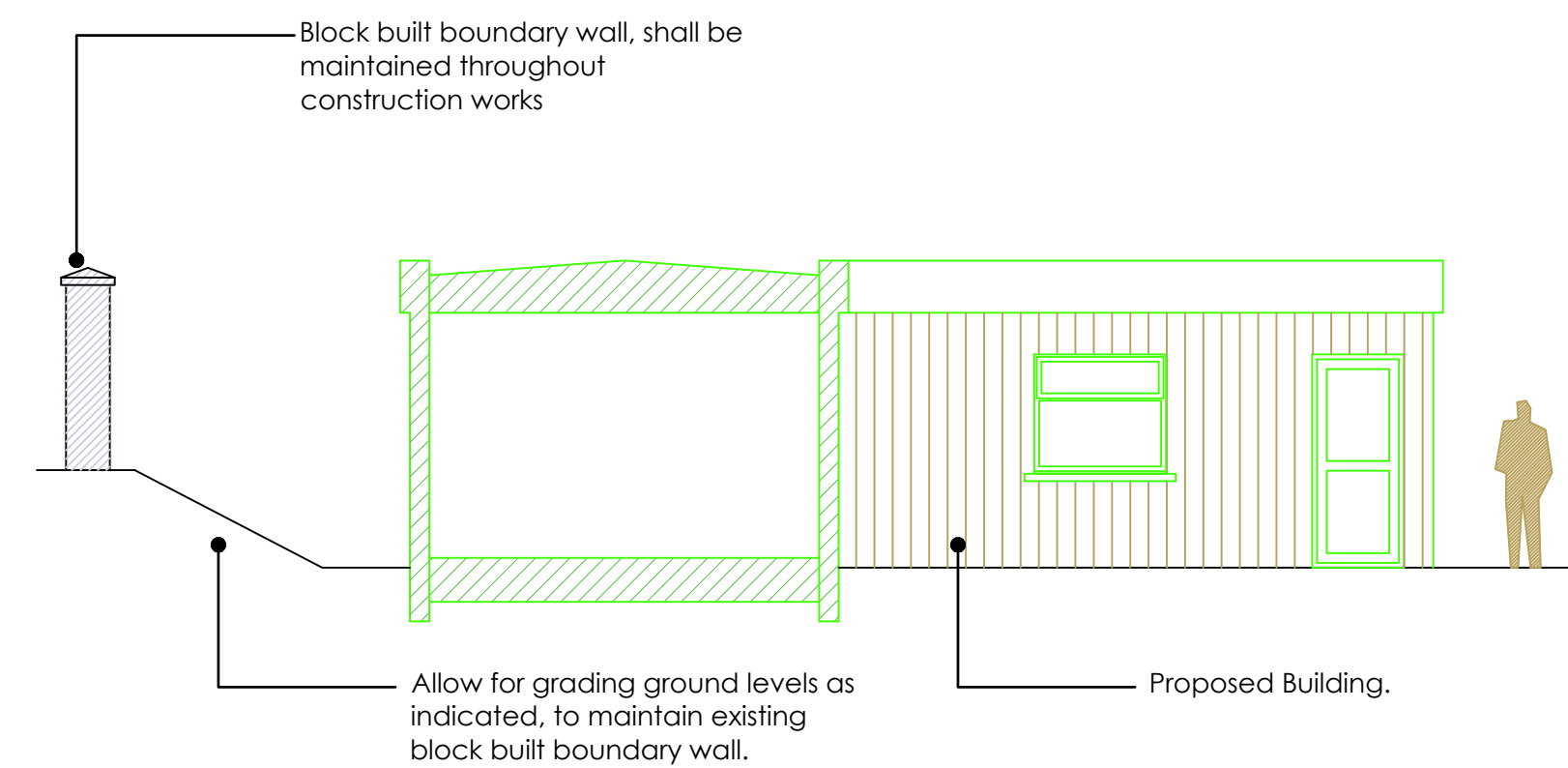
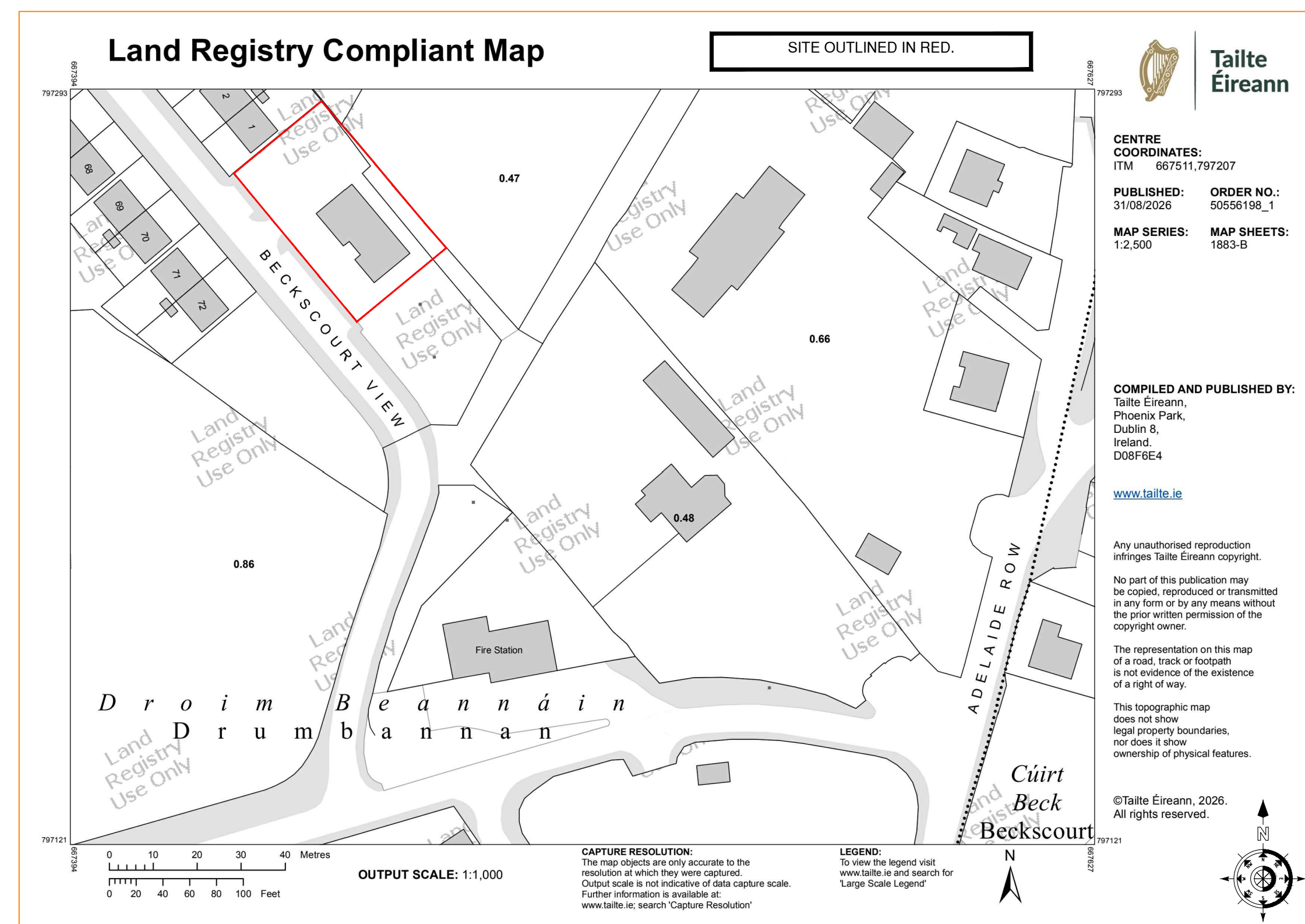


GENERAL:
Do not scale.
Work to figured dimensions only.
All dimensions to be checked on site.
All work to comply with current building regulations.

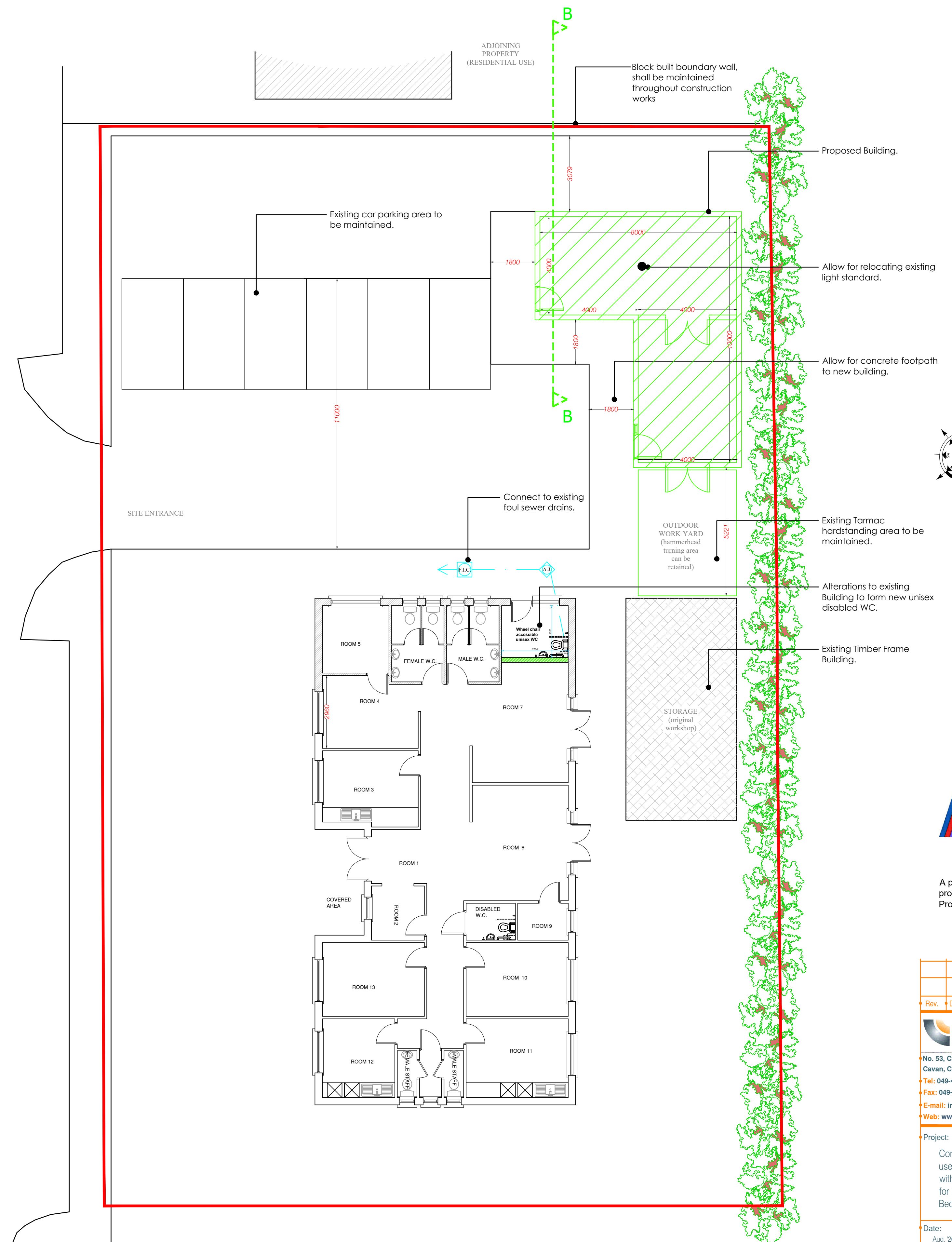


SITE CROSS SECTION B-B (scale 1:75).

No. CYAL50516513
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SITE LOCATION MAP (scale 1:2500).
O.S. MAP REF. NO. 1883-B (1:2,500 MAP SERIES).



SITE LAYOUT PLAN (scale 1 : 100).



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

TENDER
DRAWINGS ONLY

Rev.	Date	Description	Chk'd



J.M. Johnston
project management & building design consultants

No. 53, Church Street,
Cavan, Co Cavan.
Tel: 049-4365462
Fax: 049-4365467
E-mail: info@jmjconsultants.ie
Web: www.jmjconsultants.ie

Project:

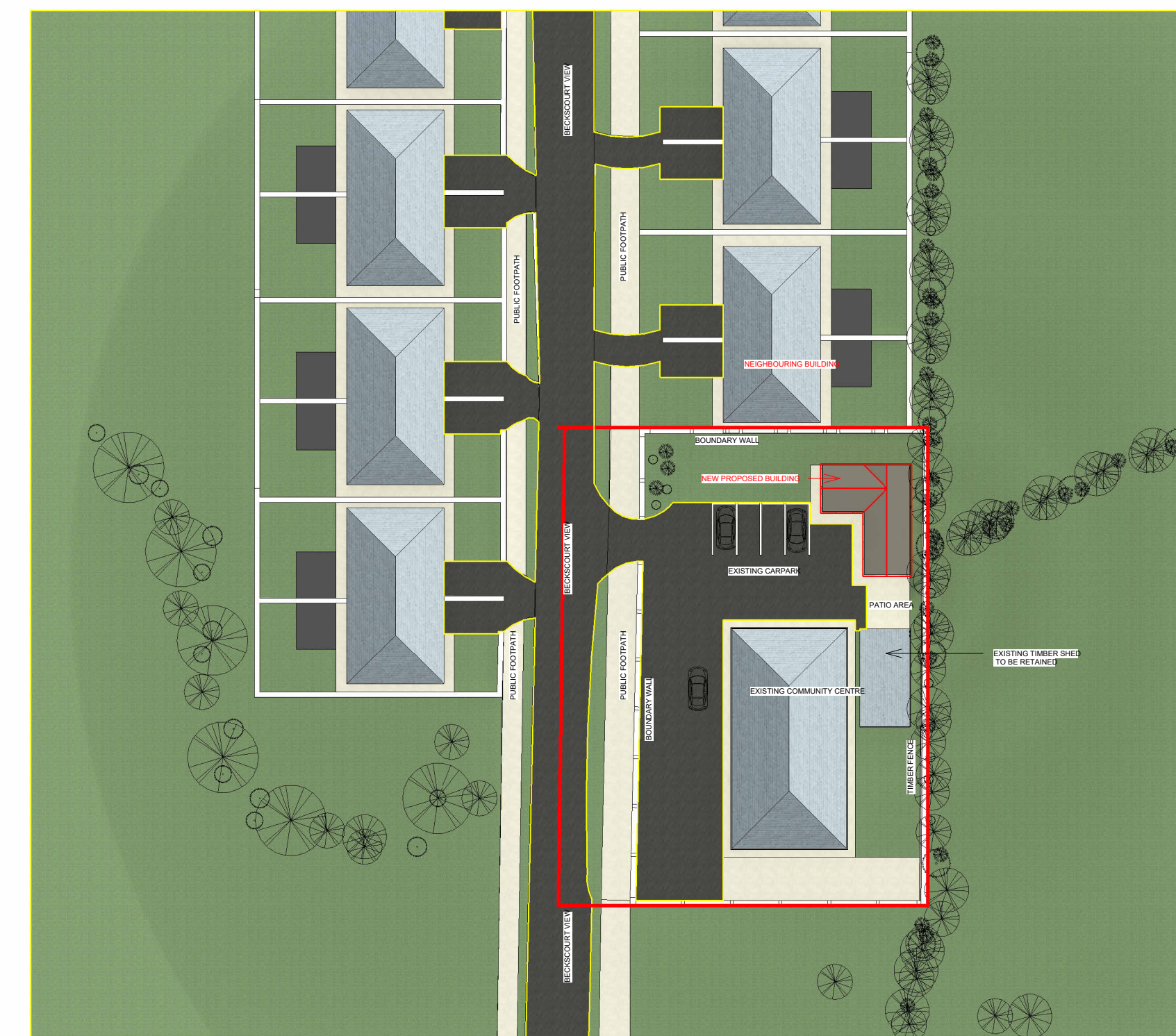
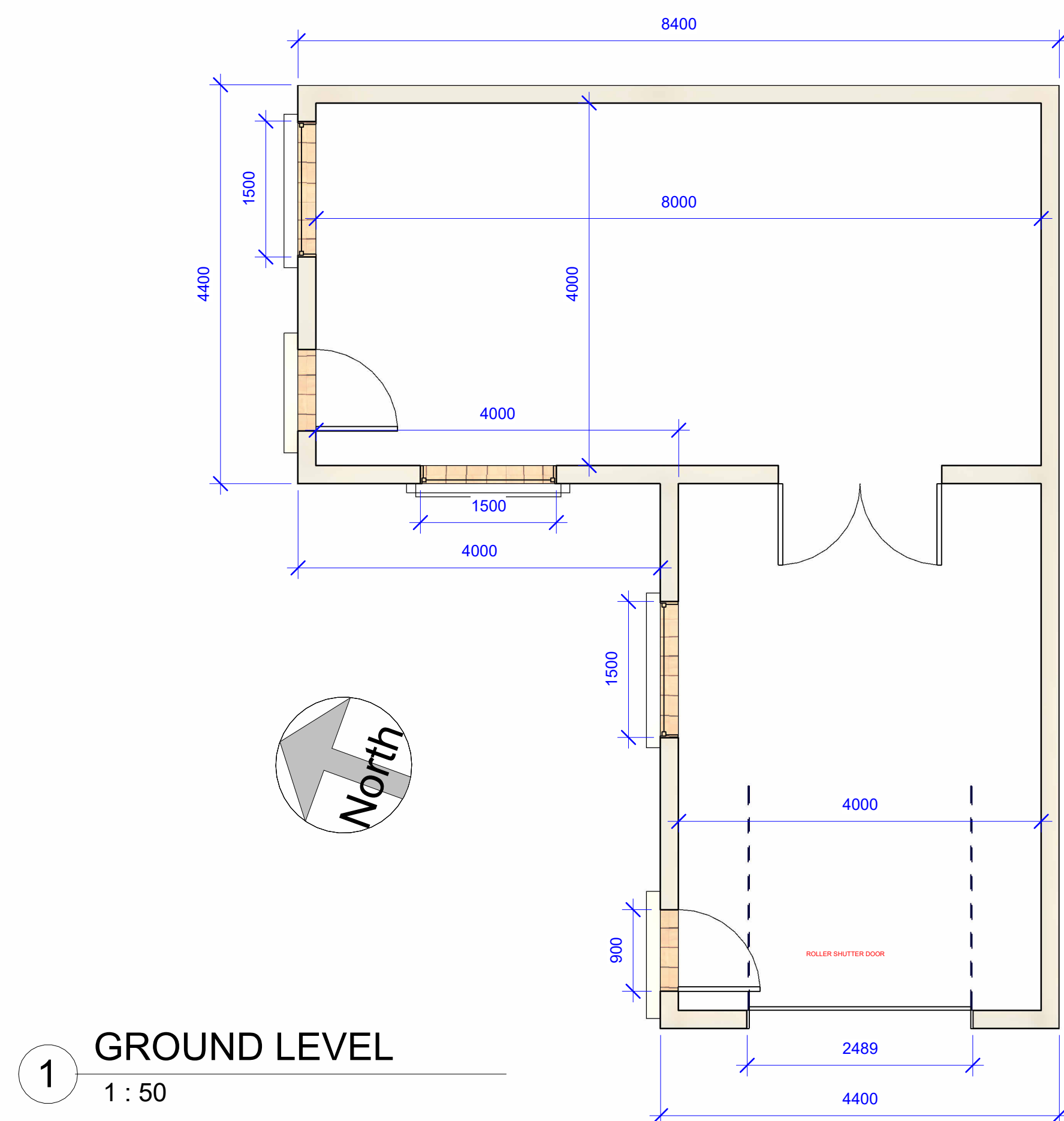
Construction of new Community Facility for use as a Men's and Women's Shed, together with Alterations to Existing Community Buildin for Disabled WC Accommodation, at Becksourt, Bailieborough, Co. Cavan.

