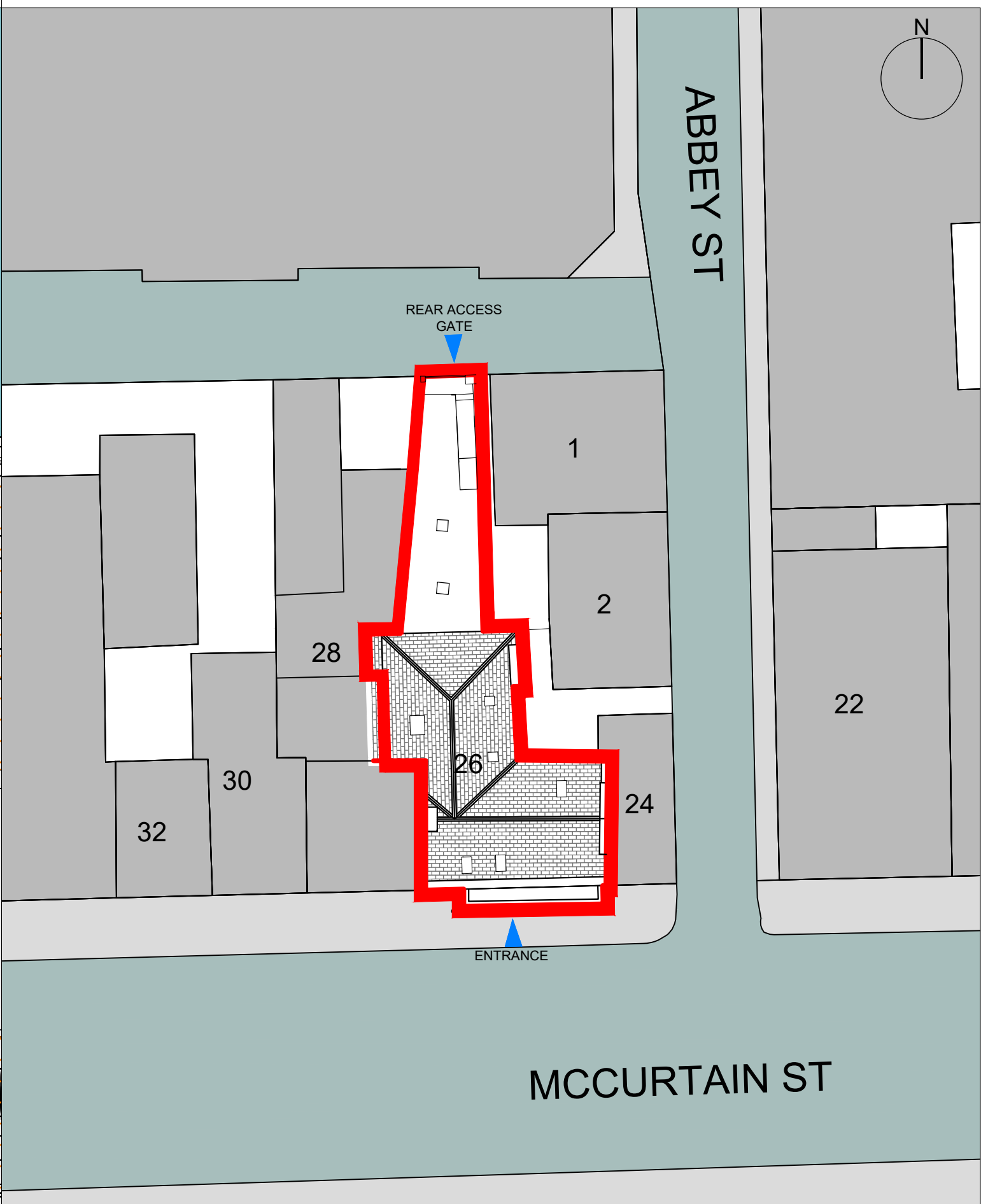




Site Location Map
Scale: 1:1000 @ A3
OS Map 5959-12
1:1000 Scale
Architectural Conservation Area



Site Layout Plan
Scale: 1:250 @ A3
0 2.5m 5.0m 7.5m 10.0m 12.5m
1:250 Scale
Site Boundary

Note:
Dimensions not to be scaled from drawing.
For any discrepancies found consult with design office.
Copyright © - Cork County Council Architect's Dept.
This drawing to be read in conjunction with all the
Specification Documents.

Letter / Number	Revision Description	XX Month 202X
Rev No :	Revision Description:	Date:

Comhairle Contae Chorcaí
Roinn na nAiltirí
Oibríochtaí na gCeantar Bardasach & Forbairt Tuaithe
Halla an Chontae | Corcaigh | T12 R2NC | Éire
An tAiltire Contae | Marcus O'Coileáin
County Architect | Mark Collins

Cork County Council
Architects Department
Municipal Districts Operations & Rural Development
County Hall | Cork | T12 R2NC | Ireland
T +353-021 428 5430 | architects@corkcoco.ie | www.corkcoco.ie



Project Stage:	Survey
Project Title:	No. 26 McCurtain Street Fermoy
Drawing Title:	Site Location Map & Site Layout Plan

Design Team:	Date: July 2026	Dwg. No:
Architect: R. Higgins, S. O'Callaghan	Scale: 1:1000 & 1:250	0001
Technician: P. O'Flynn	Sheet: A3	
Surveyor: L. Harris		
File No:	N2123-DR-CCC-AR-0001	
File Path:	ATS1/N/2021/023/Drawings/01.Autocad/01. Archive/02. Survey	

Forge Lane

Access to site from Forge Lane must not interfere with access to neighbouring properties or through traffic.

2846

625

910

Extension Roof
Level +2.75

Eaves
Level +9.70

Ridge
Level +11.33

Ridge
Level +11.33

Eaves
Level +9.70

1200

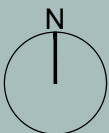
1100

Vehicular access to Abbey Street from McCurtain Street is restricted by bollards.

Safe pedestrian access to existing pedestrian crossing must be maintained.

Maintain at minimum 1200mm wide dedicated pedestrian path along footpath with clear separation between construction traffic (and associated activities) and pedestrians.

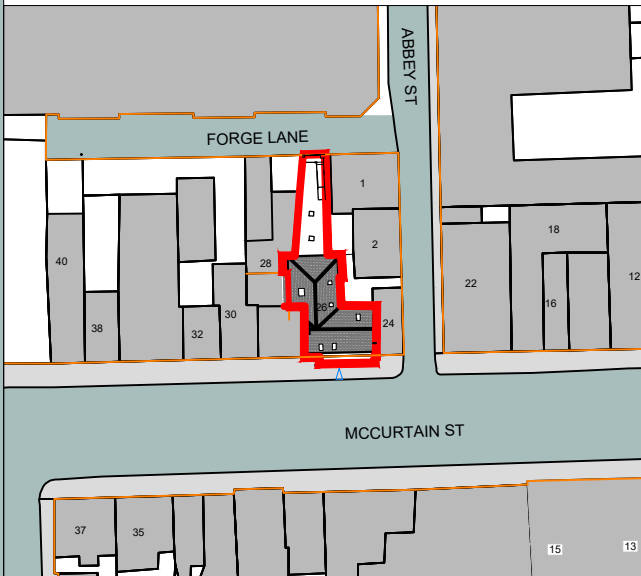
Retain Existing Accessible Parking Space, maintaining 1100mm wide unobstructed area on footpath for safe loading/unloading.



Note :
Dimensions not to be scaled from drawing.
For any discrepancies found consult with design office.
Copyright © - Cork County Council Architect's Dept.
This drawing to be read in conjunction with all the Specification Documents.

Revisions 'A'

A1		
A2		
A3		



Note:

Site access to be controlled by contractor.

Site to be secured and locked overnight.

Contractor to inform neighbouring property owners and tennents of works prior to commencement

- Site Boundary
- Indicative Site Compound
- Pedestrian Access

TENDER



Letter / Number	Revision Description	XX Month 202X
Rev No:	Revision Description	Date:
Project Stage: Survey		

Comhairle Contae Chorcaí
Roinn na nAiltirí
Oibríochtaí na gCeantar Bardasach & Forbairt Tuaithe
Halla an Chontae | Corcaigh | T12 R2NC | Éire
An tAiltire Contae | Marcus O'Coileáin

Cork County Council
Architects Department
Municipal Districts Operations & Rural Development
County Hall | Cork | T12 R2NC | Ireland
County Architect | Mark Collins

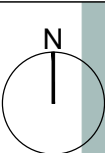
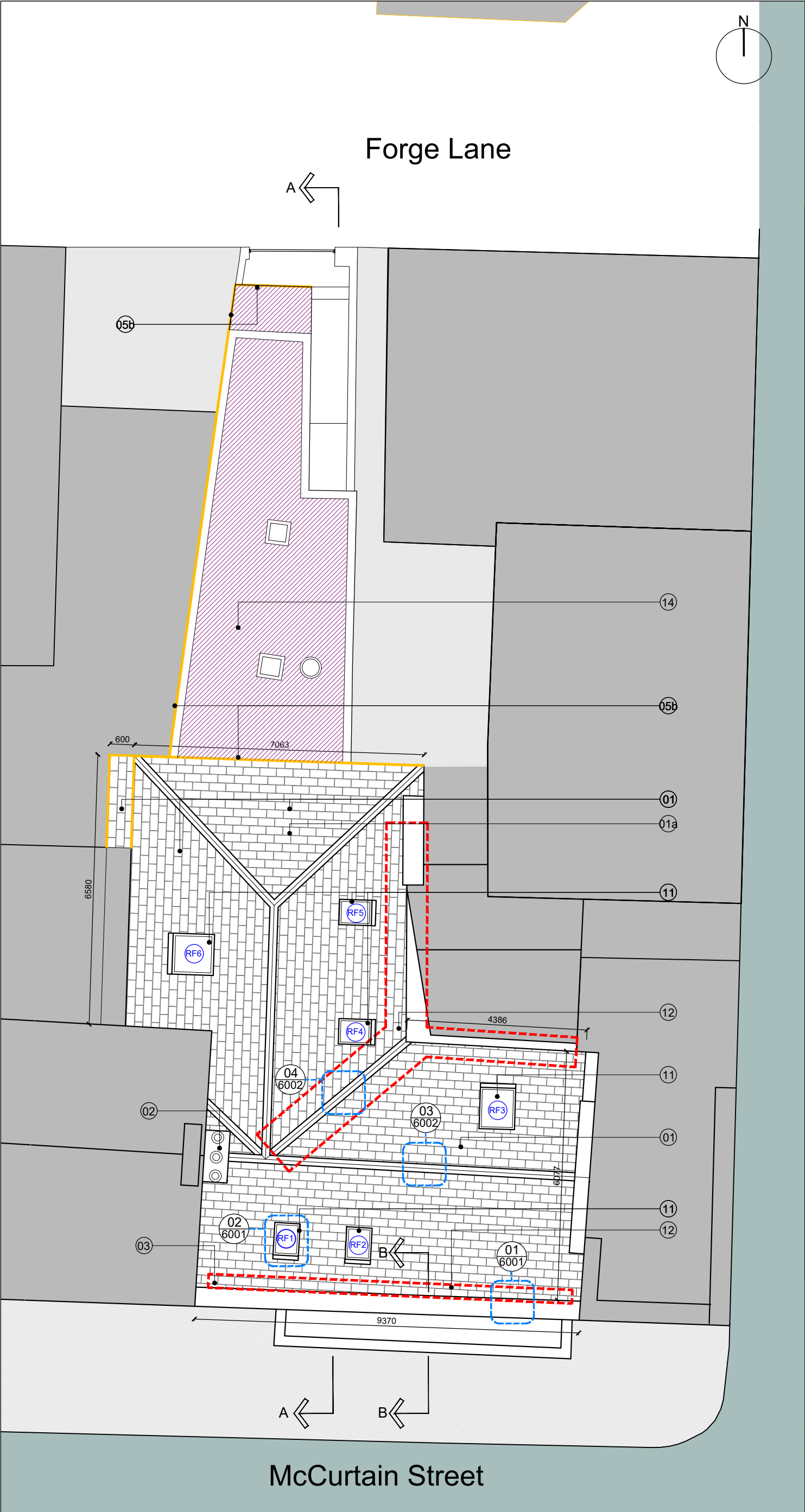


Project Title:
**No. 26 McCurtain Street
Fermoy**

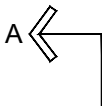
Drawing Title:
Proposed Roof Plan

Design Team:	Date: July 2026	Dwg. No:
Architect: R. Higgins, S. O'Callaghan	Scale: 1:100	3000
Technician: P. O'Flynn	Sheet: A3	
Surveyor: L. Harris		

File No: N2123-DR-CCC-AR-1004
File Path: ATS1/N/2021/023/Drawings/01.Autocad/01_Archive/02_Survey



Forge Lane



McCurtain Street

Roof Plan
Scale: 1:100 @ A3



Note :
Dimensions not to be scaled from drawing.
For any discrepancies found consult with design office.
Copyright © - Cork County Council Architect's Dept.
This drawing to be read in conjunction with all the
Specification Documents.

