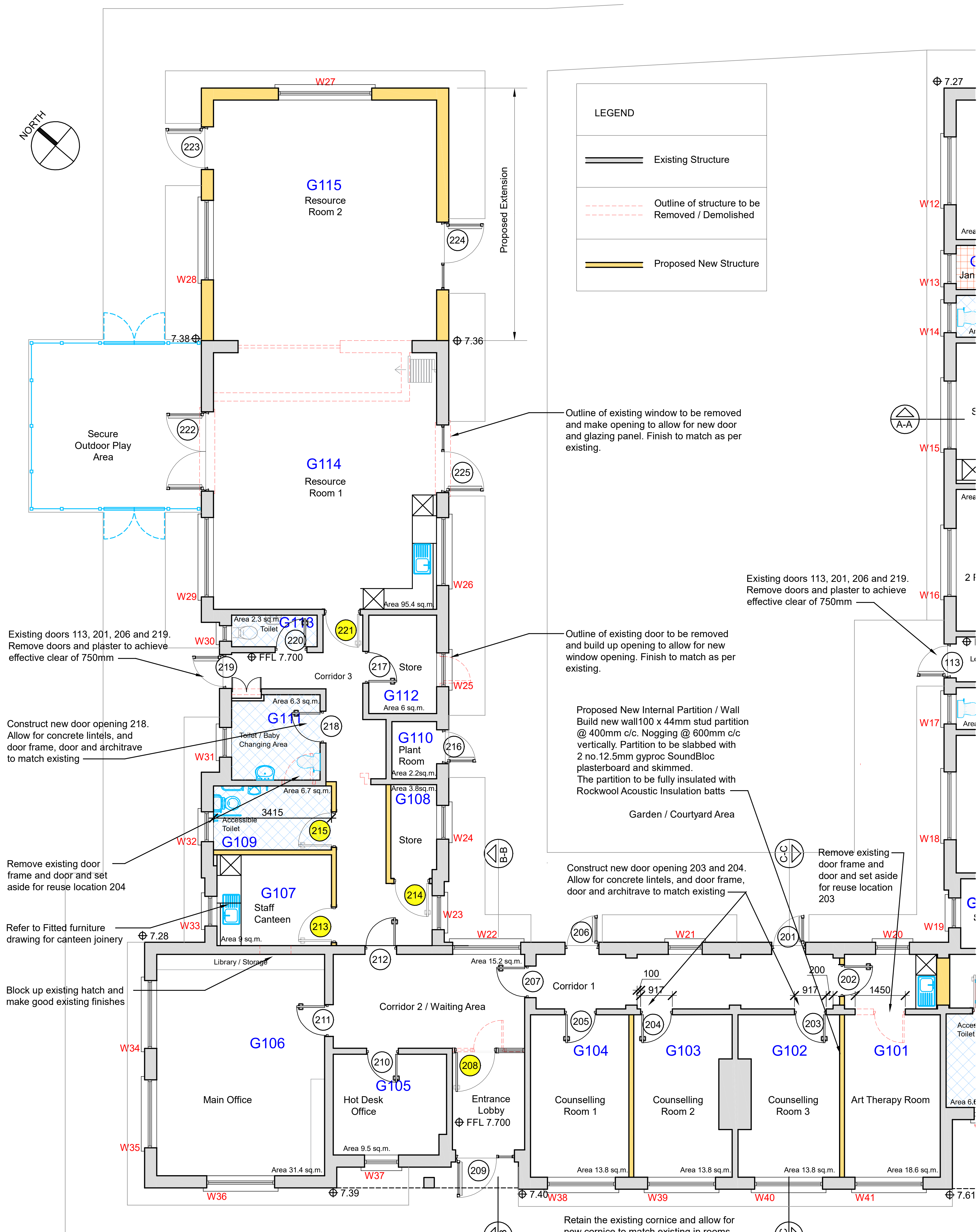


Ground Floor Plan

Kerry County Council Corporate Affairs Department	
County Building	
Rathass, Tralee, Co. Kerry	
Email. facilities@kerrycoco.ie	

Rev.	Description	Approved	Date
A	Issued for Window & Door Tender	B.O'B	25-09-2026

Project Name: Change of Use of St. Clare's Convent to Area Office & Family Resource Centre		
Title: Proposed Ground Floor Plan FRC		
Designed J Purcell	Scale 1:100 @ A3	Drg. No.: CA-25-20-102
Drawn J O'Sullivan	Date 30-07-2026	
Checked	Job No. CA-25-20	Rev. No.: A

LEGEND

Existing Structure

Outline of structure to be Removed / Demolished

Proposed New Structure

NORTH

7.27 7.08

125

Lobby 3

FFL 7.700

G17 Office Space

G16 Office Space

124

123 122

W12 W11

Area 14.4 sq.m. Area 14.4 sq.m.

