Document Register Sheet

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TO:	Burkeway Homes
F.A.O:	
From:	Radharc Landscaping - Sharon Greaney
Project:	Bearna SHD - Stage 3
Date:	30.09.2020

Association of Landscape Contractors of Ireland

Drawing Reference	Drawing Title	Size	Scale	File Type	Date/Revision/Status 30/06/2020	30/09/2020
924_Rad_1973_01_Landscape Masterplan	Masterplan	A1	1_500	pdf	S4	
924_Rad_1973_02_Usable Active & Passive Space	Usable Active & Passive Space	A1	1_500	pdf	S4	
924_Rad_1973_03_Circulation & Connectivity	Circulation & Connectivity	A1	1_500	pdf	S4	
924_Rad_1973_04_Boundary Treatment	Boundary Treatment	A1	1_500	pdf	S4	
924_Rad_1973_05_Soft Landscaping Plan	Soft Landscaping Plan	A1	1_500	pdf		S4
924_Rad_1973_06_Biodiversity/Ecological Mitigitation_Development Site	Biodiversity/Ecological Mitigation_Development Site	A1	1_500	pdf		S4
924_Rad_1973_07_Biodiversity/Ecological Mitigitation_Zoned Open Space	Biodiversity/Ecological Mitigation_Zoned Open Space	A1	1_500	pdf		S4
924_Rad_1973_08_Landscape Features	Landscape Features	A1	1_500	pdf	S1	
Report Title Bearna Residential Development - Landscape Report October 2020		A4	n/a	pdf		S4

Status/Suitability NON_CONTRACTUAL
S1 - Suitable for Information
S2 - Suitable for Review/Comment
S3 - Suitable for Stage Approval
S4 - Suitabe for Planning
S5 - Suitable for FI

Developer	Burkeway Homes	
Architect	McCauley Day O'Connell Architects	
Planning	MKO Planning Consultants	
Landscape	Radharc	Landscaping Co Ltd.
Engineers	OCSC	Consulting Engineers
Other Copy#		



























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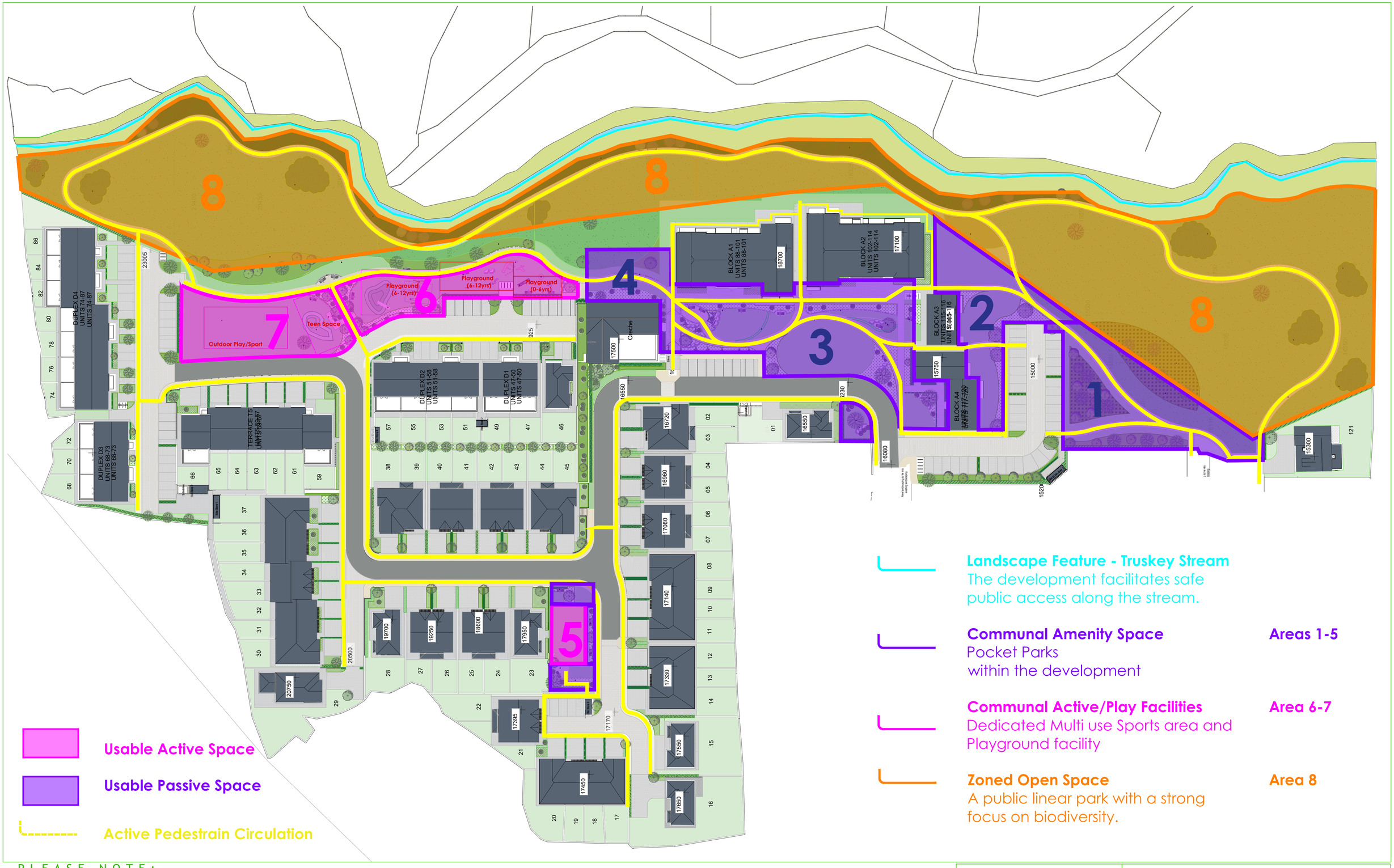
Stage 3 - SHD

Rev_Date_By_Discription

Drawing Purpose:	FOR_PLANNING
Project:	Bearna SHD, Bearna, Co Galway
Client:	Burkeway Homes
Drawing title:	Landscape Masterplan
Drawing No:	924_Rad_1973_01_Landscape Masterplan
Scale:	1:500@A1
Drawn by:	SG
Date:	13/07/2020
Checked by:	BW

Radharc landscape design

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Landscape Feature - Truskey Stream
The development facilitates safe public access along the stream.

Communal Amenity Space — **Areas 1-5**
Pocket Parks within the development

Communal Active/Play Facilities — **Area 6-7**
Dedicated Multi use Sports area and Playground facility

Zoned Open Space — **Area 8**
A public linear park with a strong focus on biodiversity.

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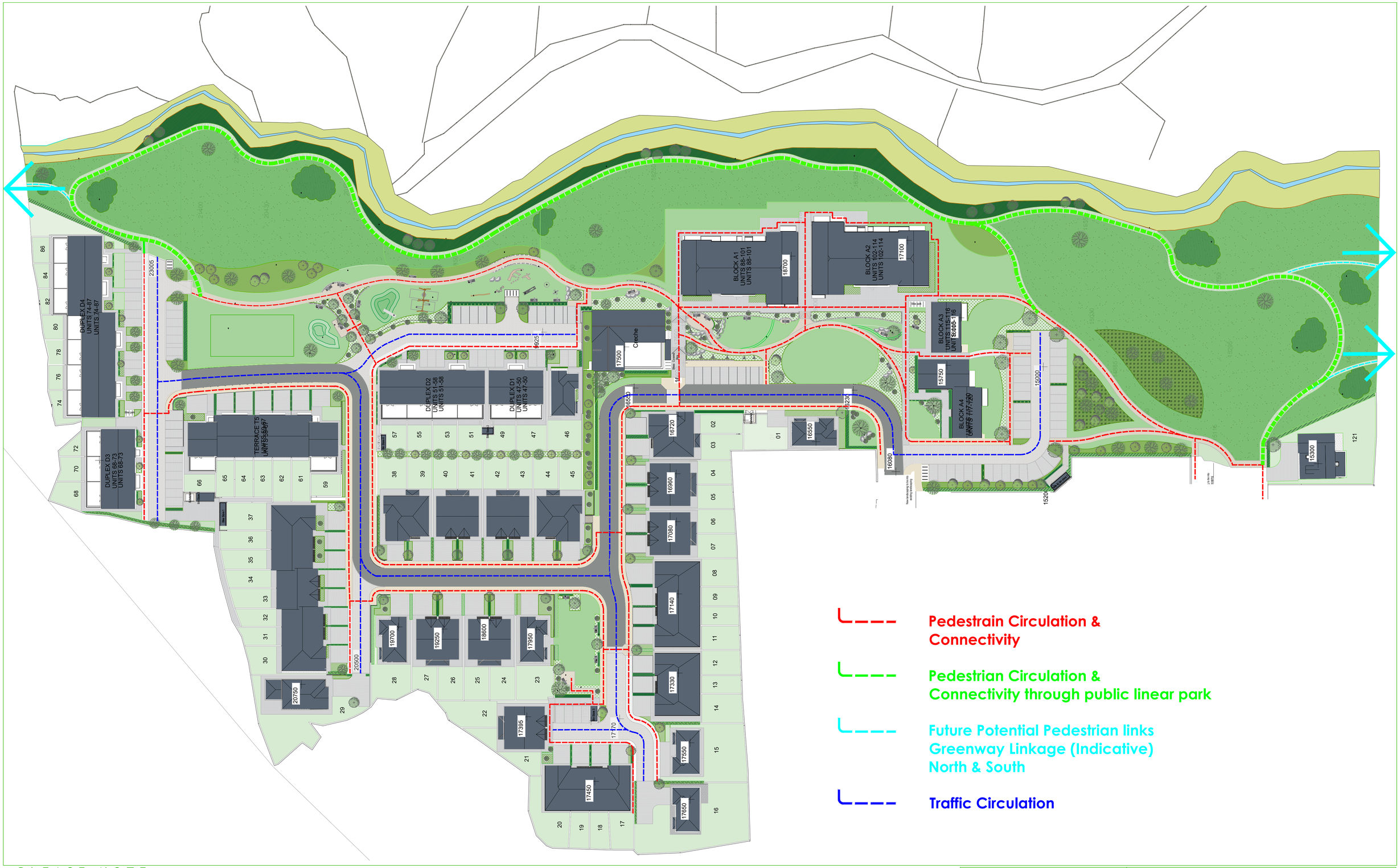
Stage 3 - SHD
Rev_Date_By_Discription

Drawing Purpose: FOR_PLANNING

Radharc landscape design

Project:	Bearna SHD, Bearna, Co Galway
Client:	Burkeway Homes
Drawing title:	Usable Active & Passive Space
Drawing No:	924_Rad_1973_02_Usable Active & Passive Space
Scale:	1:500@A1
Drawn by:	SG
Date:	13/07/2020
Checked by:	BW

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Pedestrain Circulation & Connectivity

Pedestrian Circulation & Connectivity through public linear park

Future Potential Pedestrian links Greenway Linkage (Indicative) North & South

Traffic Circulation

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Stage 3 - SHD
Rev_Date_By_Discription

Drawing Purpose: FOR_PLANNING

Radharc landscape design

Project:	Bearna SHD, Bearna, Co Galway		
Client:	Burkeway Homes		
Drawing title:	Circulation & Connectivity		
Drawing No:	924_Rad_1973_03_Circulation & Connectivity		
Scale:	1:500@A1	Drawn by:	SG
Date:	13/07/2020	Checked by:	BW

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Zoned Open Space - Truskey Stream

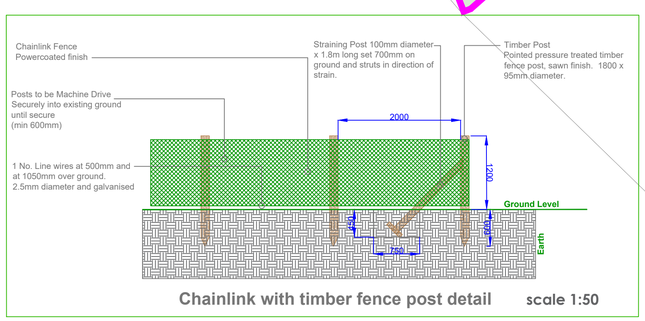
Native & Naturalised planting with chainlink fence.

Private Boundary
Rear Garden Block Wall
as per Architect/Engineer specification

Linear Park/Open Space Boundary
Native Mixed Hedge - see NH1 for details

Entrance - No Boundary

Zoned Open Space - Public Linear Park



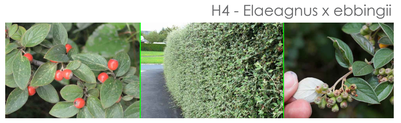
Chainlink with timber fence post detail scale 1:50

Chainlink fence along stream through native & naturalised planting.

H4 - Crateagus monogyna H4 - Acer campestre

H4 - Fagus sylvatica H4 - Viburnum opulus

H4 - Elaeagnus x ebbingii



H7 - Cotoneaster Franchetii

Native & Naturalised Planting along Stream
The existing native planting, consisting mainly of Iris species, Grass species(Reeds & Rush & sedges)along stream is to remain.
Fence - 1.2m high, Chainlink/3 strand wire, treated timber stakes at 2m centres, bracing at 10m centres

Species & variety	Size/Form	Density
Herbaceous perennial(*) Pollinator friendly species		
Achellia 'Summer Berries'*	2 ltr	5 per sqm
Crocosmia 'Lucifer'*	2 ltr	5 per sqm
Geranium sanguineum*	2 ltr	5 per sqm
Iris pseudoplatanus*	2 ltr	5 per sqm
Rodgersia x pinnata 'Superba'	2 ltr	3 per sqm
Stipa arundinacea	2 ltr	3 per sqm
Phalaris arundinacea	2 ltr	3 per sqm
Libertia x grandiflora	2 ltr	3 per sqm
Carex pendula	2 ltr	3 per sqm

NH1 - Mixed Native & Naturalised Hedge (NH1) Total 154Linm
(Proposed Bareroot (Br)- winter planting) Spacing 400mm centres

Species& Variety	Common	Size	Form	%	Total
Fagus sylvatica	Beech	90-120cm	Bareroot whip	20%	77nr
Acer campestre	Field Maple	90-120cm	Bareroot whip	35%	135nr
Crataegus monogyna	Hawthorn	90-120cm	Bareroot whip	35%	135nr
Viburnum opulus	Guelder Rose	60-90cm	Bareroot whip	10%	39nr

Fence - 0.9m high, 3 strand wire, treated timber stakes at 2m centres, bracing at 10m centres

H4 - Evergreen Hedge Total 80.5Linm
(Proposed Container Grown (CG)) Spacing 500mm centres

Species & variety	Common	Size	Form	%	Nr
Elaeagnus x ebbingii	Elaeagnus	80-100cm	CG	100%	161

H7 - Flowering Evergreen Hedge Total 128Linm
(Proposed Container Grown (CG) Spacing 400mm centres

Species & variety	Common	Size	Form	%	Nr
Cotoneaster Franchetii	Cotoneaster	2-3ltr	CG	100%	320

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Stage 3 - SHD
Rev_Date_By_Discription

Drawing Purpose: FOR_PLANNING

Project:	Bearna SHD, Bearna, Co Galway
Client:	Burkeway Homes
Drawing title:	Boundary Treatment
Drawing No:	924_Rad_1973_04_Boundary Treatment
Scale:	1:500@A1 Drawn by: SG
Date:	13/07/2020 Checked by: BW

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Native & Naturalised Tree Species



Qr - Quercus robur
Oak



Ac Acer Campestre
Field Maple



Fs Fagus sylvatica
Beech



Pap Prunus avium Plena
Wild Flowering Chery



So Sorbus aucuapria
Mountain Ash



AcEK Acer c.'Elsrijk'
Maple



Bj Betula utilis 'Jacquemontii'
Birch



Cm Crateagus monogyna
Hawthorn



AcE Acer c.'Elegant'
Maple



AG Acer platanoides 'Globosum'
Mophead Maple



Bn Betula nigra
River Birch



H2 - Flowering Hedge

H3 - Dwarf Evergreen Hedge

H8 - Native Evergreen Hedge

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All planting must be true to form & size.
See BS 5837:2012 Guide to Trees in Relation to Construction,
BS 3998:2010 Recommendations for Tree Work,
BS 3936 1:1992 Nursery Stock Trees & Shrubs

Soil Depths Required on site:
See BS 3882:2015 Specification for Topsoil, BS 8601:2013 Specifiaton for Subsoil

Type Species & variety	min depth topsoil	min depth subsoil
Open space grass seeding	200mm	300mm
Groundcover planting	300mm	300mm
Shrub planting	400mm	300mm
Hedgerows	400mm	400mm
Low woodland planting	600mm	300mm
Trees planting	800mm	300mm

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Stage 3 - SHD
Rev_Date_By_Discription

Drawing Purpose: FOR_PLANNING

Radharc landscape design

Project:	Bearna SHD, Bearna, Co Galway
Client:	Burkeway Homes
Drawing title:	Soft Landscaping Plan
Drawing No:	924_Rad_1973_05_Soft Landscaping Plan
Scale:	1:500@A1 Drawn by: SG
Date:	30/09/2020 Checked by: BW

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Beech



Pap Prunus avium Plena
Wild Flowering Chery



Sa Sorbus aucuapria
Mountain Ash



Cm Crateagus monogyna
Hawthorn

Woodland Groundcover



Native woodland groundcover planting with Spring bulbs



Acer Campestre - Field Maple



Fagus sylvatica - Beech



Crateagus monogyna - Hawthorn



Viburnum opulus - Gleuder Rose

Zoned Open Space - Public Linear Park



Plant selection will include native species and strong diversity, to support pollinators and provide interest, colour & seasonal interest.

TREES LIST - Open Space - Creche/West of Apartments [A1&A2]

Large Semi Mature Specimen Trees to be min 2m clear stem (Rootball - Winter Planting Nov-March)

Abbr.	Species & variety	Size	Form	Securing	Quantity
Bj	Betula jacquemontii	35-40cm girth	Rootball	Underground Guying System	3nr
Pa	Platanus acerifolia	30-35cm girth	Rootball	Underground Guying System	1nr

Semi Mature Trees to be min 2m clear stem (14-16cm Bareroot or Rootball - Winter Planting Nov-March)

AcE	Acer campestre 'Elegant'	18-20cm girth	Rootball	Double Stake & Crossbar	2nr
AcEk	Acer campestre 'Elsrijk'	18-20cm girth	Rootball	Double Stake & Crossbar	2nr
AL	Amelanchier lamarckii	2-2.5m high	Rootball	Double Stake & Crossbar	1nr
Bj	Betula jacquemontii	18-20cm girth	Rootball	Double Stake & Crossbar	1nr
FsDk	Fagus sylvatica 'Dawyck'	3.5-4m high	Rootball	Double Stake & Crossbar	2nr

TREES LIST - Open Space - South of Apartments

Semi Mature Trees to be min 2m clear stem (Bareroot or Rootball - Winter Planting Nov-March)

ApEQ	Acer plats' Emerald Queen'	18-20cm girth	Rootball	Double Stake & Crossbar	2nr
AcEk	Acer campestre 'Elsrijk'	14-16cm girth	Rootball	Double Stake & Crossbar	2nr
AcE	Acer campestre 'Elegant'	14-16cm girth	Rootball	Double Stake & Crossbar	2nr

TREES LIST - Open Space - Carpark & Woodland [WP1] South of Apartments

Semi Mature Specimen Trees to be min 2m clear stem (20-25cm Rootball - Winter Planting Nov-March)

ApR	Acer pseudo 'Bruchem'	20-25cm girth	Rootball	Underground Guying system	3nr
ApE	Acer pseudo 'Rolterdam'	20-25cm girth	Rootball	Underground Guying system	3nr
Fs	Fagus sylvatica	20-25cm girth	Rootball	Underground Guying system	2nr
Qr	Quercus robor	20-25cm girth	Rootball	Underground Guying system	2nr
TGS	Tilia cordata 'Greenspire'	20-25cm girth	Rootball	Underground Guying system	2nr

Semi Mature Trees to be min 2m clear stem (14-16cm Bareroot or Rootball - Winter Planting Nov-March)

Ac	Acer campestre	14-16cm girth	Rootball	Double Stake & Crossbar	6nr
Bp	Betula pendula	14-16cm girth	Rootball	Double Stake & Crossbar	4nr
Cm	Crateagus monogyna	14-16cm girth	Rootball	Double Stake & Crossbar	3nr
PaP	Prunus avium 'Plena'	14-16cm girth	Rootball	Double Stake & Crossbar	6nr

All standard trees planting to be min 2.4m clear stem (18-20cm Rootball - Winter Planting Nov-March)

Abbr.	Species & variety	Size	Form	Securing	Quantity
AcEK	Acer campestre 'Elsrijk'	18-20cm girth	Rootball	Double stake & crossbar	5nr
AfAB	Acer freemonii 'Autumn Blaze'	18-20cm girth	Rootball	Double stake & crossbar	1nr
Fs	Fagus sylvatica	18-20cm girth	Rootball	Double stake & crossbar	3nr
PaP	Prunus avium 'Plena'	18-20cm girth	Rootball	Double stake & crossbar	3nr
Qr	Quercus robor	25-30cm girth	Rootball	Underground Guying System	1nr

All Multistemmed trees planting to be min 2.5m high (min4Breaks) Rootball - Winter Planting Nov-March)

BJ	Betula u.'Jacquemontii' multistem	2.5-3mhigh	Rootball	Double stake & crossbar	8nr

All standard trees planting to be min 2.4m clear stem (14-16cm) Rootball - Winter Planting Nov-March)

AG	Acer pseudo. 'Bruchem'	14-16cm girth	Rootball	Double stake & crossbar	1nr
Cm	Crateagus monogyna	14-16cm girth	Rootball	Double stake & crossbar	2nr
PS	Prunus serr 'Kanzan'	14-16cm girth	Rootball	Double stake & crossbar	3nr
So	Sorbus aucuparia	14-16cm girth	Rootball	Double stake & crossbar	7nr
Sa	Sorbus aucuparia 'Royal Cardinal'	14-16cm girth	Rootball	Double stake & crossbar	2nr

OPEN SPACE POCKET PARK TREE LIST

All standard trees planting to be min 2.4m clear stem (18-20cm Rootball - Winter Planting Nov-March)

Abbr.	Species & variety	Size	Form	Securing	Quantity
AfAB	Acer freemonii 'Autumn Blaze'	18-20cm girth	Rootball	Double stake & crossbar	3nr
BJ	Betula u.'Jacquemontii'	20-25cm girth	Rootball	Underground guying system	1nr

STREET TREES PRIVATE FRONT GARDENS

All standard trees planting to be min 2.4m clear stem (14-16cm Bareroot - Winter Planting Nov-March)

Abbr.	Species & variety	Size	Form	Securing	Quantity
Ac	Acer campestre	14-16cm girth	Bareroot	Double stake & crossbar	3nr
AcE	Acer campestre 'Elegant'	14-16cm girth	Bareroot	Double stake & crossbar	3nr
AcEK	Acer campestre 'Elsrijk'	14-16cm girth	Bareroot	Double stake & crossbar	5nr
AG	Acer plat. 'Globosum'	14-16cm girth	Bareroot	Double stake & crossbar	7nr
BJ	Betula u.'Jacquemontii'	14-16cm girth	Bareroot	Double stake & crossbar	8nr
SoCR	Sorbus auc.'Cardinal Royal'	14-16cm girth	Bareroot	Double stake & crossbar	5nr
SSS	Sorbus auc.'Sheerwater Seedling'	14-16cm girth	Bareroot	Double stake & crossbar	6nr
AL	Amelanchier lamarckii	2-2.5m high	Rootball	Double Stake & Crossbar	3nr
FsDk	Fagus sylvatica 'Dawyck'	2.5-3m high	Rootball	Double Stake & Crossbar	8nr

STREET TREES PRIVATE REAR GARDENS

All standard trees planting to be min 2.4m clear stem (14-16cm Bareroot - Winter Planting Nov-March)

Abbr.	Species & variety	Size	Form	Securing	Quantity
AL	Amelanchier lamarckii (multistem)	2-2.5m high	Rootball	Double Stake & Crossbar	4nr
Ac	Acer campestre(multistem)	2-2.5 m high	Rootball	Double Stake & Crossbar	2nr
Bp	Betula pendula	10-12cm girth	Bareroot	Double Stake & Crossbar	4nr
MJD	Malus 'John Downie'	10-12cm girth	Bareroot	Double Stake & Crossbar	3nr
SoL	Sorbus aria 'Lutescens'	10-12cm girth	Bareroot	Double Stake & Crossbar	4nr

All planting must be true to form & size.
See BS 5837:2012 Guide to Trees in Relation to Construction,
BS 3998:2010 Recommendations for Tree Work,
BS 3936 1:1992 Nursery Stock Trees & Shrubs

Soil Depths Required on site:
See BS 3882:2015 Specification for Topsoil, BS 8601:2013 Specification for Subsoil

Type	Species & variety	min depth topsoil	min depth subsoil
Open space grass seeding		200mm	300mm
Groundcover planting		300mm	300mm
Shrub planting		400mm	300mm
Hedgerows		400mm	400mm
Low woodland planting		600mm	300mm
Trees planting		800mm	300mm



Encourage Native wildlife by creating habitats

Front of Houses - Ornamental shrubs with herbaceous perennial to Private spaces
Barkmulch to 50mm depth
(*) Pollinator friendly species

Species & variety	Size/Form	Density
Shrubs		
Euonymus in variety*	2 ltr	3 per sqm
Hebe in variety*	2 ltr	3 per sqm
Fuchsia 'Tom Thumb'*	2 ltr	3 per sqm
Lavandula in variety*	2 ltr	3 per sqm
Lonicera 'Mal green'*	2 ltr	3 per sqm
Rosmarinus prostratus*	2 ltr	3 per sqm
Skimmia japonica*	2 ltr	3 per sqm
Sarcococca confusa*	2 ltr	3 per sqm
Herbaceous perennial		
Astilbe 'Sprite'*	2 ltr	3 per sqm
Achellia 'Summer Berries'*	2 ltr	3 per sqm
Erigeron 'Sea Breeze'*	2 ltr	3 per sqm
Hemerocallis 'Stella D'Oro'*	2 ltr	3 per sqm
Osteospermum juncudum*	2 ltr	3 per sqm
Primula denticulata*	2 ltr	3 per sqm
Sedum 'Herbstfreude'*	2 ltr	3 per sqm
Scabosia 'Butterfly Blue'*	2 ltr	3 per sqm
Grasses		
Carex 'Phoenix Green'	2 ltr	5 per sqm
Stipa arundinacea	2 ltr	3 per sqm
Liberlia x grandiflora*	2 ltr	3 per sqm

Woodland Groundcover Planting list to South Open Space
Barkmulch to 50mm depth
(*) Pollinator friendly species

Species & variety	Size	%	Density
Cotoneaster Coral Beauty*	2 ltr	10%	3 per sqm
Erica in variety*	2 ltr	10%	3 per sqm
Geranium 'Bevan's Variety'*	2 ltr	10%	3 per sqm
Geranium 'Biokovo'*	2 ltr	10%	3 per sqm
Hedera helix*	2 ltr	15%	3 per sqm
Polystichium setiferum	2 ltr	15%	3 per sqm
Vinca minor 'Ralph Stugart'*	2 ltr	15%	3 per sqm
Rubus 'Tricolour'*	2 ltr	15%	3 per sqm

Naturalised bulb planting under proposed trees.

