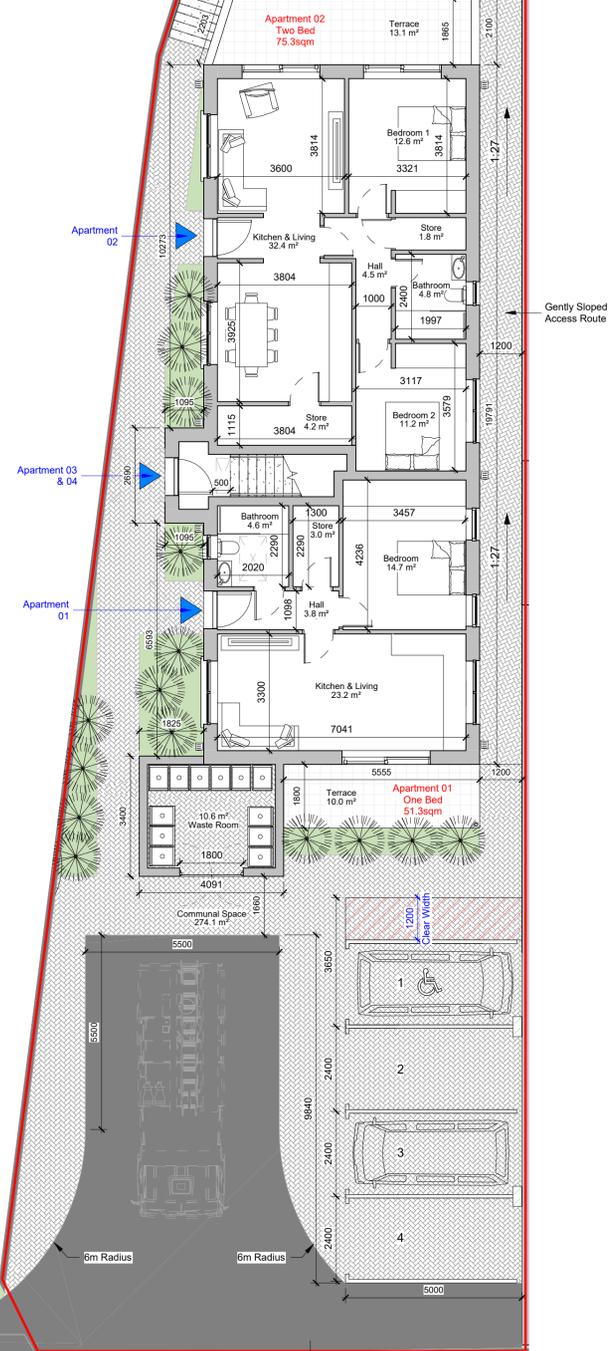




Short Stay Bicycle Rack for 4 bicycles

Bike Shelter 10.2 m<sup>2</sup>

Long stay bike shelter with capacity to hold 8 bicycles. Secured by key access.



**GROUND FLOOR PLAN**  
1 : 100

Gross Building Footprint	158sqm
Total area of communal space	239sqm
Area of private communal amenity.	146sqm
Total area of subjected site.	615sqm

Legend	
	Proposed Construction
	Surrounding Construction
	Site Boundary Line
	Entrance to apartments

**Rainwater Goods:**  
Rainwater goods in UPVC or Zinc, black or gray.

**Cills:**  
Cills in concrete painted, granite or pressed metal in selected colour.

**Soffits & Fascias:**  
Soffits & fascias gray PVC or Zinc

**Wall Finish:**  
Wall finish in sand / cement render with smooth finish painted selected colour.

**New Windows & Doors:**  
Double / triple glazed windows & doors in timber, aluclad, aluminium or UPVC in off white or gray.

**New patios, paths and hard surfaces:**  
Will be laid on well graded "grit" sand, 2-5mm apart, with joints filled with kiln dried fine sand. Permeable paving for car park spaces

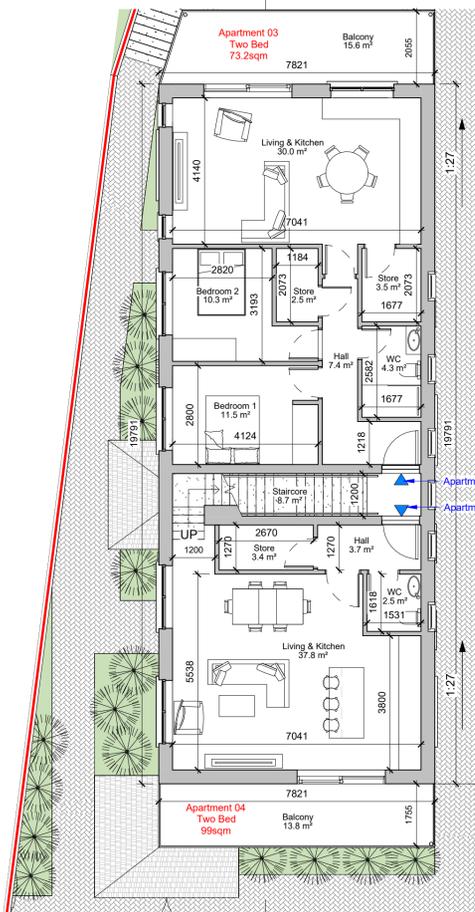
**New Retaining Walls:**  
RC Retaining walls to engineers design and specification.

**Drainage**  
Separate system to be used for rainwater and foul water to civil engineers details and specification.

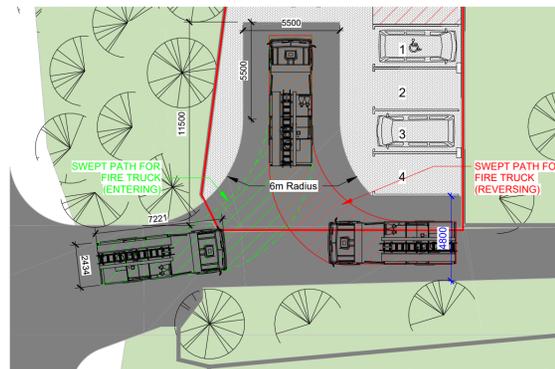
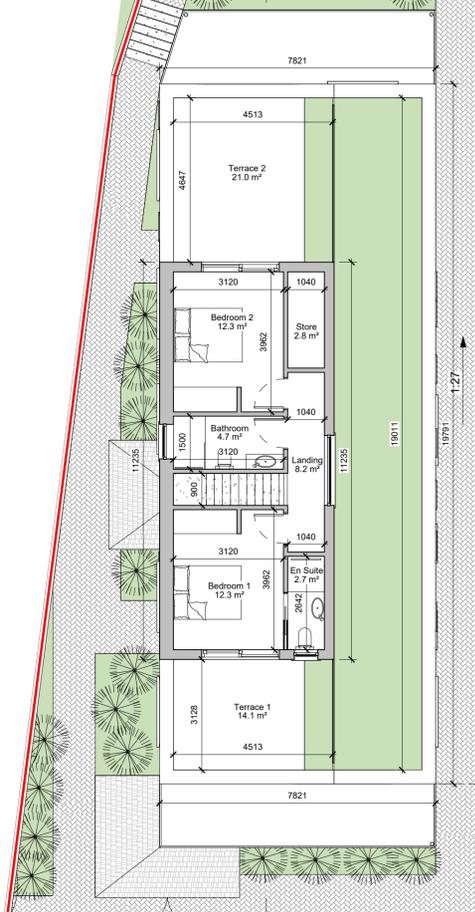
**Roof Plan**  
1 : 100



**FIRST FLOOR PLAN**  
1 : 100



**Second Floor Plan**  
1 : 100



**GROUND FLOOR PLAN**  
1 : 200

**APARTMENT TYPES**

**Apartment 01:**

- One bed (2 person) Dual Aspect apartment.
- Aggregate floor area of 51.3sqm.
- Internal Storage of 3sqm.
- Private amenity space of 10sqm

