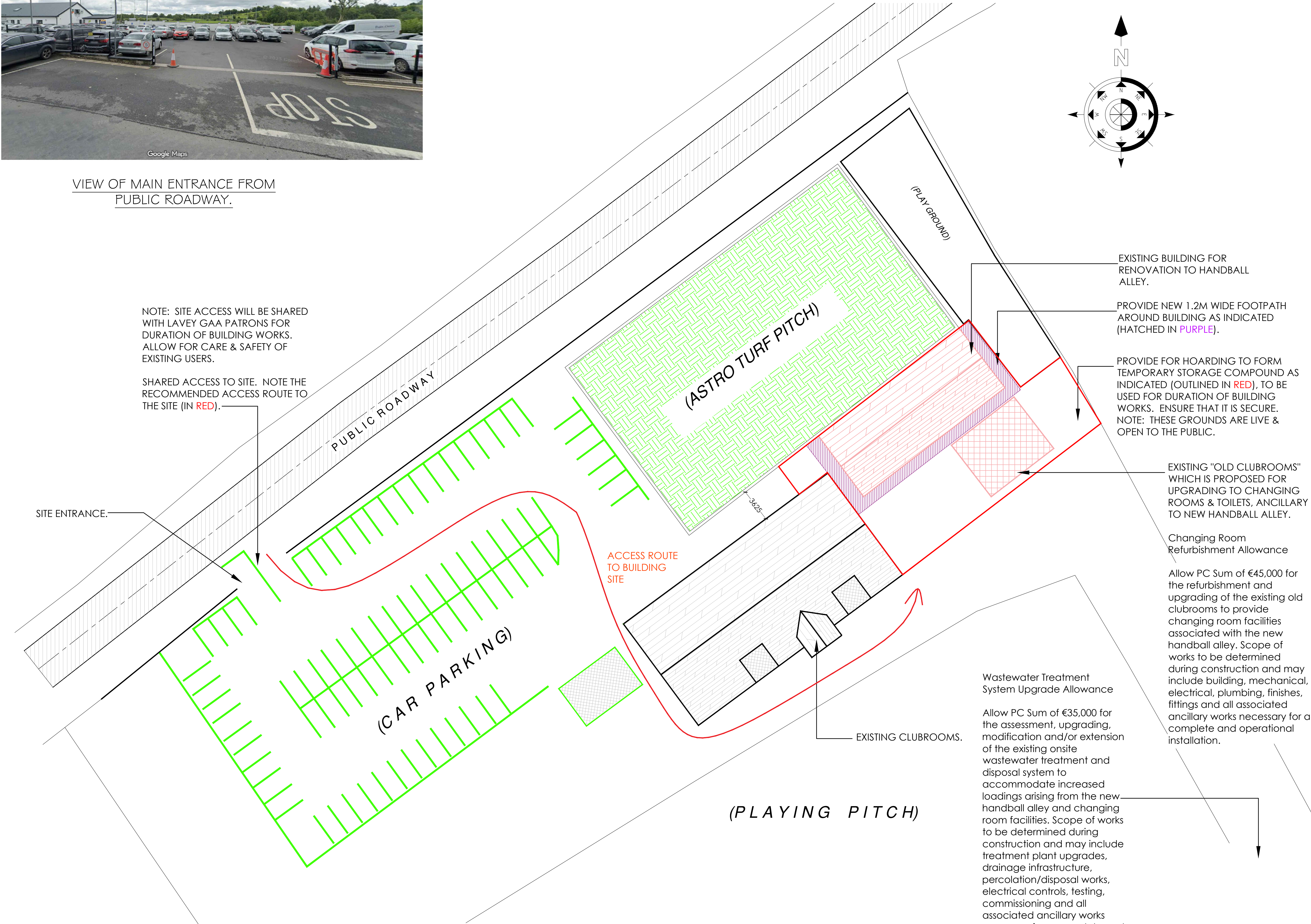




VIEW OF MAIN ENTRANCE FROM PUBLIC ROADWAY.



SITE LAYOUT PLAN (scale 1:200).

TENDER DRAWINGS ONLY



A project supported by PEACEPLUS; a programme managed by the Special EU Programmes Body (SEUPB).

Rev.	Date	Description	Chkd
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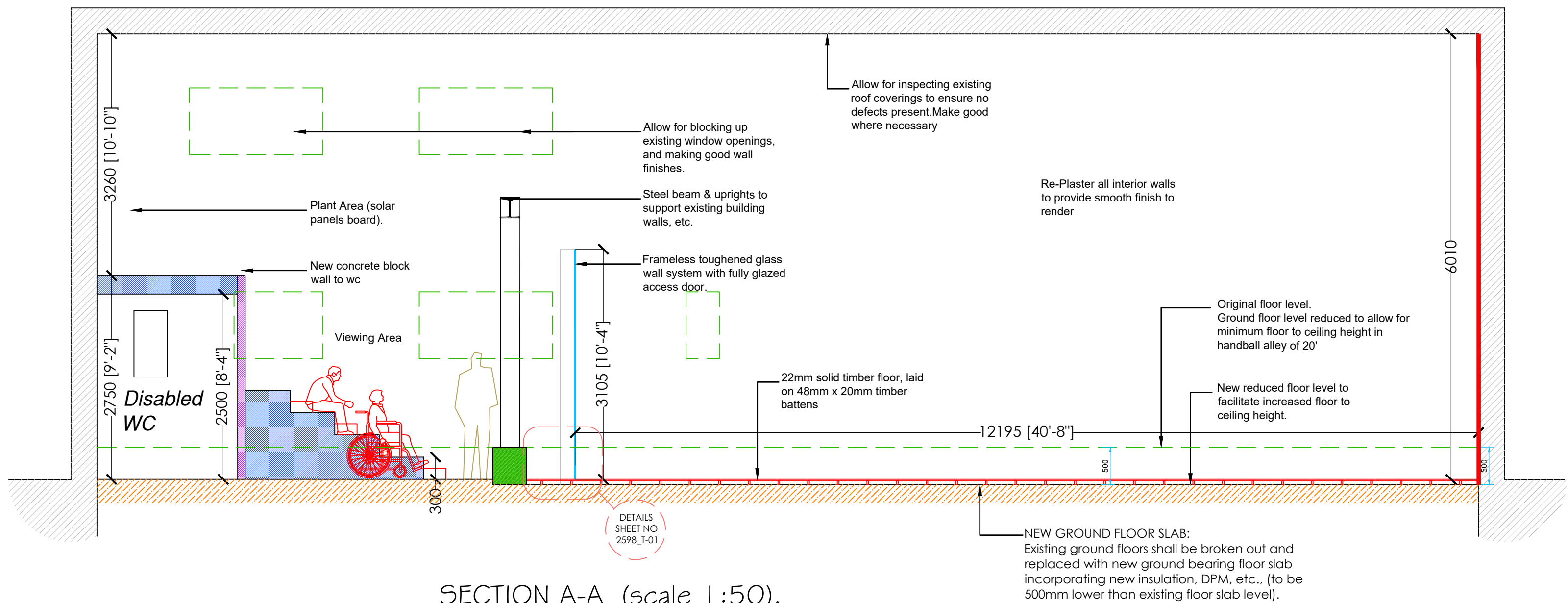


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Project:
RE-CONSTRUCTION OF EXISTING BUILDING TO FORM NEW HANDBALL ALLEY WITH ASSOCIATED DEVELOPMENT WORKS, AT LAVEY GAA GROUNDS, NEW INNS, BALLYJAMESDUFF, CO. CAVAN.

Date: June 2025	Design: J.J.	Drawn By: A.V.
Drawing Stage: Preliminary	Tender Planning	Construction
Title: Construction Drawings - Site Layout Plan.		
Client: LAVEY GAA		
Project No.: 25_98	Scale: 1:200	Drawing No.: 2598_T-01

TENDER
DRAWINGS ONLY



SECTION A-A (scale 1:50).