Species & variety	Common	Density
Galanthus nivalis	(Snowdrop)	20 bulbs per sqm
Crocus in variety	(Crocus)	20 bulbs per sqm
Narcissus 'Tete a Tete'	(Dwarf Daffodil)	20 bulbs per sqm
Hycanthoides non scripta (Bluebell)		20 bulbs per sqm

Mixed Shrub(Ornamental & Native) Planting with herbaceous perennials
Barkmulch to 50mm depth
(*) Pollinator friendly species

Species & variety	Size/Form	Density
Shrubs		
Cornus alba 'Spaethii'	2 ltr	1 per sqm
Elaeagnus x ebbingii*	2 ltr	1 per sqm
Fuchsia 'Riccartonii'*	2 ltr	1 per sqm
Hydrangea in variety*	2 ltr	1 per sqm
Ilex 'Silver Queen'*	2 ltr	1 per sqm
Ilex 'Golden King'*	2 ltr	1 per sqm
Lonicera 'Malgreen'	2 ltr	3 per sqm
Rosa rugosa*	2 ltr	1 per sqm
Rosmarinus officanale*	2 ltr	1 per sqm
Rhododendron* dwarf var	2 ltr	1 per sqm
Viburnum opulus*	2 ltr	1 per sqm
Herbaceous perennial		
Achellia 'Summer Berries'*	2 ltr	5 per sqm
Crocosmia 'Lucifer'	2 ltr	5 per sqm
Foeniculum vulgare*	2 ltr	3 per sqm
Geranium 'Brookside'*	2 ltr	5 per sqm
Iris pseudoplatarus*	2 ltr	5 per sqm
Ligularia prewalskii*	2 ltr	3 per sqm
Rudbeckia 'Goldstrum'*	2 ltr	5 per sqm



Ornamental Planting palette encourage Biodiversity & includes Pollinator friendly species.

Low to medium ornamental shrubs with herbaceous perennial to open space
Barkmulch to 50mm depth
(*) Pollinator friendly species

Species & variety	Size/Form	Density
Shrubs		
Cistus 'Alan Fradd'*	2 ltr	3 per sqm
Cornus 'Mid Winter Fire'	2 ltr	3 per sqm
Fuchsia 'Mrs Popple'*	2 ltr	3 per sqm
Euonymus 'Emerald Gaiety'	2 ltr	3 per sqm
Escallonia Red Dream*	2 ltr	1 per sqm
Hebe Wir Cloud*	2 ltr	3 per sqm
Hydrangea Hamburg*	2 ltr	1 per sqm
Ilex 'JC Vol Tol'*	3 ltr	1 per sqm
Lavandula angustifolia*	2 ltr	3 per sqm
Rosa Flower Carpet*	2 ltr	1 per sqm
Rosmarinus 'Miss Jessop'*	2 ltr	1 per sqm
Pinus mugo	2 ltr	1 per sqm
Phormium 'Platts Black'	5 ltr	1 per sqm
Herbaceous perennial		
Astilbe 'Deutchland'*	2 ltr	5 per sqm
Agapanthus 'Blue Umbrella'*	3 ltr	5 per sqm
Crocosmia Emillie Mc.Kenzie*	2 ltr	5 per sqm
Echinacea purpurea*	2 ltr	5 per sqm
Geranium Bevan's Var.*	2 ltr	5 per sqm
Geranium 'Brookside'*	2 ltr	5 per sqm
Hemerocallis 'Stella D'Or'*	2 ltr	5 per sqm
Leucanthemum superbum*	2 ltr	5 per sqm
Rudbeckia 'Goldstrum'*	2 ltr	5 per sqm
Salvia nem 'Ostfriesland'*	2 ltr	5 per sqm
Sedum 'Herbstfreude'*	2 ltr	5 per sqm
Verbena 'Lollipop'*	2 ltr	5 per sqm
Grasses		
Carex 'Phoenix Green'	2 ltr	5 per sqm
Calamagrastis 'Karl Foerster'	2 ltr	5 per sqm
Liberlia x grandiflora*	2 ltr	3 per sqm
Miscanthus sinensis	2 ltr	3 per sqm
Stipa Gigantea	3 ltr	1 per sqm
Stipa arundinacea	2 ltr	5 per sqm

Specimen Shrubs in Open Space
Barkmulch to 50mm depth
(*) Pollinator friendly species

Species & variety	Size/Form	Density
Shrubs		
Ilex aqui 'Argentea Marginata'*	1.5m Cone	1 per sqm
Ilex crenata 'Convexa' Ball*	30cm dia	1 per sqm
Pittosporum teni 'Golf Ball'*	30cm dia	1 per sqm
Pittosporum ten 'Argrophyllum'*	100-120cm high	1 per sqm
Pittosporum tobira nana*	60cm dia	1 per sqm
Magnolia stellata	100-120cm high	1 per sqm
Viburnum tinus 'Eve Price'	100-120cm high	1 per sqm
Callistemon x 'Splenders'	100-120cm high	1 per sqm
Pinus mugo	40-60cm high	1 per sqm
Taxus baccata Ball	25cm dia	2 per sqm

NH1 - Mixed Native & Naturalised Hedge (NH1)
(Proposed Bareroot (Br)- winter planting) Spacing 400mm centres Total 154Lnm

Species& Variety	Common	Size	Form	%	Total
Fagus sylvatica	Beech	90-120cm	Bareroot whip	20%	77nr
Acer campestre	Field Maple	90-120cm	Bareroot whip	35%	135nr
Crateagus monogyna	Hawthorn	90-120cm	Bareroot whip	35%	135nr
Viburnum opulus	Guelder Rose	60-90cm	Bareroot whip	10%	39nr

Fence - 0.9m high, 3 strand wire, treated timber stakes at 2m centres, bracing at 10m centres

H2 - Flowering Hedge
(Proposed Footballers Winter Planting (RB)) Spacing 400mm centres Total 90Lnm

Species & variety	Common	Size	Form	%	Nr
Ligustrum ovalifolium	Privet	80-100cm	Rootball	100%	225nr

H3 - Evergreen Hedge
(Proposed Container Grown (CGs)) Spacing 400mm centres Total 106.6Lnm

Species & variety	Common	Size	Form	%	Nr
Prunus lauro 'Etna'	Cherry Laurel	40-60cm	CG	100%	267

H4 - Evergreen Hedge
(Proposed Container Grown (CGs)) Spacing 500mm centres Total 80.5Lnm

Species & variety	Common	Size	Form	%	Nr
Elaeagnus x ebbingii	Elaeagnus	80-100cm	CG	100%	161

H5 - Low Evergreen Hedge
(Proposed Container Grown (CGs)) Spacing 400mm centres Total 95Lnm

Species & variety	Common	Size	Form	%	Nr
Prunus 'Mano'	Dwarf Laurel	40-60cm	CG	100%	238

H6 - Dwarf Evergreen Hedge
(Proposed Container Grown (CGs)) Spacing 400mm centres Total 192Lnm

Species & variety	Common	Size	Form	%	Nr
Euonymus 'Green Rocket'Euonymus		2-3ltr	CG	100%	480

H7 - Flowering Evergreen Hedge
(Proposed Container Grown (CGs)) Spacing 400mm centres Total 128Lnm

Species & variety	Common	Size	Form	%	Nr
Cotoneaster franchetii	Cotoneaster	2-3ltr	CG	100%	320

H8 - Evergreen Hedge
(Proposed Container Grown (CGs)) Spacing 400mm centres Total 78sqm

Species & variety	Common	Size	Form	%	Nr
Ilex 'Golden King'	Holly	2-3ltr	CG	100%	195



Pollinator Friendly Hedging - Cotoneaster, Ligustrum(Privet) & Ilex (Holly)



Ornamental Planting palette encourage Biodiversity & includes Pollinator friendly species.

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ALL CONTRACTORS, WHETHER MAIN OR SUBCONTRACTORS MUST VISIT THE SITE AND ARE RESPONSIBLE FOR TAKING AND CHECKING ANY AND ALL DIMENSIONS AND LEVELS THAT RELATE TO THE WORKS. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR.

GENERAL NOTES:

- All **soil movement** should take place during dry weather(when topsoil is not wet);
- **Topsoil** should be stripped first & stored separately from subsoil, All topsoil to be good quality medium loam and free from deleterious material;
- **Organic matter** to be added when necessary to create a good friable structure;
- **Soil depths:** for trees 1000mm (40% free draining subsoil, 60% topsoil); for general planting 700mm;
- All **grass levels** to be raised 100mm above kerb level;
- All **landscape treatment** subject to engineers' approval for structural, moisture and drainage considerations;
- **Gravel** or hard surface line between all planting and buildings, approx width 300mm;
- 1m high black **shelter fencing** should be erected for the first two seasons in wind vulnerable areas;
- **Bark mulch** dress to 50mm depth should be added to all ornamental planting and replenished annually to maintain depth.

HATCH NOTE:

The drawing hatch is graphic indication & not intended as an accurate representation of finished work. Paving and other hard/soft finishes will vary on completion. Please discuss further with Radharc regarding material finishes.

TREES & SHRUBS (PLANTING, CARE & MAINTENANCE):

- **Trees to be supported** by staking depending on size: 1.4-1.5m trees planted in prepared tree pits, 900 x 900 x 1000mm. Secured with double stake and cross bar; 16-18 cm girth - Secured with double stake and cross bar;
- **Containerised shrubs** to be planted at any time of the year but avoiding periods of frost, water logging or drought;
- **Bareroot trees** to be planted in the period of Nov-March;
- **Shelter Fencing** to be erected during establishment phase.

MAINTENANCE:

- **Weed control** by residual chemical and by regular spot treatment with translocated herbicide (e.g. Glyphosate) during the growing season. Weeds among plants to be hand weeded where necessary;
- **Pruning** of all plants to be carried out by a competent horticulturist in accordance with good practice;
- **Watering**: all planting to be kept well watered during dry weather, especially during establishment phase.

Radharc landscape design

Private Commercial Residential

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Stage 3 - SHD

Drawing Purpose: FOR_PLANNING

Project:	Bearna SHD, Bearna, Co Galway
Client:	Burkeway Homes
Drawing title:	Biodiversity/Ecological Mitigation Development Site
Drawing No:	924_Rad_1973_06_Biodiversity/Ecological Mitigation_Development Site
Scale:	1:500@A1 Drawn by: SG
Date:	30/09/2020 Checked by: BW

Do not scale from this drawing. All dimensions to be checked on site. Discrepancies between this drawing and information given elsewhere must be reported to this office for clarification before proceeding





Native Trees - Crateagus monogyna (Hawthorn)





Native trees - Quercus robur - (Oak)



Native Trees - Sorbus aucuparia - (Mountain Ash)

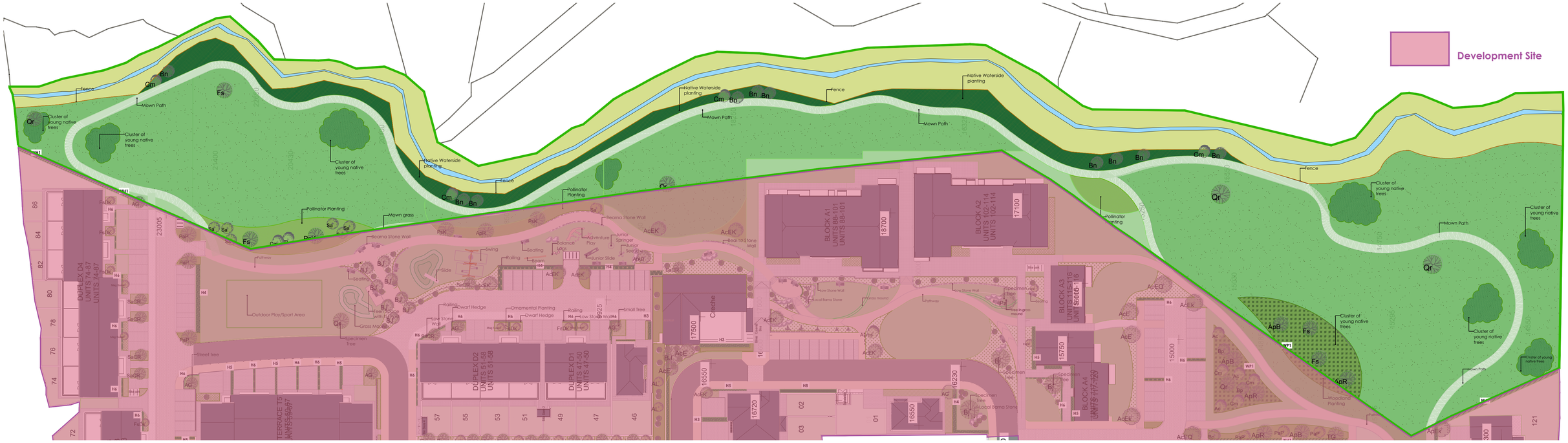








Pathway along playground with mown strip & native meadow grass open space



NH1 - Mixed Native & Naturalised Hedge (NH1)
(Proposed Bareroot (Br)- winter planting) Spacing 400mm centres Total 154Linm

Species& Variety	Common	Size	Form	%	Total
Fagus sylvatica	Beech	90-120cm	Bareroot whip	20%	77nr
Acer campestre	Field Maple	90-120cm	Bareroot whip	35%	135nr
Crataegus monogyna	Hawthorn	90-120cm	Bareroot whip	35%	135nr
Viburnum opulus	Guelder Rose	60-90cm	Bareroot whip	10%	39nr

Fence - 0.9m high, 3 strand wire, treated timber stakes at 2m centres, bracing at 10m centres

TREES LIST - Open Space - Carpark & Woodland [WP1] South of Apartments

Semi Mature Specimen Trees to be min 2m clear stem (20-25cm Rootball - Winter Planting Nov-March)

ApB	Acer pseudo 'Bruchem'	20-25cm girth	Rootball	Underground Guying system	3nr
ApR	Acer pseudo 'Rotterdam'	20-25cm girth	Rootball	Underground Guying system	3nr
Fs	Fagus sylvatica	20-25cm girth	Rootball	Underground Guying system	2nr
Qr	Quercus robor	20-25cm girth	Rootball	Underground Guying system	1nr
TGS	Tilia cordata 'Greenspire'	20-25cm girth	Rootball	Underground Guying system	2nr

Semi Mature Trees to be min 2m clear stem (14-16cm Bareroot or Rootball - Winter Planting Nov-March)

Ac	Acer campestre	14-16cm girth	Rootball	Double Stake & Crossbar	6nr
Bp	Betula pendula	14-16cm girth	Rootball	Double Stake & Crossbar	4nr
Cm	Crateagus monogyna	14-16cm girth	Rootball	Double Stake & Crossbar	3nr
PaP	Prunus avium 'Plena'	14-16cm girth	Rootball	Double Stake & Crossbar	6nr

MEADOW AREAS/WEST OF STREAM TREE LIST

All standard trees planting to be 2m clear stem (18-20cm Bareroot - Winter Planting Nov-March)

Abbr.	Species & variety	Size	Form	Securing	Quantity
Fs	Fagus sylvatica	18-20cm girth	Rootball	Double Stake & Crossbar	1nr
Qr	Quercus robor	18-20cm girth	Rootball	Double Stake & Crossbar	3nr

Semi Mature Trees to be min 2m clear stem (12-14cm Bareroot or Rootball - Winter Planting Nov-March)

Bn	Betula nigra	12-14cm girth	Bareroot	Double Stake & Crossbar	10nr
Cm	Crateagus monogyna	12-14cm girth	Bareroot	Double Stake & Crossbar	4nr

Groups of Transplant trees to be min 150-175cm high\Bareroot - Winter Planting Nov-March) approx 40nr total

Bn	Betula nigra	150-175cm high	Bareroot	Single Stake & Tie	1 per 2sqm	20%
Cm	Crateagus monogyna	150-175cm high	Bareroot	Single Stake & Tie	1 per 2sqm	20%
PaP	Prunus avium 'Plena'	150-175cm high	Bareroot	Single Stake & Tie	1 per 2sqm	20%
So	Sorbus aucuparia	150-175cm high	Bareroot	Single Stake & Tie	1 per 2sqm	20%
Qr	Quercus robor	150-175cm high	Bareroot	Single Stake & Tie	1 per 2sqm	20%

OPEN SPACE PLAYGROUND & OUTDOOR PLAY AREA TREE LIST

All standard trees planting to be min 2.4m clear stem (18-20cm Rootball - Winter Planting Nov-March)

Abbr.	Species & variety	Size	Form	Securing	Quantity
AcEK	Acer campestre 'Elsrijk'	18-20cm girth	Rootball	Double stake & crossbar	5nr
AfAB	Acer freemanii 'Autumn Blaze'	18-20cm girth	Rootball	Double stake & crossbar	1nr
Fs	Fagus sylvatica	18-20cm girth	Rootball	Double stake & crossbar	1nr
PaP	Prunus avium 'Plena'	18-20cm girth	Rootball	Double stake & crossbar	3nr
Qr	Quercus robor	25-30cm girth	Rootball	Underground Guying System	1nr

All Multistemmed trees planting to be min 2.5m high (min4sreaks) Rootball - Winter Planting Nov-March)

BJ	Betula u.j.'Jacquemontii' multistem 2.5-3mHigh	Rootball	Double stake & crossbar	8nr

All standard trees planting to be mim 2.4m clear stem (14-16cm) Rootball - Winter Planting Nov-March)

AG	Acer pseudo. 'Bruchem'	14-16cm girth	Rootball	Double stake & crossbar	1nr
Cm	Crateagus monogyna	14-16cm girth	Rootball	Double stake & crossbar	2nr
PS	Prunus seri 'Kanzan'	14-16cm girth	Rootball	Double stake & crossbar	3nr
So	Sorbus aucuparia	14-16cm girth	Rootball	Double stake & crossbar	7nr
Sa	Sorbus aucuparia 'Royal Cardinal'	14-16cm girth	Rootball	Double stake & crossbar	2nr

OPEN SPACE POCKET PARK TREE LIST

Mixed Shrub(Ornamental & Native) Planting with herbaceous perennials
Barkmulch to 50mm depth
(*) Pollinator friendly species

Species & variety	Size/Form	Density
Shrubs		
Cornus alba 'Spaethii'	2 ltr	1 per sqm
Elaeagnus x ebbingii*	2 ltr	1 per sqm
Fuchsia 'Ricartonii'*	2 ltr	1 per sqm
Hydrangea in variety*	2 ltr	1 per sqm
Ilex 'Silver Queen'*	2 ltr	1 per sqm
Ilex 'Golden King'*	2 ltr	1 per sqm
Lonicera 'Maigreen'	2 ltr	3 per sqm
Rosa rugosa*	2 ltr	1 per sqm
Rosmarinus officanale*	2 ltr	1 per sqm
Rhododendron* dwarf var	2 ltr	1 per sqm
Viburnum opulus*	2 ltr	1 per sqm
Herbaceous perennial		
Achellia 'Summer Berries'*	2 ltr	5 per sqm
Crocosmia 'Lucifer'	2 ltr	5 per sqm
Foeniculum vulgare*	2 ltr	3 per sqm
Geranium 'Brookside'*	2 ltr	5 per sqm
Iris pseudoplatanus*	2 ltr	5 per sqm
Ligularia prevalskii*	2 ltr	3 per sqm
Rudbeckia 'Goldstrum'*	2 ltr	5 per sqm

Native & Naturalised Planting along Stream
The existing native planting, consisting mainly of Iris species, Grass species(Reeds & Rush & sedges)along stream is to remain.
Fence - 1.2m high, Chainlink/3 strand wire, treated timber stakes at 2m centres, bracing at 10m centres

Species & variety	Size/Form	Density
Herbaceous perennial(*) Pollinator friendly species		
Achellia 'Summer Berries'*	2 ltr	5 per sqm
Crocosmia 'Lucifer'*	2 ltr	5 per sqm
Geranium sanguineum*	2 ltr	5 per sqm
Iris pseudoacorus*	2 ltr	5 per sqm
Rodgersia x pinnata 'Superba'	2 ltr	3 per sqm
Stipa arundinacea	2 ltr	3 per sqm
Phalaris arundinacea	2 ltr	3 per sqm
Liberlia x grandiflora	2 ltr	3 per sqm
Carex pendula	2 ltr	3 per sqm

Grassing
Mown Grass - Public Open Space within development
Suitable Amenity Grass mix

Mown Grass - Private Space
Suitable Amenity Grass mix

Meadowgrass - Open Space
Meadowgrass seed (ref Wildflowers.ie Design By Nature)
Seed Mix MM06 - Moist Acid Soils
Seed Mix EC05 - Wetlands
Seed Mix MM11 - Free Draining acid soils in high rainfall areas.



Native & Naturalised waterside planting along stream.



Mixed Shrub & Perennial planting to encourage biodiversity, colour & seasonal interest.

Woodland Groundcover Planting list to South Open Space
Barkmulch to 50mm depth
(*) Pollinator friendly species

Species & variety	Size	%	Density
Cotoneaster Coral Beauty*	2 ltr	10%	3 per sqm
Erica in variety*	2 ltr	10%	5 per sqm
Geranium 'Bevan's Variety'*	2 ltr	10%	3 per sqm
Geranium 'Biokovo'*	2 ltr	10%	3 per sqm
Hedera helix*	2 ltr	15%	3 per sqm
Polystichium setiferum	2 ltr	15%	3 per sqm
Vinca minor 'Ralph Stugart'*	2 ltr	15%	3 per sqm
Rubus 'Tricolour'*	2 ltr	15%	3 per sqm

Naturalised bulb planting under proposed trees.

Species & variety	Common	Density
Galanthus nivalis	(Snowdrop)	20 bulbs per sqm
Crocus in variety	(Crocus)	20 bulbs per sqm
Narcissus 'Tete a Tete'	(Dwarf Daffodil)	20 bulbs per sqm
Hycanthoidies non scripta	(Bluebell)	20 bulbs per sqm

All planting must be true to form & size.
See BS 5837:2012 Guide to Trees in Relation to Construction,
BS 3998:2010 Recommendations for Tree Work,
BS 3936 1:1992 Nursery Stock Trees & Shrubs

Soil Depths Required on site:
See BS 3882:2015 Specification for Topsoil, BS 8601:2013 Specification for Subsoil

Type Species & variety	min depth topsoil	min depth subsoil
Open space grass seeding	200mm	300mm
Groundcover planting	300mm	300mm
Shrub planting	400mm	300mm
Hedgerows	400mm	400mm
Low woodland planting	600mm	300mm
Trees planting	800mm	300mm



Native Wildflower meadow grass with mown pathways

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GENERAL NOTES:

- All **soil movement** should take place during dry weather(when topsoil is not wet);
- **Topsoil** should be stripped first & stored separately from subsoil, All topsoil to be good quality medium loam and free from deleterious material;
- **Organic matter** to be added when necessary to create a good friable structure;
- **Soil depths:** for trees 1000mm (40% free draining subsoil, 60% topsoil); for general planting 700mm;
- All **grass levels** to be raised 100mm above kerb level;
- All **landscape treatment** subject to engineers' approval for structural, moisture and drainage considerations;
- **Gravel** or hard surface line between all planting and buildings, approx width 300mm;
- 1m high black **shelter fencing** should be erected for the first two seasons in wind vulnerable areas;
- **Bark mulch** dress to 50mm depth should be added to all ornamental planting and replenished annually to maintain depth.

HATCH NOTE:

The drawing hatch is graphic indication & not intended as an accurate representation of finished work. Paving and other hard/soft finishes will vary on completion. Please discuss further with Radharc regarding material finishes.