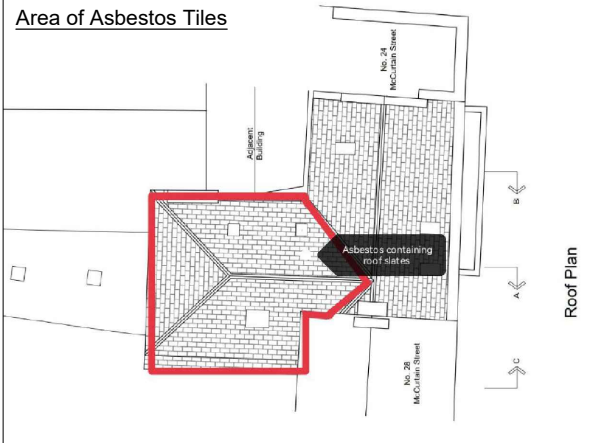
Revisions 'A'

A1
A2
A3

Scope of Works:

- 01 Re-slating, felting, and battening of roof throughout to include re-use of original material where possible. High quality original slate to be prioritised for front roof. Proprietary ventilation slates installed at agreed locations.
- 01a Remove and safely dispose of asbestos cement roof tiles located on rear section of the roof.
- 02 Remove vegetation and treat brickwork against further growth. Remove existing cement render from chimney. Repair brickwork and apply new lime-based render. 3 no. new heritage style chimney caps.
- 03 Replace lead flashings and reform valleys to rear of parapet. Gutter to be reformed to correct falls to LSA standard details. New (Code 5) lead under parapet capping. Damaged capping to be replaced to match original profile and material. Re-render damaged areas with lime-based render. Leadwork to top of brick corbel set under new lime render. Strip paintwork from brick corbel.
- 05b Rear Elevation: Replace all gutters and downpipes with new pvc 150mm gutters and enlarged downpipes.
- 11 Remove all existing rooflights and replace with new heritage style timber frame rooflights. Positions of rooflights RF1 - RF5 to be located 150mm higher in roof, make good on completion.
- 12 Roof repairs/timber replacement & timber treatment to Engineer's specification.
- 13 Attic space to be insulated with breathable insulation layed between ceiling joists.
- 14 Clear vegetation from flat roof spaces to rear of building. Apply new torch-on felt membrane over existing roof membrane.
- 15 Remove existing gate to rear yard and replace with new aluminium solid infill gate. See DWG-7000 for details. Clear Vegetation from boundary walls and install new sand/cement haunching to piers.

Area of Asbestos Tiles



- Extent of flat roof areas requiring new torch-on felt membrane.
- Extent of new pvc gutters to rear of building
- Extent of Rafter and Valley Repairs to Engineer's Specification.

TENDER

Letter / Number	Revision Description	XX Month 202X
Rev No:	Revision Description	Date:
Project Stage: Survey		

Comhairle Contae Chorcaí
Roinn na nAiltirí
Oibríochtaí na gCeantar Bardasach & Forbairt Tuaithe
Halla an Chontae | Corcaigh | T12 R2NC | Éire
An tAiltire Contae | Marcus O'Coileáin

Cork County Council
Architects Department
Municipal Districts Operations & Rural Development
County Hall | Cork | T12 R2NC | Ireland
County Architect | Mark Collins
T +353-021 428 5430 | architects@corkcoco.ie | www.corkcoco.ie



Project Title:
No. 26 McCurtain Street
Fermoy

Drawing Title:
Proposed Roof Plan

Design Team:
Architect: R. Higgins, S. O'Callaghan
Technician: P. O'Flynn
Surveyor: L. Harris

Date: July 2026
Scale: 1:100
Sheet: A3

Dwg. No:

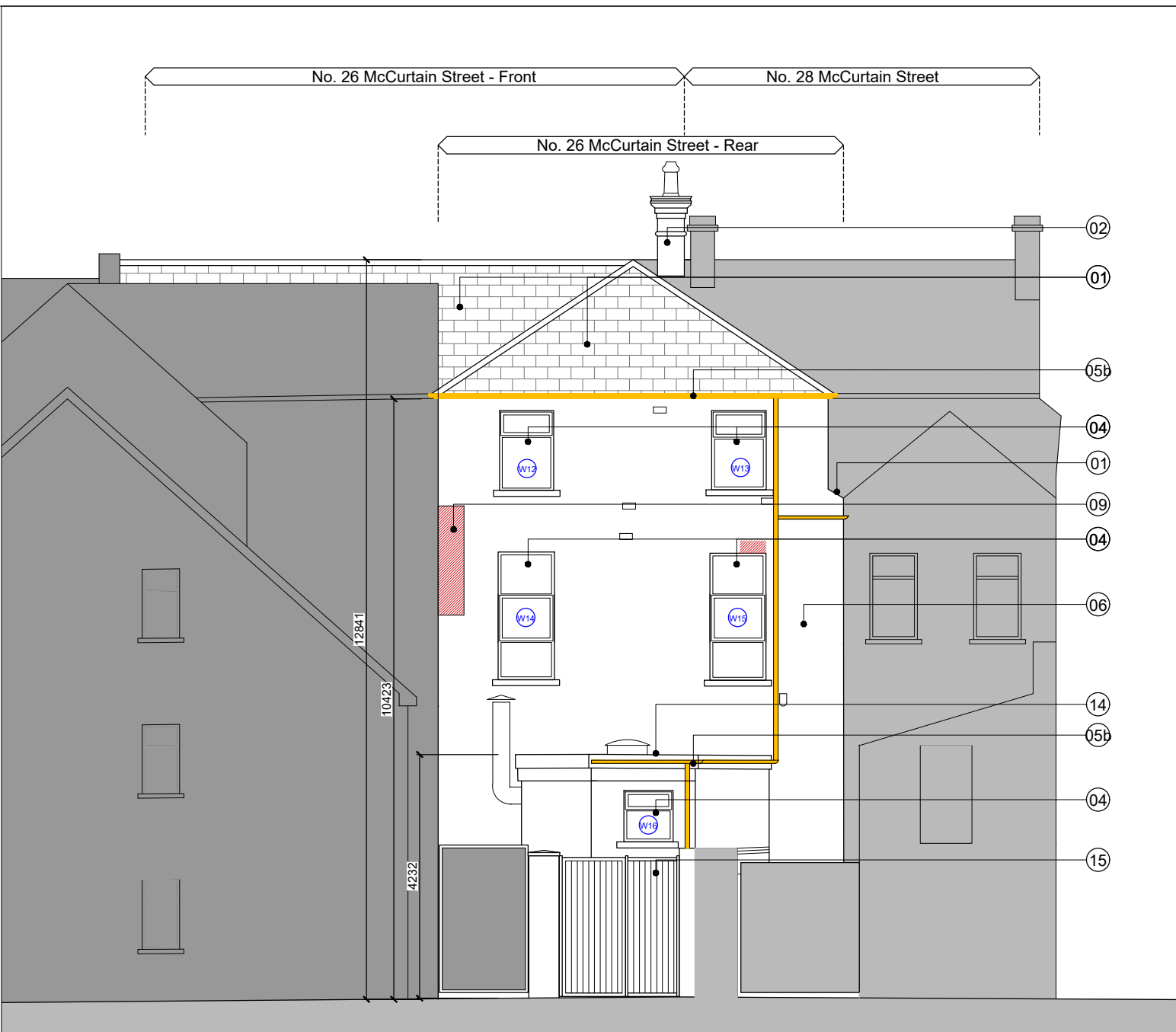
3001

File No: N2123-DR-CCC-AR-1004

File Path: ATS1/N/2021/023/Drawings/01.Autocad/01.Archive/02.Survey



01 Front Elevation
Scale: 1:100 @ A3



02 Rear Elevation
Scale: 1:100 @ A3

Scope of Works:	
01	Re-slatting, felting, and battening of roof throughout to include re-use of original material where possible. High quality original slate to be prioritised for front roof. Proprietary ventilation slates installed at agreed locations.
02	Remove vegetation and treat brickwork against further growth. Remove existing cement render from chimney. Repair brickwork and apply new lime-based render. 3 no. new heritage style chimney caps.
03	Replace lead flashings and reform valleys to rear of parapet. Gutter to be reformed to correct falls to LSA standard details. New (Code 5) lead under parapet capping. Damaged capping to be replaced to match original profile and material. Re-render damaged areas with lime-based render. Apply lime-based render haunching to top of brick corbel to ensure water run-off. Strip paintwork from brick corbel.
04	Replace existing pvc windows with new painted timber sash windows with slimline double glazing (front elevation) and aluminium frame windows (rear elevation)

05a	Front Elevation: Replace downpipes with conservation style cast iron elements to replicate existing. New cast iron hoppers at original positions, maintaining existing gutter outflow connection from neighbour. New cast iron hopper to connect shopfront gutter to downpipe.
05b	Rear Elevation: Replace all gutters and downpipes with new pvc 150mm gutters and enlarged downpipes.
06	Remove all vegetation, loose/redundant cables, and redundant fixtures from facade, make good on completion.
07	Allow for existing 'Soldiers Home' signage to be fully repaired, which may require stone carving to ensure lettering is legible. Remove redundant fixings and pins. Make good on completion. Strip and re-paint corbelling with breathable silicate-based paint. Apply lime-based render haunching on sill to ensure water run-off.

08	See DWG-6003 for details of works to shopfront.
09	Repair damaged sections of render, scud, undercoat, & plaster finish to match existing and finish to match surrounds. Fill any holes in render and make good on completion. Remove damaged brickwork and replace with brick to match existing, make good on completion. Areas of Render/Brickwork Repairs.
10	Remove plywood boarding to fanlight and install new timber frame window with slimline glazing. Replace existing door with new timber fire escape door.
11	Remove all existing rooflights and replace with new heritage style timber frame rooflights. Positions of rooflights RF1 - RF5 to be located 150mm higher in roof, make good on completion.
12	Roof repairs/timber replacement & timber treatment to Engineer's specification.

13	Attic space to be insulated with breathable insulation layed between ceiling joists.
14	Clear vegetation from flat roof spaces to rear of building. Apply new torch-on felt membrane over existing roof membrane.
15	Remove existing gate to rear yard and replace with new aluminium solid infill gate. See DWG-7000 for details. Clear Vegetation from boundary walls and install new sand/cement haunching to piers.

Extent of new pvc gutters and downpipes to rear of building
Shopfront Development

TENDER



Note :
Dimensions not to be scaled from drawing.
For any discrepancies found consult with design office.
Copyright © - Cork County Council Architect's Dept.
This drawing to be read in conjunction with all the Specification Documents.

Letter / Number	Revision Description	XX Month 202X
Rev No :	Revision Description:	Date:

Comhairle Contae Chorcaí
Roinn na nAiltirí
Oibríochtaí na gCeantar Bardasach & Forbairt Tuaithe
Halla an Chontae | Corcaigh | T12 R2NC | Éire
An tAiltire Contae | Marcus O'Coileáin
County Architect | Mark Collins

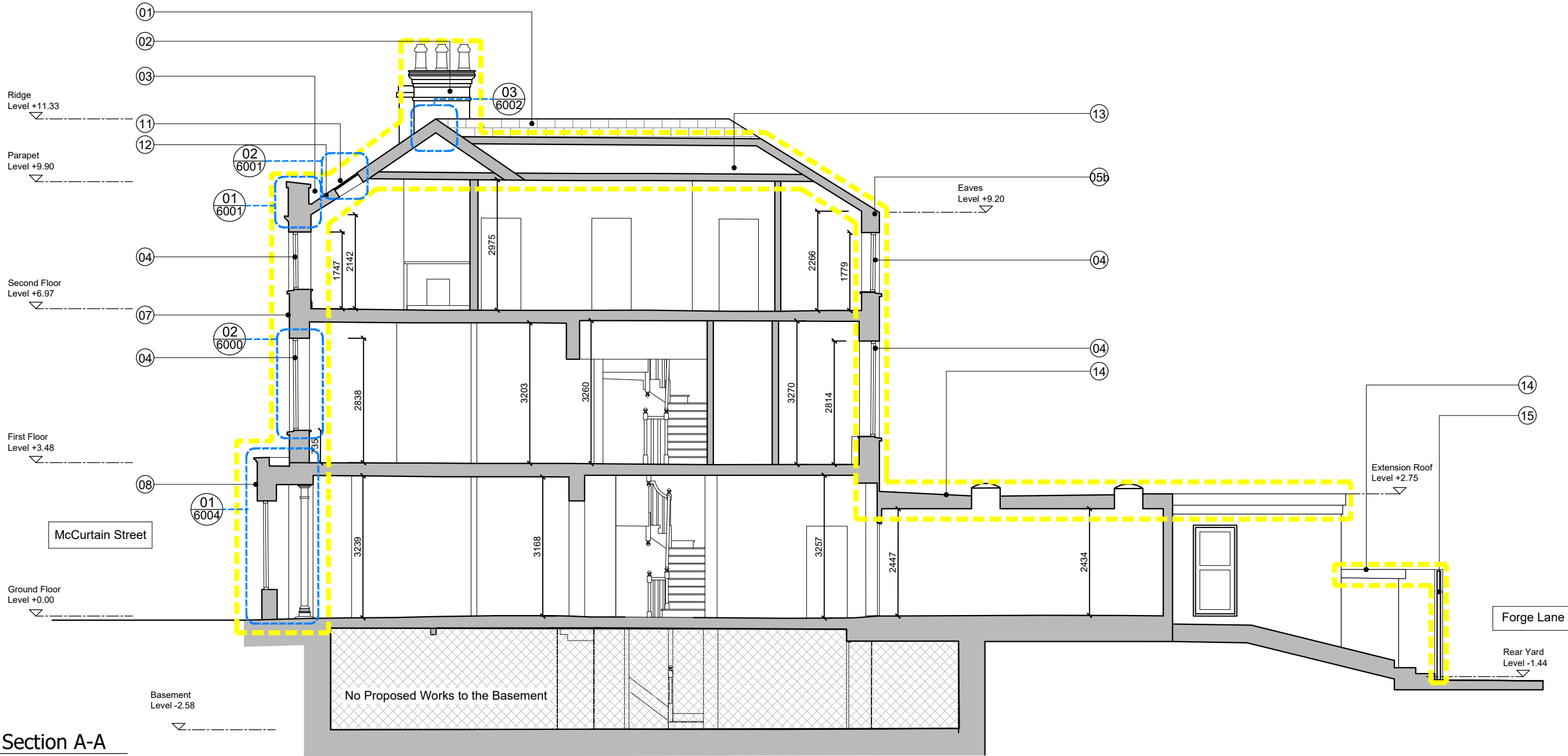
Cork County Council
Architects Department
Municipal Districts Operations & Rural Development
County Hall | Cork | T12 R2NC | Ireland
T +353-021 428 5430 | architects@corkcoco.ie | www.corkcoco.ie



Project Stage: **Proposed**
Project Title: **No. 26 McCurtain Street Fermoy**
Drawing Title: **Proposed Front & Rear Elevations**

Design Team:
Architect: **R. Higgins, S. O'Callaghan**
Technician: **P. O'Flynn**
Surveyor: **L. Harris**
File No: **N2123-DR-CCC-AR-1200**
File Path: **ATS1/N/2021/023/Drawings/01.Autocad/01. Archive/02. Survey**

Date: **July 2026**
Scale: **1:100**
Sheet: **A3**
Dwg. No: **3200**



01 Section A-A
Scale: 1:100 @ A3

Scope of Works:

- 01 Re-slating, felting, and battening of roof throughout to include re-use of original material where possible. High quality original slate to be prioritised for front roof. Proprietary ventilation slates installed at agreed locations.
- 02 Remove vegetation and treat brickwork against further growth. Remove existing cement render from chimney. Repair brickwork and apply new lime-based render. 3 no. new heritage style chimney caps.
- 03 Replace lead flashings and reform valleys to rear of parapet. Gutter to be reformed to correct falls to LSA standard details. New (Code 5) lead under parapet capping. Damaged capping to be replaced to match original profile and material. Re-render damaged areas with lime-based render. Apply lime-based render haunching to top of brick corbel to ensure water run-off. Strip paintwork from brick corbel.
- 04 Replace existing pvc windows with new painted timber sash windows with slimline double glazing (front elevation) and aluminium frame windows (rear elevation)

- 05a Front Elevation: Replace downpipes with conservation style cast iron elements to replicate existing. New cast iron hoppers at original positions, maintaining existing gutter outflow connection from neighbour. New cast iron hopper to connect shopfront gutter to downpipe.
- 05b Rear Elevation: Replace all gutters and downpipes with new pvc 150mm gutters and enlarged downpipes.
- 06 Remove all vegetation, loose/redundant cables, and redundant fixtures from facade, make good on completion.
- 07 Allow for existing 'Soldiers Home' signage to be fully repaired, which may require stone carving to ensure lettering is legible. Remove redundant fixings and pins. Make good on completion. Strip and re-paint corbelling with breathable silicate-based paint. Apply lime-based render haunching on sill to ensure water run-off.

- 08 See DWG-6003 for details of works to shopfront.
- 09 Repair damaged sections of render, scud, undercoat, & plaster finish to match existing and finish to match surrounds. Fill any holes in render and make good on completion. Remove damaged brickwork and replace with brick to match existing, make good on completion.  Areas of Render/Brickwork Repairs.
- 10 Remove plywood boarding to fanlight and install new timber frame window with slimline glazing. Replace existing door with new timber fire escape door.
- 11 Remove all existing rooflights and replace with new heritage style timber frame rooflights. Positions of rooflights RF1 - RF5 to be located 150mm higher in roof, make good on completion.
- 12 Roof repairs/timber replacement & timber treatment to Engineer's specification.

- 13 Attic space to be insulated with breathable insulation layed between ceiling joists.
- 14 Clear vegetation from flat roof spaces to rear of building. Apply new torch-on felt membrane over existing roof membrane.
- 15 Remove existing gate to rear yard and replace with new aluminium solid infill gate. See DWG-7000 for details. Clear Vegetation from boundary walls and install new sand/cement haunching to piers.

 Area of Proposed Works



Note :
Dimensions not to be scaled from drawing.
For any discrepancies found consult with design office.
Copyright © - Cork County Council Architect's Dept.
This drawing to be read in conjunction with all the
Specification Documents.

Letter / Number	Revision Description	XX Month 202X
Rev No :	Revision Description:	Date:

Comhairle Contae Chorcaí
Roinn na nAiltirí
Oibríochtaí na gCeantar Bardasach & Forbairt Tuaithe
Halla an Chontae | Corcaigh | T12 R2NC | Éire

An tAiltire Contae | Marcus O'Coileáin
County Architect | Mark Collins

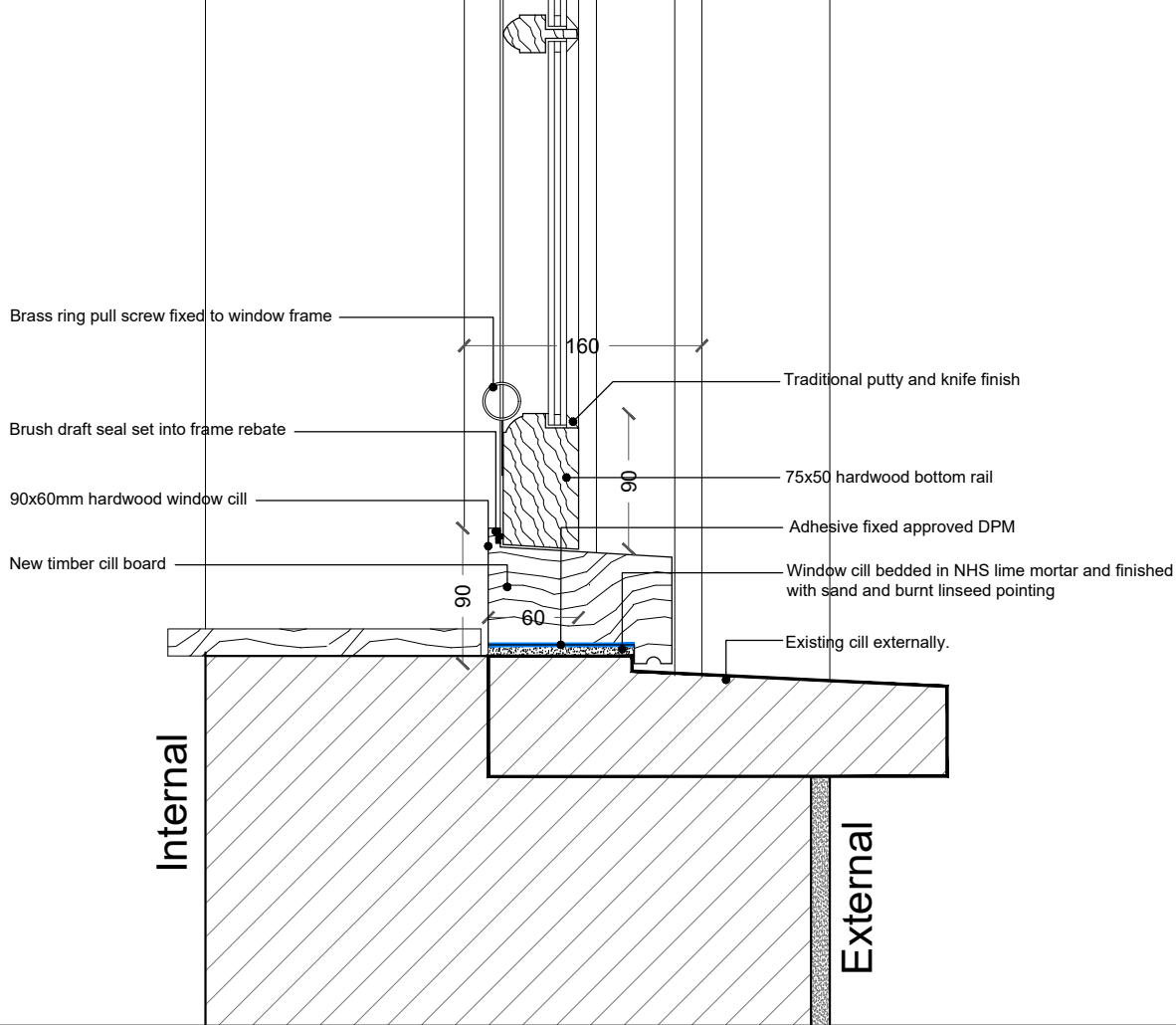
Cork County Council
Architects Department
Municipal Districts Operations & Rural Development
County Hall | Cork | T12 R2NC | Ireland

T +353-021 428 5430 | architects@corkcoco.ie | www.corkcoco.ie

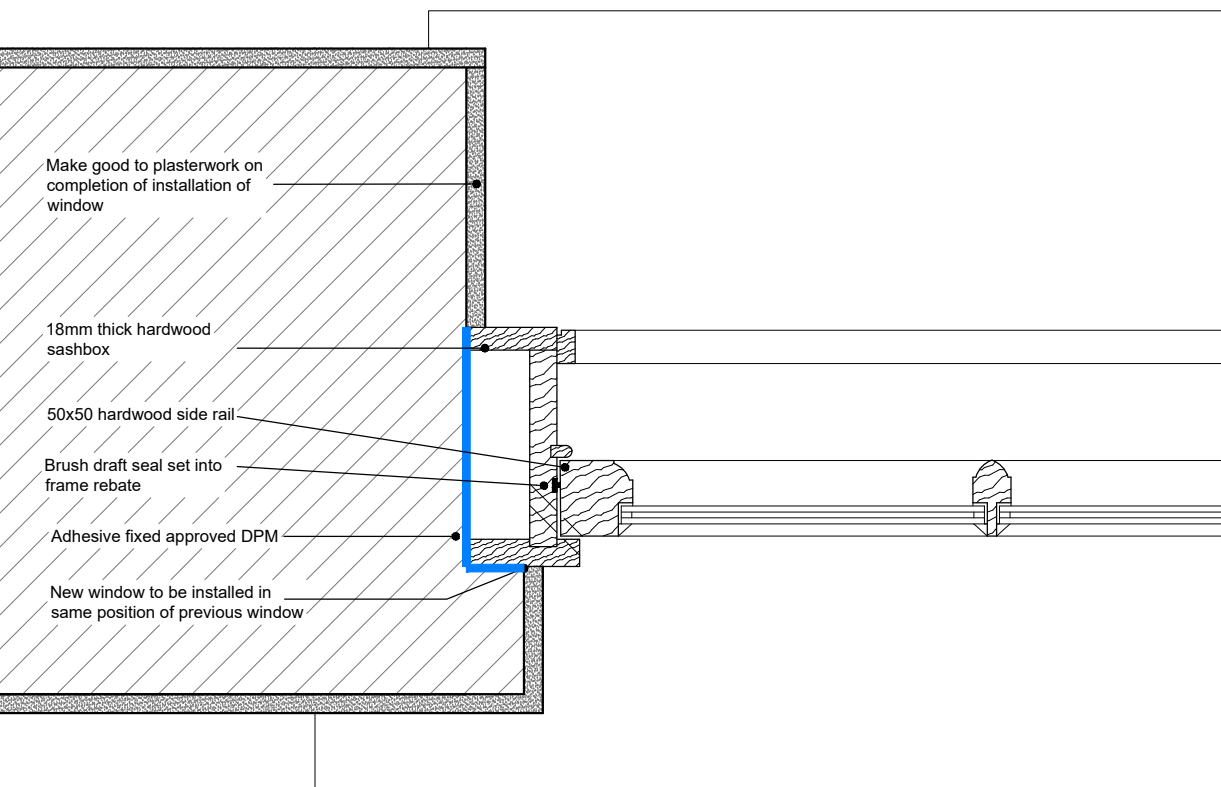


Project Stage: **Survey**
Project Title: **No. 26 McCurtain Street
Fermoy**
Drawing Title: **Proposed Sections**

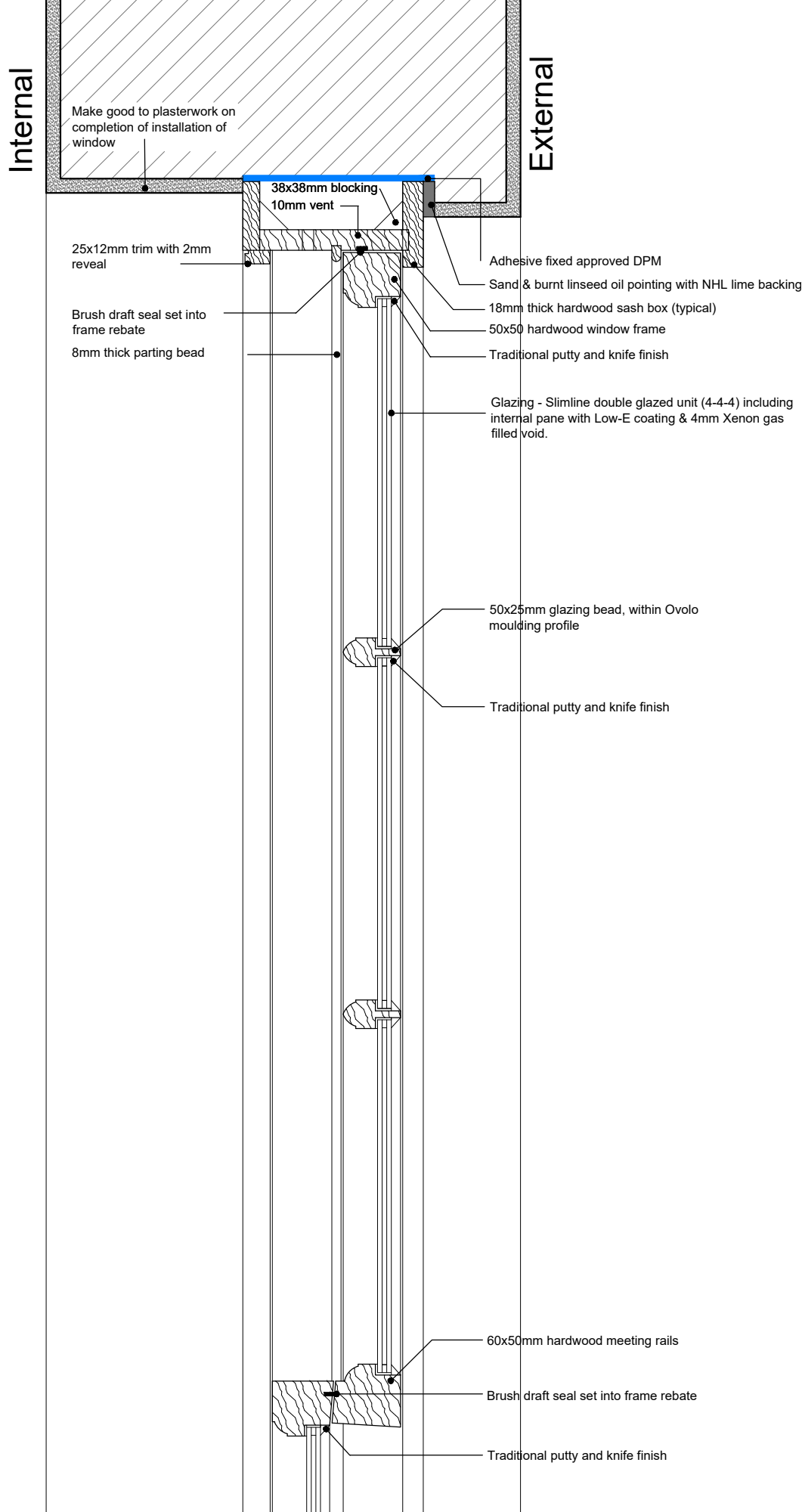
Design Team:	Date: May 2026	Dwg. No:
Architect: R. Higgins, S. O'Callaghan	Scale: 1:200	3100
Technician: P. O'Flynn	Sheet: A3	
Surveyor: L. Harris		
File No:	N2123-DR-CCC-AR-1100	
File Path:	ATS1/N/2021/023/Drawings/01.Autocad/01. Archive/02. Survey	