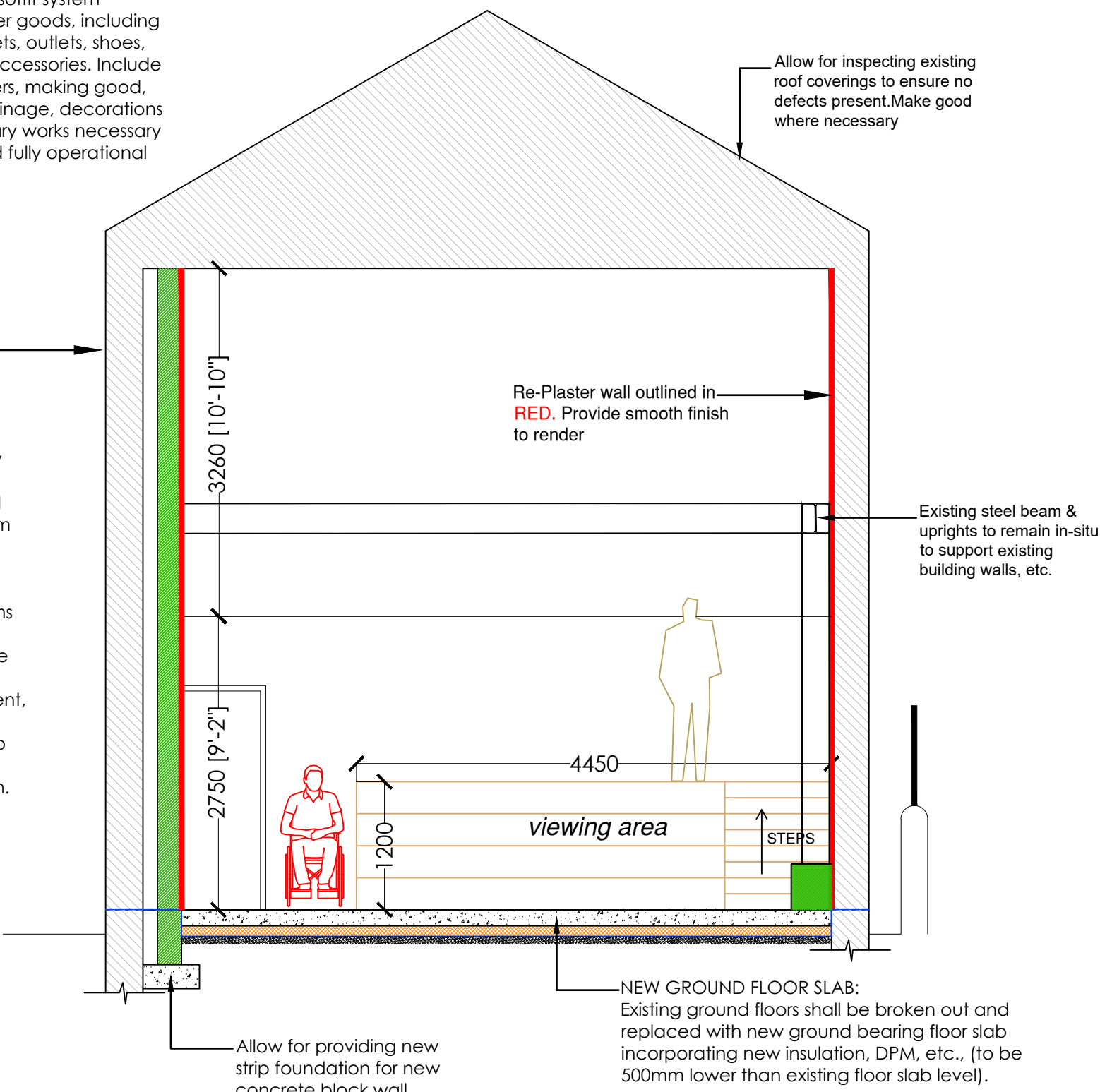
WALL TYPE LEGEND	
	PROPOSED WALLS FOR DEMOLITION
	NEW CONSTRUCTION.
	EXISTING MASONRY WALLS
All internal partition walls, in light gauge steel, 70mm width, with 12.5mm Type A plasterboard & skim finish to both sides.	

Fascia, Soffit and Rainwater Goods Renewal.

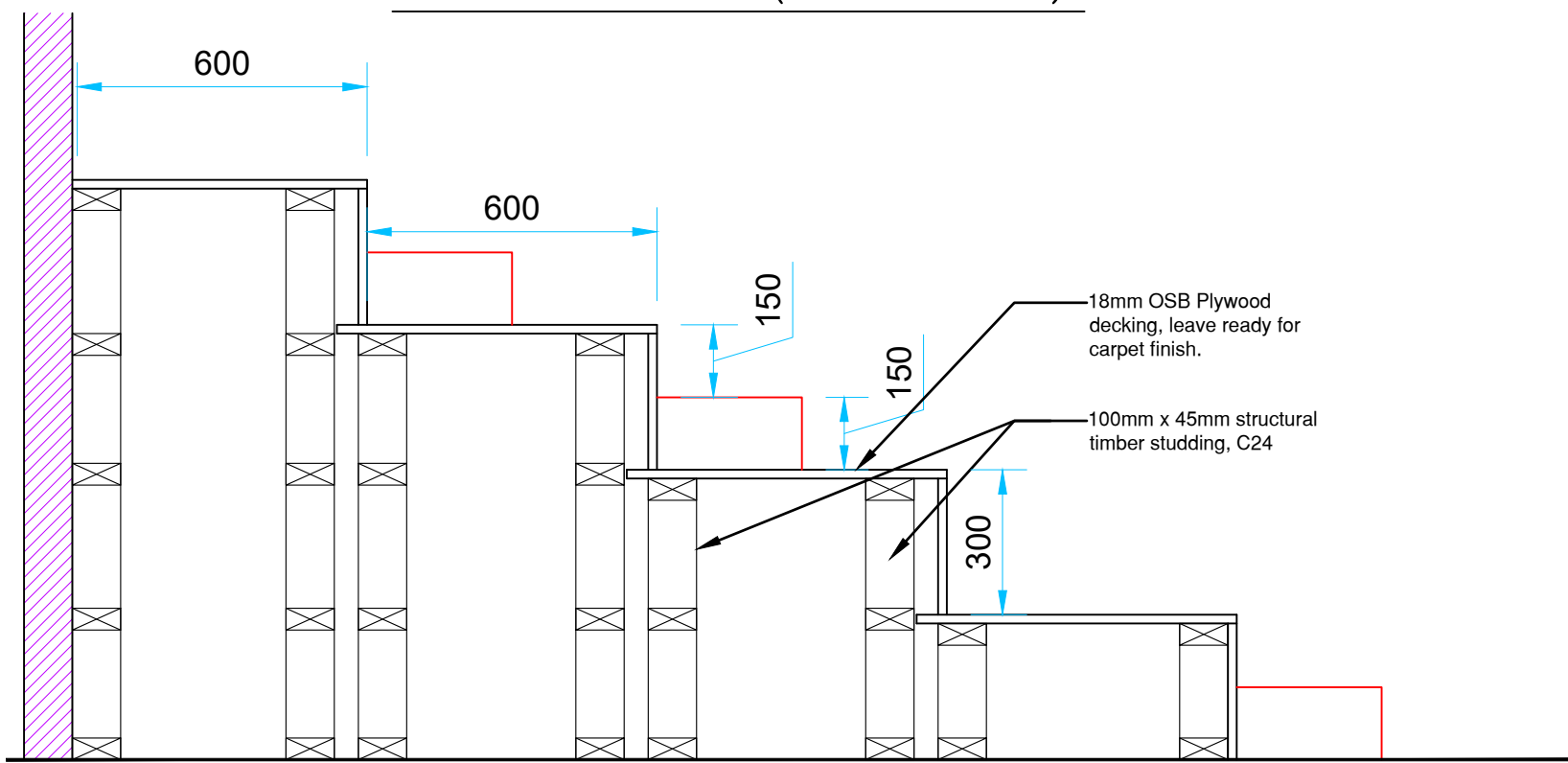
Remove existing fascia boards, soffits, gutters, downpipes and associated fittings. Supply and install new fascia and soffit system together with new rainwater goods, including gutters, downpipes, brackets, outlets, shoes, fixings and all associated accessories. Include all necessary support timbers, making good, connections to existing drainage, decorations where required and ancillary works necessary to provide a complete and fully operational rainwater disposal system.