TREES & SHRUBS (PLANTING, CARE & MAINTENANCE):

- **Trees to be supported** by staking depending on size: 1.4-1.5m trees planted in prepared tree pits, 900 x 900 x 1000mm. Secured with double stake and cross bar; 16-18 cm girth - Secured with double stake and cross bar;
- **Containerised shrubs** to be planted at any time of the year but avoiding periods of frost, water logging or drought;
- **Bareroot trees** to be planted in the period of Nov-March;
- **Shelter Fencing** to be erected during establishment phase.

MAINTENANCE:

- **Weed control** by residual chemical and by regular spot treatment with translocated herbicide (e.g. Glyphosate) during the growing season. Weeds among plants to be hand weeded where necessary;
- **Pruning** of all plants to be carried out by a competent horticulturist in accordance with good practice;
- **Watering**: all planting to be kept well watered during dry weather, especially during establishment phase.

Radharc
landscape design
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tel (091) 555078 fax (091) 555956
e-mail info@radharclandscaping.com
www.radharclandscaping.com

Stage 3 - SHD

Drawing Purpose: FOR_PLANNING

Radharc landscape design

Project:	Bearna SHD, Bearna, Co Galway
Client:	Burkeway Homes
Drawing title:	Biodiversity/Ecological Mitigation_Zoned Open Space
Drawing No:	924_Rad_1973_07_Biodiversity/Ecological Mitigation_Zoned Open Space
Scale:	1:500@A1 Drawn by: SG
Date:	30/09/2020 Checked by: BW

Do not scale from this drawing. All dimensions to be checked on site. Discrepancies between this drawing and information given elsewhere must be reported to this office for clarification before proceeding

Existing Landscape & Environment



west of Ireland Stone

Boreen & Old Boundary Wall



Local Granite Stone Wall



Stone wall feature

Existing Landscape & Environment



Bearna Pier



Seaweed on Beach



Seaweed



Seaweed inspired Sculpture
Point of Interest

Sculpture - Point of Interest



Boulders - Point of Interest

Local Granite rocks from site to create points of interest

Existing Landscape, Environment, Heritage & Character

Signage - Showing points Interest, & heritage features

Sculpture - Point of Interest

Galway Local Artist - Liam O'Neill Inspired Sculpture

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- All **grass levels** to be raised 100mm above kerb level;
- All **landscape treatment** subject to engineers' approval for structural, moisture and drainage considerations;
- **Gravel** or hard surface line between all planting and buildings, approx width 300mm;
- 1m high black **shelter fencing** should be erected for the first two seasons in wind vulnerable areas;
- **Bark mulch** dress to 50mm depth should be added to all ornamental planting and replenished annually to maintain depth.

HATCH NOTE:

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TREES & SHRUBS (PLANTING, CARE & MAINTENANCE):

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- **Bareroot trees** to be planted in the period of Nov-March;
- **Shelter Fencing** to be erected during establishment phase.

MAINTENANCE:

- **Weed control** by residual chemical and by regular spot treatment with translocated herbicide (e.g. Glyphosate) during the growing season. Weeds among plants to be hand weeded where necessary;
- **Pruning** of all plants to be carried out by a competent horticulturist in accordance with good practice;
- **Watering**: all planting to be kept well watered during dry weather, especially during establishment phase.

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Stage 3 - SHD
Rev_Date_By_Discription

Drawing Purpose: FOR_PLANNING

Radharc landscape design

Project:	Bearna SHD, Bearna, Co Galway		
Client:	Burkeway Homes		
Drawing title:	Landscape Features		
Drawing No:	924_Rad_1973_08_Landscape Features		
Scale:	1:500@A1	Drawn by:	SG
Date:	13/07/2020	Checked by:	BW

Do not scale from this drawing. All dimensions to be checked on site. Discrepancies between this drawing and information given elsewhere must be reported to this office for clarification before proceeding

Project Name: **Bearna Residential Development**

Project No: **924** Sheet No: **1/2**

Status: **PLANNING APPLICATION** File Ref: **924/01**

MC CAULEY DAYE O'CONNELL
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Date of Issue	
Day	13
Month	10
Year	20

Issued To:	Company:	Copies
	Burkeway Homes Ltd	
	MKO	10
	OCSC	
	Varming	
	Radharc	
	Gnet 3d	
	BOX - (All the above)	1
Issue For:	P = Planning, I = Info, T = Tender, C = Construction , R = Review, DA = DACA, FS = FSCA, F= Final	P
Issue By:	D = Disk, E = Email, P = Paper, B= BOX	P

Drawing No:	Drawing Name:	Scale:	Size:	Revison Number
924-MDO-XX-XX-DR-A-00001	Site Location Map	1: 2500	A2	5
924-MDO-XX-XX-DR-A-00101	Existing Site Layout Plan	1: 500	A1	2
924-MDO-XX-XX-DR-A-00201	Existing Site Layout Plan - Demolitions	1: 500	A1	5
924-MDO-XX-XX-DR-A-01101	Proposed Site Layout Plan	1: 500	A1	12
924-MDO-XX-XX-DR-A-01102	Existing & Proposed Site Layout Plan - Public Road Works	1: 500	A1	2
924-MDO-XX-XX-DR-A-01201	Proposed Site Layout Plan - Taking In Charge	1: 500	A1	5
924-MDO-XX-XX-DR-A-01202	Proposed Site Layout Plan - Development Phasing	1: 500	A1	6
924-MDO-XX-XX-DR-A-01203	Proposed Site Layout Plan - Roadworks - Taking in Charge & Phasing	1: 500	A1	2
924-MDO-XX-XX-DR-A-06001	Proposed Site Sections A-A, B-B, C-C & 1-1	1: 500	A1	6
924-MDO-XX-XX-DR-A-06002	Proposed Site Sections 2-2, 3-3, 4-4 & 5-5	1: 500	A1	6
924-MDO-A1-ZZ-DR-A-02001	Apartment Block A1 - Plans	1:100	A1	9
924-MDO-A1-ZZ-DR-A-05001	Apartment Block A1 - Elevations & Section	1:100	A1	8
924-MDO-A2-ZZ-DR-A-02001	Apartment Block A2 - Plans	1:100	A1	7
924-MDO-A2-ZZ-DR-A-05001	Apartment Block A2 - Elevations & Section	1:100	A1	8
924-MDO-A3-ZZ-DR-A-02001	Apartment Block A3 - Plans, Elevations & Section	1:100	A1	5
924-MDO-A4-ZZ-DR-A-02001	Apartment Block A4 - Plans	1:100	A1	5
924-MDO-A4-ZZ-DR-A-05001	Apartment Block A4 - Elevations & Sections	1:100	A1	5
924-MDO-D1-ZZ-DR-A-02001	Duplex Type D1 - Plans	1:100	A1	7
924-MDO-D1-ZZ-DR-A-05001	Duplex Type D1 - Elevations & Section	1:100	A1	7
924-MDO-D2-ZZ-DR-A-02001	Duplex Type D2 - Plans	1:100	A1	7
924-MDO-D2-ZZ-DR-A-05001	Duplex Type D2 - Elevations & Section	1:100	A1	7
924-MDO-D3-ZZ-DR-A-02001	Duplex Type D3 - Plans	1:100	A1	6
924-MDO-D3-ZZ-DR-A-05001	Duplex Type D3 - Elevations & Section	1:100	A1	6
924-MDO-D4-ZZ-DR-A-02001	Duplex Type D4 - Ground and First Floor Plans	1:100	A1	6
924-MDO-D4-ZZ-DR-A-02002	Duplex Type D4 - Second Floor and Roof Plans	1:100	A1	6
924-MDO-D4-ZZ-DR-A-05001	Duplex Type D4 - Front & Rear Elevations	1:100	A1	6
924-MDO-D4-ZZ-DR-A-05002	Duplex Type D4 - Side Elevations & Sections	1:100	A1	6
924-MDO-H1-ZZ-DR-A-02001	House Type 1 - Plans, Section & Elevations	1:100	A1	6
924-MDO-H1M-ZZ-DR-A-02001	House Type 1 (Mirrored) - Plans, Section & Elevations	1:100	A1	6
924-MDO-H1A-ZZ-DR-A-02001	House Type 1A - Plans, Section & Elevations	1:100	A1	6
924-MDO-H2-ZZ-DR-A-02001	House Type 2 - Plans, Section & Elevations	1:100	A1	5
924-MDO-H2A-ZZ-DR-A-02001	House Type 2A & 2C - Plans, Section & Elevations	1:100	A1	7
924-MDO-H2B-ZZ-DR-A-02001	House Type 2A & 2C (Mirrored) - Plans, Section & Elevations	1:100	A1	7
924-MDO-H3-ZZ-DR-A-02001	House Type 3 - Plans, Section & Elevations	1:100	A1	5

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	Month	10								
	Year	20								

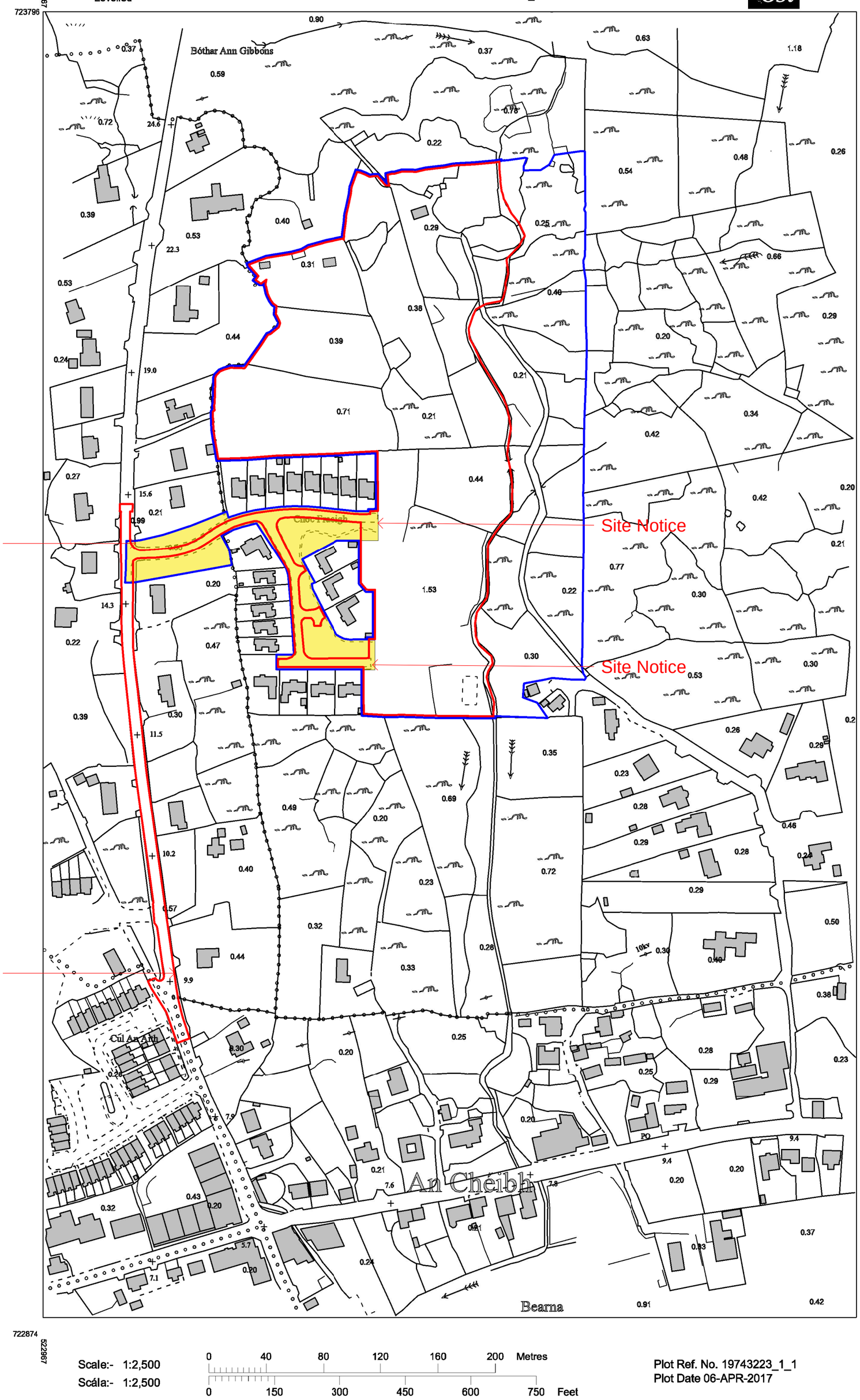
924-MDO-H4-ZZ-DR-A-02001	House Type 4 - Plans, Section & Elevations	1:100	A1	6							
924-MDO-H4M-ZZ-DR-A-02001	House Type 4 (Mirrored) - Plans, Section & Elevations	1:100	A1	5							
924-MDO-H5-ZZ-DR-A-02001	House Type 5 - Plans, Section & Elevations	1:100	A1	7							
924-MDO-T1-ZZ-DR-A-02001	Terrace Type T1 - Plans, Section & Elevations	1:100	A1	7							
924-MDO-T2-ZZ-DR-A-02001	Terrace Type T2 - Plans, Section & Elevations	1:100	A1	7							
924-MDO-T3-ZZ-DR-A-02001	Terrace Type T3 - Plans, Section & Elevations	1:100	A1	R6							
924-MDO-T4-ZZ-DR-A-02001	Terrace Type T4 - Ground & First Floor Plans	1:100	A1	6							
924-MDO-T4-ZZ-DR-A-02002	Terrace Type T4 - Roof Plan, Side Elevations & Section	1:100	A1	6							
924-MDO-T4-ZZ-DR-A-05001	Terrace Type T4 - Front & Rear Elevations	1:100	A1	6							
924-MDO-T5-ZZ-DR-A-02001	Terrace Type T5 - Ground & First Floor Plans	1:100	A1	6							
924-MDO-T5-ZZ-DR-A-02002	Terrace Type T5 - Second Floor & Roof Plans & Sections	1:100	A1	5							
924-MDO-T5-ZZ-DR-A-05001	Terrace Type T5 - Elevations	1:100	A1	5							
924-MDO-CR-ZZ-DR-A-02001	Creche - Plans, Elevations & Section	1:100	A1	5							
924-MDO-BK1-ZZ-DR-A-02001	Bicycle Store 1 - Plans, Elevations & Section	1:100	A3	4							
924-MDO-BK2-ZZ-DR-A-02001	Bicycle Store 2 - Plans, Elevations & Section	1:100	A3	2							
924-MDO-BS1-ZZ-DR-A-02001	Bin & Bicycle Store - Plans, Elevations & Section	1:100	A3	3							
924-MDO-BS2-ZZ-DR-A-02001	Bin Store 2 & Substation - Plans, Elevations & Section	1:100	A3	3							
924-MDO-BS3-ZZ-DR-A-02001	Bin Store 3 - Plans, Elevations & Section	1:100	A3	2							
924-MDO-BS4-ZZ-DR-A-02001	Bin Store 4 - Plans, Elevations & Section	1:100	A3	3							
924-MDO-SS-ZZ-DR-A-02001	Substation - Plans, Elevations & Section	1:100	A3	2							
Part V Drawings											
924-MDO-XX-XX-DR-A-01501	Proposed Site Layout Plan (Part V)	1: 500	A1	5							
924-MDO-D1-ZZ-DR-A-02501	Duplex Type D1 - Plans (Part V)	1:100	A1	5							
924-MDO-D1-ZZ-DR-A-05501	Duplex Type D1 - Elevations & Section (Part V)	1:100	A1	5							
924-MDO-D2-ZZ-DR-A-02501	Duplex Type D2 - Plans (Part V)	1:100	A1	5							
924-MDO-D2-ZZ-DR-A-05501	Duplex Type D2 - Elevations & Section (Part V)	1:100	A1	5							
924-MDO-D3-ZZ-DR-A-02501	Duplex Type D3 - Plans (Part V)	1:100	A1	4							
924-MDO-D3-ZZ-DR-A-05501	Duplex Type D3 - Elevations & Section (Part V)	1:100	A1	4							
924-MDO-D4-ZZ-DR-A-02501	Duplex Type D4 - Ground and First Floor Plans (Part V)	1:100	A1	4							
924-MDO-D4-ZZ-DR-A-02502	Duplex Type D4 - Second Floor and Roof Plans (Part V)	1:100	A1	4							
924-MDO-D4-ZZ-DR-A-05501	Duplex Type D4 - Front & Rear Elevations (Part V)	1:100	A1	5							
924-MDO-D4-ZZ-DR-A-05502	Duplex Type D4 - Side Elevations & Section (Part V)	1:100	A1	4							
924-MDO-T4-ZZ-DR-A-02501	Terrace Type T4 - Ground and First Floor Plans (Part V)	1:100	A1	5							
924-MDO-T4-ZZ-DR-A-02502	Terrace Type T4 - Roof Plan, Side Elevations & Section (Part V)	1:100	A1	5							
924-MDO-T4-ZZ-DR-A-05501	Terrace Type T4 - Front & Rear Elevations (Part V)	1:100	A1	4							
Reports											
	Architectural Design Statement		A3	✓							
	Life Cycle Report		A3	✓							
	Housing Quality Assessment		A3	✓							
CAD File											
ABP-306443-20	Red Line Boundary		CAD	✓							

End

A2

Rural PLACE Map

Surveyed 2000
Revised 2016
Levelled



ITM CENTRE PT. COORDS.
523254,723335

DESCRIPTION

MAP SHEETS
1:2500
3406-D 3468-B

Authorised Internet Map

Arna thiomsú agus arna fhoilsiú ag Suirbhéireacht Ordanáis Éireann, Páirc an Fhionnuisce, Baile Átha Cliath 8, Éire.
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Scale:- 1:2,500
Scála:- 1:2,500

0 40 80 120 160 200 Metres
0 150 300 450 600 750 Feet

Plot Ref. No. 19743223_1_1
Plot Date 06-APR-2017

LEGEND
- Site Boundary
- Overall Landholding
- Easement

McCauley Daye O'Connell Architects
OSI Map Licence Number: AR0069020

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	21/05/2020	Revised T5 Area, Boundary	AR
2	23/06/2020	Revised Boundary Line	AR
3	08/07/2020	BLB thickness, topography & annotation	AR
4	08/10/2020	Issued for SHD Application	AR
5	13/10/2020	Site Notice Locations/Final SHD Issue	AR

NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

Client: BURKEWAY HOMES LTD
Project: BEARNA RESIDENTIAL DEVELOPMENT
Title: SITE LOCATION MAP

Sheet No.: 924-MDO-XX-XX-DR-A-00001
Scale as: 1 : 2500 Current Rev.: 5 Project No.: 924

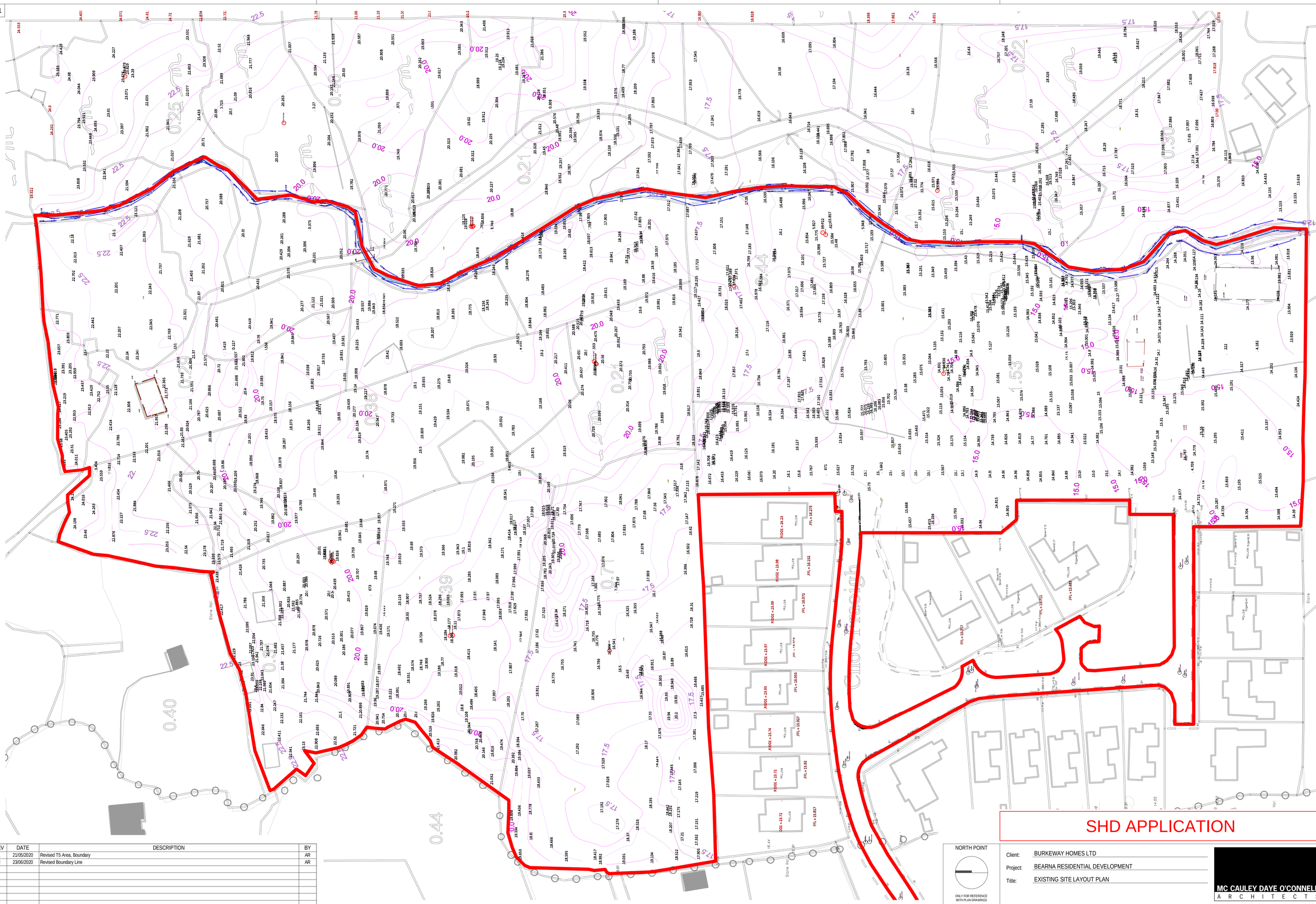
MC CAULEY DAYE O'CONNELL
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11 Merrion Square, Dublin 2, Ireland
Telephone: +353 (0)1 400 4171
info@mdo.ie | www.mdo.ie

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13/10/2020 15:12:14

C:\Users\arooney\Downloads\924-MDO-ZZ-ZZ-M3-A-00002_MDO-Arooney.rvt

A1


Stone Wall
Stone Wall
House
Shed
Garage
Bungalow
Bungalow
House
House
House

A1

BRIDGE TO BE RETAINED AS POSSIBLE FUTURE LINK TO THE EAST OF THE STREAM

EXISTING STONE WALLS TO BE REMOVED. STONE TO BE STORED AND RE-USED IN LANDSCAPING WHERE POSSIBLE

REMAINS OF RUINED STRUCTURES TO BE REMOVED

SHED TO BE DEMOLISHED

EXISTING STONE WALLS TO BE REMOVED. STONE TO BE STORED AND RE-USED IN LANDSCAPING WHERE POSSIBLE

REMAINS OF RUINED STRUCTURES TO BE REMOVED

STORM WATER ATTENUATION

TREATMENT PLANT TO BE DECOMISSIONED AND REMOVED

REV	DATE	DESCRIPTION	BY
1	21/05/2020	Revised T5 Area, Boundary	AR
2	23/06/2020	Revised Boundary Line	AR
3	25/06/2020	Revised Demolitions Drawing	AR
4	08/07/2020	BLB thickness, topography & annotation	AR
5	08/10/2020	Issued for SHD Application	AR

LEGEND

- Site Boundary
- For Decomission & Removal
- For Demolition

NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

SHD APPLICATION

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: EXISTING SITE LAYOUT PLAN - DEMOLITIONS

Sheet No.: 924-MDO-XX-XX-DR-00201

Scale as: 1 : 500 (A1) Current Rev.: 5 Project No.: 924

MC CAULEY DAYE O'CONNELL ARCHITECTS

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McCauley Daye O'Connell Architects
OSI Map Licence Number: AR0069020

08/10/2020 17:28:18

C:\Users\arooney\Downloads\924-MDO-ZZ-ZZ-M3-A-00002_MDO-Arooney.rvt

A1

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
2	16/04/2020	Revised for Overlooking Distances	AR
3	22/04/2020	Revised for Parking	AR
4	08/05/2020	Revised for A3,4 Apartments, T3, Bin Store & Numbering	AR
5	14/05/2020	Import Landscape MP	AR
6	15/05/2020	Revised for Road Levels	AR
7	21/05/2020	Revised T5 Area, Boundary	AR
8	28/05/2020	Bike & Apartment Blocks Stores	AR
9	05/06/2020	Revised Landscaping	AR
10	23/06/2020	Revised Boundary Line	AR
11	29/06/2020	Revised Bike Storage	AR
12	08/10/2020	Issued for SHD Application	AR

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LEGEND
- Site Boundary
- Proposed Ground Floor Level
- Spot Height
- Unit Number / Unit Type

NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

08/10/2020 18:40:47

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: PROPOPSED SITE LAYOUT PLAN

