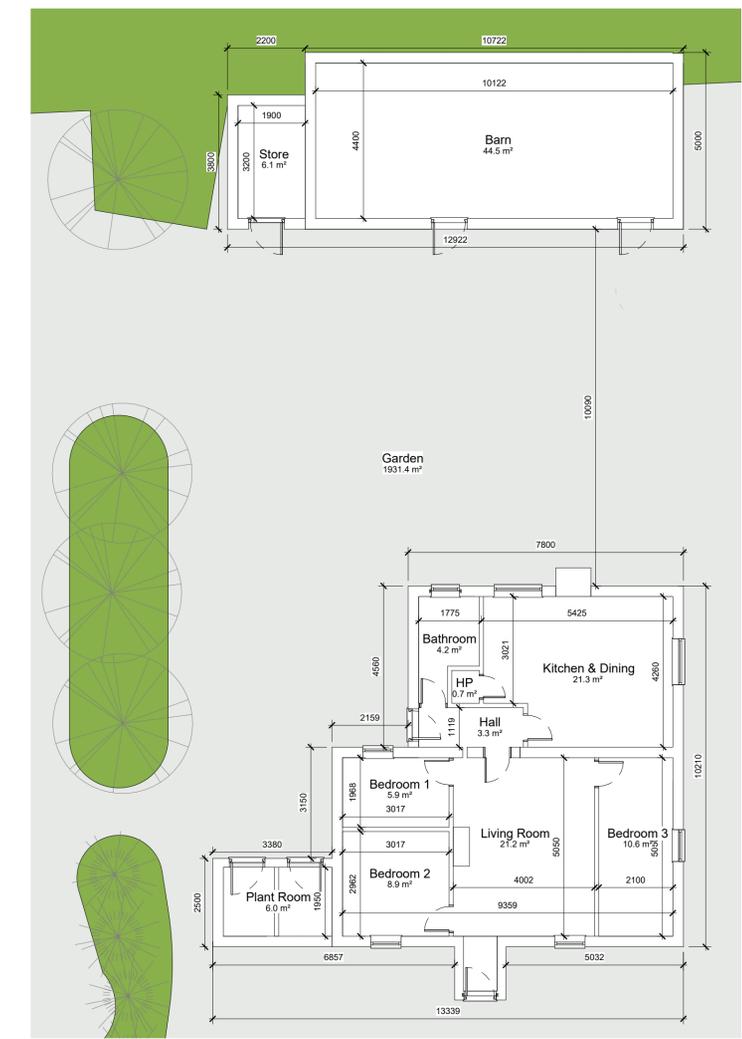


Area of any existing buildings.	162m ²
Area of proposed construction.	126m ²
Total floor area after proposed works.	275m ²
Existing area of Garden.	1,931m ²
Area of Garden after associated works.	1,735m ²
Total area of subjected site.	2,117m ²

Legend	
	Existing Construction
	Proposed Construction
	Surrounding Construction
	Site Boundary Line
	Subject to planning

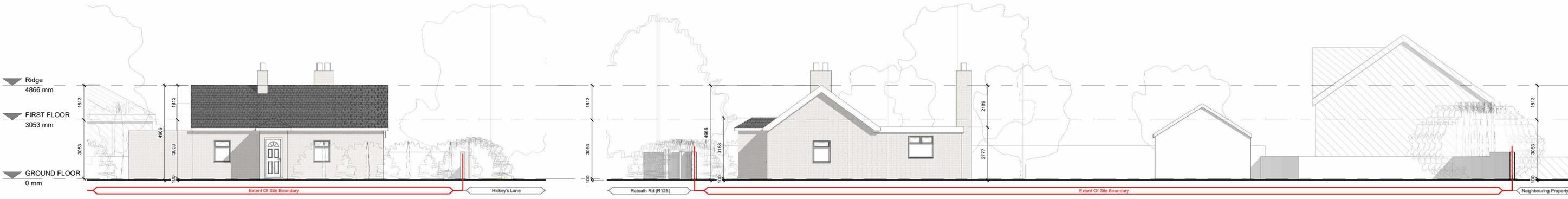
- New Rainwater Goods:**
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2) Proposed Soakaway to collect overflow water from rainwater harvesting system & foul treatment system allowing for gradual dispersion of water into the ground.



