

LEGEND:

- Front Driveway & vehicular access: Permeable Paving Block Surfacing
- Side Apartment paths (private) & Rear private Paths: Concrete paving flag with matching Square Profile precast concrete kerbs
- 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 lath @ 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 galvanised flat plate horizontal top, bottom and side framing plates with 15mm diameter galvanised 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 galvanised 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 galvanised steel post uprights with bottom fixing plate fixed to reinforced concrete footing built to 1500mm above finish ground level (finished with galvanised 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 (1800mm): Concrete H-Post @ 1800mm above finish ground level Precast pillar kicker by Fence manufacturer Pressure Treated H&I & Miss Panel fitted between precast posts (1800x1500mm round top)
- GARDEN TERRACE RAILING TYPE C1 & C2: C1 (APARTMENTS NO. 3 & 4) Bow Top Railing 850mm height panel. C2 (APARTMENTS NO. 1&2) Bow Top Railing 1800mm 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 rail. Bars welded at each punched hole Posts: 50 x 50 x 1500mm hot dipped galvanised post to BS EN9 ISO 1461:2009 after fabrication and subsequently electrostatically powder coated in a plant complying to EN 1722 Part 16. Finings: single cleats and 10mm anti-vandal bolts and nuts. Method of setting posts: Erect posts plumb and level in 25mm concrete bases minimum size 350 x 350 x 600mm or as recommended by supplier, set 100mm below ground level. Conformity: Submit manufacturer and installer certificates to BS 1722-9 Refer to Detail Drawing D-707/52
- FENCE TYPE D Knees Rail Fencing. Pressure treated 150x150mm Rail with 1200x150x150mm Posts @ 2.4m centres with base set in 600deep concrete pit. Refer to Detail Drawing D-707 (All timbers tanalised larch)
- 2m wide Pedestrian Route
- GFL 58.795 Proposed finished floor level.
- H 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)

REFER TO 'AIT' LANDSCAPING DRAWINGS FOR SOFT LANDSCAPING PROPOSALS

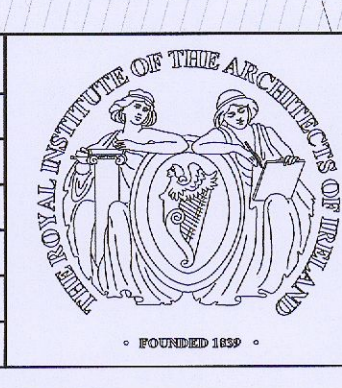
REFER TO 'HAYES HIGGINS PARTNERSHIP' DRAWINGS & DOCUMENTS FOR CIVIL ENGINEERING PROPOSALS

REFER TO 'HAYES HIGGINS PARTNERSHIP' DRAWINGS FOR REPLACEMENT CULVERT STRUCTURE DETAILS.

Stage: PLANNING

REVISIONS AFTER LAST PLOT:	

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14.02.23	Rev 0: Issued for Planning Further Information.
08.09.23	Rev 02

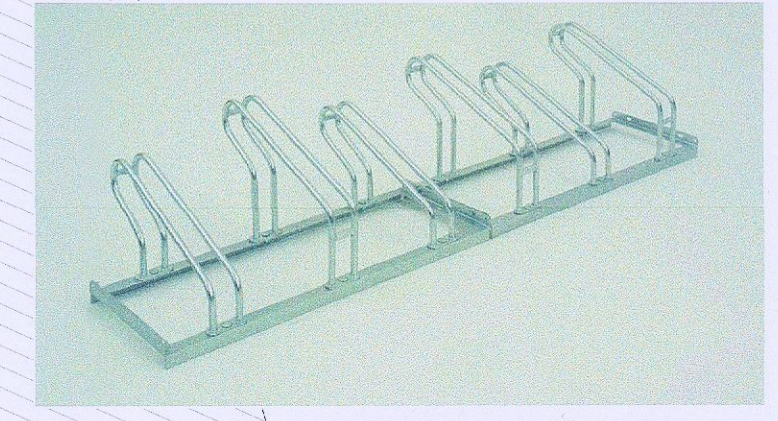


PROJECT: DUBLIN SIMON APARTMENTS AT OLD NANGOR ROAD, CLONDALKIN, DUBLIN 22.
 DRAWING: Proposed Site Layout Plan
walsh associates
 ARCHITECTS & PROJECT MANAGERS
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DATE: AUG 22' SCALE: 1:100@A1
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COVERED BICYCLE SHELTER



GALVANISED STEEL BIKE RACK

ALL CONSTRUCTION METHODS, MATERIALS, SERVICES & INSTALLATIONS TO BE IN ACCORDANCE WITH ALL IRISH BUILDING REGULATIONS AND CODES OF PRACTICE AT THE TIME OF CONSTRUCTION. ALL SUB-CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE. NO DIMENSIONS TO BE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. IF IN DOUBT, ASK!