


- LINE OF SCAFFOLDING
- LOCATION OF EXTERNAL ARTIFACTS AND PLANTERS TO BE TEMPORARILY RELOCATED

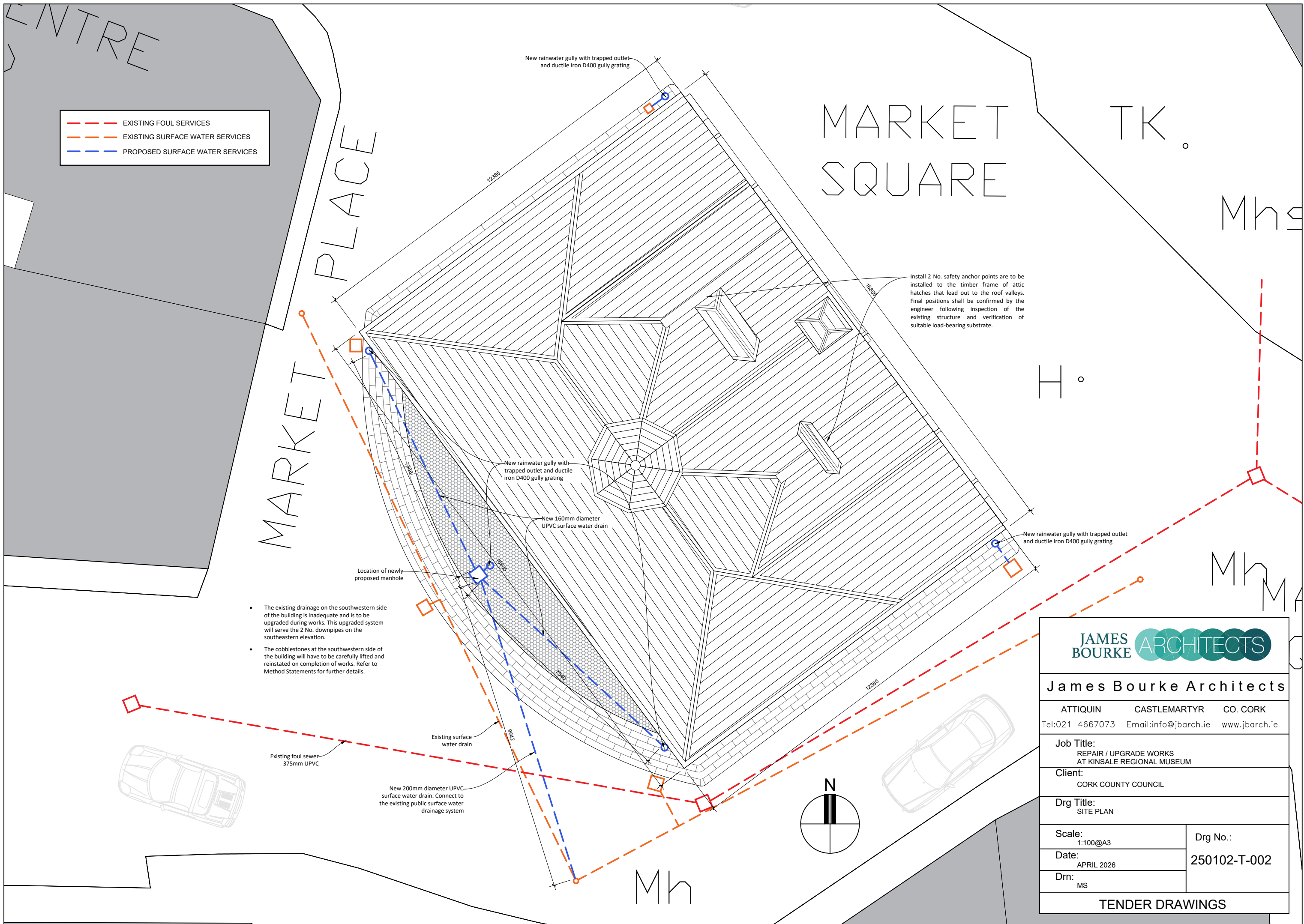
**Site Constraints and Contractor Operational Requirements**

- The works will only be able to commence on site from 31 August 2026 and must be completed before 30 October 2026. During this time the museum will be closed to the public while the internal works to the building are ongoing; once these works are complete the museum reopen to the public; while the external works to the building are ongoing. During this period the contractor will have to provide for making suitable access; including providing temporary gates; protecting all building entrance steps, railings, public roads, paths, services, etc., as necessary and reinstating all work damaged to its original condition to the ER's satisfaction and providing security and traffic direction.
- No dedicated parking facilities are available within the vicinity of the site, the contractor is to make suitable arrangements for personnel access and material transport to the site.
- Water and ESB connections required for the execution of the Works shall be supplied from the subject building. The Contractor shall coordinate all temporary connections and usage requirements with the Employer and ensure that existing services are not disrupted during the course of the Works.
- Contractor to provide their own temporary welfare facilities
- The contractor is to make their own arrangements for an off site compound, due to the restricted nature of the site.
- The existing external artefacts and planters shall be carefully removed off site, safely stored off site during the works and reinstalled on completion of the works in their original location.
- The building is bounded on all sides by public roads, with each elevation located in close proximity to active vehicular and pedestrian routes. Particular care shall therefore be taken in the planning and execution of all external Works.
- All scaffolding required to facilitate the Works shall be designed, erected, and operated to accommodate existing structures, materials, site constraints, and any other obstructions located within the compound areas.
- Scaffolding and associated access arrangements shall be erected and dismantled in carefully phased stages to ensure that road closures are minimised and that traffic and pedestrian circulation can be maintained safely at all times. Any required traffic management measures shall be coordinated with the relevant local authority and implemented in accordance with statutory requirements.
- The Contractor shall be fully responsible for the security, safety, and protection of the site, the Works, stored materials, and the public for the duration of the Contract.
- The Contractor shall cooperate fully with adjoining property owners, museum management and staff, members of the public, and the local authority in relation to access, safety, noise control, deliveries, and general coordination of the Works.
- All Works shall be planned and executed so as to minimise disruption to the operation of the surrounding area, adjacent properties, public access routes, and local traffic movements, while ensuring that all contractual obligations and programme commitments are achieved.



**James Bourke Architects**

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Tel: 021 4667073    Email: info@jbarch.ie    www.jbarch.ie		
Job Title: REPAIR / UPGRADE WORKS AT KINSALE REGIONAL MUSEUM		
Client: CORK COUNTY COUNCIL		
Drg Title: COMPOUND PLAN		
Scale: 1:250@A3	Drg No.:	
Date: MAY 2026	250102-T-001	
Drn: MS		
<b>TENDER DRAWINGS</b>		



- - - EXISTING FOUL SERVICES  
 - - - EXISTING SURFACE WATER SERVICES  
 - - - PROPOSED SURFACE WATER SERVICES

- The existing drainage on the southwestern side of the building is inadequate and is to be upgraded during works. This upgraded system will serve the 2 No. downpipes on the southeastern elevation.
- The cobblestones at the southwestern side of the building will have to be carefully lifted and reinstated on completion of works. Refer to Method Statements for further details.

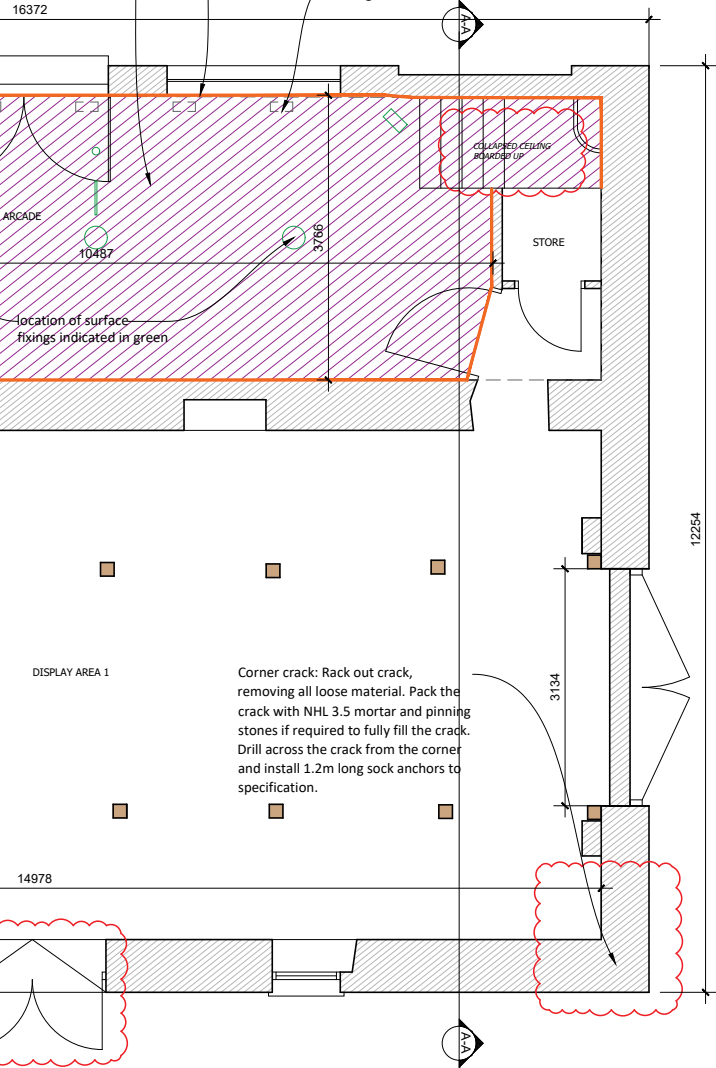
Install 2 No. safety anchor points are to be installed to the timber frame of attic hatches that lead out to the roof valleys. Final positions shall be confirmed by the engineer following inspection of the existing structure and verification of suitable load-bearing substrate.

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<b>Job Title:</b> REPAIR / UPGRADE WORKS AT KINSALE REGIONAL MUSEUM	
<b>Client:</b> CORK COUNTY COUNCIL	
<b>Drg Title:</b> SITE PLAN	
<b>Scale:</b> 1:100@A3	<b>Drg No.:</b> 250102-T-002
<b>Date:</b> APRIL 2026	
<b>Drn:</b> MS	
<b>TENDER DRAWINGS</b>	

- The existing historic Lath & Plaster ceiling in the ground floor Entrance Arcade (hatched area) is to be repaired / replaced as required with any reinstatement works carried out using traditional lath and lime plaster.
- The ceiling is to be painted on completion of works using a breathable clay-based paint as approved by the conservation architect.
- The works will involve the temporary removal and disconnection of surface-mounted fixtures, which shall be reinstated and reconnected upon completion of the works.
- There are vents in the ceiling which are to be maintained on completion of works.
- The timber floor finish above the ground floor arcade ceiling shall be temporarily lifted in its entirety to assess the condition of the joists to determine of any required remedial works, including joist replacement or sistering. The lifting of the floor finish will also facilitate the execution of works required to suspend the ceiling below. The floor will be reinstated on completion of repair works to the ceiling below.

Internal walls where highlighted in orange are to be painted with a clay based paint as approved by the conservation architect

aprox. location of existing vents along northeastern wall



EXISTING GROUND FLOOR PLAN

- The existing historic Lath & Plaster ceiling in the first floor Display Area 3 and two adjacent stores (hatched area) is to be repaired / replaced as required with any reinstatement works carried out using traditional lath and lime plaster.
- The ceiling is to be painted on completion of works using a breathable clay-based paint as approved by the conservation architect.
- The works will involve the temporary removal and disconnection of surface-mounted fixtures, which shall be reinstated and reconnected upon completion of the works.