• Date: Aug. '26.	• Design: J.J.	• Drawn By:
• Drawing Stage:	<i>Preliminary</i>	<i>Tender</i> ●
	<i>Planning</i>	<i>Construction</i>

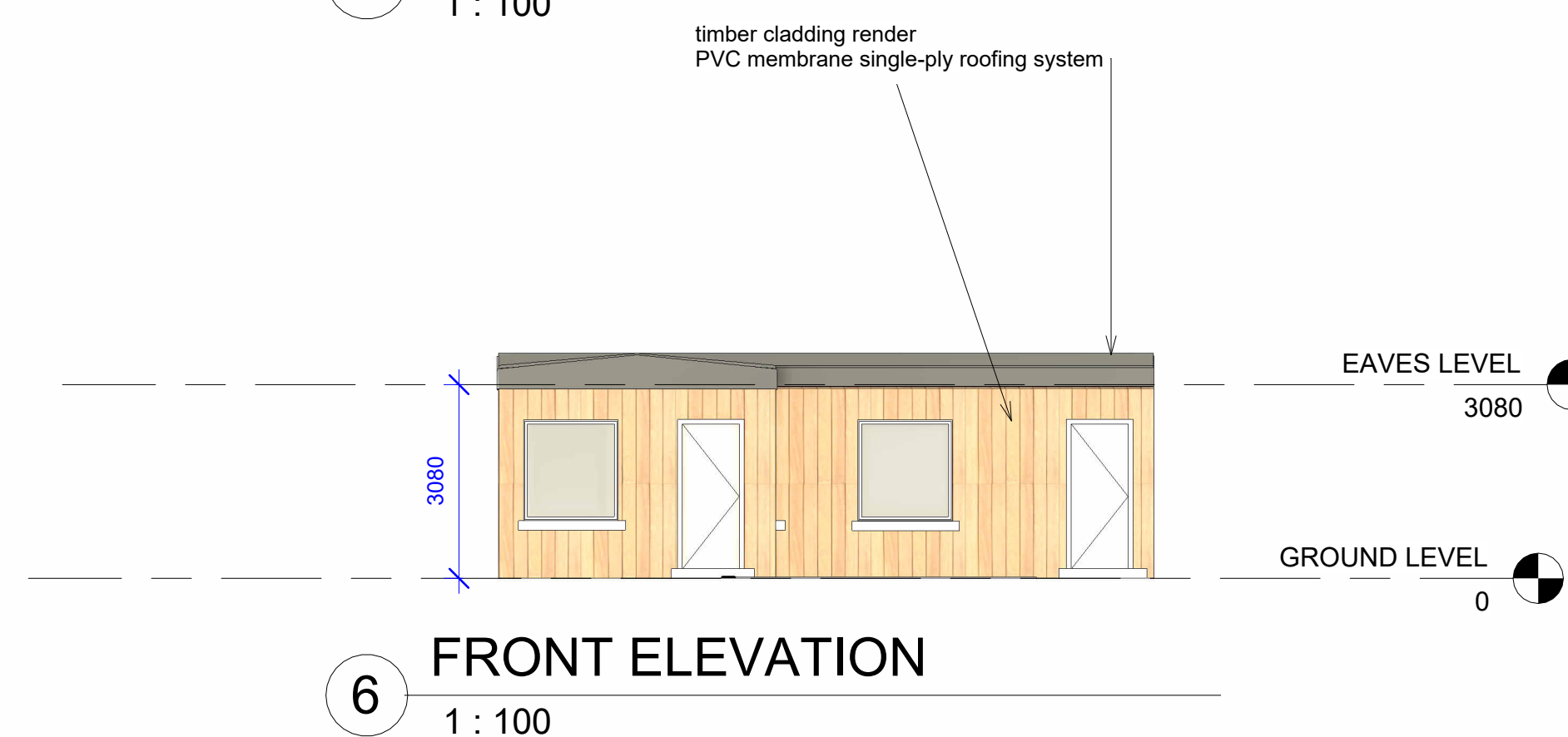
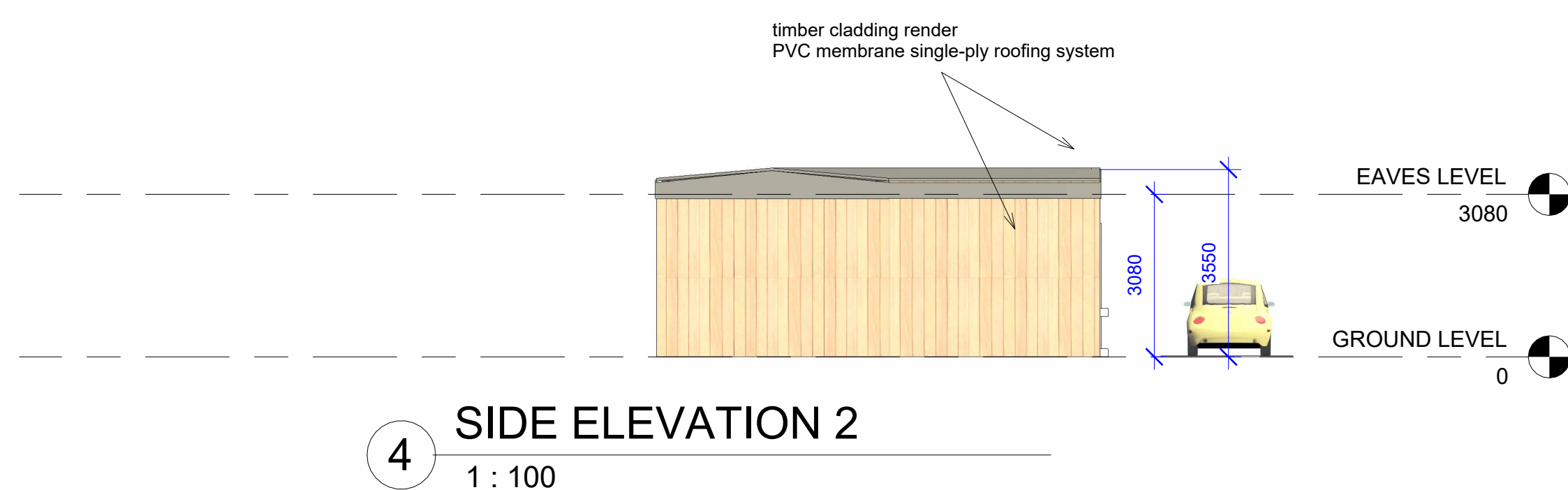
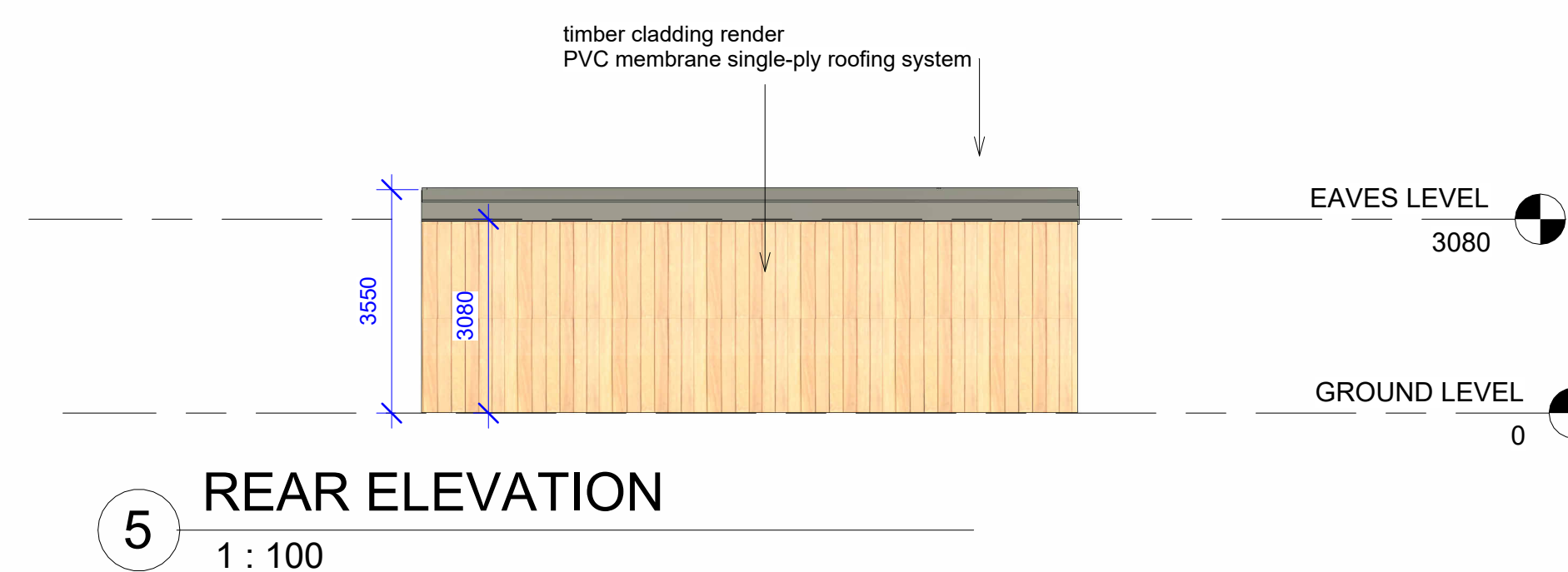
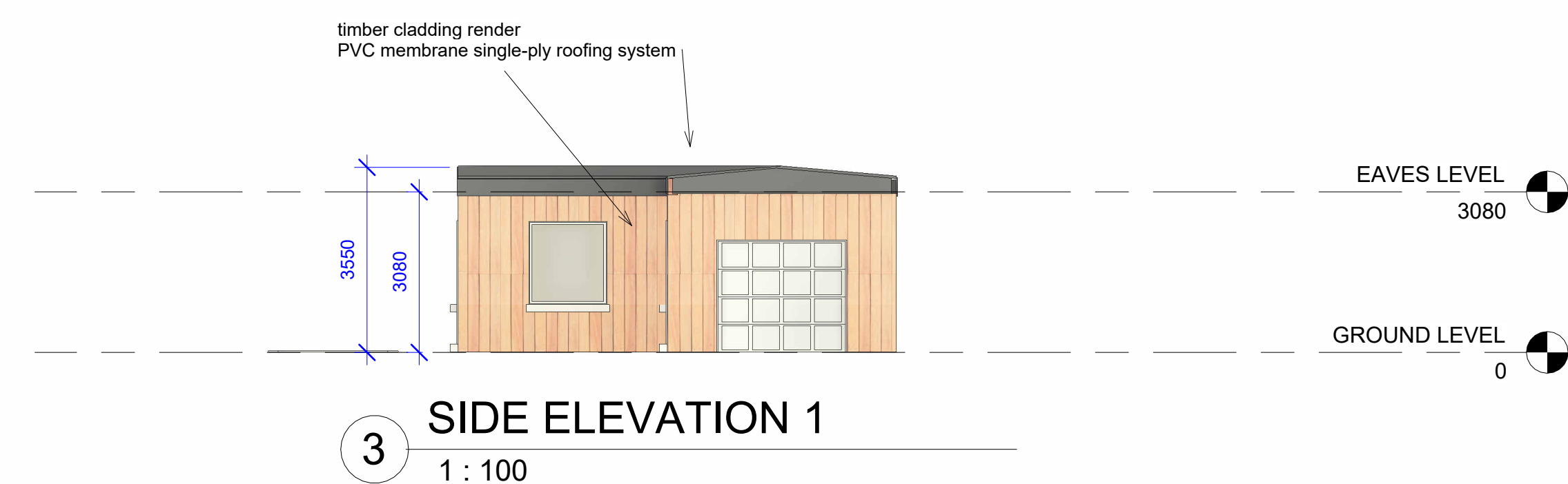
Title: Site Location Map & Site Layout Plan.

