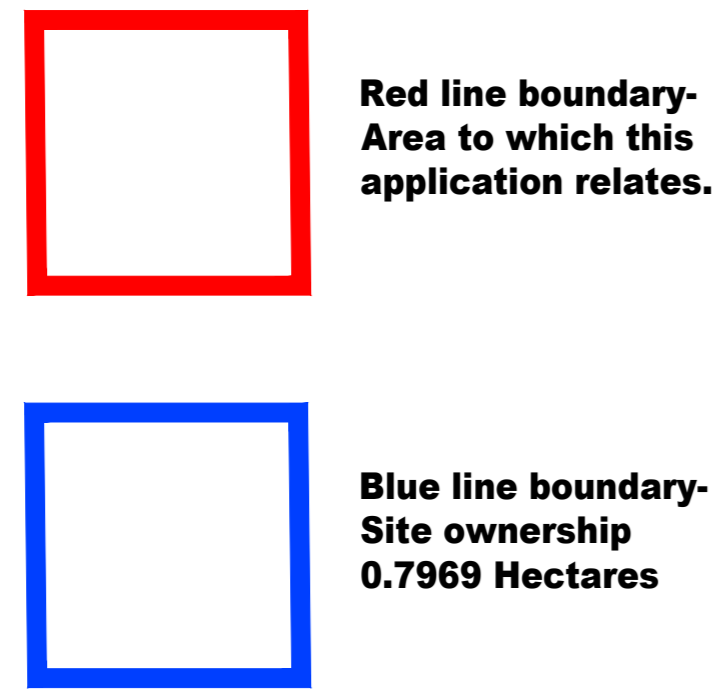
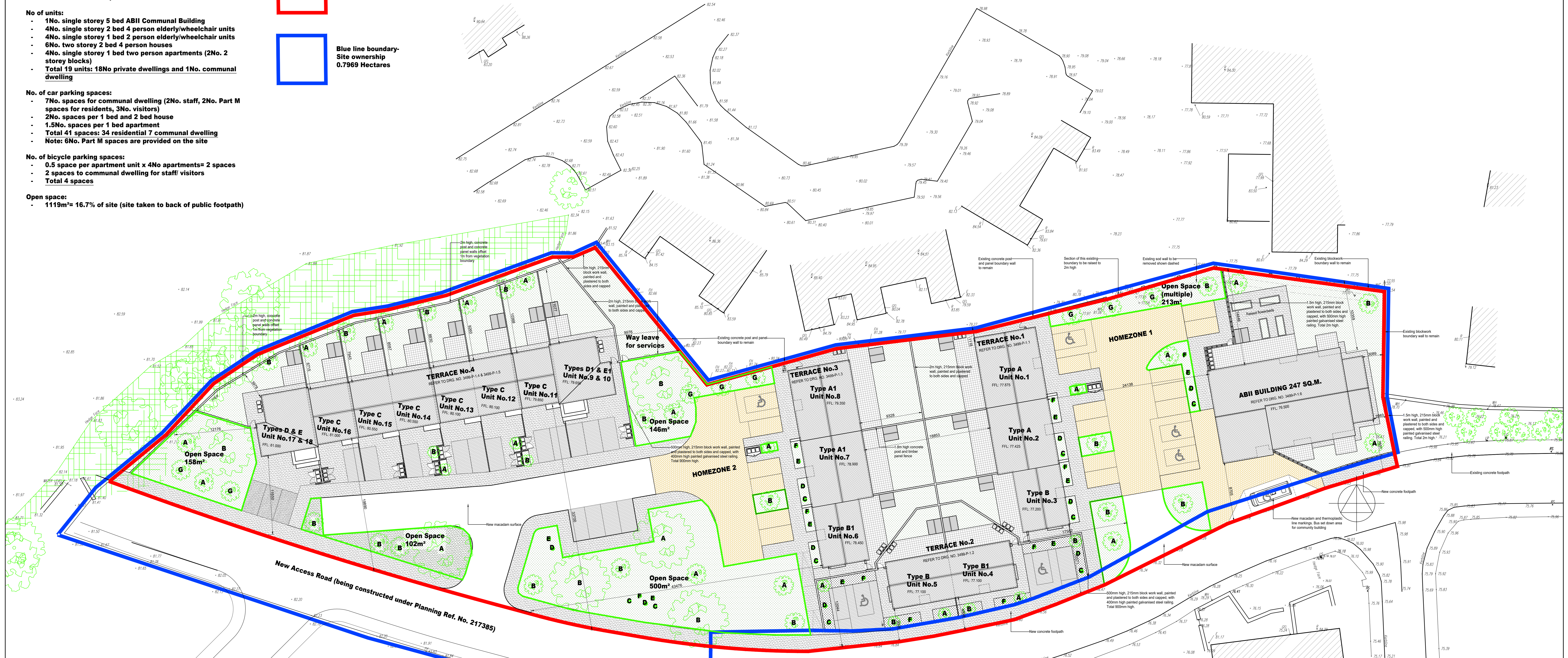


