

EXISTING DECORATIVE FANLIGHT TO BE CLEANED (WITH MAINTENANCE REPAIRS) BY SPECIALIST. PAINTED FINISH (COLOUR TO BE WHITE) TO BE REINSTATED.

EXISTING MAIN MANSE WALLS TO BE PAINTED TO SELECTED COLOUR. IF BUDGET ALLOWS EXISTING CEMENTITIOUS RENDER MAY BE REPLACED WITH BREATHABLE LIME RENDER WITH RULED ASHLAR STUCCO TO IMPROVE BREATHABILITY

EXISTING NATURAL STONE BOUNDARY WALL TO BE CLEANED WITH MAINTENANCE REPAIRS

EXISTING TIMBER DOUBLE DOOR WITH PLAIN FANLIGHT TO HAVE MAINTENANCE REPAIRS BY SPECIALIST INCLUDING REPLACEMENT OF NON-HERITAGE COLOURED GLAZING WITH CLEAR THERMALLY EFFICIENT SLIM DOUBLE GLAZED UNIT SUITABLE FOR HERITAGE WINDOW. EXISTING VARNISHED FINISHES TO BE REPLACED WITH NEW PAINTED FINISH TO SELECTED COLOUR.

EXISTING NATURAL LIMESTONE CILL  
CEMENTITIOUS INAPPROPRIATE RAISED STONE EFFECT REVEALS TO BE REMOVED. PLAIN RENDERED REVEAL TO BE REINSTATED TO EXISTING. DOORWAY WITH LIME BASED RENDER PAINTED WITH COLOUR TO MATCH SURROUNDING WALL SURFACE.

EXISTING DOORCASE COLUMNS & CAPITALS (FORMED IN TIMBER) TO BE REPAIRED BY SPECIALIST ENSURING THAT DETAILS MATCH ORIGINAL COLUMN FEATURES (STILL IN PLACE TO LEFT HANDSIDE OF DOORWAY). PAINTED FINISHES TO BE REINSTATED- COLOUR TO BE WHITE.

EXISTING CHIMNEYS AND ASSOCIATED FEATURES RETAINED, REPAIRED AS REQUIRED AND MADE GOOD. RENDERED SURFACES TO HAVE NEW PAINTED FINISHES (WHERE ACCESSIBLE)- COLOUR TO MATCH SURROUNDING WALL SURFACE.

EXISTING SLATE ROOF WITH ASBESTOS CONTAINING MATERIALS TO BE REMOVED (NOT ORIGINAL-COMBINATION OF FIBRE CEMENT AND MODERN NATURAL SLATE) AND REPLACED WITH NATURAL SLATE FINISH (COLOUR TO MATCH FINISH TO EXISTING THEATRE).

EXISTING SECURITY GRILLES WHERE IN-SITU TO BE REMOVED- REPLACED WITH PROPRIETARY ELECTRONIC SECURITY MEASURES WITH NO VISUAL IMPACT ON WINDOWS. EXISTING CASEMENT WINDOWS TO BE REPLACED WITH NEW SASH WINDOWS IN SOLID TIMBER FRAMES BY SPECIALIST JOINER. GLAZING TO BE HIGHLY THERMALLY EFFICIENT SLIM DOUBLE GLAZED UNITS SUITABLE FOR PERIOD WINDOWS. WINDOW FRAMES TO BE PAINTED WHITE.

NEW SIGNAGE TO BE INCORPORATED INTO RAILING DESIGN BY SPECIALIST- DETAILS TO BE APPROVED BY GCC PRIOR TO ITEM WORKS BEING COMMENCED ON SITE.

EXISTING UPVC RAINWATER GOODS REMOVED & REPLACED WITH NEW CAST ALUMINIUM RAINWATER GOODS (ROUND PROFILE DOWNPIPE & HALF ROUND PROFILE GUTTER) WITH PAINTED FINISH TO SELECTED COLOUR.

NEW METAL RAILINGS TO REPLACE EXISTING CONCRETE RAILINGS ALONG WATER'S EDGE. TO BE CARRIED OUT BY METAL SPECIALIST- DETAILS TO BE APPROVED BY GCC PRIOR TO ITEM WORKS BEING COMMENCED ON SITE.

- SITE BOUNDARY INDICATED WITH RED OUTLINE
- EXISTING "MANSE", LINK & THEATRE AREAS WITH INTERNAL ALTERATIONS- VIEWED IN SECTION
- "MANSE" NEW EXTENSION- VIEWED IN SECTION
- EXISTING BUILDING AREAS WHERE NO ALTERATIONS PROPOSED (OUTSIDE SCOPE)
- EXISTING "MANSE", LINK & THEATRE AREAS WITH INTERNAL ALTERATIONS- VIEWED IN ELEVATION
- "MANSE" NEW EXTENSION- VIEWED IN ELEVATION

### Part 8 Proposal - Legend

## 2 PROPOSED RIVERSIDE (WEST) FACADE

1 : 100

EXISTING CHIMNEYS AND ASSOCIATED FEATURES RETAINED, REPAIRED AS REQUIRED AND MADE GOOD. RENDERED SURFACES TO HAVE NEW PAINTED FINISHES (WHERE ACCESSIBLE)- COLOUR TO MATCH SURROUNDING WALL SURFACE.

EXISTING MAIN MANSE WALLS TO BE PAINTED TO SELECTED COLOUR. IF BUDGET ALLOWS EXISTING CEMENTITIOUS RENDER MAY BE REPLACED WITH BREATHABLE LIME RENDER WITH RULED ASHLAR STUCCO TO IMPROVE BREATHABILITY

EXISTING UPVC RAINWATER GOODS REMOVED & REPLACED WITH NEW CAST ALUMINIUM RAINWATER GOODS (ROUND PROFILE DOWNPIPE & HALF ROUND PROFILE GUTTER) WITH PAINTED FINISH TO SELECTED COLOUR.

NEW DECORATIVE ARTISTIC METAL GATE TO REPLACE EXISTING. TO INCORPORATE SIGNAGE ELEMENT. DETAILS TO BE AGREED WITH GCC PRIOR TO ITEM WORKS BEING COMMENCED ON SITE

EXISTING SECURITY GRILLES WHERE IN-SITU TO BE REMOVED- REPLACED WITH PROPRIETARY ELECTRONIC SECURITY MEASURES WITH NO VISUAL IMPACT ON WINDOWS. EXISTING CASEMENT WINDOWS TO BE REPLACED WITH NEW SASH WINDOWS IN SOLID TIMBER FRAMES BY SPECIALIST JOINER. GLAZING TO BE HIGHLY THERMALLY EFFICIENT SLIM DOUBLE GLAZED UNITS SUITABLE FOR PERIOD WINDOWS. WINDOW FRAMES TO BE PAINTED WHITE.

NEW SLIMLINE ELEMENT FRAMING NEW DOORWAY INCORPORATING PORCH CANOPY & SIGNAGE. FINISH TO BE SELECTED METAL (EG CORTEN STEEL- FINAL CHOICE/ SAMPLE OF FINISH TO BE AGREED WITH GALWAY CITY COUNCIL PRIOR TO CONSTRUCTION ON SITE

EXISTING TIMBER PANEL TO BE REPLACED WITH NEW CASEMENT WINDOW IN SOLID TIMBER FRAMES BY SPECIALIST JOINER. GLAZING TO BE HIGHLY THERMALLY EFFICIENT SLIM DOUBLE OR TRIPLE GLAZED UNITS. WINDOW FRAMES TO BE PAINTED WHITE.

GENERAL EXTENSION EXTERNAL WALL FINISHES (ABOVE EXISTING LEAN-TO RETURN WALLS RETAINED AND TO REAR FACADE) TO HAVE NAP RENDERED FINISH PAINTED TO SELECTED NEUTRAL COLOUR

EXISTING UPVC RAINWATER GOODS REMOVED & REPLACED WITH NEW CAST ALUMINIUM RAINWATER GOODS (ROUND PROFILE DOWNPIPE & HALF ROUND PROFILE GUTTER) WITH PAINTED FINISH TO SELECTED COLOUR

SIGNAGE TO BE INCORPORATED INTO NEW ENTRANCE FRAMING ELEMENT BY SIGNAGE SPECIALIST. SIGNAGE DETAILS (NAME/ FONT/ SIZE) TO BE APPROVED BY GCC

NEW UNIVERSALLY ACCESSIBLE GLAZED ENTRANCE SCREEN FORMED IN TIMBER ALU CLAD FRAMES WITH HIGHLY THERMALLY EFFICIENT SLIM DOUBLE OR TRIPLE TOUGHENED GLAZED UNITS. FRAMES TO BE PAINTED TO SELECTED COLOUR.

EXISTING HERITAGE RAILINGS- NO ALTERATIONS (MAINTENANCE ONLY)

EXISTING STONE PILLARS- NO WORKS PLANNED (MAINTENANCE ONLY)

NEW VERTICAL FLAG BANNER SIGNAGE ELEMENT-DETAILS TO BE AGREED WITH GCC PRIOR TO ITEM WORKS BEING COMMENCED ON SITE

WALL MOUNTED DIGITAL SIGNAGE ELEMENT-DETAILS TO BE AGREED WITH GCC PRIOR TO ITEM WORKS BEING COMMENCED ON SITE

NEW EXTERNAL WALL MOUNTED HERITAGE INFORMATION PANEL -DETAILS TO BE AGREED WITH GCC PRIOR TO ITEM WORKS BEING COMMENCED ON SITE

EXISTING YEW TREES TO BE PRUNED AND RE-SHAPED TO INTENDED THIN VERTICAL FORM TO FRAME CLASSICAL FRONT FAÇADE OF EXISTING THEATRE BY LANDSCAPING SPECIALIST. FINAL DETAILS TO BE AGREED WITH GCC PRIOR TO CONSTRUCTION.

## 1 PROPOSED SIDE (SOUTH) & LINK ENTRANCE ELEVATION

1 : 100

OBFA	1 Johnson Place D02 HW58	REVISION	DATE	DESCRIPTION	DRN	CHKD



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PROJ - AUTHOR - BLOCK - LEVEL - TYPE - ROLE - SHEET ID USE **A1**



**2123-OBFA-ZZ-DR-A-1123 PART 8**

PROJECT NAME CLIENT DRAWN CHECKED  
**Manse renovation Galway City Council CM COB**

SHEET REVISION DRAWING NAME SCALE ISSUE DATE

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