(Existing) Floor Plan
1 : 100

(Existing) - Site Plan
1 : 200





(Existing) Southern - Front Elevation
1:100

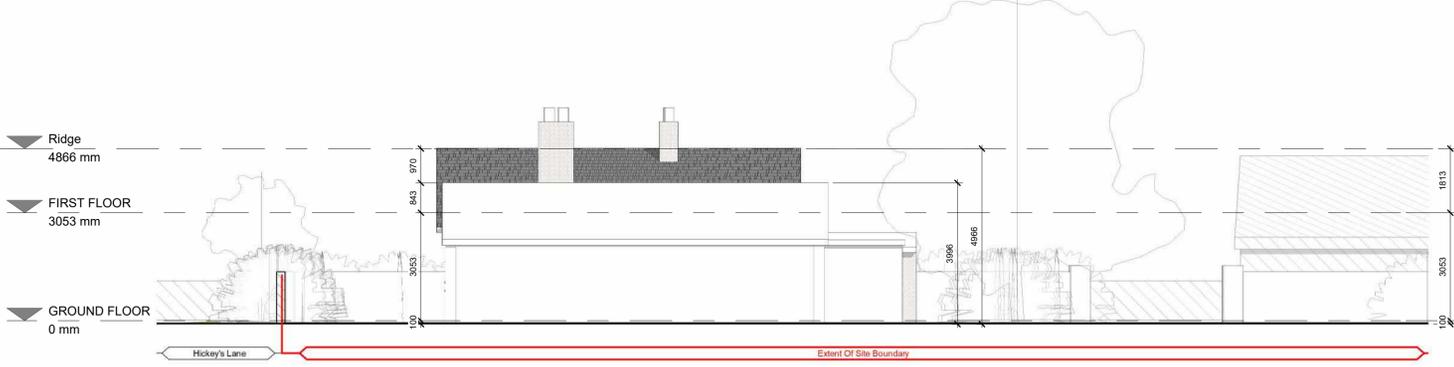
(Existing) Eastern - Right Elevation
1:100



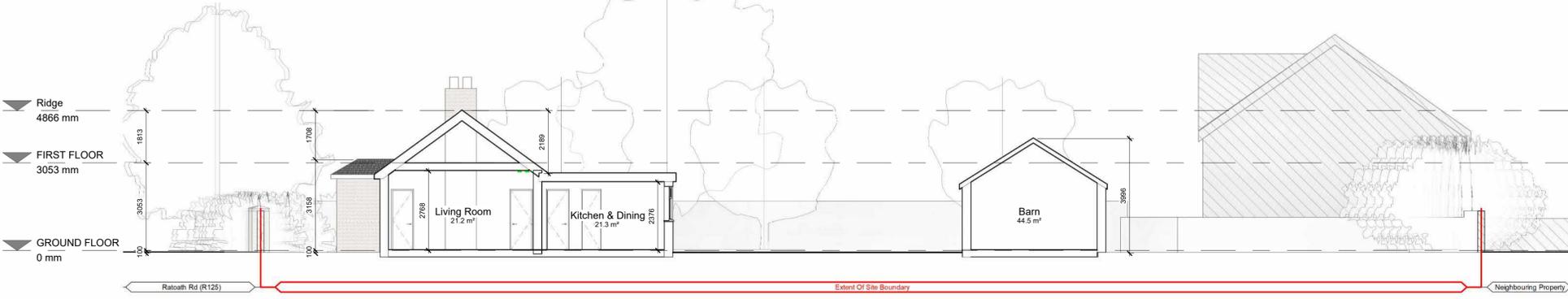
(Existing) Western - Left Elevation
1:100



