

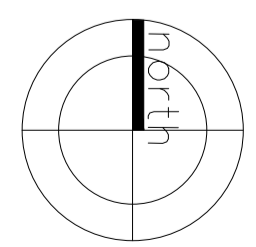
Level Notes:
 EX+ Existing Level
 TL+ Top of Landscape Finish
 TP+ Top of Pavement
 TK+ Top of Kerb
 TW+ Top of Walls
 TE+ Top of Edging

Psp - Prunus spinosa (Blackthorn)
 Ps - Pinus sylvestris (Scots Pine)
 Bp - Betula pubescens (Downy Birch)
 Bpd - Betula pendula (Silver Birch)
 Ac - Acer campestre 'Streetwise' (Field Maple)
 Al - Amelanchier lamarckii (Snowberry)

SPECIFICATION KEY	
	Q25110 - PAVING: NATURAL STONE PAVING 35x63mm in random length of 200 x 400 x 600 mm flame-textured MID-GREY GRANITE paving. • 6mm joints to paving units to be filled with wet-lay mix jointing material to BS7533 colour neutral. • Sub-base to engineer's design detail and specification. • Apply two coats of clear wet look sealer to prevent staining.
	Q21115A - PAVING: EXPOSED AGGREGATE CONCRETE SURFACING Aggregate size maximum 10 and 20 rounded river-washed gravel. Additional aggregate requirements: BS7533 colour neutral. • Cement: Cemlink by Best Cement and/or GIBBY by Ecocem or EGA. • Admixtures: 'Aqua 411 HRWRA', 'Mars VMA' by Grace Construction Products & '150-12 Fibremat' by Curtis Enterprises or EGA. • Colour: as per design. • Additional mix requirements: 'Pret VBA Bio 2' or EGA vegetable-based surface retarder and curing agent for exposed aggregate finish. • Slab thickness: 150 mm C40 concrete with reinforcement to engineer's specification. • Finish: Exposed aggregate surfacing. • Sub-base: as per design. • Formed joints: at 5 m centres, temporary forms; square edged with a steel top surface, placing concrete compact thoroughly at edges to give level, closely abutted joints with no spigot. • Saw Cut at min 3m c/s; not less than one quarter the depth of the slab in depth and as narrow as practicable. Sawing sufficiently early to prevent random cracking (within 24 hours of casting slab) and to produce strong, well-defined joints. Crown Bldg. saws.
	TARMAC TO ENGINEER'S SPECIFICATION
	PERMEABLE PAVING TO ENGINEERS DETAILS & SPECIFICATION
	HARD COMPACTING GOLDEN GRAVEL • 10mm dolomitic bedding just material to seal all interstices. • 50mm compacted depth golden-coloured limestone hard-compacting gravel (IMAG or EGA).
	PAVING: • Modular paving strips to site frontage shared surface
	WET POUR IMPACT ABSORBING IN SITU SYNTHETIC SURFACING SPECIFICATION • Q20195 Surface course: Wet pour, in situ laid polyurethane bound EPDM rubber crumbs surface to BS 7188. Wet Pour Rubber Surfacing 'Base Course' or 'Shock Pad' is manufactured from 100% recycled SBR (Styrene Butadiene Rubber) rubber crumbs which is mixed with a polyethylene resin binder. • Colour: Yellow. Thickness: 40mm
	Q30 - PLANTING: GRASS LAWN • Excavate lawn areas to 120mm depth & break up base of area to ensure free drainage. • Backfill with min. 150mm depth multi-purpose grade topsoil to BS3882 to lawn area. • Seed with low maintenance hard-wearing, non-ryegrass amenity grass seed mix at 25g/m² or approved wildflower meadow seed mix as indicated.
	RITTER GRASS TO SUPPORT TENDER ACCESS • GeoScape EcoBlock by Cooper Clarke Groups or EGA • Recycled polypropylene geo-space ecoblock (colour: green) 500x500x80mm deep with 10mm topsoil, on 200mm sharp sand bedding on 200mm coarse 8/4 granular material on Tensar Triax TX 160 geogrid or equivalent.
	P1 - ORNAMENTAL SHRUBS AND PERENNIALS • Ayala nana, Digitalis grandiflora, Iris foetidissima, Kniphofia 'Alcazar', Libertia grandiflora, Blechnum spicatum, Phytolacca scolopendrium. • Planting to 300mm depth BS3882 multi-purpose topsoil on free-draining sub-base, topped with 100g/m² black landscape fabric and 75mm depth medium-grade pine bark mulch. • Ornamental perennial planting to comprise flowering perennials & evergreen shrubs to soften the visual impact of the development.
	PLANTING - Miscanthus sinensis 'Malepartus': • 2 litre container grown. • 300mm depth BS3882 multi-purpose topsoil on free-draining sub-base, topped with 100g/m² black landscape fabric and 75mm depth medium-grade pine bark mulch.
	PLANTING - HEDGEROW: • Evergreen Yew (Taxus Baccata) Hedgerow maintained at 1m height to screen low level views of parked vehicles whilst allowing open uninterrupted views of the proposed development
	Q31 - SEMI-MATURE NATIVE TREES • Semi-mature native species provided with 1200mm² multi-purpose grade topsoil to BS-3882, topped with black 100g/m² landscape fabric secured with plastic pegs at 300mm c/s & 75mm depth medium-grade bark mulch. • Trees double-staked & supplied with planting accessories, and provided with root restrictors within 2m of paving, underground services and foundations.
	Q31 - CLEAR-STEMMED TO 2M HEIGHT SEMI-MATURE TREES • Semi-mature trees provided with 1200mm² multi-purpose grade topsoil to BS-3882, topped with black 100g/m² landscape fabric secured with plastic pegs at 300mm c/s & 75mm depth medium-grade bark mulch. • Trees double-staked & supplied with planting accessories, and provided with root restrictors within 2m of paving, underground services and foundations.
	Q50220A - WOODEN BENCH WITH BACKREST • 500mm width x 400mm depth x 350mm length planed smooth Grade A green Douglas Fir to 500mm height from FGL. • Timber to be FSC-certified and sourced sustainably. • Base frame of galvanneal mild steel (powder coated to RAL 8004 Copper Brown) with stainless steel fasteners, bolted to C20P concrete foundation to engineer's specification, finished 100mm below FGL. • Seat and backrest of solid Douglas Fir softwood. • Shop drawings to be produced by contractor prior to fabrication.
	Q50253 - NATURAL STONE BOULDERS • 100-1500mm Ø rounded natural stone glacial boulders of Irish granite or limestone grouped to act as a focal point and grouped informal seating elements and features. • Set 100-200mm deep into landscape finish.
	COVERED BICYCLE STANDS • 200 no covered cycle parking spaces located within communal courtyard spaces. • 60 no uncovered spaces along site frontage onto Naas road
	EXIT STAIRWAY • Canopy above exit stair from basement car park and bicycle parking spaces
	BOUNDARY TREATMENT • 1.8m height galvanneal mild steel bar railing painted grey on 400mm height plinth wall
	BASEMENT VENTILATION • Galvanneal mild steel heeplate grating

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 Client: Development 8
 Project: Concorde site
 Title: Master plan
 Dwg No: 18-489-PD-01 Date issued: 2019-04-29 Scale: NTS
 Drawn: MA Purpose: Planning Checked: SD



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