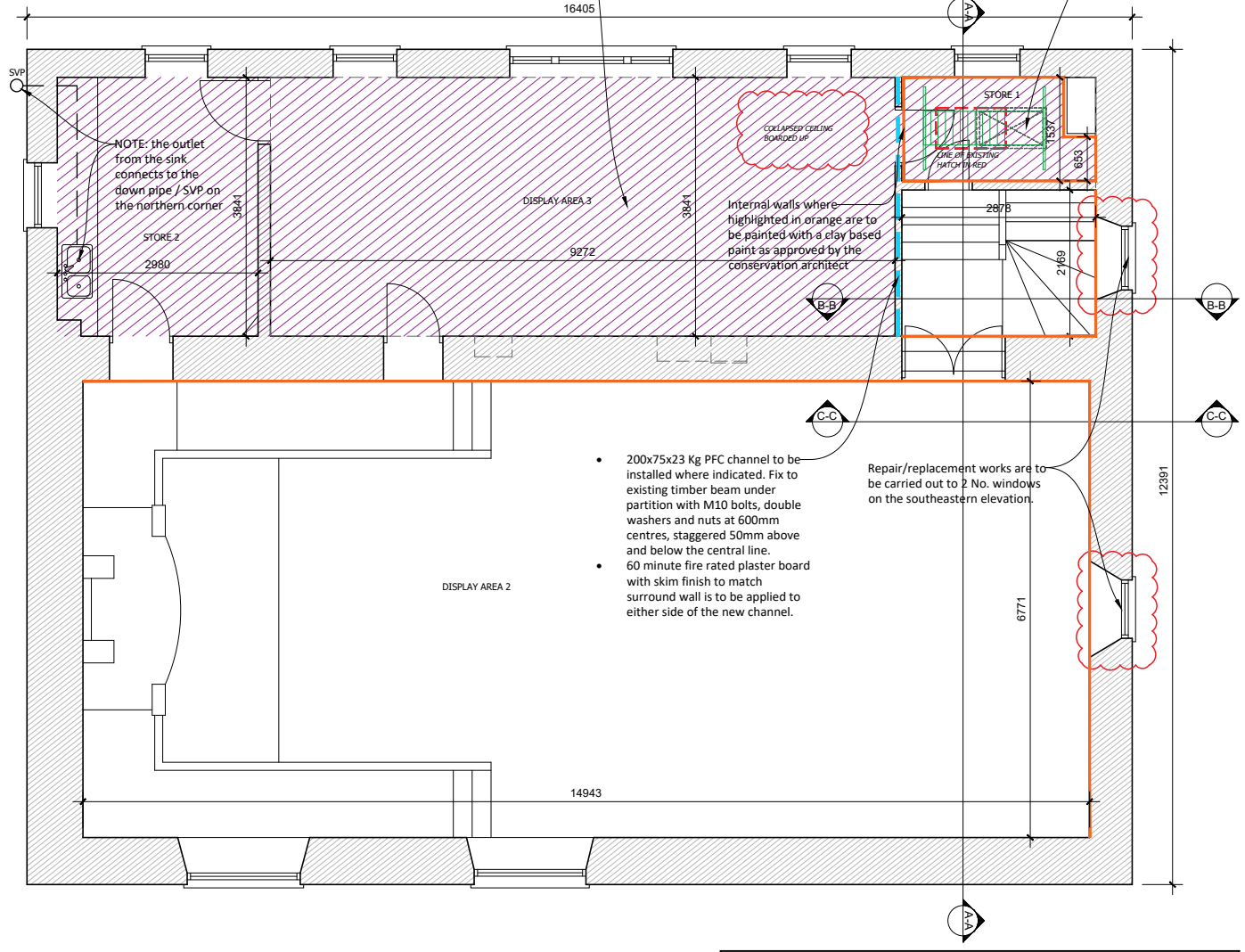
- The existing hatch will be partially closed up and finished to match surround ceiling fabric, namely traditional lath & plaster.
- A new hatch is to be provided which will align with a new mobile ladder.
- The hatch will be approx. 940 mm x 500 mm and be positioned 3,520 mm from the floor.
- Trimmers are to be installed on all side using double 225x44mm trimmers fixed together with M10 bolts.
- The new hatch is to have a 30-minute fire rated access panel.
- A new mobile ladder certified to EN 131 is to be purchased and assembled in Store 1 by the contractor.
- The contractor is to ensure that the specified ladder will indeed fit the subject storeroom for access through the newly located hatch attic prior to ordering.

NOTE: the outlet from the sink connects to the down pipe / SVP on the northern corner

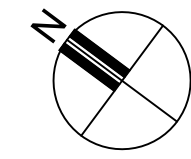
Internal walls where highlighted in orange are to be painted with a clay based paint as approved by the conservation architect

- 200x75x23 Kg PFC channel to be installed where indicated. Fix to existing timber beam under partition with M10 bolts, double washers and nuts at 600mm centres, staggered 50mm above and below the central line.
- 60 minute fire rated plaster board with skim finish to match surround wall is to be applied to either side of the new channel.

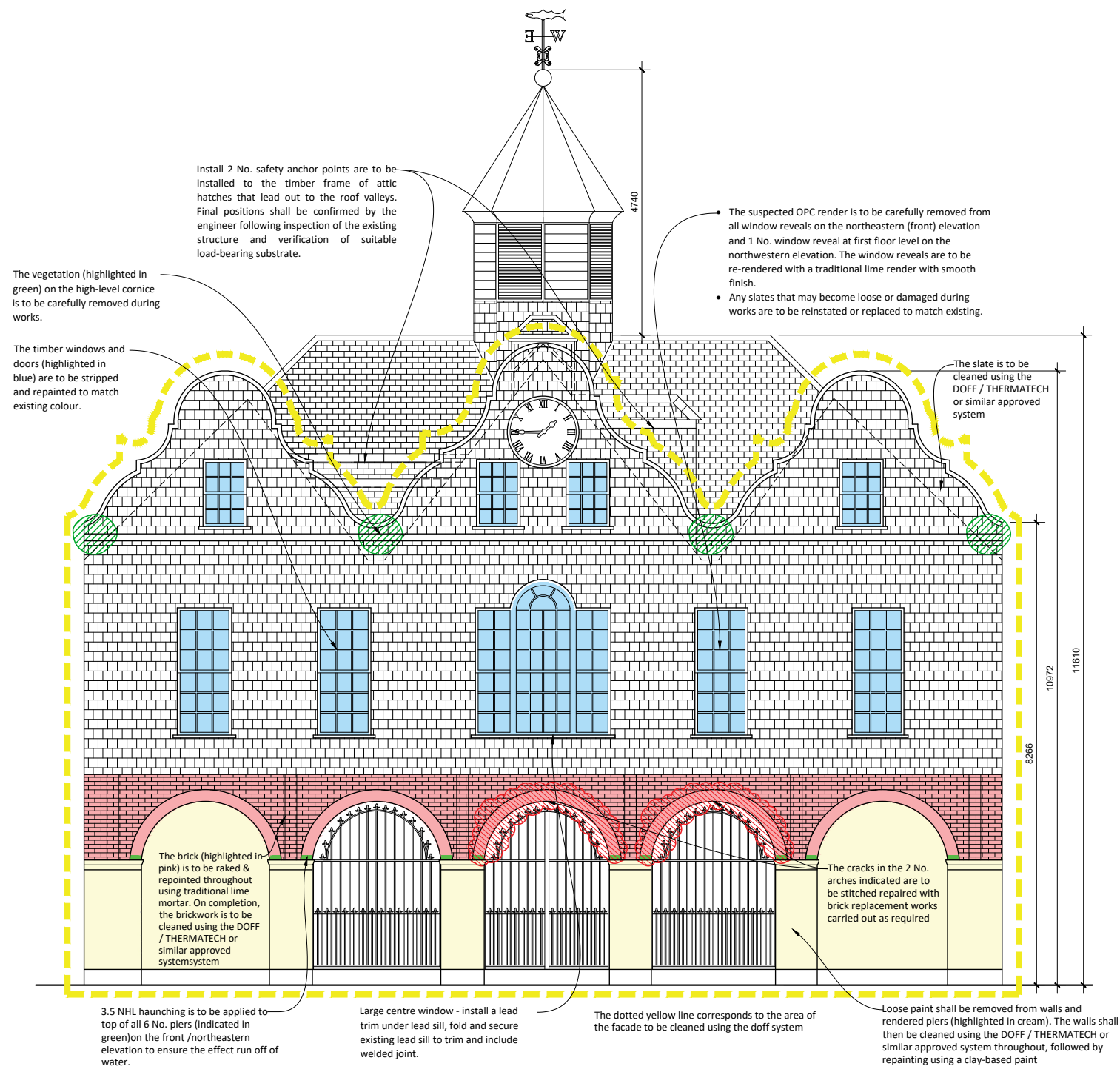
Repair/replacement works are to be carried out to 2 No. windows on the southeastern elevation.



