

PROPOSED HOUSE DESIGN AS PER
ORIGINAL PLANNING APPLICATION

6.

SCANNED



Revision: DATE: STATUS: TEXT

For Information - For Approval - For Tender - For Construction

THESE DRAWINGS ARE FOR PLANNING APPLICATION PURPOSES ONLY

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Project: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK. D14 W573

Drawing: PROPOSED FIRST FLOOR LAYOUT

Job No: RSD-21-94

Date: 15-11-21

Scale: 1:100

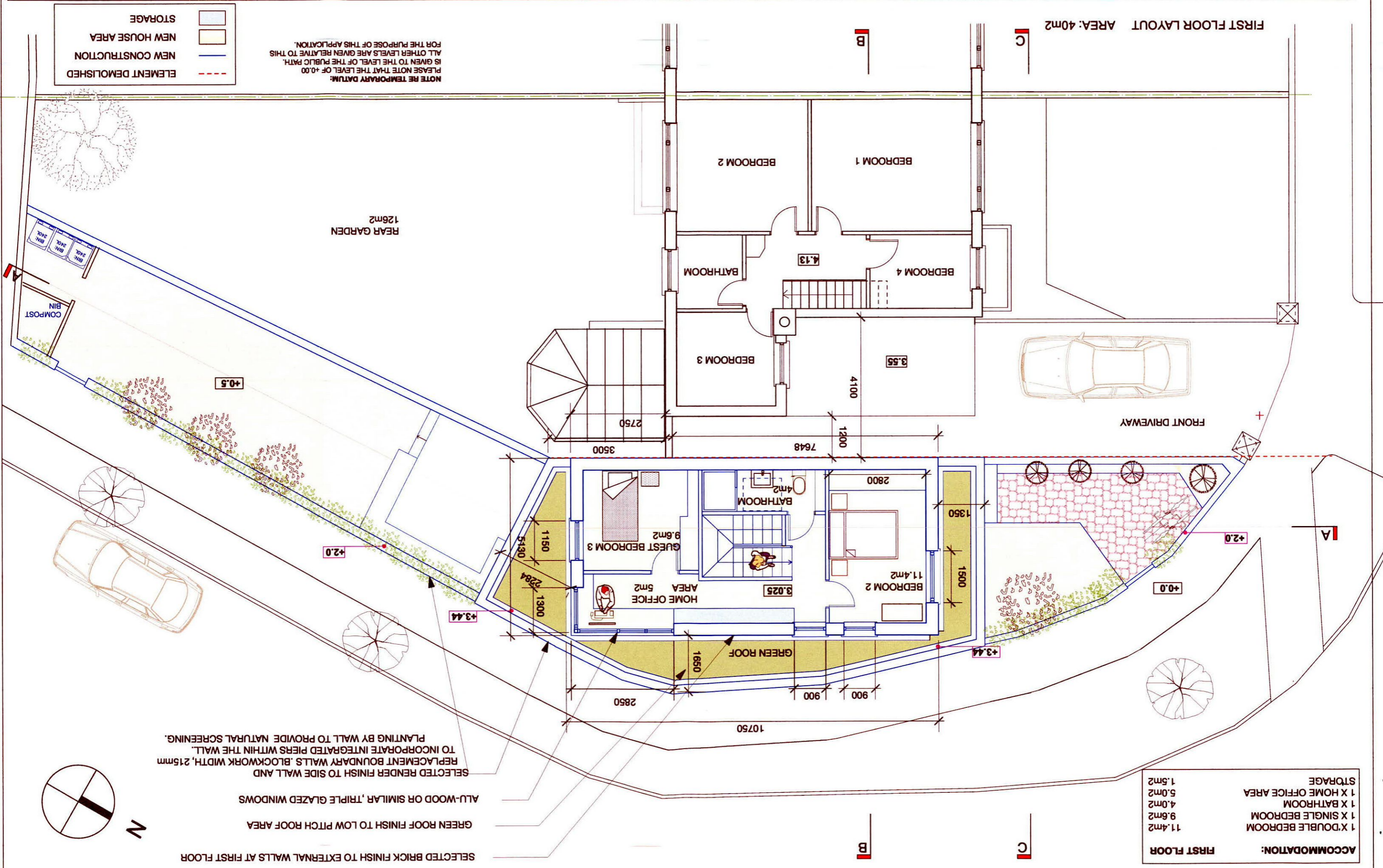
Drawing No: P - 1003

AOIFE TUOMEY ARCHITECTS

THE STUDIO, 24 RAYMOND STREET, DUBLIN D08 N8W7

M: 086 829 8452 EMAIL: info@aoifetuomeyarchitects.ie

FIRST FLOOR LAYOUT AREA: 40m²



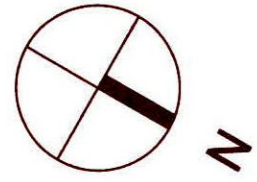
NOTE RE TEMPORARY DATUM:
PLEASE NOTE THAT THE LEVEL OF +0.00 IS GIVEN TO THE LEVEL OF THE PUBLIC PATH. ALL OTHER LEVELS ARE GIVEN RELATIVE TO THIS FOR THE PURPOSE OF THIS APPLICATION.

- ELEMENT DEMOLISHED
- NEW CONSTRUCTION
- NEW HOUSE AREA
- STORAGE

ACCOMMODATION:

1 X DOUBLE BEDROOM	11.4m ²
1 X SINGLE BEDROOM	9.6m ²
1 X BATHROOM	4.0m ²
1 X HOME OFFICE AREA	5.0m ²
STORAGE	1.5m ²

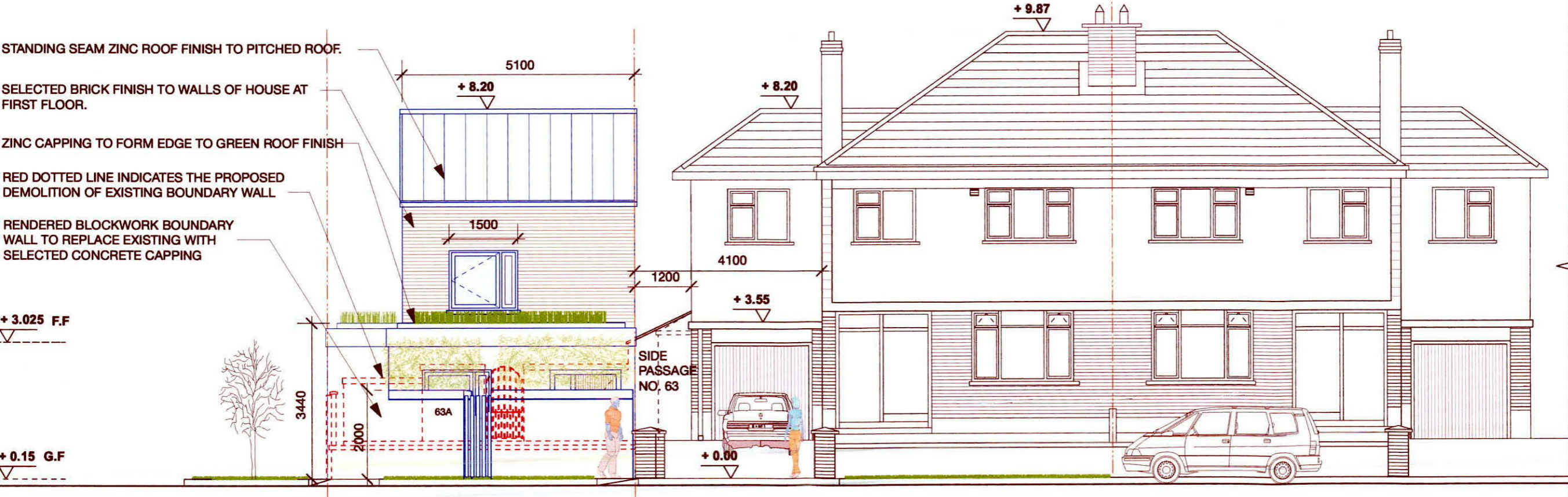
- SELECTED BRICK FINISH TO EXTERNAL WALLS AT FIRST FLOOR
- GREEN ROOF FINISH TO LOW PITCH ROOF AREA
- ALU-WOOD OR SIMILAR, TRIPLE GLAZED WINDOWS
- SELECTED RENDER FINISH TO SIDE WALL AND TO INCORPORATE INTEGRATED PIERS WITHIN THE WALL. REPLACEMENT BOUNDARY WALLS. BLOCKWORK WIDTH, 215mm
- PLANTING BY WALL TO PROVIDE NATURAL SCREENING.



- - - ELEMENT DEMOLISHED
- NEW CONSTRUCTION
- NEW HOUSE AREA
- STORAGE



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

PROPOSED DETACHED HOUSE, 63A
ON CORNER / SIDE GARDEN SITE

	REVISION: DATE : STATUS : TEXT	PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK. D14 W573	AOIFE TUOMEY ARCHITECTS THE STUDIO, 24 RAYMOND STREET, DUBLIN D08 N8W7 M: 086 829 8452 EMAIL: info@aoifetuomeyarchitects.ie
		DRAWING: EXISTING + PROPOSED FRONT ELEVATIONS	
		JOB NO: RSD-21-94 STAGE: PLANNING	
		DATE: 15-11-21 SCALE: 1:100	
		DRAWING NO: P - 1100	

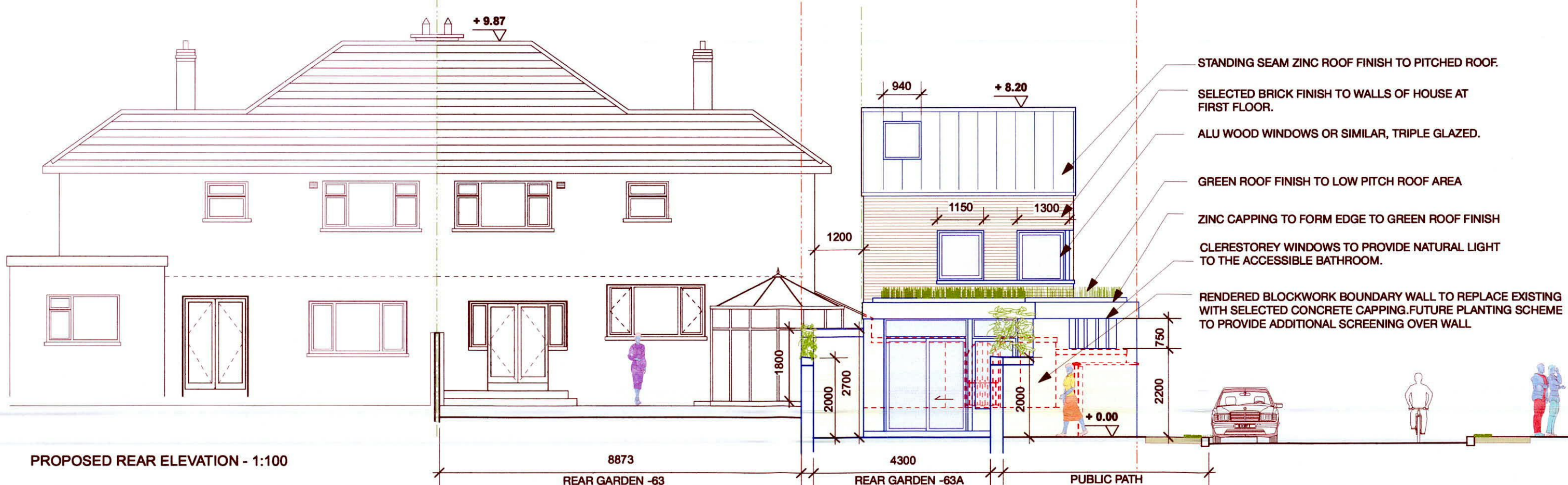


EXISTING REAR ELEVATION - 1:100

REAR GARDEN TO 63 GLENBROOK PARK

PUBLIC PATH

PUBLIC ROAD



PROPOSED REAR ELEVATION - 1:100

REAR GARDEN -63

REAR GARDEN -63A

PUBLIC PATH

- STANDING SEAM ZINC ROOF FINISH TO PITCHED ROOF.
- SELECTED BRICK FINISH TO WALLS OF HOUSE AT FIRST FLOOR.
- ALU WOOD WINDOWS OR SIMILAR, TRIPLE GLAZED.
- GREEN ROOF FINISH TO LOW PITCH ROOF AREA
- ZINC CAPPING TO FORM EDGE TO GREEN ROOF FINISH
- CLERESTOREY WINDOWS TO PROVIDE NATURAL LIGHT TO THE ACCESSIBLE BATHROOM.
- RENDERED BLOCKWORK BOUNDARY WALL TO REPLACE EXISTING WITH SELECTED CONCRETE CAPPING.FUTURE PLANTING SCHEME TO PROVIDE ADDITIONAL SCREENING OVER WALL