General Notes

- Site Area:**
- 0.713 Hectares
- Site Density:**
- Medium B- 23 units per Hectare
- No of units:**
- 1No. single storey 5 bed ABII Communal Building
- 4No. single storey 2 bed 4 person elderly/wheelchair units
- 4No. single storey 1 bed 2 person elderly/wheelchair units
- 6No. two storey 2 bed 4 person houses
- 4No. single storey 1 bed two person apartments (2No. 2 storey blocks)
- Total 19 units: 18No private dwellings and 1No. communal dwelling
- No. of car parking spaces:**
- 7No. spaces for communal dwelling (2No. staff, 2No. Part M spaces for residents, 3No. visitors)
- 2No. spaces per 1 bed and 2 bed house
- 1.5No. spaces per 1 bed apartment
- Total 41 spaces: 34 residential 7 communal dwelling
- Note: 6No. Part M spaces are provided on the site
- No. of bicycle parking spaces:**
- 0.5 space per apartment unit x 4No apartments= 2 spaces
- 2 spaces to communal dwelling for staff/visitors
- Total 4 spaces
- Open space:**
- 1119m²= 16.7% of site (site taken to back of public footpath)



- GENERAL NOTES:**
A. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARDS DETAIL DRAWINGS.
B. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.
C. ALL DIMENSIONS IN MILLIMETERS. 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.