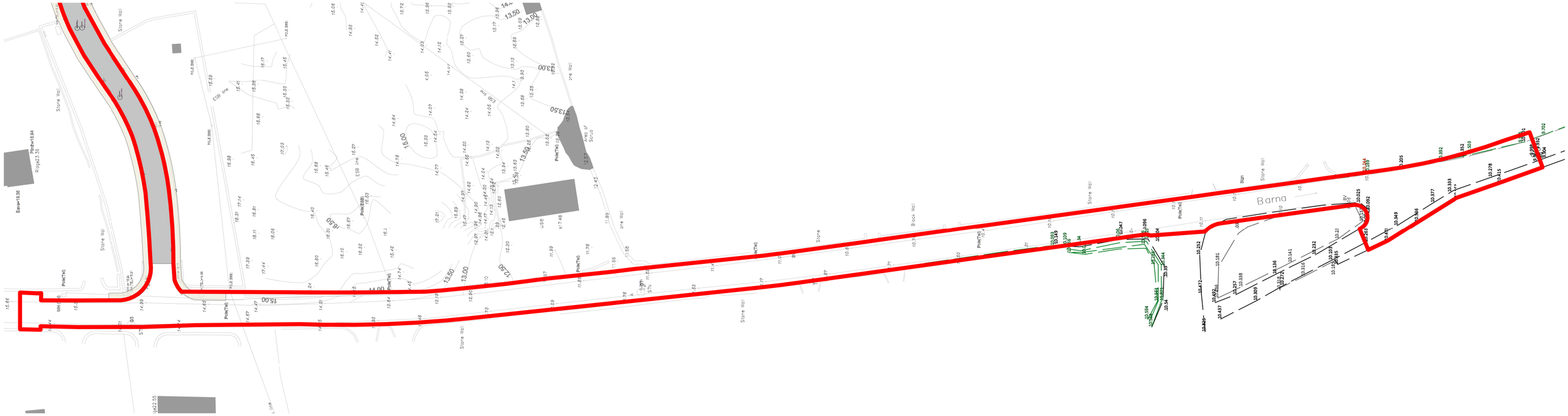
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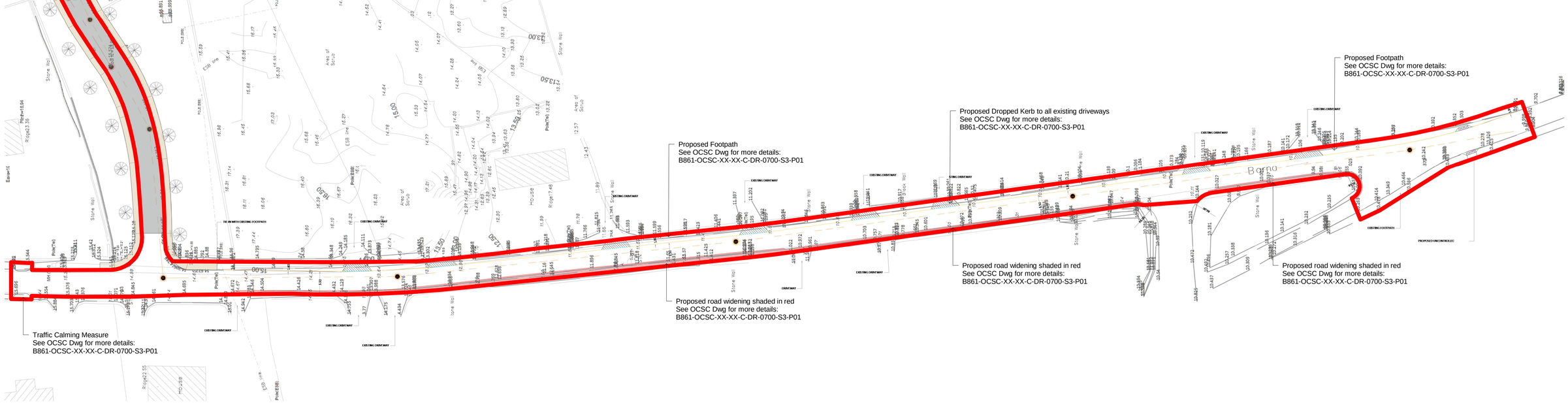
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A1



1 Existing Site Layout - Public Road works

1:500



2 Proposed Site Layout - Public Road works

1:500

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	21/05/2020	Revised T5 Area, Boundary	AR
2	08/10/2020	Issued for SHD Application	AR

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NORTH POINT

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APPROVED BY

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: EXISTING & PROPOSED SITE LAYOUT - PUBLIC ROAD WORKS

Sheet No.: 924-MDO-XX-XX-DR-01102

Scale as: 1 : 500 (A1) Current Rev.: 2 Project No.: 924

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A1

DRAINAGE LEGEND:

WW??
WW?.???

PROPOSED uPVC (SN8)
WASTEWATER NETWORK

EXISTING WASTEWATER SEWER
TO BE DECOMMISSIONED
(FROM TOPO SURVEY RECORDS)

PRIVATE SURFACE WATER
NETWORK TO BE MAINTAINED
(FROM TOPO SURVEY RECORDS)

PRIVATE WASTEWATER OUTFALL
CHAMBER WITH 100mm uPVC PIPE

Dab.? ???
???mm

PROPOSED SURFACE DRAINAGE
(uPVC TWINWALL OR SIMILAR APPROVED)

Dab ??

PROPOSED SURFACE DRAINAGE MANHOLE

PROPOSED POLY
TUNNEL ATTENUATION
SYSTEM

*All drainage elements to be Taking in Charge.
Drainage details to be read in conjunction with
OCSC drawing: B861-OCSC-XX-XX-C-DR-0501

REV	DATE	DESCRIPTION	BY
1	23/06/2020	Revised Boundary Line	AR
2	26/06/2020	Updated Titleblock	AR
3	29/06/2020	Revised Bike Storage	AR
4	08/07/2020	BLB thickness, topography & annotation	AR
5	13/07/2020	Drainage Layout added to TIC	AR

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Taken In Charge

- Road
- Footpath
- Shared Surface / footpath area*

Management Company
(TIC of drainage infrastructure may be proposed below ground level)

* Note - Shared Surface / footpath or 'Homezone' areas to be level surface with path area designated through distinctive finishes

For road area, see dwg
924-MDO-XX-XX-DR-A-01203

NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

SHD APPLICATION

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: PROPOSED SITE LAYOUT PLAN - TAKING IN CHARGE

Sheet No.: 924-MDO-XX-XX-DR-01201

Scale as: 1 : 500 (A1) Current Rev.: 5 Project No.: 924

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A1

Phase Legend

- Landscape Phase 1
- Landscape Phase 2
- Landscape Phase 3
- Stream & Banks (unaltered)
- Residential Phase 1 - 31 Units (+ Road Works)
- Residential Phase 2 - 34 Units (+ Multipurpose Room)
- Residential Phase 3 - 27 Units (+ Creche)
- Residential Phase 4 - 29 Units
- Total 121 Units
- Site Boundary

for roadworks phasing, see dwg:
924-MDO-XX-XX-DR-A-01203

REV	DATE	DESCRIPTION	BY
1	28/05/2020	TIC-Phasing Markup	AR
2	05/06/2020	Revised Landscaping	AR
3	23/06/2020	Revised Boundary Line	AR
4	26/06/2020	Updated Titleblock	AR
5	29/06/2020	Revised Bike Storage	AR
6	08/10/2020	Issued for SHD Application	AR

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SHD APPLICATION

NORTH POINT

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Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: PROPOSED SITE LAYOUT PLAN - DEVELOPMENT PHASING

Sheet No.: 924-MDO-XX-XX-DR-01202

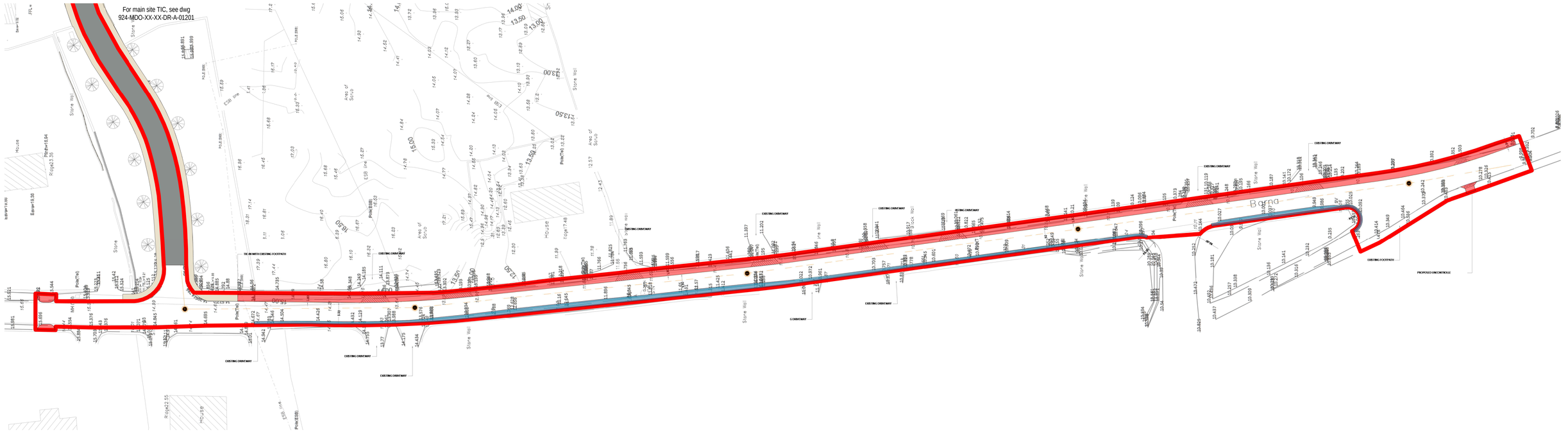
Scale as: 1 : 500 (A1) Current Rev.: 6 Project No.: 924

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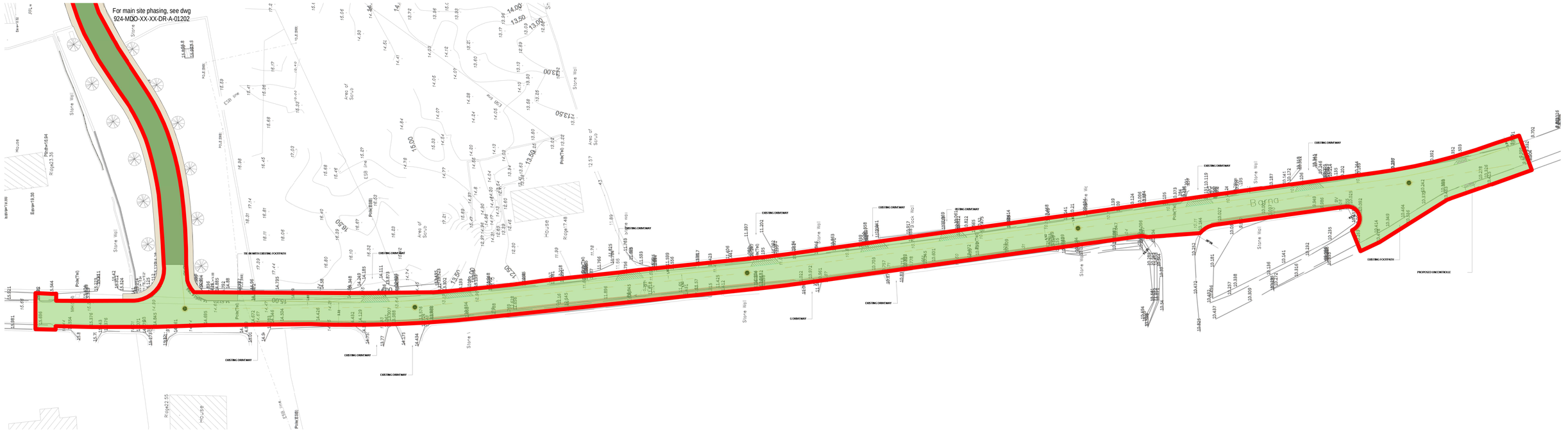
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A1



2 Proposed Site Layout Plan - Roadworks Taking in Charge

1:500



1 Proposed Site Layout Plan - Roadworks Phasing

1:500

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	28/05/2020	TIC-Phasing Markup	AR
2	08/10/2020	Issued for SHD Application	AR

LEGEND

TAKING IN CHARGE	PHASING
Road (Widening)	Phase 1
Footpath	

NORTH POINT

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APPROVED BY

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: PROPOSED SITE LAYOUT PLAN - ROADWORKS - TAKING IN CHARGE & PHASING

Sheet No.: 924-MDO-XX-XX-DR-01203

Scale as: 1 : 500 (A1) Current Rev.: 2 Project No.: 924

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A1



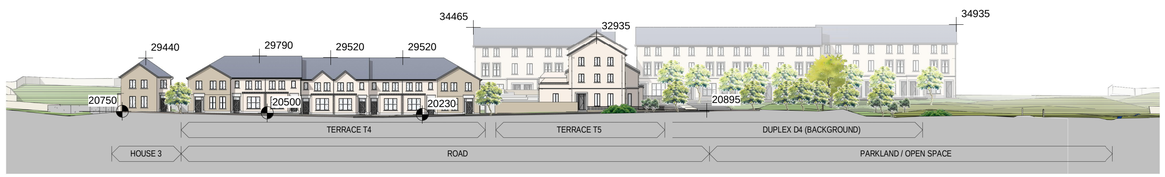
2 Site Section A-A

1 : 500



3 Site Section B-B

1 : 500



4 Site Section C-C

1 : 500



1 Site Section 1-1

1 : 500

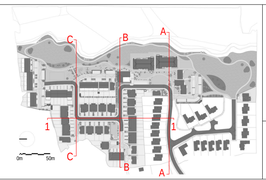
SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	15/05/2020	Revised for Road Levels	AR
2	21/05/2020	Revised T5 Area, Boundary	AR
3	23/06/2020	Revised Boundary Line	AR
4	08/07/2020	BLB thickness, topography & annotation	AR
5	20/08/2020	Houses - Updated Windows	AR
6	08/10/2020	Issued for SHD Application	AR

LEGEND

Proposed Ground Floor Level

Spot Height



APPROVED BY

08/10/2020 19:00:38

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: PROPOSED SITE SECTIONS A-A, B-B, C-C & 1-1

Sheet No.: 924-MDO-XX-XX-DR-A-06001

Scale as: 1 : 500 (A1) Current Rev.: 6 Project No.: 924

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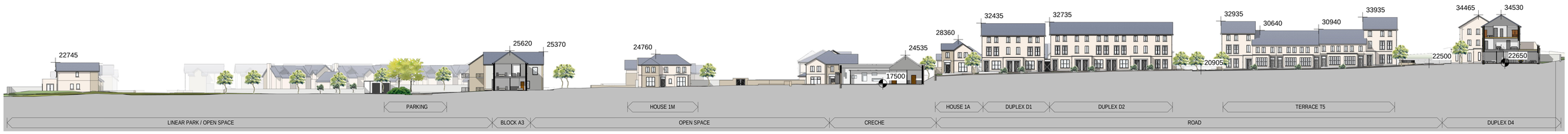
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A1



2 Site Section 2-2

1 : 500



3 Site Section 3-3

1 : 500



4 Site Section 4-4

1 : 500



5 Site Section 5-5

1 : 500

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	15/05/2020	Revised for Road Levels	AR
2	21/05/2020	Revised T5 Area, Boundary	AR
3	23/06/2020	Revised Boundary Line	AR
4	08/07/2020	BLB thickness, topography & annotation	AR
5	20/08/2020	Houses - Updated Windows	AR
6	08/10/2020	Issued for SHD Application	AR

LEGEND

Proposed Ground Floor Level

Spot Height



APPROVED BY

09/10/2020 16:43:03

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: PROPOSED SITE SECTIONS 2-2, 3-3, 4-4 & 5-5

Sheet No.: 924-MDO-XX-XX-DR-A-06002

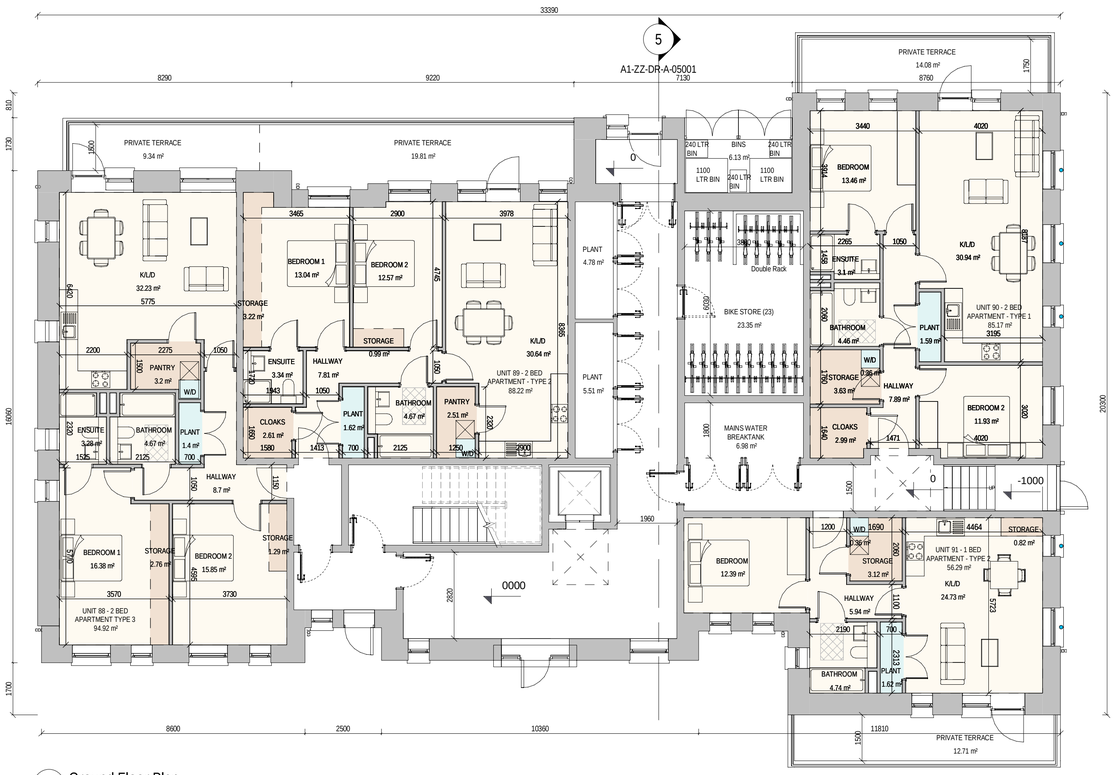
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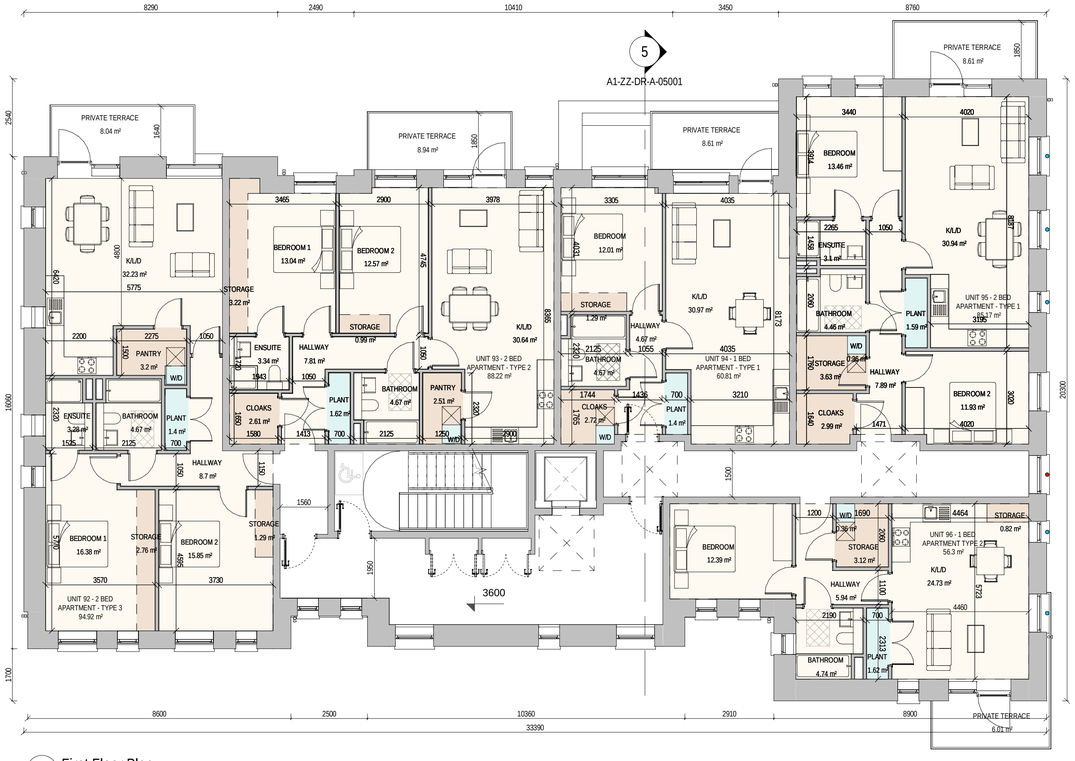
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A1



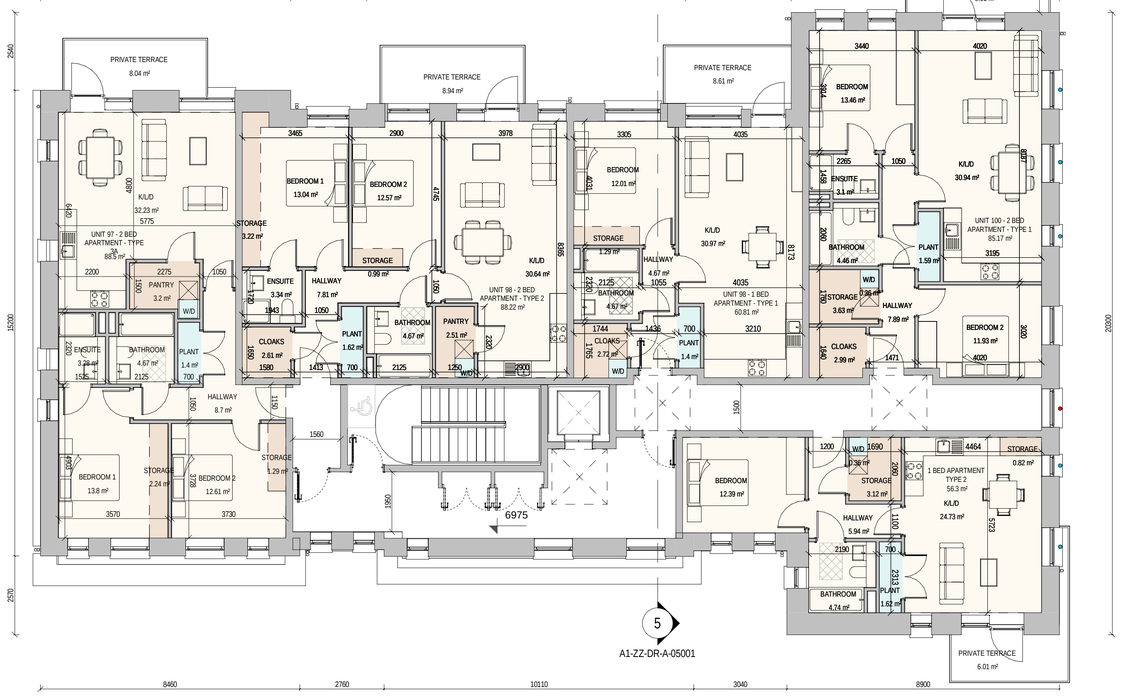
1 Ground Floor Plan

1 : 100



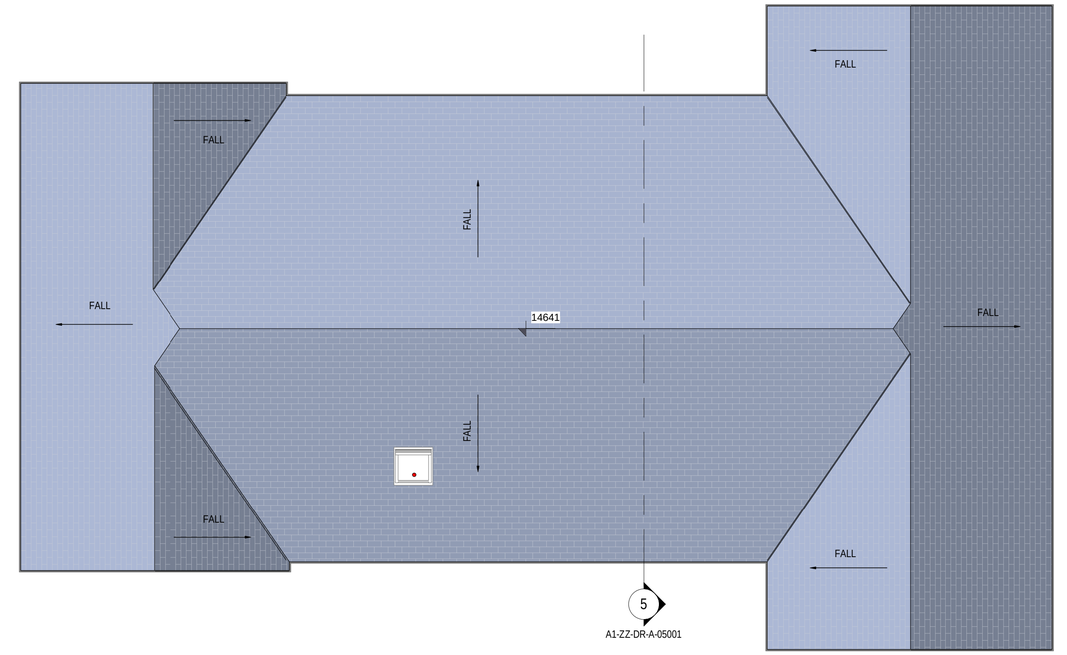
2 First Floor Plan

1 : 100



3 Second Floor Plan.

1 : 100



4 Roof Plan

1 : 100

REV	DATE	DESCRIPTION	BY
1	10/01/2020	SHD STAGE 2 APPLICATION	PK
2	14/05/2020	Revised plans and elevations	MR
3	27/05/2020	Updated Annotation for Planning	AR
4	28/08/2020	Revised Walls	AR
5	02/06/2020	Revised Render Colours	AR
6	23/06/2020	Revised Title Block	AR
7	29/06/2020	Increased Bike Capacity	AR
8	24/08/2020	Side internal stair & graphics	AR
9	08/10/2020	Issued for SHD Application	AR

LEGEND

- AOV
- opaque glass
- Spot Levels

Note:

*Please refer to Site Plan for Ground Floor Levels and North Point Location
*Levels on this sheet taken from temporary benchmark at 0.0



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

08/10/2020 13:50:52

SHD APPLICATION

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: APARTMENT BLOCK A1 - PLANS

Sheet No.: 924-MDO-A1-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 9 Project No.: 924

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A1



1 Elevation 1

1 : 100



2 Elevation 2

1 : 100



3 Elevation 3

1 : 100



4 Elevation 4

1 : 100



5 Section A-A

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	10/01/2020	SHD STAGE 2 APPLICATION	PK
2	14/05/2020	Revised plans and elevations	MR
3	27/05/2020	Updated Annotation for Planning	AR
4	28/08/2020	Revised Walls	AR
5	02/06/2020	Revised Render Colours	AR
6	23/06/2020	Revised Title Block	AR
7	24/08/2020	Side internal stair & graphics	AR
8	08/10/2020	Issued for SHD Application	AR

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LEGEND

1. Selected roof tiles to pitched roof.
2. White sand cement Render.
3. Light Grey sand cement Render
4. Selected natural stone
5. Selected natural or reconstituted stone door surround.
6. Selected natural or reconstituted stone string detail.
7. Aluminium door.
8. Selected grey uPVC windows and patio doors.
9. Metal Balcony Railing
10. Boundary treatment - in arrordance with Radharc layout.

AOV

opaque glass

Spot Levels

Note:

*Please refer to Site Plan for Ground Floor Levels and North Point Location
*Levels on this sheet taken from temporary benchmark at 0.0



Block location

APPROVED BY

08/10/2020 14:33:54

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: APARTMENT BLOCK A1 - ELEVATIONS & SECTION

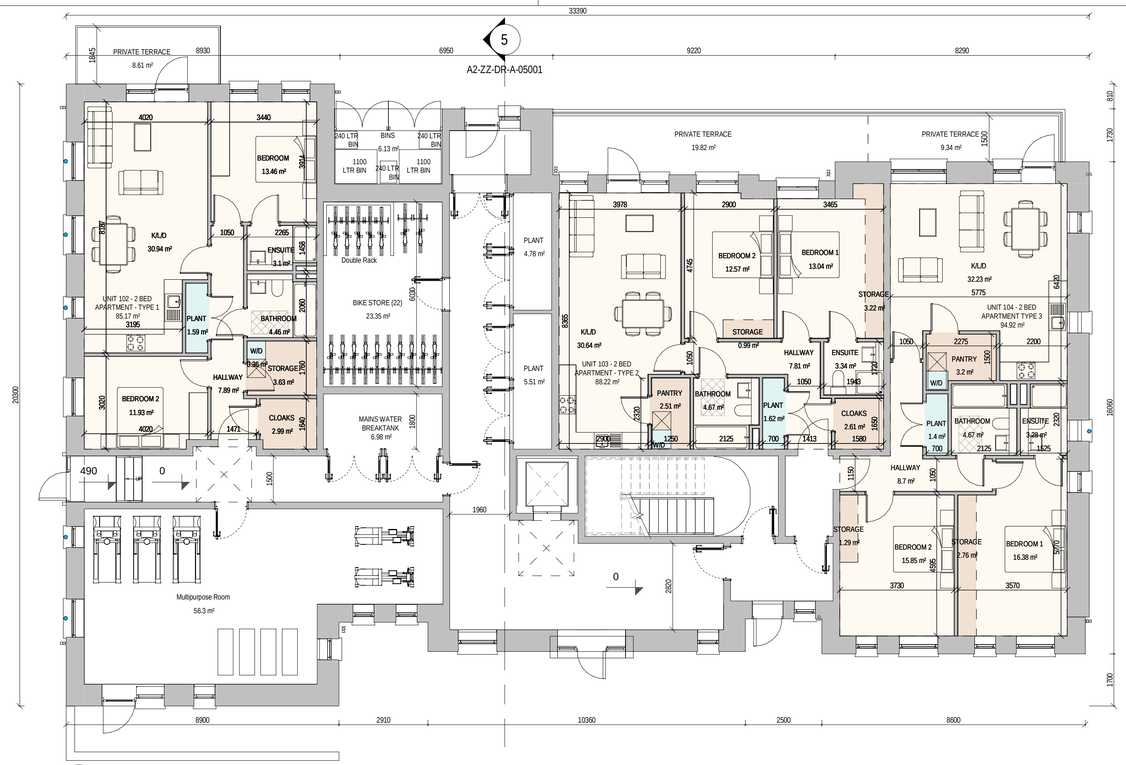
Sheet No.: 924-MDO-A1-ZZ-DR-A-05001

Scale as: 1 : 100 (A1) Current Rev.: 8 Project No.: 924

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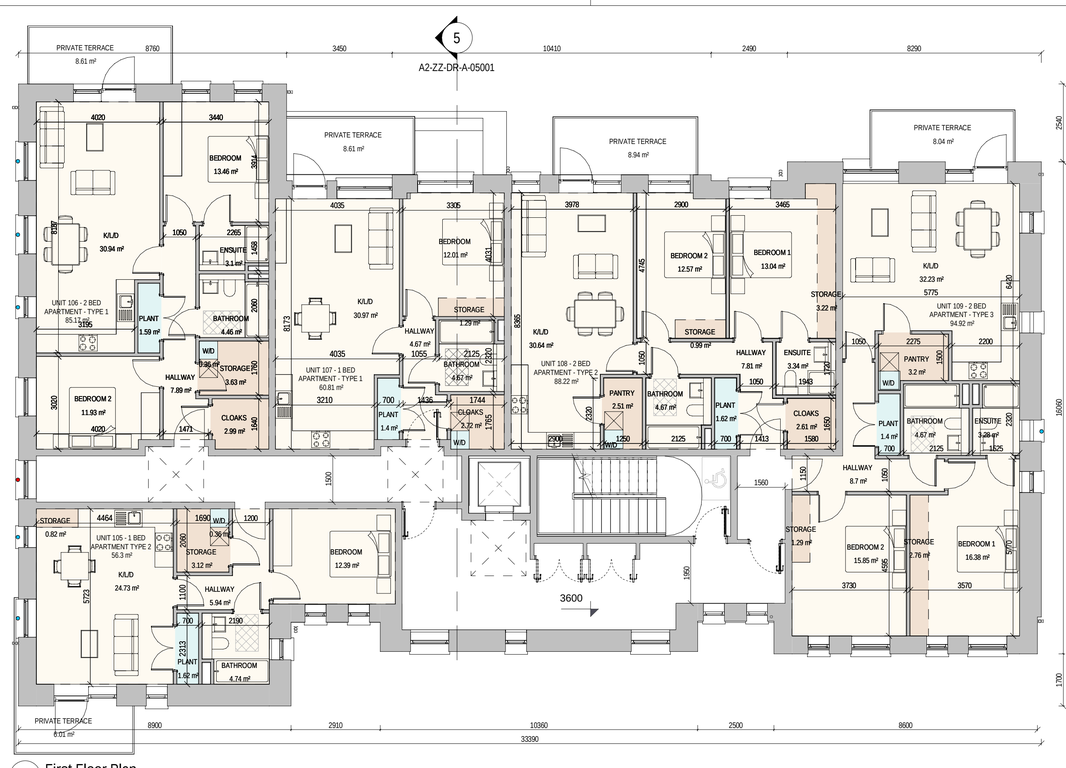
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A1



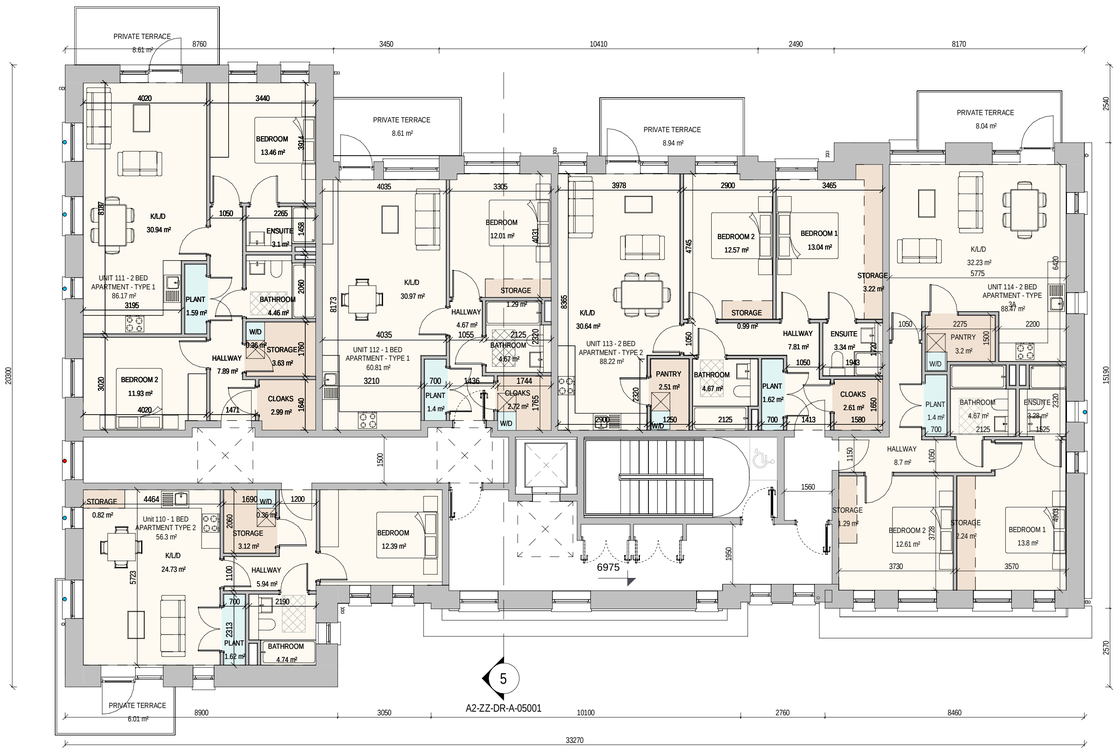
1 Ground Floor Plan

1 : 100



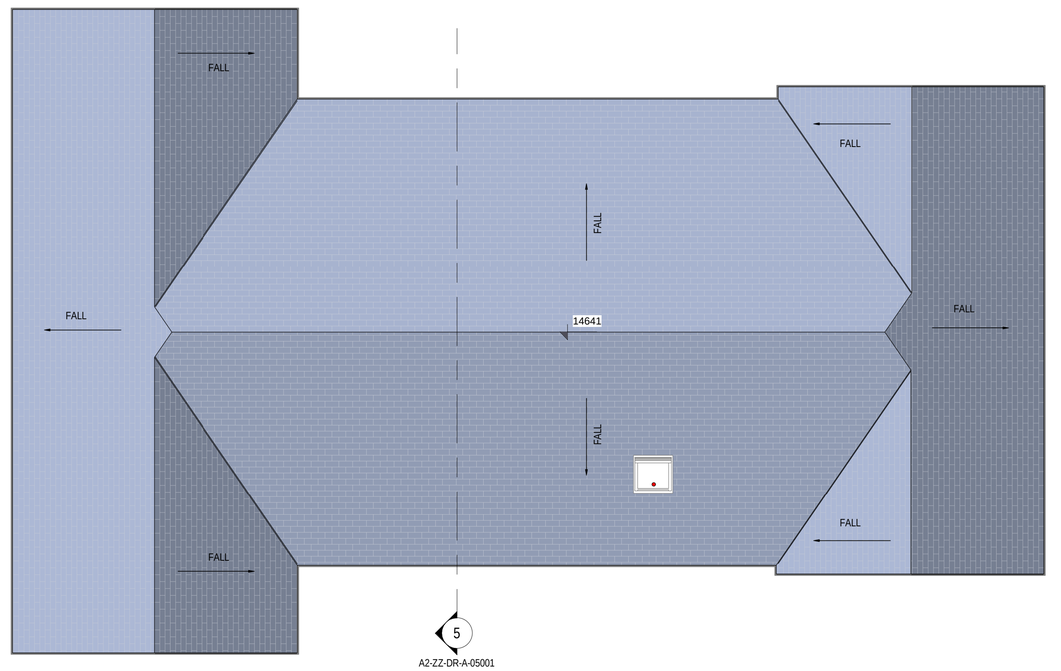
2 First Floor Plan

1 : 100



3 Second Floor Plan.

1 : 100



4 Roof Plan

1 : 100

REV	DATE	DESCRIPTION	BY
1	10/01/2020	SHD STAGE 2 APPLICATION	PK
2	14/05/2020	Revised plans and elevations	MR
3	28/08/2020	Revised Walls	AR
4	23/06/2020	Amended Title Block	AR
5	29/06/2020	Increased Bike Capacity	AR
6	24/08/2020	Side Stair & Graphics	AR
7	08/10/2020	Issued for SHD Application	AR

LEGEND

- AOV
- opaque glass
- Spot Levels

Note:

*Please refer to Site Plan for Ground Floor Levels and North Point Location
*Levels on this sheet taken from temporary benchmark at 0.0



NORTH POINT

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APPROVED BY

08/10/2020 14:02:23

SHD APPLICATION

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: APARTMENT BLOCK A2 - PLANS

Sheet No.: 924-MDO-A2-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 7 Project No.: 924

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A1



1 Elevation 1

1 : 100



2 Elevation 2

1 : 100



3 Elevation 3

1 : 100



4 Elevation 4

1 : 100



5 Section A-A

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	10/01/2020	SHD STAGE 2 APPLICATION	PK
2	14/05/2020	Revised plans and elevations	MR
3	27/05/2020	Updated Annotation for Planning	AR
4	28/08/2020	Revised Walls	AR
5	02/06/2020	Revised Render Colours	AR
6	23/06/2020	Amended Title Block	AR
7	24/08/2020	Side Stair & Graphics	AR
8	08/10/2020	Issued for SHD Application	AR

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LEGEND

1. Selected roof tiles to pitched roof.
2. White sand cement Render.
3. Light Grey sand cement Render
4. Selected natural stone
5. Selected natural or reconstituted stone door surround.
6. Selected natural or reconstituted stone string detail.
7. Aluminium door.
8. Selected grey uPVC windows and patio doors.
9. Metal Balcony Railing
10. Boundary treatment - in arrordance with Radharc layout.

AOV

opaque glass

Spot Levels

Note:

*Please refer to Site Plan for Ground Floor Levels and North Point Location
*Levels on this sheet taken from temporary benchmark at 0.0



APPROVED BY

08/10/2020 14:03:43

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: APARTMENT BLOCK A2 - ELEVATIONS & SECTION

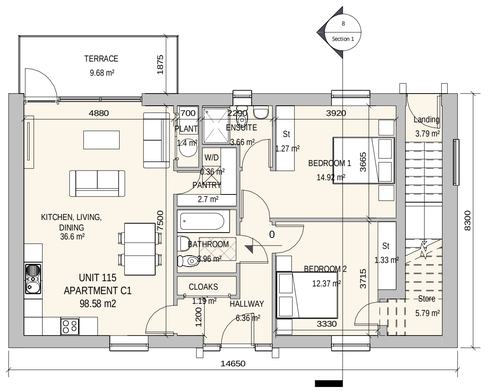
Sheet No.: 924-MDO-A2-ZZ-DR-A-05001

Scale as: 1 : 100 (A1) Current Rev.: 8 Project No.: 924

MC CAULEY DAYE O'CONNELL
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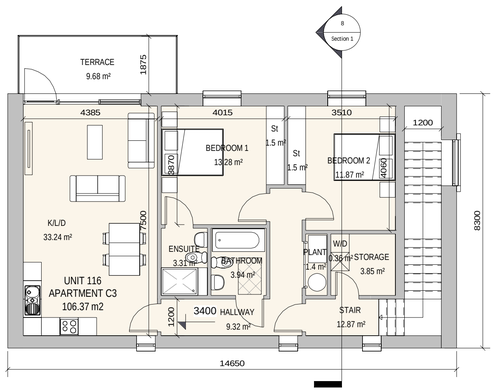
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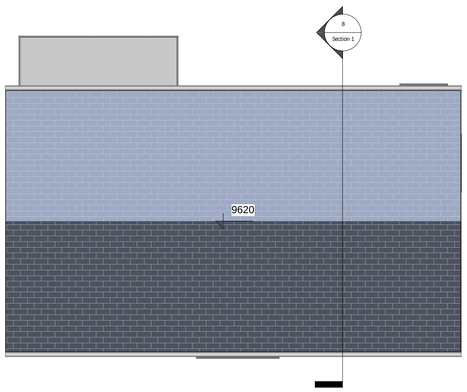
1 Ground Floor Plan

1 : 100



2 First Floor Level

1 : 100



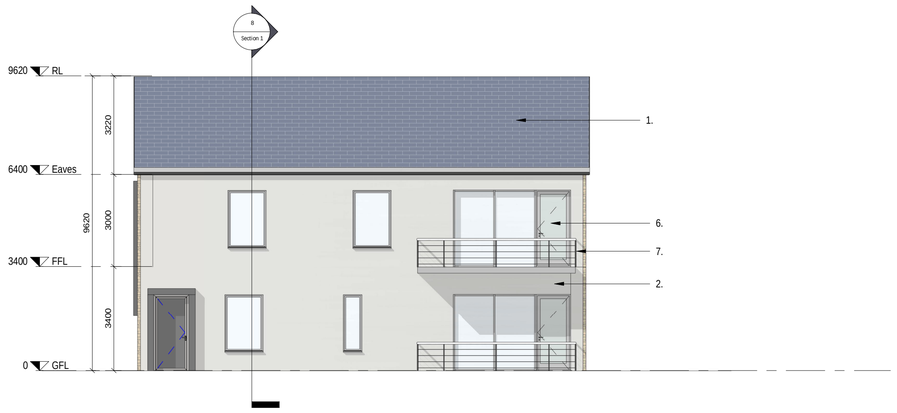
3 Roof Plan

1 : 100



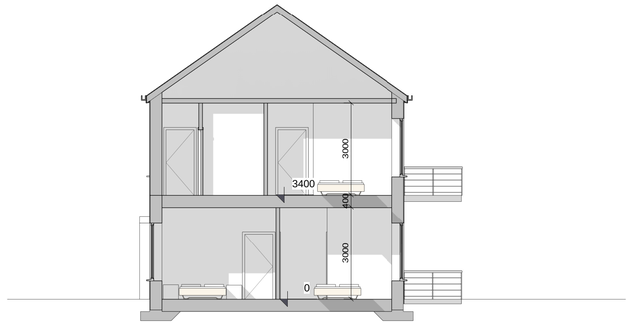
4 Front Elevation

1 : 100



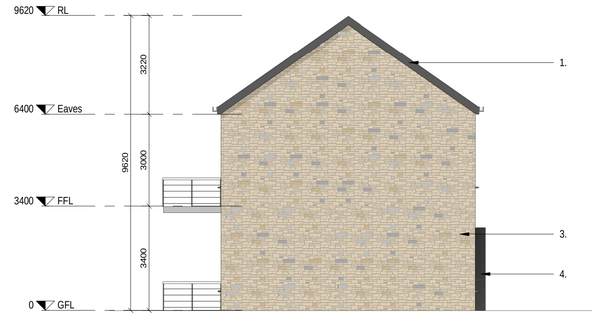
5 Rear Elevation

1 : 100



8 Section 1

1 : 100



6 Side Elevation 01

1 : 100



7 Side Elevation 02

1 : 100

REV	DATE	DESCRIPTION	BY
1	10/01/2020	SHD STAGE 2 APPLICATION	PK
2	14/05/2020	Revised plans and elevations	MR
3	29/05/2020	Revised Plans & Elevations	AR
4	28/08/2020	Graphics & Cill Heights	AR
5	08/10/2020	Issued for SHD Application	AR

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LEGEND

1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish to cavity block wall construction, with painted render plinth.
3. Selected natural stone
4. Selected natural stone or reconstituted stone door / window surround.
5. Black UPVC composite front door.
6. Selected grey colour finish to UPVC windows and patio doors.
7. Metal Balcony Railing
8. Boundary treatment - in arrordance with Radharc layout.
9. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
10. Material Variations are provided to dwellings on a location basis, refer to key plan, elevation options and accommodation schedule.

Note:

*Please refer to Site Plan for Ground Floor Levels and North Point Location
*Levels on this sheet taken from temporary benchmark at 0.0

Spot Levels



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

08/10/2020 14:27:20

SHD APPLICATION

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: APARTMENT BLOCK A3 - PLANS, ELEVATIONS & SECTION

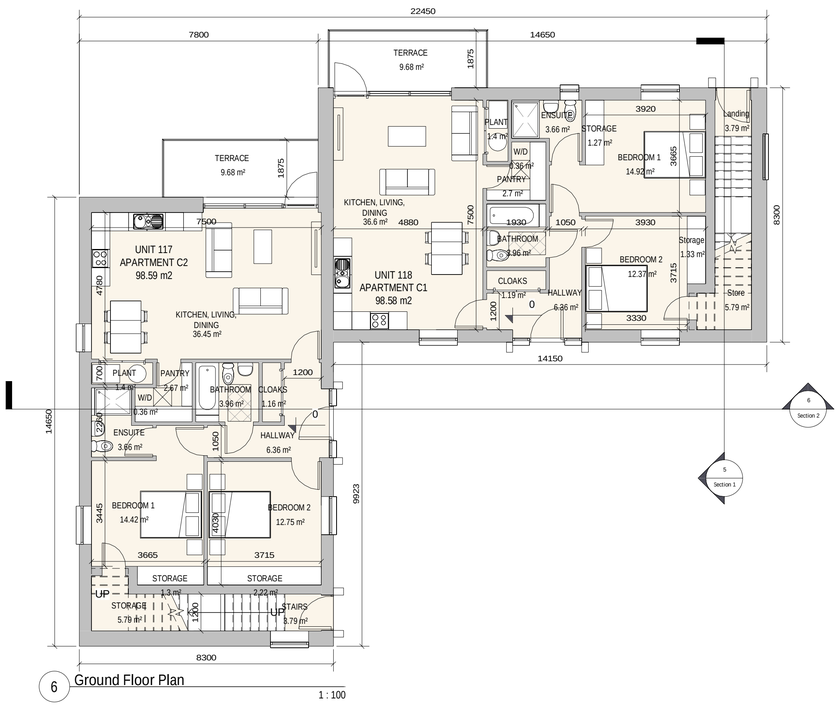
Sheet No.: 924-MDO-A3-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 5 Project No.: 924

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11 Merrion Square, Dublin 2, Ireland
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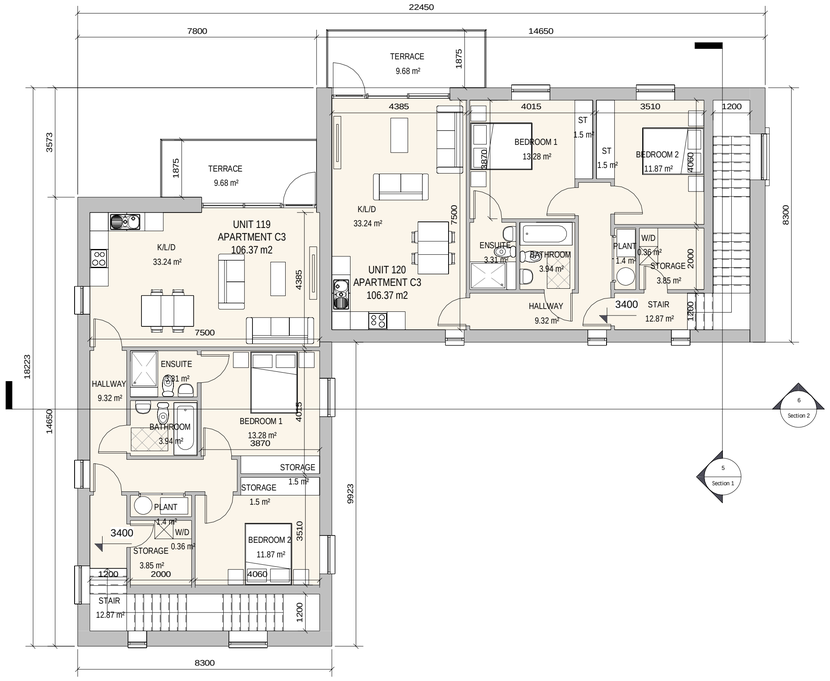
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A1



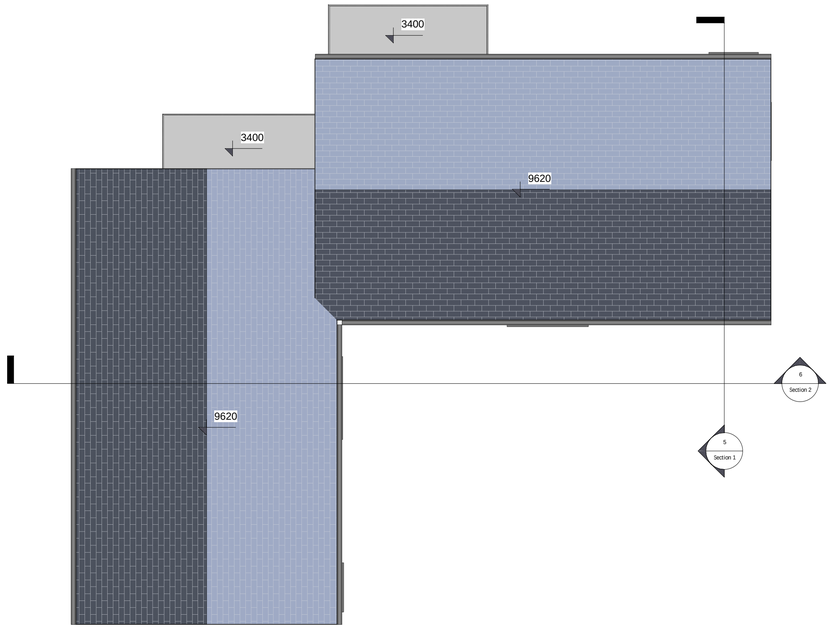
6 Ground Floor Plan

1 : 100



5 First Floor Plan

1 : 100



9 Roof Plan

1 : 100

REV	DATE	DESCRIPTION	BY
1	10/01/2020	SHD STAGE 2 APPLICATION	PK
2	14/05/2020	Revised plans and elevations	MR
3	30/05/2020	Revised plans and elevations	AR
4	22/06/2020	Washer-Dryer Space Indicated	AR
5	08/10/2020	Issued for SHD Application	AR

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9. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
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Note:

*Please refer to Site Plan for Ground Floor Levels and North Point Location
*Levels on this sheet taken from temporary benchmark at 0.0

Spot Levels



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

08/10/2020 14:24:29

SHD APPLICATION

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: APARTMENT BLOCK A4 - PLANS

Sheet No.: 924-MDO-A4-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 5 Project No.: 924

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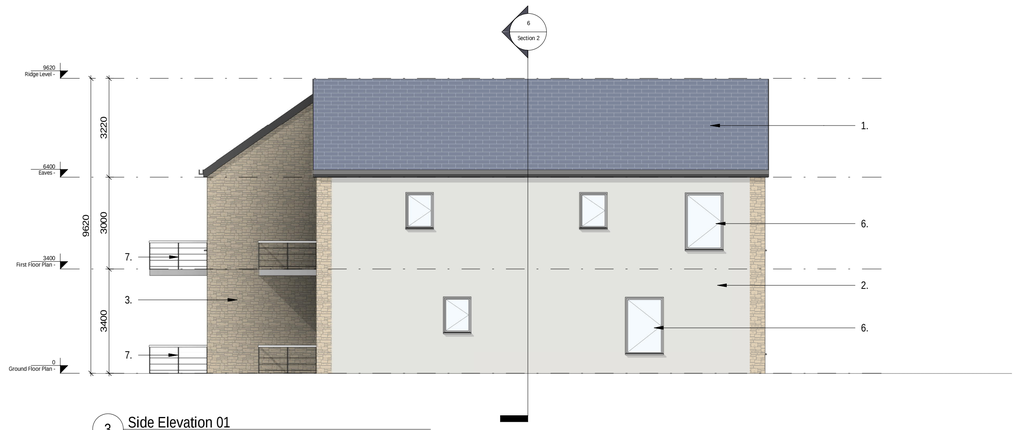
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A1



1 Front Elevation

1 : 100



3 Side Elevation 01

1 : 100



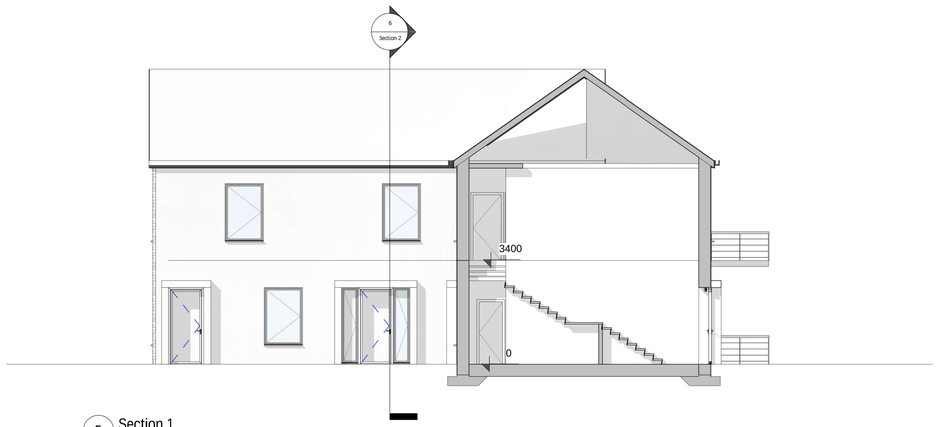
2 Rear Elevation

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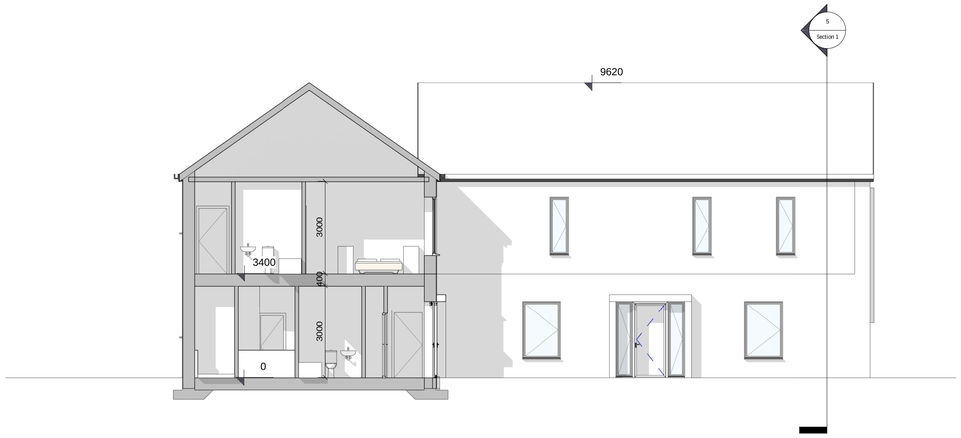
4 Side Elevation 02

1 : 100



5 Section 1

1 : 100



6 Section 2

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	10/01/2020	SHD STAGE 2 APPLICATION	PK
2	14/05/2020	Revised plans and elevations	MR
3	30/05/2020	Revised plans and elevations	AR
4	22/06/2020	Washer-Dryer Space Indicated	AR
5	25/08/2020	Graphics & Cill Height	AR

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LEGEND

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9. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
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Note:

*Please refer to Site Plan for Ground Floor Levels and North Point Location
*Levels on this sheet taken from temporary benchmark at 0.0

Spot Levels



APPROVED BY

09/10/2020 14:25:05

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: APARTMENT BLOCK A4 - ELEVATIONS & SECTIONS

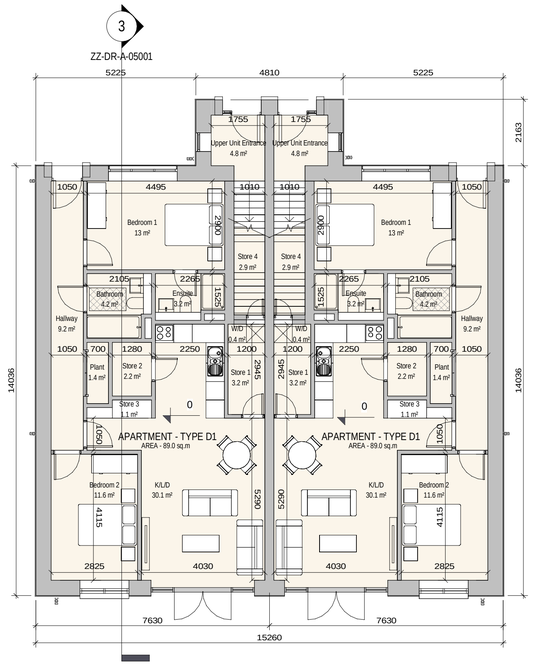
Sheet No.: 924-MDO-A4-ZZ-DR-A-05001

Scale as: 1 : 100 (A1) Current Rev.: 5 Project No.: 924

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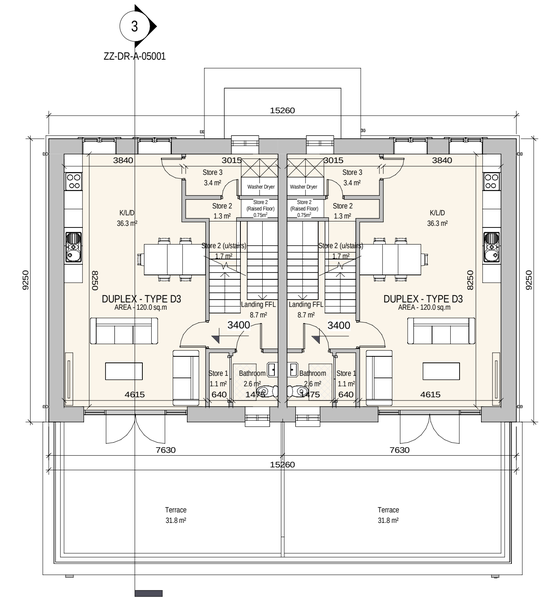
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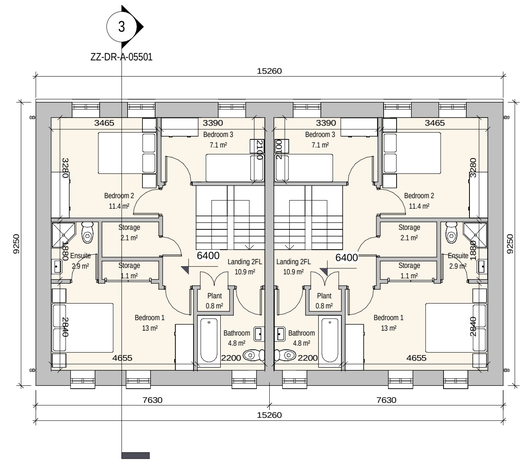
1 Ground Floor Plan

1 : 100



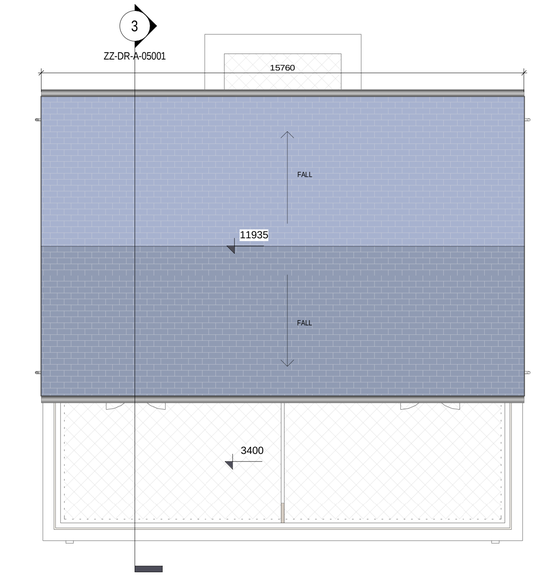
2 First Floor Plan

1 : 100



3 Second Floor Plan

1 : 100



4 Roof Plan

1 : 100

REV	DATE	DESCRIPTION	BY
1	03/02/2018	Revised for Client Comments	AR
2	15/05/2020	Revised Unit Layout	RT
3	27/05/2020	Updated Keyplan & Annotation	AR
4	23/06/2020	Revised Titleblock, Storage layout	AR
5	29/06/2020	Window Alteration	AR
6	25/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
7	07/10/2020	Issued for SHD Application	AR

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Note:

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*Levels on this sheet taken from temporary benchmark at 0.0

Spot Levels



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

06/10/2020 19:04:00

SHD APPLICATION

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D1 - PLANS

Sheet No.: 924-MDO-D1-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 7 Project No.: 924

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11 Merrion Square, Dublin 2, Ireland
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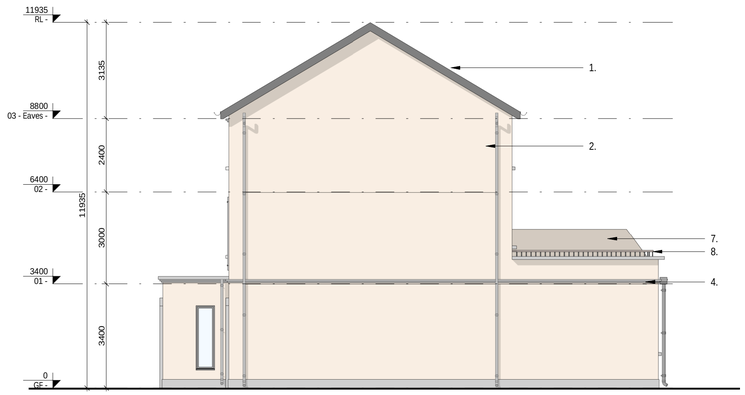
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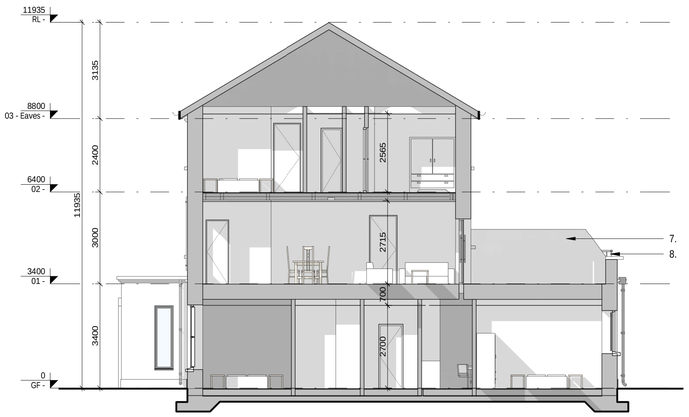
1 Front Elevation

1 : 100



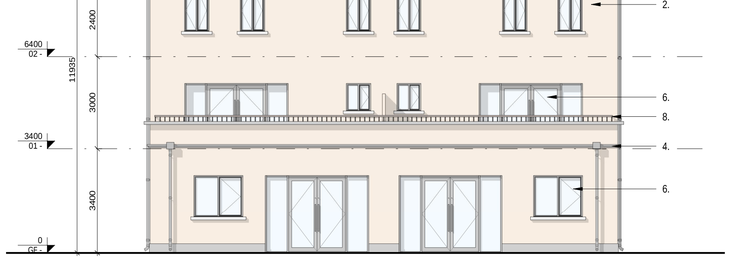
2 Side Elevation 01

1 : 100



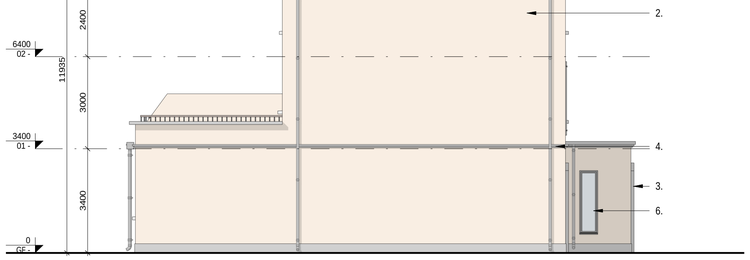
3 Secion AA

1 : 100



4 Rear Elevation

1 : 100



5 Side Elevation 02

1 : 100

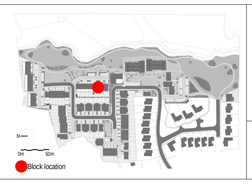
SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	03/02/2018	Revised for Client Comments	AR
2	15/05/2020	Revised Unit Layout	RT
3	27/05/2020	Updated Keyplan & Annotation	AR
4	23/06/2020	Revised Titleblock, Storage layout	AR
5	29/06/2020	Window Alteration	AR
6	25/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
7	07/10/2020	Issued for SHD Application	AR

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LEGEND

1. Selected roof tiles to pitched roof.
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10. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
11. Material Variations are provided to dwellings on a location basis, refer to key plan, elevation options and accommodation schedule.



APPROVED BY:

06/10/2020 19:03:26

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D1 - ELEVATIONS & SECTION

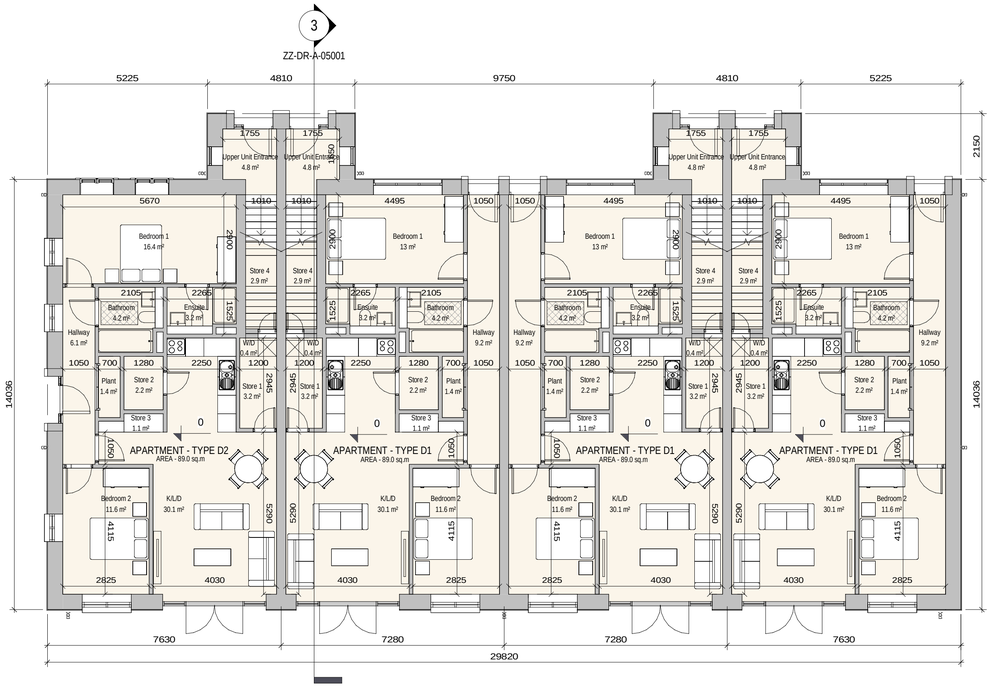
Sheet No.: 924-MDO-D1-ZZ-DR-A-05001

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MC CAULEY DAYE O'CONNELL
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11 Merrion Square, Dublin 2, Ireland
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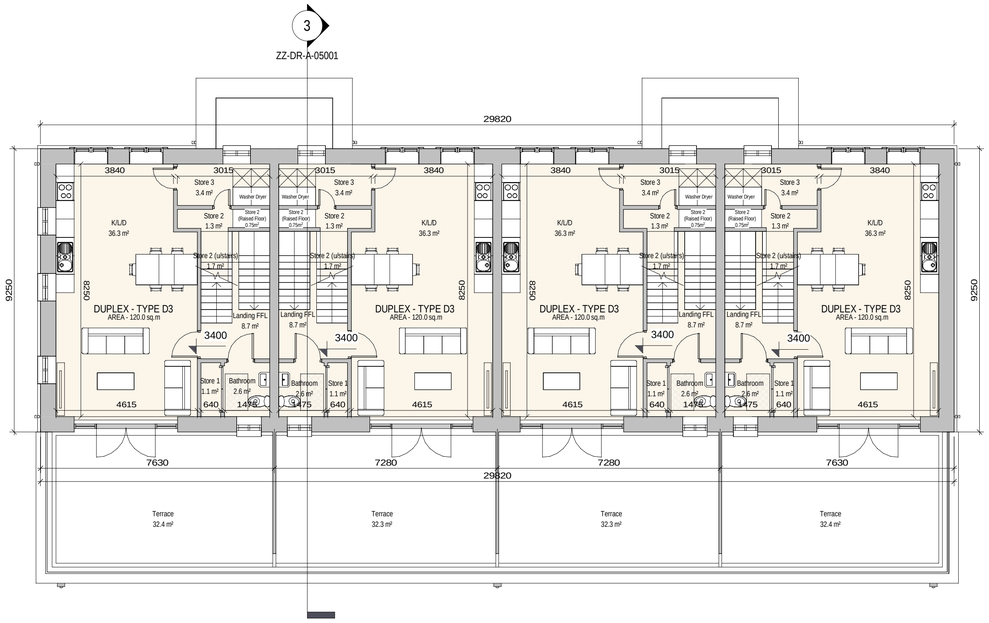
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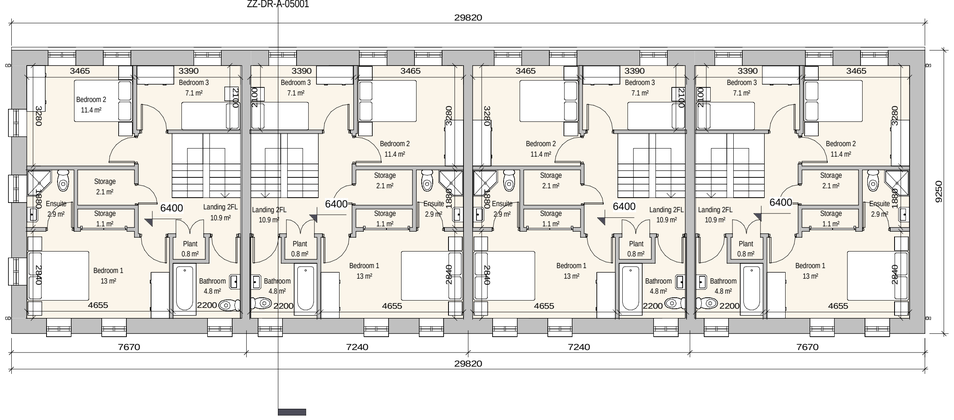
1 Ground Floor Plan

1 : 100



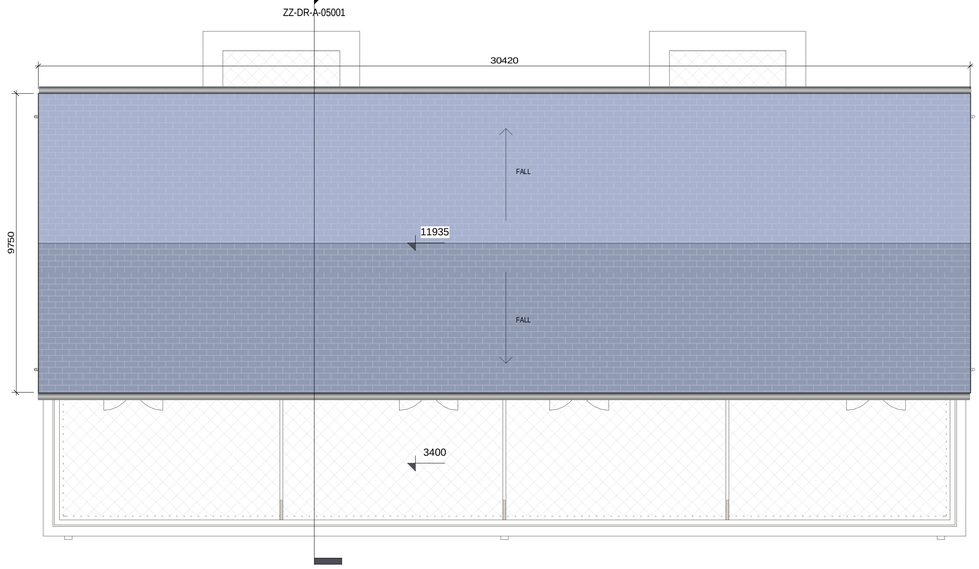
2 First Floor Plan

1 : 100



3 Second Floor Plan

1 : 100



4 Roof Plan

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	03/02/2018	Revised for Client Comments	AR
2	15/05/2020	Revised for Comments	RT
3	29/05/2020	Updated Layouts	AR
4	23/06/2020	Revised Titleblock, storage layout	AR
5	29/06/2020	Altered Window	AR
6	25/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
7	07/10/2020	Issued for SHD Application	AR

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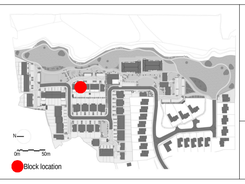
LEGEND

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Spot Levels



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

06/10/2020 19:10:10

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D2 - PLANS

Sheet No.: 924-MDO-D2-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 7 Project No.: 924

