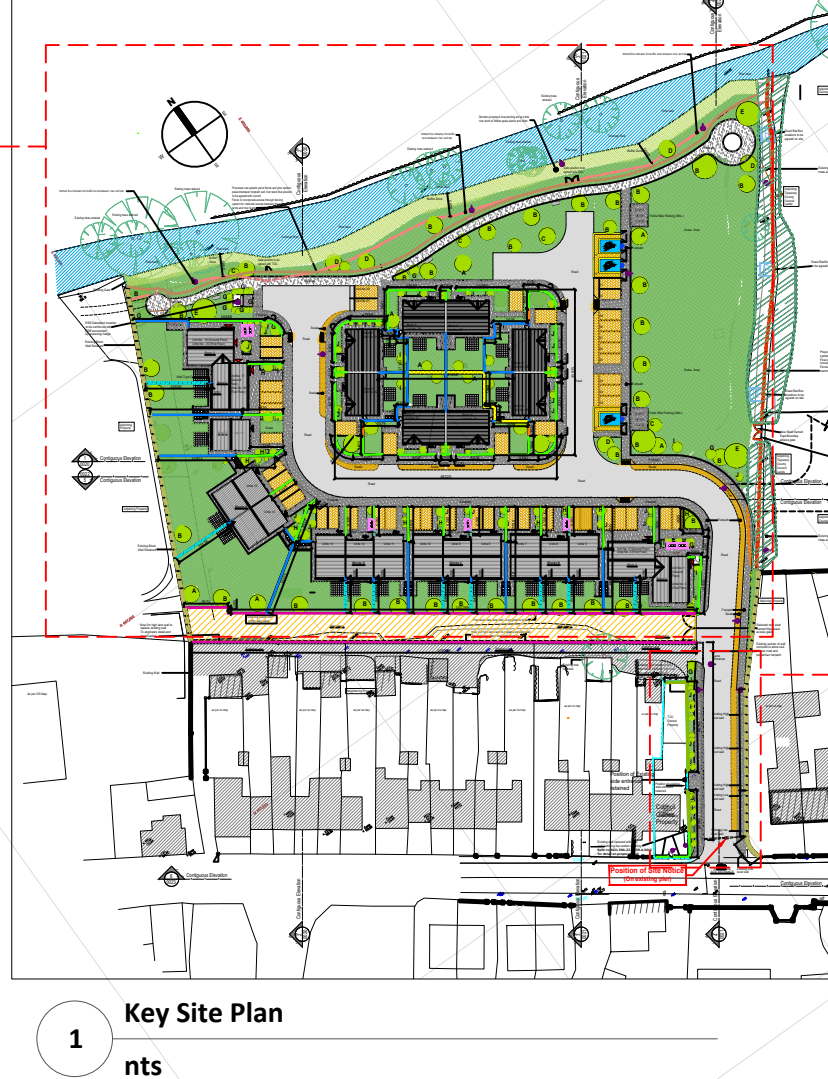
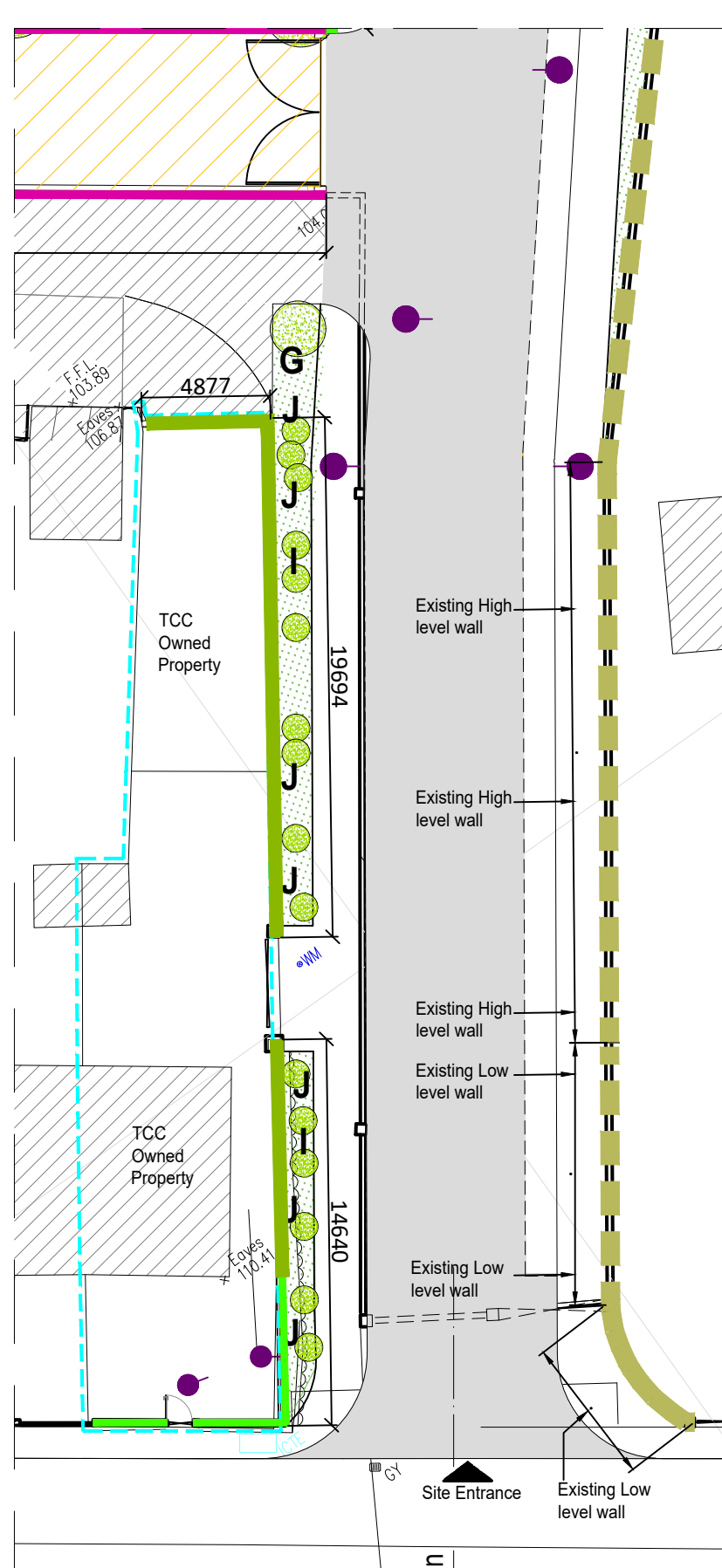
