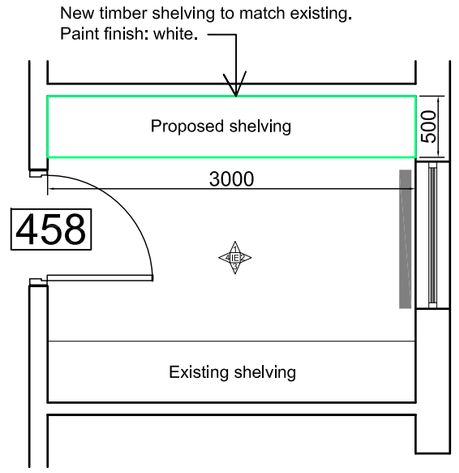
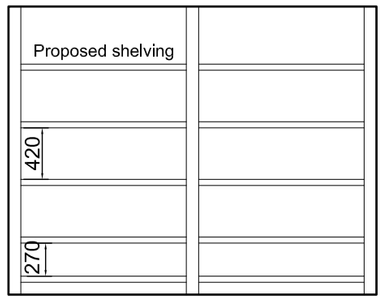
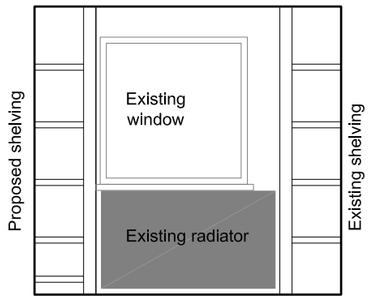