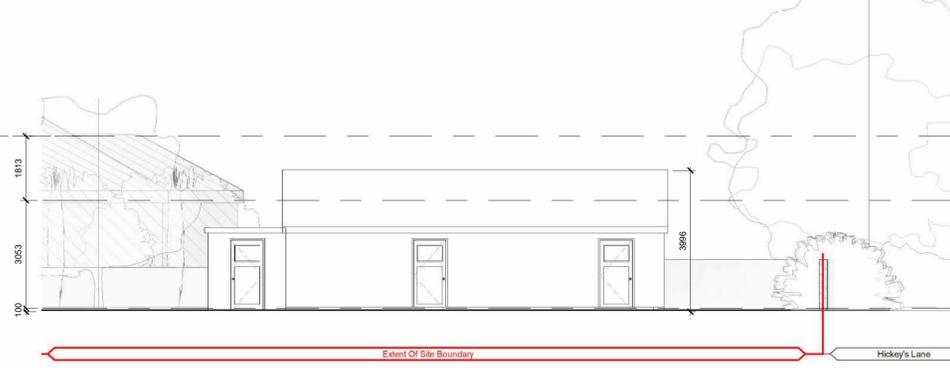
(Existing) Northern - Rear Elevation
1:100



(Existing) Northern - Rear Barn Elevation
1:100



(Existing) Section - AA
1:100



(Existing) Southern - Front Barn Elevation
1:100

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Legend	
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	Site Boundary Line
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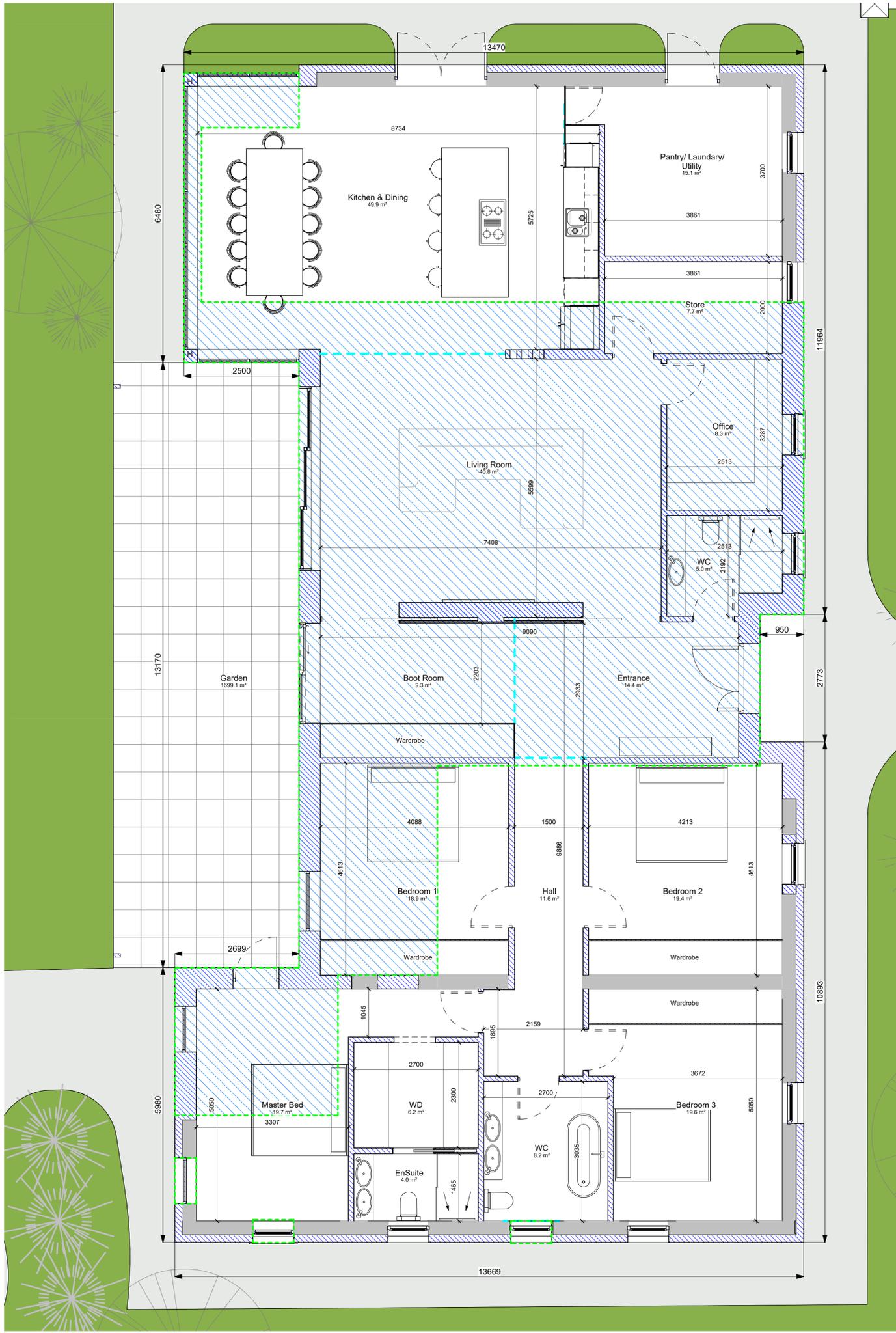
Ref: 2235
Planning application
Granted for this Dwelling
and is currently under
construction.



