

EXTEND EXISTING ACCESS ROAD AS INDICATED HERE. REFER TO ENGINEERS DRAWINGS FOR DETAILS

REMOVE EXISTING POST AND WIRE FENCE TO MAKE PROVISION FOR EXTENSION

A TOTAL OF 24 NO. PARKING BAYS, REFER TO ENGINEERS DRAWINGS FOR FURTHER DETAILS.

PROPOSED ELECTRIC VEHICLE CHARGING PARKING SPACES. REFER TO ENGINEERS REPORT FOR FURTHER DETAILS. 6 E-CHARGING SPACES ARE TO BE PROVIDED

CREATE NEW ACCESSIBLE PARKING BAYS LINKED DIRECTLY TO FOOTPATH. ESB MINI-PILLAR MAINTAINED WITHIN GRASS AREA PROPOSED ADJACENT

PROPOSED BASE & SERVICE CONNECTIONS FOR MODULAR LABS AS INDICATED
NOTE: LABS ARE STEPPED SLIGHTLY IN LEVEL TO ALLOW FOR TOPOGRAPHY OF SITE & REDUCE EXCAVATION REQUIRED.
LINKED WALKWAY TO BE GENTLY SLOPED TO ACCOMMODATE THIS CHANGE OF LEVEL. REFER TO SITE SECTION DRAWINGS 2166-P-3001-P01

NEW KERBLINE TO EXCAVATED ROADWAY WITH BANKED SOIL SLOPING AWAY IN THIS AREA AS INDICATED - PLANTED OR GRASSED RETAINING WALL TO BE USED WHERE REQUIRED

PROPOSED TRUCK TURNING AREA EXCAVATED HERE WITH LOW LEVEL RETAINING WALL OR BANKED SOIL AROUND
REFER TO ENGINEERS DRAWINGS FOR DETAILS

PROPOSED MODULAR LABS. FOR TYPICAL FLOORPLAN LAYOUT & HEIGHTS ETC REFER TO GENERAL ARRANGEMENT DRAWINGS 2166-P-1101-P01

TURNING HEAD AT END OF ACCESS ROAD TO BE CONFIRMED BY ENGINEERS. (FIRE TENDER ACCESS?)

NEW KERBLINE / LOW LEVEL RETAINING WALL PROPOSED IN THIS AREA WHERE FINISHED GROUND LEVEL IS BELOW THAT OF GRASSED AREA

NO PROPOSED ALTERATIONS TO EXISTING HEDGEROW OR EXISTING TREELINE ALONG SOUTHWESTERN BOUNDARY

REDLINE BOUNDARY EXTENDED TO FACILITATE TIE-INS TO EXISTING DRAINAGE MANHOLE IN THIS VICINITY. REFER TO ENGINEERS DRAWINGS FOR DETAILS

PEDESTRIAN FOOTPATH EXTENDED HERE AS INDICATED.

CREATE NEW PARKING BAYS LINKED DIRECTLY TO FOOTPATH. ESB MINI-PILLAR MAINTAINED WITHIN GRASS AREA PROPOSED ADJACENT

REFER TO SITEPLAN DRAWING 2166-KHA-P-1001-P01 FOR REDLINE BOUNDARY DIMENSIONS ASSOCIATED WITH MODULAR LAB EXTENSION APPLICATION

THIS AREA TO BE DESIGNATED FOR COVERED BICYCLE PARKING OR SIMILAR. EXISTING RADIOUS KERB TO BE ADJUSTED TO AVOID INTERFERING WITH EXISTING ESB MINI-PILLAR

LOW LEVEL RETAINING WALL OR SIMILAR REQUIRED HERE. REFER TO CIVIL/STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS

PROPOSED PAVED CONCRETE PEDESTRIAN FOOTPATH FOLLOWING GRADIENT OF EXISTING SITE

NO PROPOSED ALTERATIONS TO EXISTING CARPARK OR BUILDING EXCEPT WHERE SPECIFIED

FINISHED FLOOR LEVELS OF PODS TO BE STEPPED TO REDUCE AMOUNT OF SITE EXCAVATION REQUIRED. REFER TO SECTION DRAWINGS AA 2166-P-3001-P01

THIS AREA TO BE DESIGNATED FOR OPEN AIR BICYCLE PARKING AREA OR SIMILAR. ACCOMMODATION FOR E-SCOOTER AND E-BIKE CHARGING IN THIS AREA

PROPOSED SINGLE STOREY, PART GLAZED/PART SOLID LINK CORRIDOR TO BE EXTENDED AS MODULAR LABS ARE ADDED

PROPOSED STONE / CONCRETE PAVING FLAGS SET IN LIGHT SAND COLOURED DECORATIVE GRAVEL PROVIDING PEDESTRIAN ACCESS TO ENTRANCE. EXISTING TREES/SHRUBS REMOVED AS INDICATED

NO PROPOSED ALTERATIONS TO EXISTING QUESTUM CENTRE BUILDING EXCEPT LOCALLY WHERE LINK IS INTER-CONNECTING

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

Street Lighting Fixtures

Extent of development site

AREA SCHEDULE

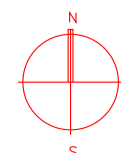
EACH 2 MODULAR PODS = 118m² x5 = 590m²
GLAZED LINK CORRIDOR 1 (Connected) = 49m²
LINK CORRIDORS 2-5 = 20m² Ea x4 = 104m²

TOTAL EXTENSION COMBINED FLOOR AREA: 743m²

Proposed Constuction

Finished Floor Level

To be demolished



PROPOSED SITE LAYOUT

Scale 1:250



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 SITE 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 BYELAWS 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



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1/250

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STATUS:
PLANNING

CLIENT:

TIPPERARY COUNTY COUNCIL

PROJECT: **MODULAR LABS EXTENSION AT
TCC QUESTUM ACCELERATION CENTRE
BALLINGARRANE, CLONMEL,**

DRAWING TITLE: **PROPOSED SITE LAYOUT
MODULAR LAB EXTENSION**

DRAWING NUMBER: **2166 KHA ZZ 00 DR A P 1002 S1 P01**