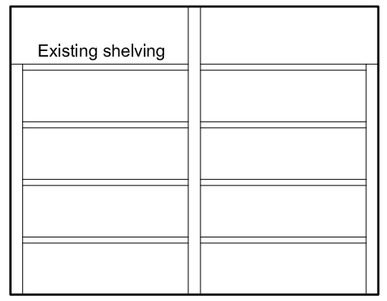
Proposed Linen Room
Room 14



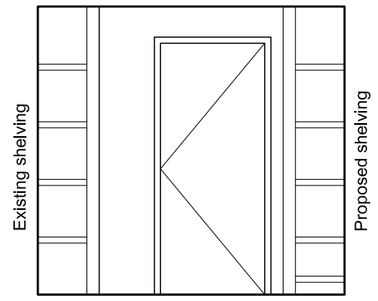
Internal Elevation
01



Internal Elevation
02



Internal Elevation
03



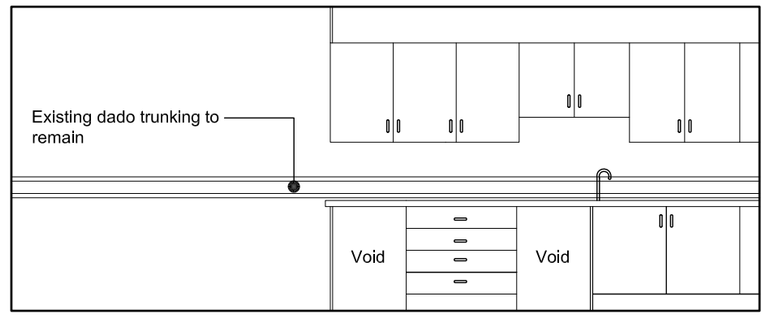
Internal Elevation
04



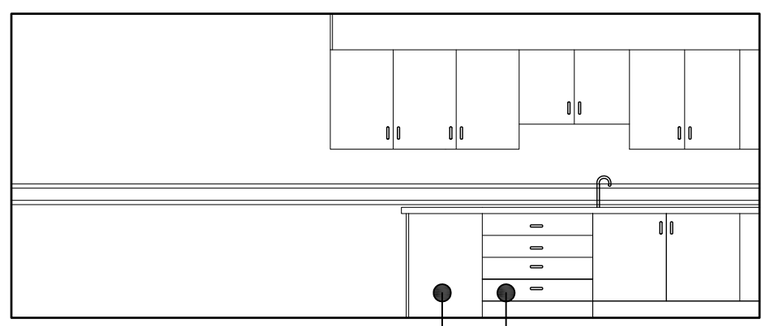
Existing shelving design
for reference



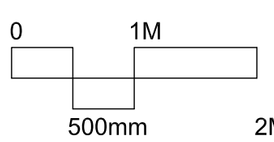
Proposed Residents Dining Room
Room 11



Existing Cabinet Layout



Proposed Cabinet Layout



Refer to Drawing	
Builder's Compound & Access Plan.	1001
Demolitions, Ceiling Heights, Section.	1002
New Works Plan	1003
Nurses' Station	1004
Office Room 8	1005
WC Room 13	1006
WC Room 17	1007
Door & Ironmongery Schedules	1008
Resident's Dining Room 11 & Linen Room 14	1009
Staff Rooms 5 & 5A	1010
Kitchen	1011

NOTE: Refer to Service Engineers' documentation and drawings for details of mechanical and electrical items.

Kitchen Works

Worktop

Existing tap and sink to be removed to allow for replacement of worktop. Sink to be reinstalled after.

38mm postformed high pressure laminate (HPL) worktop on moisture resistant chipboard core. Pattern and colur to client's choice, sample to be provided for approval.
Postformed front edge, matching ABS edging to exposed ends, balancing laminate to underside with Patent drip barrier to be in place to bottom front underside edge.

Joints to be machine tooled, biscuited and to be sealed with EN 204 grade D3 or D4 moisture resistant gap filling adhesive. Mitered or butt joints to be used. Worktops shall be continuous without visible jointing strips.
Junction with wall sealed with Sika Everbuild 565 clean room clear/white silicone.

Structural and surface performance to EN 16122 and surface finishes to EN 438 (decorative high-pressure laminates).

Make good all areas / surfaces in advance of redecorating.

Sink Mixer and Thermostatic Mixing Valve

Sink Mixer
Supply and fit single hole deck mounted monobloc sink mixer to replace existing, suitable for 35mm tap hole in existing stainless steel sink. Single extended ergonomic lever capable of operation by closed fist, wrist or forearm, suitable for users with reduced grip or dexterity. High neck swivel spout, min. 150mm outlet height above deck and min. 200mm projection, discharging centrally into sink bowl from existing tap hole position. Ceramic disc cartridge. Stainless steel or brass body, polished chrome finish. Min. operating pressure range 0.5 to 10 bar, flow rate approx. 11 l/min at 3 bar. Mixer, cartridge and flexible tails to be WRAS approved (or equivalent Reg 4 certification) and to comply with I.S. EN 817. Aerator or laminar flow outlet to be confirmed against the HSE water safety plan. Min. 5 year manufacturer's warranty. Fixed with manufacturer's clamping kit, sealed to sink deck.

Thermostatic Mixing Valve
Supply and fit TMV3 approved thermostatic mixing valve (designation HP-W, and LP-W where low pressure supply applies), to I.S. EN 1111 / I.S. EN 1287 and WRAS approved, located within sink base unit to supply blended water to sink mixer hot inlet. Valve to incorporate integral isolating valves, strainers and check valves to hot and cold inlets, and fail-safe shut-off of blended water on failure of either supply. Valve located as close to the outlet as practicable, with blended water pipework kept to a min. length (max. 2m). Max. outlet temperature to be set and locked at the temperature agreed with the HSE water safety group (typically 41°C to 44°C), tamper resistant adjustment. Hot supply to valve to be min. 55°C. Valve to be accessible for servicing and testing via removable panel or door in base unit, with no fixed obstruction. Commissioned in accordance with the manufacturer's instructions and HTM 04-01, with commissioning record, set temperature and date labelled at the valve and recorded in the site water safety log. Annual in-service testing to be included in the O&M manual.

Isolating valves to H&C supplies within base unit. All work to I.S. EN 806 and Uisce Éireann requirements.

Ceilings - Painting:

The underlying cause of any potential damp patches must be rectified before painting commences. Once the damp patch has dried it is to be coated with a damp seal to stop watermarks showing through.

All areas to be painted are to be washed down with sugar soap or a mild detergent.

All electrical fittings to be protected from water.

Any nicotine stained surfaces are to be treated with a stain block before painting commences.

If a chalky coating is present on the wall apply 2 coats of a stabilising solution for porous surfaces.

All imperfections e.g. cracks holes etc are to be filled and sanded. All filled areas are to be sealed with matt emulsion or a plaster sealer.

