

KILFINNANE MARKET HOUSE OUTLINE SCOPE OF WORKS AND SPECIFICATIONS

1.0 ROOF

1.1 Historic photographs give accurate evidence of a hipped roof of natural slate finish, eaves overhanging and a decorative coved eaves stone detail, to be replicated. Samples of a natural slate type, gauge and colour and an original authentic roof ridge tile have been discovered amongst the ground debris. Proposed roof cut timber roof with natural slate finish and ridge tile to match authentic examples: Killaloe or Blue Bangor slate, incorporating a breathable membrane, to be used for entire Market House hipped roof.

1.2 Proposed flat roof to the return of Market House, covering steps and former yard to be cut timber roof with zinc finish. This service area will incorporate an accessible bathroom and a lift addition.

2.0 RAINWATER GOODS

2.1 Allow for new heritage cast rainwater goods, 100mm (4") circular downpipes with ears and 125mm (6") gutters by Hargreaves Foundry or equivalent.

3.0 STONEMWORK: RED SANDSTONE (GALTEE)

3.1 Vegetation to be carefully removed and approved Biocide/Herbicide treatment applied, followed by a low pressure steam wash.(DOFF system or similar approved) to wash off loose debris and organic matter.

3.2 Cement based render to be removed.

3.3 First floor external wall finish rendered with a 3 coat hydraulic lime plaster with the final coat a harling (wet dash) 3-6mm rounded pebble applied with a harling trowel.

3.4 Ground floor walls, red sandstone. Cement based pointing to be raked out and repointed with lime mortars to a flush finish.

4.0 WINDOWS

4.1 Provide 3 no. timber sash windows at first floor level as per accurate historic photographs, sliding sash to be box weighted and draught sealed.

4.2 Insert contemporary fully glazed units into 4 no arches at ground level and 1 no. hardwood set of entrance market house double doors in central arch.

4.3 Selected aluminium glazing system and powder coated panel system to first floor of building return.

5.0 FLOORS

5.1 Ground floor provide flagstone floor finish.

5.2 First floor provide wide plank timber floor finish over timber joists, positioned at existing joist pocket level evidenced in survey. Joist pockets to be inspected by timber decay specialist and treated.

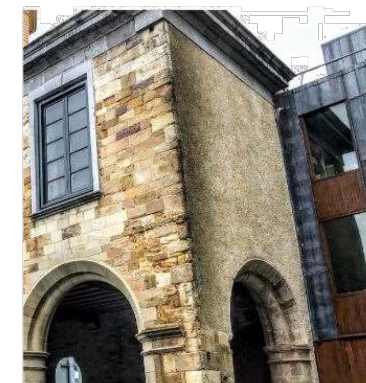
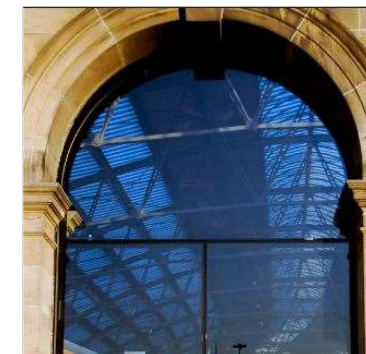
6.0 SERVICES

6.1 Electrical services to facilitate new use, located primarily in circulation/service area.

Mechanical services to facilitate new use, controls located primarily in circulation/service area. Underfloor heating system to be provided throughout.

Sanitary services provided on both ground and first floor, universal access.

Lift service to access first floor, Premier ecopublic lift with 120mm pit and back located lift system or similar approved suitable for heritage structures.



LIMERICK CITY & COUNTY COUNCIL
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Rev.	Description	By	Chk.	App.	Date
0	ISSUED FOR INFORMATION				

Project: Kilfinane Market House, The Square, Kilfinane, Co. Limerick

Title: Proposed Scope of Works of RPS 1324
 Kilfinane Market House, Kilfinane, Co. Limerick.

Designed: GOD	Stage: DESIGN	NRA Project Ref. No.:	Drawing No.:	Revision:
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