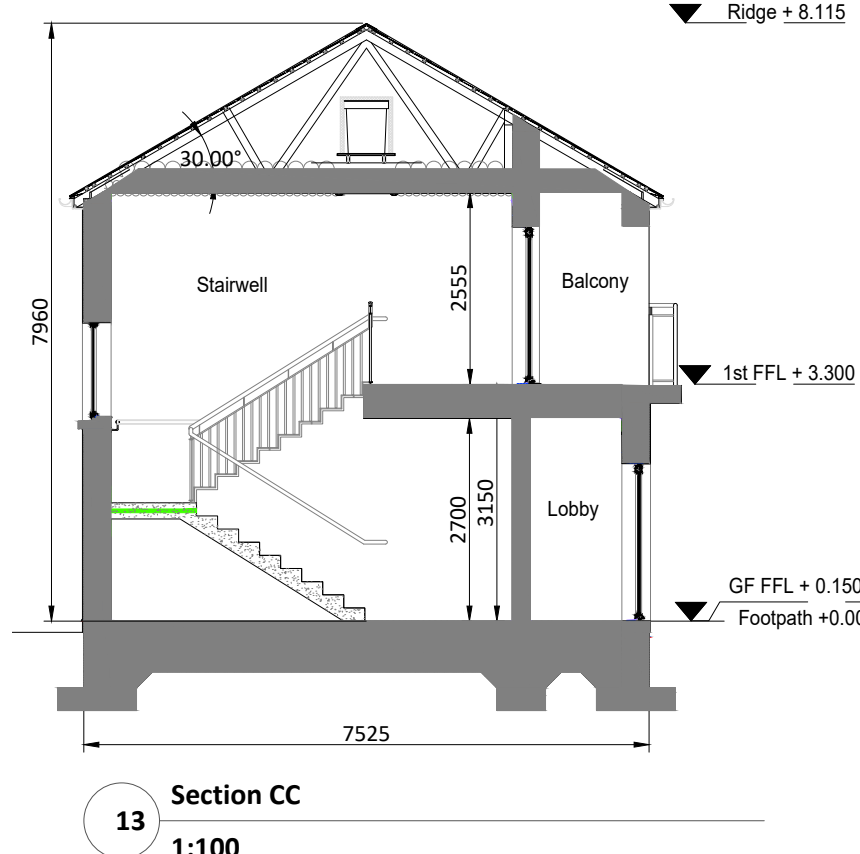
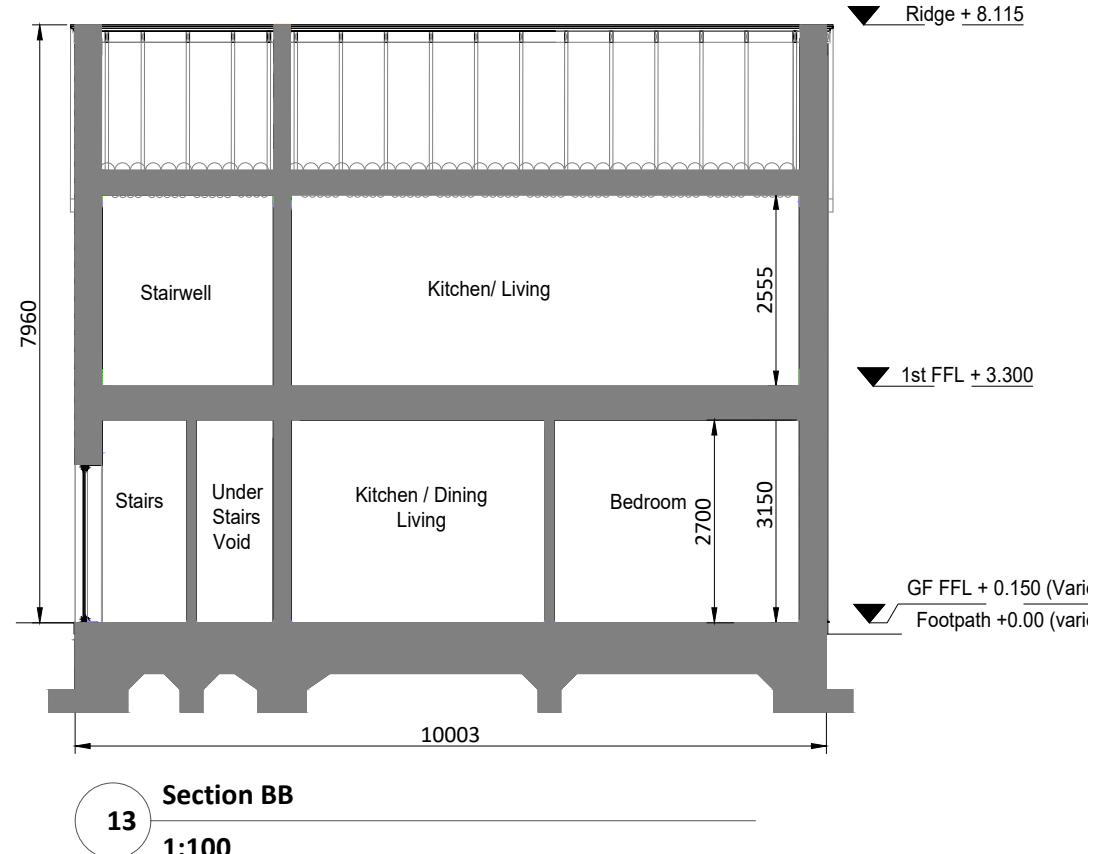
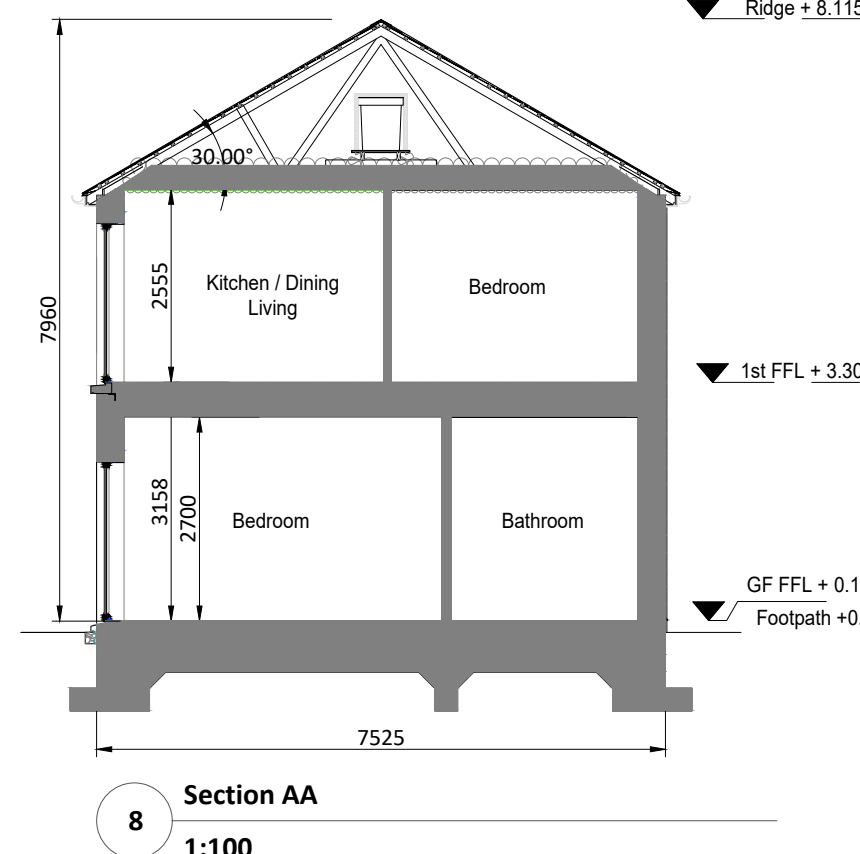
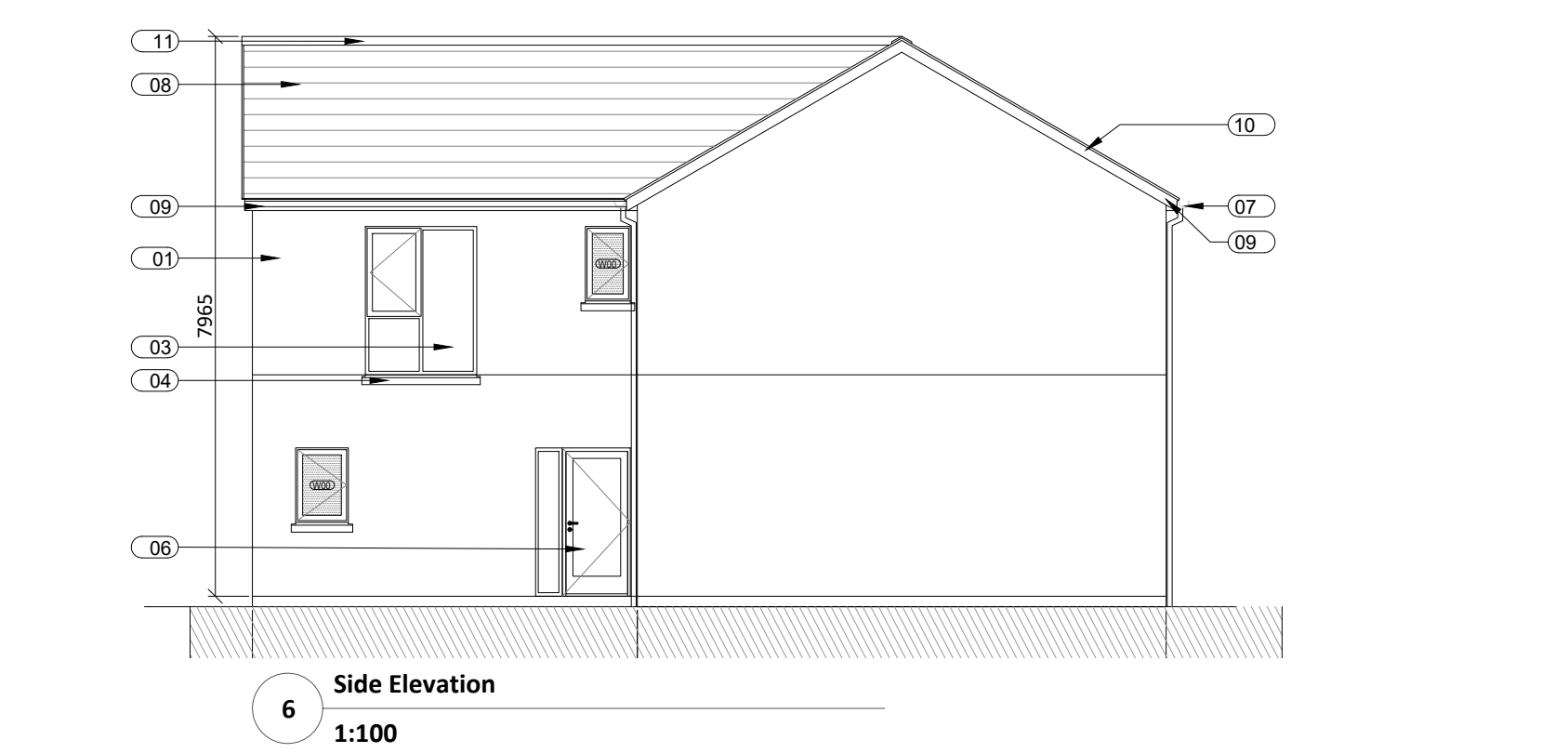
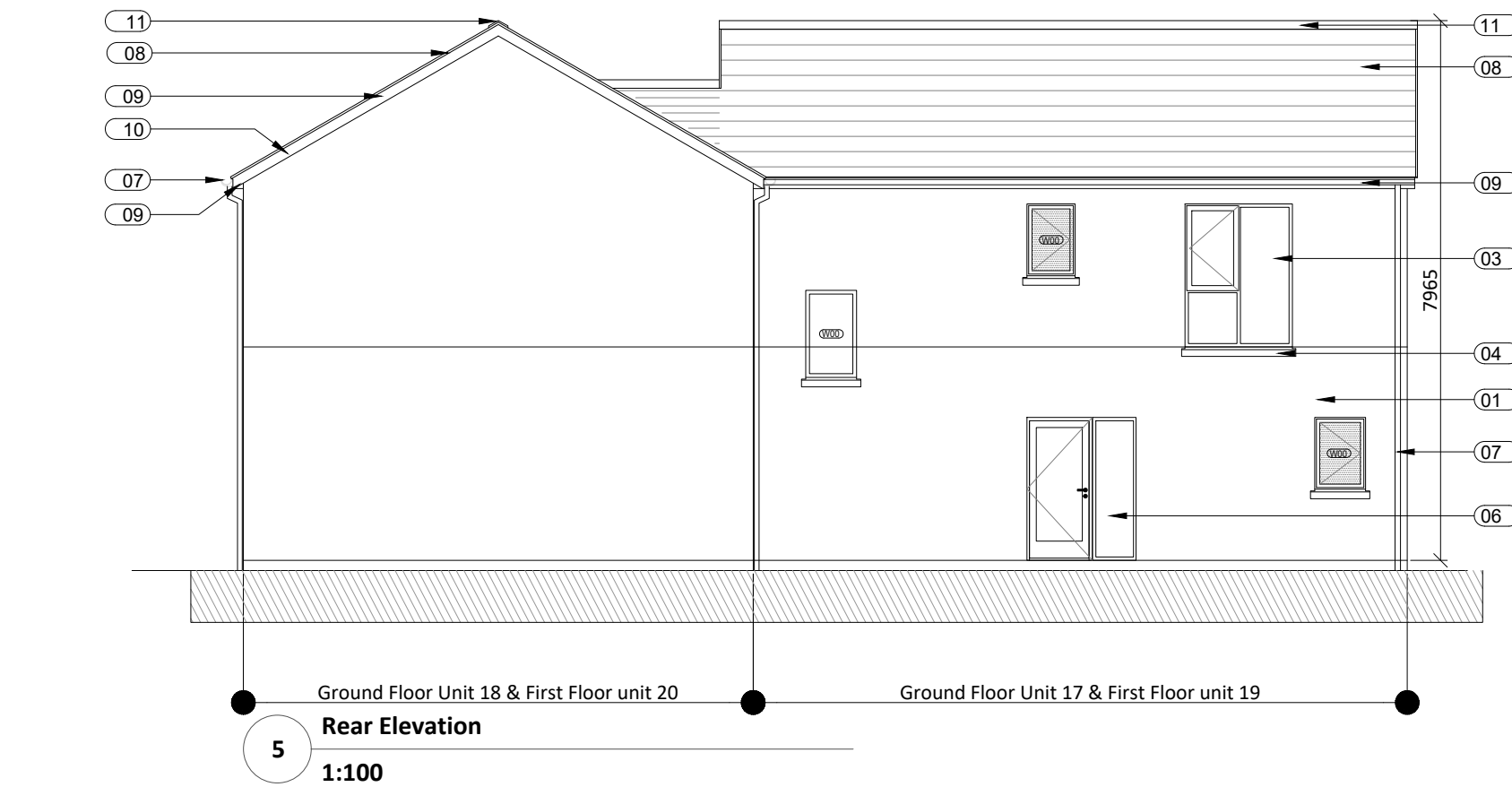
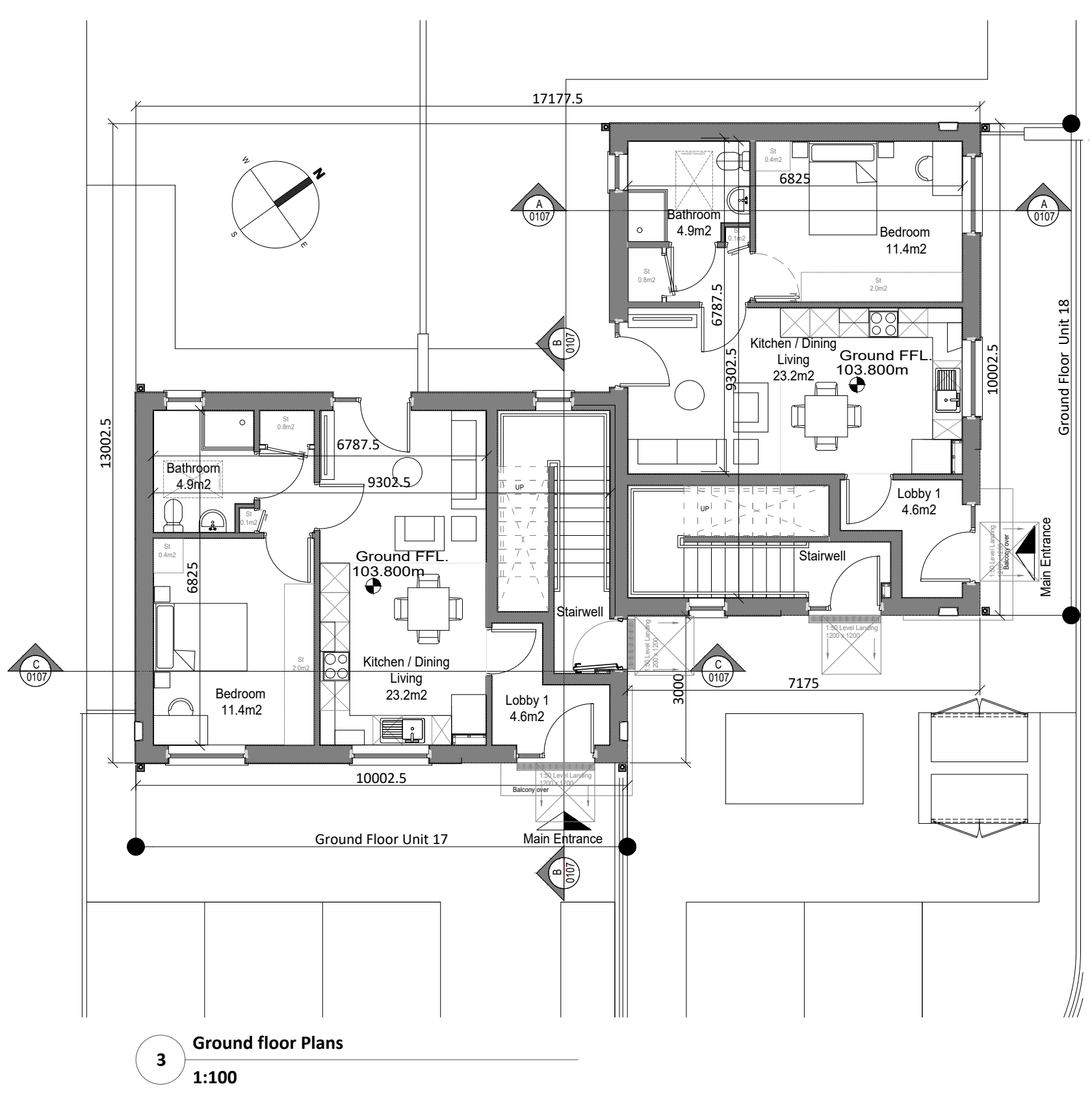
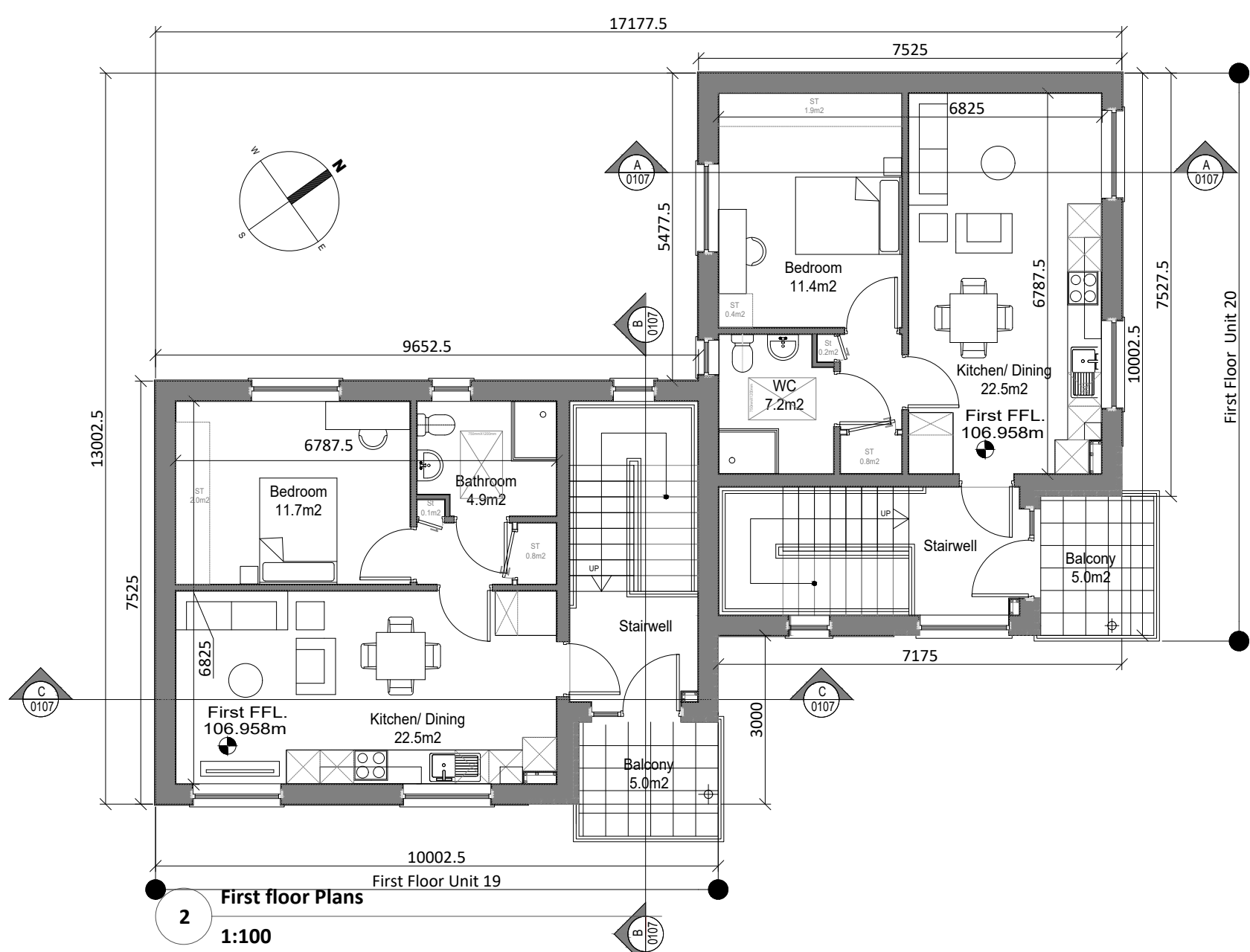
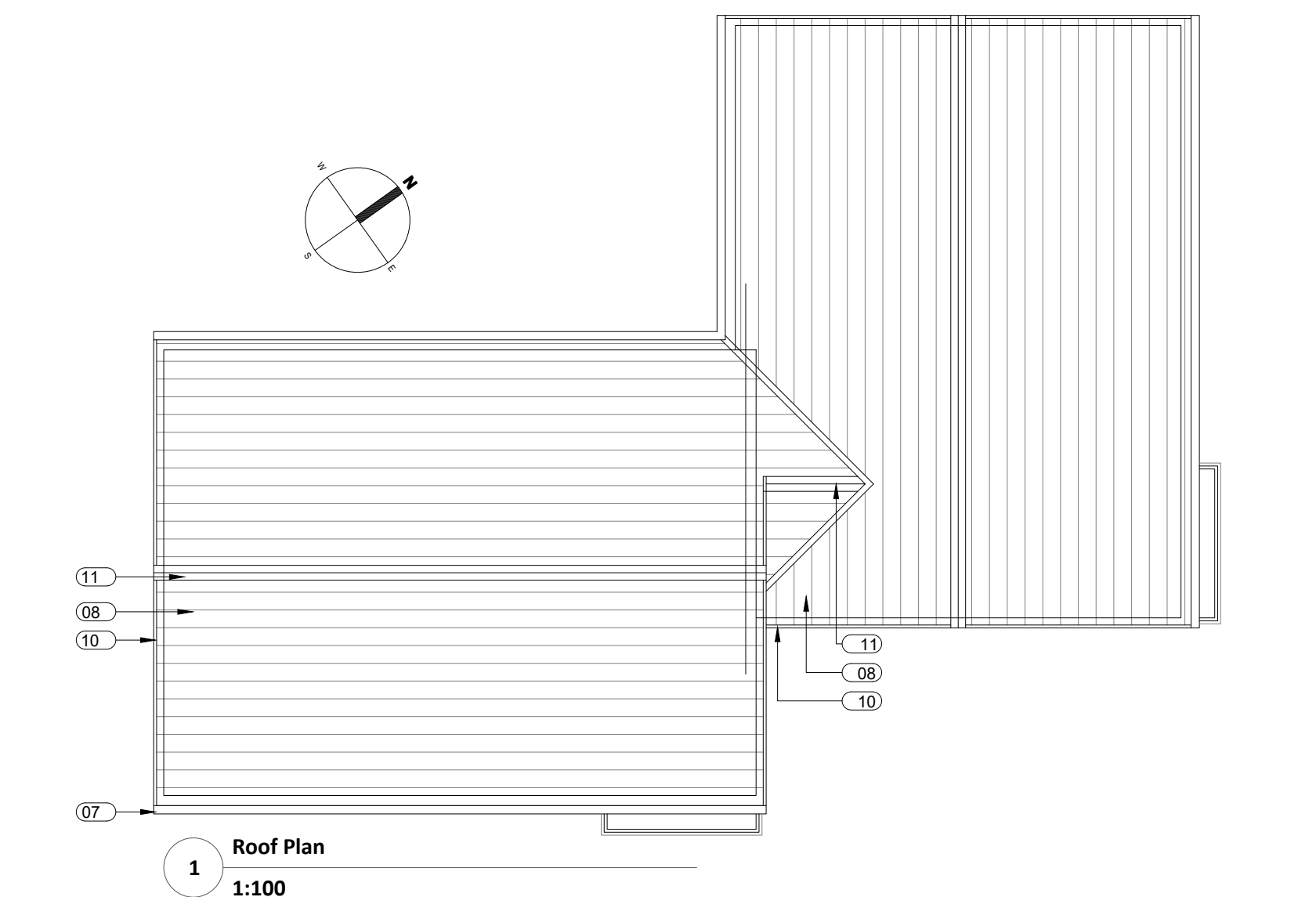




GENERAL NOTES:

A. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS, THE SPECIFICATION, AND ALL RELEVANT STANDARD DETAIL DRAWINGS.

B. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.

C. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

D. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT, COMMENCING WORK, OR PRODUCING ANY SHOP DRAWINGS.

Apartment Equivalent apartment guidelines				
Relevant Area	Proposed Unit 1B-2P-1S		Apartment Equivalent apartment guidelines	
	Actual Width	Actual Area (SQM)	Actual Width	Actual Area (SQM)
Bedroom 1	3.20	11.4	2.80	11.4
Private amenity space	N/A	5.0	N/A	5.0
Total Living / Kitchen / Dining Area		23.20		23.0
Gross Internal Area		46.32		45.0

- Materials legend**
- 1: Wall Finish Render:
Sand/cement smooth plastered finish to all external walls. External painting as per spec.
- 2: Wall Finish Brick:
Selected Clay brick finish where shown. Smooth plaster plinth (to selected colour).
Allow for checked reveals at all opes.
Allow for movement joints where brick meets plasterwork.
Refer to spec for details
- 3: Windows:
uPVC windows to selected RAL , with argon filled double glazed units with U-value of 1.2W/m2K. Refer to schedules for details. Obscure glazing to all bathroom windows.
- 4: Window Sills:
Concrete window sills as per spec. 100mm face with 75mm overhang.
Painted to selected RAL colour.
- 5: External Entrance Doors:
Engineered Timber Composite doors, to selected RAL. U-value of 1.4W/m2K. Refer to schedules for details
- 6: External Rear Door:
uPVC double glazed Door to selected RAL with argon filled double glazed units with U-value of 1.2W/m2K. Refer to schedules for details
- 7: Rainwater Gutters & Downpipes:
Powder Coated aluminium half round gutters with 70mm round Powder Coated aluminium downpipes with all associated bends, brackets etc. Colour to match windows to selected Ral.
- 8: Roof :
Flat Fibre Cement roof slates as per spec on treated timber battens on breathable sarking membrane on prefabricated truss roof.
- 9: Eaves & Barge;
Aluminium soffit , fascia and bargeboard to selected ral colour.
- 10: Roof Verge:
Continuous slate dry verge aluminium flashing to be used on all gables. Colour to selected Ral.
- 11: Roof Ridge:
525mm Fibre cement ridge mechanically fixed to metal roll weathertight membrane on ridge batten
- 13: Selected clay brick wall panel.
- 14: Aluminium clad Canopy . Refer to detail and specification.
- 15: 1100mm high railing with vertical flat bar balusters/rails as per spec with stainless steel posts as per Structural Engineer's documentation.
Guarding to be a protective barrier in compliance with TGDK.
Allow for stainless steel glazing clips to steel posts- to maintain the max. loadings of the overall guarding.
Sample of system required to be approved by architect.

P01	Part VIII-Planning Issue	RF	tSb	18/08/26
Rev	Description	By	Ckd	Date

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eml Job No.		Job Name	
3621		Housing Development at Glean Caoin, Borrisoleigh Co. Tipperary	
Client Tipperary County Council			
Sheet Title General Arrangement Drawing Block G, (Apartments) Units 17, 18, 19 & 20			
Stage Planning			
Suitability S1			
Date	Scale @ A1	Drawn by	Checked by
22/07/2025	1:100	CS	tSb
Drawing No. 3621-EML-ZZ-ZZ-DR- A-0107			Rev P01