02 Proposed Cill
Scale: 1:5 @ A3



01 Proposed Window Jamb
Scale: 1:5 @ A3



03 Proposed Window Head
Scale: 1:5 @ A3

Note :
Dimensions not to be scaled from drawing.
For any discrepancies found consult with design office.
Copyright © - Cork County Council Architect's Dept.
This drawing to be read in conjunction with all the
Specification Documents.

Revisions 'A'		
A1		
A2		
A3		

Notes:
New windows are based on the shape and profile of original sash windows, final shop drawings to be approved by Conservation Architect prior to manufacture.

See DW-7000 for dimensions and specification for all windows.

Windows to receive paint finish throughout to architect's specification.

TENDER

Letter / Number	Revision Description	XX Month 202X
Rev No:	Revision Description	Date:
Project Stage: Stage XX- Description		

Comhairle Contae Chorcaí
Roinn na nAiltirí
Oibríochtaí na gCeantar Bardasach & Forbairt Tuaithe
Halla an Chontae | Corcaigh | T12 R2NC | Éire
An tAiltire Contae | Marcus O'Colleáin

Cork County Council
Architects Department
Municipal Districts Operations & Rural Development
County Hall | Cork | T12 R2NC | Ireland
County Architect | Mark Collins
T +353-021 428 5430 | architects@corkcoco.ie | www.corkcoco.ie



Project Title: **No. 26 McCurtain Street
Fermoy**

Drawing Title: Window Details		
Design Team:	Date: July 2026	Dwg. No:
Architect: R. Higgins, S. O'Callaghan	Scale: 1:5	6000
Technician: P. O'Flynn	Sheet: A3	
Surveyor: L. Harris		
File No:	N2123-DR-CCC-AR-6000	
File Path:	ATS1/N/2021/023/Drawings/01.Autocad/05.External Conservation	

Re-slate roof with existing slates, replace damaged with new/salvaged natural slates to match existing. New slates to be used in least visible part of the roof to the rear. Fix slates to new treated battens, size & spacing to match existing, on new bituminous roofing underlay dressed over existing rafters. Allow for provision of ventilation slates.

Existing valley board, timber tilting members and brackets to be removed & reformed. Refer to Engineer's drawings.

Existing capping to remain in-situ. Code 5 lead weathering to cover parapet capping (refer to Engineer's drawings)

Provide new counter flashing (lead code 5) in the wall with wedges and point with lime mortar, in accordance with Lead Sheet Association (LSA) details. Apply a coating of patination oil to all surfaces.

New roofing underlay dressed over new valley board and dressed up wall

Bellcast finish with bellcast render stop bead

Lime mortar fillet

Strip paint from existing brick
re-bell ledge and re-paint with
breathable paint. Colour TBC
Scale: 1:10 @ A3

01

Proposed Parapet

New bituminous roofing felt

Existing Common Rafter

New proprietary plastic eaves carrier dressed over proprietary over fascia ventilator.

New roofing underlay cut to overhang the tilting fillet by 40mm and dressed into lead valley.

New Code 5 Lead lining dressed up both sides over tilting fillets.

Note:
Each length of lead to not exceed 1500mm with min laps of 150mm and welded joints in direction of falls.

Damaged timber rafters to be repaired with scarf jointing to Engineer's Specification. All roof timbers to be treated as per Engineer's Specification.

Note :
Dimensions not to be scaled from drawing.
For any discrepancies found consult with design office.
Copyright © - Cork County Council Architect's Dept.
This drawing to be read in conjunction with all the Specification Documents.

Revisions 'A'

A1
A2
A3

Flashing

Roofing felt to be carried up sides of roof window and taped to form a water and air tight seal.

Additional tiling battens maybe required depending on position of roof window.

Roof window integrated/ lead flashings dressed over roofing battens and flashed into roof window as approved by roof window manufacturer.

Roof window integrated covers as approved by roof window manufacturer.

Selected heritage Roof Window (size - w550 xh980mm, top pivot) as per specification and installed as per manufacturer's instructions

Flashing

20-30mm insulation strip between plasterboard and roofing timbers.

Tape to joints, junctions and ends

Existing plasterboard ceiling

New Roof trimmers 75mm wide x depth of truss around ope

Tape to joints, junctions and ends

Existing Ceiling Joists to be cut back
Provide new trimmers

12.5mm thick new plasterboard surround with skim of plaster finish.
Painted finish to match existing
Existing plaster ceiling

Size of existing rafters to be determined on site

Ope to be cut carefully in existing ceiling to minimise disturbance and damage to the ceiling. Cleanest line to be achieved.
Selection of rooflight to be reviewed on site to achieve best fit.

Original position of rooflight

TENDER

0 0.1m 0.2m 0.3m 0.4m 0.5m
1:10 Scale

Letter / Number	Revision Description	XX Month 202X
Rev No:	Revision Description	Date:
Project Stage:	Stage XX- Description	

Comhairle Contae Chorcaí
Roinn na nAiltirí
Oibríochtaí na gCeantar Bardasach & Forbairt Tuaithe
Halla an Chontae | Corcaigh | T12 R2NC | Éire
An Ailtire Contae | Marcus O'Colleáin

Cork County Council
Architects Department
Municipal Districts Operations & Rural Development
County Hall | Cork | T12 R2NC | Ireland
County Architect | Mark Collins
T +353-021 428 5430 | architects@corkcoco.ie | www.corkcoco.ie



Project Title: **No. 26 McCurtain Street Fermoy**

Drawing Title: **Parapet & Rooflight Details**

Design Team:	Date: July 2026	Dwg. No:
Architect: R. Higgins, S. O'Callaghan	Scale: 1:10	6001
Technician: P. O'Flynn	Sheet: A3	
Surveyor: L. Harris		

File No: **N2123-DR-CCC-AR-6000**
File Path: **ATS1/N/2021/023/Drawings/01.Autocad/05.External Conservation**

Rooflight Positions

Rooflights RF1, RF2, RF4, & RF5 to be repositioned approx. 150mm - 200mm higher in the rafters. New opes in roof to be created to allow for this and roof and ceiling made good on completion.

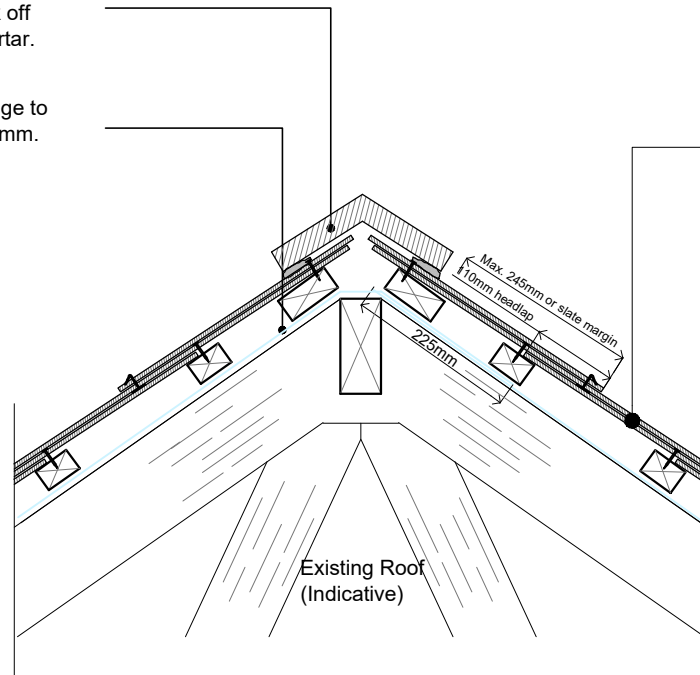
02

Proposed Rooflight Detail

Scale: 1:10 @ A3

Overlay roofing felt to be carried up over ridge to lap the base underlay by a minimum of 225mm.

Re-slate roof with existing slates, replace damaged with new/salvaged natural slates to match existing. New slates to be used in least visible part of the roof to the rear. Fix slates to new treated battens, size & spacing to match existing, on new bituminous roofing underlay dressed over existing rafters. Allow for provision of ventilation slates.



03 Roof Ridge Detail

Scale: 1:10 @ A3

Fit slates to new treated battens, size and spacing to match existing battens on new bituminous roof underlay lapped (150mm) at all joints as per specification. (Minimum Roofing felt 'Type 1F').

Slating battens with ends bearing onto edge of valley board

75x38mm cut tilting fillet - Top of fillet to be level with top of slating battens

Technical drawing illustrating the construction of a roof valley. The drawing shows a cross-section and a plan view of the valley.

Dimensions and Labels:

- 225mm**: Width of valley never to be less than 125mm.
- 200mm (150mm min.)**: Dimension for the valley width.
- 325mm (225mm min.)**: Dimension for the valley width.
- Key board**: Label pointing to the roof surface.
- 25mm and**: Label pointing to the valley width.
- th top**: Label pointing to the roof surface.

- Code 5 Lead lining dressed up both sides over tilting filets.

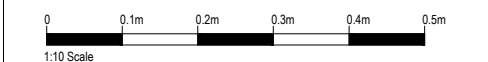
The top surface of the valley boards must be level with the top of the truss/rafter. For cut roofs, this will involve notching the rafters so the valley boards can be recessed.

For trussed roofs, provide noggings to support the valley boards which are cut into sections to fit flush between the trusses. An extra 4mm thick sheet should be laid across the valley boards and trusses to provide a level surface to receive the gutter lining.

- Ensure tilt fillet height is at least equal to top of the batten
- Width of lining pieces will vary depending on catchment area, REF LSAM Publication Reference Update 1
- Gutter linings minimum code 5 in lengths not exceeding 1500mm
- Historic or Listed Buildings minimum of code 5. Where there is a risk that moss and lichen may be present on slates or tiles heavier codes of lead should be specified, i.e code 6 or 7
- Slaters felt should terminate over the top of the lining pieces at the tilt fillet area.
- Patination oil. Use to reduce risks of staining where water from gutter may discharge over surrounding roof materials

Ensure each slate is centre nailed with 2 No. 30mm x 2.65mm jagged copper nails and restrained at the bottom edge with a copper disc rivet (19mm x 2mm stem, 19mm dia. x 0.5mm thick base). Double or slate-and-a-half slates must be fixed with 3 No. nails and 2 No. rivets.