Client: CAVAN COUNTY COUNCIL

Project No.:	Scale:	Drawing No.:	Rev:
26 51	1:1000 & 1:100.	265 T-01	



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



TENDER DRAWINGS ONLY

REV NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

PHONE: 049-4365462
ADDRESS: 53 Church St. Cavan H12 DN24
EMAIL: info@jmiconsultants.ie



PROJECT:
CONSTRUCTION OF NEW
COMMUNITY FACILITY AT BECKSCOURT, BAILIEBOROUGH, CO. CAVAN

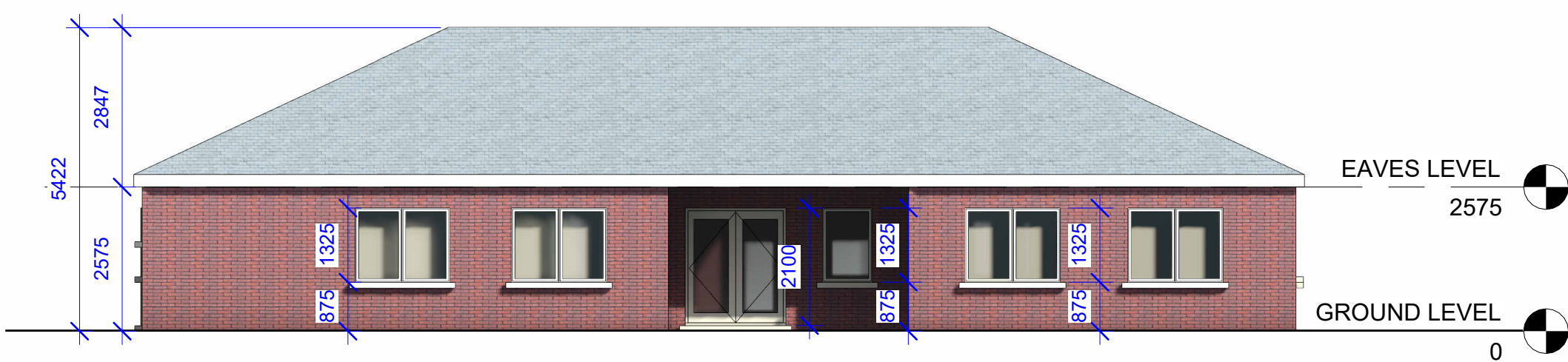
CLIENT:
CAVAN COUNTY COUNCIL

PROJECT TITLE:	BALIEBOROUGH MENS & WOMENS SHED
----------------	---------------------------------

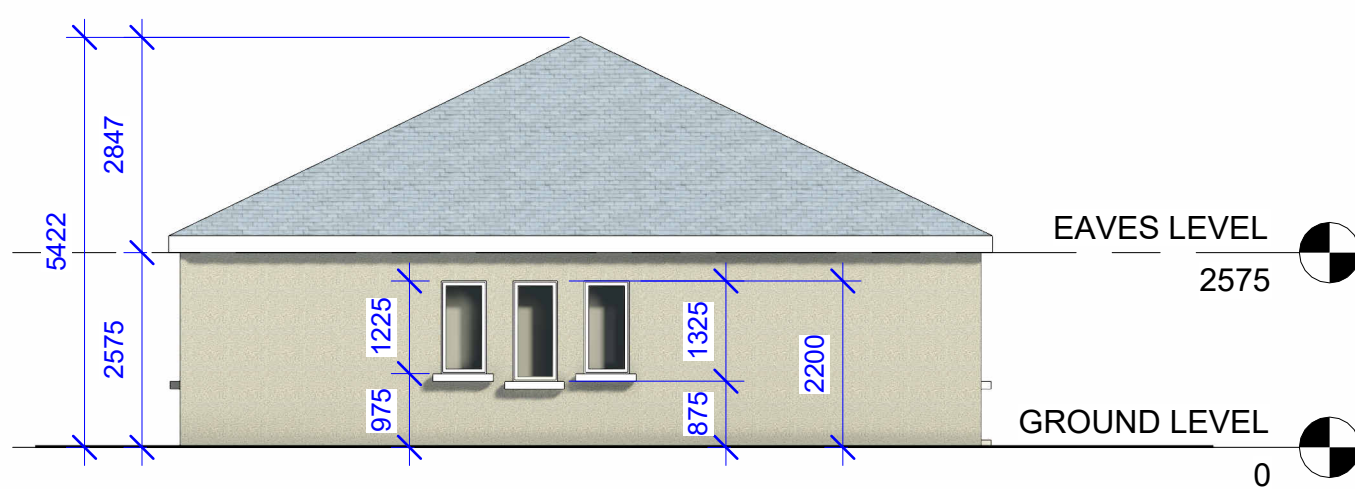
DATE	DRAWN BY: DC	CHECKED BY: JJ
31/08/2026		

SCALE:	JOB NO:	SHEET NO.
1:500, 1:100, 1:50	26-51	

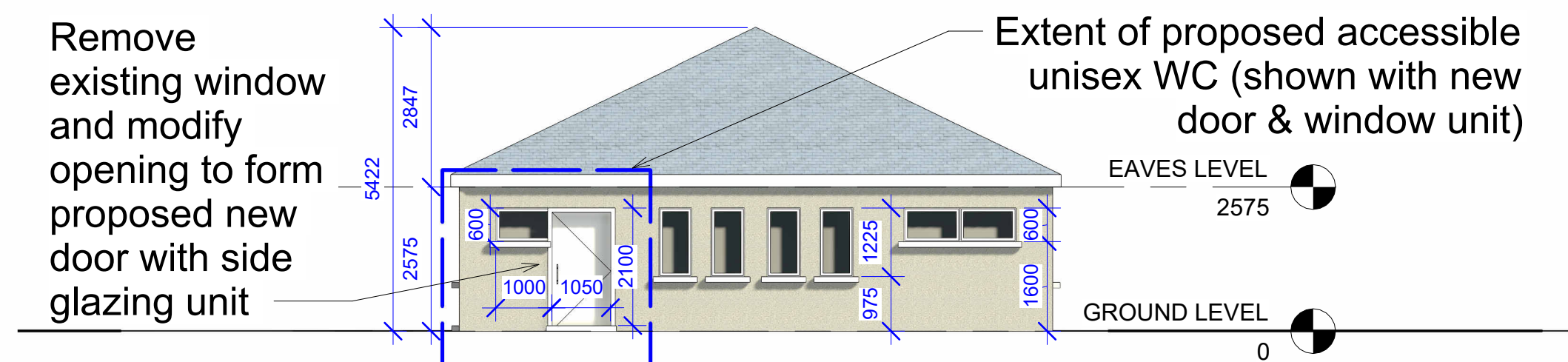
DRAWING STAGE	
PRELIMINARY	
PLANNING	
CONSTRUCTION	
TENDER	x



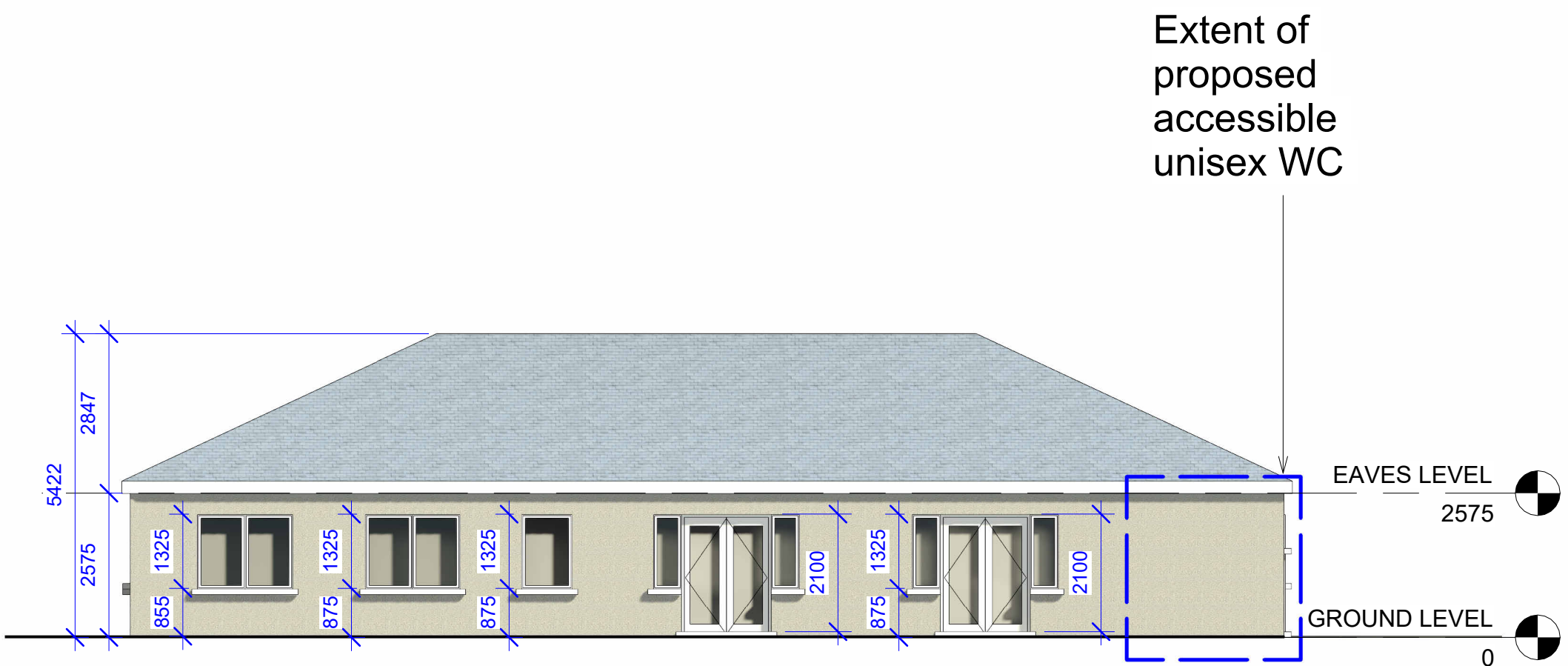
1 Elevation (South-West)
1 : 100



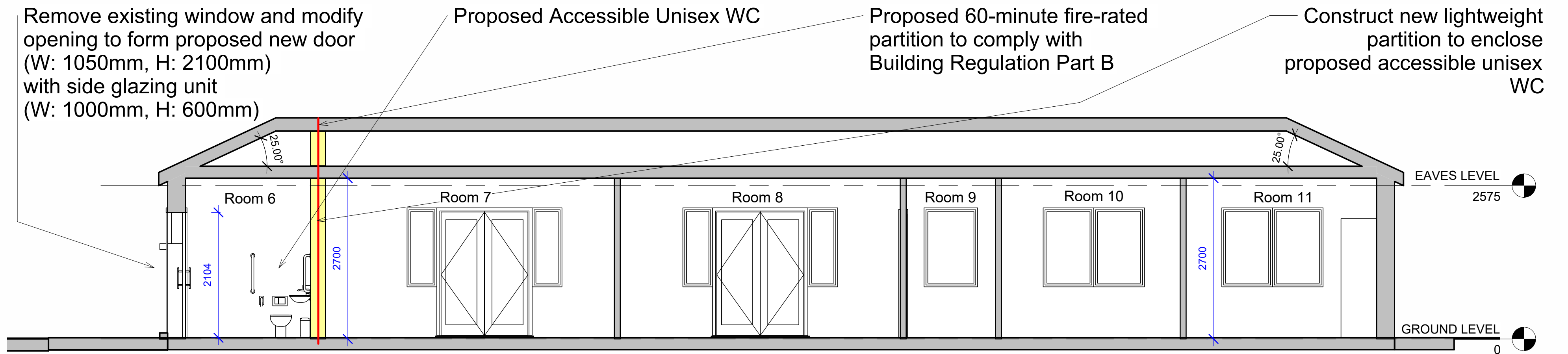
2 Elevation (East-South)
1 : 100



3 Elevation (West-North)
1 : 100



4 Elevation (North-East)
1 : 100



5 Building Section B-B
1 : 50

Room Legend

Room 6
Area: 6m²

Proposed Accessible Unisex WC

Remove existing window and modify opening to form proposed new door (W: 1050mm, H: 2100mm) with side glazing unit (W: 1000mm, H: 600mm)

Construct new lightweight partition to enclose proposed accessible unisex WC

Proposed new SVP

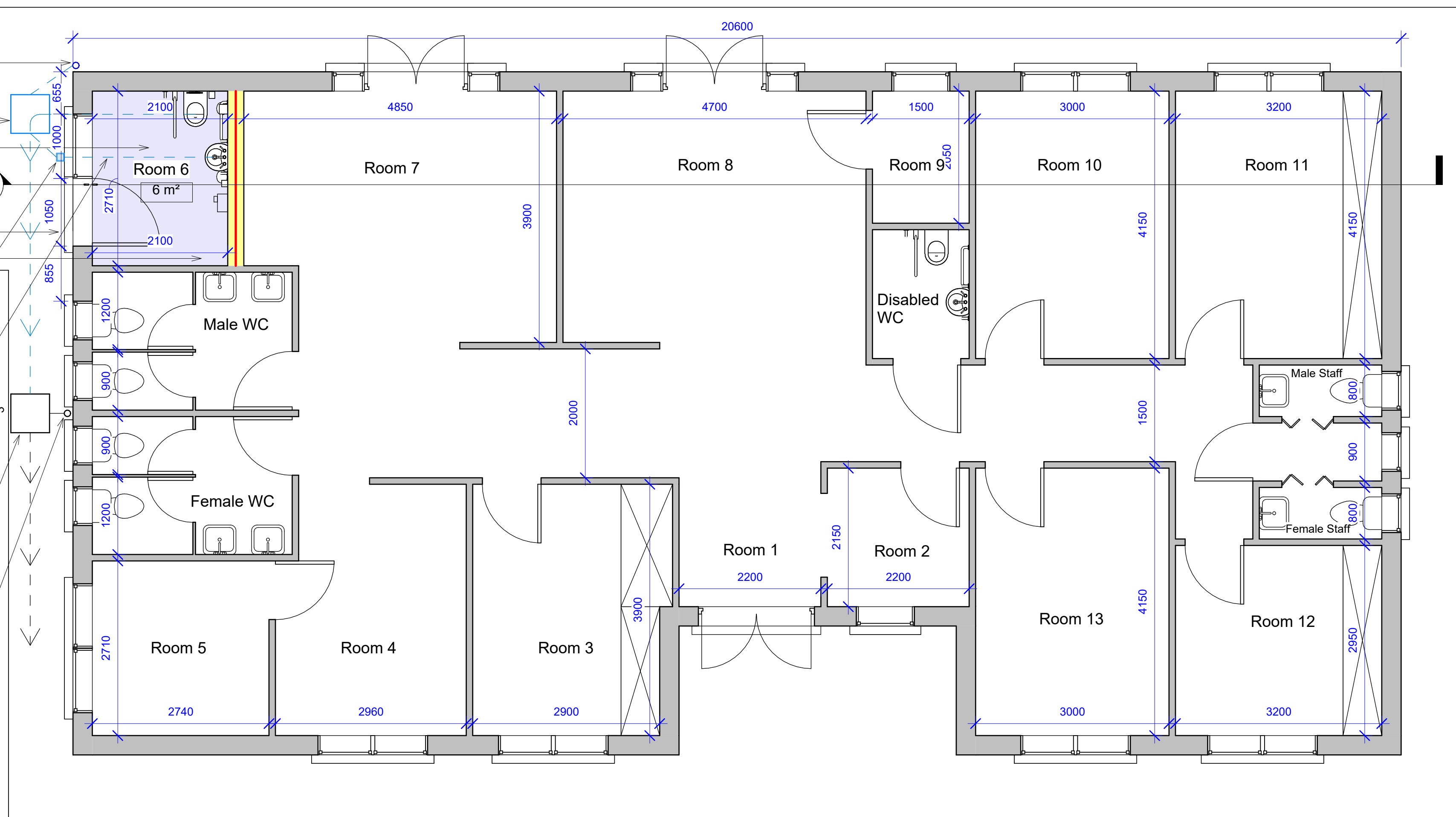
Connect proposed foul drainage to existing foul sewer via new manhole

Back inlet gully trap (Bigt)

Connect to existing hot and cold water supply for new WC and wash hand basin

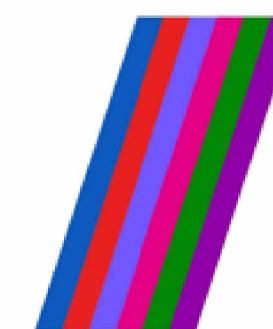
Existing manhole on foul sewer drain

Existing SVP



6 Ground Floor Plan
Scale: 1:50

Tender Drawing



PEACEPLUS
Northern Ireland - Ireland

Co-funded by the

European Union UK Government

Riadas na Míreanna Government of Ireland Northern Ireland Executive



REV NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

PHONE: 049-4365462
ADDRESS: 53 Church St. Cavan H12 DN24
EMAIL: info@jmjconsultants.ie



J.M. Johnston Consultants
Building Surveying & Architecture

PROJECT:
EXTENSION & ALTERATIONS TO
MENS & WOMENS SHED, BECKSCOURT, BAILIEBOROUGH, CO. CAVAN

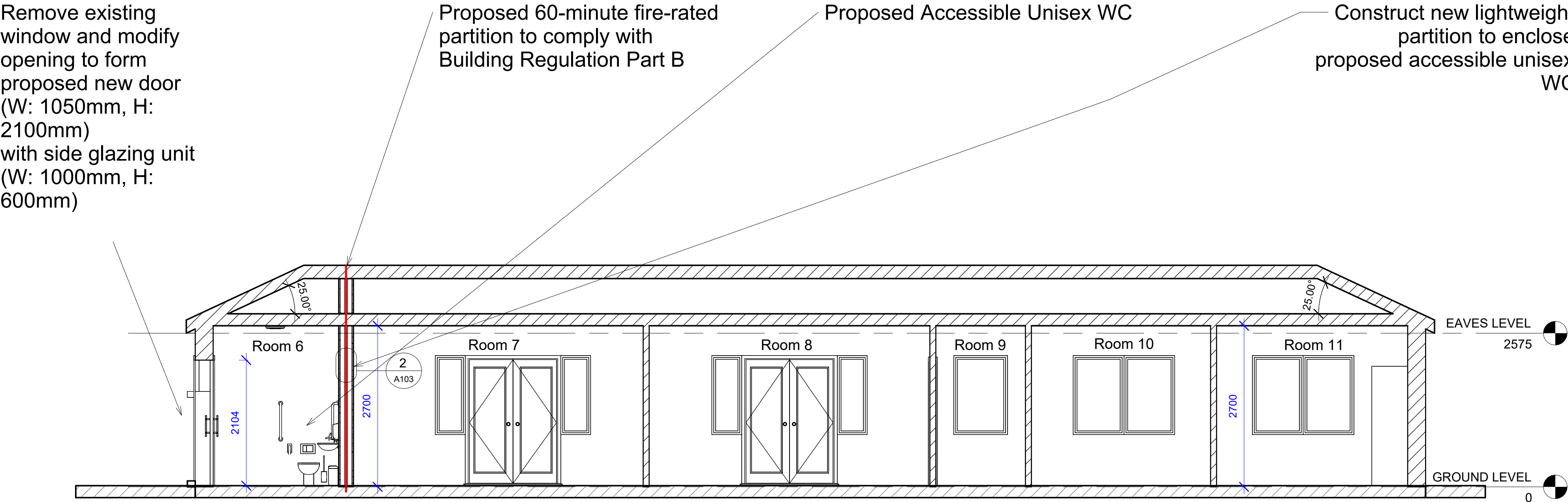
CLIENT:
CAVAN COUNTY COUNCIL

PROJECT TITLE:
MENS & HENS SHED

DATE 20/08/2026 **DRAWN BY:** AS **CHECKED BY:** JJ

SCALE: 1:100, 1:50 **JOB NO:** 26-51 **SHEET NO.**

DRAWING STAGE	
PRELIMINARY	
PLANNING	
CONSTRUCTION	
TENDER	X



1 Building Section B-B Detail
1 : 50



2 Stud Partition Detail
1 : 10



3 Internal Render
1 : 1



4 Internal Render WC
1 : 1



5 Accessible Unisex Toilet
1 : 1



REV NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

PHONE: 049-4365462
ADDRESS: 53 Church St. Cavan H12 DN24
EMAIL: info@jmjconsultants.ie



PROJECT:
EXTENSION & ALTERATIONS TO
MENS & WOMENS SHED, BECKSCOURT, BAILIEBOROUGH, CO. CAVAN

CLIENT:
CAVAN COUNTY COUNCIL

PROJECT TITLE:
MENS & HENS SHED

DATE: 20/08/2026 DRAWN BY: AS CHECKED BY: JJ

SCALE: 1:100, 1:50 JOB NO: 26-51 SHEET NO.:

DRAWING STAGE	
PRELIMINARY	
PLANNING	
CONSTRUCTION	
TENDER	X



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 ETICI 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 ETICI National Rules for Electrical Installations. The contractor shall install, inspect and test the electrical system and issue his ETICI 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 >3sec 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.

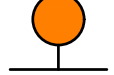
Exit Signposting

At final exit doors

Type of Signs

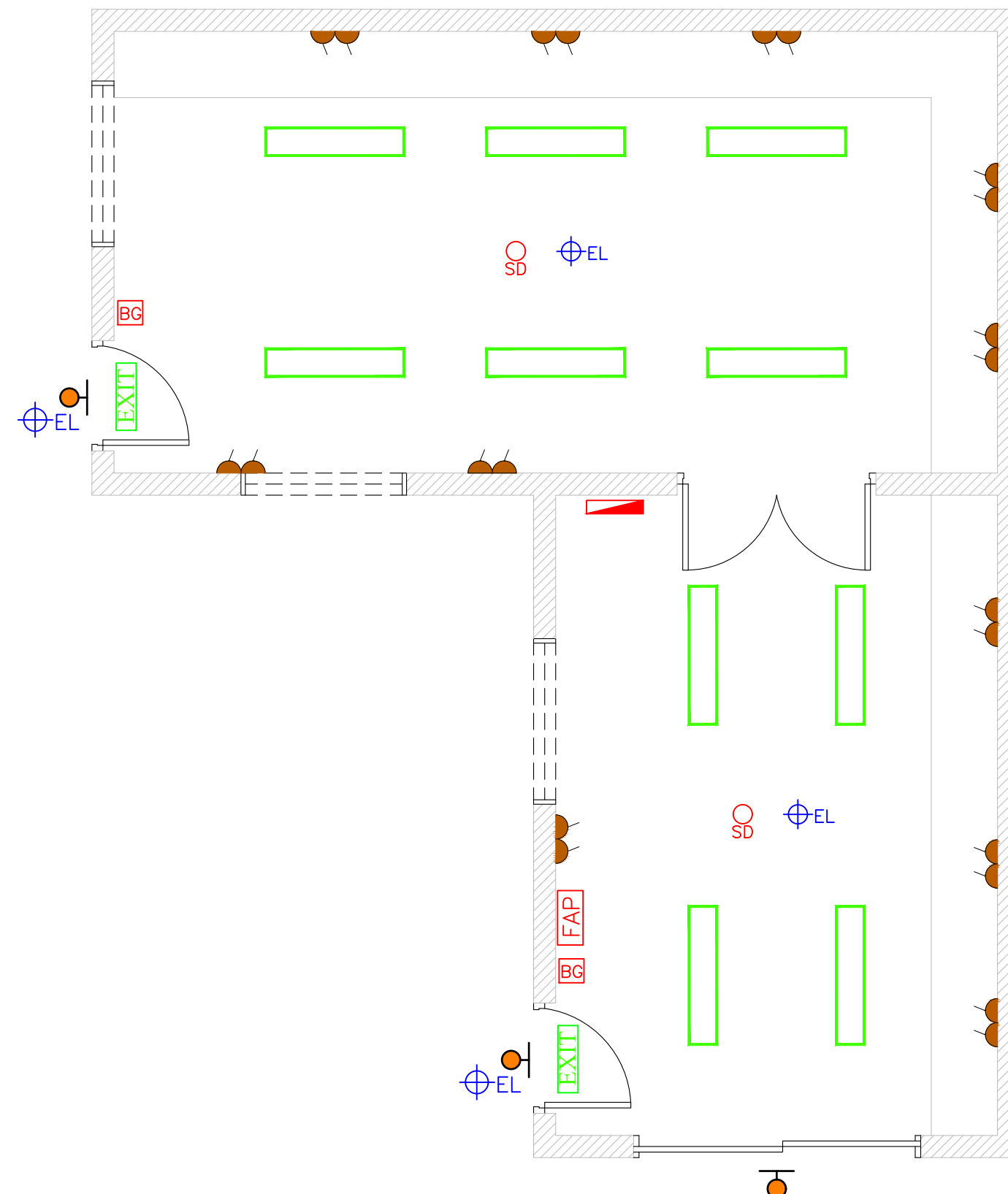
Maintained or non-maintained internally or externally illuminated throughout, with all signage conforming with SI 299: 2007 / SI 132: 1995 and BS 5499 Part 1 (Note: SI 299 of 2007 supercedes SI of 132 of 1995).

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. |



SPACE HEATING SYSTEM

Electric Radiant Panel Heating System.

Space heating shall be provided by electric infrared radiant heaters complete with programmable time controls, electronic thermostatic control and local isolation. The heating system shall be designed to maintain an internal temperature of 18°C to 20°C during occupied periods. Heaters shall be ceiling or high wall mounted and arranged to provide uniform heat distribution throughout occupied areas. Installation shall be in accordance with the manufacturer's recommendations and all applicable Building Regulations. Contractor shall verify heat load requirements and heater sizing prior to installation.

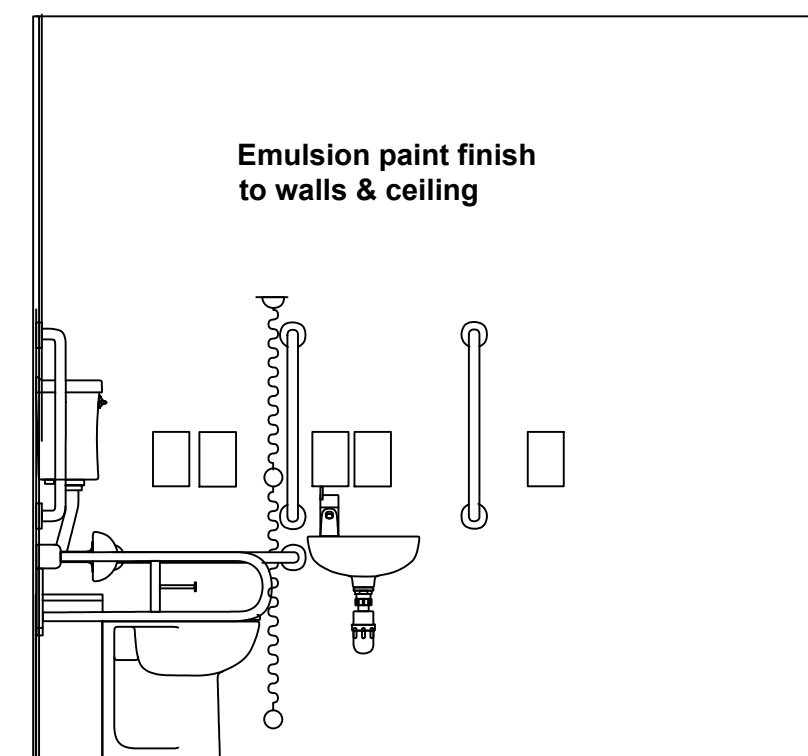
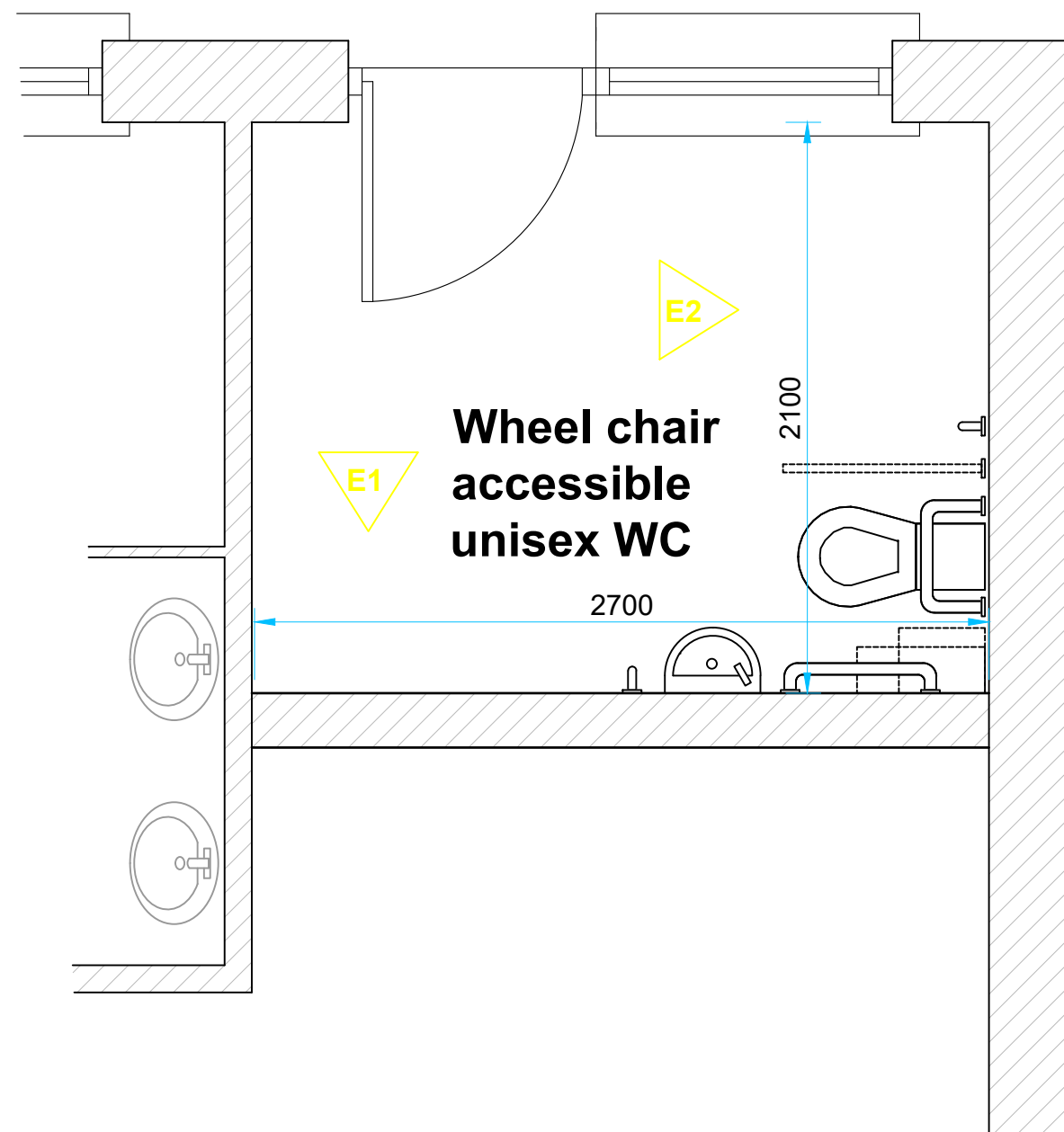
Electric infrared heating to be Herschel Aspect XL, Advantage IR, or approved equivalent. Provide complete with programmable time control, room thermostat, occupancy control, local isolators and all associated electrical connections. Electrical contractor to coordinate final power requirements and control interfaces.



