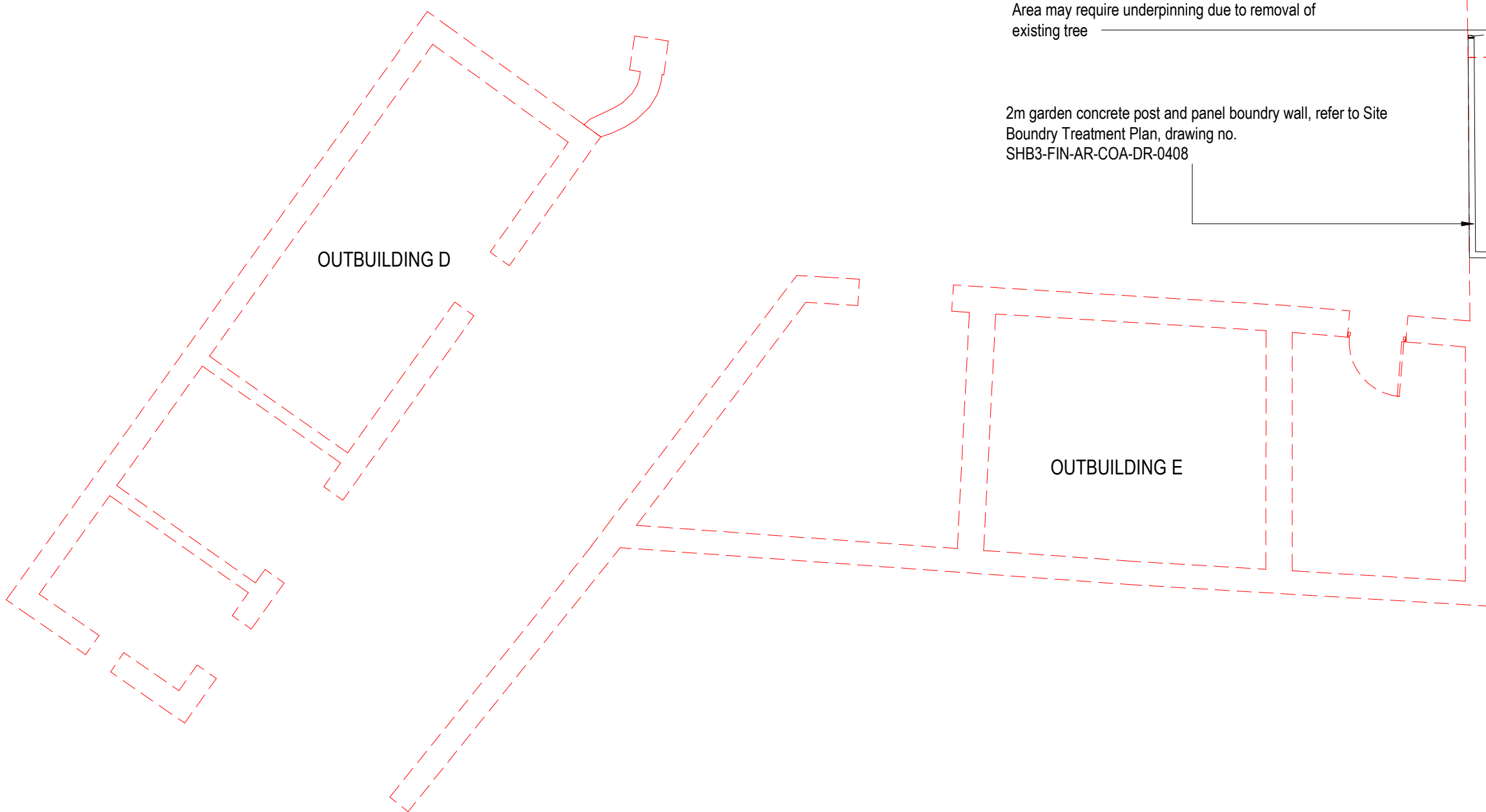
5. Curtilage Walls: Refer to Site Boundry Treatment Plan, drawing no. SHB3-FIN-AR-COA-DR-0408

Refer To Site Plan for

-Finished floor levels to survey datum

-Orientation

-Private open space for each unit



Recessed storage niche to be retained and refurbished (AF-G-023)

Block up existing ope

Existing timber and glass screen to be retained in situ, within thickness of new stud and plasterboard partition

New staircase to incorporate steps, newel posts, balustrade, and other features from existing staircase AF-G-032

Existing stairs (partially collapsed) to be dismantled. Surviving balustrade, newel posts, and other decorative features to be retained and incorporated into new staircase.

