



PLANNING ISSUE ONLY

- SITE OUTLINED RED
- EXISTING HOUSES
- PROPOSED HOUSE
FFL: 100.000
- 48 SQ.M
- SURFACE WATER
- FOUL SEWER

BOUNDARY TREATMENTS
A-A - 2.0M HIGH BLOCK WALL

BELOW GROUND: ARMSTRONG JUNCTIONS, GULLY TRAPS
RAINWATER OUTLETS PIPES TO BE UPVC
HAWLEY OR SIMILAR APPROVED ALL PIPE
WORK UNDERFLOOR TO BE 100mm DIAM
WITH 150mm CONCRETE SURROUND, ALL 100mm PIPES
BELOW GROUND TO HAVE CONCRETE
BED & HAUNCHED ALL 150mm & 225mm DIAM
PIPES LAID TO REQUIRED FALLS
OR SIMILAR APPROVED TYPE

ALL POINTS OF DISCHARGE INTO THE SYSTEM TO HAVE
APPROPRIATE WATER SEAL (TRAP)
WITH SYSTEM VENTILATED TO PREVENT WATER SEAL FROM BEING BROKEN.
BRANCH PIPES TO DISCHARGE INTO 100mm STACKS VENTILATED
TO OPEN AIR TERMINATING HEIGHT
OF 900mm ABOVE ANY BUILDING WITHIN 3m PLAN RADIUS.
BRANCH PIPES OFFSET TO AVOID CROSS FLOW
WITH LOWEST BRANCH 450mm ABOVE
INVERT OR BEND. GROUND FLOOR WATER CLOSET (WC)
SHOULD DISCHARGE DIRECTLY TO A DRAFT
IF THE DROP IS LESS THAN 1.5m. RODDING POINTS SHOULD
BE PROVIDED TO GIVE ACCESS TO THE SYSTEM.

ALL PIPES SHOULD BE LAID WITH A MINIMUM COVER OF
1.2m BELOW ROADS AND DRIVEWAYS
0.9m BELOW OPEN SPACES AND FOOTPATHS
NOT ADJACENT TO CARRIAGE WAY AND 0.6m BELOW
GARDENS. WHERE IT IS NOT
POSSIBLE TO ACHIEVE THESE MINIMUM COVERS, PIPES SHALL
BE BEDDED AND SURROUNDED IN CONCRETE 150mm THICK

THE SPECIFICATION FOR SITE AND DEVELOPMENT
WORKS WILL BE IN ACCORDANCE
WITH THE STANDARD FOR DEVELOPMENT
WORKS ISSUED BY DEVELOPMENT CONTROL DEPARTMENT
OF RELEVANT LOCAL AUTHORITY.

ALL FOUL SEWER & SURFACE WATER PIPES TO BE LAID TO
1:80 FALLS ONLY. LINES OF PROPOSED DRAINS TO BE
DETERMINED ON SITE DURING CONSTRUCTION.

ALL HABITABLE ROOMS TO HAVE WINDOWS WITH OPENABLE PANES
OF MIN 800x500mm AND NOT TO BE MORE THAN 1100mm FROM
FINISHED FLOOR LEVEL.

ALL MEASUREMENTS AND CONSTRUCTION DETAILS TO BE CHECKED
BY THE BUILDING CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY
WORKS. THE DEVELOPER MUST ENSURE THAT ALL METHODS OF
CONSTRUCTION, WORKMANSHIP AND MATERIALS USED ARE
IN ACCORDANCE WITH THE CONDITIONS LAID DOWN BY THE
LOCAL AUTHORITY AND THE 1997 BUILDING REGULATIONS IN
FORCE.

THIS DRAWING TO BE USED ONLY FOR THE PURPOSES OF
OBTAINING PLANNING PERMISSION. ALL STRUCTURAL DETAILS TO
BE CHECKED ON SITE AND ALL DETAILS TO LATER ENGINEER'S SPECIFICATION.

- NOTES:-**
- 1) PLANNING ISSUE DRAWING ONLY. COPYRIGHT RESERVED.
 - 2) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL LEVELS AND DIMENSIONS ON SITE AND SHALL REFER ALL DISCREPANCIES TO THE DESIGNER.
 - 3) WHERE APPROPRIATE, FOR DETAILS OF R.C. STRUCTURE OR MECHANICAL AND ELECTRICAL DETAILS, SEE ENGINEER'S DETAILS AND DRAWINGS.
 - 4) SIZES OF PROPRIETARY ITEMS SHALL BE CHECKED WITH MANUFACTURER.
 - 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF STRUCTURE, FINISHES AND SERVICES.
 - 6) ALL SUB-CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE.

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Client: Jean Feeny	Drawn: Planning Permission
Project: Proposed Development at No. 29 Boot Road, Brideswell Commons, Dublin 22. D22W3F2	Drawn: SITE LAYOUT PLAN
Date: Nov 2021	Scale: 1:500.
	Drawn: JF/PLN-002