(Proposed) - Site Plan
1 : 200

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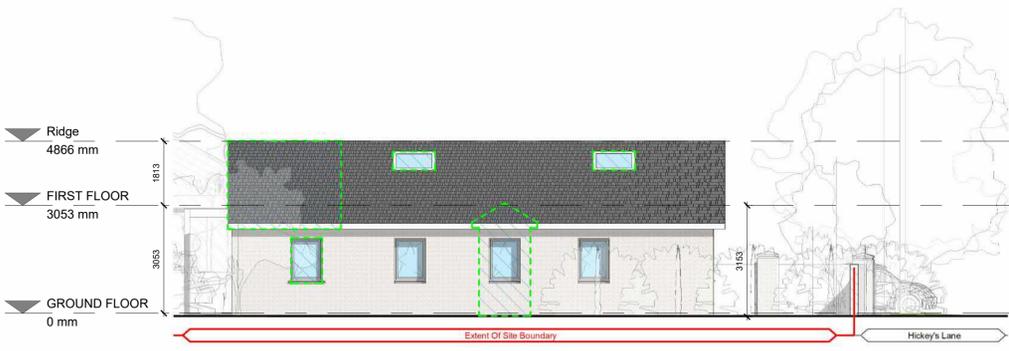
Legend	
	Existing Construction
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	Subject to planning

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(Proposed) Plan
1:50

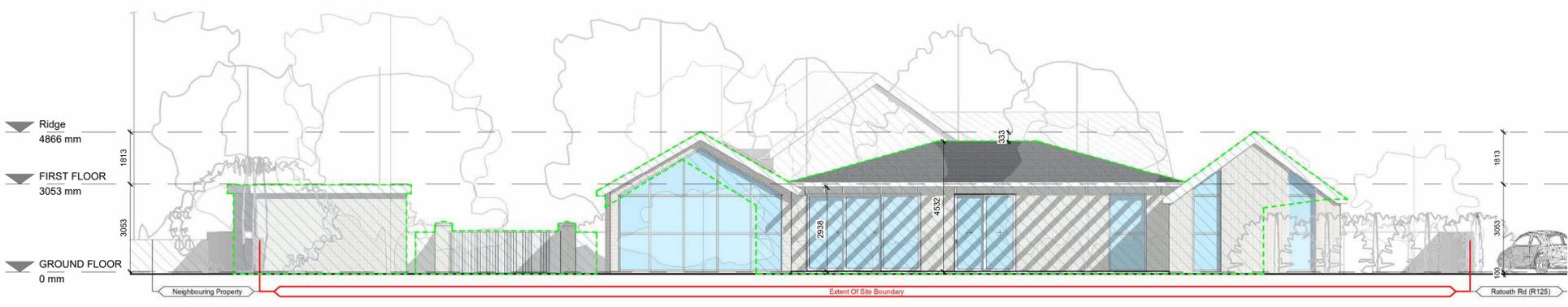
Do Not Scale - Use Figured Dimensions Only - All Dimensions Are In Millimeters - All Dimensions To Be Checked On Site - Any Discrepancies Are to be Reported To The Architect Immediately.