External Render Renewal.

Remove all loose, hollow-sounding and defective render. Prepare existing substrate and carry out all necessary localised repairs. Apply new external Tyrolean render finish system to all existing rendered elevations, including base coats, reinforcement mesh where required, beads, trims and making good. Finish to match existing appearance unless otherwise directed. Include all access equipment, preparation, repairs and ancillary works necessary to provide a complete and durable weatherproof finish.



SECTION B-B (scale 1:50).



Detail Thru' Spectator Seating Area
Scale - 1 : 15



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Project:
RE-CONSTRUCTION OF EXISTING BUILDING TO FORM NEW HANDBALL ALLEY WITH ASSOCIATED DEVELOPMENT WORKS, AT LAVAY GAA GROUNDS, NEW INNS, BALLYJAMESDUFF, CO. CAVAN.

Date: Sept. 2025 Design: J.J. Drawn By: A.V.

Drawing Stage: Preliminary Tender
Planning Construction

Title: Construction Drawings - Ground Floor Plan, Section A-A & Section B-B

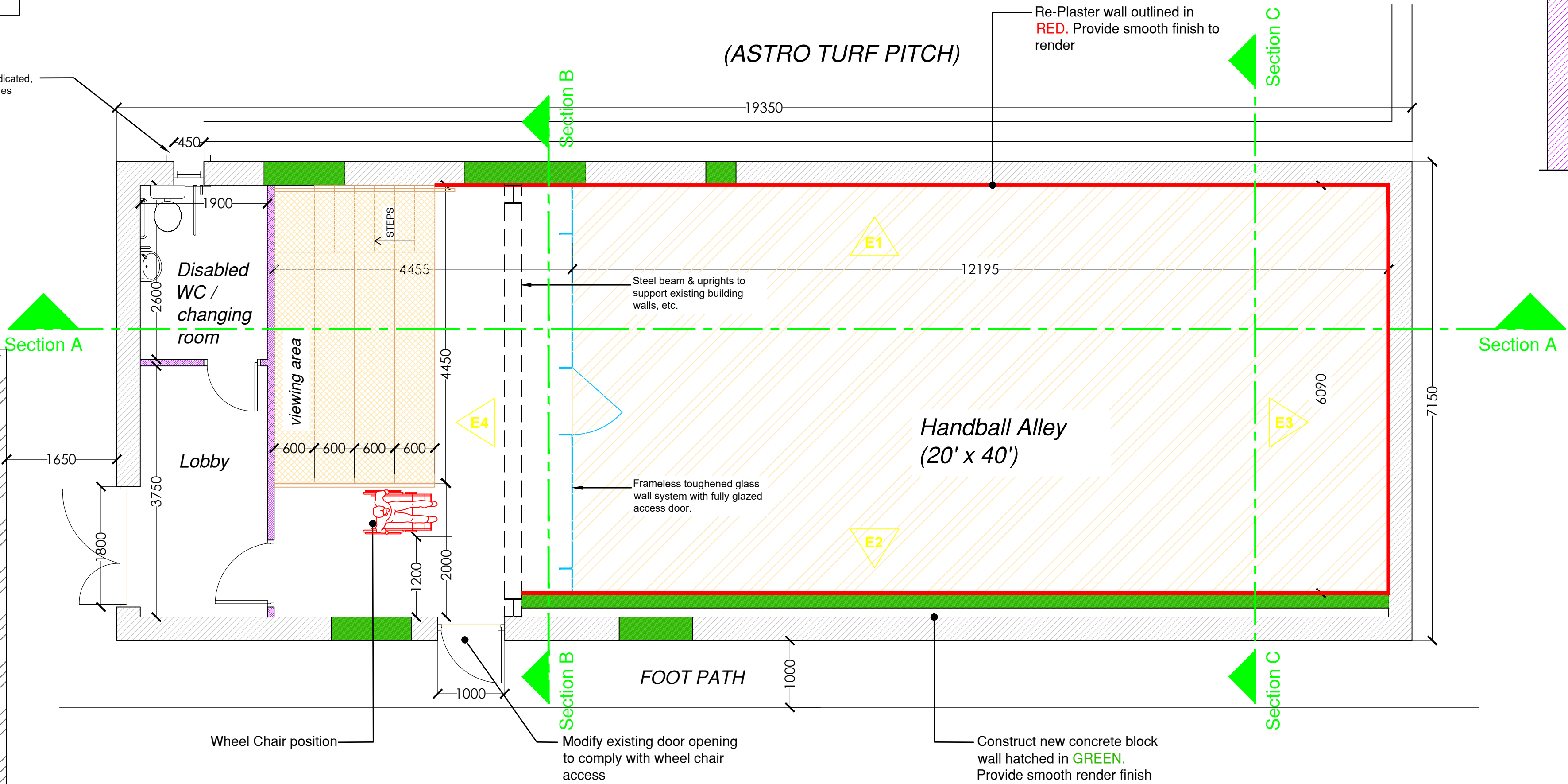
Client: LAVAY GAA

Project No.: 25_98 Scale: 1:50, 1:10 Drawing No.: 2598.T-02 Rev:

GLASS WALL

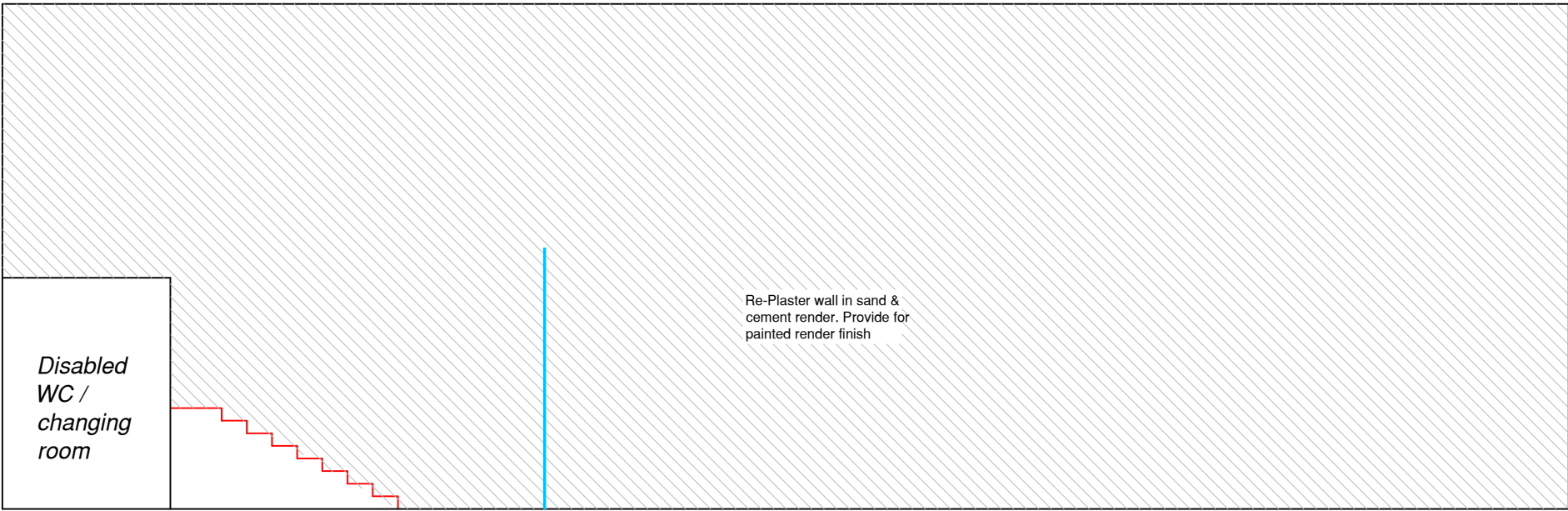
- Bespoke toughened glass wall of min 12mm thickness to be supplied and installed by a specialist approved sub-contractor and is to be approved by the Client/Engineer. Sub-contractor will provide evidence of previous work.
- Min height of glass wall is 12ft (3.65m).
- Vertical trench to be chased from each side wall to fit the U-Channel for the glass to securely fit. U-Channel, gasket, fixing, etc. as per manufacturer specification. U-Channel should not extend so far that it will impact the bounce of a 45mm dia. ball.
- Horizontal stability gained through glass stiffeners at the end of each panel as per manufacturer drawings
- The glass door on glass wall should be in the centre of the wall with min width of 900mm
- Any fixings should be flush with the playing area.

ADJOINING BUILDING
(CLUB ROOMS &
DRESSING ROOMS)

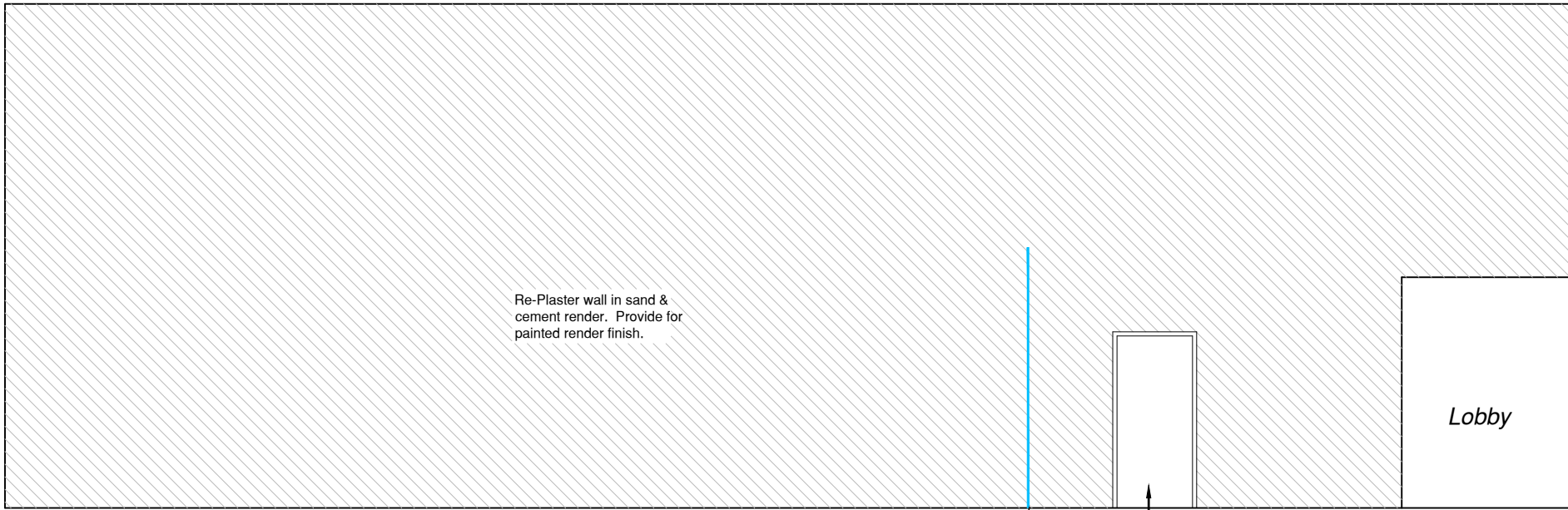


GROUND FLOOR PLAN (scale 1:50).