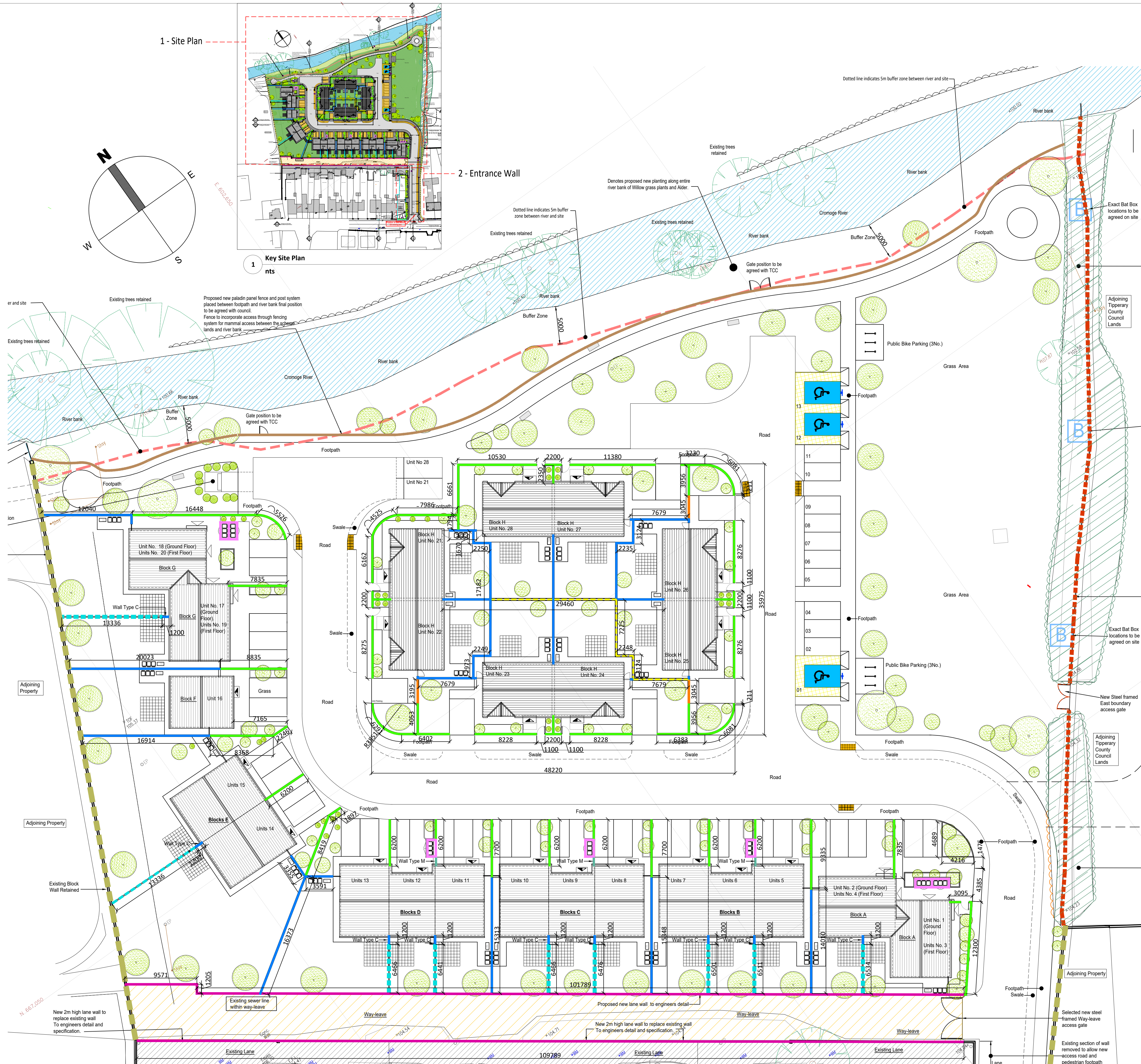