G15 Janitor Area 2.9 sq.m.

121

W13

Corridor 2

G13 Accessible Toilet

119

W10

G14 Toilet Area 2.7 sq.m.

120

W14

Area 6.0 sq.m.

118 116

G12 Staff Canteen

G11 2 Person Office

A-A A-A

W15 W09

117

Area 14.5 sq.m. Area 14.5 sq.m.

Area 14.6 sq.m.

G10 2 Person Office

G09 Area Eng.Office

sting doors 113, 201, 206 and 219.
nove doors and plaster to achieve
ective clear of 750mm

W16 W08

114 115

Area 14.6 sq.m.

FFL 7.700

113 Lobby 2 112

Area 3 sq.m.

Corridor 1

G07 Store

110

W07

G08 Tolet Area 2.7 sq.m.

111

109

W17

Area 6.2 sq.m.

G06 Open Plan Office

W18

107

Area 36 sq.m.

W06

108

G05 Server / IT

Public Counter Area

W19 W20

Area 5.1 sq.m.

W05

201

200 202 917 1450

106

G04 Reception Area

105

Area 31sq.m.

W04

7.07

203

Accessible Toilet

104

103

G102 G101

G03 G02 W.C.

126

Counselling Room 3

Art Therapy Room

G01 Meeting Room / Council Chamber

Area 6.6 sq.m. Area 3.1 sq.m.

FFL 7.700

W42

101

W03

Area 13.8 sq.m. Area 18.6 sq.m.

/40 W41

7.61

Area 40.8 sq.m.

7.47 W01 W02 7.12

C-C

Remove existing door frame and door and set aside for reuse location 203

C-C

Kerry County Council
Corporate Affairs Department
County Building
Rathass, Tralee, Co. Kerry
Email. facilities@kerrycoco.ie

Rev.	Description	Approved	Date
A	Issued for Window & Door Tender	B.O'B	25-09-2026

Project Name: Change of Use of St. Clare's Convent to Area Office & Family Resource Centre

Title: Proposed Ground Floor Plan Area Office

Designed: J Purcell	Scale: 1:100 @ A3	Drg. No.: CA-25-20-103
Drawn: J O'Sullivan	Date: 30-07-2026	Rev. No.: A
Checked	Job No.: CA-25-20	

Ground Floor Plan

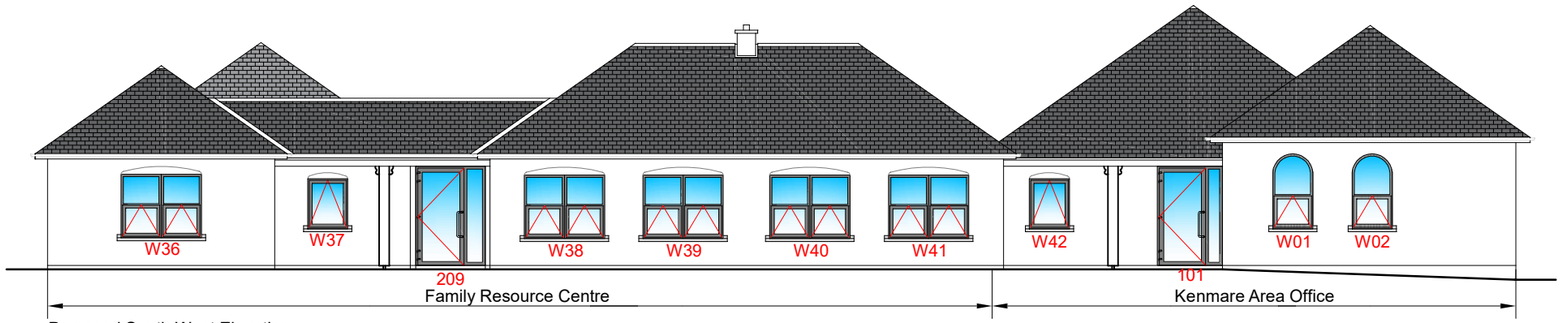
Kerry County Council
Corporate Affairs Department
County Building
Rathass, Tralee, Co. Kerry
Email. facilities@kerrycoco.ie

Rev.	Description	Approved	Date
A	Issued for Window & Door Tender	B.O'B	25-09-2026