**Apartment 02:**

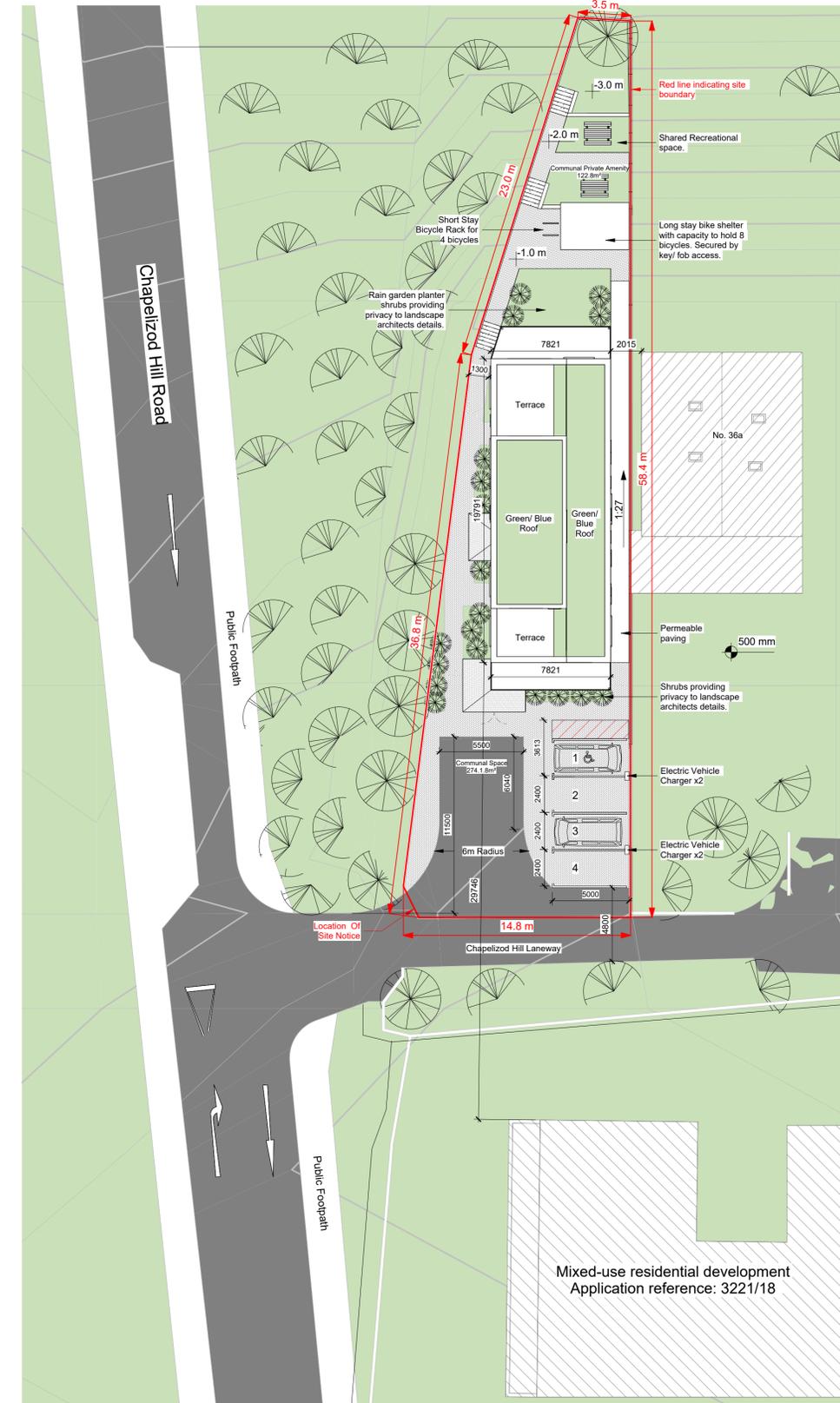
- Two bed (4 person) Dual Aspect apartment.
- Aggregate floor area of 75.3sqm.
- Internal Storage of 6sqm.
- Private amenity space of 13sqm

**Apartment 03:**

- Two bed (3 person) Dual Aspect apartment.
- Aggregate floor area of 73.2sqm.
- Internal Storage of 6sqm.
- Private amenity space of 15.6sqm