(Proposed) Southern - Left Elevation (Previously Front)
1 : 100



(Proposed) Eastern - Front Elevation (Previously Right)
1 : 100



(Proposed) Western - Rear Elevation (Previously Left)
1 : 100

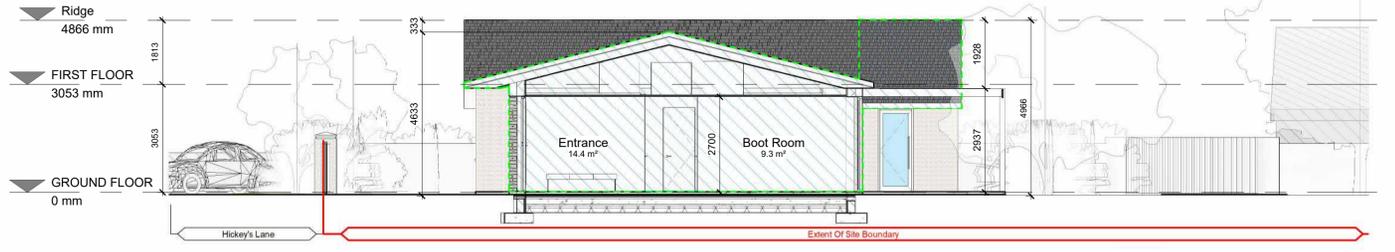
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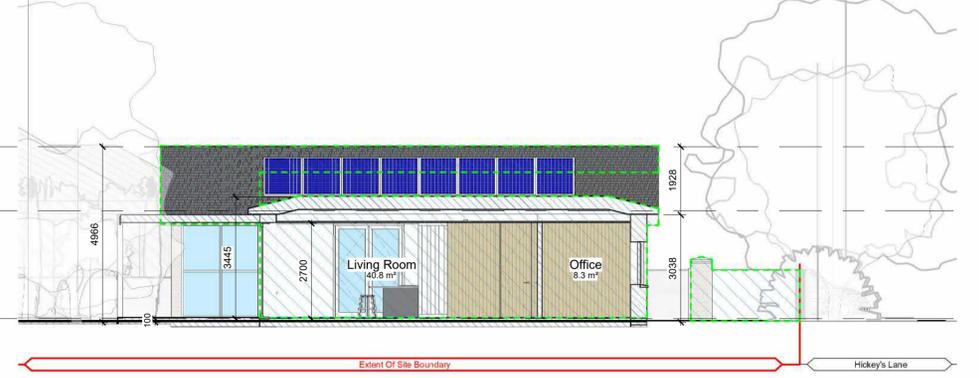
(Proposed) Northern - Right Elevation (Previously Rear)
1 : 100



Section - CC
1 : 100

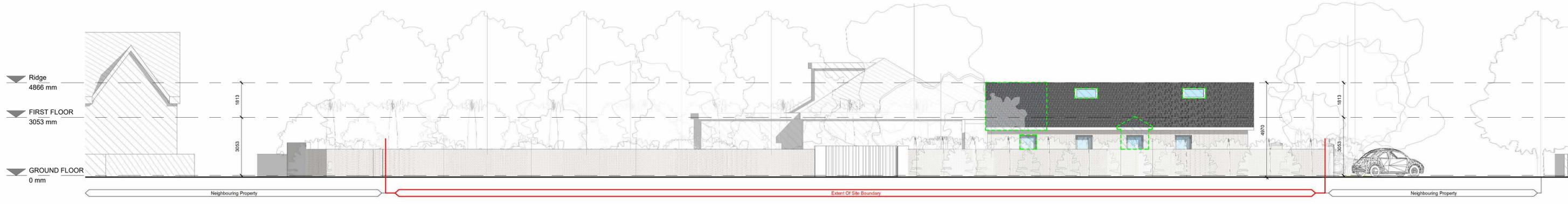


(Proposed) Section - AA
1 : 100



Section BB
1 : 100

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(Proposed) Southern - Front Elevation Ratoath Rd (R125)
1 : 100