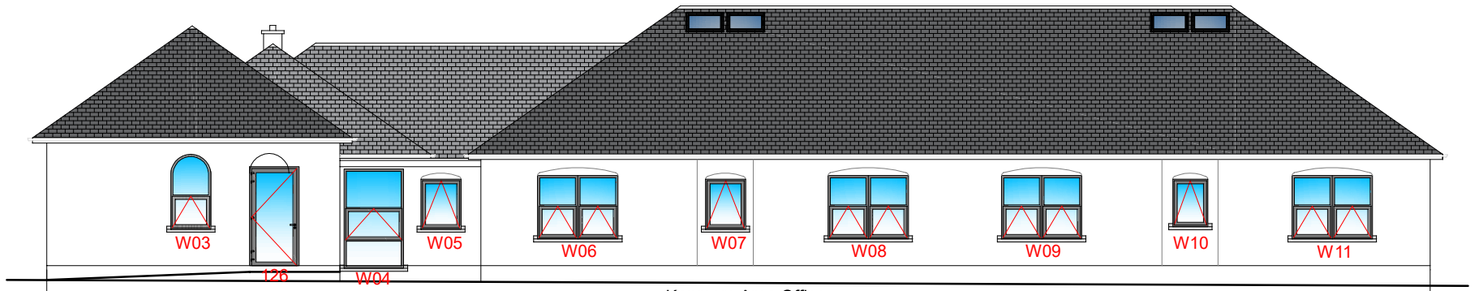
Project Name: Change of Use of St. Clare's Convent to Area Office & Family Resource Centre

Title: Proposed Project Phasing Plan

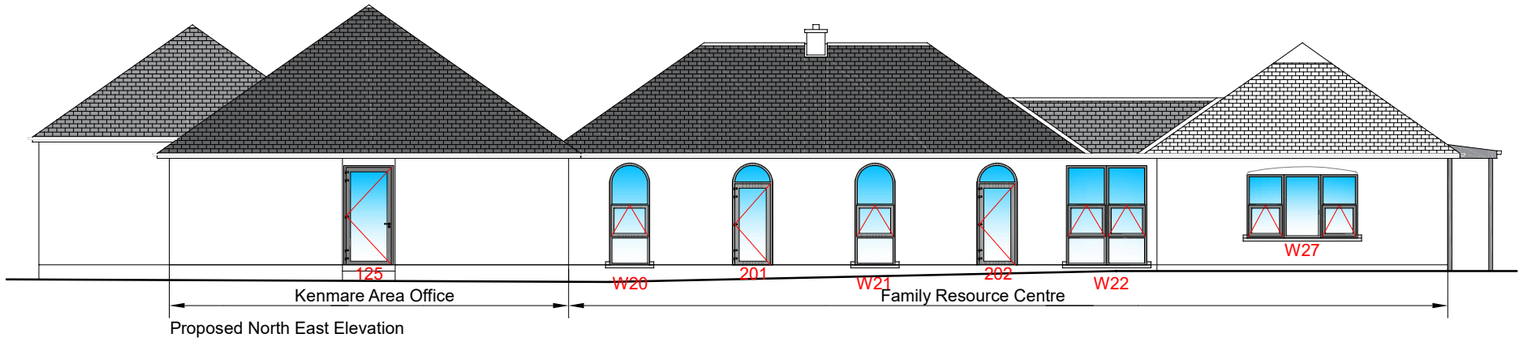
Designed: J Purcell	Scale: 1:200 @ A3	Drg. No.: CA-25-20-104
Drawn: J O'Sullivan	Date: 25-08-2026	Rev. No.: A
Checked	Job No.: CA-25-20	