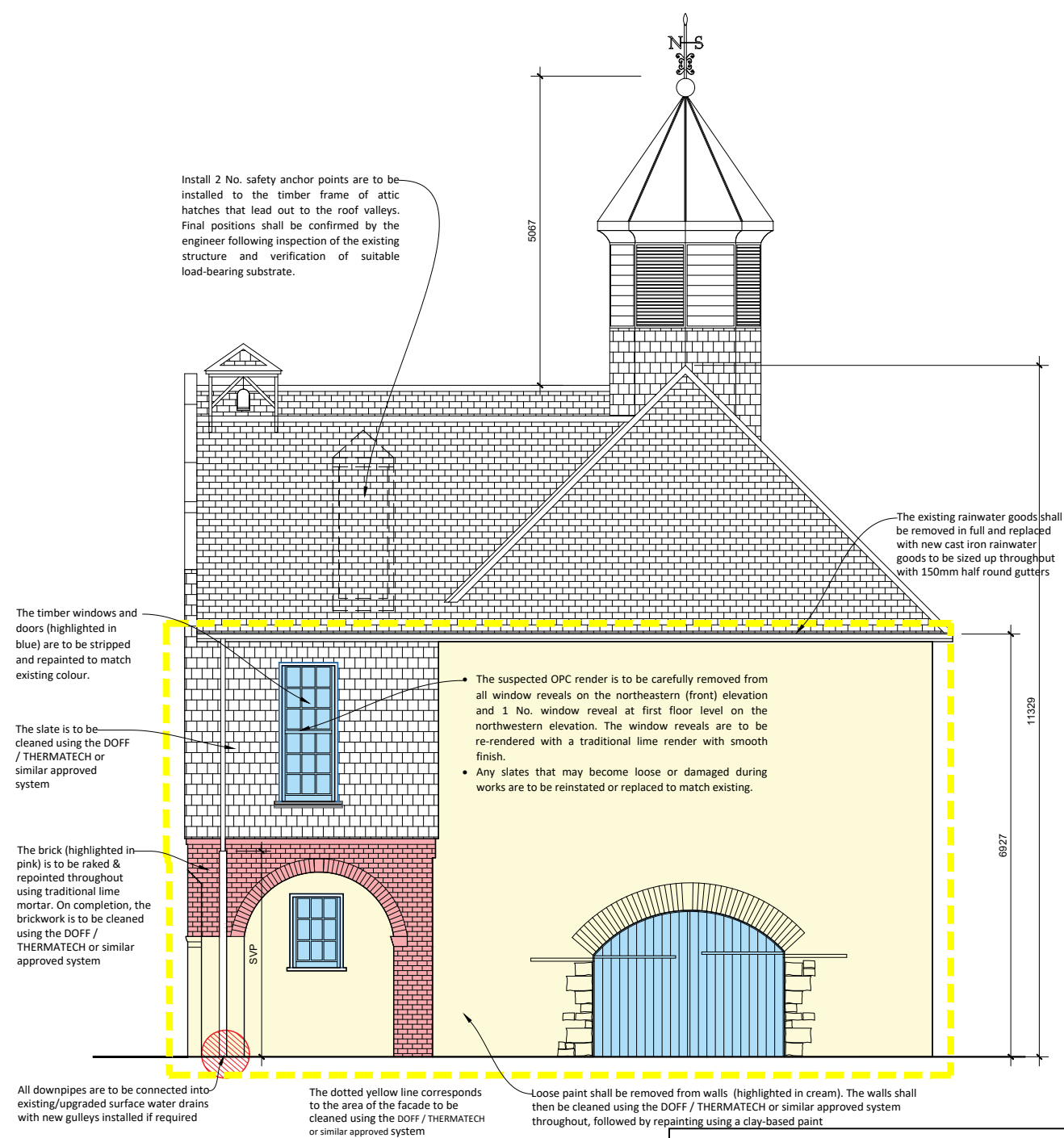
EXISTING FIRST FLOOR PLAN



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<b>Job Title:</b> REPAIR / UPGRADE WORKS AT KINSALE REGIONAL MUSEUM	
<b>Client:</b> CORK COUNTY COUNCIL	
<b>Drg Title:</b> FLOOR PLANS	
<b>Scale:</b> 1:100@A3	<b>Drg No.:</b> 250102-T-003
<b>Date:</b> APRIL 2026	
<b>Drm:</b> MS	
<b>TENDER DRAWINGS</b>	



NORTHEASTERN ELEVATION



NORTHWESTERN ELEVATION



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Client:  
CORK COUNTY COUNCIL

Drg Title:  
ELEVATIONS SHEET 1/2

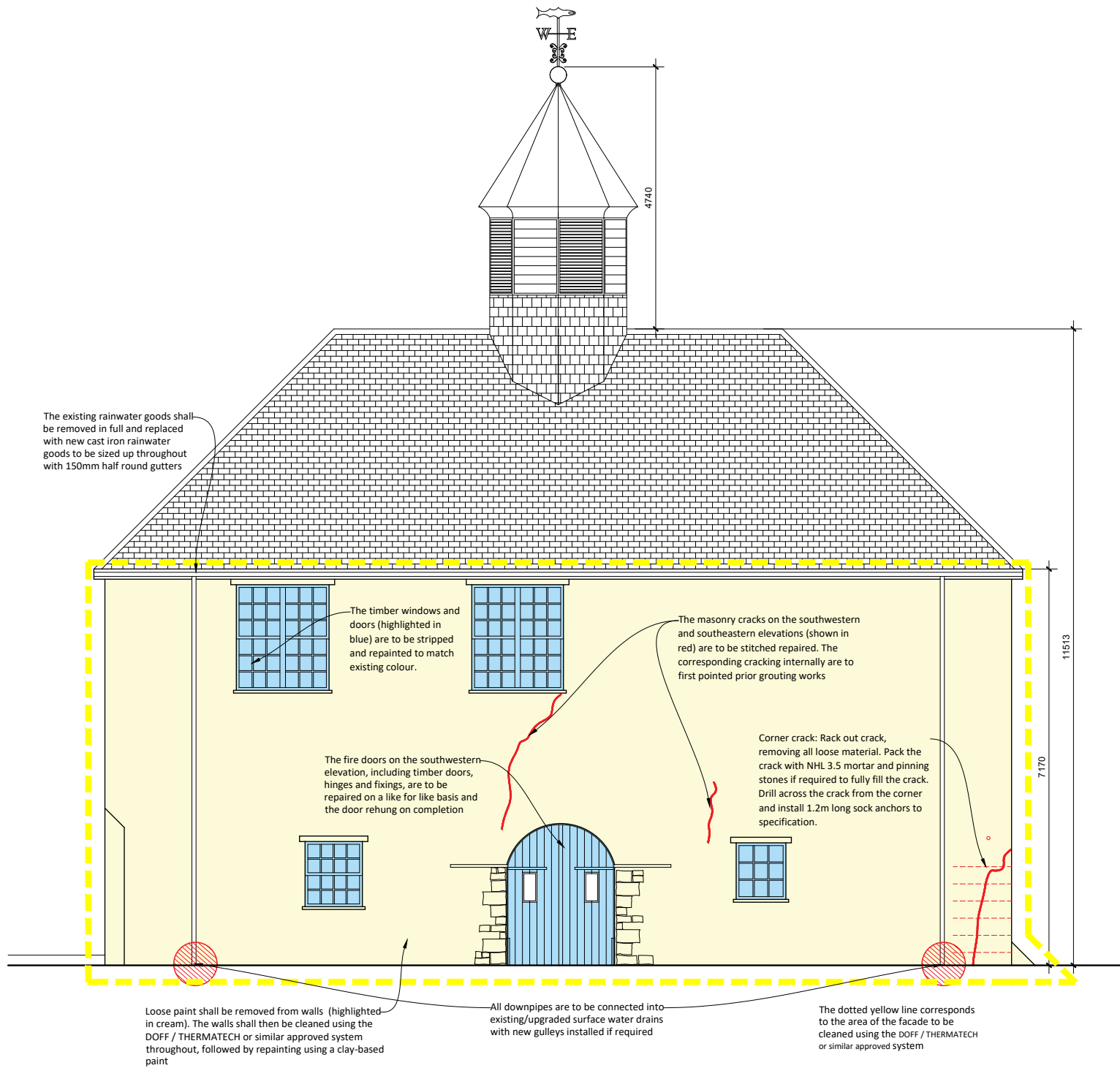
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1:100@A3

Date:  
APRIL 2026

Drm:  
MS

Drg No.:  
250102-T-004

TENDER DRAWINGS



The existing rainwater goods shall be removed in full and replaced with new cast iron rainwater goods to be sized up throughout with 150mm half round gutters

The timber windows and doors (highlighted in blue) are to be stripped and repainted to match existing colour.

The masonry cracks on the southwestern and southeastern elevations (shown in red) are to be stitched repaired. The corresponding cracking internally are to first pointed prior grouting works

The fire doors on the southwestern elevation, including timber doors, hinges and fixings, are to be repaired on a like for like basis and the door rehung on completion

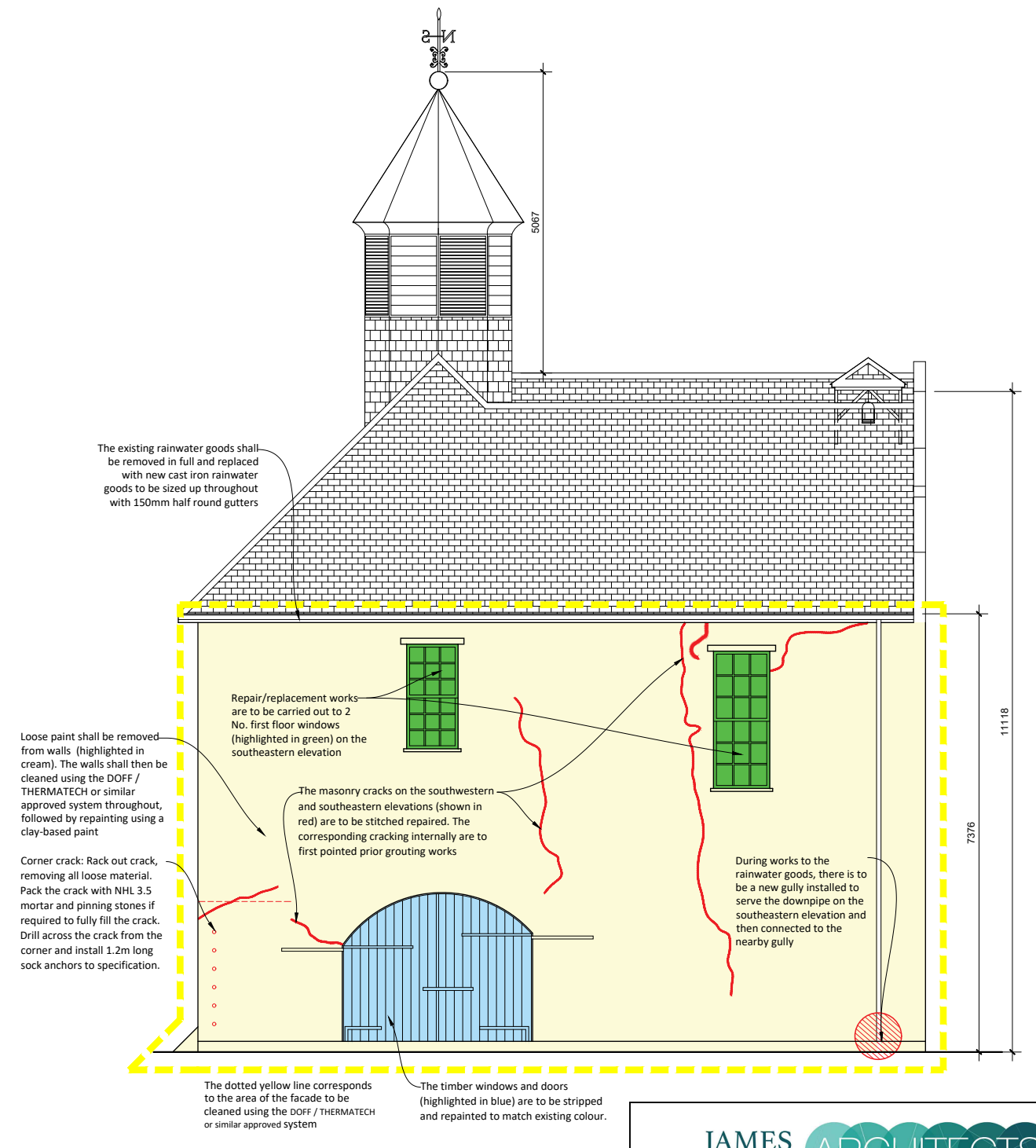
Corner crack: Rack out crack, removing all loose material. Pack the crack with NHL 3.5 mortar and pinning stones if required to fully fill the crack. Drill across the crack from the corner and install 1.2m long sock anchors to specification.

Loose paint shall be removed from walls (highlighted in cream). The walls shall then be cleaned using the DOFF / THERMATECH or similar approved system throughout, followed by repainting using a clay-based paint

All downpipes are to be connected into existing/upgraded surface water drains with new gulleys installed if required

The dotted yellow line corresponds to the area of the facade to be cleaned using the DOFF / THERMATECH or similar approved system

SOUTHWESTERN ELEVATION



The existing rainwater goods shall be removed in full and replaced with new cast iron rainwater goods to be sized up throughout with 150mm half round gutters

Repair/replacement works are to be carried out to 2 No. first floor windows (highlighted in green) on the southeastern elevation

The masonry cracks on the southwestern and southeastern elevations (shown in red) are to be stitched repaired. The corresponding cracking internally are to first pointed prior grouting works

During works to the rainwater goods, there is to be a new gully installed to serve the downpipe on the southeastern elevation and then connected to the nearby gully

Loose paint shall be removed from walls (highlighted in cream). The walls shall then be cleaned using the DOFF / THERMATECH or similar approved system throughout, followed by repainting using a clay-based paint

Corner crack: Rack out crack, removing all loose material. Pack the crack with NHL 3.5 mortar and pinning stones if required to fully fill the crack. Drill across the crack from the corner and install 1.2m long sock anchors to specification.

The dotted yellow line corresponds to the area of the facade to be cleaned using the DOFF / THERMATECH or similar approved system

The timber windows and doors (highlighted in blue) are to be stripped and repainted to match existing colour.

SOUTHEASTERN ELEVATION

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AT KINSALE REGIONAL MUSEUM

Client:  
CORK COUNTY COUNCIL

Drg Title:  
ELEVATIONS SHEET 2/2

Scale:  
1:100@A3

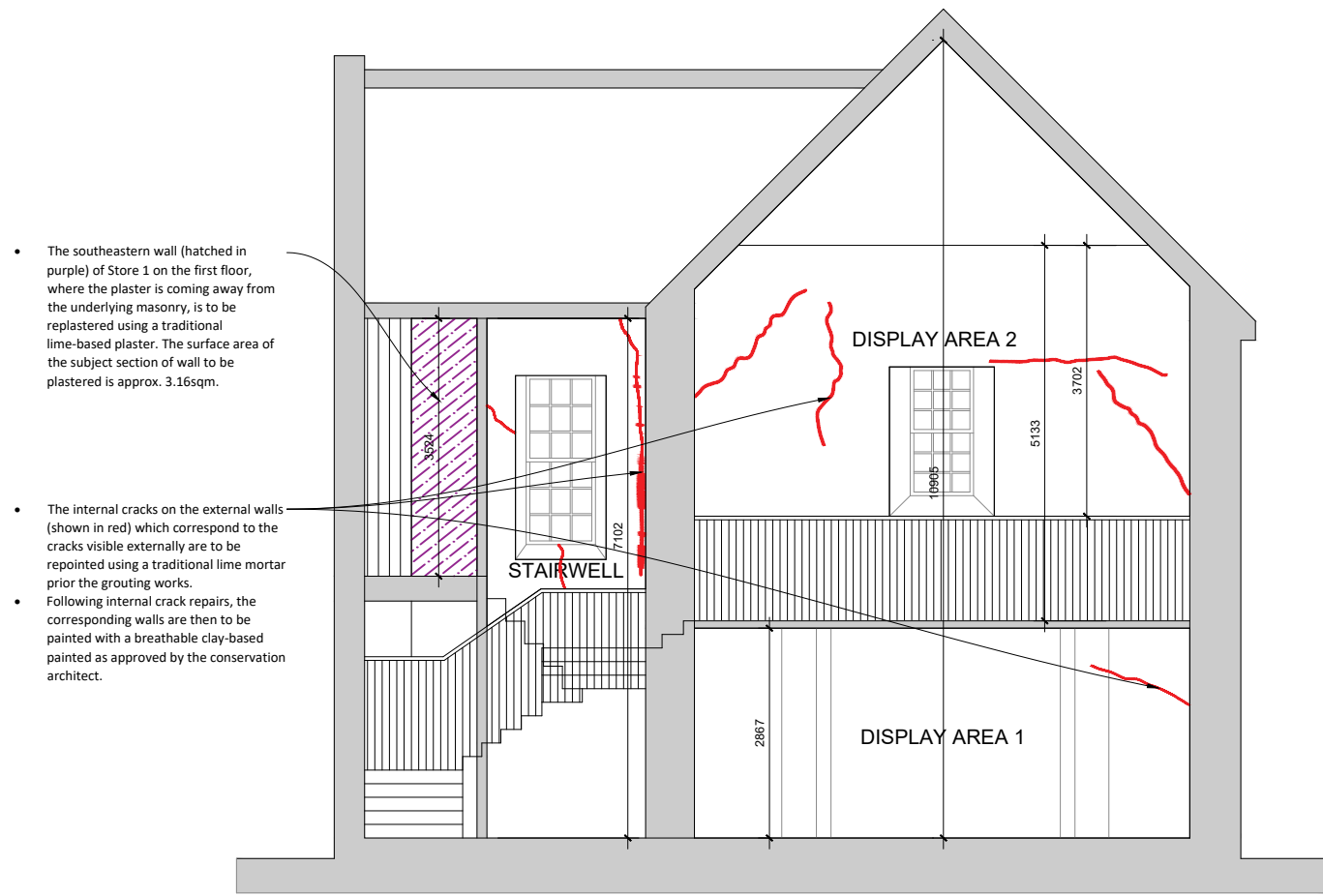
Date:  
APRIL 2026

Drn:  
MS

Drg No.:

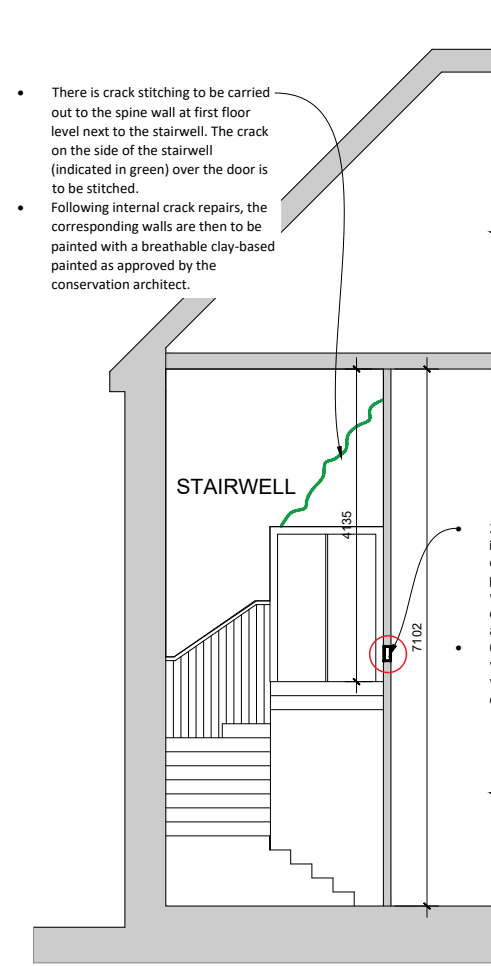
250102-T-005

TENDER DRAWINGS



SECTION A-A

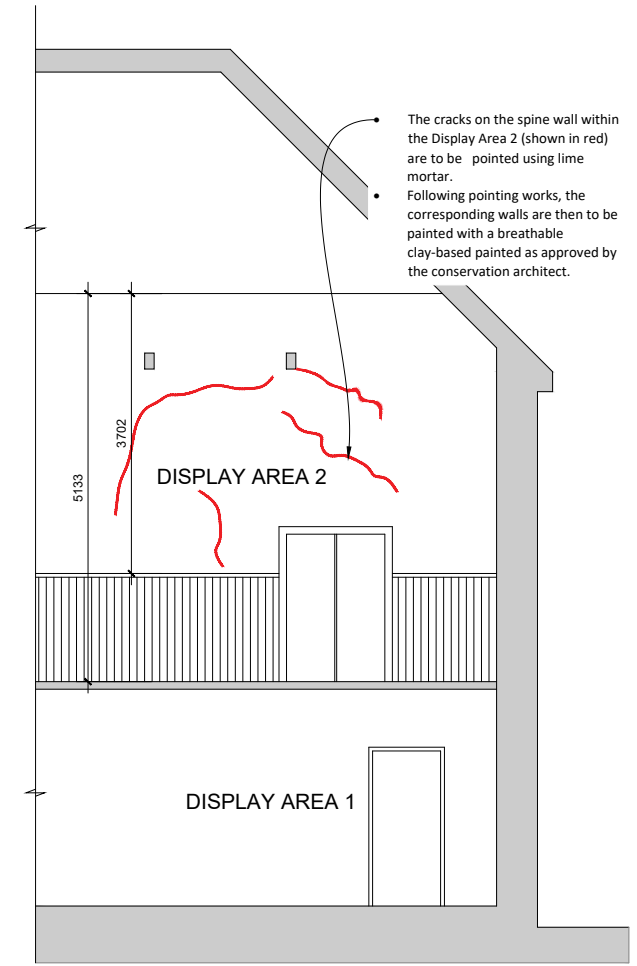
- The southeastern wall (hatched in purple) of Store 1 on the first floor, where the plaster is coming away from the underlying masonry, is to be replastered using a traditional lime-based plaster. The surface area of the subject section of wall to be plastered is approx. 3.16sqm.
- The internal cracks on the external walls (shown in red) which correspond to the cracks visible externally are to be repointed using a traditional lime mortar prior to the grouting works.
- Following internal crack repairs, the corresponding walls are then to be painted with a breathable clay-based paint as approved by the conservation architect.



SECTION B-B

- There is crack stitching to be carried out to the spine wall at first floor level next to the stairwell. The crack on the side of the stairwell (indicated in green) over the door is to be stitched.
- Following internal crack repairs, the corresponding walls are then to be painted with a breathable clay-based paint as approved by the conservation architect.

- 200x75x23 Kg PFC channel to be installed where indicated. Fix to existing timber beam under partition with M10 bolts, double washers and nuts at 600mm centres, staggered 50mm above and below the central line.
- 60 minute fire rated plaster board with skim finish to match surround wall is to be applied to either side of the new channel.



SECTION C-C

- The cracks on the spine wall within the Display Area 2 (shown in red) are to be re-pointed using lime mortar.
- Following pointing works, the corresponding walls are then to be painted with a breathable clay-based paint as approved by the conservation architect.



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Job Title:  
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AT KINSALE REGIONAL MUSEUM

