

104.035m Ridge Level 400mm deep Mineral Fibre Attic insulation to achieve the required U-Value 0.16W/m²K Selected colour polyester powder coated thermally broken triple glazed aluminium window & door system. U-Value to be 1.0 W/m²K min. Precast concrete window cill Floor construction 150mm thick power floated floor screed on KITCHEN/LIVING ROOM 160mm insulation with edge insulation with min. R-value of 1.0m and polyethylene slip radon barrier on 50mm fine sand binding on 200mm permiable fill on 340mm hardcore 350mm RC raft foundation to engineers

SECTION A-A

Approx. 4 no. P.V. panels per unit. To be specified by Mechanical Engineer. Selected colour concrete flat roof tiles on 35x50mm treated timber battens on breathing membrane on prefabricated roof trusses @ 400mm c/c to engineers design & specification. New aluminium 120mm half-round gutters &

100mm Downpipes 350mm thick wall construction White paint to fine knapp plaster finish on 100mm concrete block external leaf with

110mm cavity wall insulation with 40mm air cavity with 100mm concrete block internal leaf with hardwall plaster finish on scratch and scudded coats with stainless steel twist type wall ties at 750mm c/c horizontally & 450mm c/c vertically with one at every course around window and door opes. element should be so designed to ensure a u-value rating exceeding that of 0.16 w/m2k.

103.310m Ridge Level

NORTH-EAST ELEVATION

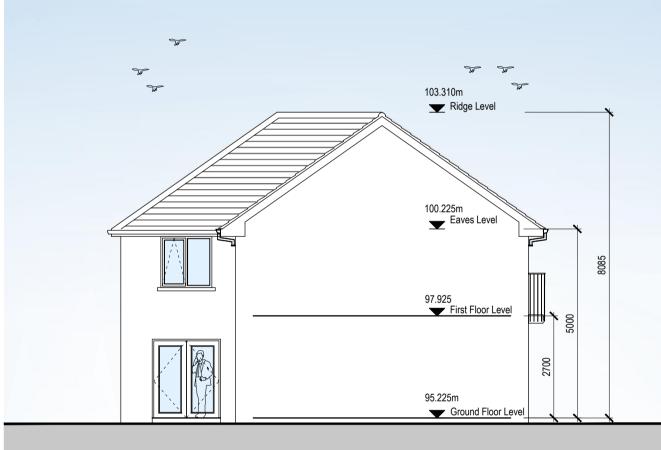
SOUTH-WEST ELEVATION

Selected colour concrete flat roof tiles on 35x50mm treated timber battens on breathing membrane on prefabricated roof trusses @ 400mm c/c to engineers design & specification.

New aluminium 120mm half-round gutters

& 100mm Downpipes Selected colour polyester powder coated thermally broken triple glazed aluminium window & door system. U-Value to be 1.0 W/m²K min. White paint to fine knapp plaster finish.

Elevation Box out in Selected Colour Standing Seam Aluminium cladding panels



SOUTH-EAST ELEVATION

103.310m Ridge Level	
100.225m Eaves Level	
97.925 First Floor Level	
95.225m ———————————————————————————————————	

Selected colour concrete flat roof tiles on 35x50mm treated timber battens on breathing membrane on prefabricated roof trusses @ 400mm c/c to engineers design & specification. New aluminium 120mm half-round gutters & 100mm Downpipes Selected colour polyester powder coated thermally broken triple glazed aluminium window & door system. U-Value to be 1.0 W/m²K min. Precast concrete window cill

Elevation Box out in Selected Colour Standing Seam Aluminium cladding panels

White paint to fine knapp plaster finish.

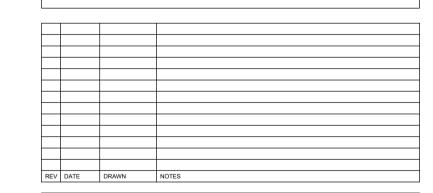
	W	
	103.310m	
98	Ridge Level 100.225m Eaves Level	
5000	97.925 First Floor Level	
	95.225m Ground Floor Level	

NORTH-WEST ELEVATION

UNIT 4 - 1 BED / 2 P	IIT 4 - 1 BED / 2 PERSON (Apartment)		
	Required:	Achieved:	
Total area	45.0m²	52.52m²	
Agg. Living	23m²	23.4m²	
Storage	3m²	3.21m ²	
	•		
Room:	Req:	Achieved:	
Living	23m²	23.4m²	
Kitchen / Dining	-		
Bedroom 1	11.4m²	11.44m²	
Private Open Space	5m²	6m²	
UNIT 5 - 1 BED / 2 P	ERSON (Ap	artment)	
UNIT 5 - 1 BED / 2 P	PERSON (Ap Required:	T	
UNIT 5 - 1 BED / 2 F Total area	1	T	
	Required:	Achieved:	
Total area	Required: 45.0m²	Achieved: 56.20m²	
Total area Agg. Living	Required: 45.0m² 23m²	Achieved: 56.20m ² 24.40m ²	
Total area Agg. Living	Required: 45.0m² 23m²	Achieved: 56.20m ² 24.40m ²	
Total area Agg. Living Storage Room:	Required: 45.0m² 23m² 3m²	Achieved: 56.20m² 24.40m² 3.0m²	
Total area Agg. Living Storage Room: Living	Required: 45.0m² 23m² 3m² Req:	Achieved: 56.20m² 24.40m² 3.0m²	
Total area Agg. Living Storage	Required: 45.0m² 23m² 3m² Req:	Achieved: 56.20m² 24.40m² 3.0m²	

UNIT 6 - 1 BED / 2 PERSON (Apartment)

	Required:	Achieved:
Total area	45.0m²	52.52m²
Agg. Living	23m²	23.4m²
Storage	3m²	3.21m²
Room:	Req:	Achieved:
Living	23m²	23.4m²
Kitchen / Dining	_	
Bedroom 1	11.4m²	11.44m²
Private Open Space	5m²	6m²
UNIT 7 - 1 BED / 2 P	ERSON (Ap	artment) Achieved:
		7 101110 1 0 011
Total area	45.0m²	56.20m²
Total area Agg. Living	45.0m² 23m²	
		56.20m²
Agg. Living	23m²	56.20m ² 24.40m ²
Agg. Living	23m²	56.20m ² 24.40m ²
Agg. Living Storage Room:	23m² 3m²	56.20m ² 24.40m ² 3.0m ²
Agg. Living Storage Room: Living	23m² 3m² Req:	56.20m ² 24.40m ² 3.0m ² Achieved:
Agg. Living Storage	23m² 3m² Req:	56.20m² 24.40m² 3.0m² Achieved:



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CLIENT:	TIPPERARY	TIPPERARY COUNTY COUNCIL	
JOB:		g Development Roscrea, Co. Ti	
DRAWING:	Units 4 - 7 The	Proposed 2 Storey - 1 Bed Apartment Units Units 4 - 7 The Crescent	
	Plans, Section	and Elevations	3
DATE:	October 2022	SCALE:	1:100 - A1
DRAWN:	Kevin Guinan	CHECKED:	Gary Falconer

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