**Apartment 04:**

- Two bed (4 person) Dual Aspect apartment.
- Aggregate floor area of 99sqm.
- Internal Storage of 6.2sqm.
- Private amenity space of 50.3sqm



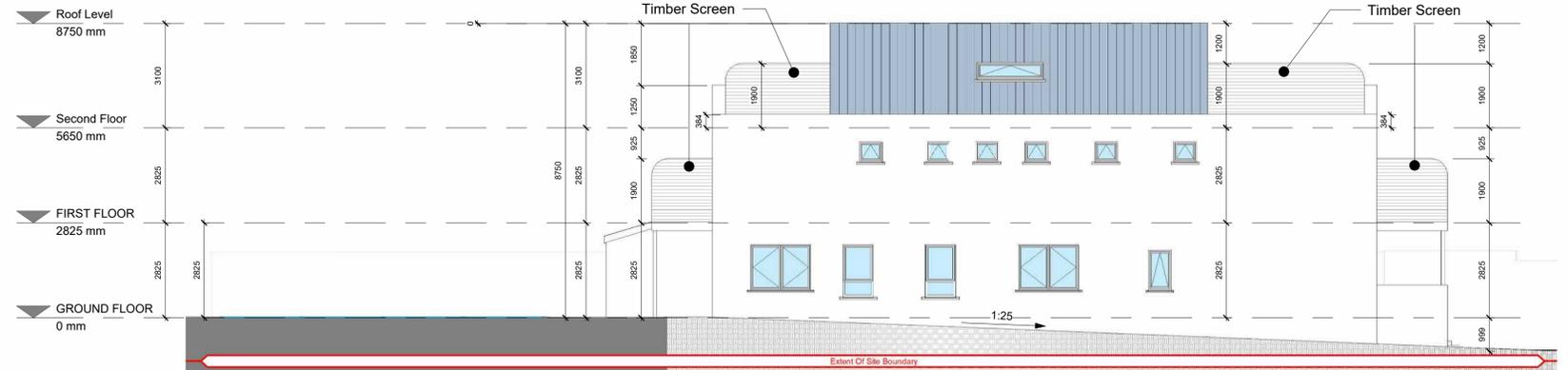
**SITE LAYOUT PLAN**  
1 : 200

Mixed-use residential development  
Application reference: 3221/18

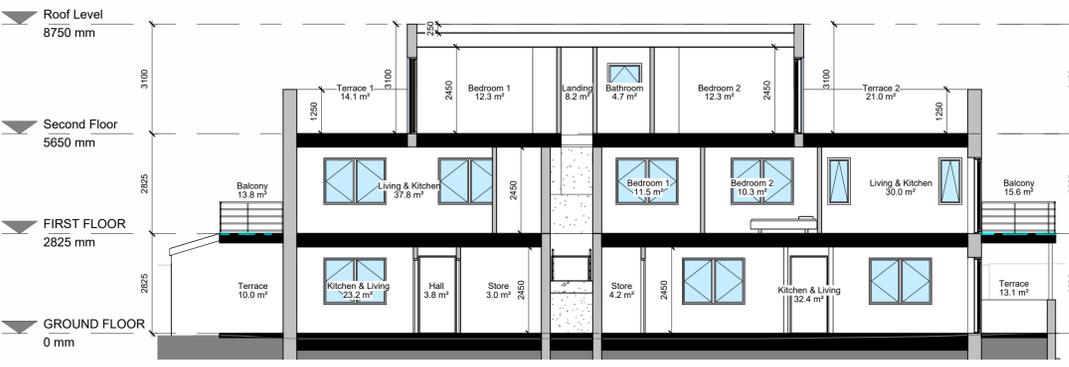
Mixed-use residential development  
Application reference: 3221/18