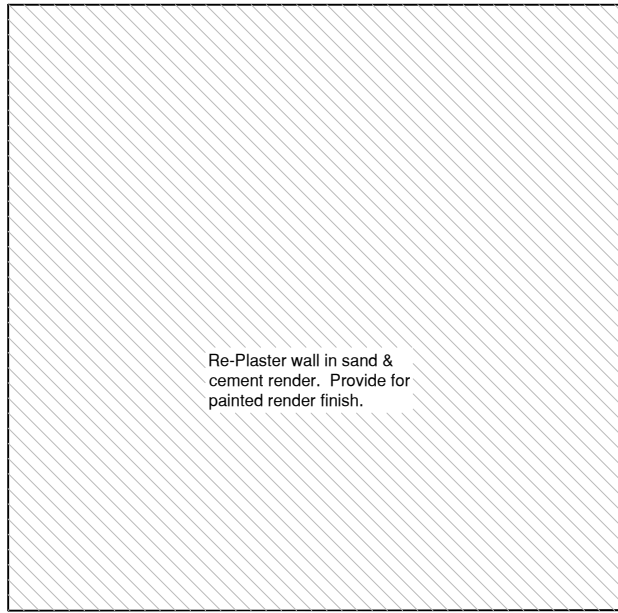
HAND BALL ALLEY



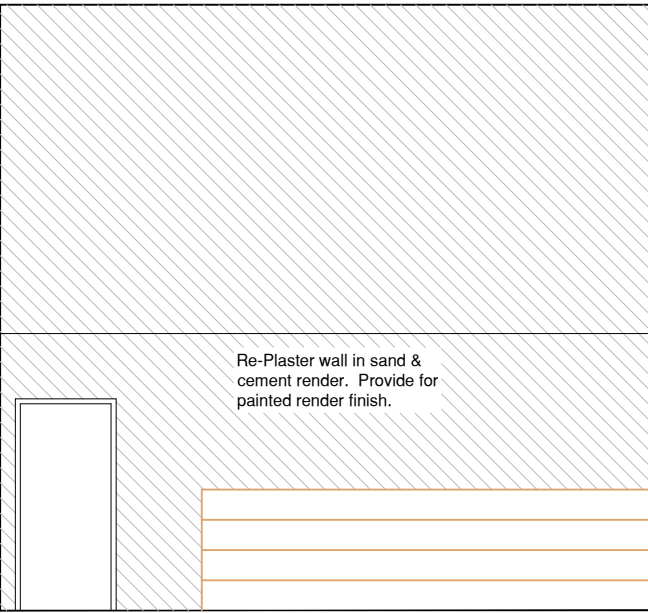
ELEVATION 1



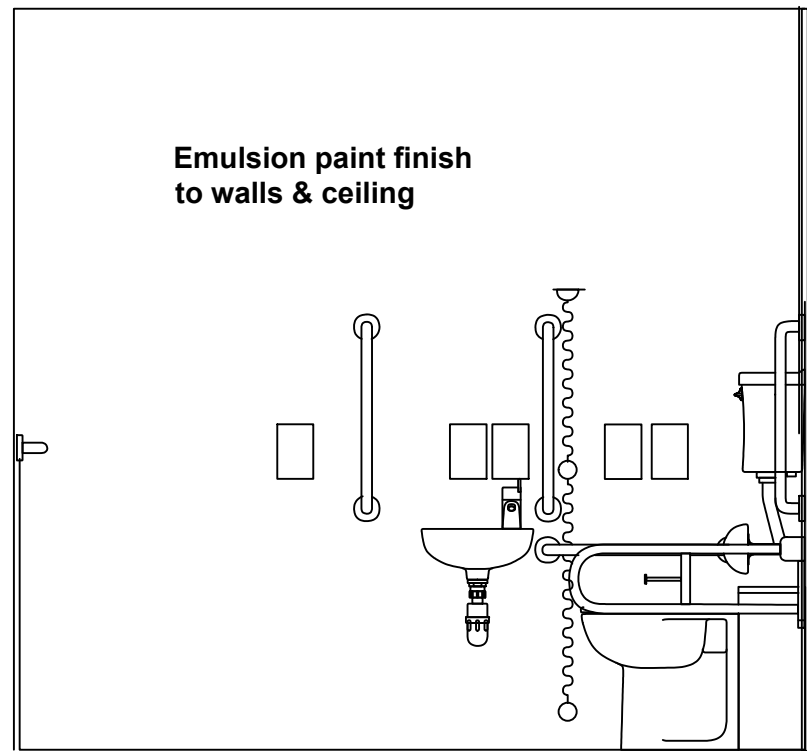
ELEVATION 2



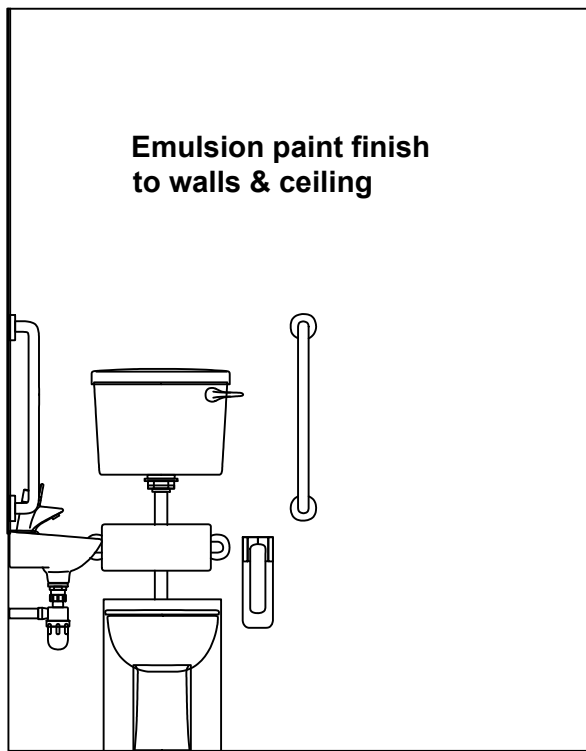
ELEVATION 3



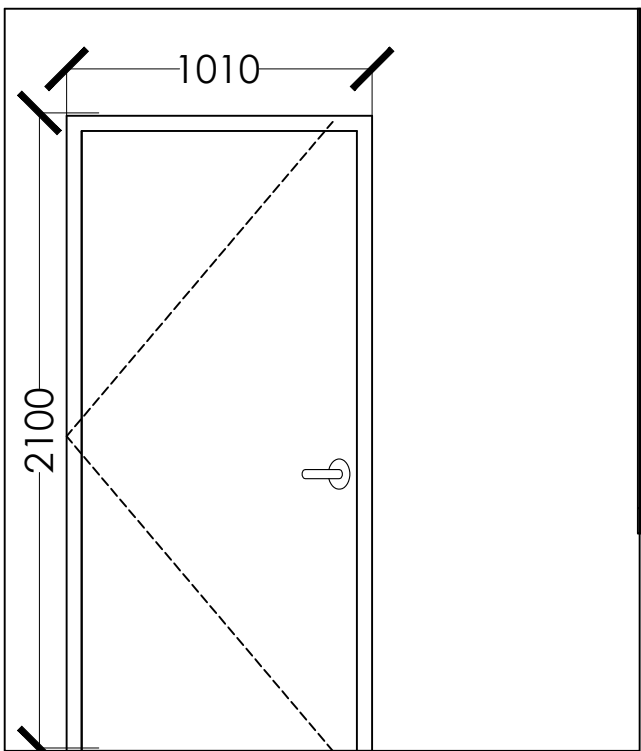
ELEVATION 4



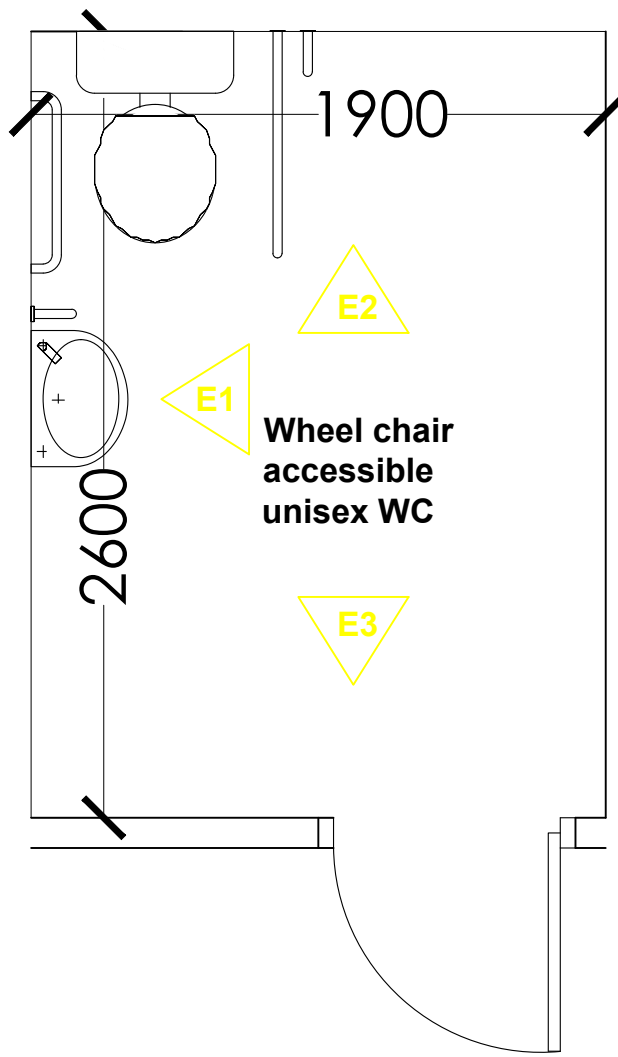
ELEVATION 1



ELEVATION 2



ELEVATION 3

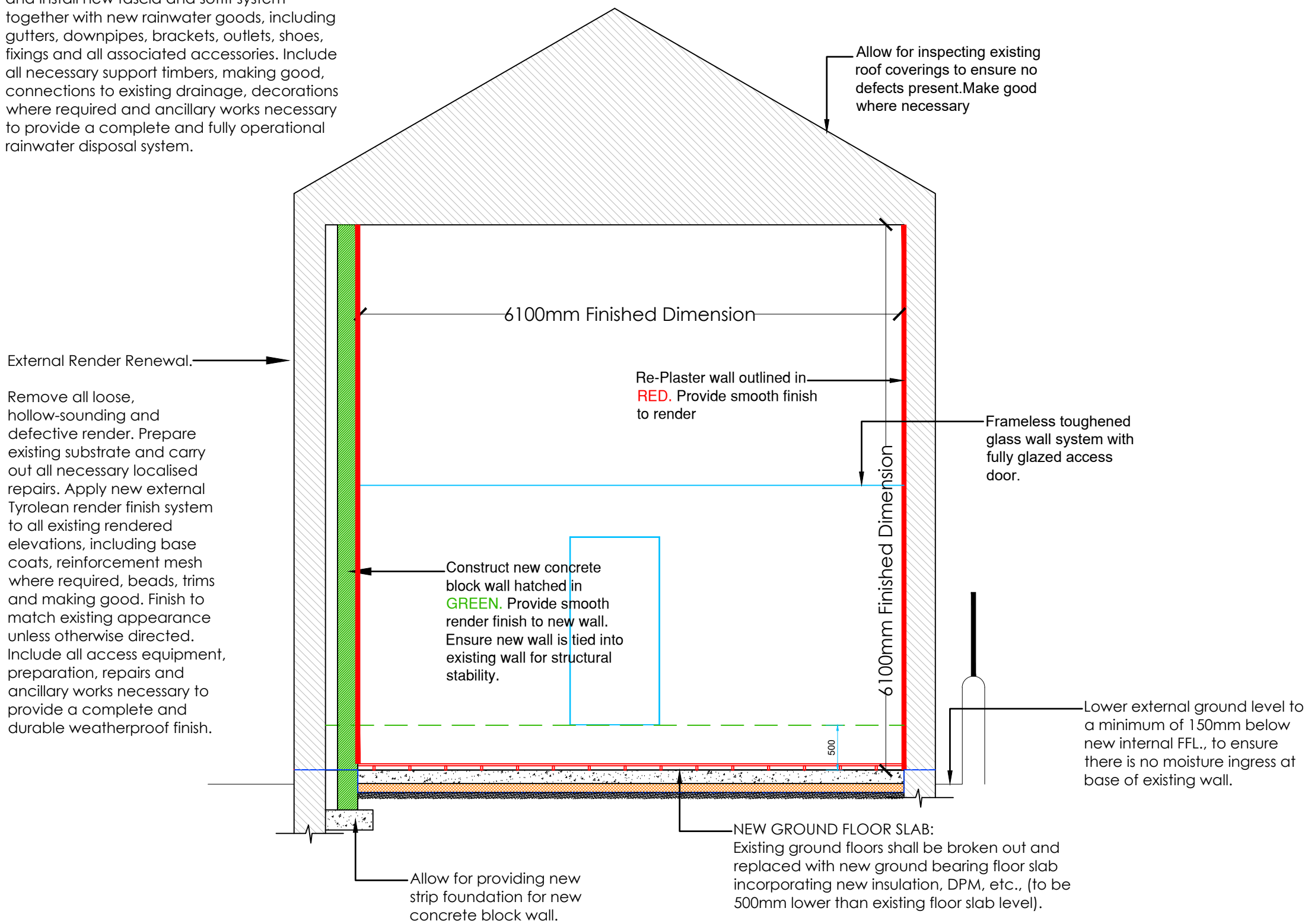


DISABLED TOILET DOOR

Quantity	Description
-	Stainless steel hinges to be supplied and installed by door manufacturer
1 nr	Overhead door closer with adjustable power and delayed closing.
1 pair	Lever handles
1 nr	Cylinder & asymmetric turn & indicator, with emergency release.
1 nr	Cranked 750x67x19mm pull handle with secret fixings at 600mm centres. Satin stainless steel finish
1 nr	Horizontal pull rail to inside face of door
1 nr	76m circular wheelchair accessible toilet symbol to BS 5499.
2 nr	900 x 150mm kicking plate, satin stainless steel 1.5mm drilled and countersunk.
1 nr	450 x 100 x 2.5mm push plate, satin stainless steel finish
1 nr	SSS buffered coat hook
1 nr	Door Stop

Fascia, Soffit and Rainwater Goods Renewal.

Remove existing fascia boards, soffits, gutters, downpipes and associated fittings. Supply and install new fascia and soffit system together with new rainwater goods, including gutters, downpipes, brackets, outlets, shoes, fixings and all associated accessories. Include all necessary support timbers, making good, connections to existing drainage, decorations where required and ancillary works necessary to provide a complete and fully operational rainwater disposal system.

