



EXISTING SITE LAYOUT
Scale 1:200



PROPOSED SITE LAYOUT
Scale 1:200

LEGEND:

- Front Driveway & vehicular access:
Permeable Paving Block Surfacing.
- Side Apartment paths (private) & Rear private Patios:
Concrete paving flag with matching Square Profile
precast concrete kerb.
- PAVING FLAGS
- Proposed Concrete Footpaths Surfacing
- New 2m high Stone Wall and piers to Road Side boundary.
Existing stone wall to be carefully demolished and all stone to be salvaged for rebuilding the new wall set back from the footpath.
600mm average thickness to the new wall built in double coursing of the original stone. Coursing tied together with 150mm expanded metal ties @ average 600mm horizontal centres (& average 600mm vertical centres). Wall to be built off a reinforced concrete foundation.
- PEDESTRIAN GATE TO INDIVIDUAL UNITS:
Gate panel comprising of 75mm x 10mm galvanneal flat plate horizontal top, bottom and side framing plates with 15mm diameter galvanneal solid bar uprights @ 100mm vertical centres. All to be painted with black exterior gloss paint. Gate to be hung from a vertical 75 x 75mm Galvanneal steel box section post bolted to wall (900mm long steel post bolted to the wall & ground through a 90 degree boot angle or bolt to steel fence).
- BOUNDARY FENCE TYPE A (1500mm):
4no. 75x75mm galvanneal steel post uprights with bottom fixing plate fixed to reinforced concrete footing built to 1500mm above finish ground level (finished with galvanneal compatible primer + gloss top coat)
3 no. horizontal 100x4mm Timber rails bolted to both sides of the post uprights
50mm x 50mm Timber vertical cladding rails with 50mm gap between verticals, to be fitted in a 'hit & miss' arrangement with the opposite side of the fence.
- BOUNDARY FENCE TYPE B (1500mm):
- Concrete H-Post @ 1800mm above finish ground level
- Precast plinth/ kickler by Fence manufacturer
- Pressure Treated HR & Miss Panel fitted between precast posts (1800x1500mm round top)
- GFL 58.795
Proposed finished floor level.
- M 5.49m
Proposed typical external ground level.
- Site Boundary (Red Line)
Site Area = 1213.32 sqm (0.121 hectares)
Apartments No: 10
Total number of car parking spaces = 7
- Land Ownership Boundary (Blue Line)
Land Ownership Site Area = 1091.26 sqm (0.109 hectares)
- GARDEN TERRACE FENCE TYPE C (APARTMENTS NO. 3 & 4):
Bow Top Railing 850mm height panel.
Panel: Constructed using either 12mm solid round bars at maximum 100mm gap
Rails: 2 no horizontal flat rails either 30 x 10 punched for each infill. Bars welded at each punched hole.
Posts: 50 x 50 x 1500mm hot dipped galvanneal post to BS EN ISO 1461:2009 after fabrication and subsequently electrostatically powder coated in a plant complying to EN 11729:art 16.
Fixings: angle cleats and 10mm anti-vandal bolts and nuts.
Method of setting posts: Erect posts plumb and level in 25 concrete bases minimum size 350 x 350 x 600mm or as recommended by supplier, set 100mm below ground level.
Conformity: Submit manufacturers and installer certificates to BS 1722-4. Refer to Detail Drawing D-707/52
- FENCE TYPE D
Wire Rail Fencing. Pressure treated 150x150mm Rail with 1200x150x150mm Posts @ 2.4m centres with base set in 600mm deep concrete pit.
Refer to Detail Drawing D-707 (All timbers tanalised larch)
- Gravel.
Refer to Spec Q23/130. Buff 14mm pea gravel (100mm thick finishing layer)

REFER TO 'HAYES HIGGINS PARTNERSHIP' DRAWINGS & DOCUMENTS FOR CIVIL ENGINEERING PROPOSALS

REFER TO 'AIT' LANDSCAPING DRAWINGS FOR SOFT LANDSCAPING PROPOSALS

DATE: AUG 22	SCALE: 1:200@A1	DATE: AUG 22	SCALE: 1:200@A1
DRAWN: JB	JOB NO: 17016	DRAWN: JB	JOB NO: 17016
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Revision	03	Revision	03
PROJECT: DUBLIN SIMON APARTMENTS AT OLD NANGOR ROAD, CLONDALKIN, DUBLIN 22.		PROJECT: DUBLIN SIMON APARTMENTS AT OLD NANGOR ROAD, CLONDALKIN, DUBLIN 22.	
DRAWING: Existing and Proposed Site Layout Plan		DRAWING: Existing and Proposed Site Layout Plan	
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REVISIONS AFTER LAST PLOT:		REVISIONS AFTER LAST PLOT:	
28.09.22 Rev 01: Issued for comments.		28.09.22 Rev 01: Issued for comments.	
29.09.22 Rev 02: Red Boundary Line amended.		29.09.22 Rev 02: Red Boundary Line amended.	
13.10.22 Rev 03: Land Ownership Boundary (Blue Line) added.		13.10.22 Rev 03: Land Ownership Boundary (Blue Line) added.	
Stage: PLANNING		Stage: PLANNING	