Existing window ope to be enlarged to accomodate new single leaf door ope

New door opening to be formed

Existing Door Ope to be blocked up to new cill height

Existing windows to be restored and replaced into existing opes

Aluminium frame window in new opening

Existing windows to be restored and replaced into existing opes

Existing Door Ope to be blocked up to new cill height

New Entrance Porch: lime hating render to match, seamed metal roof, new timber door and side panel,

Area may require underpinning due to removal of existing tree

2m garden concrete post and panel boundry wall, refer to Site Boundry Treatment Plan, drawing no. SHB3-FIN-AR-COA-DR-0408

New single leaf external door in new ope

New window in new ope

New single leaf external door in new ope

Plasterboard ceiling with perimeter cornice based on a replica moulding of existing cornice (AF-G-027)

Existing wall to be retained and made good where necessary or rebuilt to match

Surviving fireplace surrounds to be retained (AF-G-026)

Area requires under pinning to facilitate for removal of Japanese knot weed

New bay window: lime hating render to match, seamed metal roof, new timber door and side panel,

Block up existing ope

Block up existing ope

Existing ope and section of wall to be demolished

Existing window ope to be enlarged to accomodate new single leaf door ope

Plasterboard ceiling with perimeter cornice based on a replica moulding of existing cornice (AF-G-020)

Surviving fireplace surrounds to be retained in place (AF-G-017)

Existing stairs (partially collapsed) to be dismantled. Surviving balustrade, newel posts, and other decorative features to be retained and incorporated into new staircase.

Existing window ope to be enlarged to accomodate new single leaf door ope

Plasterboard ceiling with perimeter cornice based on a replica moulding of existing cornice (AF-G-028)

Existing inner doors to be retained and fitted into blocked-up opening

Existing sheeted timber ceiling AF-G-001 to be retained and repaired

Block up existing ope

Existing double-leaf entrance door to be retained and repaired

New single leaf internal door in new ope

Existing door to be salvaged and fitted facing into Unit 3C

Existing chimney to be blocked up; chimney surrounds do not survive

Existing cupboard door to be salvaged and retained for re-use. Blocking up of cupboard recess to be stud and plasterboard

AF-G-009 Tudor-arched dividing screen to be retained and restored; screen to be relocated against new partition wall

New single leaf external door in new ope

Plasterboard ceiling with perimeter cornice based on a replica moulding of existing cornice (AF-G-010)

Decorative timber panelling to be removed and reinstalled over 70mm Hygroscopic board; timber panelling to be reinstated with local spliced repairs as necessary

70mm Hygroscopic board, to line internal walls of existing structure, to be continued 1 metre in from the external wall

Plasterboard ceiling with perimeter cornice based on a replica moulding of existing cornice (AF-G-012)

Existing walls to be demolished

New single leaf external door in new ope

Notes:

Do not scale from this drawing.
Use figured dimensions only.
All errors and omissions to be reported to the Architect.
This drawing to be read in conjunction with relevant consultant's drawings.
All dimensions are in millimetres and all levels ar in meters to match Datums unless otherwise noted.

Contractor Design Responsibility
It is noted that there are many elements within the works that require contractor design, and will be subject to certification as part of BCAR – see Preliminary Inspection Plan for clarity on certification required.

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Revisions:

01	Issue for Pre-planning	19-11-21	GB
02	Part 10 planning	04-02-22	GB
Rev	Description	Date	By

Project:
PPP Social Housing Bundle 3, Finisklin, Sligo

Client:
Sligo County Council

Title:
Rathellen House and Outbuilding Proposed - Ground Floor Plan

Drawing / Document Name:
Project Number Project Originator Volume Level Type Rate Sheet Number
2630 SHB3-FIN-AR-COA-DR-0481

Suitability Status : Code - Description Revision:
S4 - For Stage Approval P-02

Scale @ A1 Drawn: Checked: Date:
1 : 100 Garreth Byrne Stephan Carter 25-08-2021

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1 Proposed-Ground Floor Plan
1:100