(Proposed) Eastern Elevation - Hickey's Lane
1 : 100

View From Ratoath Rd Towards The Rear



View From Ratoath Rd Towards Existing Pedestrian Entrance



View From Ratoath Rd & Hickey's Lane Junction



Proposed Pedestrian Entrance From Hickey's Lane



Proposed Vehicular Entrance From Hickey's Lane



Perspective View From Rear Garden



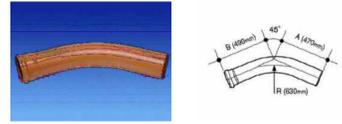
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SEWER BEND 90 DEGREE LONG RADIUS



SEWER BEND 45 DEGREE LONG RADIUS



SEWER BEND 15/30/45 DEGREE



SEWER BRANCH Y 45 DEGREE



SEWER BENDS

N.T.S

NOTES

- NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR STORED IN ANY RETRIEVAL SYSTEM OF ANY NATURE EXCEPT AS AGREED FOR USE ON THE PROJECT FOR WHICH THE DRAWING IS ORIGINALLY ISSUED.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS AND SPECIALISTS DRAWINGS AND SPECIFICATION.
- ALL DIMENSIONS ARE IN m UNLESS OTHERWISE NOTED.
- DO NOT SCALE DIMENSIONS.
- THE CONTRACTOR SHALL CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

WASTEWATER

- WASTEWATER SERVICES ARE TO BE IN ACCORDANCE WITH IRISH WATER CODE OF PRACTICE DOC IW-CDS-5030-03.
- ALL INFRASTRUCTURE WILL BE PROVIDED IN LINE WITH THE IRISH WATER STANDARD DETAILS.
- UPVC S/N4 PIPES TO BE USED FOR FOUL WASTEWATER SEWER LAYOUT IN LINE WITH BUILDING REGULATIONS PART H.

STORMWATER

- STORMWATER SERVICES ARE TO BE IN ACCORDANCE WITH "RECOMMENDATIONS FOR SITE DEVELOPMENT WORKS", "GREATER DUBLIN REGIONAL CODE OF PRACTICE FOR DRAINAGE WORKS" AND LOCAL AUTHORITY REQUIREMENTS.
- UPVC S/N4 PIPES TO BE USED FOR STORM WATER SEWER LAYOUT.

LEGEND

	STORM WATER ACCESS JUNCTION		RAIN WATER PIPE WITH GULLY TRAP
	FOUL WATER ACCESS JUNCTION		SILT TRAP
	POP-UP THROUGH GROUND SLAB		BACK INLET GULLY TRAP
	STORM WATER uPVC DRAIN		
	FOUL WATER uPVC DRAIN (BELOW SLAB)		
	STORM WATER uPVC DRAIN		

TOD H TABLE 6

RECOMMENDED MINIMUM GRADIENTS FOR FOUL DRAINS			
PEAK FLOW (litres/sec)	PIPE SIZE (mm)	MINIMUM GRADIENT (1 in ...)	NO. OF DWELLINGS SERVED
< 2.5	100	1:60	1
> 2.5	100	1:100	Up to 3
	150	1:150	

