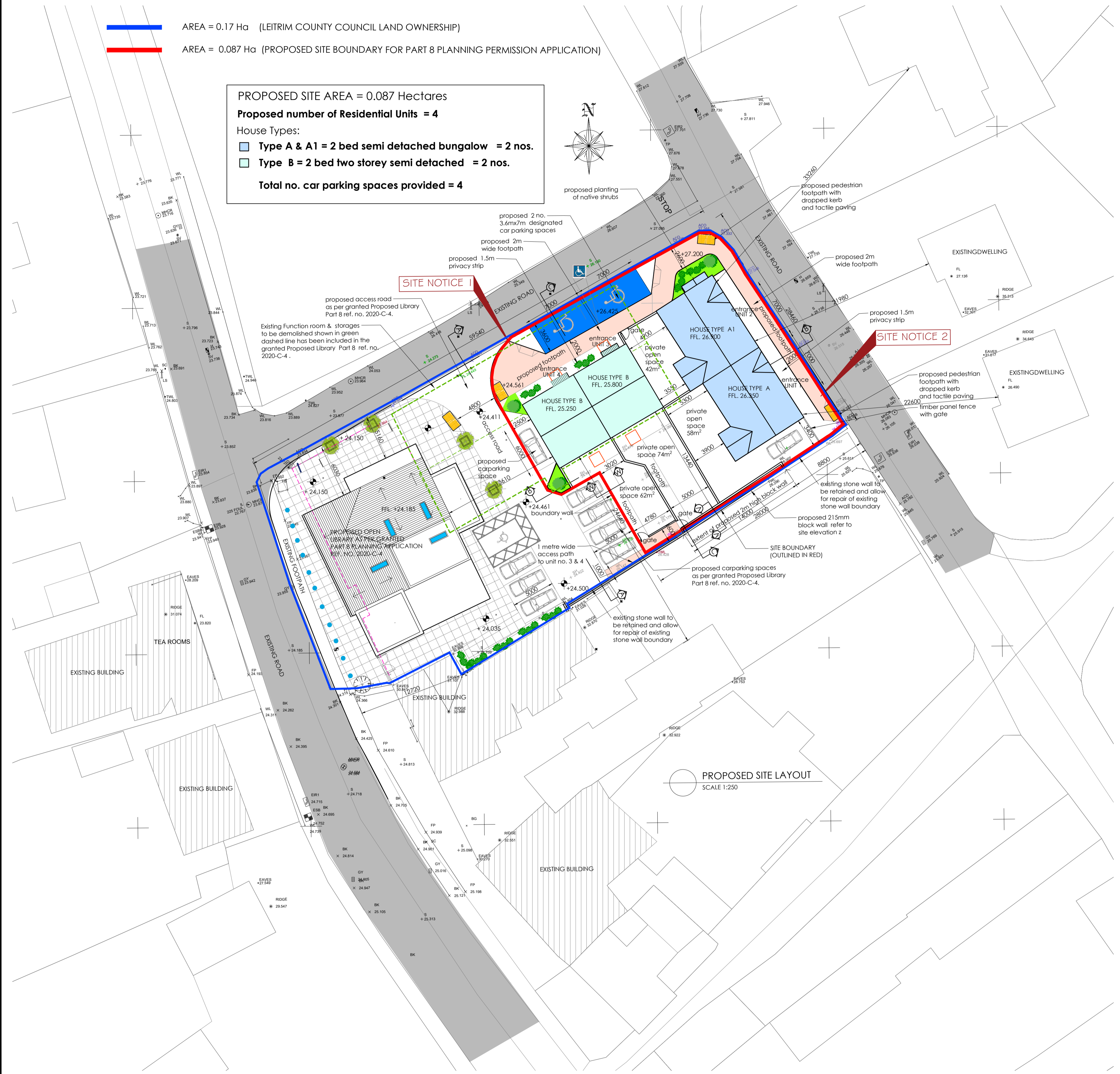


PROPOSED RESIDENTIAL DEVELOPMENT AT DRUMHAIRE, DROMAHAIR, CO. LEITRIM

AREA = 0.17 Ha (LEITRIM COUNTY COUNCIL LAND OWNERSHIP)
 AREA = 0.087 Ha (PROPOSED SITE BOUNDARY FOR PART 8 PLANNING PERMISSION APPLICATION)