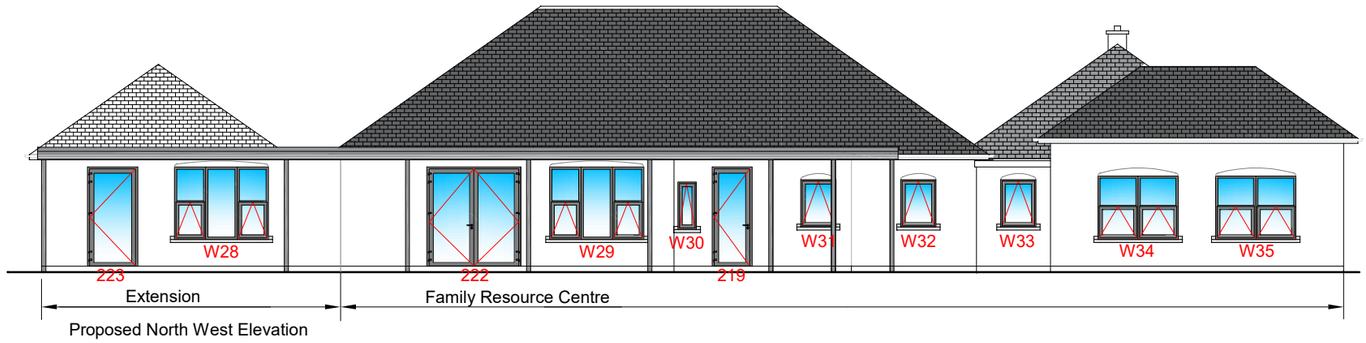
Proposed South West Elevation



Proposed South East Elevation



Proposed North East Elevation

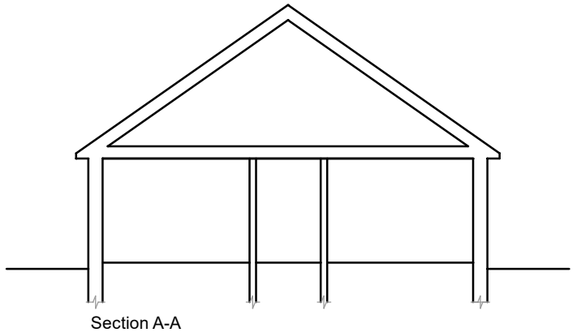


Proposed North West Elevation

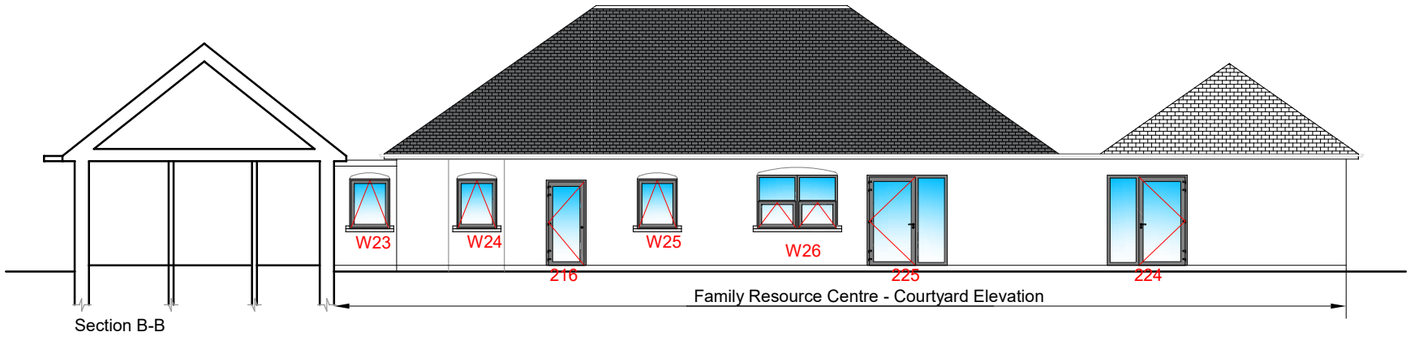
Kerry County Council
Corporate Affairs Department
County Building
Rathass, Tralee, Co. Kerry
Email. facilities@kerrycoco.ie

Rev.	Description	Approved	Date
A	Issued for Window & Door Tender	B.O'B	25-09-2026

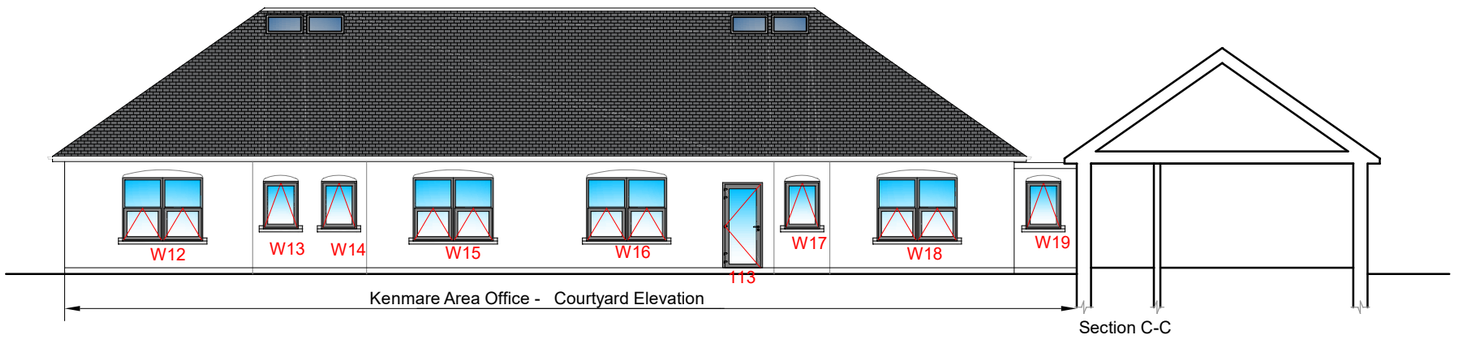
Project Name: Change of Use of St. Clare's Convent to Area Office & Family Resource Centre		
Title: Proposed Elevations		
Designed: J Purcell	Scale: 1:150 @ A3	Drg. No.: CA-25-20-105
Drawn: J O'Sullivan	Date: 25-08-2026	Rev. No.: A
Checked	Job No.: CA-25-20	