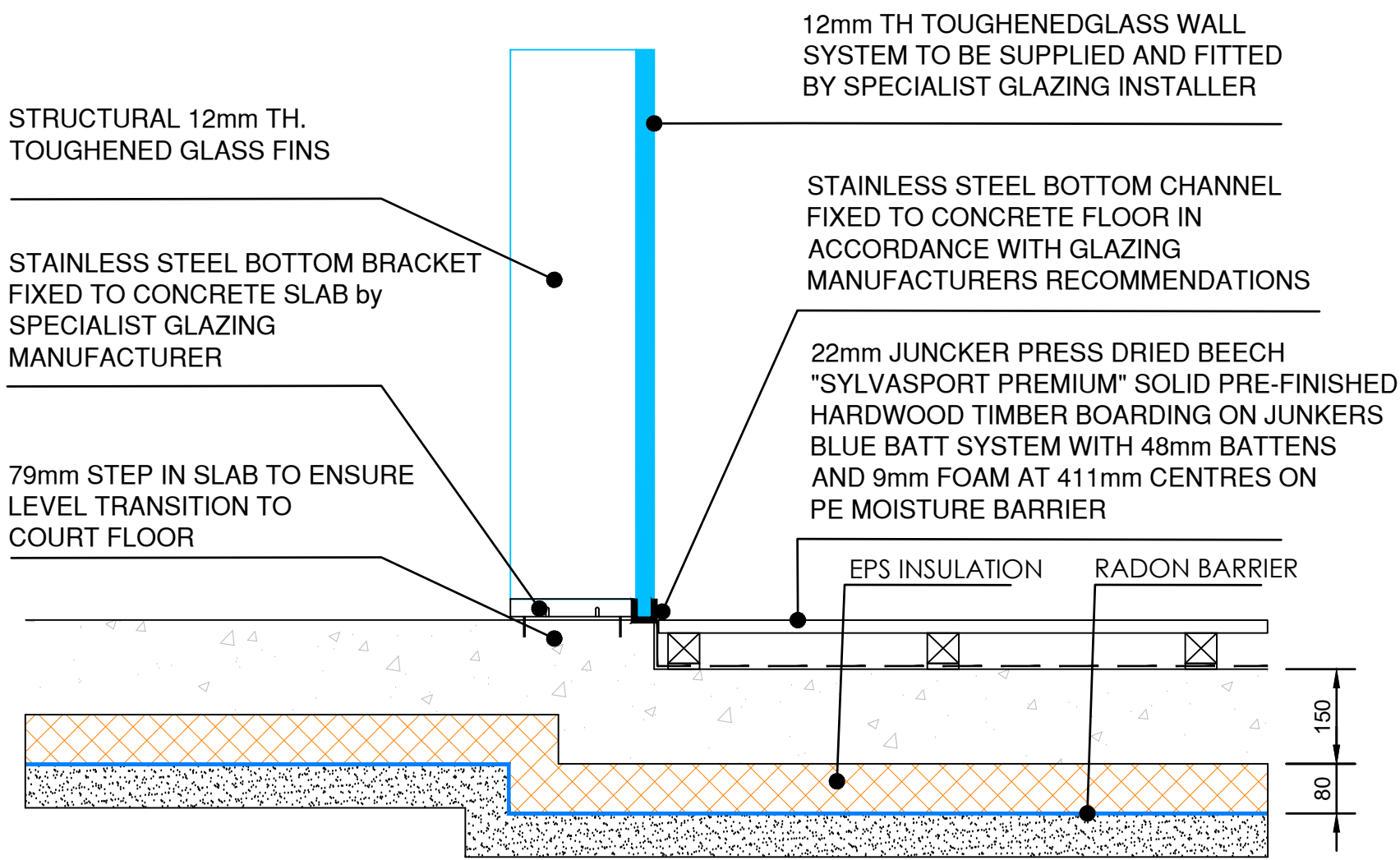


SECTION C-C (scale 1:50).

GLASS WALL

- Bespoke toughened glass wall of min 12mm thickness to be supplied and installed by a specialist approved sub-contractor and is to be approved by the Client/Engineer. Sub-contractor will provide evidence of previous work.
- Min height of glass wall is 12ft (3.65m).
- Vertical trench to be chased from each side wall to fit the U-Channel for the glass to securely fit. U-Channel, gasket, fixing, etc. as per manufacturer specification. U-Channel should not extend so far that it will impact the bounce of a 45mm dia. ball.
- Horizontal stability gained through glass stiffeners at the end of each panel as per manufacturer drawings
- The glass door on glass wall should be in the centre of the wall with min width of 900mm
- Any fixings should be flush with the playing area.

WALL TYPE LEGEND	
	PROPOSED WALLS FOR DEMOLITION
	NEW CONSTRUCTION.
	EXISTING MASONRY WALLS
All internal partition walls, in light gauge steel, 70mm width, with 12.5mm Type A plasterboard & skim finish to both sides.	



New Floor Detail at Glass Partition Wall
Scale - 1 : 10



A project supported by PEACEPLUS; a programme managed by the Special EU Programmes Body (SEUPB).