TOD H TABLE 7

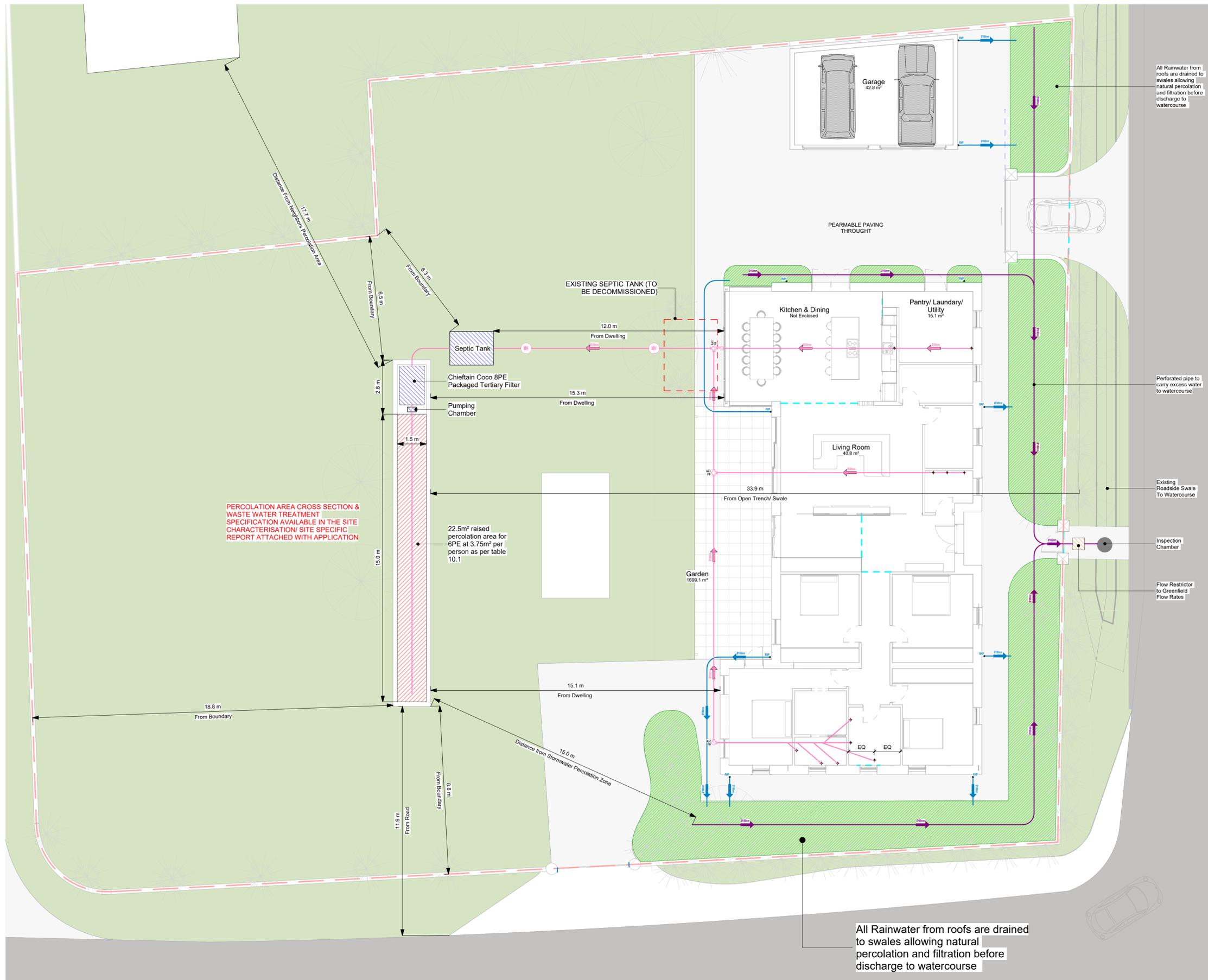
RECOMMENDED MINIMUM GRADIENTS FOR STRM DRAINS	
PIPE SIZE (mm)	MINIMUM GRADIENT (1 in ...)
100	1:100
150	1:150
225	1:225

TOD H TABLE 8

MINIMUM DIMENSIONS FOR ACCESS FITTING AND CHAMBERS			
TYPE	DEPTH TO (mm)	INTERNAL SIZES (mm x mm)	CIRCULAR (mm)
ROODING EYE		AS DRAIN BUT MIN 100	
ACCESS FITTING			
Small	0.6 or less	150 x 100	150
Large	0.6 or less	300 x 100	
INSPECTION CHAMBER	0.6 or less	300 x 300	190*
	1.0 or less	450 x 450	450
MANHOLE	1.5 or less	1200 x 750	1000
	over 1.5	1200 x 750	1000
	over 2.7	1200 x 840	1200
SHAFT	over 2.7	900 x 840	900