Section A-A



Section B-B

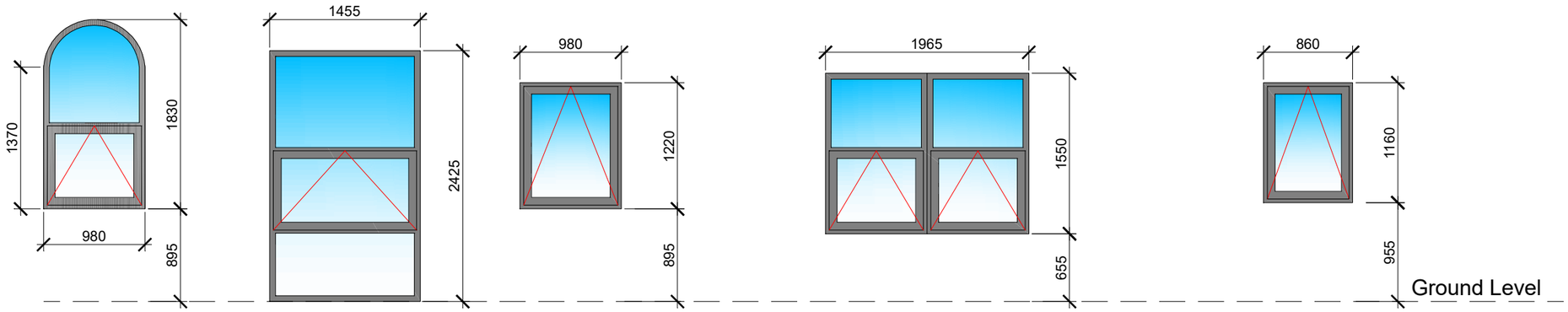


Section C-C

Kerry County Council
Corporate Affairs Department
County Building
Rathass, Tralee, Co. Kerry
Email. facilities@kerrycoco.ie

Rev.	Description	Approved	Date
A	Issued for Window & Door Tender	B.O'B	25-09-2026

Project Name: Change of Use of St. Clare's Convent to Area Office & Family Resource Centre		
Title: Proposed Elevation & Sections		
Designed: J Purcell	Scale: 1:150 @ A3	Drg. No.: CA-25-20-106
Drawn: J O'Sullivan	Date: 25-08-2026	Rev. No.: A
Checked	Job No.: CA-25-20	



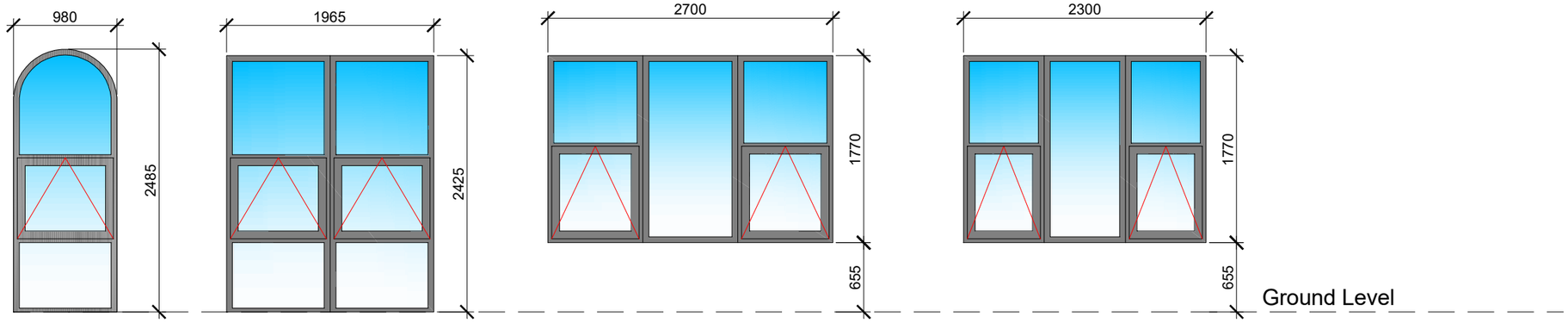
Window Type A
W01, W02, W03, (Phase 2)

Window Type B
W04, (Phase 2)

Window Type C
W05, (Phase 2)
W23, W24*, W37, (Phase 1)
W42*, (Phase 2)
W25*, (Phase 3)

Window Type D
W06, W08, W09, W11, W12, W15, W16, W18, (Phase 2)
W34, W35, W36,W38, W39, W40, W41, (Phase 1)

Window Type E
W07*, (Phase 2)
W10*, W13*, W14*, W17*, (Phase 2)
W19*, (Phase 2)
W31,* W32*, (Phase 1)
W33, (Phase 1)