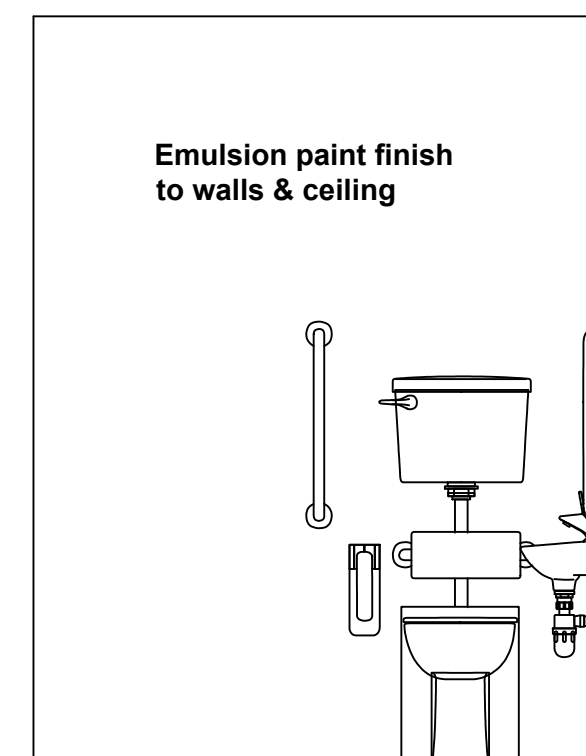
A project supported by PEACEPLUS; a programme managed by the Special EU Programmes Body (SEUPB).

TENDER
DRAWINGS ONLY

+ Rev.	+ Date	+ Description						+ Chkd	
 J.M. Johnston <i>project management & building design consultants</i>									
No. 53, Church Street, Cavan, Co Cavan.									
*Tel: 049-4365462									
*Fax: 049-4365467									
*E-mail: info@jmjconsultants.ie									
*Web: www.jmjconsultants.ie									
Project:									
Construction of new Community Facility for use as a Men's and Women's Shed, together with Alterations to Existing Community Building for Disabled WC Accommodation, at Becksourt, Bailieborough, Co. Cavan.									
Date: Aug. 26.		Design: J.J.				Drawn By:			
Drawing Stage:		<i>Preliminary Planning</i>				<i>Tender Construction</i> ●			
Title: Mechanical & Electrical Services Layout Plan.									
Client: CAVAN COUNTY COUNCIL									
Project No.: 26 51		Scale: 1:50		Drawing No.: 265 T-05			Rev#:		



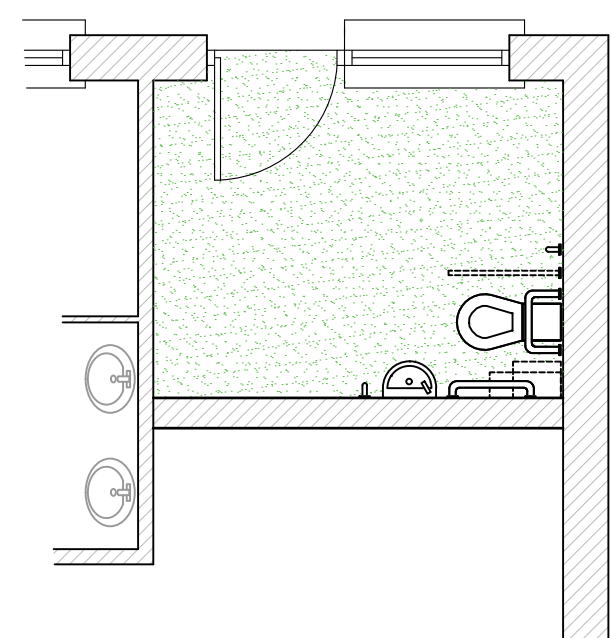
ELEVATION 1



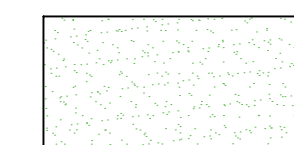
ELEVATION 2

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



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

NOTE:

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, COLOUR TO BE SELECTED BY THE ARCHITECT.

All floor finishes, screeds, adhesives and associated materials shall be installed in accordance with the latest editions of the following standards:

- I.S. EN 13813 – Screed Material and Floor Screeds. Properties and Requirements.
- I.S. EN 14041 – Resilient, Textile, Laminate and Modular Mechanical Locked Floor Coverings.
- BS 8203 – Code of Practice for Installation of Resilient Floor Coverings.
- BS 8204 – Screeds, Bases and In-situ Floorings. Code of Practice.

Subfloors shall be prepared in accordance with the flooring manufacturer's recommendations and shall achieve a minimum Surface Regularity Classification SR2 unless noted otherwise.

Floor finishes shall be suitable for the intended use, wear classification and slip resistance requirements of the completed building.



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

TENDER
DRAWINGS ONLY

* Rev.	* Date	* Description	* Chkd
 J.M. Johnston <i>project management & building design consultants</i>			
No. 53, Church Street, Cavan, Co Cavan.			
*Tel: 049-4355462			
*Fax: 049-4355467			
*E-mail: info@jmjconsultants.ie			
*Web: www.jmjconsultants.ie			
*Project:			
Construction of new Community Facility for use as a Men's and Women's Shed, together with Alterations to Existing Community Building for Disabled WC Accommodation, at Becks court, Ballieborough, Co. Cavan.			
*Date:	*Design:	*Drawn By:	
Aug. 26.	J.J.		
*Drawing Stage:	Preliminary	Tender	●
	Planning	Construction	
*Title: Floor Finishes Plan & Disabled WC Elevations Drawings			
*Client: CAVAN COUNTY COUNCIL			
*Project No.:	*Scale:	*Drawing No.:	*Rev.:
26.51	1:25, 1:50.	265.T-06	