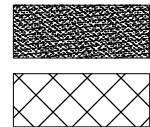


Existing Building
Wall Demolition



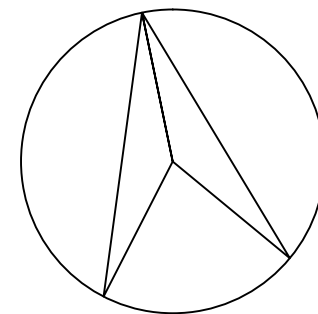
REAR YARD TO BE EXCAVATED AND CONCRETED TO REDUCE THE FINISHED LEVEL OF THE YARD BELOW THE FINISHED FLOOR LEVEL OF THE TEA ROOM

Rock Face

THE EXISTING REAR YARD TO BE EXCAVATED DOWN TO EXISTING BEDROCK ASSUMED TO BE 500MM BELOW EXISTING YARD LEVEL

EXISTING 215 BLOCKWORK BUTTRESS WALLS TO BE REMOVED AND THE NEW REINFORCED CONCRETE RETAINING WALL WITH CLEAN STONE FOR DRAINAGE AS PER STRUCTURAL ENGINEERS SPECIFICATION.

EXISTING LOOSE ROCK TO BE REMOVED



EXISTING LOOSE MATERIAL FROM ROCK FACE TO BE REMOVED TO FACILITATE END DRAINAGE FROM NEW RETAINING WALL

EXISTING DRAINAGE TO BE REPLACED, INCLUDING EXISTING GREASE TRAP

PROPOSED NEW DOOR OPENING

Neighbouring House

EXISTING TILE FIREPLACE TO BE REMOVED, CHIMNEY BREAST TO BE FORMED FOR THE REINSTATED ON THIS SIDE OF THE FIREPLACE FROM THE OPPOSITE SIDE OF THE TEA ROOM AND THE EXISTING FLUE RELINED WITH STAINLESS STEEL FLUE LINER FOR NEW STOVE

Right of Way (Outlined in Yellow)

EXISTING FIREPLACE TO BE CLOSED UP AND FIREPLACE TO BE PROTECTED AND REINSTATED ON OPPOSITE SIDE OF TEA ROOM

EXISTING CONCRETE RAMP TO BE REMOVED AND EXTENDED TO FORM PAVEMENT

Yard

Kitchen

WC

Utility

WC

Preparation

EXISTING FIREPLACE TO BE CAREFULLY REMOVED FOR REINSTATEMENT ON THE OTHER SIDE OF THE TEA ROOM

Living Room

EXISTING TIMBER FLOORING TO BE REMOVED AND LEVELLING COMPOUND APPLIED BETWEEN BOTH BUILDINGS

Takeaway

EXISTING TILES TO BE REMOVED AND LEVELLING COMPOUND APPLIED BETWEEN BOTH BUILDINGS

+0.00

Right of Way (Outlined in Yellow)

Neighbouring House

EXISTING DOOR & WINDOW TO BE CONVERTED TO DOUBLE DOORS

EXISTING ESB METER BOX TO BE RELOCATED

EXISTING CONC. PAVING TO BE REMOVED AND REFORMED AS PROPOSED

Existing Ground Floor Plan scale 1:100

MICHAEL TOBIN ARCHITECTURE



Client
GCDC
Glenmore Community
Development Comm.

Site
Cappagh,
Glenmore,
Co. Kilkenny.

Job
Proposed Tea Room and
Local Shop Development

Title
Existing Ground Floor
Plan

Prepared by :
Michael Tobin MRIAI,
Haggard, Glenmore,
Co. Kilkenny.
0035387-2195257

Drg. No.23-9- 001 Rev.-
Scale 1:100
Drawn by: M. T.

Tendering Drawings