1 - Site Plan



2 - Entrance Wall



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.

FINISHES LEGEND	
	Denotes Road swale drain. Refer to engineers documentation for further detail. This Denotes proposed swale with collector pipe and chamber.
	Denotes Proposed Carriageway - Tarmac Finish (refer to engineers documentation for further detail) Allow for thermoplastic line markings.
	Denotes proposed Permeable block set paving surface (refer to engineers documentation for further detail).
	Denotes proposed Concrete footpath & kerbs to perimeter footpaths. All laid to fall. Concrete hard standing to heel pumps & bin storage. All to engineers details and specifications.
	Denotes Proposed selected concrete paving slabs.
	Denotes Proposed Buff - yellow coloured blister paving & dropped kerbs used at uncontrolled crossings. (installation to engineers detail and specification) Locations to be agreed.
	Denotes proposed Grass Area.
	Denotes proposed new planting along entire river bank of Willow grass plants and Alder.
	Denotes Proprietary Vertical sign post to identify accessible parking.
	Dotted line indicates 5m buffer zone between river and site.

Denotes TCC Owned Dwelling (TCC = Tipperary County Council)

2 Entrance wall
1: 250

Wall Type Legend	
1. WALL TYPE 'A':	Dwelling front gardens: 900mm high wall constructed as follows. Wall lower section 215mm deep concrete block 450mm high with smooth render finish on both sides with feathered edge pre-cast precast concrete capping. Wall top section finished with a 450mm high railing of Flat bar outer frame with flat infill uprights. Allow for galvanized with powder coated finish. All to structural engineers details.
2. WALL TYPE 'B':	Between central block H Front gardens and as indicated on site plan: 1575 mm high wall constructed as follows. Wall lower section 215mm deep concrete block wall 1125mm high with smooth render finish on both sides with feathered edge pre-cast precast concrete capping. Wall top section finished constructed with a 450mm high railing of Flat bar outer frame with flat infill uprights. Allow for galvanized with powder coated finish. All to structural engineers details.
3. WALL TYPE 'C':	2000mm high 215mm concrete block on flat wall with smooth render both sides including piers as per structural engineers details. Feathered edge wall capping to wall and piers. Wall/foundations to engineers detail and specification.
4. WALL TYPE 'D':	Bin Stores: 1515mm high enclosure constructed with 215mm concrete block on flat wall with smooth render finish to both sides. Including feathered concrete capping. Gates: 1800mm high plastic composite boards fixed to galvanized steel frame. Colour to be selected. Proprietary Galvanised MS Grating with upstand to perimeter. Structural Engineers design and specification.
5. WALL TYPE 'E':	Proposed new 1200mm paladin panel fence and steel post system placed between footpath and river bank. Final position to be agreed with council. Fence to incorporate access points through fencing system for mammal access between the scheme lands and river bank. Fence to include pedestrian and double service gates. Position to be agreed with council.
6. WALL TYPE 'F':	Proprietary precast Concrete Y posts at 1800mm centers. Overall height of wall to be 1800mm. Infill panel constructed from lower section of 8.30mm high precast concrete panel with inner slats above (50mm thick x 300mm x 1800mm).