Client:  
CORK COUNTY COUNCIL

Drg Title:  
SECTIONS

Scale:  
1:100@A3

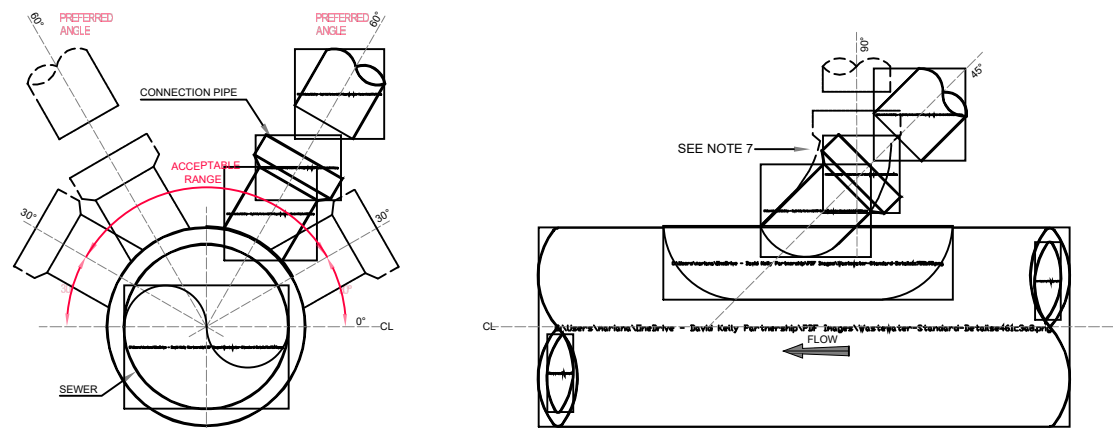
Date:  
APRIL 2026

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Drg No.:  
250102-T-006

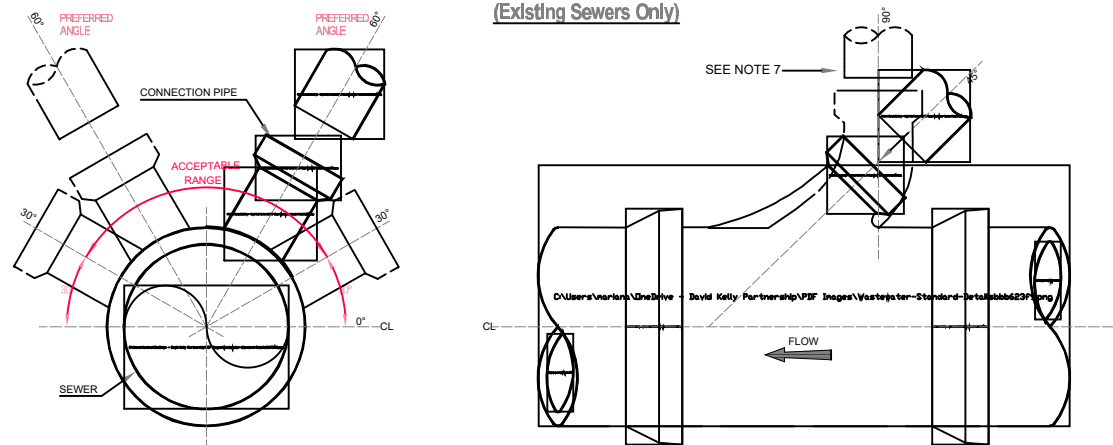
TENDER DRAWINGS

1. ALL DIMENSIONS ARE IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
2. AS FAR AS PRACTICABLE, JUNCTIONS AND SERVICE CONNECTIONS SHALL BE BUILT IN FOR ALL PLANNED USERS WHEN THE SEWER IS BEING CONSTRUCTED. WHERE IT IS NECESSARY TO MAKE A POST-CONSTRUCTION CONNECTION THE DEVELOPER SHALL BRING THE SERVICE CONNECTION TO THE INSPECTION CHAMBER, INSTALL THE INSPECTION CHAMBER AND SEAL THE UPSTREAM END UNTIL THE CONNECTION IS REQUIRED.
3. THE VERTICAL ANGLE BETWEEN THE SERVICE CONNECTING PIPE AND THE HORIZONTAL SHALL BE WITHIN THE ACCEPTABLE RANGE OF 30° TO 90°.
4. WHERE THE SERVICE PIPE CONNECTION WITHIN THE FOOTPRINT OF THE SELF LAY AGREEMENT IS BEING MADE TO A SEWER WITH A NOMINAL INTERNAL DIAMETER OF 300mm DIAMETER OR LESS, CONNECTIONS SHALL BE MADE USING 45° ANGLE JUNCTIONS.
5. WHERE THE CONNECTION IS BEING MADE TO A SEWER WITH A NOMINAL INTERNAL DIAMETER GREATER THAN 300mm, THE FOLLOWING SHALL APPLY:
  - A. WHERE THE DIAMETER OF THE CONNECTING PIPE IS GREATER THAN HALF THE DIAMETER OF THE SEWER, AN ACCESS MANHOLE SHALL BE CONSTRUCTED TO FORM THE CONNECTION POINT, OR,
  - B. WHERE THE DIAMETER OF THE CONNECTION PIPE IS LESS THAN OR EQUAL TO HALF THE DIAMETER OF THE SEWER, THEN THE CONNECTION SHALL BE MADE USING A PREFORMED Y-BRANCH FITTING WITH A 45 DEG. SLOW BEND TO FORM THE CONNECTION TO THE WORKS.
6. CONNECTION USING SADDLES MAY ONLY BE USED IN EXCEPTIONAL CIRCUMSTANCES AND ONLY TO WHERE THE CONNECTION IS TO AN EXISTING SEWER. CONNECTIONS MADE WITH SADDLE FITTINGS SHALL BE MADE BY CUTTING AND SAFELY REMOVING A CORE FROM THE PIPE AND JOINTING THE SADDLE FITTING TO THE PIPE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO ENSURE A WATERTIGHT JOINT. THE CONNECTING PIPE SHALL NOT PROTRUDE INTO THE SEWERS.
7. THE USE OF 90° "Y"-BRANCH OR SADDLE CONNECTIONS TO THE SEWER MAY BE ALLOWED, PROVIDED THE SADDLE OR BRANCH INCORPORATES A SWEEP TEE CONNECTION TOWARDS THE DIRECTION OF FLOW OF THE SEWER.



CROSS-SECTIONAL VIEW OF SEWER

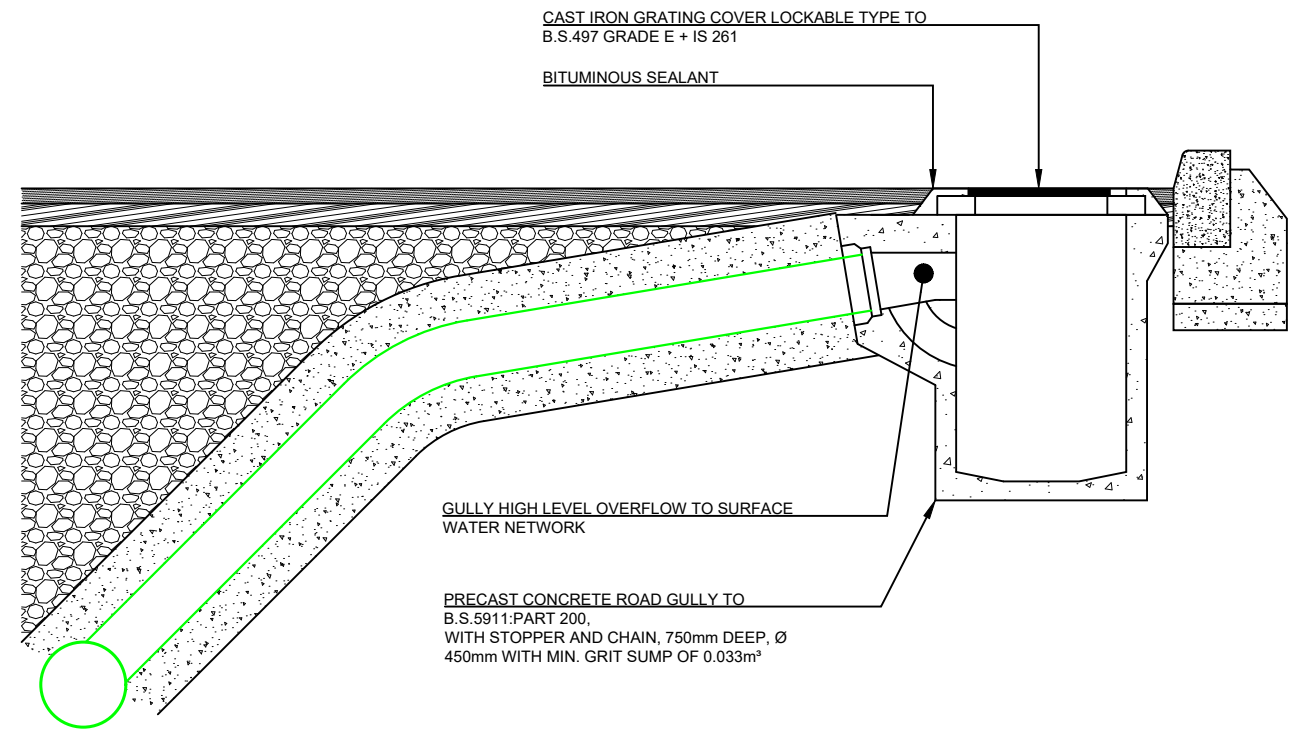
TYPICAL 45° SADDLE CONNECTION  
(Existing Sewers Only)



CROSS-SECTIONAL VIEW OF SEWER

45° "Y" BRANCH

TYPICAL SEWER / SERVICE PIPE CONNECTION @ NTS  
(IRISH WATER REF. STD-WW-04)



TYPICAL GULLY DETAIL @ 1:20

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Job Title:  
REPAIR / UPGRADE WORKS  
AT KINSALE REGIONAL MUSEUM

Client:  
CORK COUNTY COUNCIL

Drg Title:  
DRAINAGE DETAILS

Scale:  
AS SHOWN

Date:  
APRIL 2026

Drm:  
MS

Drg No.:

250102-T-007

TENDER DRAWINGS