A1		
A2		
A3		



Letter / Number	Revision Description	XX Month.202X
Rev No:	Revision Description	Date:
Project Stage:	Stage XX- Description	



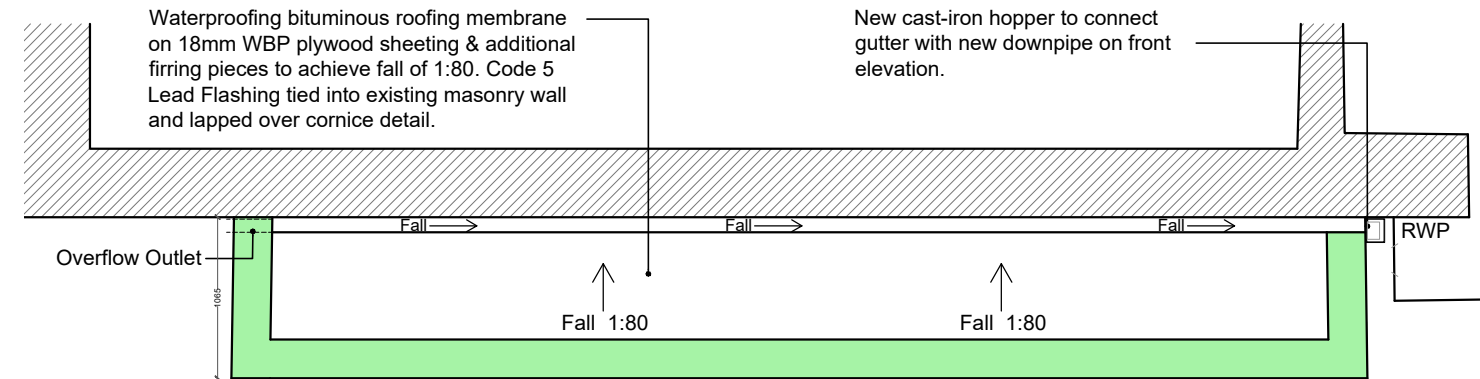
6002

File No:	N2123-DR-CCC-AR-6000
File Path:	ATS1/N/2021/023/Drawings/01.Autocad/05.External Conservation



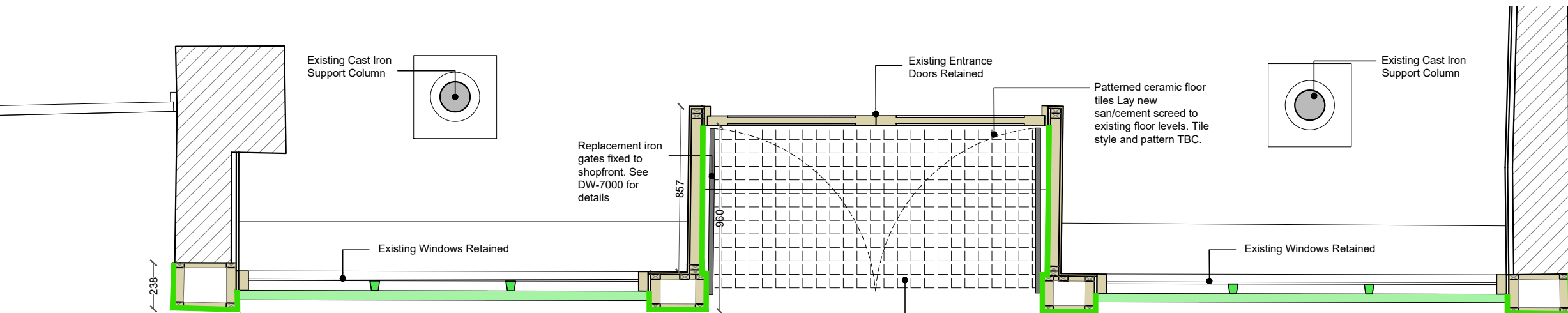
Proposed Shopfront Elevation

Scale: 1:50 @ A3



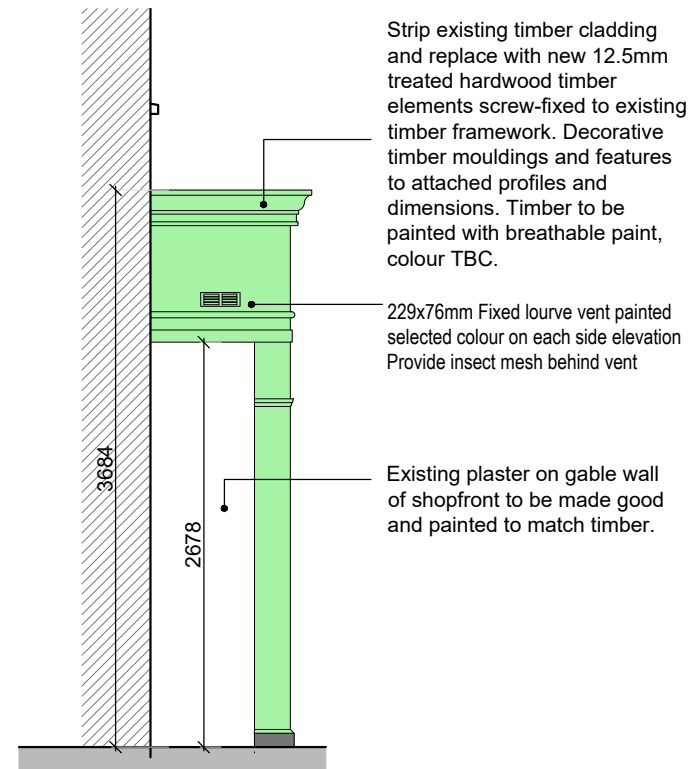
Proposed Shopfront Roof Plan

Scale: 1:50 @ A3



Proposed Shopfront Plan

Scale: 1:25 @ A3



Proposed Shopfront Side Elevation

Scale: 1:50 @ A3

Note :
Dimensions not to be scaled from drawing.
For any discrepancies found consult with design office.
Copyright © - Cork County Council Architect's Dept.
This drawing to be read in conjunction with all the Specification Documents.

Revisions 'A'

A1
A2
A3

Note:

Contractor to prepare final shop drawings of shopfront for approval by conservation architect prior to manufacture and assembly.

All fixings in timber to be counter sunk and holes filled.
Contractor to provide any additional timber framing required.

- New Timber Shopfront Cladding Elements
- Existing Shopfront Elements to be Retained.
- Existing Block/Stone Wall

0 0.5m 1m 1.5m 2m 2.5m
1:50 Scale

TENDER

Letter / Number	Revision Description	XX Month 202X
Rev No:	Revision Description	Date:
Project Stage: Stage XX- Description		

Comhairle Contae Chorcaí
Roinn na nAiltirí
Oibríochtaí na gCeantar Bardasach & Forbairt Tuaithe
Halla an Chontae | Corcaigh | T12 R2NC | Éire
An tAiltire Contae | Marcus O'Colleáin

Cork County Council
Architects Department
Municipal Districts Operations & Rural Development
County Hall | Cork | T12 R2NC | Ireland
County Architect | Mark Collins
T +353-021 428 5430 | architects@corkcoco.ie | www.corkcoco.ie



Project Title: **No. 26 McCurtain Street Fermoy**

Drawing Title: Shopfront Details A		
Design Team:	Date: July 2026	Dwg. No:
Architect: R. Higgins, S. O'Callaghan	Scale: As Shown	6003
Technician: P. O'Flynn	Sheet: A3	
Surveyor: L. Harris		
File No:	N2123-DR-CCC-AR-6000	
File Path:	ATS1/N/2021/023/Drawings/01.Autocad/05.External Conservation	

Waterproofing bituminous roofing membrane on 18mm WBP plywood sheeting & additional furring pieces to achieve fall of 1:80. Code 5 Lead Flashing tied into existing masonry wall and lapped over cornice detail.

New 12mm treated hardwood sheeting fixed to existing timber framework. Decorative timber mouldings to profiles and dimensions outlined in DW-6003. Breathable paint to timber, colour TBC.

New treated 75x50 treated timber fixed to underside of shopfront projections.

New 70x50mm treated timber mullions fixed to glazing as per DW-6003. 2-Part epoxy adhesive for fixing.

New 120x660mm treated timber cladding fixed below sill as per DW-6003. Replace damaged counter battens as required. Repair damaged render plinth.

Existing blockwork to window sill

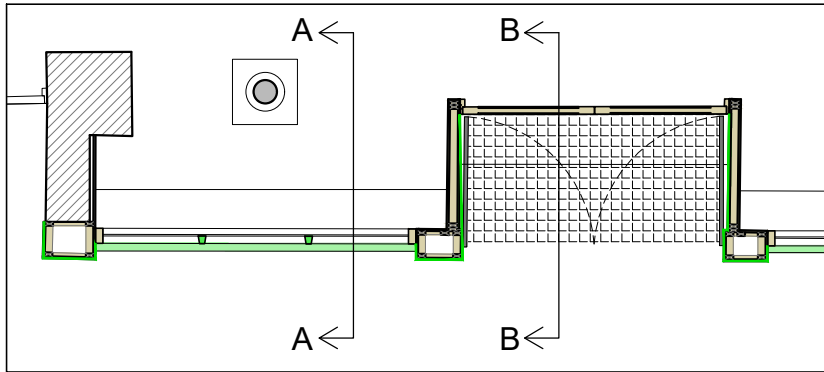
Existing masonry wall
Existing cast iron support beam

New 160mm PIR rigid insulation. New vapour control membrane fixed to underside of new 2 no. layers of 12.5mm fireline board to ceiling with skim of plaster finish.

Form new plasterboard finish around top of iron capital to ensure it is exposed

Strip paint from iron columns and treat to engineer's specification.

Existing window frames to be retained and re-painted with breathable paint. Existing decorative mullions to be removed. Paintwork on internal glazing to be stripped.



Shopfront Plan

Scale: 1:50 @ A3

New 160mm PIR rigid insulation. New vapour control membrane fixed to underside of new 2 no. layers of 12.5mm fireline board to ceiling with skim of plaster finish.

Remove existing grill above entrance door and replace with new timber window as per DW-7000.

New treated 75x50 treated timber fixed to underside of shopfront projections.

Existing entrance door to be retained. Strip existing paint and re-paint with breathable paint. Colour to match shopfront.

Patterned ceramic floor tiles Lay new san/cement screed to existing floor levels. Tile style and pattern TBC.

New Timber Shopfront Cladding Elements

Additional & Replacement Roof Timbers to Support New Ceiling and Roof System

Existing Block/Stone Wall

Note:
Contractor to prepare final shop drawings of shopfront for approval by conservation architect prior to manufacture and assembly.

All fixings in timber to be counter sunk and holes filled.
Contractor to provide any additional timber framing required.

Shopfront Section A-A

Scale: 1:20 @ A3

Shopfront Section B-B

Scale: 1:20 @ A3



Note :
Dimensions not to be scaled from drawing.
For any discrepancies found consult with design office.
Copyright © - Cork County Council Architect's Dept.
This drawing to be read in conjunction with all the Specification Documents.

Revision -			
A1	-	-	-
Letter / Number	Revision Description	XX Month 202X	
Rev No :	Revision Description:	Date:	

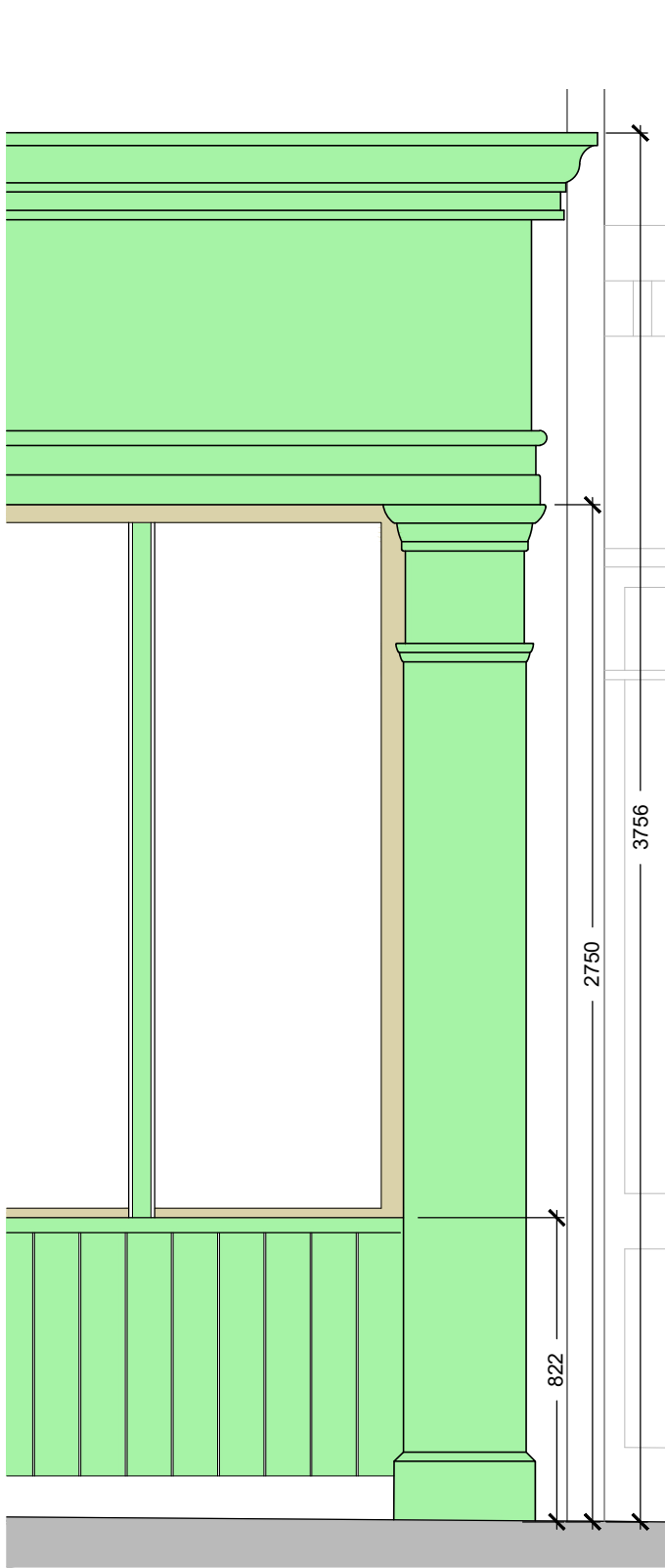
Comhairle Contae Chorcaí
Roinn na nAiltirí
Oibríochtaí na gCeantar Bardasach & Forbairt Tuaithe
Halla an Chontae | Corcaigh | T12 R2NC | Éire
An tAiltire Contae | Marcus O'Collesin
County Architect | Mark Collins

Cork County Council
Architects Department
Municipal Districts Operations & Rural Development
County Hall | Cork | T12 R2NC | Ireland
T +353-021 428 5430 | architects@corkcoco.ie | www.corkcoco.ie



Project Stage:	Stage - Description
Drawing Title:	Shopfront Details Sections A-A & B-B , Capital Detail
File No:	N2123-DR-CCCAR-6000
File Path:	ATS1/N/2021/023/Drawings/01.Autocad/05.External Conservation

Project Title:	No. 26 McCurtain Street Fermoy		
Design Team:			
Architect:	S O'Callaghan	Date:	July 2026
Technician:	P. O'Flynn	Scale:	1:20
Surveyor:	L. Harris	Sheet:	A3
Dwg. No:	6004		



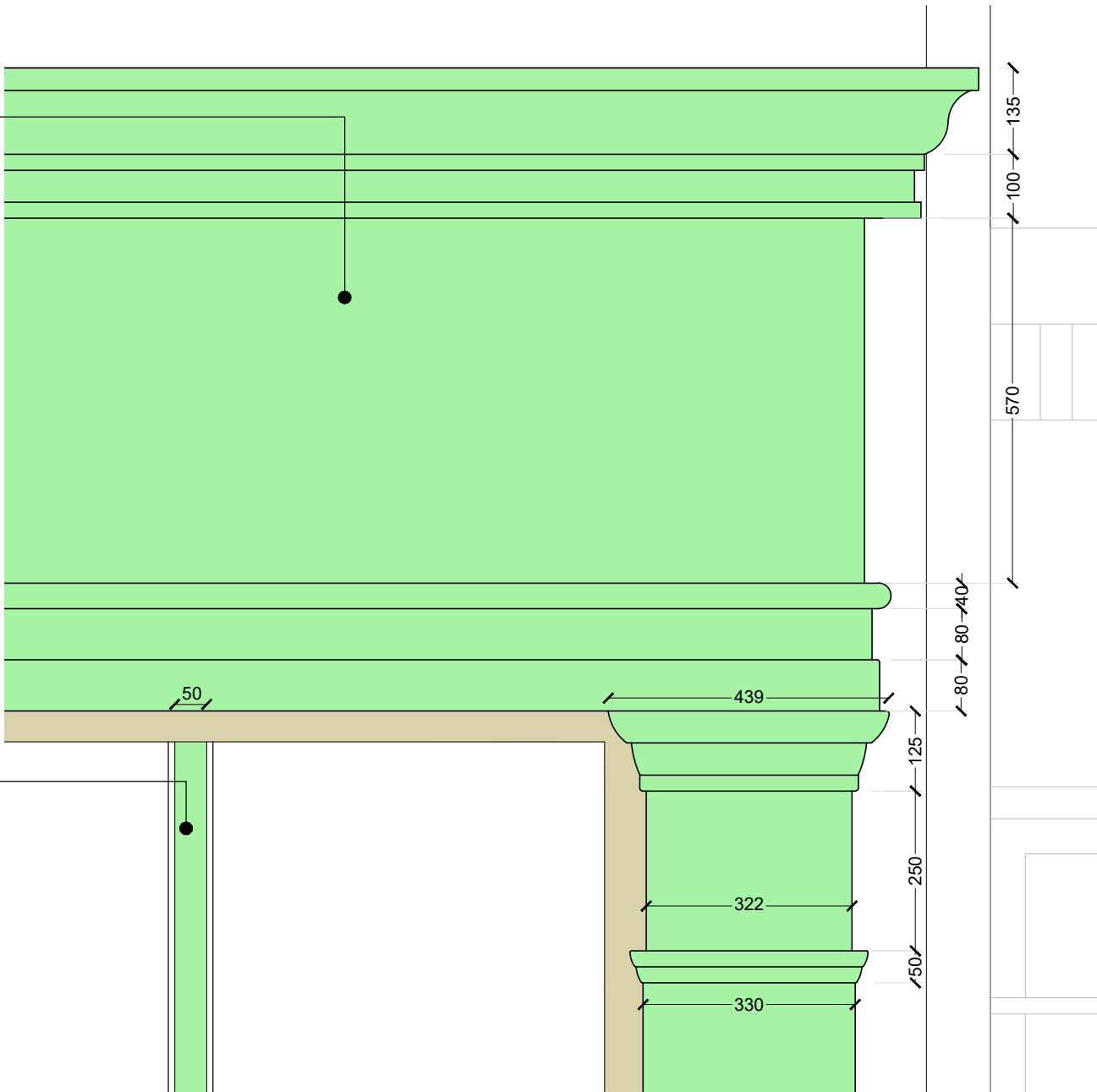
1 Elevation of Shopfront
Scale: 1:20 @ A3

Strip existing timber cladding and replace with new 12.5mm treated hardwood timber elements screw-fixed to existing timber framework. Decorative timber mouldings and features to attached profiles and dimensions. Timber to be painted with breathable paint, colour TBC.

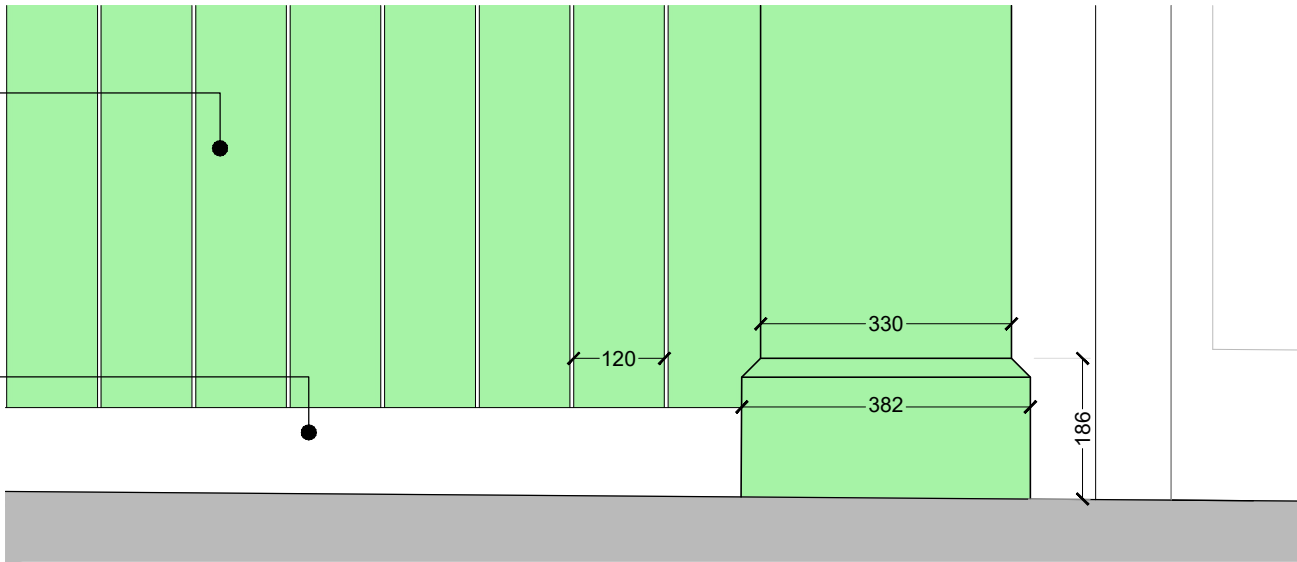
New 70x50mm treated timber mullions fixed to existing glazing. 2-Part epoxy adhesive for fixing.

New 120x660mm treated timber cladding fixed below sill. Replace damaged counter battens as required. Repair damaged render plinth.

Repair render to plinth.



2 Cornice Detail
Scale: 1:10 @ A3



3 Ground Detail
Scale: 1:10 @ A3

Note :
Dimensions not to be scaled from drawing.
For any discrepancies found consult with design office.
Copyright © - Cork County Council Architect's Dept.
This drawing to be read in conjunction with all the Specification Documents.

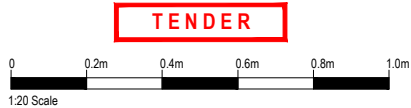
Revisions 'A'		
A1		
A2		
A3		

Note:

Contractor to prepare final shop drawings of shopfront for approval by conservation architect prior to manufacture and assembly.

All fixings in timber to be counter sunk and holes filled.
Contractor to provide any additional timber framing required.

- New Timber Shopfront Cladding Elements
- Existing Shopfront Elements to be Retained.
- Existing Block/Stone Wall



Letter / Number	Revision Description	XX Month 202X
Rev No:	Revision Description	Date:
Project Stage: Stage XX- Description		

Comhairle Contae Chorcaí
Roinn na nAiltirí
Oibríochtaí na gCeantar Bardasach & Forbairt Tuaithe
Halla an Chontae | Corcaigh | T12 R2NC | Éire
An tAiltire Contae | Marcus O'Colleáin

Cork County Council
Architects Department
Municipal Districts Operations & Rural Development
County Hall | Cork | T12 R2NC | Ireland
County Architect | Mark Collins
T +353-021 428 5430 | architects@corkcoco.ie | www.corkcoco.ie



Project Title: **No. 26 McCurtain Street
Fermoy**

Drawing Title: Shopfront Elevation Details		
Design Team:	Date: July 2026	Dwg. No:
Architect: R. Higgins, S. O'Callaghan	Scale: 1:20	6005
Technician: P. O'Flynn	Sheet: A3	
Surveyor: L. Harris		
File No:	N2123-DR-CCC-AR-6000	
File Path:	ATS1/N/2021/023/Drawings/01.Autocad/05.External Conservation	

Window Schedule

Window No.	Room Number	Room Name / Level	Window Type	Window Frame Width	Window Frame Height	Frame Material	Ext. Finish	Int. Finish	Safety Glass EN 12150	Glass Layers	Glass Void	Glazing Type / Finish	Opening Type	Ironmongery Type	Required Fire Rating	Thermal Performance	Notes
W1	2.11	Second Floor Office	TYPE A	940mm	1360mm	Accoya/European Oak	Painted finish, colour tbc	Painted finish, colour tbc	No	2	Xenon	Clear, Low E TBC	1no.Sliding Sash	Provide ironmongery set for 1no. sliding sash per window.	N/A	Min 1.4W/m²K	Slimline Double Glazed Units throughout.
W2	2.11	Second Floor Office	TYPE A	940mm	1360mm	Accoya/European Oak	Painted finish, colour tbc	Painted finish, colour tbc	No	2	Xenon	Clear, Low E TBC	1no.Sliding Sash		N/A	Min 1.4W/m²K	
W3	2.11	Second Floor Office	TYPE A	940mm	1360mm	Accoya/European Oak	Painted finish, colour tbc	Painted finish, colour tbc	No	2	Xenon	Clear, Low E TBC	1no.Sliding Sash		N/A	Min 1.4W/m²K	
W4	2.12	Second Floor Office	TYPE A	940mm	1360mm	Accoya/European Oak	Painted finish, colour tbc	Painted finish, colour tbc	No	2	Xenon	Clear, Low E TBC	1no.Sliding Sash		N/A	Min 1.4W/m²K	
W5	2.12	Second Floor Office	TYPE A	940mm	1360mm	Accoya/European Oak	Painted finish, colour tbc	Painted finish, colour tbc	No	2	Xenon	Clear, Low E TBC	1no.Sliding Sash		N/A	Min 1.4W/m²K	
W6	1.07	First Floor Restaurant	TYPE B	940mm	2140mm	Accoya/European Oak	Painted finish, colour tbc	Painted finish, colour tbc	No	2	Xenon	Clear, Low E TBC	1no.Sliding Sash		N/A	Min 1.4W/m²K	
W7	1.07	First Floor Restaurant	TYPE B	940mm	2140mm	Accoya/European Oak	Painted finish, colour tbc	Painted finish, colour tbc	No	2	Xenon	Clear, Low E TBC	1no.Sliding Sash		N/A	Min 1.4W/m²K	
W8	1.07	First Floor Restaurant	TYPE B	940mm	2140mm	Accoya/European Oak	Painted finish, colour tbc	Painted finish, colour tbc	No	2	Xenon	Clear, Low E TBC	1no.Sliding Sash		N/A	Min 1.4W/m²K	
W9	1.07	First Floor Restaurant	TYPE B	940mm	2140mm	Accoya/European Oak	Painted finish, colour tbc	Painted finish, colour tbc	No	2	Xenon	Clear, Low E TBC	1no.Sliding Sash		N/A	Min 1.4W/m²K	
W10	1.07	First Floor Restaurant	TYPE B	940mm	2140mm	Accoya/European Oak	Painted finish, colour tbc	Painted finish, colour tbc	No	2	Xenon	Clear, Low E TBC	1no.Sliding Sash		N/A	Min 1.4W/m²K	
W11	0.03	Restaurant	TYPE F	1660mm	513mm	Accoya/European Oak	Painted finish, colour tbc	Painted finish, colour tbc	No	2	Xenon	Clear, Low E TBC	Top Hung, Int. Opening	Pole Operated	N/A	Min 1.4W/m²K	
W12	2.16	Office	TYPE C	940mm	1397mm	Aluminium	Powdercoated	Powdercoated	No	2	Argon	Clear, Low E TBC	Top Hung	Ironmongery set for 1no. top hung per window.	N/A	Min 1.4W/m²K	
W13	2.17	Shower	TYPE D	978mm	2220mm	Aluminium	Powdercoated	Powdercoated	No	2	Argon	Clear, Low E TBC	Top Hung		N/A	Min 1.4W/m²K	
W14	1.09	Toilets 1	TYPE D	978mm	2220mm	Aluminium	Powdercoated	Powdercoated	No	2	Argon	Clear, Low E TBC	Top Hung		N/A	Min 1.4W/m²K	
W15	1.10	Toilets 2	TYPE E	855mm	894mm	Aluminium	Powdercoated	Powdercoated	No	2	Argon	Clear, Low E TBC	Top Hung		N/A	Min 1.4W/m²K	

Door Schedule

Door No.	Room Number	Room Name / Level	Door Type	Door Frame Width	Door Frame Height	Frame Material	Ext. Finish	Int. Finish	Safety Glass EN 12150	Glass Layers	Glass Void	Glazing Type / Finish	Ironmongery	Required Fire Rating	Thermal Performance	Notes
D1	0.03	Restaurant	TYPE A	1095mm	3163mm	Selected hardwood	Painted to ral tbc	Painted to ral tbc	Toughened & Laminated	2	Argon	Clear, Low E TBC	4No. Hinges, Push-bar, Closer, finger plate and kick-plate.	30 mins	Min 1.4W/m²K	

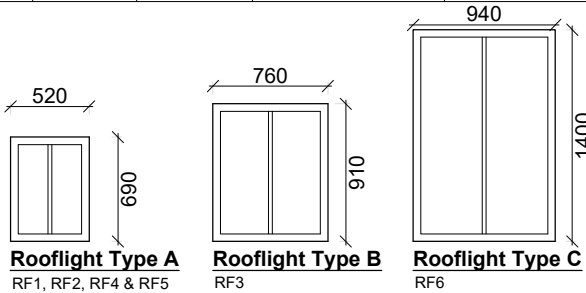
Rooflight Schedule

Rooflight No.	Room Number	Room Name / Level	Rooflight Type	Rooflight Frame Width	Rooflight Frame Height	Frame Material	Ext. Finish	Int. Finish	Safety Glass EN 12150	Glass Layers	Glass Void	Glazing Type / Finish	Ironmongery	Required Fire Rating	Thermal Performance	Notes
RF1	2.11	Office/Store	TYPE A	520mm	690mm	Aluminium	Powdercoated to ral tbc	Powdercoated to ral tbc	Toughened	2	Argon	Clear, Low E TBC	Pole Operated	N/A	Min 1.4W/m²K	
RF2	2.11	Office/Store	TYPE A	520mm	690mm	Aluminium	Powdercoated to ral tbc	Powdercoated to ral tbc	Toughened	2	Argon	Clear, Low E TBC	Pole Operated	N/A	Min 1.4W/m²K	
RF3	2.13	Office/Store	TYPE A	760mm	910mm	Aluminium	Powdercoated to ral tbc	Powdercoated to ral tbc	Toughened	2	Argon	Clear, Low E TBC	Pole Operated	N/A	Min 1.4W/m²K	
RF4	2.14	Corridor	TYPE B	520mm	690mm	Aluminium	Powdercoated to ral tbc	Powdercoated to ral tbc	Toughened	2	Argon	Clear, Low E TBC	Pole Operated	N/A	Min 1.4W/m²K	
RF5	2.14	Corridor	TYPE B	520mm	690mm	Aluminium	Powdercoated to ral tbc	Powdercoated to ral tbc	Toughened	2	Argon	Clear, Low E TBC	Pole Operated	N/A	Min 1.4W/m²K	
RF6		Stairs	TYPE C	940mm	1400mm	Aluminium	Powdercoated to ral tbc	Powdercoated to ral tbc	Toughened	2	Argon	Clear, Low E TBC	Pole Operated	N/A	Min 1.4W/m²K	

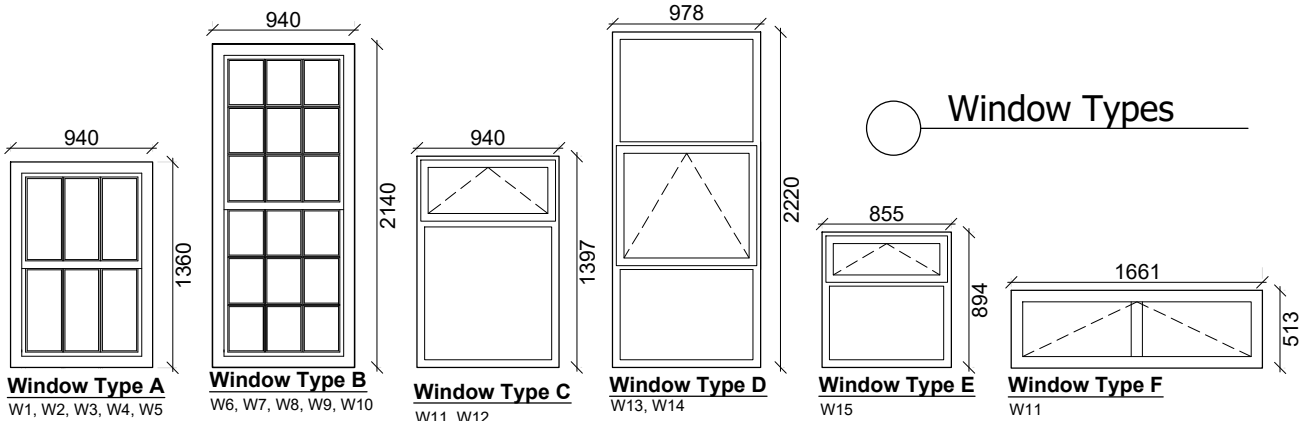
Gate Schedule

Gate No.		Area	Gate Type	Door Frame Width	Door Frame Height	Frame Material	Ext. Finish	Int. Finish	Safety Glass EN 12150	Glass Layers	Glass Void	Glazing Type / Finish	Ironmongery	Required Fire Rating	Thermal Performance	Notes
G1		Rear Yard	TYPE A	2080mm	2400mm	Aluminium	Painted to ral tbc	Painted to ral tbc	N/A	N/A	N/A	N/A	4No. Hinges, Running Bolt with Lock	N/A	N/A	
G2		Shopfront	TYPE B	1700mm	1250mm	Iron	Painted to ral tbc	Painted to ral tbc	N/A	N/A	N/A	N/A	4No. Hinges, Flat Latch to Close	N/A	N/A	

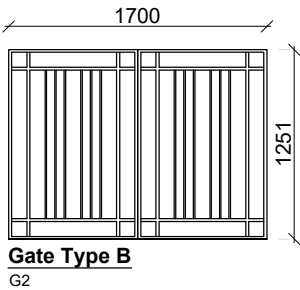
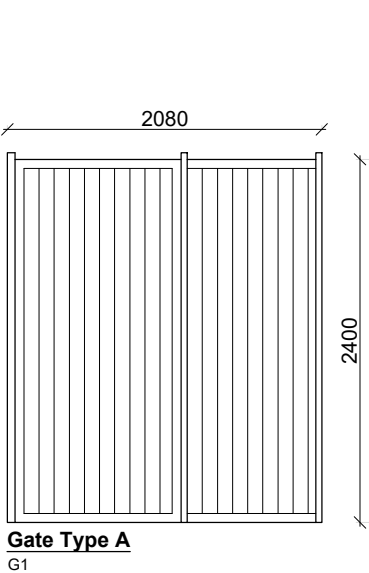
Rooflight Types



Door & Gate Types



Window Types



Letter / Number	Revision Description	XX Month 202X
Rev No:	Revision Description	Date:
Project Stage: Stage XX- Description		

Comhairle Contae Chorcaí
Roinn na nAiltirí
Oibríochtaí na gCeantar Bardasach & Forbairt Tuaithe
Halla an Chontae | Corcaigh | T12 R2NC | Éire
An tAiltire Contae | Marcus O'Collaigh

Cork County Council
Architects Department
Municipal Districts Operations & Rural Development
County Hall | Cork | T12 R2NC | Ireland
County Architect | Mark Collins
T +353-021 428 5430 | architects@corkcoco.ie | www.corkcoco.ie

Project Title: **No. 26 McCurtain Street Fermoy**

Drawing Title: Window & Door Schedule		
Design Team:	Date: July 2026	Dwg. No:
Architect: R. Higgins, S. O'Callaghan	Scale: 1:50	7000
Technician: P. O'Flynn	Sheet: A3	
Surveyor: L. Harris		
File No:	N2123-DR-CCC-AR-7000	
File Path:	ATS1/N/2021/023/Drawings/01.Autocad/05.External Conservation	



Note :
Dimensions not to be scaled from drawing.
For any discrepancies found consult with design office.
Copyright © - Cork County Council Architect's Dept.
This drawing to be read in conjunction with all the
Specification Documents.

Revisions 'A'

A1		
A2		
A3		

N

WORK IN PROGRESS

0 1m 2m 3m 4m 5m
1:100 Scale

Letter / Number	Revision Description	XX Month 202X
Rev No:	Revision Description	Date:
Project Stage:	Stage XX- Description	

Comhairle Contae Chorcaí
Roinn na nAiltirí
Oibríochtaí na gCeantar Bardasach & Forbairt Tuaithe
Halla an Chontae | Corcaigh | T12 R2NC | Éire
An tAiltire Contae | Marcus O'Colleáin

Cork County Council
Architects Department
Municipal Districts Operations & Rural Development
County Hall | Cork | T12 R2NC | Ireland
County Architect | Mark Collins
T +353-021 428 5430 | architects@corkcoco.ie | www.corkcoco.ie

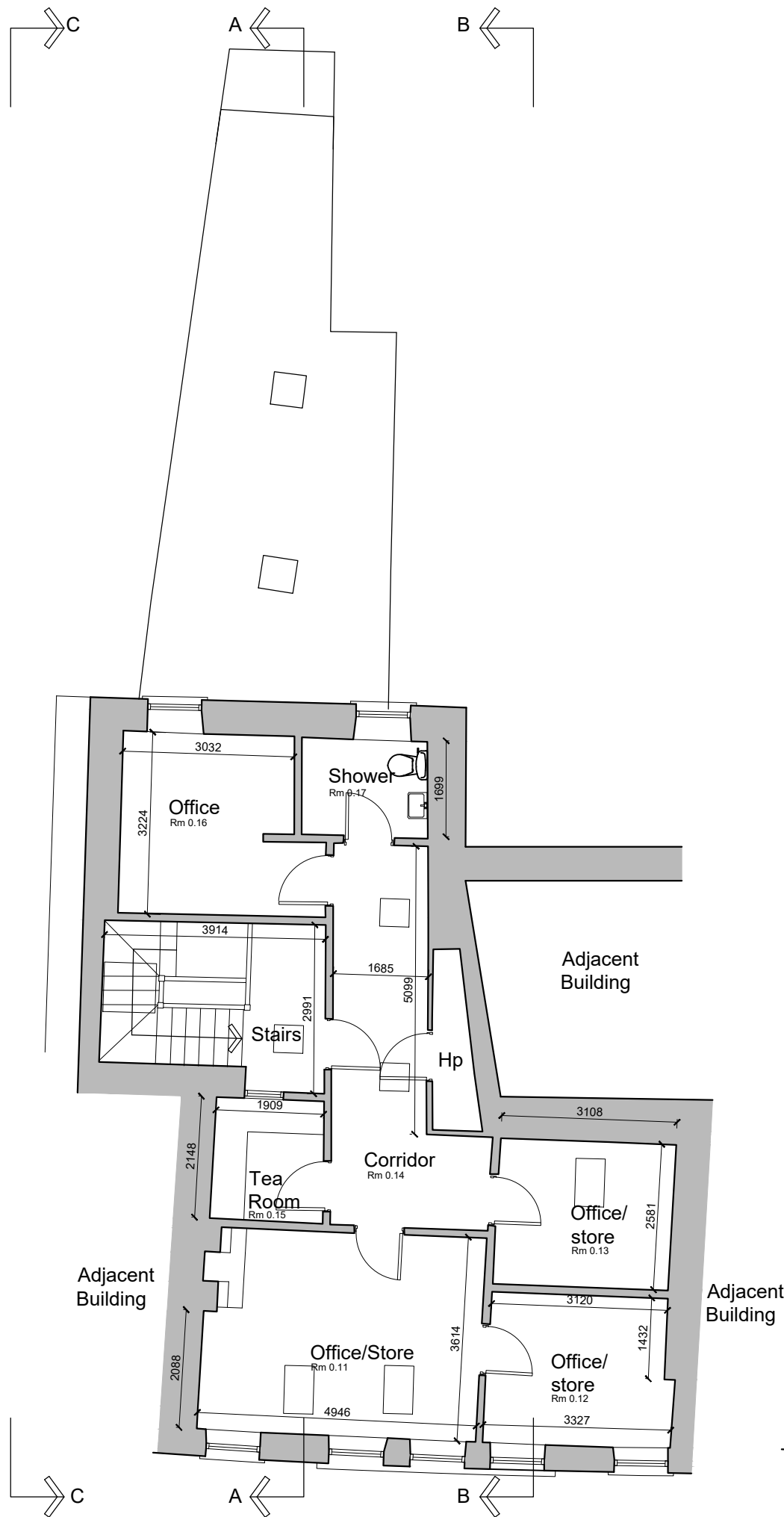
Project Title: **No. 26 McCurtain Street
Fermoy**

Drawing Title: **Existing Basement, Ground & First Floor Plans**

Design Team:	Date: March 2025	Dwg. No:
Architect: R. Higgins, S. O'Callaghan	Scale: 1:100	1000
Technician: P. O'Flynn	Sheet: A3	
Surveyor: L. Harris		