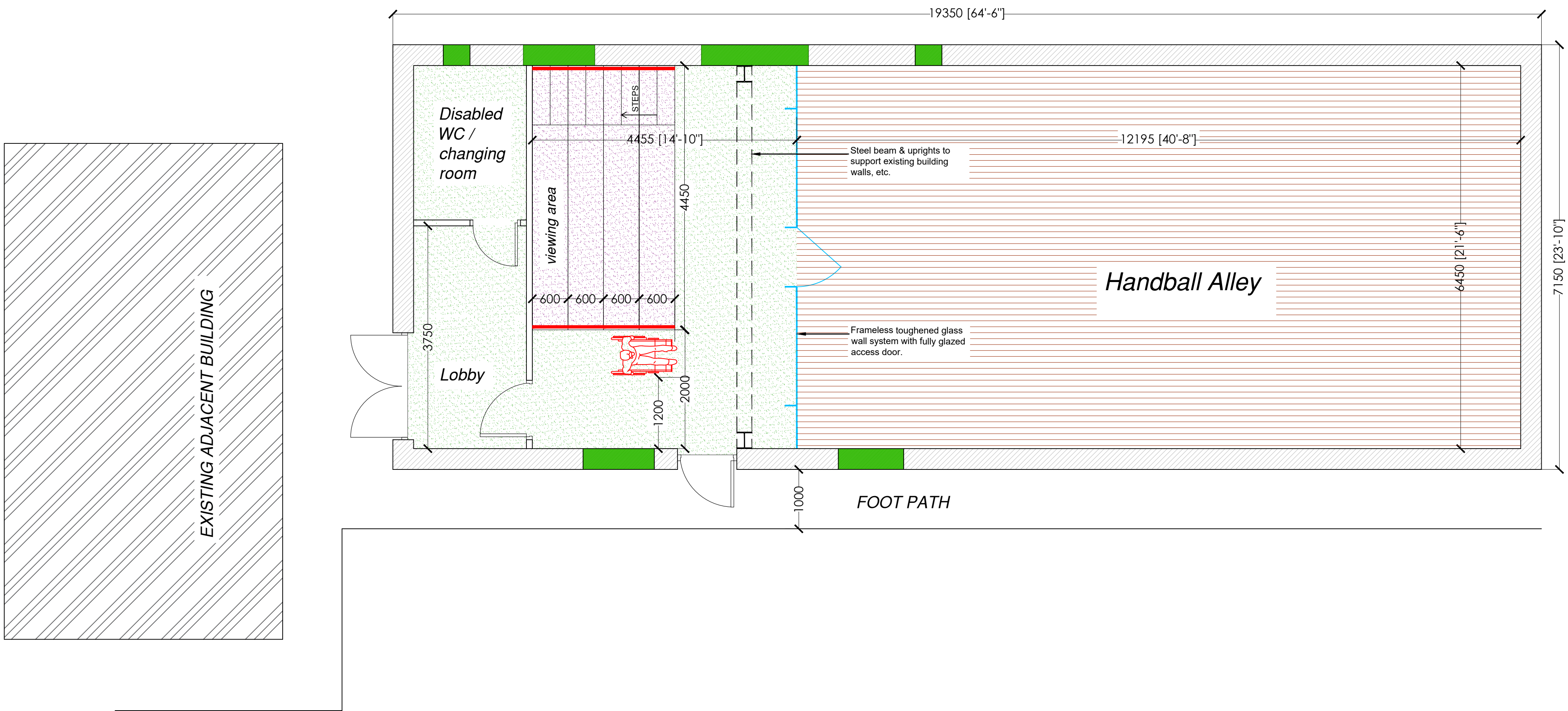
Rev.	Date	Description	Chkd
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Project: RE-CONSTRUCTION OF EXISTING BUILDING TO FORM NEW HANDBALL ALLEY WITH ASSOCIATED DEVELOPMENT WORKS, AT LAVAY GAA GROUNDS, NEW INNS, BALLYJAMESDUFF, CO. CAVAN.			
Date: Mar. 2026	Design: J.J.	Drawn By: A.V.	
Drawing Stage: Preliminary	Planning	Tender	
Title: Construction Drawings - Internal Elevations, Section C-C & Details.			
Client: LAVAY GAA			
Project No.: 25_98	Scale: 1:50, 1:10	Drawing No.: 2598_T-03	Rev:

TENDER
DRAWINGS ONLY



GROUND FLOOR PLAN (scale 1:50).

LEGEND

- INDICATES FLOOR COVERING TO BE 2mm "FORBO SAFESTEP" ALLOW FOR 3 NO COLOURS IN PATTERNS TO BE SELECTED BY ARCHITECT WITH ALL JOINTS/SEAMS TO BE WELDED IN MATCHING COLOUR
- INDICATES CARPETING, TO BE "HECKMONDWIKE MONTAGE" IN A COLOUR TO BE SELECTED BY THE ARCHITECT WITH ALL JOINTS/SEAMS TO BE WELDED IN MATCHING COLOUR
- INDICATES TIMBER SPORTS FLOOR, TO BE 22mm JUNKER PRESS DRIED BEECH "SYLVASPORT PREMIUM" SOLID PRE-FINISHED HARDWOOD TIMBER BOARDING ON JUNKERS BLUE BATT SYSTEM WITH 48mm BATTENS ON 9mm FOAM AT 411mm CENTRES ON PE MOISTURE BARRIER

NOTE:
ALL AREAS WITH NEW SAFESTEP SHEET FLOORING ARE TO HAVE WELDED SKIRTINGS TO MATCH FLOORING WITH ROUNDED BACKING SUPPORT TO BE SUPPLIED AND INSTALLED BY THE MAIN CONTRACTOR

NOTE:
ALL AREAS WITH NEW JUNKERS TIMBER FLOORING SYSTEM TO HAVE JUNKERS COMBI SKIRTING SUPPLIED AND INSTALLED BY THE MAIN CONTRACTOR, COLOUR TO BE SELECTED BY THE ARCHITECT.

NOTE:
ALL AREAS WITH NEW CARPET FLOORING TO HAVE TIMBER SKIRTING TO BE SUPPLIED AND FITTED BY THE MAIN CONTRACTOR.

TENDER
DRAWINGS ONLY



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Rev.	Date	Description	Chkd
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Project:
RE-CONSTRUCTION OF EXISTING BUILDING TO FORM NEW HANDBALL ALLEY WITH ASSOCIATED DEVELOPMENT WORKS, AT LAVELY GAA GROUNDS, NEW INNS, BALLYJAMESDUFF, CO. CAVAN.

Date: Mar. 2026	Design: J.J.	Drawn By: A.V.
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Drawing Stage: Preliminary Planning	Tender Construction
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Title:
CONSTRUCTION DRAWINGS - GROUND FLOOR FINISHES

Client:
LAVELY GAA

Project No.: 25_98	Scale: 1:50	Drawing No.: 2598_T-04	Rev:
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MK Plate Switch wide rocker 3 Gang 2 way 10A

MK: K4783WHI

MK Logic 10 Amp light switch
MK Wide rocker: 3 Gang 2 way single pole
Dimensions: 86mm x 86mm
BS EN60669-1 : 2000



MK Switched Double Socket 13amp Double Pole

MK K2747WHI
MK Logic switches and sockets have a 3-operated child resistant shutter system, designed to inhibit access to the electricity supply unless all 3 pins of a standard 13 amp plug are in position.

Features to ensure a quick and easy installation of MK sockets come as standard across the MK Electric range, including in-line terminals and clear technical markings.

The MK Electric 10 year guarantee gives you total peace of mind.

Electrics. General Note:

Fittings to comply with TGD Part M: Access for people with Disabilities. All light switches etc to be located 1200mm above floor level, wall sockets at 450mm or 150mm above counter tops. Electrical Installation, Design and ETCI Certificates. Electrical installation to be designed and constructed strictly in accordance with the latest ESB regulations, the latest editions of the ECTI codes of practice and ETCI National Rules for Electrical Installations. The contractor shall install, inspect and test the electrical system and issue his ETCI Certificate at Practical Completion.