7. WALL TYPE 'G':	2000mm high 215mm concrete block on flat wall with smooth rendered on public side of wall. Piers as per structural engineers details. Feathered edge wall capping to wall and piers. Wall/foundations to engineers detail and specification.
8. WALL TYPE 'H':	Existing Boundary wall retained.
9. WALL TYPE 'I':	Proposed selected new 125mm fence line SIMILAR TO Wall Type E. Final position to be agreed with council. Fence to incorporate access gated to adjoining property. Fence to include through fencing system access for mammal access between the scheme lands and ditch line. Piers as per structural engineers details. Feathered edge wall capping to wall and piers. Wall/foundations to engineers detail and specification.
10. WALL TYPE 'J':	Retaining wall as per Engineers Design and Detail to engineers specified height. Additionally, above ground line 2000mm high 215mm concrete block on flat wall with smooth render both sides including piers as per structural engineers details. Feathered edge wall capping to wall and piers. Wall/foundations to engineers detail and specification.
11. WALL TYPE 'K':	1800mm high 215mm concrete block on flat wall with smooth rendered on public side of wall. Piers and foundations as per structural engineers details. Feathered edge wall capping to wall and piers. Wall/foundations to engineers detail and specification.
12. WALL TYPE 'L':	1800mm high x 1150mm wide x 250mm deep. Finished with a smooth render. Feathered edge wall capping. Foundations to engineers detail and specification. Meter box installed as per ESB specifications.

e ml
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This drawing is to be read with the following drawings.

3621-EMIL-ZZ-ZZ-DR-A-0001	-	Site Plan (scale 1:500)
3621-EMIL-ZZ-ZZ-DR-A-0002	-	Site Location Plan (scale 1:250)
3621-EMIL-ZZ-ZZ-DR-A-0016	-	Boundary Wall Details Sheet 01
3621-EMIL-ZZ-ZZ-DR-A-0017	-	Boundary Wall Details Sheet 02
3621-EMIL-ZZ-ZZ-DR-A-0018	-	Boundary Wall Details Sheet 03

General Site Layout Notes:			
•	Refer to Civil Engineers documentation for all proposed site levels including details on extensive ground works.		
•	Refer to Civil Engineers documentation for all proposed surface & foul water drainage.		
•	Refer to Civil Engineers documentation for details on proposed drainage system.		
•	Refer to Civil Engineers documentation for details on proposed footpaths/dropped kerbs and tactile surfaces where required.		
•	Refer to Structural Engineers documentation for details on all proposed structural elements.		
•	Refer to Structural Engineers documentation for details on all foundations to proposed boundary walls/fences.		
•	Refer to M&E Engineers plan and documents for site lighting plan.		
•	Refer to M&E Engineers documentation for details on removal of existing overhead cables.		
•	Refer to the following Drawing for existing topographical and GRP survey.		
•	Topo-Metrescan_25_349_Borrisoleigh_Co_Tipperary_2D (File Contains 2 sheets)		
•	GRP-MUL2143_Tipperary_0000_Borrisoleigh_Rev1 (File contains 4 sheets)		
•	Refer to dwelling general arrangement drawings for information on individual Building types.		

P02	Part VIII-Planning Issue	tSb	tSb	14/07/26
P01	Part VIII-Planning Issue	tSb	tSb	19/06/26
Rev	Description	By	Ckd	Date

eml Job No. 3621
Job Name Housing Development at Glean Caoin, Borrisoleigh Co. Tipperary

Client Tipperary County Council

Sheet Title General Arrangement Drawings Boundary Walls Plan

Stage Planning

Suitability S1

Date 22/07/2025 Scale @ A1 1:500 Drawn by tSb Checked by tSb

Drawing No. 3621-EMIL-ZZ-ZZ-DR-A-0015 Rev P02
Project - Originator - Volume - Level - Form - Role - Number

1 Boundary Walls Plan
1: 250