All new plaster to be sealed with an inital coat of matt emulsion or a preparatory plaster sealer.

Apply 3 coats of Dulux Trade 'Sterishield' emulsion paint or similar or paint to client's requirements to prepared surfaces to comply with BS 8000-12 1989.

Woodwork:

N.B. Care is to be taken when removing old paint which may contain lead.

All doors, architraves & boxed services to be painted are to be filled & sanded, treated with knotting solution where necessary and have 1 coat of primer, 1 undercoat and 2 coats of hygenic gloss finish with colour to client's choice. Where the base of an architrave has been damaged excessively by traffic it should be repaired with an appropriate wood filler or in extreme cases the damaged area should be removed and replaced.

NOTE: In the case of new finishes the health and safety instructions of the manufacturer are to be followed.

Health & Safety Note:

Please refer to Appendix F and Appendix L of the Preliminary Safety And Health Plan in relation to the classification of works and guidance on containment measures required in relation to both dust generation and the risk from Nosocomial Invasive Aspergillosis.

Please note that the majority of refurbishment works to be carried out as part of this project will be classified as Type B - Major Internal Containable Activity and as such will need to be isolated completely from the remainder of the functioning centre as outlined in Appendix L.

Linen Store Shelving (Slatted Timber, Painted):

Type: freestanding wall-restrained slatted shelving, 4 no. tiers plus top shelf, lengths and returns as drawings.

Frame: uprights 44 x 69mm PSE Grade A redwood, knot-free timber, front and rear uprights at max. 1000mm centres, with 44 x 44mm shelf bearers fixed to uprights with glued and screwed joints. Frame fixed back to wall at each upright with stainless steel brackets/screws into suitable fixings.

Shelves: slats 44 x 20mm PSE Grade A redwood, planed all round, arrises rounded to min. 3mm radius, at 20mm gaps to allow air circulation, screwed to bearers with countersunk stainless screws, heads filled and sanded. Shelf depth 500mm.

Shelf heights: lowest shelf min. 250mm above finished floor level to allow floor cleaning beneath; top shelf max. 1800mm above finished floor level for safe reach without steps; intermediate shelves evenly spaced (approx. 350-400mm clear).

Loading: shelving designed for a uniformly distributed load of min. 50kg per linear metre of shelf (folded linen), max. deflection span/200.

Finish: all timber sanded smooth, knots treated, primed, and finished with a hard-wearing, impervious, washable two-pack (2K) polyurethane or epoxy coating, satin, white, suitable for cleaning with hospital-grade detergents and chlorine-based disinfectants (1,000 ppm av.cl.). All faces, edges and end grain fully sealed before assembly, with fixings touched up after.

General Notes: no exposed screw heads, no sharp edges, no open joints or crevices where dust can collect. Sealant to junction with wall.

SILICONE SEALANT TO BE USED SIKA EVERBUILD 565 CLEAN ROOM SILICONE.

NOTE: CONTRACTORS ARE TO ARRANGE TO INSPECT SITE AT TENDERING STAGE

ISSUED FOR TENDER

CLIENT: HSE
PROJECT: Refurbishment Works to Willow Unit at St Josephs Hospital, Ennis, Co Clare
TITLE: Residents' Dining Room 11 and Linen Room 14

General Notes :
1. Do not scale from this drawing. Use figured dimensions only.
2. This drawing is to be read in conjunction with all relevant specifications and drawings.
3. All dimensions to be checked on site prior to fabrication.
4. In the event of any discrepancies between drawings or any other issued documentation the contractor is to inform the architect immediately.
5. Contractor not to order door, windows or material before sample of each element has been approved by architect.
6. Contractor to submit quality certification before manufacturer of elements.

Code	Originator	Zone	level	Type	Role	Number	Status	Revision
2825	HLA	ZZ	00	DR	A	1009		

SCALE: 1:50 A2 DATE: JULY 2026 DRW BY: DR APP BY: MK

HASSETT LEYDEN ASSOCIATES
ARCHITECTS & CIVIL ENGINEERS
ROSLEVAN SHOPPING CENTRE
TULLA ROAD, ENNIS, CO. CLARE
Tel: 065-6828422 (V95 YN93)