Outline Specification Site/ Dwellings

- SITEWORKS:**
ALL AS PER SITE PLAN.
EXISTING OVERHEAD/ESS CABLE TO BE DIVERTED UNDERGROUND. ALL SCRUB AND HEDGEROW WITHIN SITE BOUNDARY TO BE REMOVED. SELECTED EXISTING SOIL STONE WALL TO BE REMOVED AS SHOWN/DAISED.
- DRAINAGE:**
REFER TO CIVIL ENGINEERS DOCUMENTATION FOR DETAILS ON DRAINAGE. NEW FOLI DRAINAGE ACCESS JUNCTIONS TO CONNECT INTO EXISTING FOLI DRAINS. NEW STORM DRAINAGE ACCESS JUNCTIONS TO CONNECT INTO EXISTING STORM DRAINS. EXISTING STREAM LAND DRAIN TO BE DIVERTED UNDERGROUND.
- FOUNDATIONS:**
STRIP FOUNDATIONS TO STRUCTURAL ENGINEERS LATER DETAIL.
- GROUND FLOOR:**
75MM SCREENED ON 150MM RIGID INSULATION BOARD WITH 25MM PERIMETER INSULATION BETWEEN EDGE OF SLAB & ALL EXTERNAL WALLS ON 100MM DEEP REINFORCED CONCRETE SLAB TO ENGINEERS LATER DETAIL.
ON-DRAIN, RAISON BARRETS, DPM MEMBRANE ON MIN 25 SAND BLINDING MATERIAL TO DRAIN ANNEXE E TO 150MM WELL COMPACTED GRANULAR MATERIAL. TO SIGHT ANNEXE E TO 200MM WELL COMPACTED GRANULAR MATERIAL. TO SIGHT ANNEXE E TO 150MM RADON SUMP TO EACH DWELLING.
- FIRST FLOOR:**
25mm TIMBER JOISTS TO ENGINEERS LATER DETAIL.
25mm THICK CONCRETE FLOOR TO APARTMENTS.
- FLOOR FINISHES:**
VINYL SAFETY FLOOR FINISH TO WC'S, KITCHEN AREAS.
- EXTERNAL WALLS:**
MASONRY GABLE WALLS CONSISTING OF 100mm BLOCK WALL INTERNAL LEAF 100mm RIGID INSULATION BOARD 200mm BLOCK WALL OUTER LEAF.
- EXTERNAL DOORS:**
DOUBLE GLAZED PVC BLINDING DOORS AND UTILITY DOORS WITH ENGINEERED TIMBER COMPOSITE MAIN ENTRANCE DOOR (COLOUR TO BE SELECTED).
THRESHOLD DETAIL: CAST IN SITU CONCRETE THRESHOLDS WITH LEVEL ACCESS DRAINAGE CHANNELS.
INTERNAL DOORS:
- PAINTED, FLUSH PANEL, TAMBER DOORS:**
CEILING:
15mm THICK PLASTERBOARD CEILING ON GROUND FLOOR AND 12.5mm THICK PLASTERBOARD CEILING ON FIRST FLOOR. FIXED DIRECTLY TO UNDERSIDE OF JOISTS.
SUSPENDED CEILING SYSTEM TO UNDERSIDE OF APARTMENT CONCRETE FLOORS.
200mm DEEP AREA TO REAR OF UNITS TO RECEIVE 400mm x 400mm CONCRETE PAVING SLABS COLOUR TO BE SELECTED.
FOOTPATHS AND DRIVEWAYS:
DRIVEWAYS AND WALKWAYS TO FRONT AND SIDE OF UNITS TO BE CONCRETE TO REMAIN AS INDICATED ON SITE PLAN.
100mm HIGH PRESSURE TREATED TAMBER GARDEN GATES.
BIN STORES:
1100mm WIDE x 2200mm LONG x 1400mm HIGH. 100mm BLOCKWORK ON 80mm STONES. PAINTED AND PLASTERED TO BOTH SIDES. AND CAPPED WITH PARAPET AND CONCRETE FLAT ROOF LAD TO FALLS. AND PAINTED GALVANISED LOCK/VE DOORS.
GARDEN SHEDS:
METAL CLAD, HOT DIP GALVANISED, STEEL FRAME SHED WITH SQUARE PROFILE AND THE EFFECT PVC COATED CLADDING. 2.1m x 2.1m PLAN SIZE. WITH SLIDING LOCKABLE DOOR AND POLYCARBONATE ROOF LIGHT. ON 150mm CONCRETE BASE.
BICYCLE STANDS:
4No. TUBULAR STAINLESS STEEL, SHEPHERD TYPE BICYCLE STANDS.
LANDSCAPING:
EXISTING HEDGEROWS TO NORTH WESTERN BOUNDARIES TO REMAIN. HEDGEROW TO BE CUT BACK. ALL SCRUB AND HEDGEROW WITHIN SITE BOUNDARY TO BE REMOVED. NEW TREES AND SHRUBS AS PER LANDSCAPING PLAN.

Landscaping Legend

Proposed grass to gardens, open areas, buffer zones:
Potential additional grass open space. Potential location of new sward road to be confirmed. Not currently included in open space calculations.

Proposed concrete footpath driveway:
450mm x 450mm concrete paving flag to garden deck areas.

Permeable concrete paving blocks 80mm thick, installed 8mm 3 size resin, in random stretcher bond. Colour to be selected.

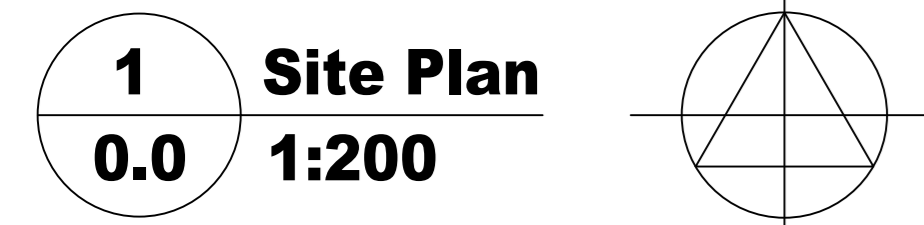
Permeable concrete paving blocks 80mm thick, installed 8mm 1 size, in herringbone bond. Colour to be selected.

Coloured permeable resin bound pathway

Revisions:

Revisions	Date

25 Cruises Street, 63 Fitzwilliam Sq, Umeirick, V94 R4PH, Ireland. (061) 312249, (01) 6370767, umeirick@eml.ie, www.eml.ie



Client: Tuath Housing	Date: 29/11/2022
Job: Macroom Housing Development	Scale @ A0: 1:200
Title: Site Layout - Proposed	Drawn: TM
	Checked: TM
	Drawing No.: 3499-P-0.0
	Rev: