

- ① Lightweight steel framed bicycle shelter clad with metal or polycarbonate in select colour / finish
- ② Specimen trees in native species to be planted throughout the site as indicated on the plan
- ③ Approximate extent of site excavation required is indicated in (dashed) orange
- ④ Modular lab extension pods to be overlaid with grey fibre cement cladding panels or similar with dark grey pressed metal parapet cladding
- ⑤ Smooth light grey/white rendered wall finish in select colour to link corridor with pressed metal parapet capping to match
- ⑥ Discreet flush aluminium leaf & half outward opening door to plant area in dark grey colour
- ⑦ Insulated aluminium roller shutter door in select grey colour to match windows & doors
- ⑧ Thermally broken aluminium door with vision panel as indicated in dark grey colour to match
- ⑨ No proposed alterations to existing Qwestum Acceleration Centre except where indicated
- ⑩ Metal spandrel panels to match curtain wall & sit flush with frame in select grey colour
- ⑪ New concrete kerbing with banked soil where excavation is required. Refer to Engineers dwgs.
- ⑫ No proposed alterations to existing mature hedgerow or stone boundary wall (south-west)
- ⑬ Curtain wall to full parapet height in colour & style to match the existing Qwestum Centre
- ⑭ Insulated flat roof with select grey membrane & parapet to modular single storey link corridors
- ⑮ Windows within corridor in style to mimic curtain wall with spandrel panel to top as indicated
- ⑯ Entrance courtyard finished in light coloured decorative gravel with stone paving flags
- ⑰ Dashed line indicates FFL of the gently sloped corridors to achieve 300mm step in modules
- ⑱ Bicycle parking (Area A) as indicated in plan. Open air with brushed aluminium tubular stands with provision for e-bike and e-scooter charging
- ⑲ Evergreen box hedging or similar planted here to help shield extended parking area from view
- ⑳ Thermally broken aluminium windows in select dark grey/black to match existing Qwestum Bldg.
- ㉑ Aluminium curtain walling with transom levels to match existing build. in dark grey/black colour
- ㉒ Existing vehicular access road extended as per site layout drawing with associated footpaths, car parking etc. Refer to Engineers drawings.
- ㉓ Existing curtain walling in this area to be altered to accommodate new connecting link corridor
- ㉔ Existing trees to be removed in this area to facilitate new link corridor extension
- ㉕ Insulated flat roof with select grey membrane & parapet roof to modular single-storey pods

Note: Parking requirements have been calculated under the following criteria:
 Science & Technology Business Park -
 1 space per staff member & 1 space per 25sqm of floor area. 1/20 to be accessible parking bays

PODS 1&2 INDICATE A TYPICAL INTERNAL LAYOUT. OTHERS ARE INDICATIVE ONLY AND MAY BE SUBJECT TO CHANGE INTERNALLY

REFER TO CIVIL ENGINEERS DRAWINGS FOR DETAILS OF SITE DRAINAGE, ROADS ETC & MECHANICAL & ELECTRICAL ENGINEERS DRAWINGS FOR SITE SERVICES LAYOUTS INCLUDING PUBLIC LIGHTING

AREA SCHEDULE

EACH 2 MODULAR PODS = 118m² x5 = 590m²
 GLAZED LINK CORRIDOR 1 (Connected) = 49m²
 LINK CORRIDORS 2-5 = 26m² Ea x4 = 104m²

TOTAL EXTENSION COMBINED FLOOR AREA: 743m²

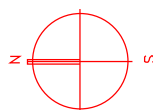
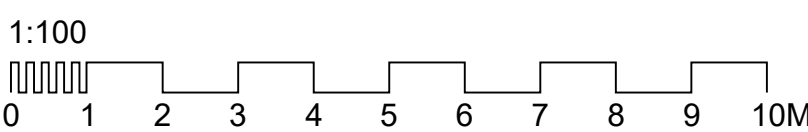
Proposed Constuction

FFL:58.50 Finished Floor Level

To be demolished

PROPOSED CONTIGUOUS FLOORPLAN (EXTENSION)

Scale 1:100



STANDARD INSTRUCTIONS

1 THE MAIN CONTRACTOR, SUB-CONTRACTOR OR SUPPLIER SHALL:
 VERIFY ALL DIMENSIONS ON SITE AND IMMEDIATELY REPORT TO THE ARCHITECT ANY DISCREPANCIES ON THE DRAWINGS.

WORK TO FIGURED DIMENSIONS ONLY (EXCEPT WHERE FULL SIZE DETAILS ARE PROVIDED);
 NOT VARY ANY WORK SHOWN ON THE DRAWINGS WITHOUT OBTAINING PRIOR APPROVAL FROM THE ARCHITECT.
 BE RESPONSIBLE FOR REQUESTING FROM THE ARCHITECT ANY ADDITIONAL INFORMATION REQUIRED.
 SUPPLY TO THE ARCHITECT ALL SHOP DRAWINGS, ILLUSTRATIONS, SPECIFICATIONS, ETC. OF ALL SPECIALIST WORK TO BE INCORPORATED IN THE MAIN CONTRACT WORKS.

IMMEDIATELY INFORM THE ARCHITECT IF ANY WORK SHOWN ON THIS DRAWING IS NOT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE RECOGNISED GOOD PRACTICE THROUGHOUT THE INDUSTRY AND DOES NOT COMPLY WITH THE RELEVANT LOCAL AUTHORITY BYE-LAWS OR BUILDING REGULATIONS.

IMMEDIATELY ADVISE THE ARCHITECT / QUANTITY SURVEYOR OF THE EFFECT UPON PROGRAMME AND COST OF ANY ALTERATIONS TO THE PROPOSED WORKS SHOWN ON THIS DRAWING.

2 THIS DRAWING SUPERSEDES ALL PREVIOUS ISSUES OF THE SAME DRAWING NUMBER WITH EARLIER REVISIONS.

3 THIS DRAWING IS COPYRIGHT TO KENNETH HENNESSY ARCHITECTS LTD. AND THE CONTENTS MUST NOT BE DISCLOSED TO ANYONE WITHOUT PRIOR AGREEMENT.

GENERAL NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE.
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS.

IN THE EVENT OF ANY DISCREPANCIES BETWEEN DRAWINGS THE CONTRACTOR IS TO INFORM THE ARCHITECT IMMEDIATELY.
 DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.

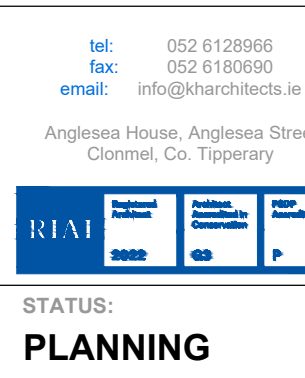
ALL WORK TO COMPLY WITH CURRENT BUILDING REGS & B.S.

REVISION REGISTER

REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
P01	13.04.2023	ISSUED FOR PLANNING	GD	AQ	AQ



SCALE:
1/100



STATUS:
PLANNING

CLIENT:	TIPPERARY COUNTY COUNCIL
PROJECT:	MODULAR LABS EXTENSION AT TCC QWESTUM ACCELERATION CENTRE BALLINGARRANE, CLONMEL,
DRAWING TITLE:	PROPOSED CONTIGUOUS FLOORPLAN LAYOUT
DRAWING NUMBER:	2166 KHA ZZ00 DR A P 1101 S1 P01