MC CAULEY DAYE O'CONNELL
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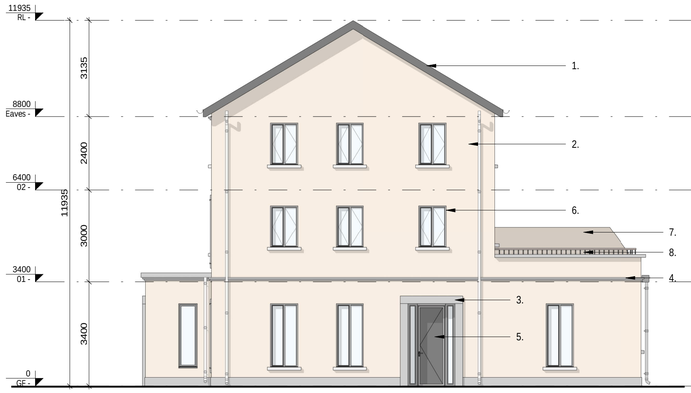
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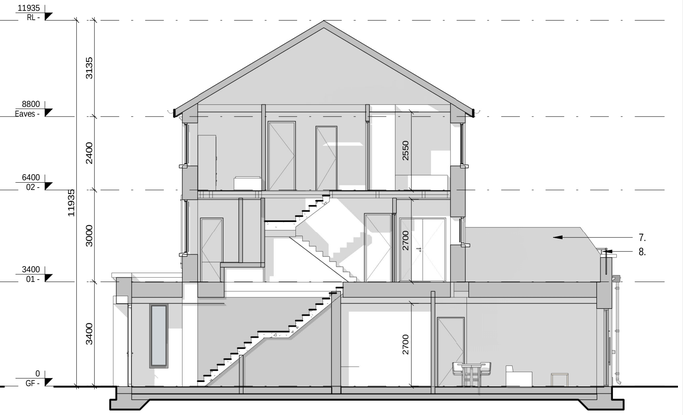
1 Front Elevation

1 : 100



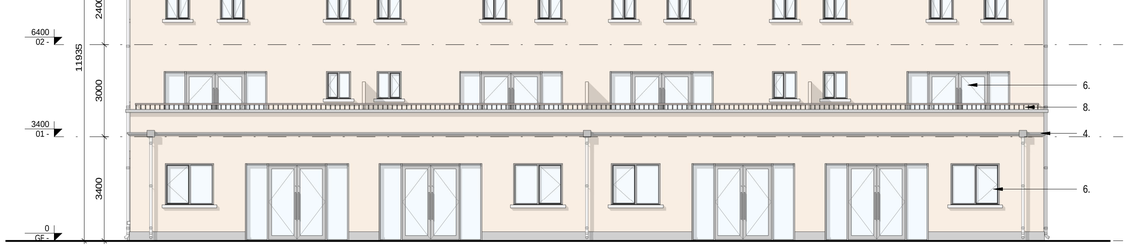
2 Side Elevation 01

1 : 100



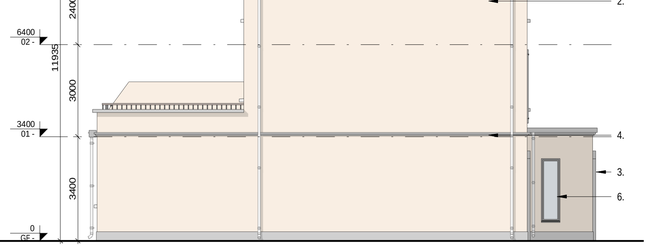
3 Secion AA

1 : 100



4 Rear Elevation

1 : 100



5 Side Elevation 02

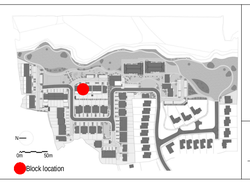
1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	03/02/2018	Revised for Client Comments	AR
2	15/05/2020	Revised for Comments	RT
3	29/05/2020	Updated Layouts	AR
4	23/06/2020	Revised Titleblock, storage layout	AR
5	29/06/2020	Altered Window	AR
6	25/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
7	07/10/2020	Issued for SHD Application	AR

LEGEND

1. Selected roof tiles to pitched roof.
2. Sand-cement render finish with painted render plinth.
3. Selected natural stone or reconstituted stone door / window surround.
4. Selected natural stone or reconstituted stone string detail
5. Black UPVC composite front door.
6. Selected grey colour finish to UPVC windows and patio doors.
7. Screen divider.
8. Metal railing.
9. Boundary treatment - in arrordance with Radharc layout.
10. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
11. Material Variations are provided to dwellings on a location basis, refer to key plan, elevation options and accommodation schedule.



APPROVED BY

06/10/2020 19:11:13

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D2 - ELEVATIONS & SECTION

Sheet No.: 924-MDO-D2-ZZ-DR-A-05001

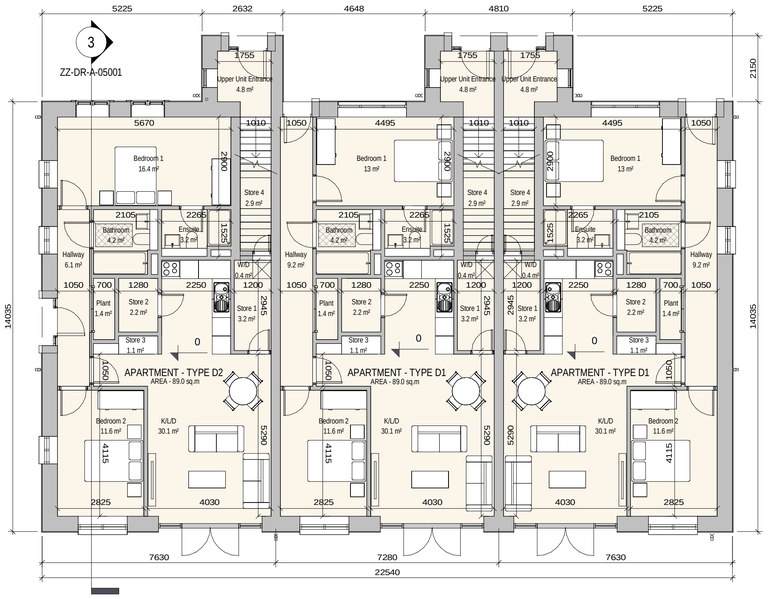
Scale as: 1 : 100 (A1) Current Rev.: 7 Project No.: 924

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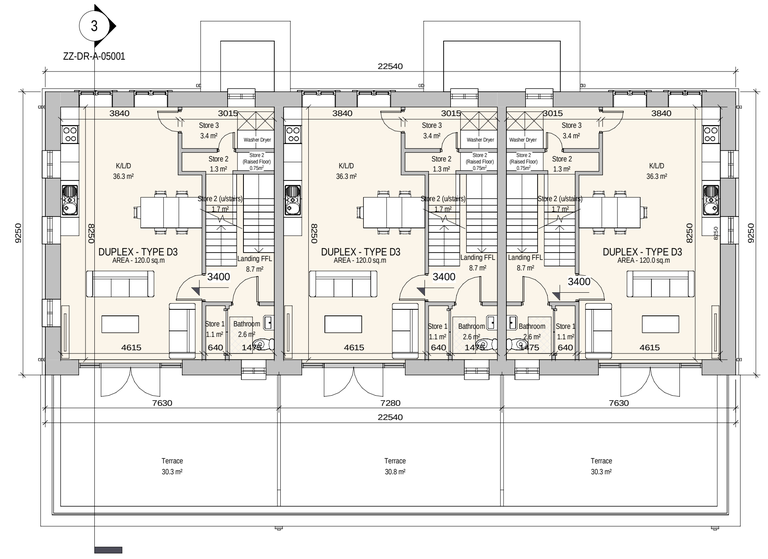
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A1



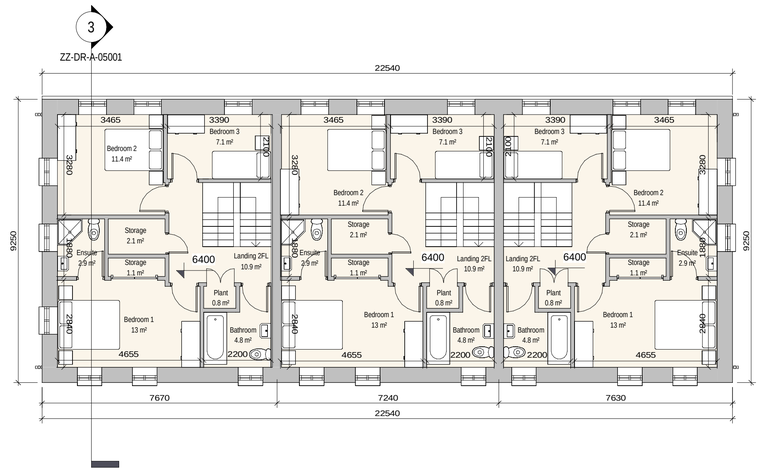
1 Ground Floor Plan

1 : 100



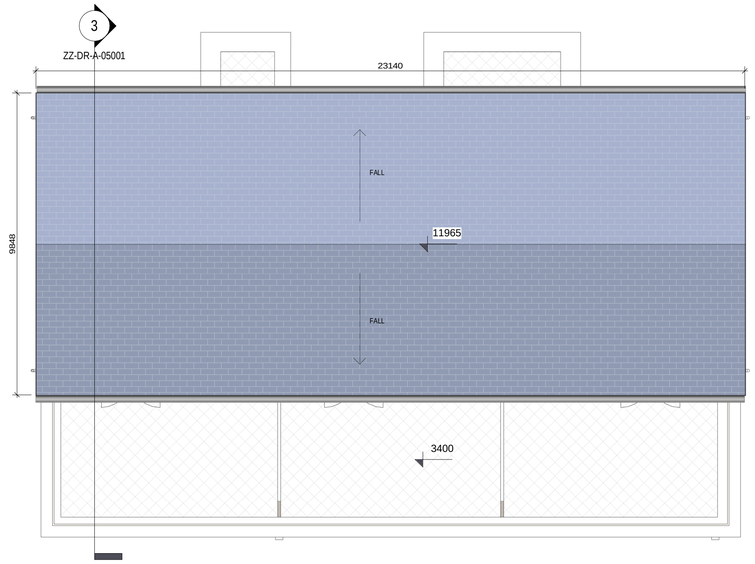
2 First Floor Plan

1 : 100



3 Second Floor Plan

1 : 100



4 Roof Plan

1 : 100

REV	DATE	DESCRIPTION	BY
1	03/02/2018	Revised for Client Comments	AR
2	15/05/2020	Revised for Comments	RT
3	29/05/2020	Revised Layout	AR
4	23/06/2020	Revised Storage Layout	AR
5	25/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
6	07/10/2020	Issued for SHD Application	AR

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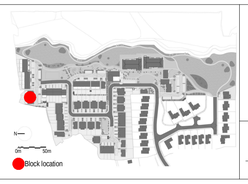
LEGEND

1. Selected roof tiles to pitched roof.
2. Sand-cement render finish with painted render plinth.
3. Selected natural stone or reconstituted stone door / window surround.
4. Selected natural stone or reconstituted stone string detail
5. Black UPVC composite front door.
6. Selected grey colour finish to UPVC windows and patio doors.
7. Screen divider.
8. Metal railing.
9. Boundary treatment - in arrordance with Radharc layout.
10. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
11. Material Variations are provided to dwellings on a location basis, refer to key plan, elevation options and accommodation schedule.

Note:

*Please refer to Site Plan for Ground Floor Levels and North Point Location
*Levels on this sheet taken from temporary benchmark at 0.0

Spot Levels



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

06/10/2020 19:16:06

SHD APPLICATION

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D3 - PLANS

Sheet No.: 924-MDO-D3-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 6 Project No.: 924

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A1



1 Front Elevation

1 : 100



2 Side Elevation 01

1 : 100



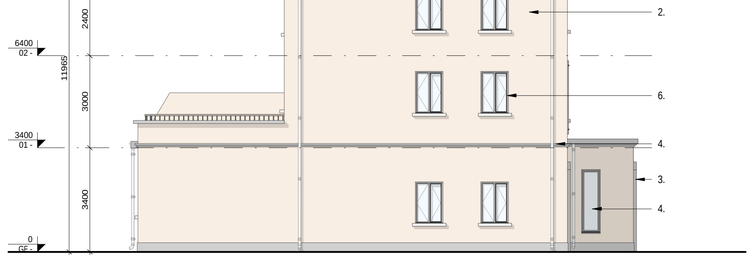
3 Secion AA

1 : 100



4 Rear Elevation

1 : 100



5 Side Elevation 02

1 : 100

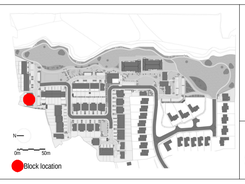
SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	03/02/2018	Revised for Client Comments	AR
2	15/05/2020	Revised for Comments	RT
3	29/05/2020	Revised Layout	AR
4	23/06/2020	Revised Storage Layout	AR
5	25/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
6	07/10/2020	Issued for SHD Application	AR

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LEGEND

1. Selected roof tiles to pitched roof.
2. Sand-cement render finish with painted render plinth.
3. Selected natural stone or reconstituted stone door / window surround.
4. Selected natural stone or reconstituted stone string detail
5. Black UPVC composite front door.
6. Selected grey colour finish to UPVC windows and patio doors.
7. Screen divider.
8. Metal railing.
9. Boundary treatment - in arrordance with Radharc layout.
10. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
11. Material Variations are provided to dwellings on a location basis, refer to key plan, elevation options and accommodation schedule.



APPROVED BY

06/10/2020 19:15:40

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D3 - ELEVATIONS & SECTION

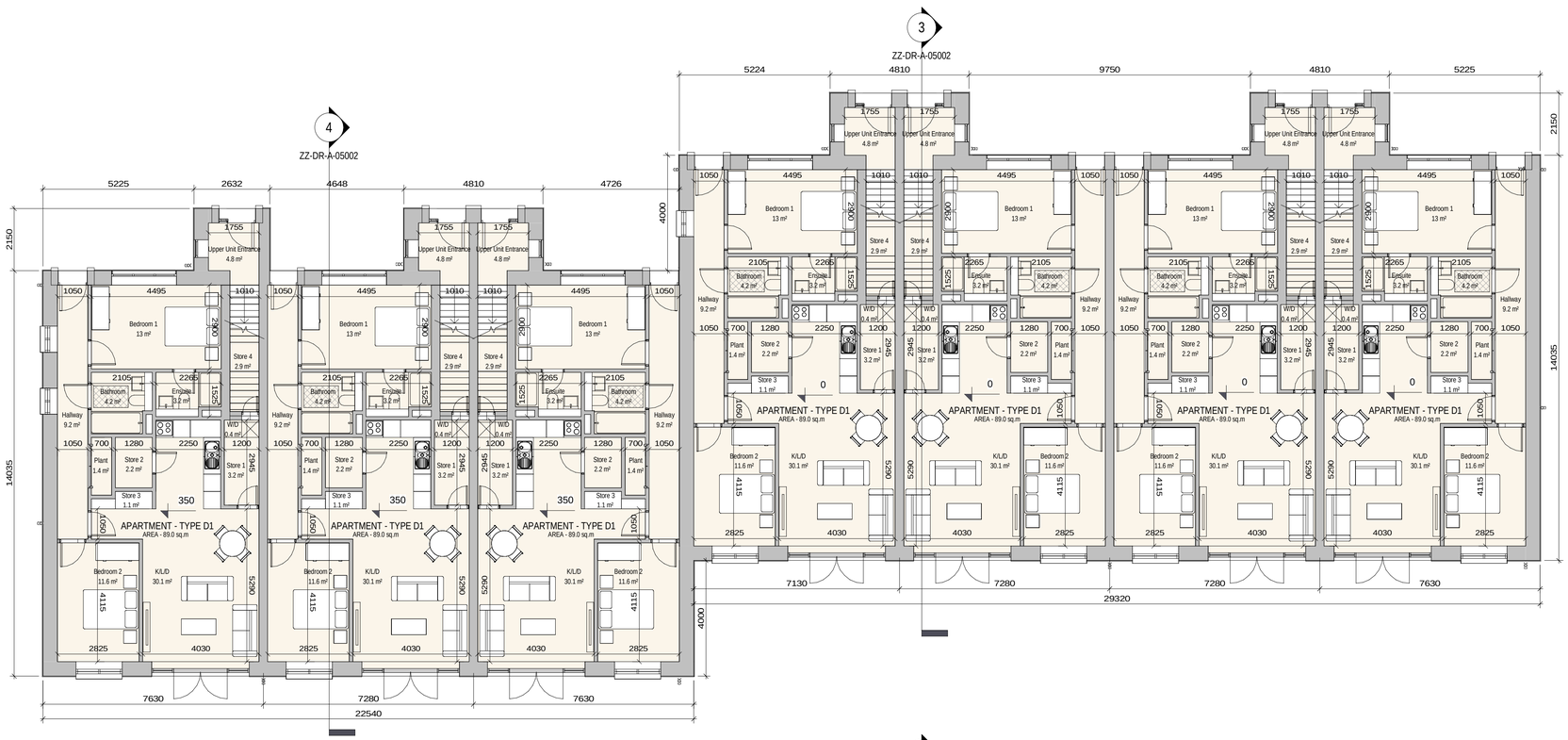
Sheet No.: 924-MDO-D3-ZZ-DR-A-05001

Scale as: 1 : 100 (A1) Current Rev.: 6 Project No.: 924

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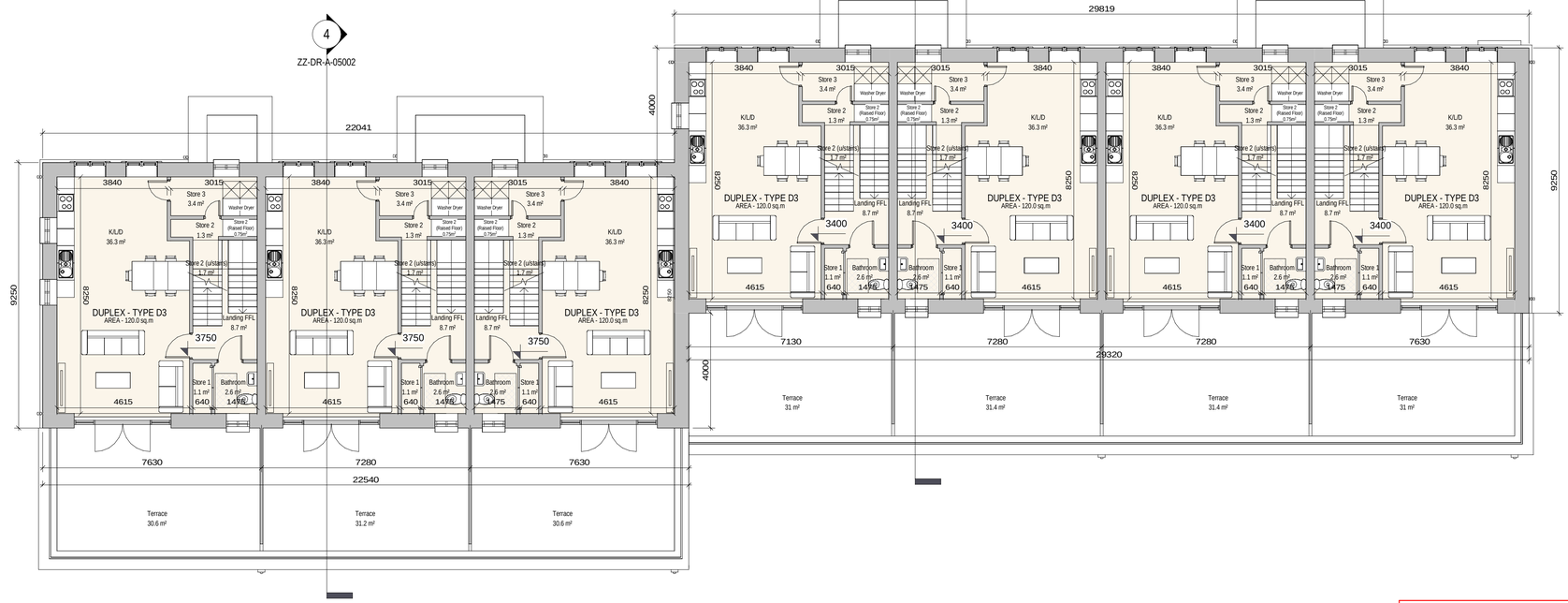
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A1



1 Ground Floor Plan

1 : 100



2 First Floor Plan

1 : 100

REV	DATE	DESCRIPTION	BY
1	03/02/2018	Revised for Client Comments	AR
2	15/05/2020	Revised for Comments	RT
3	29/05/2020	Revised Unit Layouts	AR
4	23/06/2020	Revised Storage Layout	AR
5	26/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
6	06/10/2020	Issued for SHD Application	AR

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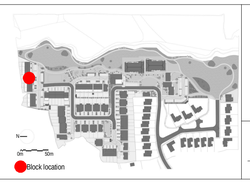
LEGEND

1. Selected roof tiles to pitched roof.
2. Sand-cement render finish with painted render plinth.
3. Selected natural stone or reconstituted stone door / window surround.
4. Selected natural stone or reconstituted stone string detail
5. Black UPVC composite front door.
6. Selected grey colour finish to UPVC windows and patio doors.
7. Screen divider.
8. Metal railing.
9. Boundary treatment - in arrordance with Radharc layout.
10. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
11. Material Variations are provided to dwellings on a location basis, refer to key plan, elevation options and accommodation schedule.

Note:

*Levels on this sheet taken from temporary benchmark at 0.0
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location

Spot Levels



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

07/10/2020 09:54:33

SHD APPLICATION

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D4 - GROUND AND FIRST FLOOR PLANS

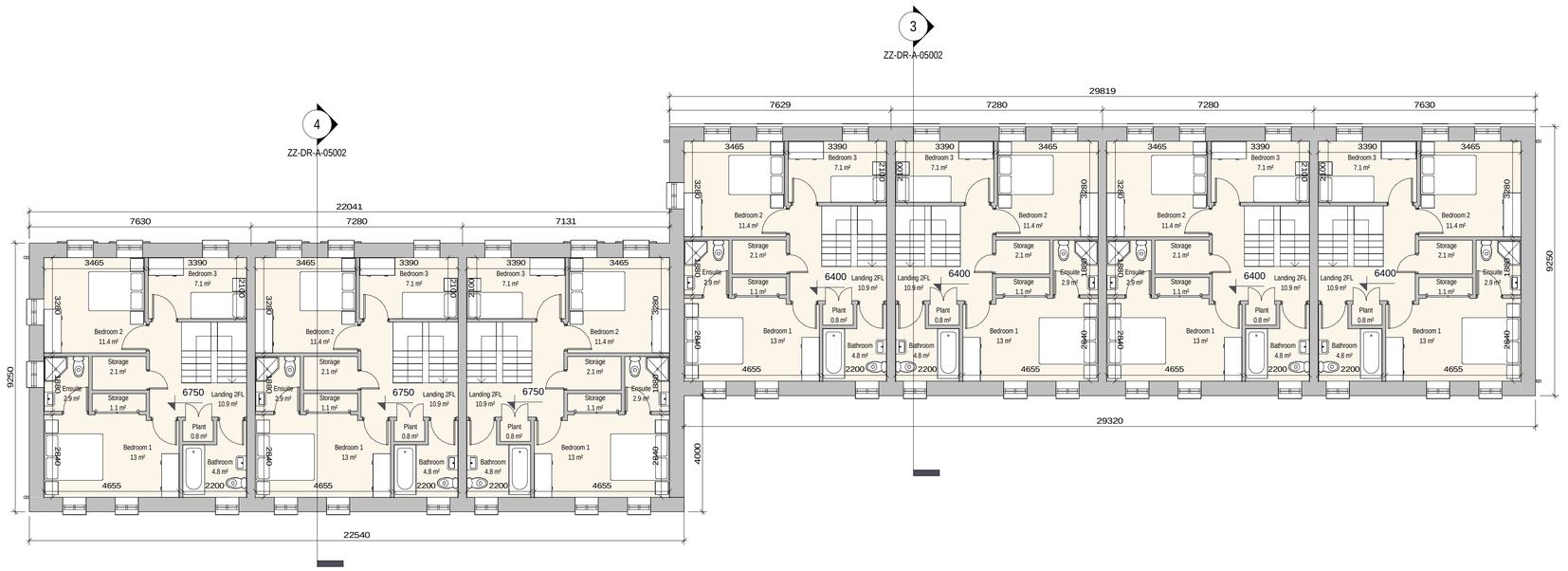
Sheet No.: 924-MDO-D4-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 6 Project No.: 924

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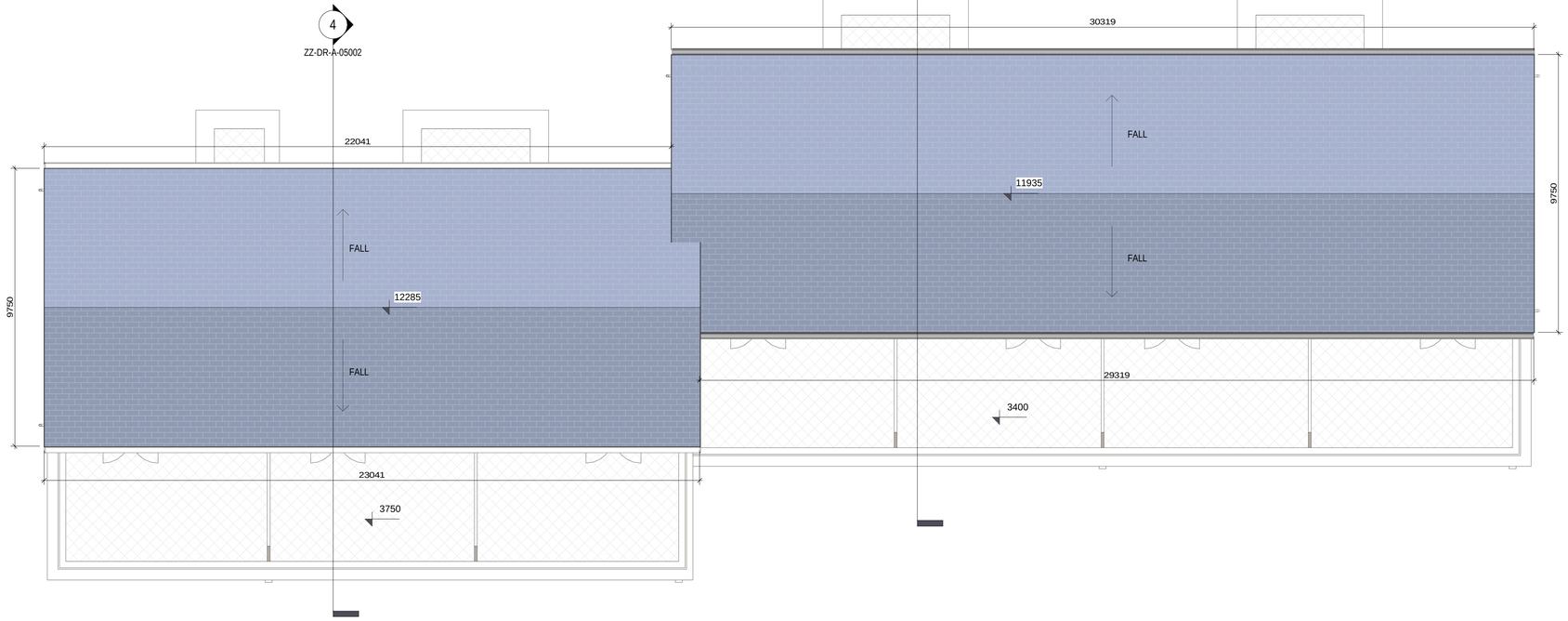
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A1



1 Second Floor Plan

1 : 100



2 Roof Plan

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	03/02/2018	Revised for Client Comments	AR
2	15/05/2020	Revised for Comments	RT
3	29/05/2020	Revised Unit Layouts	AR
4	23/06/2020	Revised Storage Layout	AR
5	26/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
6	06/10/2020	Issued for SHD Application	AR

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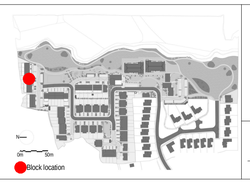
LEGEND

1. Selected roof tiles to pitched roof.
2. Sand-cement render finish with painted render plinth.
3. Selected natural stone or reconstituted stone door / window surround.
4. Selected natural stone or reconstituted stone string detail
5. Black UPVC composite front door.
6. Selected grey colour finish to UPVC windows and patio doors.
7. Screen divider.
8. Metal railing.
9. Boundary treatment - in arrordance with Radharc layout.
10. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
11. Material Variations are provided to dwellings on a location basis, refer to key plan, elevation options and accommodation schedule.