PROPOSED SITE AREA = 0.087 Hectares
Proposed number of Residential Units = 4
 House Types:
 Type A & A1 = 2 bed semi detached bungalow = 2 nos.
 Type B = 2 bed two storey semi detached = 2 nos.
Total no. car parking spaces provided = 4



PROPOSED SITE LAYOUT
SCALE 1:250

CAR PARK SPECIFICATION
 Sub-base foundation to car park
 Foundations shall be constructed using hard, clean, crushed frost-resistant aggregates, laid on geotextile material. The grading of the sub-base material must be such as to provide stability. The material laid in layers not exceeding 150mm, each layer being compacted before the next is laid. The minimum compacted thickness of sub-base stone should be 200mm. Upon completion there should be no detectable movement under the roller. The sub-base material should be compacted to the requirements of BS 5835 - 1:1980 - Recommendations for testing of aggregates. Compaction test for graded aggregates. The surface level tolerance should be within ±10mm of the design level, and, when checked with a 3000mm straight edge, there should be no deviation greater than 10mm.

Sub-base foundation to footpaths
 Footpath Foundations shall be constructed using hard, clean, crushed frost resistant aggregates, laid on geotextile material. The grading of the subbase material must be such as to provide stability. The minimum compacted thickness of sub-base stone should be 100mm. Upon completion there should be no detectable movement under the roller. The sub-base material should be compacted to the requirements of BS 5835-1:1980—as above. The surface level tolerance should be within ±10mm of the design level, and, when checked with a 3000mm straight edge, there should be no deviation greater than 10mm.

Perimeter Edging
 Excavate for, supply and lay 125mm x 150mm bullnosed hydraulically pressed pre-cast concrete kerbs to outer edge of area, allowing for a 25mm upstand above wearing course. They shall be haunched in concrete. The maximum gap between the outer kerb face and any adjacent perimeter fencing shall be 10mm. The haunching shall incorporate movement joints at appropriate spacing. Tolerance on pre-cast concrete kerbs to be within +/- 3mm to design level and +/- 3mm to line, under a 3000mm straight edge, gaps not to exceed 3mm.

Base construction
 Design the base of the Car Park to meet the following criteria:
 It should be capable of supporting – and transmitting to the existing ground – the loads of all vehicles, plant, machines and materials to be used in the construction, without causing deformation of the site.
 On completion, the base should be capable of supporting and transmitting all loads on the surface without permanent or long-term deformation of the surface.
 Ensure that water, whether rainwater or natural ground water, will drain away freely, either into the natural subsoil or into the drainage. Engineered bases are the traditional form of road construction consisting of a single course or two courses of open-textured bituminous macadam to BS EN 13108. Asphalt base construction
 A base course consisting of 60mm nominal compacted thickness (minimum compacted thickness not less than 40mm at any point) of 14mm or 20mm nominal-sized aggregate plus a binder course consisting of 30mm nominal compacted thickness (minimum compacted thickness not less than 20mm at any point) of 6mm nominal sized aggregate, both to BS EN 13108 and PD 6691:2010 - Guidance on the use of BS EN 13108 bituminous mixtures. Material specifications shall be laid to the whole of the car park, all to design levels and design tolerances of +/- 3mm under a 3000mm straight edge. Bitumen binder grade no softer than 3D0 penetration, preferably 200 penetration, is to be used. Laying in cold, wet or windy weather conditions should therefore be avoided and any double handling. The tolerance of the surface shall not exceed +/- 3mm under a 3000mm straight edge.

Wearing Course
 Asphalt wearing course to be provided at a gradient of 3° towards storm water outlets. Wearing course to be min 25mm thick with a combined basecourse and wearing course depth of min 40mm. Bitumen content of 70% required

Line Marking
 Allow for the marking of parking bays and any IN and OUT arrows and text, in WHITE thermoplastic paint. VISITORS ONLY and DISABLED bays should be clearly marked in appropriate colours.

Reinstatement generally
 The Contractor shall carry out the work while soil and weather conditions are suitable and leave the site in a clean and tidy condition. All damage caused to surrounding areas and surfaces shall be reinstated in full to the satisfaction of the Architect. All hard areas shall be reinstated using similar materials to the existing, and to the satisfaction of the Architect.