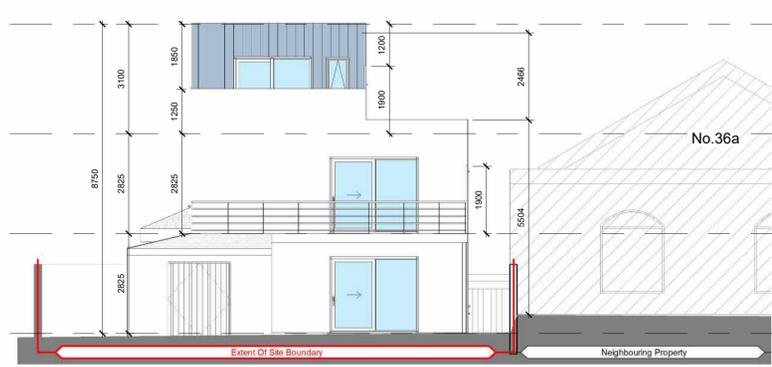
North West Elevation  
1 : 100



South East Elevation  
1 : 100



(Proposed) Section-AA  
1 : 100



South West Elevation  
1 : 100



North East Elevation  
1 : 100



North East Elevation - Street View  
1 : 100

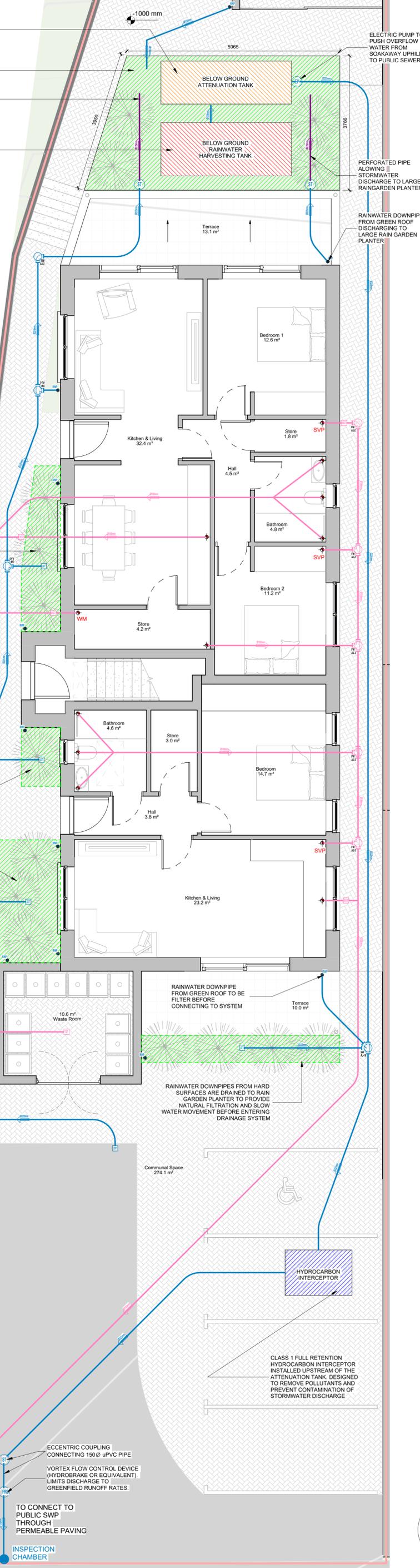
Do Not Scale - Use Figured Dimensions Only - All Dimensions Are In Millimeters - All Dimensions To Be Checked On Site - Any Discrepancies Are to be Reported To The Architect Immediately.

BELOW-GROUND MODULAR ATTENUATION TANK SYSTEM TO STORE AND REGULATE STORMWATER DISCHARGE. CONNECTED TO THE MAIN DRAINAGE NETWORK VIA A HYDROBRAKE FLOW CONTROL DEVICE. DESIGNED IN ACCORDANCE WITH SUDS BEST PRACTICES

LARGE RAINGARDEN PLANTER

PERFORATED PIPE ALLOWING STORMWATER DISCHARGE TO LARGE RAINGARDEN PLANTER

STORMWATER FROM RAINGARDEN PLANTER TO BE HARVESTED IN TANK AND USED FOR TOILET FLUSHING AND GARDENING. EXCESS WATER TO BE DRAIN TO ATTENUATION TANK FOR CONTROLLED RELEASE PREVENTING FLOODING. IN ACCORDANCE WITH TGD PART H SECTION 1.5.5



