



KEY

	Carrick-on-Suir Regeneration Plan Part 6 extents
	Sean Kelly Square Public Realm (Planning Ref. P81801)
	N24 Improvement Works By others

Note: For General Key refer Drg. Nos. 7110-7117

DRAFT 3

PO3	21.01.22	ISSUED FOR INFORMATION	HaR	NdeJ
PO2	03.08.21	ISSUED FOR INFORMATION	HaR	NdeJ
PO1	16.07.21	ISSUED FOR INFORMATION	HaR	NdeJ
REV	DATE	DESCRIPTION	BY	APP



Nicholas de Jong Associates
URBAN DESIGN

PROJECT:
43400443C-CARRICK-ON-SUIR
REGENERATION PLAN

TITLE:
KEY PLAN

DRAWN:	HaR	CHECKED:	NdeJ	APPROVED:	NdeJ
PROJECT NUMBER:	21906	DATE:	14/07/21	SCALE @ A1:	1:2500
STATUS DESCRIPTION:	FOR INFORMATION			STATUS:	S2

DRAWING NUMBER: 00000 - MWP - ZZ - ZZ - DR - S - A-7101 REV: P03



- GENERAL KEY**
- Carrick-on-Suir Regeneration Plan Part 8 extents
 - Sean Kelly Square Public Realm (Planning Ref. P8/18/01)
 - Pavement Type 1 - permanently trafficked Granite sets, mixed-grey, 100x200x150mm th.
 - Pavement Type 2 - pedestrian only Granite slabs, silver grey, 400x600x80mm th.
 - Pavement Type 3 - pedestrian only Granite slabs, silver grey, 200x400x80mm th.
 - Pavement Type 4 - traffic over-run Granite sets, mixed-grey, tumbled, 150x200x100mm th. with 100x250x100mm th. edge sets
 - Pavement Type 5 - trafficked or pedestrian Permeable PCC sets - SUDS - 150x250x80mm th.
 - Pavement Type 6 - reinforced grass Proprietary
 - Pavement Type 7 - exposed aggregate asphalt - trafficked Proprietary
 - Pavement Type 8 - coloured asphalt - pedestrian Proprietary
 - Pavement Type 9 - NOT USED
 - Pavement Type 10 - self-binding gravel Limestone aggregate/dust
 - Pavement Type 11 - pedestrian only Pcc aggregate slabs
 - Roadway edge sets Granite
 - Tactile warning paving Irish limestone
 - Tactile paving - blister Bluff or red granite
 - Raised kerb 125mm high Irish limestone
 - Raised kerb 75mm high Irish limestone
 - Bevelled kerb 75mm high Irish limestone
 - Flush kerb Irish limestone
 - Flush kerb Pcc concrete
 - Existing kerb
 - Ramp-up to raised table Surface varies
 - Raised planters with seating sections where shown
 - Seats, individual Proprietary
 - Decking Timber
 - Stepping stones Irish limestone
 - Existing railings retained
 - New railings Vertical bar, stainless steel
 - Glazed flood barrier as inset to flood wall
 - Water bottle refill station and information board
 - Cycle stands Stainless steel
 - Bollards Stainless steel
 - Existing structures To be demolished
 - Ornamental shrubs
 - Mown grassland
 - Wildflower grassland
 - Native woodland With small trees
 - Existing tree retained
 - Existing tree removed
 - New tree
 - Orchard tree

DRAFT 3

P04	07.04.22	Car parking removed	HaR	NdeJ
P03	21.01.22	ISSUED FOR INFORMATION	HaR	NdeJ
P02	03.08.21	ISSUED FOR INFORMATION	HaR	NdeJ
P01	16.07.21	ISSUED FOR INFORMATION	HaR	NdeJ
REV	DATE	DESCRIPTION	BY	APP



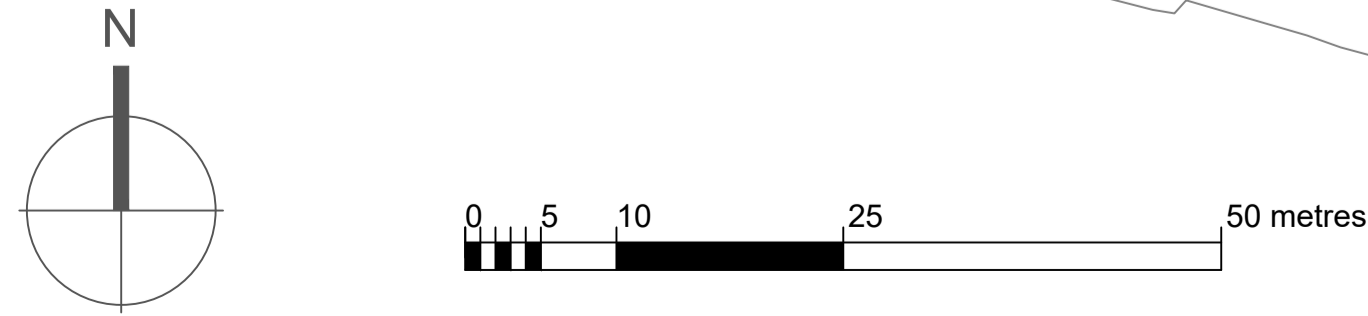
Nicholas de Jong Associates
URBAN DESIGN

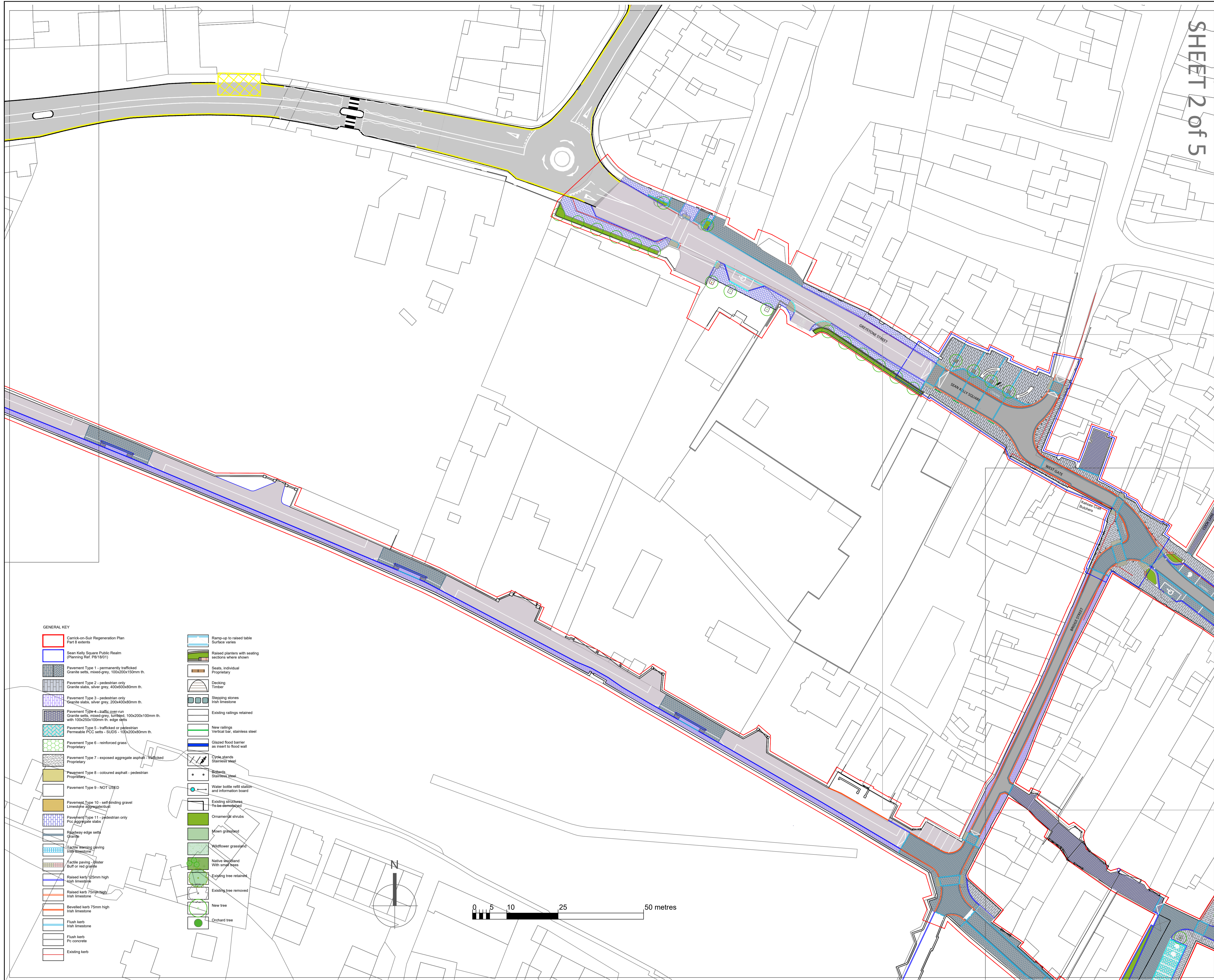
PROJECT:
4340043C-CARRICK-ON-SUIR
REGENERATION PLAN

TITLE:
SCHEME DRAWINGS - SHEET 1

DRAWN:	HaR	CHECKED:	NdeJ	APPROVED:	NdeJ
PROJECT NUMBER:	21906	DATE:	14/07/21	SCALE @ A1:	1:500
STATUS DESCRIPTION:	FOR INFORMATION			STATUS:	S2

DRAWING NUMBER:	00000 - MWP - ZZ - ZZ - DR - A - 7110	REV:	P04
-----------------	---------------------------------------	------	-----





DRAFT 3

PO3	21.01.22	ISSUED FOR INFORMATION	HaR	NdeJ
PO2	28.07.21	ISSUED FOR INFORMATION	HaR	NdeJ
PO1	16.07.21	ISSUED FOR INFORMATION	HaR	NdeJ
REV	DATE	DESCRIPTION	BY	APP



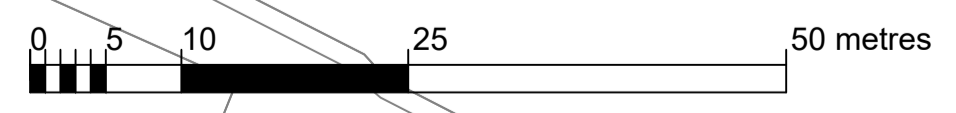
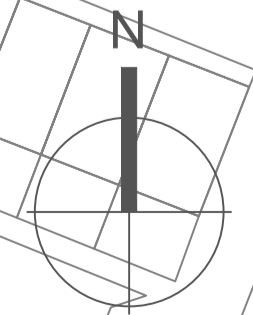
Nicholas de Jong Associates
URBAN DESIGN