On grass areas the ground shall be prepared by ridge roller or other means, approved by the Architect. Difficulties arise when stored material is poor quality and has not been protected from heavy rainfall. Supervision of groundworks during the final very busy stages of a project is critical.

Seeding

- Break up compacted topsoil to full depth.
- Reduce top 100 mm of topsoil to a tilth suitable for blade grading, particle size 10 mm (maximum). For the reinstatement of disturbed ground allow for carrying out a thorough stone picking before seeding. Remove stones and clay balls larger than permissible maximum stone size of 50 mm in any dimension together with roots, tufts of grass, rubbish and debris
- Following rolling, the ground shall be lightly harrowed in order to produce an acceptable tilth and a mixture of Cheving Fescue Highlight: 20% or equivalent and Majestic Perennial Rye Grass 80% shall be sown at a rate of 28g/m² and worked into the soil by harrowing or raking as appropriate. Following seeding the ground shall be lightly rolled until the surface is firm and then watered. The Contractor shall retain responsibility for watering the ground, as required to establish the sward, until handover. Consideration needs to be given to the support of seeding by carrying out turfing at edges.

Turf edging to seeded areas
 Before sowing lay turfs to BS 3969:1998 - Recommendations for turf for general purposes, with no perennial ryegrass and of a similar seed composition to the seeded area.
 Prepare and rake back a 750 mm wide margin around prepared seed beds

- Seed bed level to be married in with turf
- Place a single row laid end to end and trimmed to a line
- Water on completion

Turfing on banks exceeding 30° slope

- Configuration of turfs to be Diagonal or horizontal
- Secure turfs with fixings of either:-
 Pointed softwood pegs, 200 mm long x 25 mm square,
 or
 Galvanized wire pins, bent or hairpin pattern, 200 mm long x 4 mm diameter
- Fixings to be every fourth row, slopes greater than 1 in 3 to be secured every second row
- When turf is thoroughly self anchored by its roots, remove fixings and make good any damage to grass until area is accepted

LANDSCAPING SPECIFICATION
 Contractor to strip topsoil from building footprint and surrounding areas and stockpile elsewhere on site. stored topsoil to be reused to level and landscape lawn areas prior to occupation of house. Selected brick pavers or concrete slabs to patio areas on 75mm levelled dry mix sand cement bedding on minimum 200mm compacted hardcore. All hard standing to be laid to fall away from building. External landscaping walls to be blockwork with nap plaster finish and pre-cast concrete capping to clients approval. Blockwork retaining walls to be max. 1.0m high to later design. External steps to be min 300mm going and 150mm max rise.

Seeded Grass Areas
 All soft areas to be topsoiled, leveled and seeded prior to completion of contract.

Asphalt
 Drives, parking and service areas to be finished in asphalt suitable for pedestrian and vehicle traffic on suitably compacted hardcore base. Allow for pre-cast concrete kerbing to all edges not finishing against vertical elements. Build up to be confirmed by engineer but to generally be geotextile mesh on subsoil followed by 225mm compacted grade 804 hardcore with 60mm asphalt wearing surface.

Water & Drainage
 The contractor shall provide all necessary drainage to the building and external works as per drawings, planning permission and to BS 8301. Contractor to apply to the local authority for all road opening licenses and services connections and pay all associated fees. Connect drainage to existing/proposed utilities or provide for on-site disposal in the form of treatment plant/soakpit. Connect to nominated water supply with 13mm dia. pe piping as per planning permission and requirements of local authority water services.

Services
 Appropriate ducting to be provided for underground connection of all eircom/broadband and electrical supply from connection point to building as per utility providers specification. METERBOX to be provided max 2m back from front elevation of building as per ESB regulations. Electric and telecoms to be provided for connection of intercom and electric gaiters in entrance.

General Site Works:

General
 Site services including foul and storm water sewers, mains water, telecoms electricity and streetlighting are to be provided as per service providers specifications and to civil Engineers design. New temporary wheel wash facility to be constructed on site to prevent site water from encroaching on public roadways. Wearing course of tarmac/road to be laid to entirety of site roads prior to completion of works. Individual water meters to be provided to all houses.

Timber
 All exposed timber to be treated with appropriate external grade wood preservative.

Roads
 Proposed Tarmac/road to be 40mm macadam wearing course on 150mm wet mix macadam road base on compacted grade 804 sub-base on geotextile membrane on suitably compacted sub-grade/fill/sub-soil

Footpaths
 Footpaths to be generally 100mm deep but increased to 150mm depth where vehicle traffic anticipated on suitable depth of grade 804 compacted sub-base. Separation layer of 12mm nominal polythene sheeting to be provided, without creases, between sub-base and concrete with all joints to overlap by 300mm. Footpath to be graded to road at 2.5% gradient and brush finished. Provide contraction joints in footpath at max 3M c/c. Joints to be straight and at right angles to footpath and to contain appropriate flexible joint or double layer roofing felt to full depth of joint.

Kerbing
 250 x 125mm Pre-cast concrete kerb set on 300mm x 100mm concrete base & haunched to rear with concrete. Kerbs to show between 100mm and 150mm above road, except at vehicular accesses, where they shall be reduced to 25mm over the channel and at wheelchair and ramp accesses where an upstand of 10mm shall be provided. The footway slope at ditch kerbs not to exceed 7%

Public Lighting
 Provide public lighting as per section 5 "recommendations for site development works for housing areas" as published by DOE: Lighting columns are to be manufactured of galvanised mild steel to BS 5649 and be octagonal profile columns 6 m long, gradually tapering to a diameter of 68mm. Luminares to be provided as per lighting schedule. Up to 6 lamps can be supplied per micro pillar. Cabling to the lamps is to be laid in 100mm dia PVC-U ducting with a min cover of 600mm in grassed areas and 750mm at road crossings. Cables are not to be joined. Cables are to be looped from column to column on each circuit.

Public Lighting
 Selected street lighting as per:
 'Luma Micro BG615 NW DW50' 20 LED 5.0klm OR SIMILAR APPROVED
 1 lamp(s) per luminaire, 5000 initial lumens per lamp
 Maintenance Factor = 0.760, watts per luminaire = 30
 Cutback (from mounting axis to photometric center) = 400 mm
 tilt angle = 3 deg
 mounting height = 6 m
 number locations = 3, number luminaires = 3
 kw all locations = 0.1

VEGETATION & PLANTING LEGEND

- SELECT EXTRA HEAVY STANDARD TREES
min. 12-14cm girth, proposed species:
- SELECT HEAVY STANDARD TREES
min. 10-12cm girth, proposed species:
- NEW PLANTING OF INDIGENOUS HEDGEROWS
- SELECT SHRUB AND GRONDCOVER PLANTING
To be all containerised stock min. 2L. Typical species:
- GRONDCOVERS planted at 5-7m/sq:
Crocodylia laeta
Festuca spp.
Hedera 'Hibernica'
Hls spp.
Vicia cracca
Luzula plosa
- SHRUBS, planted at 3-4/m/sq:
Corylus avellana
Corylus maxima 'Purpurea'
Hippocistis caryocarpum
Lavandula stoechas
Magnolia x soulangeana
Mahonia x media 'Charity'
Philadelphus 'Bella Etoile'
Rosa 'meiland' 'Alba'
Viburnum davidii
Viburnum opulus
- SUITABLE NATIVE TREES FOR STREET:
a.) Birch f.) Holly
b.) Rowan h.) Bird Cherry
c.) Hawthorn
- SUITABLE NATIVE TREES FOR HEDGES
a.) Bird Cherry
b.) Spindle

HARD SURFACING LEGEND

- Proposed Insitu concrete pavement
- Tactile Warning Flag (Buff) Roadstone to BS 7997:2003 yellow dimple to uncontrolled crossings yellow corduroy to cycle lane

SIGNAGE & ROADMARKING LEGEND

- Disabled parking marker post

NOTES :
 This drawing is copyright and may not be copied or altered without permission.
 Use only figured dimensions. Do not scale this drawing.
 The contractor is responsible for checking all dimensions on site prior to construction.
 The Architects are to be notified of any discrepancies prior to work commencing.
 Levels and contours, shown on drawings, are relative to local datum unless specified

REVISION:	DATE:	DESCRIPTION:	INITIAL:	REVISION:	DATE:	DESCRIPTION:	INITIAL:

CLIENT :	LEITRIM COUNTY COUNCIL
PROJECT :	Proposed Residential Development
ADDRESS :	Drumhaire, Dromahair, Co. Leitrim
PROPOSED SITE & LANDSCAPING LAYOUT	
DATE:	30-Jun-21
NO:	20455-PLA -110

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