**PRIVATE FOUL DRAINAGE NOTES:**

- COMMON 100MM DIAMETER DRAIN TO RUN FRONT TO BACK AS SHOWN WITH ACCESS CHAMBERS AT THE TOP AND BOTTOM OF THIS LINE TO ALLOW RODDING ACCESS THROUGH THE LINE. THIS APPLIES TO MID TERRACE, SEMI-DETACHED AND END OF TERRACE DWELLINGS.
- THE COMMON 100MM DIAMETER DRAIN IS TO BE LOCATED SO THAT THE POP UP FOR THE WC IS LOCATED ON THIS LINE.
- A DRAIN SERVING RELATIVELY CLEAN WASTE DISCHARGES (EG. WHB, SHOWER OR BATH) MAY CONNECT INTO THE COMMON DRAIN VIA A "Y" JUNCTION IN THE DIRECTION OF FLOW.
- BRANCH DRAINS CARRYING HEAVILY SOILED WASTES SHOULD BE PROVIDED WITH RODDING ACCESS WHICH DOES NOT INVOLVE THE REMOVAL OF SANITARY FITTINGS. THIS PRIMARILY REFERS TO SVPs.
- ACCESS TO RODDING POINTS WITHIN SVP BOX OUTS NEED TO BE FORMED USING AN APPROVED FIRE RATED ACCESS HATCH. RODDING POINTS MUST ALSO BE INSTALLED ABOVE THE SPILLOVER LEVEL OF ALL GROUND FLOOR APPLIANCES PER DETAIL BELOW.
- BRANCH DRAINS CARRYING WASTE FROM KITCHEN SINKS AND WASHING MACHINES SHOULD CONNECT TO A BACK INLET GULLY TRAP LOCATED EXTERNALLY OUTSIDE OF THE BUILDING FOOTPRINT PRIOR TO CONNECTING TO AN ACCESS CHAMBER.
- BRANCH DRAINS TO BE CONNECTED TO MAIN LINE USING A 45 DEGREE BRANCH CONNECTION.
- A KITCHEN SINK NEEDS TO CONNECT DIRECTLY TO A BACK INLET GULLY TRAP. A WASHING MACHINE MAY CONNECT VIA A "Y" JUNCTION TO THIS SECONDARY DRAIN ONCE A STUB STACK CAN BE TO BE FITTED WITHIN THIS ZONE TO PROVIDE A RODDING ACCESS LOCATED ABOVE THE FLOOD LEVEL OF ANY ADJOINING FITTING WITHIN THE GROUND FLOOR ACCOMMODATION. ALL GULLY TRAPS ARE TO BE ADJUSTABLE/UNIVERSAL TYPE.
- 100MM DRAIN FROM FRONT AJ TO CONNECT TO IRISH WATER APPROVED INSPECTION CHAMBER. THIS CHAMBER IS GENERALLY LOCATED ON EITHER SIDE IN FRONT OF MID TERRACE DWELLINGS AND IN LINE WITH THE SIDE PASSAGE FOR END OF TERRACE AND SEMI-DETACHED DWELLINGS AND IN LANDSCAPED AREAS WHERE POSSIBLE.
- ALL PRIVATE FOUL WATER DRAINS TO HAVE A MINIMUM GRADIENT OF 1 IN 60.
- ALL WALL PENETRATIONS TO RUN PERPENDICULAR TO THE FACE OF THE WALL.

**PRIVATE STORM DRAINAGE NOTES:**

- COMMON 100MM DRAIN TO BE LOCATED AROUND THE BUILDING IN SEMI-DETACHED AND END OF TERRACE DWELLINGS. DO NOT RUN STORM DRAIN UNDER BUILDINGS IN THESE HOUSES TYPES WHERE THEY CAN BE TAKEN EXTERNALLY.
- COMMON 100MM DRAIN TO BE LOCATED BENEATH BUILDING IN MID-TERRACE DWELLINGS ONLY.
- COMMON STORM WATER DRAIN TO BE CONNECTED TO WAVIN SILT TRAP PRIOR TO DISCHARGE INTO PERMEABLE PAVING PERFORATED PIPE.
- ALL PRIVATE STORM WATER DRAINS TO HAVE A MINIMUM GRADIENT OF 1 IN 100.
- COMMON DRAIN CONNECTION TO PUBLIC SEWER TO BE 150MM DIAMETER TO ENABLE SAME TO BE IDENTIFIED FROM 100MM FOUL DRAIN.
- ANY AJS WHICH MAY BE LOCATED IN AREAS WHERE THEY MAY COME INTO CONTACT WITH CAR WHEELS ARE TO BE FITTED WITH B125 RATED LIDS.

**GENERAL DRAINAGE NOTES:**

- ALL DRAINAGE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE GREATER DUBLIN REGIONAL CODE OF PRACTICE FOR DRAINAGE WORKS.
- STORMWATER RUNOFF TO BE MANAGED THROUGH SUDS FEATURES, INCLUDING PERMEABLE PAVING, RAIN GARDENS, AND ATTENUATION STORAGE.
- FLOW RESTRICTION DEVICE (HYDROBRAKE OR SIMILAR) TO BE INSTALLED TO LIMIT DISCHARGE TO GREENFIELD RUNOFF RATES.

**ATTENUATION & FLOW CONTROL:**

- UNDERGROUND ATTENUATION TANK TO STORE EXCESS SURFACE WATER BEFORE CONTROLLED DISCHARGE.
- FLOW CONTROL DEVICE: TO ENSURE DISCHARGE RATES DO NOT EXCEED THE GREENFIELD RUNOFF RATE FOR THE SITE.

**WATER QUALITY TREATMENT:**

- HYDROCARBON INTERCEPTOR TO BE INSTALLED DOWNSTREAM OF HARD-STANDING AREAS TO FILTER POLLUTANTS.
- SILT TRAPS TO BE PROVIDED UPSTREAM OF ATTENUATION STORAGE TO PREVENT SEDIMENT BUILD-UP.

**GREEN INFRASTRUCTURE & INFILTRATION:**

- GREEN ROOFS TO BE INSTALLED ON DESIGNATED FLAT ROOF AREAS TO ABSORB RAINFALL.
- RAIN GARDENS & SWALES TO PROVIDE NATURAL FILTRATION AND SLOW WATER MOVEMENT BEFORE ENTERING DRAINAGE SYSTEM.
- PERMEABLE PAVING TO BE USED FOR DRIVEWAYS AND PEDESTRIAN AREAS.

**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
POPUP THROUGH GROUND SLAB	BACK INLET GULLY TRAP
STORM WATER uPVC DRAIN	
FOUL WATER uPVC DRAIN (BELOW SLAB)	
STORM WATER uPVC DRAIN	

**TGD 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	
	225	1:225	

**TGD H: TABLE 9**

RECOMMENDED MINIMUM GRADIENTS FOR STRM DRAINS

PIPE SIZE (mm)	MINIMUM GRADIENT (1 in ...)
100	1:100
150	1:150
225	1:225

**TGD H: TABLE 3**

MINIMUM DIMENSIONS FOR ACCESS FITTING AND CHAMBERS

TYPE	DEPTH (m)	INTERNAL SIZES (mm x mm)	CIRCULAR (mm)
AS DRAIN BUT MIN 100			
RODDING EYE			
ACCESS FITTING	0.6 or less	150 x 150	150
INSPECTION CHAMBER	0.6 or less	300 x 300	190*
MANHOLE	1.5 or less	1200 x 750	1000
	over 1.5	1200 x 750	1200
	over 2.7	1200 x 840	1200
SHAFT	over 2.7	900 x 840	900

NOTES:  
\*Drains up to 150mm

**Discharge & Connection**

Controlled discharge via orifice plate or flow restrictor connected to internal downpipes leading to rain garden planters and attenuation tanks

**Maintenance**

Green/blue roof to be maintained twice annually to remove debris, check plant health, and ensure continued drainage performance



**Green/Blue Roof Plan**  
1:100

GREEN/BLUE ROOF AREA = 99.6m²  
BLUE ROOF AREA = 28.8m²

ALL OTHER ROOFS (INCLUDING BALCONIES AND BIKE STORE CANOPY) = 58.3m²