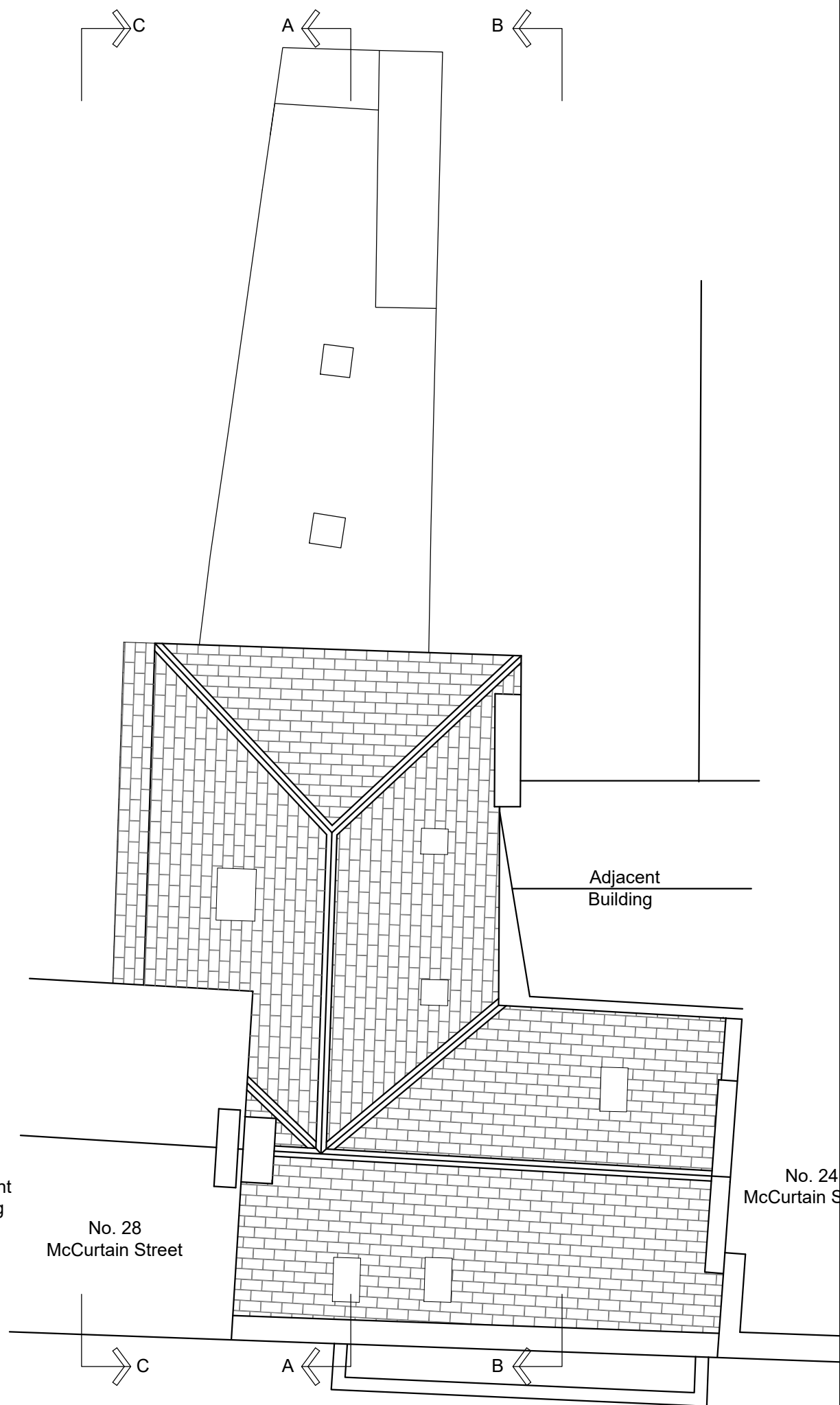
File No: **N2123-DR-CCC-AR-1000**

File Path: **ATS1/N/2021/023/Drawings/01.Autocad/05.External Conservation**



01 Second Floor

Scale: 1:100 @ A3

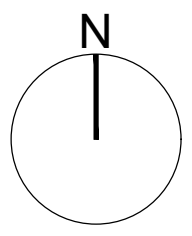


02 Roof Plan

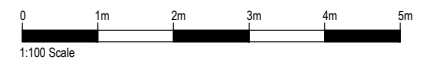
Scale: 1:100 @ A3

Note :
Dimensions not to be scaled from drawing.
For any discrepancies found consult with design office.
Copyright © - Cork County Council Architect's Dept.
This drawing to be read in conjunction with all the
Specification Documents.

Revisions 'A'		
A1		
A2		
A3		



WORK IN PROGRESS



Letter / Number	Revision Description	XX Month 202X
Rev No:	Revision Description	Date:
Project Stage: Stage XX- Description		

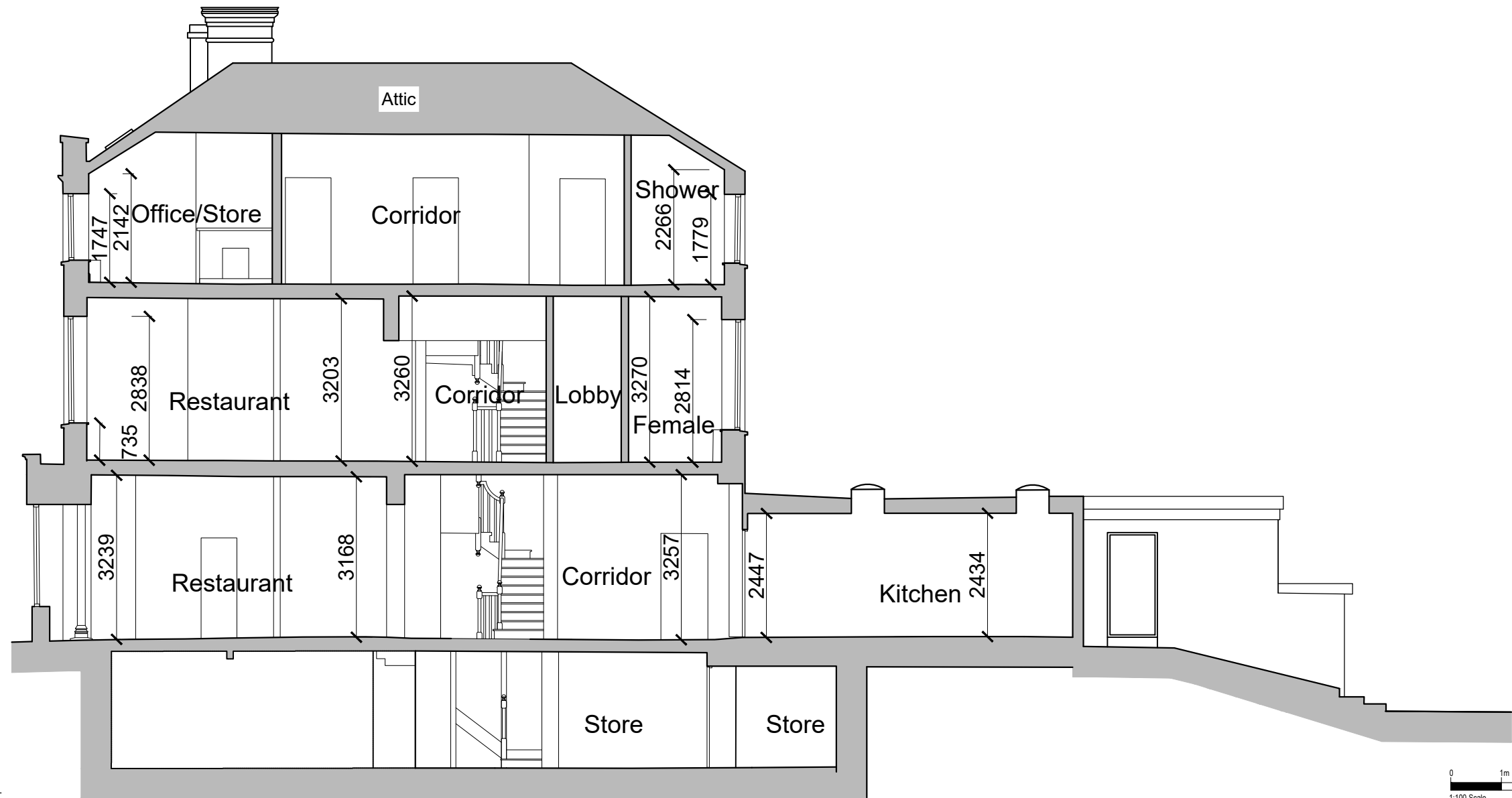
Comhairle Contae Chorcaí
Roinn na nAiltirí
Oibríochtaí na gCeantar Bardasach & Forbairt Tuaithe
Halla an Chontae | Corcaigh | T12 R2NC | Éire
An tAiltire Contae | Marcus O'Colleáin

Cork County Council
Architects Department
Municipal Districts Operations & Rural Development
County Hall | Cork | T12 R2NC | Ireland
County Architect | Mark Collins
T +353-021 428 5430 | architects@corkcoco.ie | www.corkcoco.ie

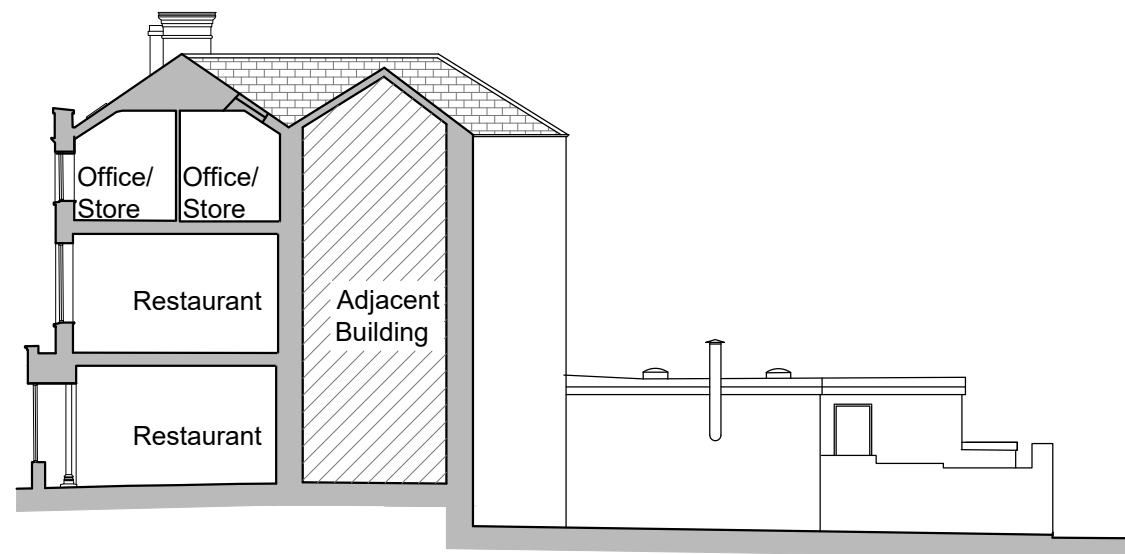
Project Title: **No. 26 McCurtain Street
Fermoy**

Drawing Title: **Existing Basement, Ground & First Floor Plans**

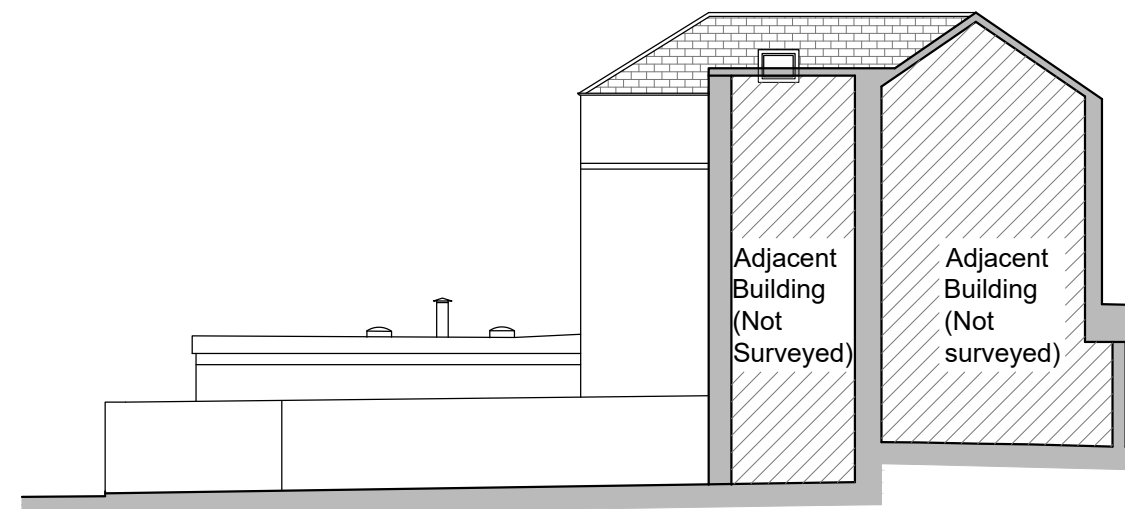
Design Team:	Date: March 2025	Dwg. No:
Architect: R. Higgins, S. O'Callaghan	Scale: 1:100	1001
Technician: P. O'Flynn	Sheet: A3	
Surveyor: L. Harris		
File No:	N2123-DR-CCC-AR-1000	
File Path:	ATS1/N/2021/023/Drawings/01.Autocad/05.External Conservation	



01 Section A-A
Scale: 1:100 @ A3



02 Section B-B/Elevation
Scale: 1:200 @ A3



03 Section C-C/Elevation
Scale: 1:200 @ A3



Note :
Dimensions not to be scaled from drawing.
For any discrepancies found consult with design office.
Copyright © - Cork County Council Architect's Dept.
This drawing to be read in conjunction with all the
Specification Documents.

Letter / Number	Revision Description	XX Month 202X
Rev No :	Revision Description:	Date:

Comhairle Contae Chorcaí
Roinn na nAiltirí
Oibríochtaí na gCeantar Bardasach & Forbairt Tuaithe
Halla an Chontae | Corcaigh | T12 R2NC | Éire

An tAiltire Contae | Marcus O'Coileáin
County Architect | Mark Collins

Cork County Council
Architects Department
Municipal Districts Operations & Rural Development
County Hall | Cork | T12 R2NC | Ireland

T +353-021 428 5430 | architects@corkcoco.ie | www.corkcoco.ie



Project Stage:	Survey
Project Title:	No. 26 McCurtain Street Fermoy
Drawing Title:	Existing Sections

Design Team:	Date: March 2025	Dwg. No:
Architect: R. Higgins, S. O'Callaghan	Scale: 1:200	1100
Technician: P. O'Flynn	Sheet: A3	
Surveyor: L. Harris		
File No:	N2123-DR-CCC-AR-1100	
File Path:	ATS1/N/2021/023/Drawings/01.Autocad/01. Archive/02. Survey	