NOTES:
*Drains up to 150mm

-
-
-
-
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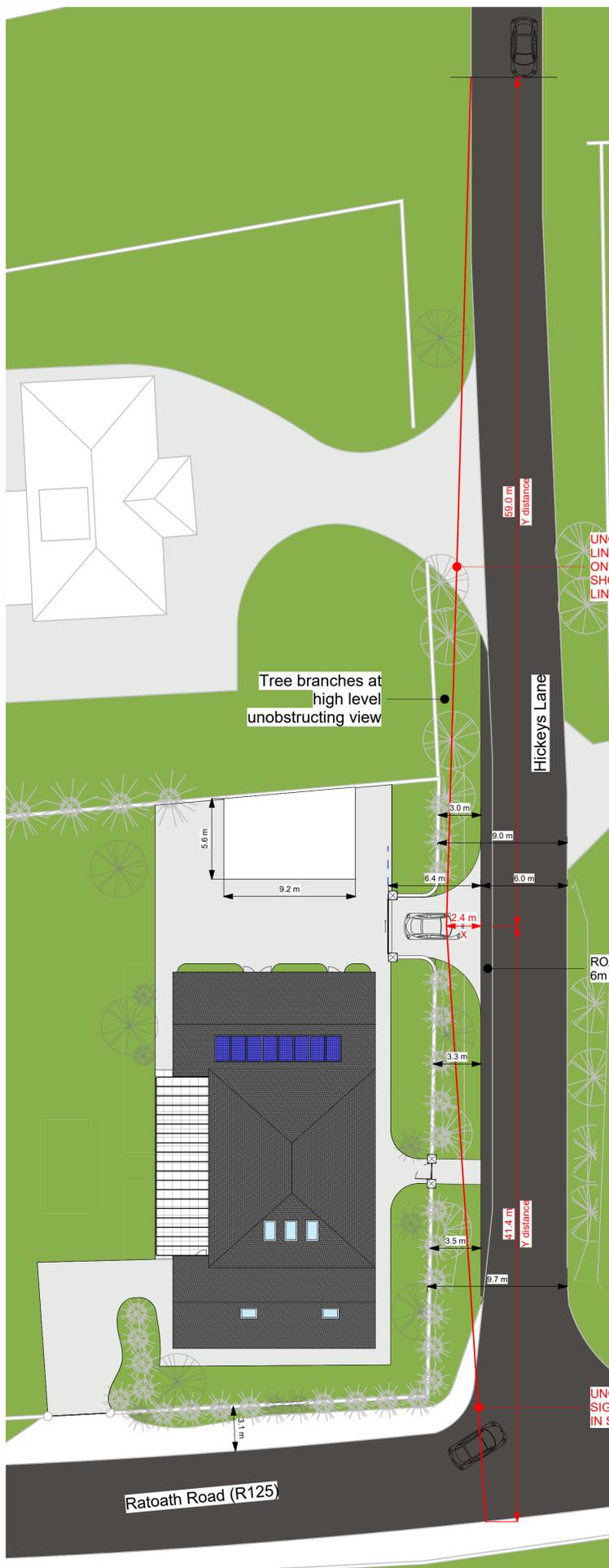


Drainage & Separation Distances Plan

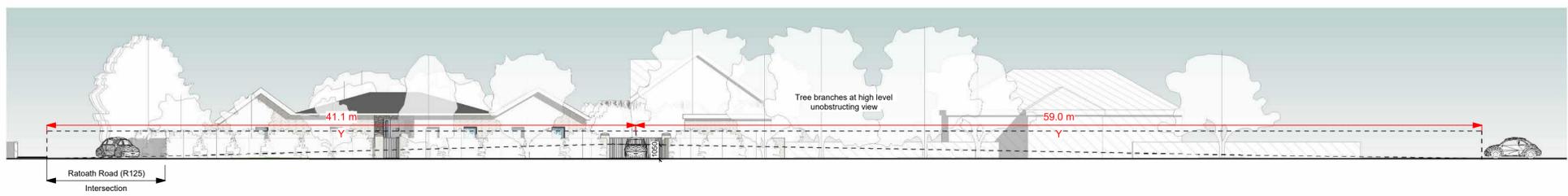
1 : 100



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(Proposed) Entrance Elevation From Hickeys Lane
1:50



Sight Lines - Eastern Elevation - Hickeys Lane
1:200

Oncoming vehicles are visible from a distance that is further than 60 meters

Perspective views are taken from the same point as sight lines shown on site plan. The eye elevation is at a height of 1050mm, they are an accurate illustration of real world views of the road.

Oncoming vehicles are visible from the junction between Hickeys Lane & Ratoath Rd.



Left Sight Line Perspective View



Right Sight Line Perspective View