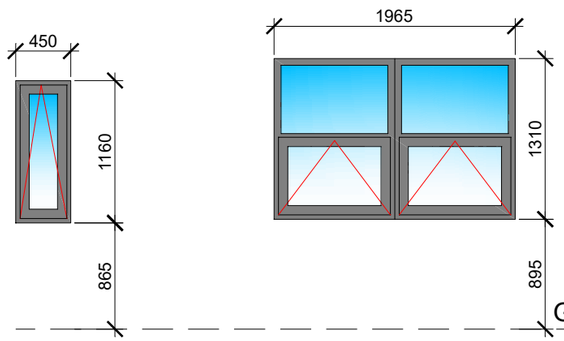


Window Type F
W20, W21 (Phase 1)

Window Type G
W22 (Phase 1)

Window Type H
W27 (Phase 3)

Window Type I
W28, W29, (Phase 3)



Window Type J
W30* (Phase 1)

Window Type K
W26, (Phase 3)

* = Glazing to be obscure / frosted

Kerry County Council
Corporate Affairs Department
County Building
Rathass, Tralee, Co. Kerry
Email. facilities@kerrycoco.ie

Window Glazing
The aluminium profiles are to be extruded from aluminium alloy T5 and T6 complying with BS1474 - BS EN 12020-2:2001 / BS EN 755-9:2001,.

Fabrication
Frame members shall be mitre cut at 45° and corners are to be reinforced with extruded aluminium crimping cleats and corner braces. A secure joint is to be achieved by means of a mechanical crimp along with the insertion of a two-part epoxy adhesive. Intermediate mullion and transom bars shall be square cut, shaped and fixed securely to the frame by means of a fixing bracket which is to be securely fixed to the transom end with stainless steel screws. All frame joints shall be sealed during construction against entry of water using a suitable low modulus silicone sealant.

Colour
Aluminium components to be finished polyester coated to BS 6496:1984 & BS EN 12206-1:2004, with a minimum 25-year guarantee. Ral 7016 colour

Handle Colour
Brushed chrome colour. (Handle/opening controls to be between 750-1200mm above floor level)

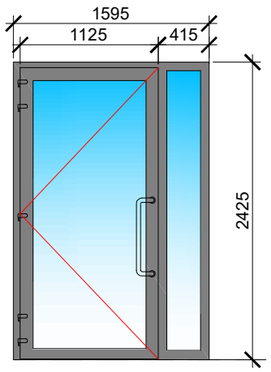
Glazing
Triple glazing units to be fitted and beaded internally. Glass shall be set against EPDM gaskets externally which are fitted into gasket grooves in the frame. Gaskets shall be manufactured to BS 4255-1. Internal vulcanised, EPDM corners, to be used around sash profiles for improved air and water tightness. Gaskets to be designed so as they are easily replaceable, if required, during scheduled maintenance work. EPDM gasketry to have a minimum 10-year warranty.
Snap in glazing clips shall be utilized to hold glazing beads in place.
All glazing in "critical locations" as described in the Building Regulations 2013, Technical Guidance Document D shall be safety glazing in accordance with the recommendations of BS6262: Part 1 - 7. and to be marked in accordance with I.S. EN 12600:2002.
Triple glazed units to have warm edge spacer bars.
Maximum U-value of glazing units to be 0.8W/m²K

Replacement
Remove and disposal of the existing window and frames.

N.B. All dimensions to be checked on site prior to ordering or manufacturing any components.
Samples of materials and fittings to be submitted for approval where requested.

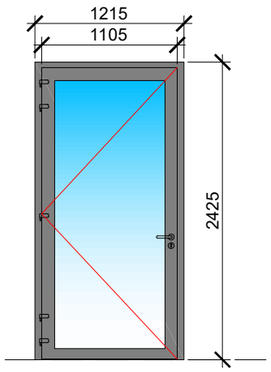
Rev.	Description	Approved	Date
A	Issued for Window & Door Tender	B.O'B	25-09-2026

Project Name: Change of Use of St. Clare's Convent to Area Office & Family Resource Centre		
Title: Proposed Window Replacement		
Designed: J Purcell	Scale: 1:50 @ A3	Drg. No.: CA-25-20-107
Drawn: J O'Sullivan	Date: 25-08-2026	Rev. No.: A
Checked	Job No.: CA-25-20	



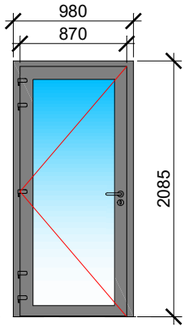
Door 101 (Phase 2)

Door to have minimum
800mm effective clear width
Door leaf with 5 no. hinges.
Hinges finish Stainless steel
Frame Ral colour 7016.
Fixed Glazed Side Panel
Locking Mechanism
A mechanical full-length
push/touch pad emergency exit
device with 3 point latching.
Overhead manual / power
operated door closer
Pull Handle 600mm



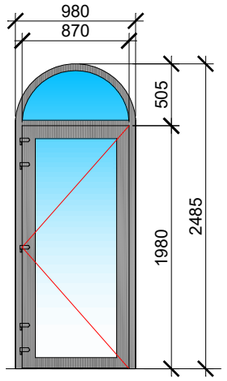
Door 126,124, (Phase 2)

Door to have minimum
800mm effective clear width
Door leaf with 5 no. hinges.
Hinges finish Stainless steel
Frame Ral colour 7016.
Locking Mechanism
A mechanical full-length
push/touch pad emergency exit
device with 3 point latching.
Overhead manual operated
door closer.
Lever Handle



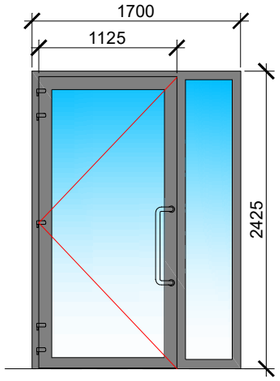
Door 113 (Phase 2)

Door to have minimum
750mm effective clear width
Door leaf with 5 no. hinges.
Hinges finish Stainless steel
Frame Ral colour 7016.
Locking Mechanism
A mechanical full-length
push/touch pad emergency exit
device with 3 point latching.
Overhead manual operated
door closer.
Lever Handle



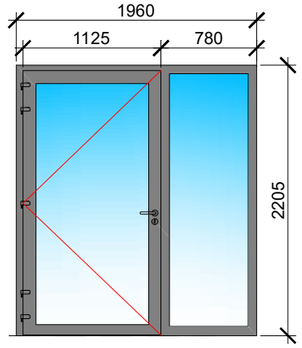
Door 201,206, (Phase 1)

Door to have minimum
750mm effective clear width
Door leaf with 5 no. hinges.
Hinges finish Stainless steel
Frame Ral colour 7016.
Fixed Glazed Top Light
Locking Mechanism
A mechanical full-length
push/touch pad emergency exit
device with 3 point latching.
Overhead manual operated
door closer.
Lever Handle



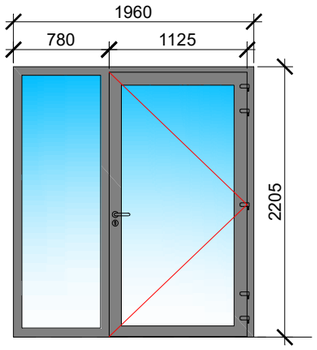
Door 209 (Phase 1)

Door to have minimum
800mm effective clear width
Door leaf with 5 no. hinges.
Hinges finish Stainless steel
Frame Ral colour 7016.
Fixed Glazed Side Panel
Locking Mechanism
A mechanical full-length
push/touch pad emergency exit
device with 3 point latching.
Overhead power operated
door closer
Pull Handle 600mm



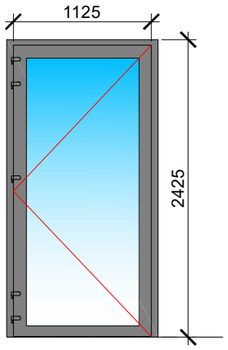
Door 225 (Phase 3)

Door to have minimum
800mm effective clear width
Door leaf with 5 no. hinges.
Hinges finish Stainless steel
Frame Ral colour 7016.
Locking Mechanism
A mechanical full-length
push/touch pad emergency exit
device with 3 point latching.
Overhead manual operated
door closer
Lever Handle



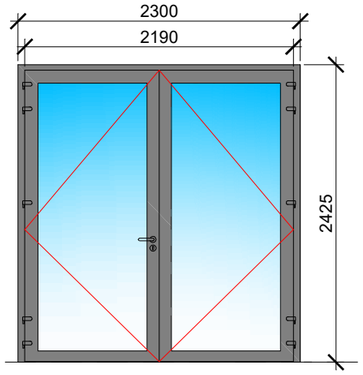
Door 224 (Phase 3)

Door to have minimum
800mm effective clear width
Door leaf with 5 no. hinges.
Hinges finish Stainless steel
Frame Ral colour 7016.
Locking Mechanism
A mechanical full-length
push/touch pad emergency exit
device with 3 point latching.
Overhead manual operated door
closer
Lever Handle



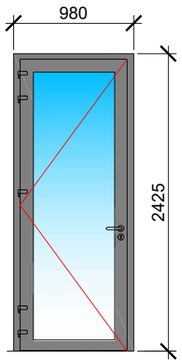
Door 223 (Phase 3)

Door to have minimum
800mm effective clear width
Door leaf with 5 no. hinges.
Hinges finish Stainless steel
Frame Ral colour 7016.
Locking Mechanism
A mechanical full-length
push/touch pad emergency exit
device with 3 point latching.
Overhead manual operated
door closer



Door 222 (Phase 3)

Each door leaf with 5 no. hinges
Hinges finish Stainless steel
Frame Ral colour 7016.
Locking Mechanism
A mechanical full-length
push/touch pad emergency exit
device with 3 point latching
suitable for double doors
Overhead manual operated
door closer
Lever Handle



Door 219 (Phase 1)

Door to have minimum
750mm effective clear width
Door leaf with 5 no. hinges.
Hinges finish Stainless steel
Frame Ral colour 7016.
Locking Mechanism
A mechanical full-length
push/touch pad emergency exit
device with 3 point latching.
Overhead manual operated
door closer.
Lever Handle

Door 216 (Phase 3)

Door to have minimum
750mm effective clear width
Door leaf with 5 no. hinges as per drawing
Hinges finish Stainless steel
Frame Ral colour 7016.
Locking Mechanism
3 point latching suitable for single
doors with key
All ironmongery to be Stainless steel finish
Overhead manual operated door closer.
Glazing to be obscure to plant room

Replacement Door
Doors to be double rebated, outward opening, Passiv (futureproof) standard aluminium doors, manufactured using the AMS Thermstrip TS66 or equally approved system.
The aluminium profiles are to be extruded from aluminium alloy T5 and T6 complying with BS1474 - BS EN 12020-2:2001 / BS EN 755-9:2001,.

Doors to be tested to
BS 6375-1, PAS 23 and security tested to PAS 24. Cycle tested to BE EN1191, Class 8, 1,000,000 cycles for repeated opening & closing. and due to the exposed nature of the site the doors are to be manufactured with heavy duty door sashes.

Part M Compliance
The entire door unit installation including thresholds, foot plates, hardware, and handles are to comply with "Part M of the Building Regulations 2022, Section 1.2, Access to buildings other than dwellings".
The door and associated ironmongery to the door shall not in the open position impinge on the minimum clear width of 825mm required under Part M.

U-Value
Aluminium profiles to be thermally broken and doors to be fitted with triple glazing and solid panels with therm strip isolator to achieve a maximum U-value
The door is to have an overall installed Uw install = 0.85w/m²k
Ug ≤ 0.8 w/m²K
Uf ≤ 0.8 w/m²K
Uw ≤ 0.8 w/m²K
Uw Install ≤ 0.85 w/m²K
g Value ≤ 0.5 < 0.6 w/m²K

Fabrication
Frame members shall be mitre cut at 45° and corners are to be reinforced with extruded aluminium crimping cleats and corner braces. A secure joint is to be achieved by means of a mechanical crimp along with the insertion of a two-part epoxy adhesive. Intermediate mullion and transom bars shall be square cut, shaped and fixed securely to the frame by means of a fixing bracket which is to be securely fixed to the transom end with stainless steel screws. All frame joints shall be sealed during construction against entry of water using a suitable low modulus silicone sealant.

Panels
Solid infill panels 28mm thick faced both sides in 1.5mm thick aluminium sheet with a Styrofoam core. The door is to have an overall installed Uw install = 0.85w/m²k

Colour
Aluminium components to be finished polyester coated to BS 6496:1984 & BS EN 12206-1:2004, with a minimum 25-year guarantee. Aluminium to be painted to Ral 9005 colour

Glazing
Triple glazing units to be fitted and beaded internally. Glass shall be set against EPDM gaskets externally which are fitted into gasket grooves in the frame. Gaskets shall be manufactured to BS 4255-1. Internal vulcanised, EPDM corners, to be used around sash profiles for improved air and water tightness. Gaskets to be designed so as they are easily replaceable, if required, during scheduled maintenance work. EPDM gasketry to have a minimum 10-year warranty.
Snap in glazing clips shall be utilized to hold glazing beads in place.
All glazing in "critical locations" as described in the Building Regulations 2013, Technical Guidance Document D shall be safety glazing in accordance with the recommendations of BS6262: Part 1 - 7. and to be marked in accordance with I.S. EN 12600:2002.
Triple glazed units to have warm edge spacer bars. Maximum U-value of glazing units to be 0.8W/m²K

Threshold
Doors to be fitted with aluminium level access threshold complete with drainage channels and comply with Part M of the Building Regulations.

Replacement
Remove and disposal of the existing doors and frames.

N.B. All dimensions to be checked on site prior to ordering or manufacturing any components.
Samples of materials and fittings to be submitted for approval where requested.

Kerry County Council
Corporate Affairs Department
County Building
Rathass, Tralee, Co. Kerry
Email. facilities@kerrycoco.ie

Rev.	Description	Approved	Date
A	Issued for Window & Door Tender	B.O'B	25-09-2026

Project Name: Change of Use of St. Clare's Convent to Area Office & Family Resource Centre		
Title: External Door Replacement		
Designed: J Purcell	Scale: 1:50 @ A3	Drg. No.: CA-25-20-108
Drawn: J O'Sullivan	Date: 25-08-2026	Rev. No.: A
Checked	Job No.: CA-25-20	