REVISION: DATE : STATUS : TEXT

PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK. D14 W573	
DRAWING: EXISTING + PROPOSED REAR ELEVATIONS	
JOB NO: RSD-21-94	STAGE: PLANNING
DATE: 15-11-21	SCALE: 1:100
DRAWING NO: P - 1101	

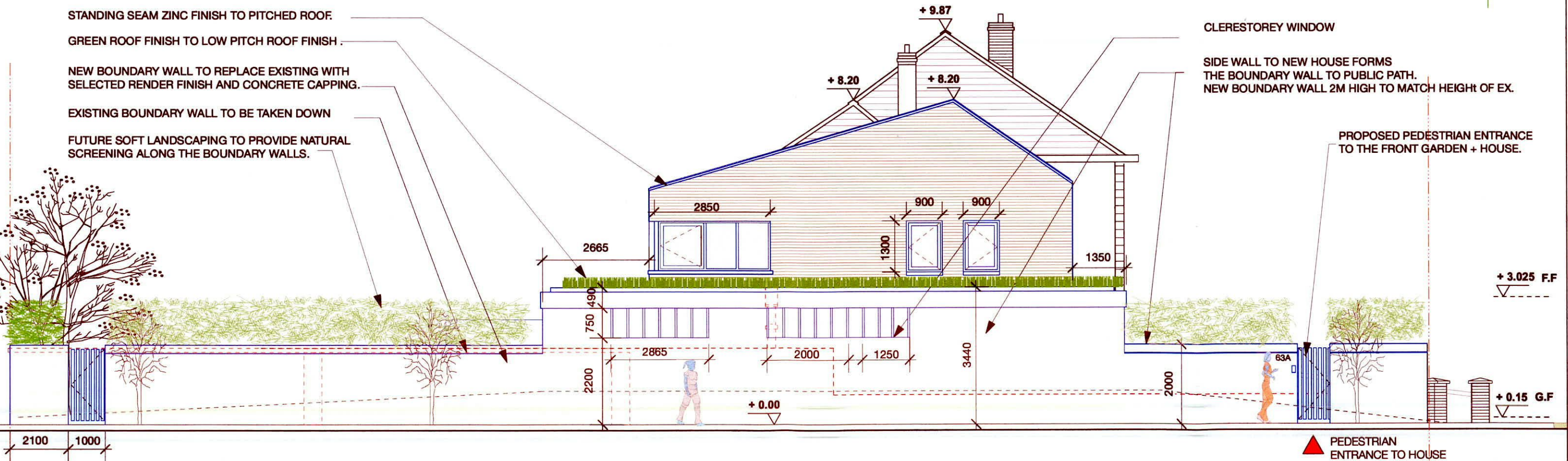
AOIFE TUOMEY ARCHITECTS

THE STUDIO, 24 RAYMOND STREET, DUBLIN D08 N8W7
M: 086 829 8452 EMAIL: info@aofetuomeyarchitects.ie



EXISTING SIDE ELEVATION - NORTH EAST BOUNDARY

- STANDING SEAM ZINC FINISH TO PITCHED ROOF.
- GREEN ROOF FINISH TO LOW PITCH ROOF FINISH.
- NEW BOUNDARY WALL TO REPLACE EXISTING WITH SELECTED RENDER FINISH AND CONCRETE CAPPING.
- EXISTING BOUNDARY WALL TO BE TAKEN DOWN
- FUTURE SOFT LANDSCAPING TO PROVIDE NATURAL SCREENING ALONG THE BOUNDARY WALLS.



CLERESTOREY WINDOW

SIDE WALL TO NEW HOUSE FORMS THE BOUNDARY WALL TO PUBLIC PATH. NEW BOUNDARY WALL 2M HIGH TO MATCH HEIGHT OF EX.

PROPOSED PEDESTRIAN ENTRANCE TO THE FRONT GARDEN + HOUSE.

PROPOSED SIDE ELEVATION - NORTH EAST BOUNDARY

▲ PEDESTRIAN ENTRANCE TO HOUSE

Member of the Royal Institute



of the Architects of Ireland M. R. I. A. I.

REVISION: DATE: STATUS: TEXT

PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK. D14 W573

DRAWING: EXISTING + PROPOSED SIDE (N.E) ELEVATIONS.