Electrical Summary:

System: Provide for the completion of the system as noted in main specification and drawings. Electrical contractor to ascertain all required work to provide new electrical system to current standards. Supply and fit all electrical fittings as noted on the drawings, including external sockets and fittings associated with the plumbing/heating installation.

Supply and install the following:

All lights, recessed lights, extractor lights, standard pendant fittings, external lights, low energy bulbs and fittings, door bell and sounders, kitchen pendant and fluorescent lights, wall lights, special pendant lights, external wall lights. ALL SWITCHES, SOCKETS AND ACCESSORIES from MK logic range. All internal/external power/data points,telephone points, light switches, override switches for external PIR lights. Fit all electrical appliances.

Fire/Smoke Alarm: All smoke/heat detectors to comply with IS 409:1998 OF BS5446 (Part 1). Minimum Grade D system-LD2 fire detection and alarm system in accordance with BS 5839 Part 6:2004

Security System Installation: Provide new integrated security system comprising intruder detection, remote monitoring capability, CCTV surveillance and recording equipment, including all associated infrastructure, electrical connections, commissioning and ancillary works necessary for a complete and operational installation.

FIRE ALARM SYSTEM SPECIFICATION

Type and Level of Coverage

Fire detection and alarm system coverage to be provided to achieve a category L2/L3 level of coverage to IS 3218: 2013.

Fire Alarm Panel, MCP'S and Sounders

- automatic detection (smoke and heat detection as appropriate) shall be provided throughout all escape routes and rooms directly off escape routes throughout the office unit.
- alarm sounders to be provided throughout the development sufficient to achieve a minimum of 65dBA or 5dBA above normal ambient noise levels >30sec in duration, throughout the proposed development.
- manual call points at final exit to comply with the requirements of IS 3218: 2013.
- all cables used in the Fire Detection and Alarm systems shall meet the minimum PH classification set out in IS 3218: 2013, when tested in accordance with IS EN 50200 (including the modifications as set out in Annex E2).

EMERGENCY LIGHTING / EXIT SIGNPOSTING

Design Standard

IS EN 1838 : 2013 read in conjunction with IS3217 : 2013 Code of Practice for Emergency Lighting

Extent of Coverage

Defined and undefined escape routes, i.e.

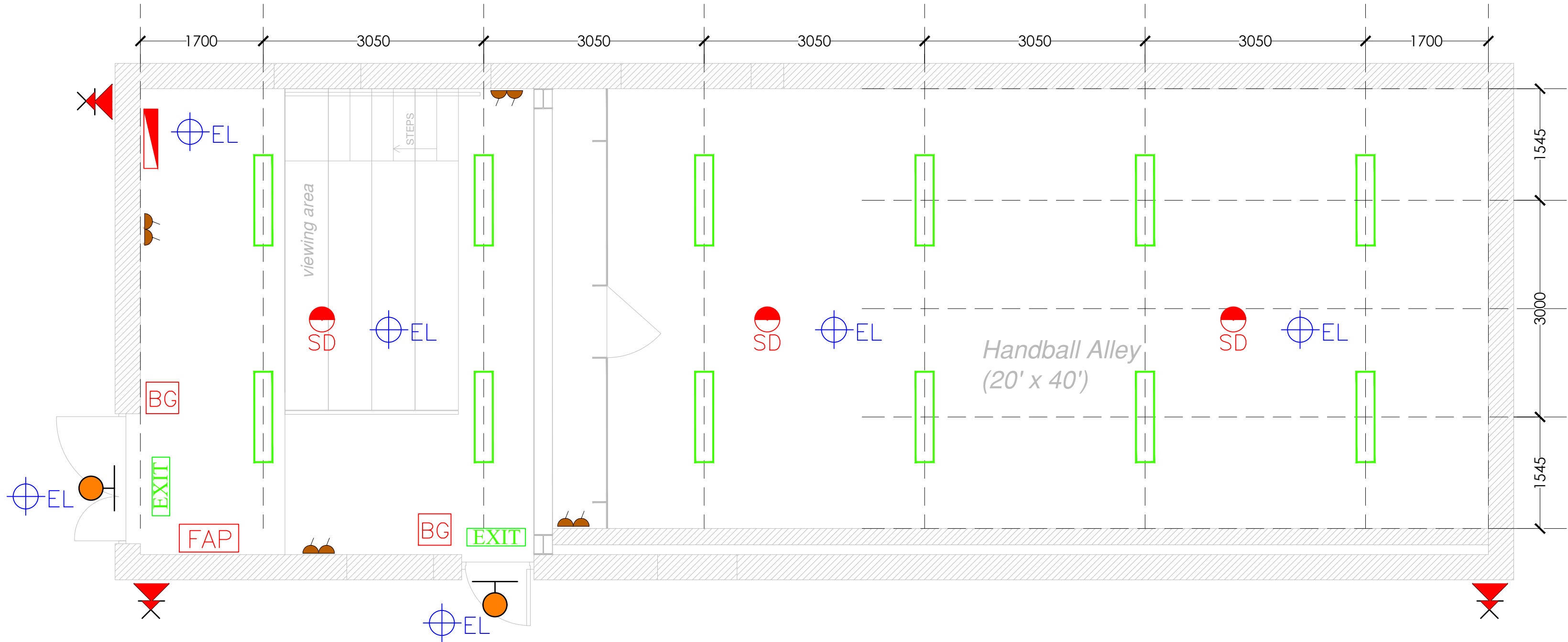
- circulation corridor/access room
- all windowless accommodation
- external escape routes which are not provided with independent lighting shall be provided with escape lighting.

Exit Signposting

At final exit doors

Type of Signs

Maintained or non-maintained internally or externally illuminated throughout, with all signage conforming with SI 299: 2007 / SI 132: 1995 and BS 5499 Part 1 (Note: SI 299 of 2007 supercedes SI of 132 of 1995).



Handball Alley Heating Allowance

Allow PC Sum of €12,500 for the supply and installation of an LPG-fired suspended warm air heating system to the handball alley, including unit heater(s) (Powrmatic or equivalent approved), LPG connections, flues, controls, electrical works, testing, commissioning and all associated ancillary works necessary for a complete and operational installation.

FLOOR PLAN (scale 1 :50).

ELECTRICAL DETAILS

- 1250mm 4 x 54W T5 Enclosed Luminaire with wire guard.
- 1500mm single 30W LED Luminaire
- Wall mounted LED Bulkhead fitting c/w integral emergency conversion unit
- Ceiling mounted LED light fitting.
- Hand Dryer.
- Consumer Unit.
- Mechanical Extraction Fan.
- 13 amp Double Socket.
- Carbon Monoxide detector.
- External Wall mounted light Fitting.

FIRE SAFETY LEGEND

- Heat Detector
- Break Glass Unit
- Indicative of areas where automatic fire detection shall be provided in compliance with IS 3217.
- Indicative of areas where emergency lighting shall be provided in accordance with IS 3218 and IS EN 1838
- Designated Exits / Direction of Escape
- Indicative location for Fire Alarm Panel.

TENDER DRAWINGS ONLY



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Project:
RE-CONSTRUCTION OF EXISTING BUILDING TO FORM NEW HANDBALL ALLEY WITH ASSOCIATED DEVELOPMENT WORKS, AT LAVAY GAA GROUNDS, NEW INNS, BALLYJAMESDUFF, CO. CAVAN.

Date: Mar. 2026
Design: J.J.
Drawn By: A.V.

Drawing Stage: Preliminary
Planning
Tender
Construction

Title: CONSTRUCTION DRAWINGS - M+E SERVICES LAYOUT

Client: LAVAY GAA

Project No.: 25_98
Scale: 1:50
Drawing No.: 2598_T-05
Rev: