



LANDSCAPE MASTERPLAN - ROOF LEVEL
SCALE 1:200@A3

'SOFT' LANDSCAPE MATERIALS - OUTLINE SPECIFICATION KEY	
Levels, site entrance, boundaries, road crossings and associated tactile paving details, levels, paving bedding + sub-bases, geotextiles etc to engineers' and architects' design detail and specification. 18-month long landscape maintenance and Defects Liability Period required LA-certified post-Practical Completion. The planting stock must be sourced from a reputable supplier and be of Irish origin/provenance. Planting material where possible should be native and/or pollinator friendly Irish Grown Nursery Stock. The importation of foreign planting material should be avoided within the proposed planting scheme. Trees to be minimum 18-20cmg at planting.	
PLANTER BEDS GENERALLY Rip subsoil to a depth of min. 750mm from finished landscape levels. Min. depth of subsoil 450mm. Cultivate the planting beds with three passes of a rotavator. Topsoil operations only to be carried out during favourable working conditions. No bare-root (BR) trees, transplants or hedge plants permitted outside the planting season, October-March. Work in 100mm depth multi-purpose organic compost to multi-purpose grade topsoil to BS:3882 on depth free-draining subsoil. Top with min. 75mm settled depth medium-grade mulch topping to suppress weed growth. All amenity planter beds to be depressed to accommodate occasional inundation events.	
PERENNIAL PLANTING - CG p8, 1L, 2L 3-9/m² density Moisture-tolerant perennial pollinator-friendly container-grown plants to planter beds with a diverse mix of ornamental grasses, bulbs, corms, ferns, ground-cover plants, sedums and flowering perennials of both native cultivars and exotic species to ensure a pollinator-friendly planting mix in line with the 'National Pollinator Plan'. These plants should establish quickly requiring minimised maintenance.	
	PERENNIAL PLANTING TYPES + MIXES Moisture-tolerant perennial pollinator-friendly container-grown plants to planter beds with a diverse mix 70:30 ratio of ornamental grasses, bulbs, corms, ferns, ground-cover plants, sedums to flowering perennials of both native cultivars and exotic species to ensure a pollinator-friendly planting mix in line with the 'National Pollinator Plan'. These plants should establish quickly requiring minimised maintenance.
	DRIFTS OF NATURALISED BULB PLANTING plug-planted with top size 5/6 bulbs <i>Crocus</i> vars., <i>Galanthus nivalis</i> , <i>Allium ursinum</i> , <i>Anemone nemorosa</i> , <i>Hyacinthoides non-scripta</i> , <i>Eranthis isabellina</i> , <i>Kripholia caulescens</i> etc., variety and species depending on soil type and landscape conditions
	H1 - NEW HORNBEAM CONTAINER-GROWN HEDGEROW <i>Carpinus betulus</i> (Hornbeam) 1.00-1.20m ht. bare-root whips, bushy to base in double staggered row, with 2 planted per 500mm length. Provide 75mm depth, 1200mm width, medium-grade bark mulch topping to reduce future weed growth at base. Cut hedge to 1.00m ht after planting to ensure an even height along the hedgerow.
TREE PLANTING GENERALLY All tree pits to be approved by Landscape Architect prior to planting. All trees near paths to have a min. 2.50m ht clear stem unless otherwise specified as multi-stemmed or feathered trees, to ensure clear visibility for pedestrians. Trees triple-staked or double-staked & supplied with planting accessories as per Planting Details as per BS5837:2012 + LA's Planting Details. Root barriers to be provided to all trees within 2.00m of underground services, foundations or walls. Trees planted in excavated tree pits, desired pit area approx 4.0m², 1.0m depth. No services routes to be planned through tree-pits. Appropriate Plant Passports to be provided for trees. Trees to have been grown in an Irish nursery, not imported. All trees specified are pollinator-friendly and selected for their climate-resilient properties.	
	FOCAL SEMI-MATURE TREE (NATIVE CONIFEROUS) <i>Pi Pinus sylvestris</i> (Scot's Pine) for rain-garden 4xtr/wrb/30-35cmg/5.00-6.00m ht. Tree to have been grown in Ireland (not imported). Tree pit required, to provide 16m³ soil to the tree to allow it to establish.
	HEAVY STANDARD TREES (DECIDUOUS POLLINATOR) <i>Bn</i> (River Birch) <i>Betula nigra</i> 'Heritage' 4xtr 25-30cmg, 2.50m ht. clear-stem
	MULTI-STEMMED TREES, LARGE SHRUBS & SMALL TREES <i>Aj</i> <i>Amelanchier canadensis</i> , 2xtr/wrb/2.50-3.00m ht. <i>Bn</i> <i>Betula nigra</i> 'Heritage', 2xtr/wrb/2.50-3.00m ht. <i>Hi</i> <i>Hamamelis intermedia</i> 'Jelena', 2xtr/wrb/2.00-2.50m ht. <i>Au</i> <i>Arbutus unedo</i> , 2xtr/wrb/2.00-2.50m ht.
	BIRD/BAT NESTING BOX: wood/concrete bird nesting box 'Nest Box 2GR' galvanised steel hanger by Schwegler, with three hole 27mm Ø entrances to support Blue, Marsh, Great and Crested Tits. Due to the small size of the entrance hole no other species can occupy it. An additional recess for Bats has been created inside the roofspace.

LANDSCAPE 'HARD' MATERIALS - OUTLINE SPECIFICATION KEY	
Detailing of site entrance, drainage, landscape levels, crossings, paving bedding and sub-bases, geotextiles retaining walls etc. all to architect's and consulting engineer's design detail and specification. • 18-month long landscape maintenance and Defects Liability Period period required LA-certified post-Practical Completion	
	PAVING: PERMEABLE GRAVEL PARKING AREA Locally sourced permeable surfacing of 'Ballyusk' golden gravel 10mm down to dust, edged with natural stone setts to act as drainage channel and kerbing. Gravel aggregates to be laid on 'Nidagravel 130' or equivalent approved gravel stabilisation grid for paths, driveways and car parks. Certify pyrite-free. In pedestrian areas, edge with L-shaped aluminium 'Permaloc' edging trim on 200x300mm continuous C20P concrete races, surfacing to be suitable to be trafficked with wheelchairs, mobility devices and buggies.
	RAIN-GARDEN PLANTER BEDS Blue dashed line indicates extent of 200mm depth 'free-board' areas to planter beds designated as 'rain-gardens'. Provide 50mm depth non-organic mulch to top planter, 600mm depth rain garden/bio-retention filter media/topsoil e.g. 'Bioretention Soils' by Enrich; min. 100mm depth filter layer of pea gravel on geotextile; and 500mm depth of drainage layer/sub-soil (min. 100mm depth in areas where excavations are limited). Detail design by consulting civils engineers to all drainage elements.
	PAVING: PERMEABLE PEDESTRIAN PAVING Pre-cast concrete paving 80mm depth, random width and length 'Pembroke Eco' in Ground Silver Granite finish in 5-size mix by Kilsaran to gathering space, paths and patios. Paving to be open jointed with 'SUDSFLOW' plastic spacers filled with 3mm down to dust jointing grit to free-draining bedding & sub-base to engineer's design, detail and specification. Edge with L-shaped aluminium edging trim on C20P concrete races 200x300mm with 50mm continuous concrete dab.
	PAVING: NATURAL STONE SETTS CE-marked pineapple-textured natural stone sett paving min. 100mm depth, sawn all sides and laid in 'bound' type construction to provide durable and quality pavement as well as edging to gravel surfaced areas which will be traversed by vehicles, to meet BS 7533-101:2021 and BS 7533-7:2010. Manufactured to EN 1342.
	PAVING - CHANNEL DRAIN AT SITE ENTRANCE Approved ladder channel drain cover at site entrance 'Wedge Heelmesh Grating - KWHMG150' by Kent Stainless or EQA, barefoot pedestrian heelproof grating, load class A, 150x100x25mm deep Grade 316L stainless steel grating
	EXTENSIVE TYPE SEDUM GREEN ROOF FLL- & GRO-certified 135mm depth sedum extensive green roof, build-up as follows: 'BauderGREEN Sedum on Substrate System' with mature 'BauderSB' sedum blanket (typically grown for 12 months with 17 species of sedums, thickness 30-40mm) on 80mm depth of extensive lightweight low-nutrient substrate 'BauderGREEN SUB-EM UK'. Tested to BS 8616. Lay on 'BauderGREEN FV 125 100 filter fleece' filtration layer on 'BauderGREEN DSE20' 20mm thick drainage layer and

	STREET FURNITURE - GREEN ROOFED BIN DOCK 'Bin Dock' by Green Roof Cycle Shelters, with aluminium roof- + end-frames polyester powder-coat painted (top coat 'Spring Forest Green'), polyethylene roof tray liner for green roof (w=200kg), FSC larch posts; SS cables for climbing plants; slatted spruce (wood FSC certified) panels for ends. Dimensions 2.01Lx0.83Dx1.3Hm to fit 3 no. 140L or 240L bins. Brass rainwater outlets and aluminium rain chains.
	STREET FURNITURE - GREEN ROOFED CYCLE SHELTER '8x Bike Shelter' (with 4 no. cycle stands to provide min. 8 no. cycle parking spaces in shelter) by Green Roof Cycle Shelters or EQA, 3.70x2.25x2.00x2.078m LxHxWxD with green roof substrate, planting, external wildlife panels for invertebrates, and bird nesting boxes. Cycle shelters with built-in locking bars, low side & rear panels of FSC timber panels. Provide 2.00m length free circulation space to front of cycle stands. Provide power and lighting supply to shelter. Short-stay visitor cycle parking shelter to be located no further than 25.00m from the main entry point to the building, in a highly visible area with good passive surveillance. Stands are placed at 0.80m distance from each other in a parallel layout.
	STREET FURNITURE - INDICATIVE FEATURE LIGHTING LAYOUT 'Residenza C' 200mm Ø illuminating cast aluminium and PMMA column with LED lamps by Hess to illuminate open space and approach paths; Indicative layout only. Planting up-lighters with spike fixing, e.g. IP-65 rated 'Octar' by FibreLED in warm white LED colour, brown finish. Layout of lighting posts and bollards to M+E's design.
	BOULDERS: ROUNDED GLACIAL ERRATIC BOULDERS Rounded glacial erratic boulders (granite or sandstone) of variable size with either chamfered smooth edges or natural rounded shapes, depressed in the landscape finish to 0.30-0.40m depth, to achieve a 0.80m max height above the surrounding finished landscape levels to act as or bollards to prevent cars reversing into planted area. Sharp edges, if extant, to be deburred. Boulders of 0.75m (w) 1.50m (l), 1.00m (ht) set on sub-base to engineer's design detail and specification on well-consolidated ground.
	DRAINAGE STRIP AT ROOF/PARAPET INTERFACE & WALL/PLANTER INTERFACE 300-500mm width, 100-300mm depth layer of 10-20mm diameter washed and graded pea gravel pebble • 300mm D at base of building elevations or walls, edged with L-shaped aluminium edging trim; • 100mm D at parapets & roof/wall junctions edged with proprietary Bauder or EQA aluminium green roof trim
	'BauderGREEN FSM 600' 100% recycled polyester and polypropylene fibre mix protection layer, on waterproofing to engineer's/architect's design detail and specification. Fully saturated weight, excluding waterproofing, is 134kg/m². Note all green roofs require water during times of drought. A tap connection should be provided for irrigation, as well as maintenance access for annual roof inspections and maintenance.

NUMBERED KEY

- Green-roofed (semi-intensive growing medium) bin storage shelter to accommodate 3 no. bins
- Green-roofed (semi-intensive growing medium) cycle shelter with wildlife habitat panels
- New focal element tree (deciduous conifer *Pinus sylvestris* spp) suitable for installation in 'rain garden' areas. Tree to have been grown in Ireland.
- 'Rain garden' type planting bed, planted with tough ornamental grasses and strap-leaved flowering plants, depressed in the centre by 200mm to allow rainwater to be stored temporarily during cloud-bursts. Bio-retention soils.
- New hedgerow planting of *Carpinus betulus* (Hornbeam) plants, to mature to a neat clipped form. Boundary hedge planted with *Betula nigra* (River Birch) trees, which are pollinator-friendly and climate-resilient.
- Existing natural stone wall retained, and re-pointed with a conservation type lime mortar
- 'Bound' natural stone sett paving laid to vehicular manoeuvring area to reduce maintenance and replacement requirements
- caused by regular axle-turning (circular economy reason).
- 'Permeable' paving of granite-aggregate finish concrete flag paving, 'Pembroke' by Kilsaran A-rated GGS for BREEAM product. Lay with 'SUDSFLOW' paving spacers to ensure permeability is maintained.
- Cylindrical illuminating column 'Residenza C' by Hess, 4.60m height, set in ornamental planter bed.
- 'Permeable' paving of 'Nidagravel' honeycomb gravel grid to designated parking space, filled with golden-coloured locally sourced e.g. 'Ballyusk' angular gravel, suitable for trafficking by wheelchairs.
- Apartment Balcony Level: extensive type sedum blanket roof by Bauder with 300-500mm width gravel perimeter trim. Sedum blanket to be mature when planted 30-40mm in height, on growing medium 80mm in height, with drainage layer and protection layer on waterproofing membrane by others.
- Roof Level: extensive type sedum blanket roof by Bauder, as above.

Additional Information
Planning Ref: SD22A/0372
February 2023

landscape design services

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PROJECT PROPOSED MIXED-USE DEVELOPMENT, ST. CLAIR'S, LUCAN ROAD	PROJECT ARCHITECTS GAP ARCHITECTURE & DESIGN
CLIENT JOHN SHENTON & MARGARET HANLON	PLANNING PERMISSION REF S022A/0372 SDCC
JOB NO. 23_229	DRAWING LANDSCAPE PLAN - ROOF LEVEL
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NOTES:
All dimensions are in millimeters unless otherwise stated and shall be checked and confirmed by the contractor on site. Any discrepancies shall be immediately reported to the landscape architect. Work to square dimensions only. Do not scale from drawing. Not for Construction Purposes unless Specifically Marked.
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