JOB NO: RSD-21-94 STAGE: PLANNING

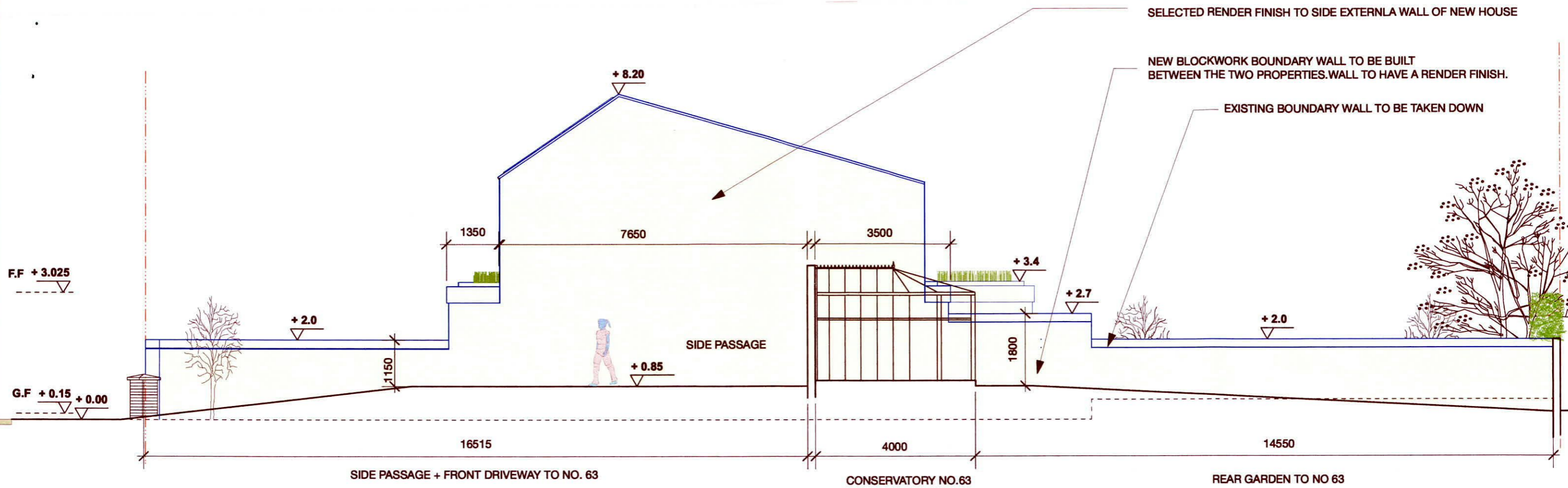
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DRAWING NO: P - 1102

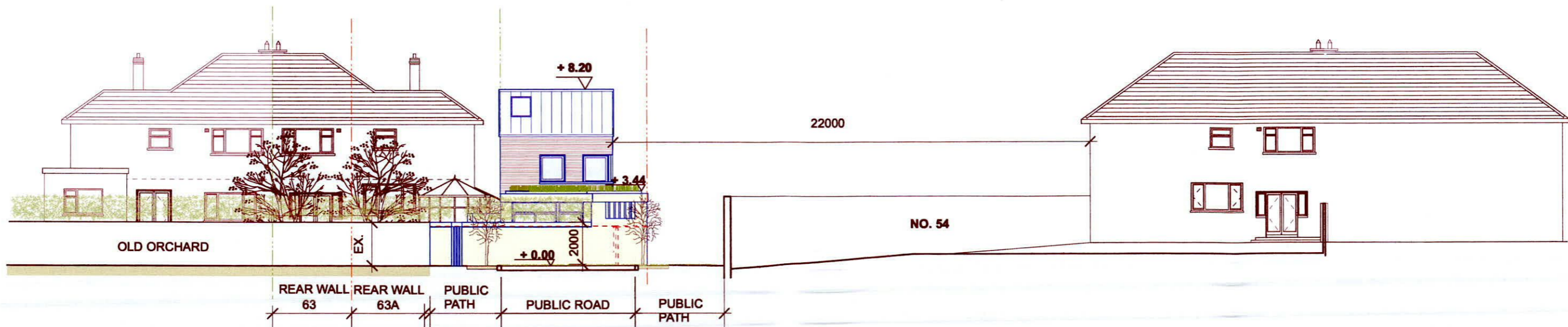
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THE STUDIO, 24 RAYMOND STREET, DUBLIN D08 N8W7

M: 086 829 8452 EMAIL: info@aoifetuomeyarchitects.ie



PROPOSED SIDE ELEVATION - SOUTH-WEST BOUNDARY 1:100



PROPOSED REAR BOUNDARY ELEVATION - 1:200

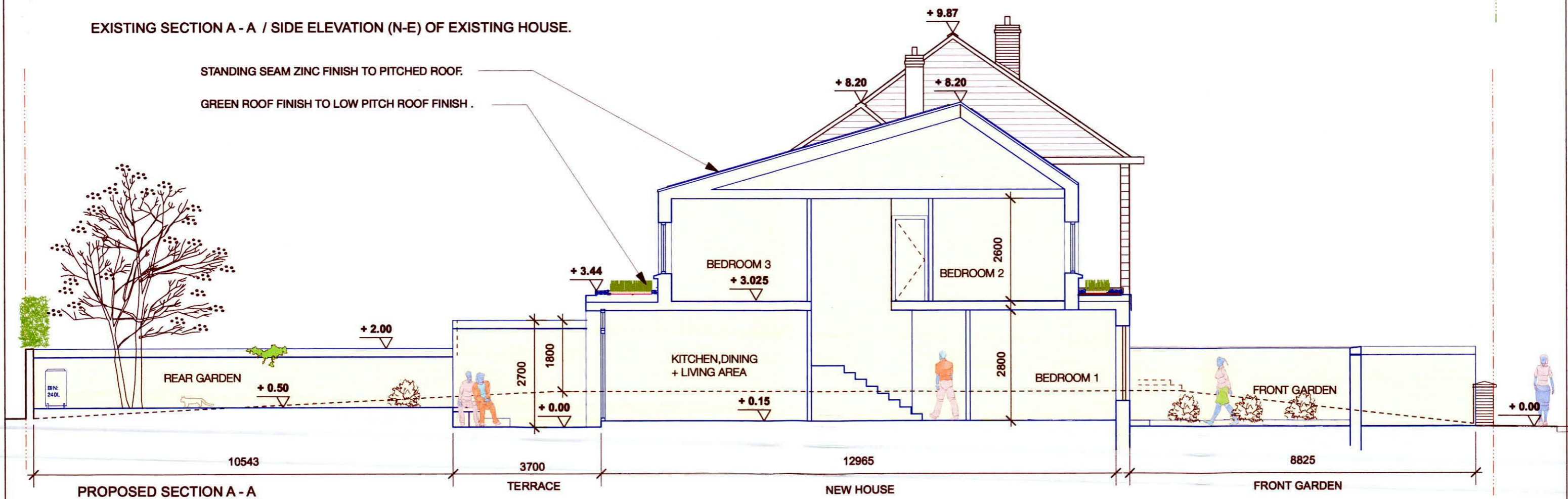
	REVISION: DATE : STATUS : TEXT	PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK. D14 W573	AOIFE TUOMEY ARCHITECTS THE STUDIO, 24 RAYMOND STREET, DUBLIN D08 N8W7 M: 086 829 8452 EMAIL: info@aofetuomeyarchitects.ie
		DRAWING: PROPOSED SIDE (S.W.) + REAR BOUNDARY ELEVATIONS	
		JOB NO: RSD-21-94 STAGE: PLANNING	
		DATE: 15-11-21 SCALE: 1:100 / 200	
		DRAWING NO: P - 1103	
<small>FI For Information - FA For Approval - FT For Tender - FC For Construction</small>		<small>THESE DRAWINGS ARE FOR PLANNING APPLICATION PURPOSES ONLY</small>	
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EXISTING SECTION A - A / SIDE ELEVATION (N-E) OF EXISTING HOUSE.

STANDING SEAM ZINC FINISH TO PITCHED ROOF.

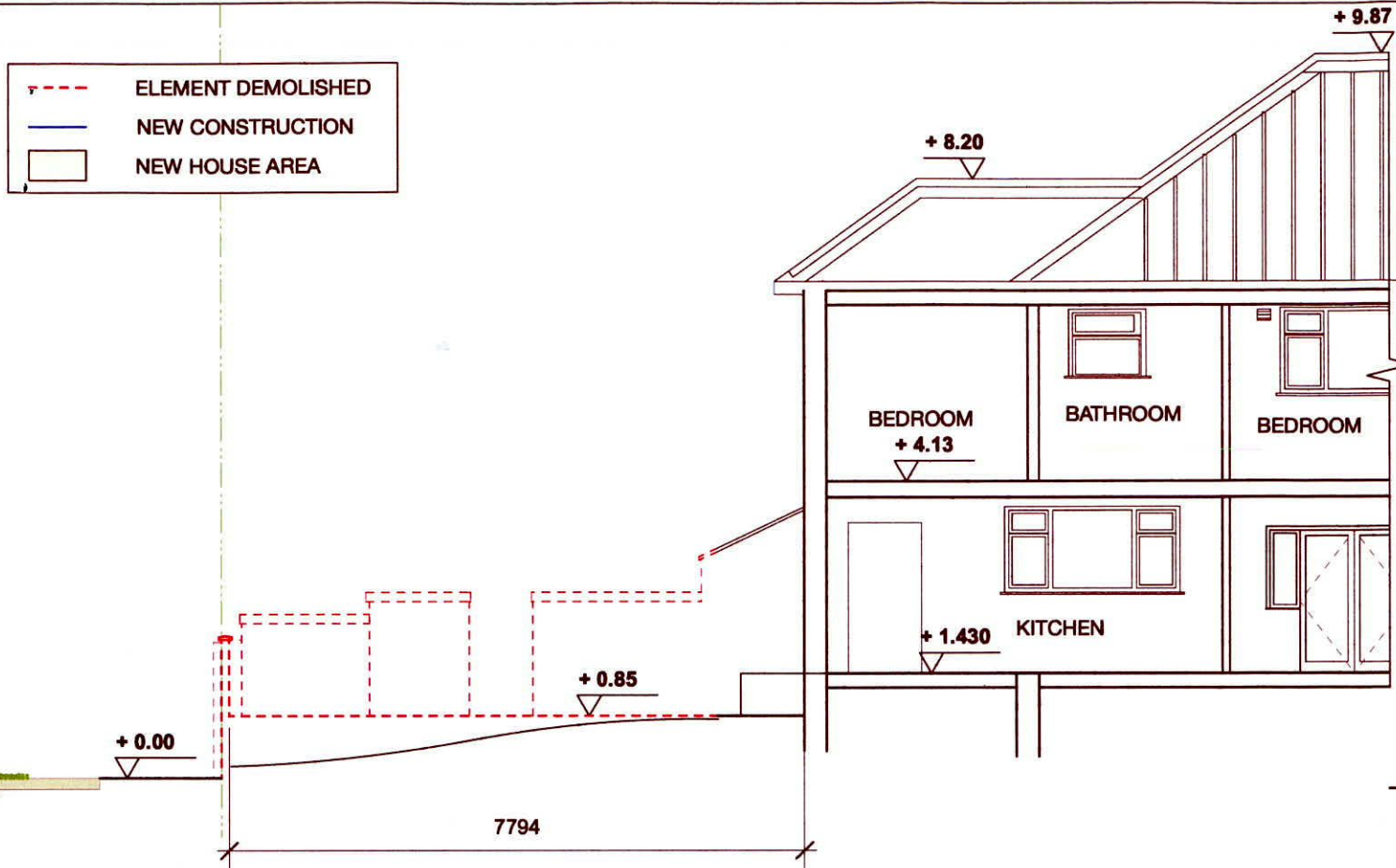
GREEN ROOF FINISH TO LOW PITCH ROOF FINISH.



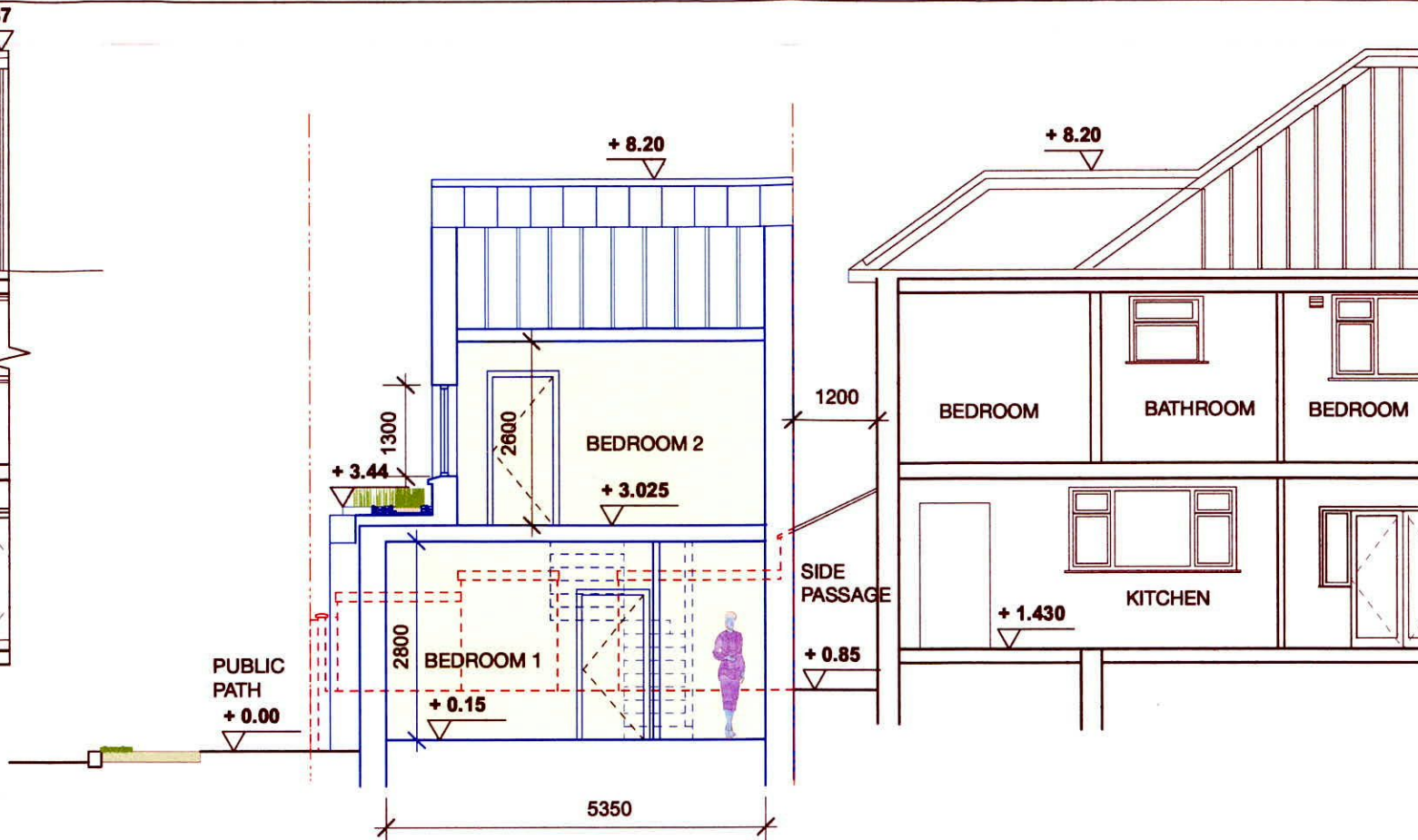
PROPOSED SECTION A - A

	REVISION: DATE : STATUS : TEXT	PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK. D14 W573	AOIFE TUOMEY ARCHITECTS THE STUDIO, 24 RAYMOND STREET, DUBLIN D08 N8W7 M: 086 829 8452 EMAIL: info@aofituomeyarchitects.ie
		DRAWING: EXISTING + PROPOSED SECTIONS A - A	
		JOB NO: RSD-21-94 STAGE: PLANNING	
		DATE: 15-11-21 SCALE: 1:100	
		DRAWING NO: P - 1200	

- ELEMENT DEMOLISHED
- NEW CONSTRUCTION
- NEW HOUSE AREA

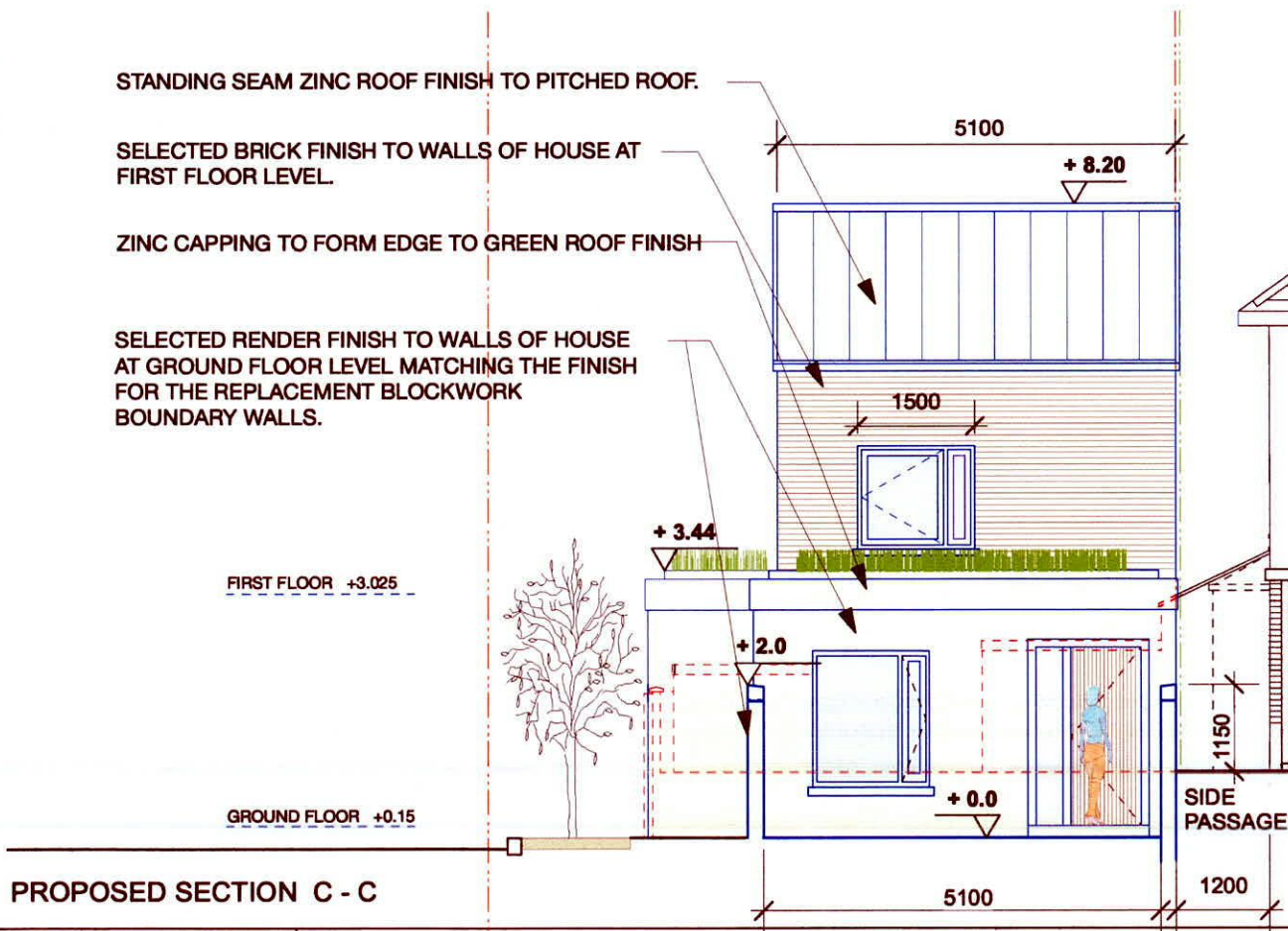


EXISTING SECTION B-B



PROPOSED SECTION B - B

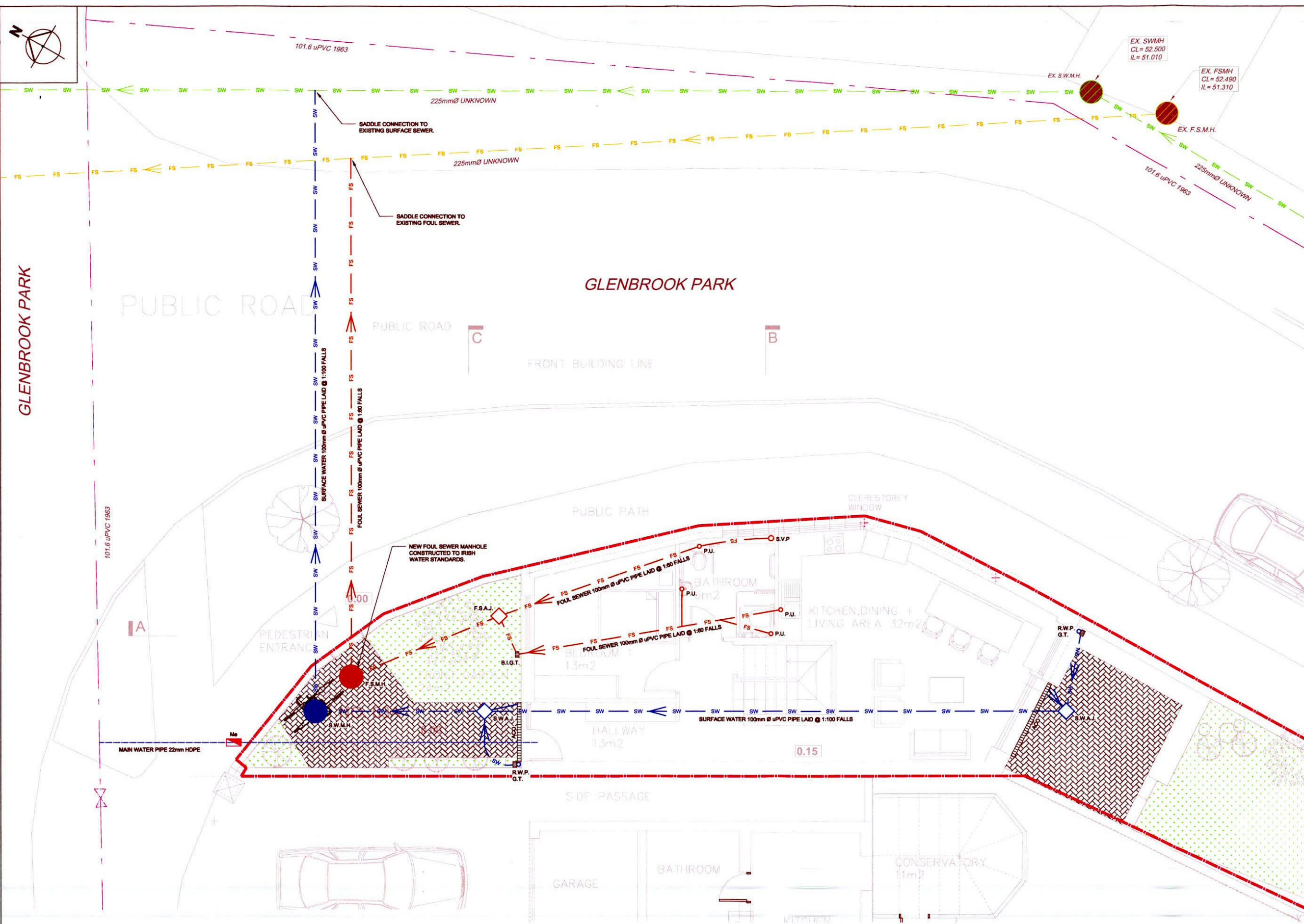
- STANDING SEAM ZINC ROOF FINISH TO PITCHED ROOF.
- SELECTED BRICK FINISH TO WALLS OF HOUSE AT FIRST FLOOR LEVEL.
- ZINC CAPPING TO FORM EDGE TO GREEN ROOF FINISH
- SELECTED RENDER FINISH TO WALLS OF HOUSE AT GROUND FLOOR LEVEL MATCHING THE FINISH FOR THE REPLACEMENT BLOCKWORK BOUNDARY WALLS.



PROPOSED SECTION C - C



	REVISION: DATE : STATUS : TEXT	PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 83 GLENBROOK PK. D14 W573	AOIFE TUOMEY ARCHITECTS THE STUDIO, 24 RAYMOND STREET, DUBLIN D08 N8W7 M: 086 829 8452 EMAIL: info@aofetuomeyarchitects.ie
		DRAWING: EXISTING + PROPOSED SECTIONS B - B + SECTION C - C	
		JOB NO: RSD-21-94 STAGE: PLANNING	
		DATE: 15-11-20 SCALE: 1:100	
		DRAWING NO: P - 1201	



REVISION SCHEDULE				
REV. NO.	REV. DESCRIPTION	REV. DATE	DRAWN	CHECKED
PL1	PLANNING ISSUE	03/11/2021	TGB	AG
PL2	PLANNING ISSUE	15/11/2021	TGB	AG

DRAINAGE NOTES:

—●—	FOUL SEWER (EXISTING)
—●—	FOUL SEWER (NEW)
—●—	SURFACE WATER SEWER (EXISTING)
—●—	SURFACE WATER SEWER (NEW)
—●—	COMBINED SEWER (EXISTING)
—●—	GREY WATER SEWER (EXISTING)
—●—	GREY WATER SEWER (NEW)
—●—	FOUL SEWER RISING MAIN (NEW)
—●—	SURFACE WATER RISING MAIN (NEW)
—●—	GREY WATER RISING MAIN (NEW)
—●—	EXISTING SEWER TO BE DECOMMISSIONED
—●—	WATER MAIN (EXISTING)
—●—	WATER MAIN (PROPOSED)
—●—	FLOOD PIPES (PROPOSED)
●	FOUL SEWER MANHOLE (NEW)
●	S.W.M.H. (NEW)
●	FOUL SEWER MANHOLE (EXISTING)
●	SURFACE WATER MANHOLE (EXISTING)
●	MANHOLE TO BE DEMOLISHED (EXISTING)
●	COMBINED SEWER MANHOLE (EXISTING)
●	RAIN WATER DOWN PIPE (NEW)
●	RAIN WATER DOWN PIPE (EXISTING)
●	POP UP (NEW)
●	POP UP (EXISTING)
●	SOIL VENT PIPE (NEW)
●	SOIL VENT PIPE (EXISTING)
●	FOUL SEWER ADJACENT JUNCTION (NEW)
●	SURFACE WATER ADJACENT JUNCTION (NEW)
●	EXISTING ADJACENT JUNCTION (EXISTING)
●	FOUL SEWER INSPECTOR CHAMBER (NEW)
●	SURFACE WATER INSPECTOR CHAMBER (NEW)
●	EXISTING INSPECTOR CHAMBER (EXISTING)
●	GULLY TRAP (NEW)
●	FLOOR GULLY (NEW)
●	BACK INLET GULLY TRAP (NEW)
●	GULLY TRAP (EXISTING)
●	ACO DRAINAGE CHANNEL (NEW)

- NOTES:**
- ALL FOUL PIPES ARE 100mm @ 1:80 U.A.G.
 - ALL SURFACE WATER PIPES ARE 100mm @ 1:100 U.A.G.
 - ACO CHANNEL PROVIDED AT DOOR TO PAVED AREA.

LEGEND:

—	SITE BOUNDARY
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FINISHES LEGEND:

▨	PERMEABLE PAVERS
▩	LANDSCAPING/GRASS OR SIMILAR

ROOF SURFACING LEGEND:

▨	SEDUM / GREEN LANDSCAPING ROOF
▩	PITCHED ROOF

- DRAINAGE NOTES:**
- READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEER'S DRAWINGS.
 - MANHOLE AND ROAD GULLY DETAILS TO COMPLY WITH SOUTH DUBLIN CITY COUNTY COUNCIL'S STANDARD DETAILS.
 - ALL PIPES TO BE WAVIN uPVC OR SIMILAR SAVE FOR SEWERS IN PUBLIC ROADWAY WHICH ARE TO BE CLAY.
 - WHERE COVER TO PIPES IS LESS THAN 1.2m IN ROADS, 1.0m IN PUBLIC AREAS AND 0.8m IN GRASSED/LANDSCAPED AREAS SURROUND THE PIPE UP TO 150mm WITH 100mm CONCRETE AND LARGER PIPES WITH 150mm CONC.
 - BACK-FILL TRENCHES IN ROADS WITH MOT STONE COMPACTED IN LAYERS.
 - CLOSE ROAD GULLIES IN THE DIRECTION OF TRAFFIC FLOW.
 - ADJUST FOUNDATION DEPTHS, AS NECESSARY, ADJACENT TO SEWERS TO AVOID UNDERMINING OF THE FOUNDATIONS.
 - DO NOT SET OUT FROM THIS DRAWING. SETTING OUT TO BE DONE FROM ARCHITECT'S DRAWINGS.
 - MANHOLE COVERS AND FRAMES SHALL COMPLY WITH THE LA STANDARD PATTERN WITH MIN OPENING OF 600mm & WITH CLOSED KEYWAYS. HEAVY DUTY TYPE A MANHOLES IN ALL TRAFFICKED AREAS AND MEDIUM DUTY TYPE B ELSEWHERE, TO BS EN124. TYPE C MAY BE USED IN ENCLOSED PRIVATE GARDENS.
 - DOUBLE GULLIES, WITH SEPARATE CONNECTIONS TO MAIN, TO BE PROVIDED AT LOW POINTS AND AT THE ENDS OF CUL DE SACS. MAXIMUM RUN OF PIPE 15m. MINIMUM PIPE DIAMETER 100mm. MAXIMUM GULLY SPACING FOR ROADS UP TO 7m WIDE TO BE 50m UNO.
 - MANHOLES ON HOUSE DRAINS TO BE IN PRIVATE PROPERTY. HOUSE DRAINS SHALL NOT PASS THROUGH PROPERTY THEY DO NOT SERVE.
 - RECORD DRAWINGS OF THE AS CONSTRUCTED WORK SHALL BE MADE AVAILABLE TO CORA AT THE END OF THE PROJECT.

PROPOSED DRAINAGE GENERAL ARRANGEMENT
SCALE 1:50

Drawing Stage: PLANNING	Project Details:
	Site Address: 63 GLENBROOK PARK, RATHFARNHAM, Co. DUBLIN
	Client: -
	Architect: AOIFE TUOMEY ARCHITECTS
	M&E Designer: -
Contractor: -	

Notes

Drawn by: TGB	Checked by: AG	Approved by: JP	Date: 03/11/2021
Project Name: 63 GLENBROOK PARK		Scale: 1:50 @ A1	Project Number: 21787
Drawing Title: PROPOSED DRAINAGE GA PLAN		Project: -	Originator: CORA Zone: -

CORA CONSULTING ENGINEERS

Behan House,
10 Lower Mount Street,
Dublin 2. D02 H771
Tel: +353 1 661 1100
e-mail: info@cora.ie
Web: www.cora.ie

Level:	Type:	Discipline:	Drawing No:	Stage:	Revision:
00	DR	C	001	PL	02