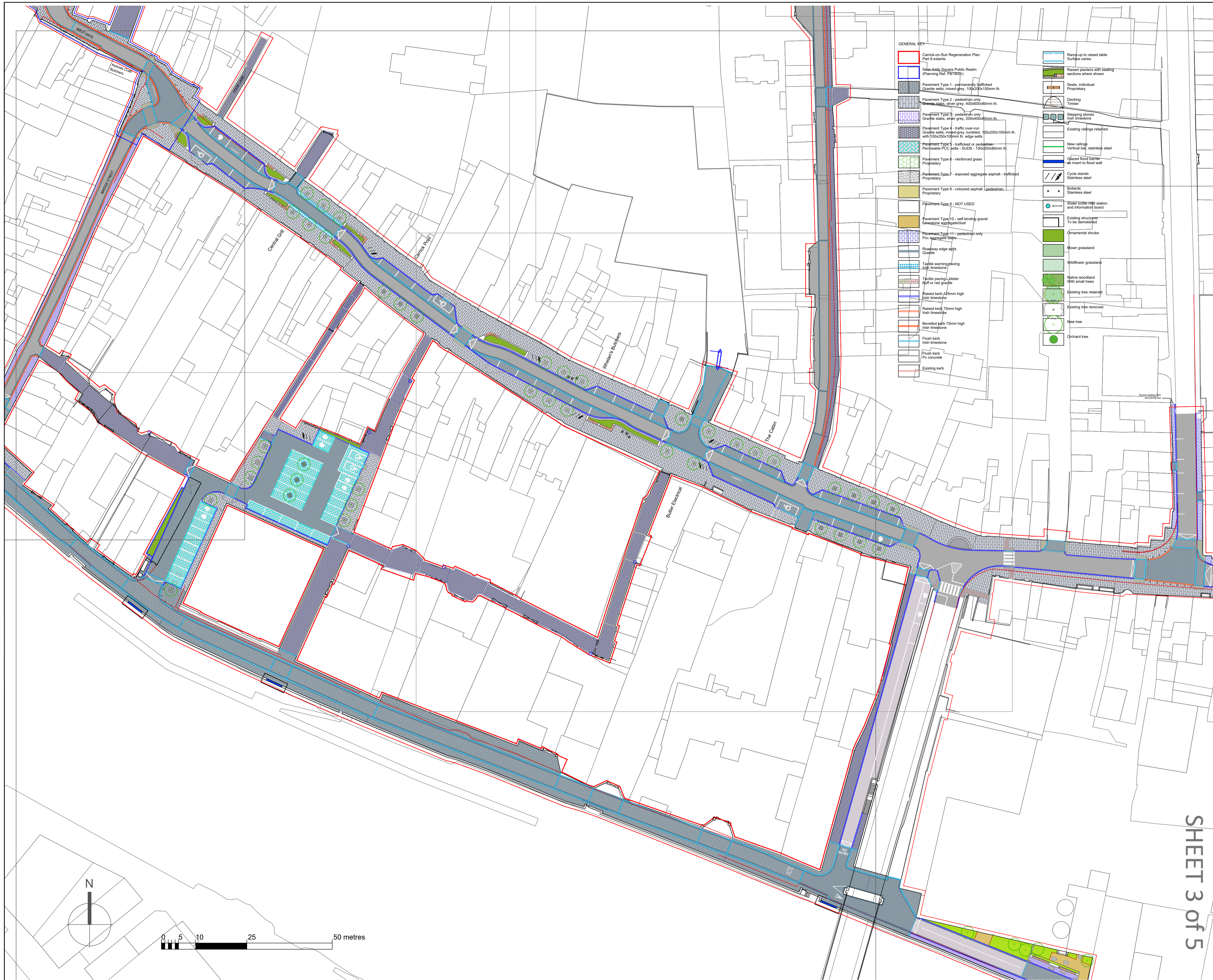
PROJECT:
4340043C-CARRICK-ON-SUIR
REGENERATION PLAN

TITLE:
SCHEME DRAWINGS - SHEET 2

DRAWN:	HaR	CHECKED:	NdeJ	APPROVED:	NdeJ
PROJECT NUMBER:	21906	DATE:	14/07/21	SCALE @ A1:	1:500
STATUS DESCRIPTION:	FOR INFORMATION			STATUS:	S2
DRAWING NUMBER:	00000 - MWP - ZZ - ZZ - DR - A - 7111			REV:	P03

- GENERAL KEY**
- Carrick-on-Suir Regeneration Plan Part 8 extents
 - Sean Kelly Square Public Realm (Planning Ref. PB1801)
 - Pavement Type 1 - permanently trafficked Granite setts, mixed-grey, 100x200x150mm th.
 - Pavement Type 2 - pedestrian only Granite slabs, silver grey, 400x600x80mm th.
 - Pavement Type 3 - pedestrian only Granite slabs, silver grey, 200x400x80mm th.
 - Pavement Type 4 - traffic over-run Granite setts, mixed-grey, limbed, 100x200x100mm th. with 100x250x100mm th. edge setts
 - Pavement Type 5 - trafficked or pedestrian Permeable PCC setts - SUDS - 100x200x80mm th.
 - Pavement Type 6 - reinforced grass Proprietary
 - Pavement Type 7 - exposed aggregate asphalt - trafficked Proprietary
 - Pavement Type 8 - coloured asphalt - pedestrian Proprietary
 - Pavement Type 9 - NOT USED
 - Pavement Type 10 - self-binding gravel Limestone aggregate
 - Pavement Type 11 - pedestrian only PCC aggregate slabs
 - Railway edge setts Granite
 - Tactile paving paving 100x100mm
 - Tactile paving - tactile Bull or red granite
 - Raised kerb 150mm high Irish limestone
 - Raised kerb 75mm high Irish limestone
 - Bevelled kerb 75mm high Irish limestone
 - Flush kerb Irish limestone
 - Flush kerb P/c concrete
 - Existing kerb
 - Ramp-up to raised table Surface varies
 - Raised planters with seating sections where shown
 - Seats, individual Proprietary
 - Decking Timber
 - Stepping stones Irish limestone
 - Existing railings retained
 - New railings Vertical bar, stainless steel
 - Glazed flood barrier as insert to flood wall
 - Cycle stands Stainless steel
 - Bollards Stainless steel
 - Water bottle refill station and information board
 - Existing structures To be demolished
 - Ornamental shrubs
 - Mown grassbed
 - Wildflower grassland
 - Native woodland With small trees
 - Existing tree retained
 - Existing tree removed
 - New tree
 - Orchard tree





- GENERAL KEY**
- Carrick-on-Suir Regeneration Plan Part 8 extents
 - Sean Kelly Square Public Realm (Planning Ref. P6/18/01)
 - Pavement Type 1 - permanently trafficked Granite sets, mixed grey, 100x200x150mm th.
 - Pavement Type 2 - pedestrian only Granite slabs, silver grey, 400x600x80mm th.
 - Pavement Type 3 - pedestrian only Granite slabs, silver grey, 200x400x80mm th.
 - Pavement Type 4 - traffic over-run Granite sets, mixed-grey, tumbled, 100x200x100mm th. with 100x200x150mm th. edge sets
 - Pavement Type 5 - trafficked or pedestrian Permeable PCC sets - SUDS - 1000x200x80mm th.
 - Pavement Type 6 - reinforced grass Proprietary
 - Pavement Type 7 - exposed aggregate asphalt - trafficked Proprietary
 - Pavement Type 8 - coloured asphalt - pedestrian Proprietary
 - Pavement Type 9 - NOT USED
 - Pavement Type 10 - self-binding gravel Leaspora aggregate/soil
 - Pavement Type 11 - pedestrian only Pcc aggregate sets
 - Roadway edge sets Granite
 - Table warning paving Irish limestone
 - Tactile paving - slider Ball or red granite
 - Raised kerb 150mm high Irish limestone
 - Raised kerb 75mm high Irish limestone
 - Bevelled kerb 75mm high Irish limestone
 - Flush kerb Irish limestone
 - Flush kerb Pcc concrete
 - Existing kerb
 - Ramp-up to raised table Surface varies
 - Raised planters with seating sections where shown
 - Seats, individual Proprietary
 - Decking Timber
 - Stepping stones Irish limestone
 - Existing railings retained
 - New railings Vertical bar, stainless steel
 - Glazed flood barrier sets insert to flood wall
 - Cycle stands Stainless steel
 - Bollards Stainless steel
 - Water bottle refill station and information board
 - Existing structures to be demolished
 - Ornamental shrubs
 - Mown grassland
 - Wildflower grassland
 - Native woodland With small trees
 - Existing tree retained
 - Existing tree removed
 - New tree
 - Orchard tree

DRAFT 3

PO3	21.01.22	ISSUED FOR INFORMATION	HaR	NdeJ
PO2	28.07.21	ISSUED FOR INFORMATION	HaR	NdeJ
PO1	16.07.21	ISSUED FOR INFORMATION	HaR	NdeJ
REV	DATE	DESCRIPTION	BY	APP



Nicholas de Jong Associates
URBAN DESIGN

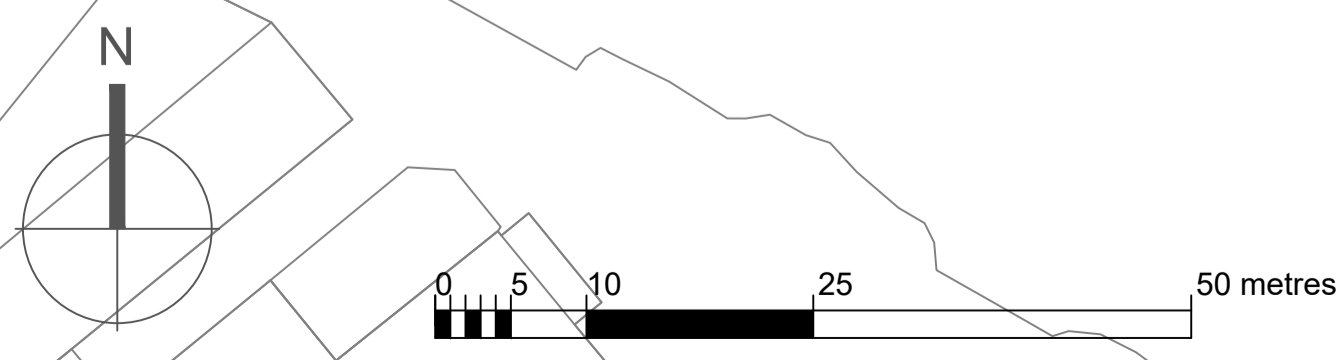
PROJECT:
4340043C-CARRICK-ON-SUIR
REGENERATION PLAN

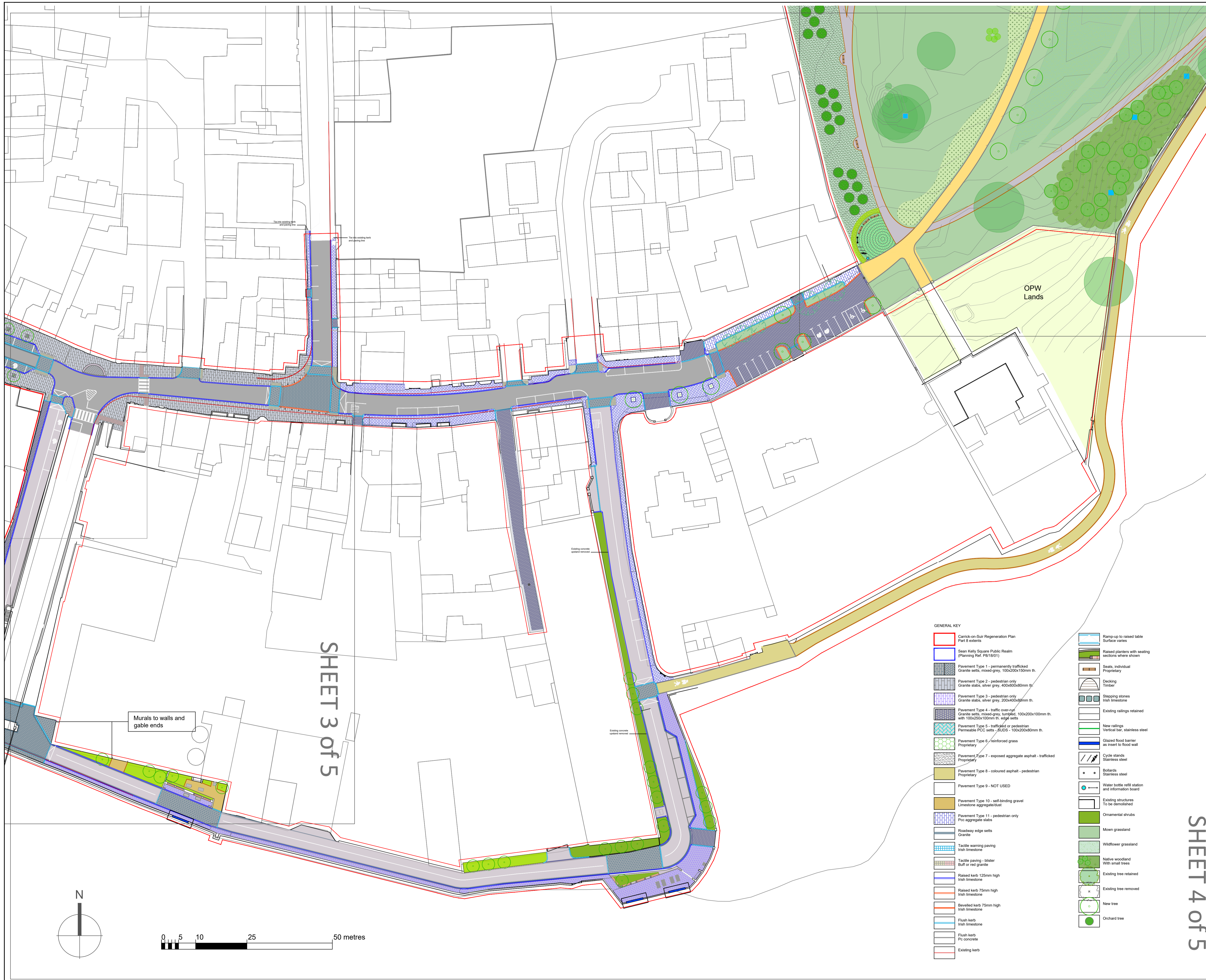
TITLE:
SCHEME DRAWINGS - SHEET 3

DRAWN:	HaR	CHECKED:	NdeJ	APPROVED:	NdeJ
PROJECT NUMBER:	21906	DATE:	14/07/21	SCALE @:	1:500
STATUS DESCRIPTION:	FOR INFORMATION			STATUS:	S2

DRAWING NUMBER: 00000 - MWP - ZZ - ZZ - DR - A - 7112 REV: P03

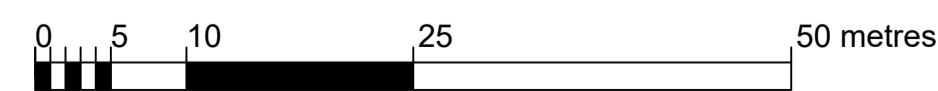
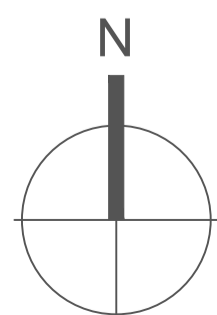
SHEET 3 OF 5





SHEET 3 OF 5

Murals to walls and gable ends



- GENERAL KEY**
- Carrick-on-Suir Regeneration Plan Part 6 extents
 - Sean Kelly Square Public Realm (Planning Ref. P818/01)
 - Pavement Type 1 - permanently trafficked Granite slabs, mixed-grey, 100x200x150mm th.
 - Pavement Type 2 - pedestrian only Granite slabs, silver grey, 400x600x80mm th.
 - Pavement Type 3 - pedestrian only Granite slabs, silver grey, 200x400x80mm th.
 - Pavement Type 4 - traffic over-rd Granite sets, mixed-grey, tumbled, 100x200x100mm th. with 100x250x100mm th. edge sets
 - Pavement Type 5 - trafficked or pedestrian Permeable PCC sets - 6LUGS - 100x200x80mm th.
 - Pavement Type 6 - reinforced grass Proprietary
 - Pavement Type 7 - exposed aggregate asphalt - trafficked Proprietary
 - Pavement Type 8 - coloured asphalt - pedestrian Proprietary
 - Pavement Type 9 - NOT USED
 - Pavement Type 10 - self-standing gravel Limestone aggregate/dust
 - Pavement Type 11 - pedestrian only Pcc aggregate slabs
 - Roadway edge sets Granite
 - Tactile warning paving Irish limestone
 - Tactile paving - blister Bull or red granite
 - Raised kerb 125mm high Irish limestone
 - Raised kerb 75mm high Irish limestone
 - Bevelled kerb 75mm high Irish limestone
 - Flush kerb Irish limestone
 - Flush kerb Pcc concrete
 - Existing kerb
 - Ramp-up to raised table Surface varies
 - Raised planters with seating Sections where shown
 - Seats, individual Proprietary
 - Decking Timber
 - Stepping stones
 - Existing railings retained
 - New railings Vertical bar, stainless steel
 - Glazed flood barrier as insert to flood wall
 - Cycle stands Stainless steel
 - Bollards Stainless steel
 - Water bottle refill station and information board
 - Existing structures To be demolished
 - Ornamental shrubs
 - Mown grassland
 - Wildflower grassland
 - Native woodland With small trees
 - Existing tree retained
 - Existing tree removed
 - New tree
 - Orchard tree

DRAFT 3

P03	21.01.22	ISSUED FOR INFORMATION	HaR	NdeJ
P02	20.07.21	ISSUED FOR INFORMATION	HaR	NdeJ
P01	16.07.21	ISSUED FOR INFORMATION	HaR	NdeJ
REV	DATE	DESCRIPTION	BY	APP



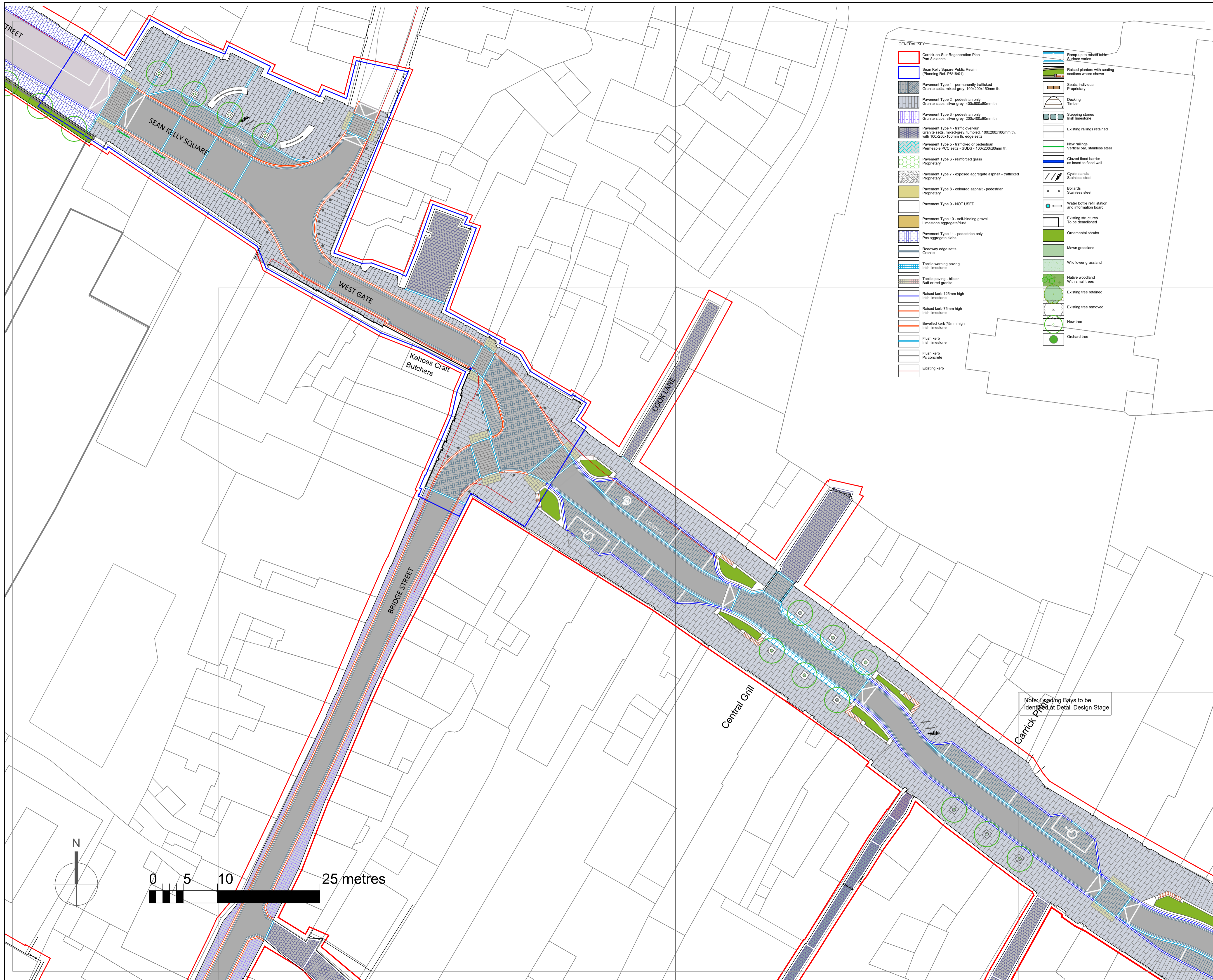
Nicholas de Jong Associates
URBAN DESIGN

SHEET 4 OF 5

PROJECT:
4340043C-CARRICK-ON-SUIR
REGENERATION PLAN

TITLE:
SCHEME DRAWINGS SHEET 4

DRAWN:	HaR	CHECKED:	NdeJ	APPROVED:	NdeJ
PROJECT NUMBER:	21906	DATE:	14/07/21	SCALE @:	1:500
STATUS DESCRIPTION:	FOR INFORMATION			STATUS:	S2
DRAWING NUMBER:	00000 - MWP - ZZ - ZZ - DR - A - 7113			REV:	P03



- GENERAL KEY**
- Carrick-on-Suir Regeneration Plan Part 8 extents
 - Sean Kelly Square Public Realm (Planning Ref. P6/18/01)
 - Pavement Type 1 - permanently trafficked Granite sets, mixed grey, 100x200x150mm th.
 - Pavement Type 2 - pedestrian only Granite slabs, silver grey, 400x600x80mm th.
 - Pavement Type 3 - pedestrian only Granite slabs, silver grey, 200x400x80mm th.
 - Pavement Type 4 - traffic over-run Granite sets, mixed-grey, tumbled, 100x200x100mm th. with 100x200x100mm th. edge sets
 - Pavement Type 5 - trafficked or pedestrian Permeable PCC sets - SUDS - 100x200x80mm th.
 - Pavement Type 6 - reinforced grass Proprietary
 - Pavement Type 7 - exposed aggregate asphalt - trafficked Proprietary
 - Pavement Type 8 - coloured asphalt - pedestrian Proprietary
 - Pavement Type 9 - NOT USED
 - Pavement Type 10 - self-binding gravel Limestone aggregate/sand
 - Pavement Type 11 - pedestrian only Pcc aggregate slabs
 - Roadway edge sets Granite
 - Tactile warning paving Irish limestone
 - Tactile paving - blister Buff or red granite
 - Raised kerb 125mm high Irish limestone
 - Raised kerb 75mm high Irish limestone
 - Bevelled kerb 75mm high Irish limestone
 - Flush kerb Irish limestone
 - Flush kerb Pcc concrete
 - Existing kerb
 - Ramp-up to raised table Surface varies
 - Raised planters with seating sections where shown
 - Seats, individual Proprietary
 - Decking Timber
 - Stepping stones Irish limestone
 - Existing railings retained
 - New railings Vertical bar, stainless steel
 - Glazed flood barrier as insert to flood wall
 - Cycle stands Stainless steel
 - Bollards Stainless steel
 - Water bottle refill station and information board
 - Existing structures To be demolished
 - Ornamental shrubs
 - Mown grassland
 - Wildflower grassland
 - Native woodland With small trees
 - Existing tree retained
 - Existing tree removed
 - New tree
 - Orchard tree

DRAFT 3

P03	21.01.22	ISSUED FOR INFORMATION	HaR	NdeJ
P02	20.07.21	ISSUED FOR INFORMATION	HaR	NdeJ
P01	16.07.21	ISSUED FOR INFORMATION	HaR	NdeJ
REV	DATE	DESCRIPTION	BY	APP



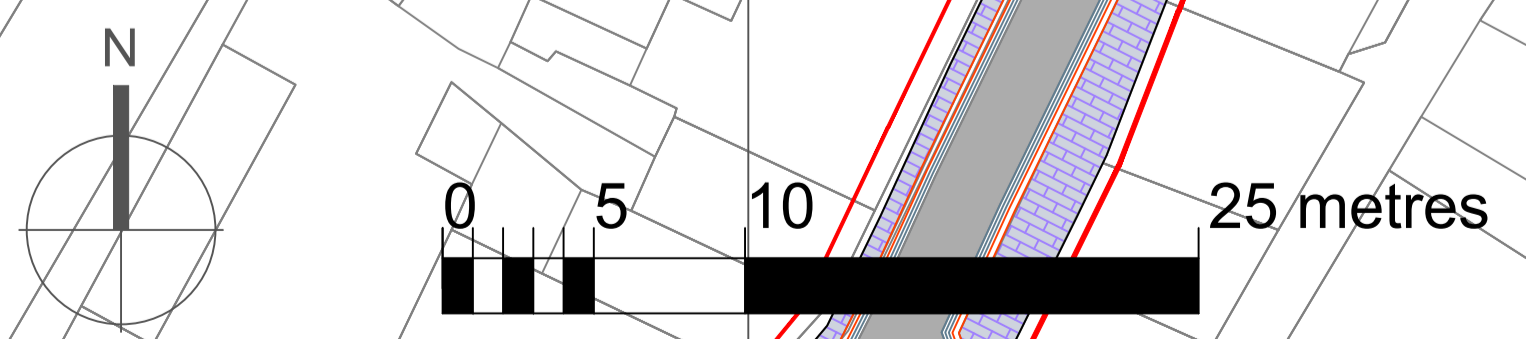
Nicholas de Jong Associates
URBAN DESIGN

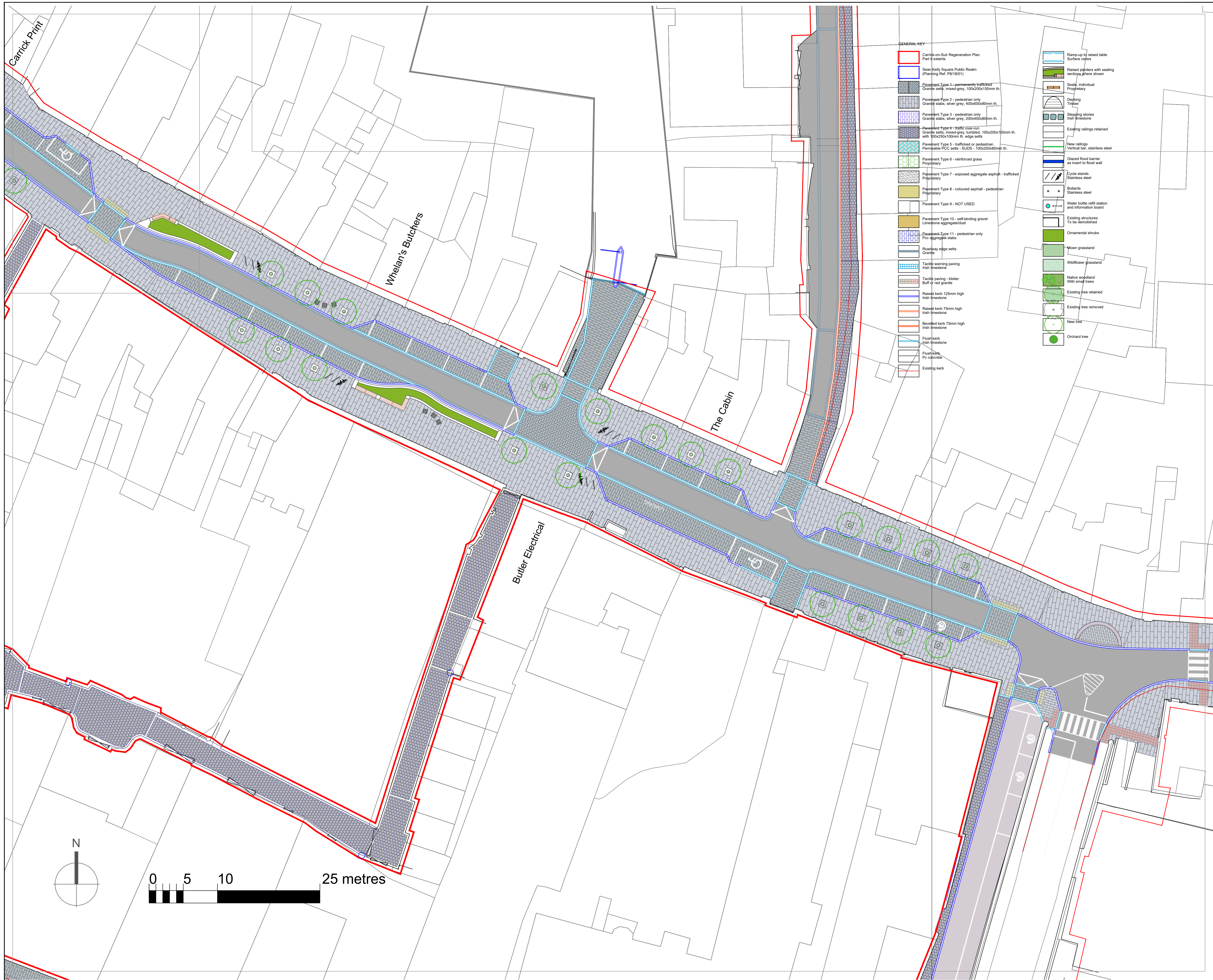
PROJECT:
4340043C-CARRICK-ON-SUIR
REGENERATION PLAN

TITLE:
DETAILED LAYOUT PLANS - SHEET 1

DRAWN:	HaR	CHECKED:	NdeJ	APPROVED:	NdeJ
PROJECT NUMBER:	21906	DATE:	14/07/21	SCALE @ A1:	1:250
STATUS DESCRIPTION				STATUS:	S2
DRAWING NUMBER:				REV:	P03

Note: Leading Bays to be identified at Detail Design Stage





- GENERAL KEY**
- Carrick-on-Suir Regeneration Plan Part 8 extents
 - Sean Kelly Square Public Realm (Planning Ref. P6/18/01)
 - Pavement Type 1 - permeable trafficked Granite sets, mixed grey, 100x200x150mm th.
 - Pavement Type 2 - pedestrian only Granite slabs, silver grey, 400x600x80mm th.
 - Pavement Type 3 - pedestrian only Granite slabs, silver grey, 200x400x80mm th.
 - Pavement Type 4 - traffic over-run Granite sets, mixed-grey, tumbled, 100x200x100mm th. with 100x200x100mm th. edge sets
 - Pavement Type 5 - trafficked or pedestrian Permeable PCC sets - SUDS - 100x200x80mm th.
 - Pavement Type 6 - reinforced grass Proprietary
 - Pavement Type 7 - exposed aggregate asphalt - trafficked Proprietary
 - Pavement Type 8 - coloured asphalt - pedestrian Proprietary
 - Pavement Type 9 - NOT USED
 - Pavement Type 10 - self-binding gravel Limestone aggregate/dust
 - Pavement Type 11 - pedestrian only Pcc aggregate slabs
 - Roadway edge sets Granite
 - Tactile warning paving Irish limestone
 - Tactile paving - blister Buff or red granite
 - Raised kerb 125mm high Irish limestone
 - Raised kerb 75mm high Irish limestone
 - Beveled kerb 75mm high Irish limestone
 - Flush kerb Irish limestone
 - Flush kerb PC concrete
 - Existing kerb
 - Ramp-up to raised table Surface valves
 - Raised planters with seating sections, where shown
 - Seats, individual Proprietary
 - Decking Timber
 - Stepping stones Irish limestone
 - Existing railings retained
 - New railings Vertical bar, stainless steel
 - Glazed flood barrier as insert to flood wall
 - Cycle stands Stainless steel
 - Bollards Stainless steel
 - Water bottle refill station and information board
 - Existing structures To be demolished
 - Ornamental shrubs
 - Mown grassland
 - Wildflower grassland
 - Native woodland With small trees
 - Existing tree retained
 - Existing tree removed
 - New tree
 - Orchard tree

DRAFT 3

P03	21.01.22	ISSUED FOR INFORMATION	HaR	NdeJ
P02	20.07.21	ISSUED FOR INFORMATION	HaR	NdeJ
P01	16.07.21	ISSUED FOR INFORMATION	HaR	NdeJ
REV	DATE	DESCRIPTION	BY	APP



Nicholas de Jong Associates
URBAN DESIGN

PROJECT:
4340043C-CARRICK-ON-SUIR REGENERATION

TITLE:
DETAILED LAYOUT PLANS - SHEET 2

DRAWN:	HaR	CHECKED:	NdeJ	APPROVED:	NdeJ
PROJECT NUMBER:	21906	DATE:	14/07/21	SCALE @ A1:	1:250
STATUS DESCRIPTION:	FOR INFORMATION			STATUS:	S2

DRAWING NUMBER: 00000 - MWP - ZZ - ZZ - DR - A - 7116 REV: P03



DRAFT 3

P03	21.01.22	ISSUED FOR INFORMATION	HaR	NdeJ
P02	20.07.21	ISSUED FOR INFORMATION	HaR	NdeJ
P01	16.07.21	ISSUED FOR INFORMATION	HaR	NdeJ
REV	DATE	DESCRIPTION	BY	APP



Nicholas de Jong Associates
URBAN DESIGN

PROJECT:
4340043C-CARRICK-ON-SUIR
REGENERATION

TITLE:
DETAILED LAYOUT PLANS - SHEET 3

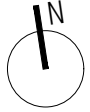
DRAWN:	HaR	CHECKED:	NdeJ	APPROVED:	NdeJ
PROJECT NUMBER:	21906	DATE:	14/07/21	SCALE @ A1:	1:250

STATUS DESCRIPTION:	FOR INFORMATION	STATUS:	S2
---------------------	-----------------	---------	----

DRAWING NUMBER:	00000 - MWP - ZZ - ZZ - DR - A - 7117	REV:	P03
-----------------	---------------------------------------	------	-----

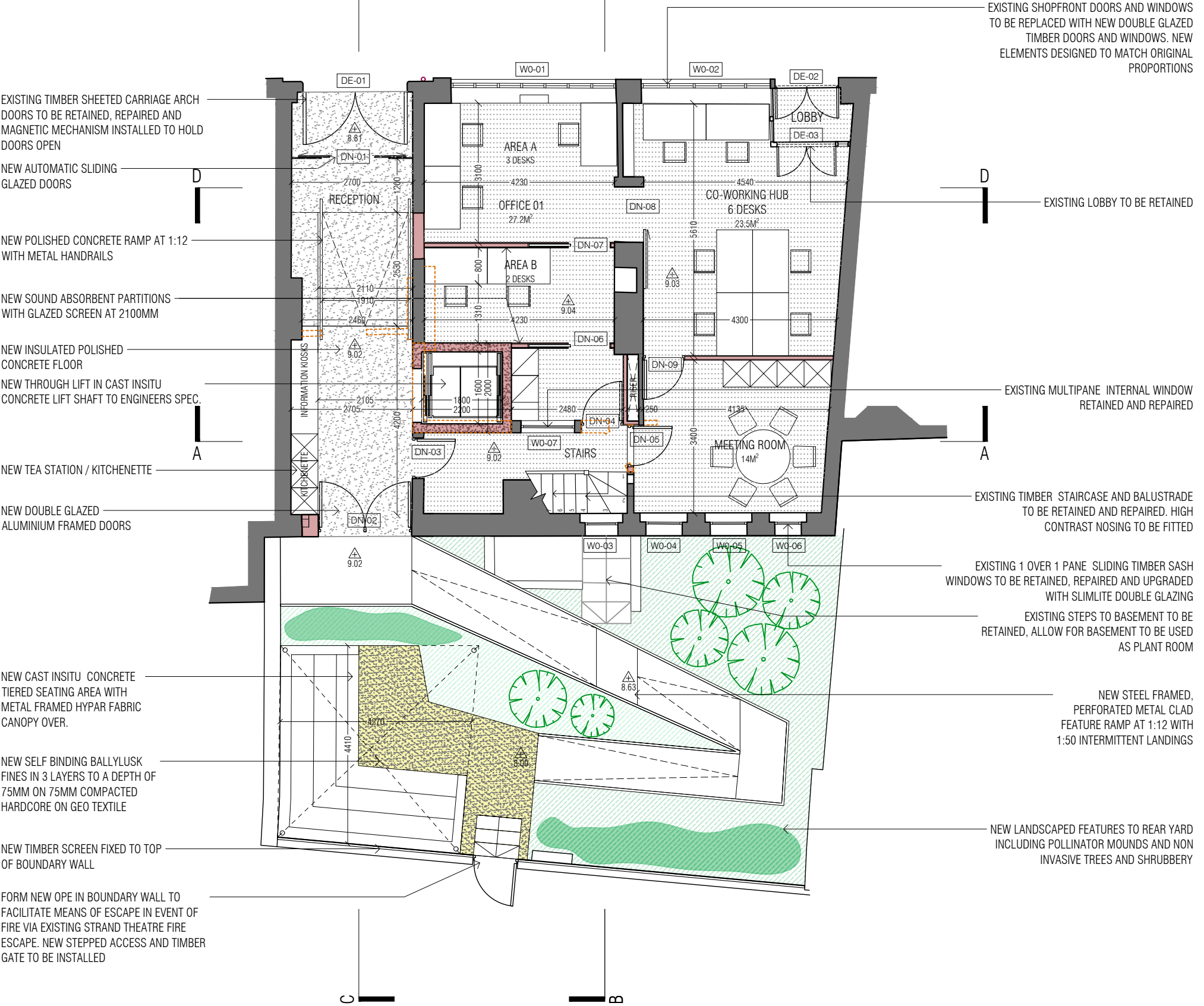
- GENERAL KEY**
- Carrick-on-Suir Regeneration Plan Part 6 extents
 - Sean Kelly Square Public Realm (Planning Ref. P818/01)
 - Pavement Type 1 - permanently trafficked
Granite setts, mixed-grey, 100x200x150mm th.
 - Pavement Type 2 - pedestrian only
Granite slabs, silver grey, 400x600x60mm th.
 - Pavement Type 3 - pedestrian only
Granite slabs, silver grey, 200x400x60mm th.
 - Pavement Type 4 - traffic over-run
Granite setts, mixed-grey, tumbled, 100x200x100mm th. with 100x250x100mm th. edge setts
 - Pavement Type 5 - trafficked or pedestrian
Permeable PCC setts - SUDS - 100x200x60mm th.
 - Pavement Type 6 - reinforced grass
Proprietary
 - Pavement Type 7 - exposed aggregate asphalt - trafficked
Proprietary
 - Pavement Type 8 - coloured asphalt - pedestrian
Proprietary
 - Pavement Type 9 - NOT USED
 - Pavement Type 10 - soft-landing gravel
Limestone aggregate/dust
 - Pavement Type 11 - pedestrian only
PCC aggregate slabs
 - Roadway edge setts
Granite
 - Tactile warning paving
Irish limestone
 - Tactile paving - blister
Buff or red granite
 - Raised kerb, 125mm high
Irish limestone
 - Raised kerb, 75mm high
Irish limestone
 - Bevelled kerb, 75mm high
Irish limestone
 - Flush kerb
Irish limestone
 - Flush kerb
PC concrete
 - Existing kerb
 - Ramp-up to raised table
Surface vacuums
 - Raised planters with seating
sections where shown
 - Seats, individual
Proprietary
 - Decking
Timber
 - Stepping stones
Irish limestone
 - Existing railings retained
 - New railings
Vertical bar, stainless steel
 - Glazed flood barrier
as inset to edge wall
 - Cycle stands
Stainless steel
 - Balustrade
Stainless steel
 - Water bottle refill station
and information board
 - Existing structures
To be demolished
 - Ornamental shrubs
 - Mown grassland
 - Wildflower grassland
 - Native woodland
With small trees
 - Existing tree retained
 - Existing tree removed
 - New tree
 - Orchard tree

IMPORTANT TO READ
 ©THIS DRAWING IS COPYRIGHT
 ALL CONSTRUCTION METHODS, MATERIALS, SERVICES AND
 INSTALLATIONS TO BE IN ACCORDANCE WITH ALL BUILDING
 REGULATIONS AND CODES OF PRACTICE AT TIME OF CONSTRUCTION.
 ALL SUB-CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR ENSURING
 COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE. ALL
 TRADES TO CHECK DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR
 FABRICATION. FIGURED DIMENSIONS TO BE TAKEN ONLY. ARCHITECTS
 TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK
 PROCEEDS. IF IN DOUBT, ASK!



LEGEND:

- New Insulated Polished Concrete Floor Screed Limestone Aggregate and Limestone Sand Concrete Pigmented to Architect's Selection with Stainless Steel Expansion Joints
- New Linoleum Floor Covering Forbo Marmoleum Concrete or Equivalent on 25mm Plywood
- New Safety Vinyl Floor Covering with Covered Skirting Forbo Surestep Laguna or Equivalent on Membrane Tanked 25mm Plywood
- New Carpet Tile Tarkett Desso Essence Structure or Equivalent on 25mm Plywood
- Existing Masonry Construction. See Note 1
- New Internal Partition; metal stud partition with one layer of plasterboard, skimmed finish.
- New Insitu Concrete Lift Shaft to Eng. Specification
- Proposed Demolition Works.



NOTE 1 Existing Masonry Walls

Option 1: Insulated lime Plaster
 This consists of lime plaster mixed with a hemp fibre and is applied in three coats, scratch, float and finish, with a final thickness up to 50mm.

Option 2: Calcium Silicate Board
 This application sits well with traditional construction and finishes can achieve a significant improvement in U-value. The boards are placed over the stone substrate on a lime based adhesive mortar and finished in two coats of lime plaster. Boards can have a variable thickness between 20mm and 100mm depending on application.

Option 3: Wood or Hemp Fibre insulating Board in a frame
 This option is appropriate where previous linings have been lost. The wall is framed out with tanalised timber and tightly infilled with insulating board and finished with lime plaster. This system has a very good U-value performance.

The most appropriate option will be determined by the conservation architect following extensive investigative opening up works once the buildings are deemed safe to access.

NOTE 2 Existing Fabric

All repairs works to be carried out bot to the interior and exterior of the building to be best conservation practice

All surviving joinery items to the interior to include doors, staircase, architraves and skirting boards to be retained and reused.

All historic windows to be repaired, refurbished and reused. Any new windows required should be based on the design of the original windows which survive. Architraves to be retained internally.

The sheeted timber carriage archway doors to be retained.

DRAFT

DRAWING ISSUED FOR	DATE	REVISION	REV BY

JCA Architects

T +353 (0)21 439 3800
 E architects@jca.ie
 www.jca.ie

Cork Office
 27/29 Washington Street,
 Cork, T12 WN8F

Meath Office
 St. Albert's House, Old Navan Road,
 Dunboyme, Co. Meath, A86K856

COST ESTIMATE

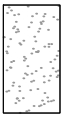







JOB TITLE
 FORMER POST OFFICE
 CARRICK ON SUIR
 TIPPERARY CO. COUNCIL

DATE	SCALE	REV.	DRAWN	CHECKED
4-Apr-22	1:100	5.0	CO	GOC
DWG TITLE		PROJECT NUMBER		
PROPOSED GROUND FLOOR PLAN		21039		
DWG NUMBER	PROJECT NUMBER			
AR100	21039			

IMPORTANT TO READ
 ©THIS DRAWING IS COPYRIGHT
 ALL CONSTRUCTION METHODS, MATERIALS, SERVICES AND
 INSTALLATIONS TO BE IN ACCORDANCE WITH ALL BUILDING
 REGULATIONS AND CODES OF PRACTICE AT TIME OF CONSTRUCTION.
 ALL SUB-CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR ENSURING
 COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE. ALL
 TRADES TO CHECK DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR
 FABRICATION. FIGURED DIMENSIONS TO BE TAKEN ONLY. ARCHITECTS
 TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK
 PROCEEDS. IF IN DOUBT, ASK!



LEGEND:

-  New Insulated Polished Concrete Floor Screed Limestone Aggregate and Limestone Sand Concrete Pigmented to Architect's Selection with Stainless Steel Expansion Joints
-  New Linoleum Floor Covering Forbo Marmoleum Concrete or Equivalent on 25mm Plywood
-  New Safety Vinyl Floor Covering with Covered Skirting Forbo Surestep Laguna or Equivalent on Membrane Tanked 25mm Plywood
-  New Carpet Tile Tarkett Desso Essence Structure or Equivalent on 25mm Plywood
-  Existing Masonry Construction. See Note 1
-  New Internal Partition; metal stud partition with one layer of plasterboard, skimmed finish.
-  New Insitu Concrete Lift Shaft to Eng. Specification
-  Proposed Demolition Works.

EXISTING 1 OVER 1 PANE SLIDING TIMBER SASH WINDOWS TO BE RETAINED, REPAIRED AND UPGRADED WITH SLIMLITE DOUBLE GLAZING

NEW SOUND ABSORBENT GLAZED PARTITION UP TO 2100

NEW THROUGH LIFT IN CAST INSITU CONCRETE LIFT SHAFT TO ENGINEERS SPEC.

EXISTING TIMBER STAIRCASE AND BALUSTRADE TO BE RETAINED AND REPAIRED. HIGH CONTRAST NOSING TO BE FITTED



NOTE 1 Existing Masonry Walls

Option 1: Insulated lime Plaster

This consists of lime plaster mixed with a hemp fibre and is applied in three coats, scratch, float and finish, with a final thickness up to 50mm.

Option 2: Calcium Silicate Board

This application sits well with traditional construction and finishes can achieve a significant improvement in U-value. The boards are placed over the stone substrate on a lime based adhesive mortar and finished in two coats of lime plaster. Boards can have a variable thickness between 20mm and 100mm depending on application.

Option 3: Wood or Hemp Fibre insulating Board in a frame

This option is appropriate where previous linings have been lost. The wall is framed out with tanalised timber and tightly infilled with insulating board and finished with lime plaster. This system has a very good U-value performance.

The most appropriate option will be determined by the conservation architect following extensive investigative opening up works once the buildings are deemed safe to access.

NOTE 2 Existing Fabric

All repairs works to be carried out both to the interior and exterior of the building to be best conservation practice

All surviving joinery items to the interior to include doors, staircase, architraves and skirting boards to be retained and reused.

All historic windows to be repaired, refurbished and reused. Any new windows required should be based on the design of the original windows which survive. Architraves to be retained internally.

The sheeted timber carriage archway doors to be retained.

DRAFT

JCA Architects

T +353 (0)21 439 3800
 E architects@jca.ie
 www.jca.ie

Cork Office
 27/29 Washington Street,
 Cork, T12 WN8F

Meath Office
 St. Albert's House, Old Navan Road,
 Dunboyme, Co. Meath, A86K856

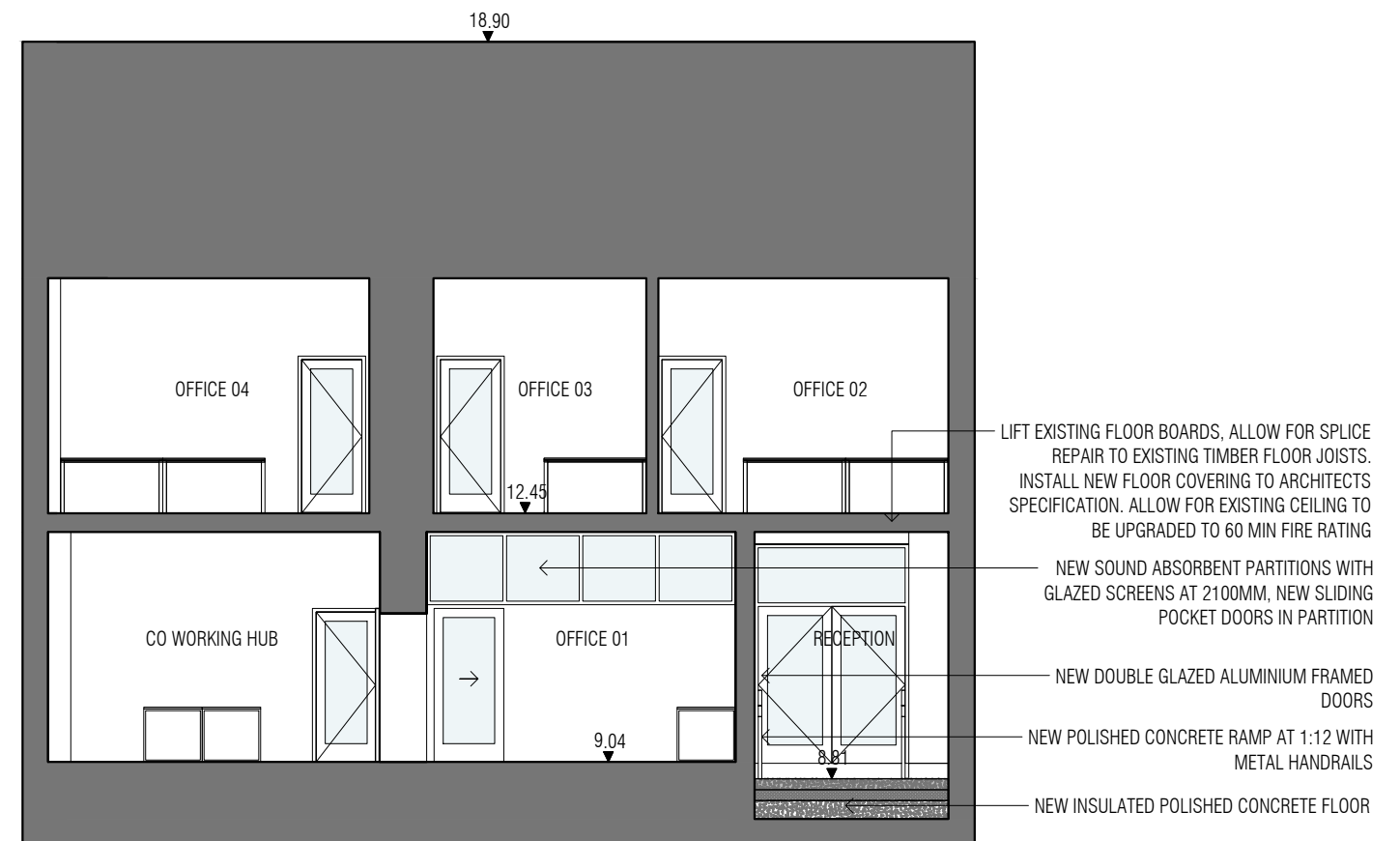
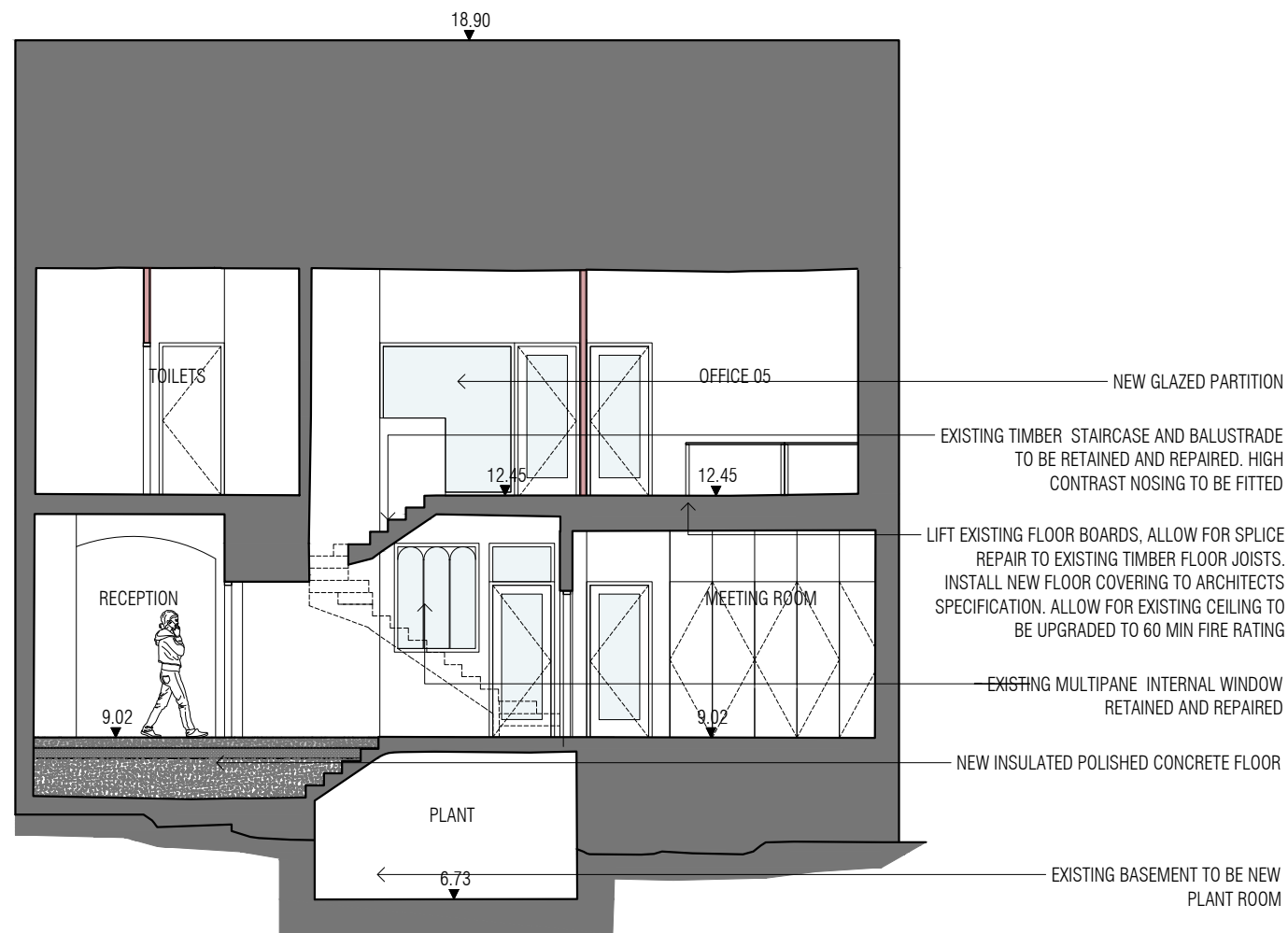
COST ESTIMATE

JOB TITLE
**FORMER POST OFFICE
 CARRICK ON SUIR
 TIPPERARY CO. COUNCIL**

DATE 4-Apr-22	SCALE 1:100	REV. 5.0	DRAWN CO	CHECKED GOC
DWG TITLE PROPOSED FIRST FLOOR PLAN				
DWG NUMBER AR101	PROJECT NUMBER 21039			

DRAWING ISSUED FOR	DATE	REVISION	REV BY

PATH: P:\03-PROJECTS\2021\21039_Tipperary_Carrick On Suir PO Digital Hub\2.0 Project Drawings\2.6 Tender (AR)\21039_AR100.dwg
 LAST SAVED BY: christopher@jca.ie 22/11/2022 11:16:38



1 PROPOSED SECTION A - A
SCALE 1:100

2 PROPOSED SECTION D - D
SCALE 1:100

IMPORTANT TO READ
 ©THIS DRAWING IS COPYRIGHT
 ALL CONSTRUCTION METHODS, MATERIALS, SERVICES AND
 INSTALLATIONS TO BE IN ACCORDANCE WITH ALL BUILDING
 REGULATIONS AND CODES OF PRACTICE AT TIME OF CONSTRUCTION.
 ALL SUB-CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR ENSURING
 COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE. ALL
 TRADES TO CHECK DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR
 FABRICATION. FIGURED DIMENSIONS TO BE TAKEN ONLY. ARCHITECTS
 TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK
 PROCEEDS. IF IN DOUBT, ASK

DRAFT
 DRAWING ISSUED FOR

PATH: P:\03-PROJECTS\2021\21039_TippCoCo_Carrick On Suir PD Digital Hub\2.0 Project Drawings\2.6 Tender (AR)\21039_AR200.dwg
 LAST SAVED BY: Carrick@jca.ie 06/06/22 11:03:59

DATE	REVISION	REV BY

JCA Architects

T +353 (0)21 439 3800
 E architects@jca.ie
 www.jca.ie

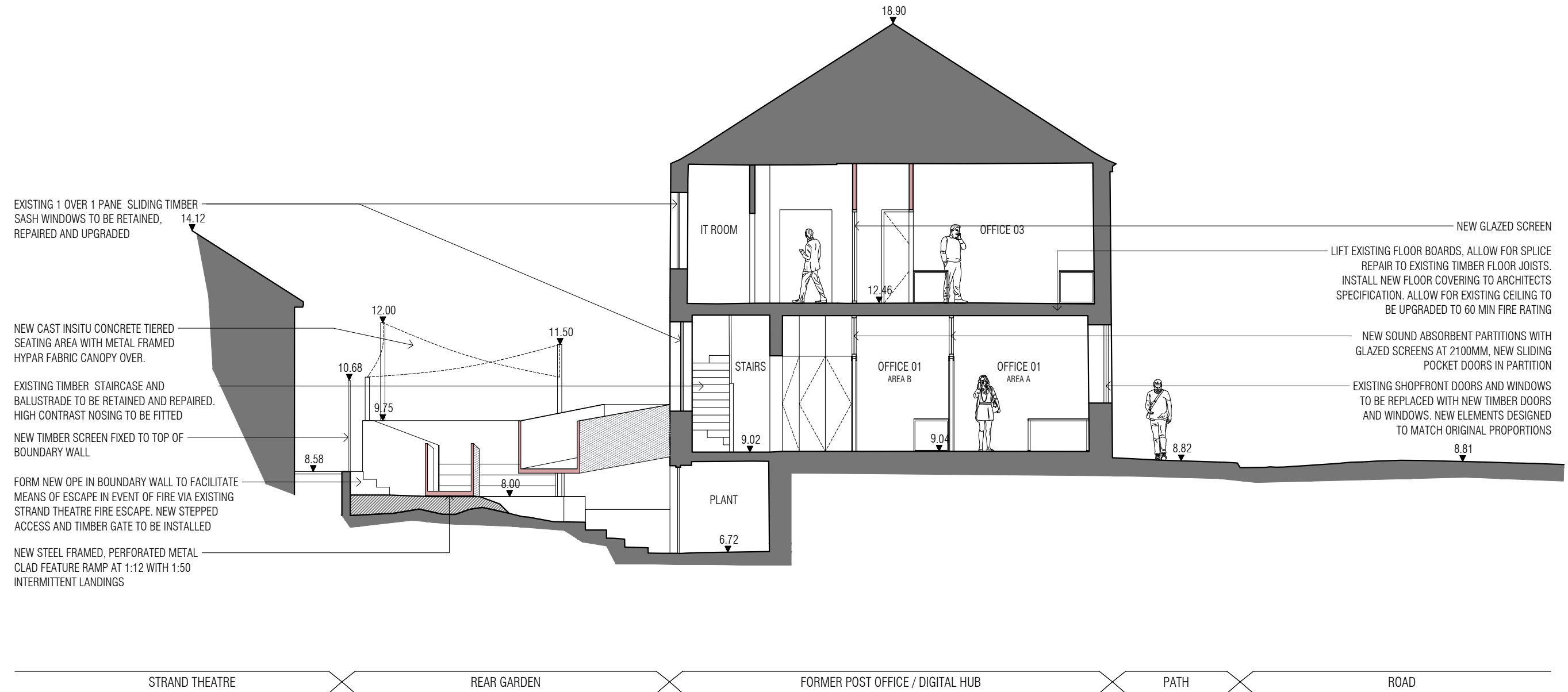
Cork Office
 27/29 Washington Street,
 Cork, T12 WN8F

Meath Office
 St. Albert's House, Old Navan Road,
 Dunboyme, Co. Meath, A86K856

COST ESTIMATE

JOB TITLE	DATE	SCALE	REV.	DRAWN	CHECKED
OLD POST OFFICE CARRICK ON SUIR TIPPERARY CO. COUNCIL	1-Apr-22	1:100	5.0	CO	GO'C
DWG NUMBER	PROJECT NUMBER				
AR 200	21039				

PROPOSED SECTION A - A + D - D



1 PROPOSED SECTION A - A
SCALE 1:100

IMPORTANT TO READ
 ©THIS DRAWING IS COPYRIGHT
 ALL CONSTRUCTION METHODS, MATERIALS, SERVICES AND
 INSTALLATIONS TO BE IN ACCORDANCE WITH ALL BUILDING
 REGULATIONS AND CODES OF PRACTICE AT TIME OF CONSTRUCTION.
 ALL SUB-CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR ENSURING
 COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE. ALL
 TRADES TO CHECK DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR
 FABRICATION. FIGURED DIMENSIONS TO BE TAKEN ONLY. ARCHITECTS
 TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK
 PROCEEDS. IF IN DOUBT, ASK

DRAFT
 DRAWING ISSUED FOR

PATH : P:\03-PROJECTS\2021\21039_TippCoCo_Carrick On Suir PD Digital Hub\2.0 Project Drawings\2.6 Tender (AR)\21039_AR200.dwg
 LAST SAVED BY: CarrickOnSuir\BMB\21039_21039.dwg 11:03:59

DATE	REVISION	REV BY

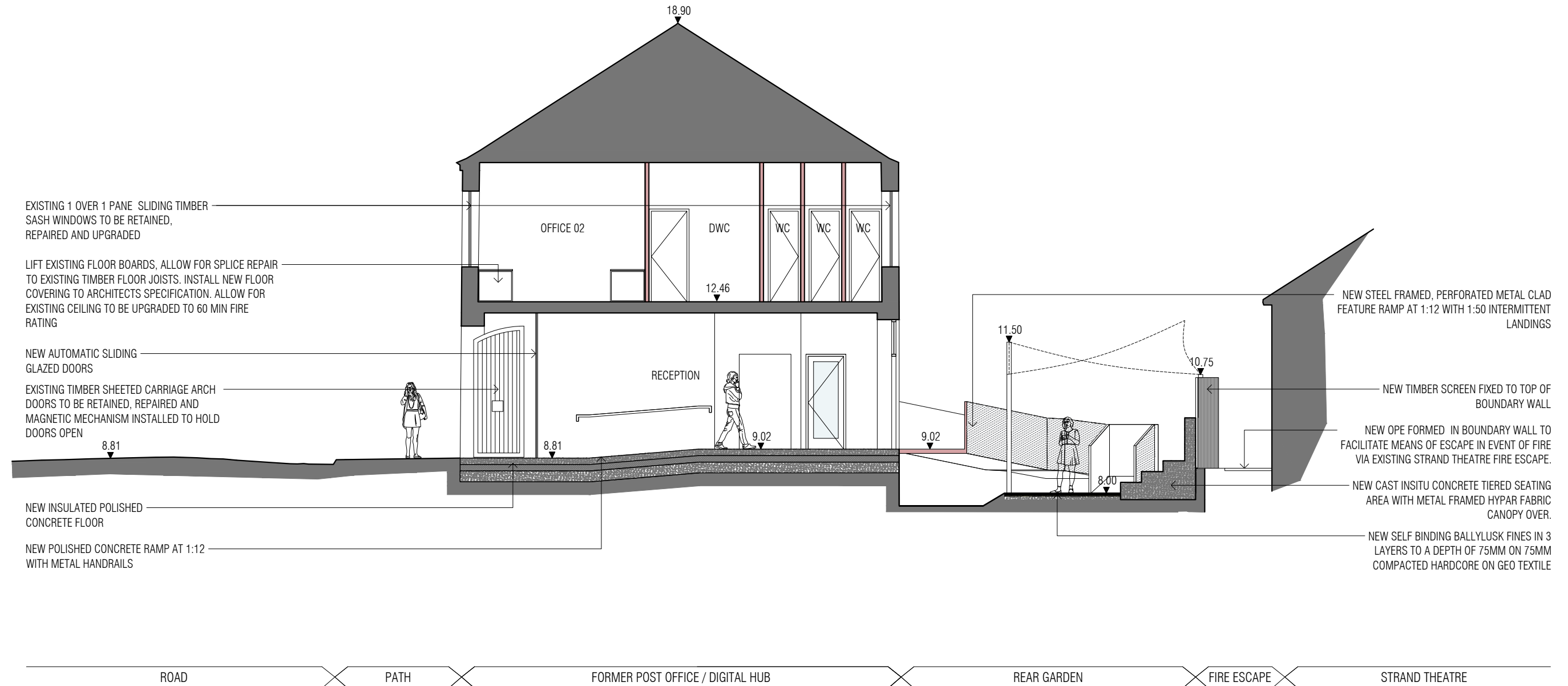
JCA Architects

T +353 (0)21 439 3800
 E architects@jca.ie
 www.jca.ie
 Cork Office
 27/29 Washington Street,
 Cork, T12 WN8F
 Meath Office
 St. Albert's House, Old Navan Road,
 Dunboyne, Co. Meath, A86K856

COST ESTIMATE

JOB TITLE
 OLD POST OFFICE
 CARRICK ON SUIR
 TIPPERARY CO. COUNCIL

DATE	SCALE	REV.	DRAWN	CHECKED
1-Apr-22	1:100	5.0	CO	GO'C
DWG. TITLE		PROPOSED SECTION B-B		
DWG. NUMBER		PROJECT NUMBER		
AR201		21039		



IMPORTANT TO READ
 ©THIS DRAWING IS COPYRIGHT
 ALL CONSTRUCTION METHODS, MATERIALS, SERVICES AND INSTALLATIONS TO BE IN ACCORDANCE WITH ALL BUILDING REGULATIONS AND CODES OF PRACTICE AT TIME OF CONSTRUCTION. ALL SUB-CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE. ALL TRADES TO CHECK DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION. FIGURED DIMENSIONS TO BE TAKEN ONLY. ARCHITECTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS. IF IN DOUBT, ASK

DRAFT

DATE	REVISION	REV BY

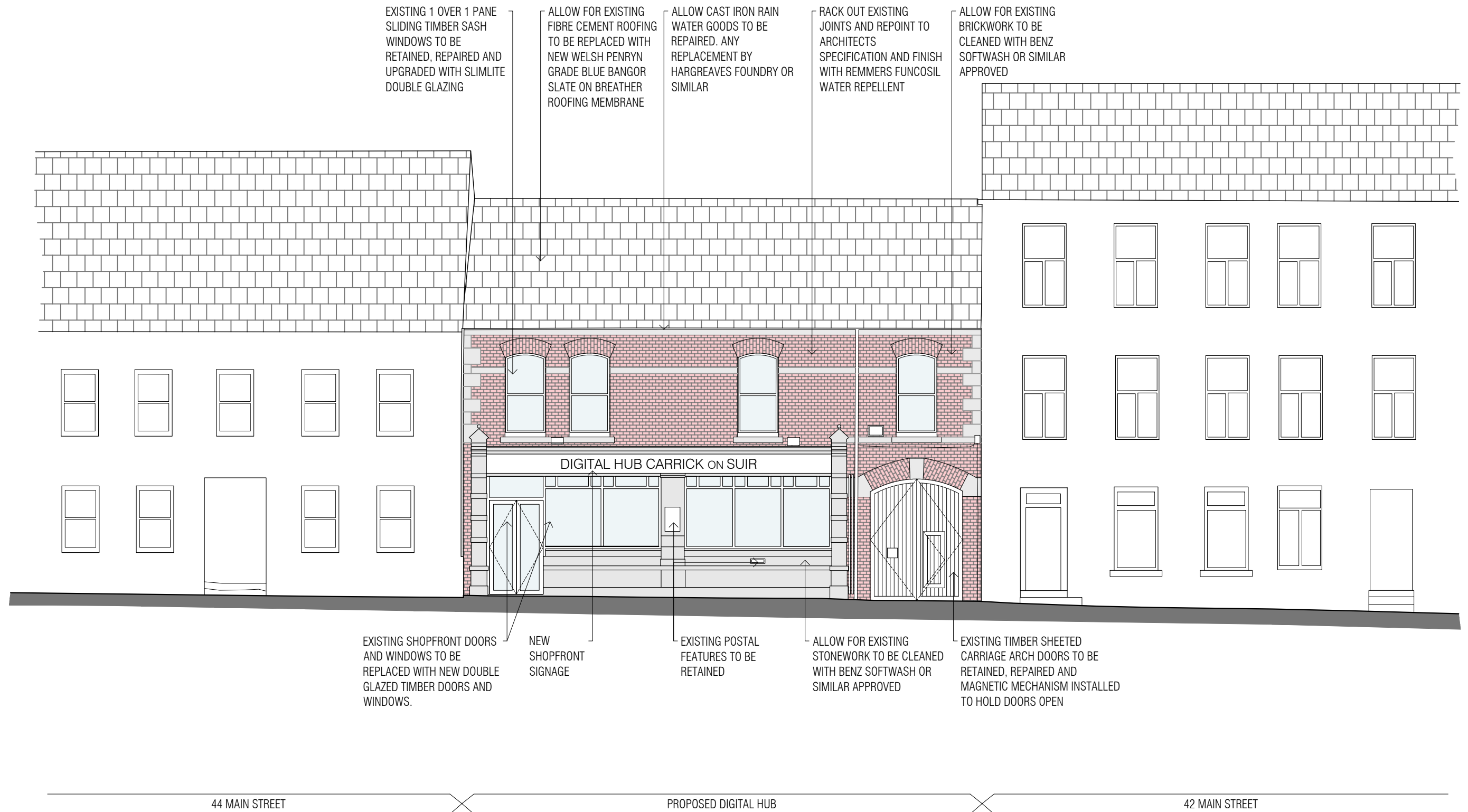
JCA Architects

T +353 (0)21 439 3800
 E architects@jca.ie
 www.jca.ie

Cork Office
 27/29 Washington Street,
 Cork, T12 WN8F

Meath Office
 St. Albert's House, Old Navan Road,
 Dunboyne, Co. Meath, A86K856

COST ESTIMATE		DATE	SCALE	REV.	DRAWN	CHECKED
JOB TITLE		1-Apr-22	1:100	5.0	CO	GO'C
DWG TITLE		PROPOSED SECTION C - C				
DWG NUMBER	PROJECT NUMBER					
AR 202	21039					



PROPOSED MAIN STREET / NORTH ELEVATION

SCALE 1:100

IMPORTANT TO READ
 ©THIS DRAWING IS COPYRIGHT
 ALL CONSTRUCTION METHODS, MATERIALS, SERVICES AND INSTALLATIONS TO BE IN ACCORDANCE WITH ALL BUILDING REGULATIONS AND CODES OF PRACTICE AT TIME OF CONSTRUCTION. ALL SUB-CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE. ALL TRADES TO CHECK DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION. FIGURED DIMENSIONS TO BE TAKEN ONLY. ARCHITECTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS. IF IN DOUBT, ASK

DRAFT

DRAWING ISSUED FOR

PATH: P:\03-PROJECTS\2021\21039_TippCo_Carrick On Suir PD Digital Hub\2.0 Project Drawings\2.6 Tender (AR)\21039_AR300.dwg
 LAST SAVED BY: Carrick@jca.ie 06/06/22 11:13:36

DATE	REVISION	REV BY
-	-	-
-	-	-
-	-	-
-	-	-

JCA Architects

T +353 (0)21 439 3800
 E architects@jca.ie
 www.jca.ie

Cork Office
 27/29 Washington Street,
 Cork, T12 WN8F

Meath Office
 St. Albert's House, Old Navan Road,
 Dunboyme, Co. Meath, A86K856

COST ESTIMATE

JOB TITLE

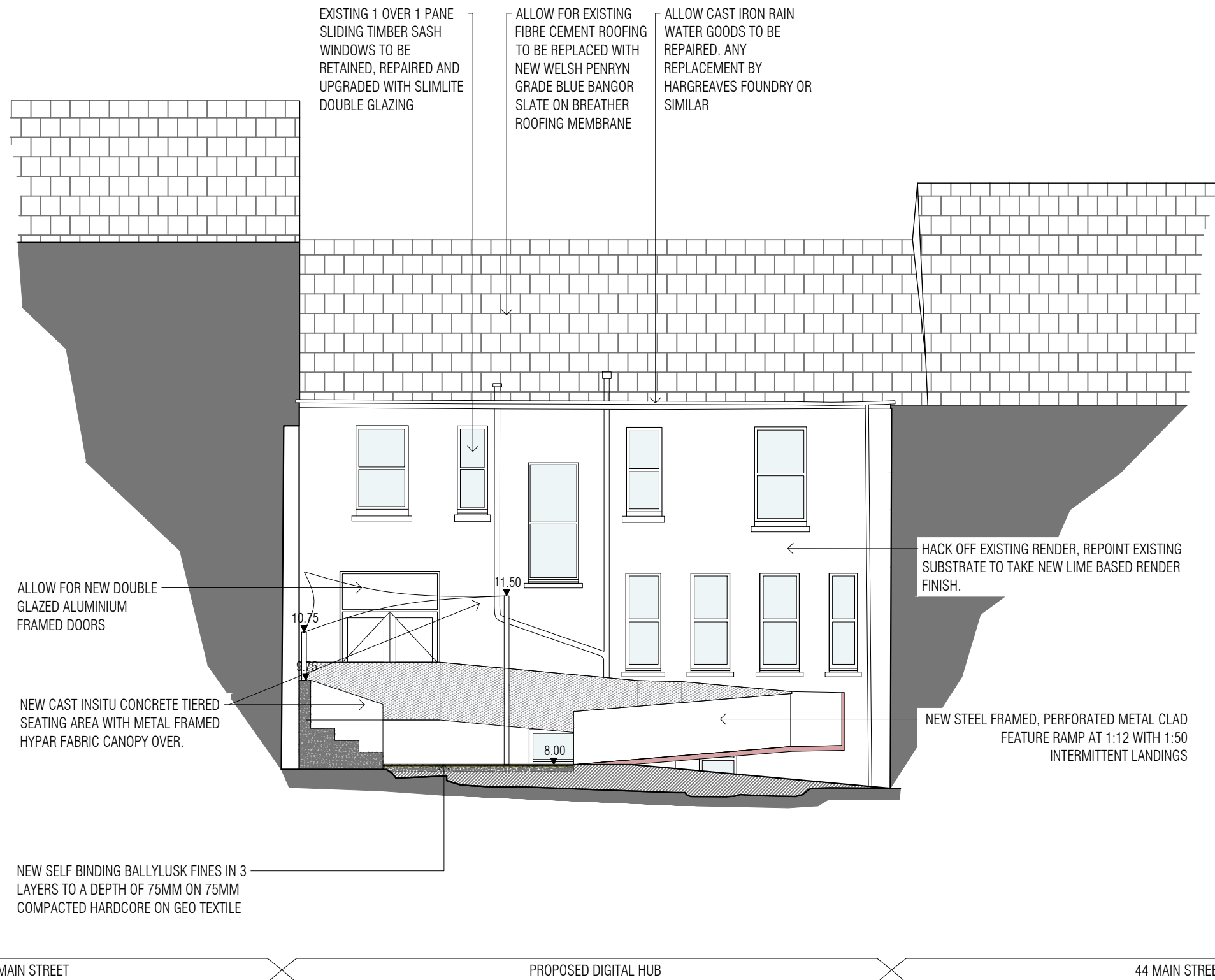
OLD POST OFFICE
 CARRICK ON SUIR
 TIPPERARY CO. COUNCIL

DATE	SCALE	REV.	DRAWN	CHECKED
4-Apr-22	1:100	5.0	CO	GO'C

DWG TITLE

PROPOSED NORTH ELEVATION

DWG NUMBER	PROJECT NUMBER
AR300	21039



PROPOSED REAR YARD / SOUTH ELEVATION

SCALE 1:100

IMPORTANT TO READ
 ©THIS DRAWING IS COPYRIGHT
 ALL CONSTRUCTION METHODS, MATERIALS, SERVICES AND INSTALLATIONS TO BE IN ACCORDANCE WITH ALL BUILDING REGULATIONS AND CODES OF PRACTICE AT TIME OF CONSTRUCTION. ALL SUB-CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE. ALL TRADES TO CHECK DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION. FIGURED DIMENSIONS TO BE TAKEN ONLY. ARCHITECTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS. IF IN DOUBT, ASK

DRAFT

DRAWING ISSUED FOR

PATH: P:\03-PROJECTS\2021\21039_TippCoCo_Carrick On Suir PD Digital Hub\2.0 Project Drawings\2.6 Tender (AR)\21039_AR300.dwg
 LAST SAVED BY: Carrick On Suir\06/06/2022 11:17:36

DATE	REVISION	REV BY

JCA Architects

T +353 (0)21 439 3800
 E architects@jca.ie
 www.jca.ie

Cork Office
 27/29 Washington Street,
 Cork, T12 WN8F

Meath Office
 St. Albert's House, Old Navan Road,
 Dunboyne, Co. Meath, A86K856

COST ESTIMATE

JOB TITLE

OLD POST OFFICE
 CARRICK ON SUIR
 TIPPERARY CO. COUNCIL

DATE	SCALE	REV.	DRAWN	CHECKED
4-Apr-22	1:100	5.0	CO	GO' C

DWG TITLE

PROPOSED SOUTH ELEVATION

DWG NUMBER	PROJECT NUMBER
AR301	21039