Note:

*Levels on this sheet taken from temporary benchmark at 0.0
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location

Spot Levels



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

07/10/2020 09:54:14

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D4 - SECOND FLOOR AND ROOF PLANS

Sheet No.: 924-MDO-D4-ZZ-DR-A-02002

Scale as: 1 : 100 (A1) Current Rev.: 6 Project No.: 924

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A1



1 Front Elevation

1 : 100



4 Rear Elevation

1 : 100

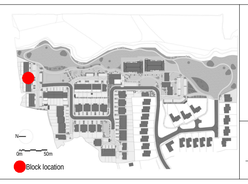
SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	03/02/2018	Revised for Client Comments	AR
2	15/05/2020	Revised for Comments	RT
3	29/05/2020	Revised Unit Layouts	AR
4	23/06/2020	Revised Storage Layout	AR
5	26/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
6	06/10/2020	Issued for SHD Application	AR

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LEGEND

1. Selected roof tiles to pitched roof.
2. Sand-cement render finish with painted render plinth.
3. Selected natural stone or reconstituted stone door / window surround.
4. Selected natural stone or reconstituted stone string detail
5. Black UPVC composite front door.
6. Selected grey colour finish to UPVC windows and patio doors.
7. Screen divider.
8. Metal railing.
9. Boundary treatment - in arrordance with Radharc layout.
10. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
11. Material Variations are provided to dwellings on a location basis, refer to key plan, elevation options and accommodation schedule.



APPROVED BY

07/10/2020 09:55:19

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D4 - FRONT & REAR ELEVATIONS

Sheet No.: 924-MDO-D4-ZZ-DR-A-05001

Scale as: 1 : 100 (A1) Current Rev.: 6 Project No.: 924

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A1



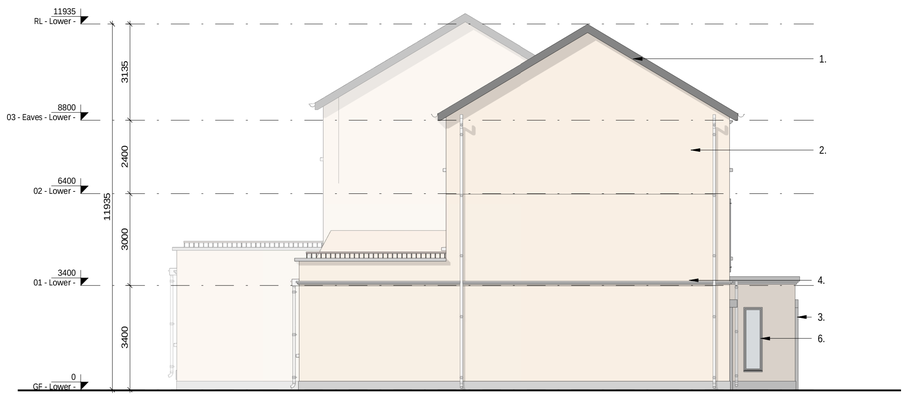
1 Side Elevation 01

1 : 100



4 Section B-B

1 : 100



2 Side Elevation 02

1 : 100



3 Section A-A

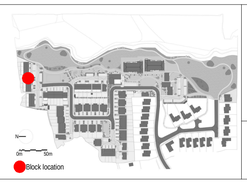
1 : 100

REV	DATE	DESCRIPTION	BY
1	03/02/2018	Revised for Client Comments	AR
2	15/05/2020	Revised for Comments	RT
3	29/05/2020	Revised Unit Layouts	AR
4	23/06/2020	Revised Storage Layout	AR
5	26/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
6	06/10/2020	Issued for SHD Application	AR

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LEGEND

1. Selected roof tiles to pitched roof.
2. Sand-cement render finish with painted render plinth.
3. Selected natural stone or reconstituted stone door / window surround.
4. Selected natural stone or reconstituted stone string detail
5. Black UPVC composite front door.
6. Selected grey colour finish to UPVC windows and patio doors.
7. Screen divider.
8. Metal railing.
9. Boundary treatment - in arrordance with Radharc layout.
10. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
11. Material Variations are provided to dwellings on a location basis, refer to key plan, elevation options and accommodation schedule.



APPROVED BY

07/10/2020 09:56:00

SHD APPLICATION

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D4 - SIDE ELEVATIONS & SECTIONS

Sheet No.: 924-MDO-D4-ZZ-DR-A-05002

Scale as: 1 : 100 (A1) Current Rev.: 6 Project No.: 924

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A1



1 Elevation 01

1 : 100



2 Elevation 02

1 : 100



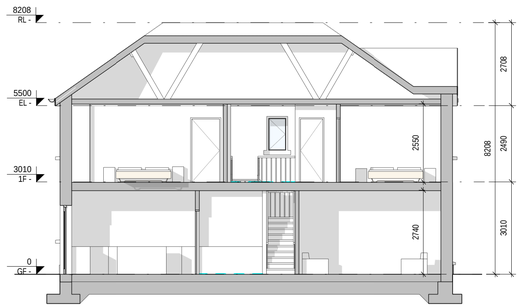
3 Elevation 03

1 : 100



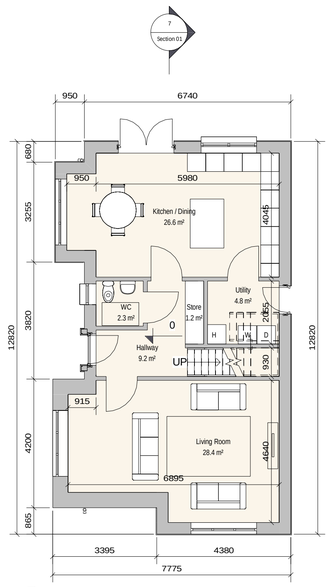
4 Elevation 04

1 : 100



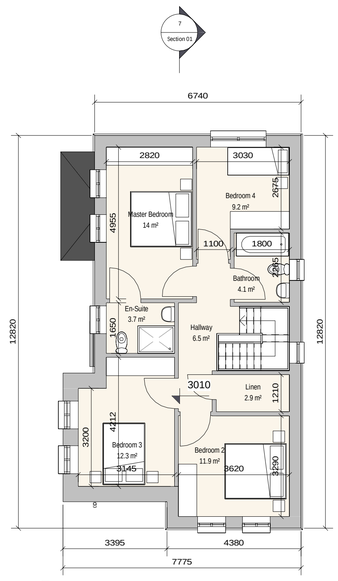
7 Section 01

1 : 100



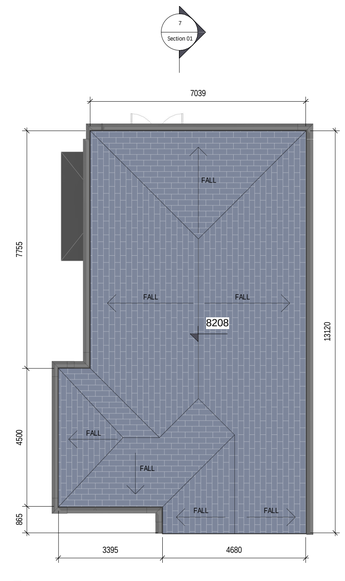
5 Ground Floor Plan

1 : 100



6 First Floor Plan

1 : 100



8 Roof Plan

1 : 100

REV	DATE	DESCRIPTION	BY
1	10/02/2020	Revised for Client Comments/Bay Window	
2	15/05/2020	Revised For Comments	RT
3	28/05/2020	Revised For Comments	AR
4	23/06/2020	Updated titleblock	AR
5	19/08/2020	Floor Thickness, FFL window head height	AR
6	07/10/2020	Issued for SHD Application	AR

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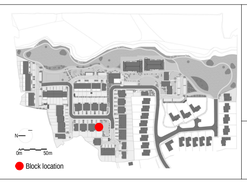
LEGEND

1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish.
3. Selected natural stone
4. Selected natural or reconstituted stone door surround.
5. Selected natural or reconstituted stone string detail.
6. Black UPVC composite front door.
7. Selected grey colour finish to UPVC windows and patio doors.
8. Metal roof to bay windows.
9. Front driveways - to be finished in gravel and paving, refer to Radharc layout.
10. Boundary treatment - in arrordance with Radharc layout.
11. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.

Spot Levels



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

07/10/2020 17:24:19

SHD APPLICATION

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: HOUSE TYPE 1 - PLANS, SECTION & ELEVATIONS

Sheet No.: 924-MDO-H1-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 6 Project No.: 924

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info@mdo.ie | www.mdo.ie

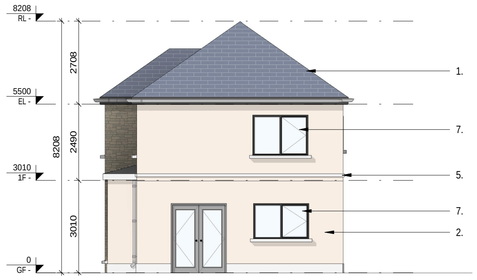
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A1



1 Elevation 03

1 : 100



2 Elevation 02

1 : 100



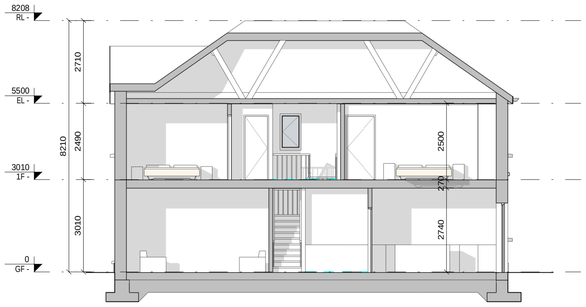
3 Elevation 01

1 : 100



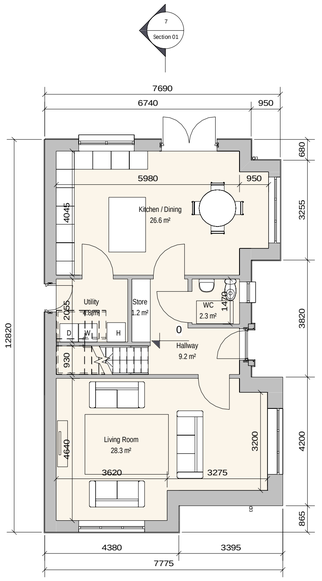
4 Elevation 04

1 : 100



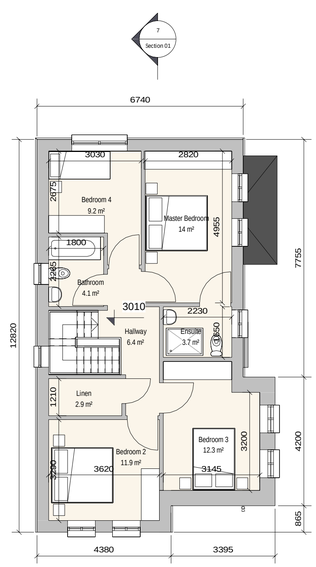
7 Section 01

1 : 100



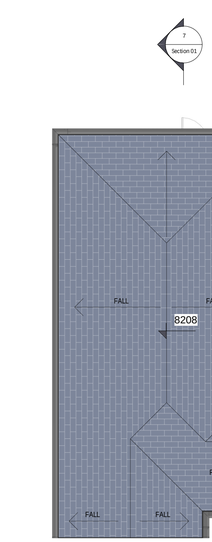
5 Ground Floor Plan

1 : 100



6 First Floor Plan

1 : 100



8 Roof Plan

1 : 100

REV	DATE	DESCRIPTION	BY
1	10/02/2020	Revised for Client Comments/Bay Window	
2	15/05/2020	Revised For Comments	RT
3	29/05/2020	Revised Layout	AR
4	23/06/2020	Updated Titleblock	AR
5	19/08/2020	Updated Floor Thickness	AR
6	07/10/2020	Issued for SHD Application	AR

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LEGEND

1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish.
3. Selected natural stone
4. Selected natural or reconstituted stone door surround.
5. Selected natural or reconstituted stone string detail.
6. Black UPVC composite front door.
7. Selected grey colour finish to UPVC windows and patio doors.
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10. Boundary treatment - in arrordance with Radharc layout.
11. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.

Spot Levels



APPROVED BY

07/10/2020 17:22:43

SHD APPLICATION

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: HOUSE TYPE 1 (Mirrored) - PLANS, SECTION & ELEVATIONS

Sheet No.: 924-MDO-H1M-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 6 Project No.: 924

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A1



1 Elevation 01

1 : 100



2 Elevation 02

1 : 100



3 Elevation 03

1 : 100



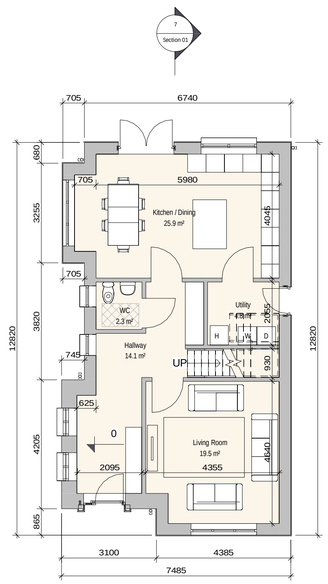
4 Elevation 04

1 : 100



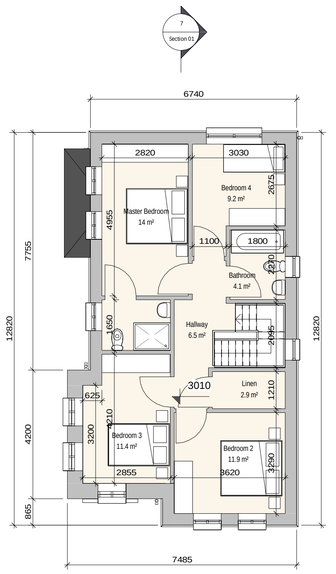
7 Section 01

1 : 100



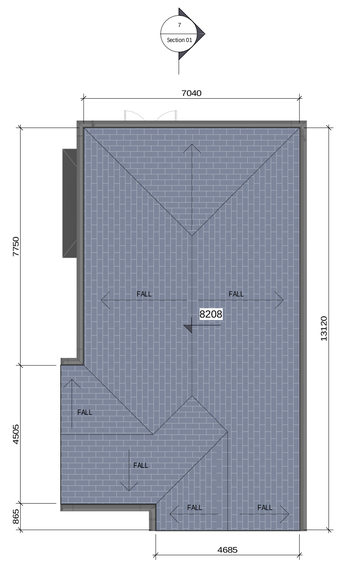
5 Ground Floor Plan

1 : 100



6 First Floor Plan

1 : 100



8 Roof Plan

1 : 100

REV	DATE	DESCRIPTION	BY
1	10/02/2020	Revised for Client Comments/Bay Window	
2	15/05/2020	Revised for comments	AR
3	27/05/2020	Revised Layout	AR
4	23/06/2020	Updated Titleblock	AR
5	19/08/2020	First Floor Depth Adjusted	AR
6	07/10/2020	Issued for SHD Application	AR

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LEGEND

1. Selected roof tiles to pitched roof.
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5. Selected natural or reconstituted stone string detail.
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10. Boundary treatment - in arrordance with Radharc layout.
11. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.

Spot Levels



Block location

NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

07/10/2020 17:18:58

SHD APPLICATION

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: HOUSE TYPE 1A - PLANS, SECTION & ELEVATIONS

Sheet No.: 924-MDO-H1A-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 6 Project No.: 924

MC CAULEY DAYE O'CONNELL
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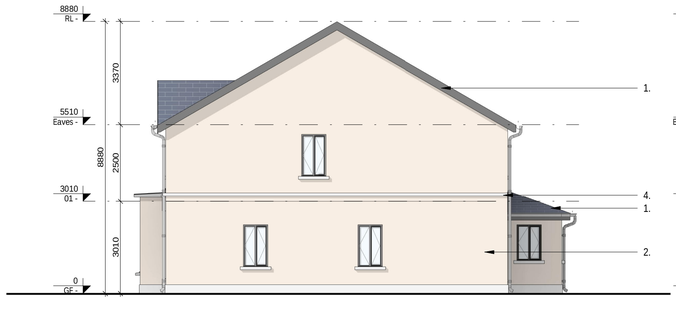
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A1



1 Front Elevation

1 : 100



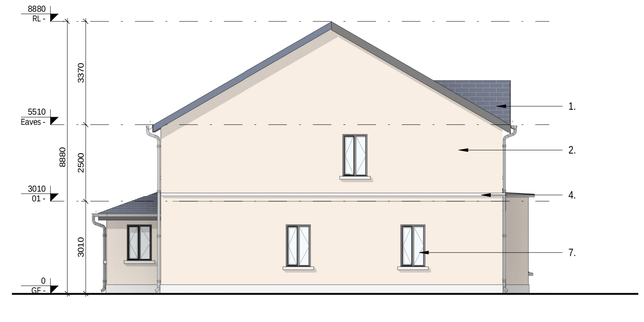
2 Side Elevation 01

1 : 100



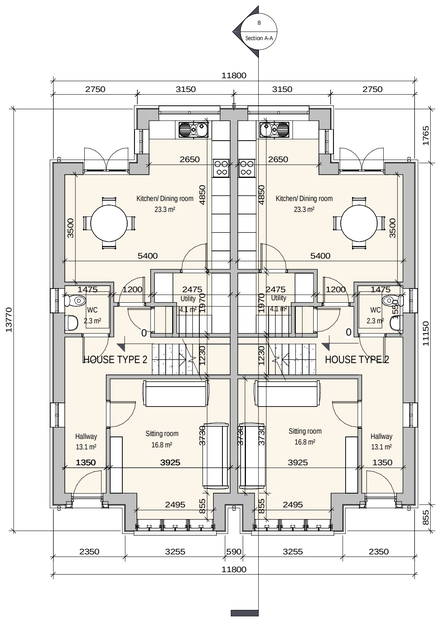
3 Rear Elevation

1 : 100



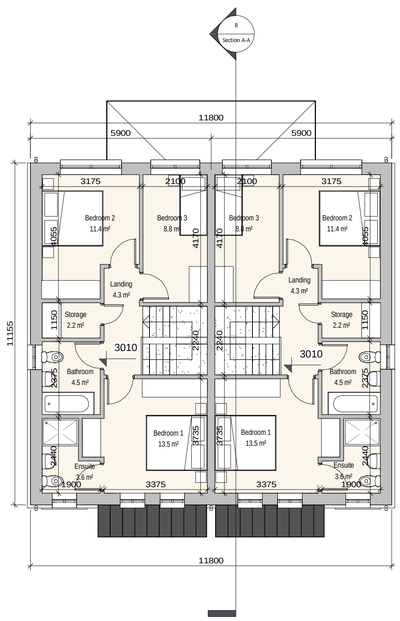
4 Side Elevation 02

1 : 100



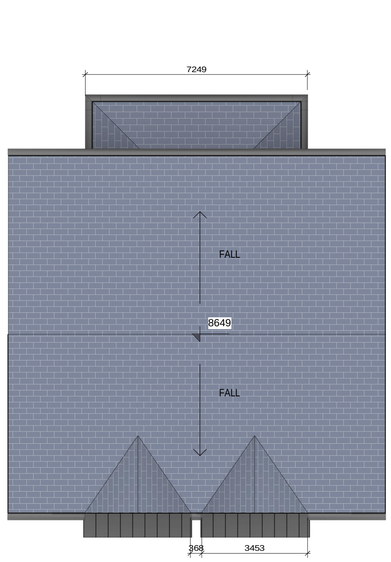
5 Ground Floor Plan

1 : 100



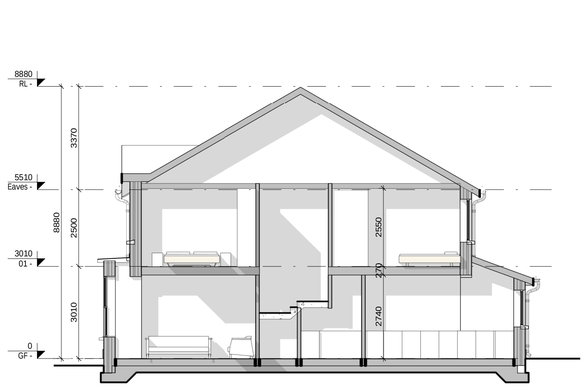
6 First Floor Plan

1 : 100



7 Roof Plan

1 : 100



8 Section A-A

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	10/02/2019	Revised for Client Comments	AR
2	15/05/2019	Revised for Comments	RT
3	29/05/2020	Revised Layout	AR
4	23/06/2020	Updated Titleblock	AR
5	07/10/2020	Issued for SHD Application	AR

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LEGEND

1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish.
3. Selected natural stone
4. Selected natural or reconstituted stone door surround.
5. Selected natural or reconstituted stone string detail.
6. Black UPVC composite front door.
7. Selected grey colour finish to UPVC windows and patio doors.
8. Metal roof to bay windows.
9. Front driveways - to be finished in gravel and paving, refer to Radharc layout.
10. Boundary treatment - in arrordance with Radharc layout.
11. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.

Spot Levels



APPROVED BY

07/10/2020 17:16:42

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: HOUSE TYPE 2 - PLANS, SECTION & ELEVATIONS

Sheet No.: 924-MDO-H2-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 5 Project No.: 924

MC CAULEY DAYE O'CONNELL
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11 Merrion Square, Dublin 2, Ireland
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info@mdo.ie | www.mdo.ie

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A1



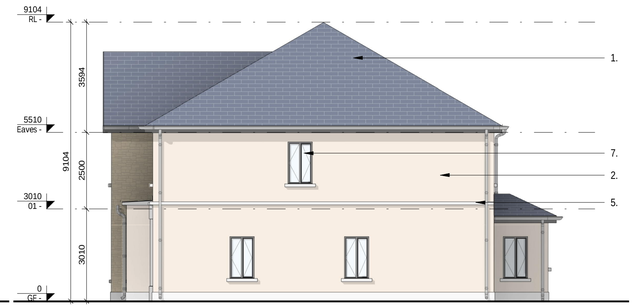
5 Front Elevation
1 : 100



6 Side Elevation 01
1 : 100



4 Rear Elevation
1 : 100



3 Side Elevation 02
1 : 100

1 Ground Floor Plan
1 : 100

2 First Floor Plan
1 : 100

7 Roof Plan
1 : 100



8 Section AA
1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	24/01/2019	Issued for Information	PK
2	15/05/2020	Revised for Comments	RT
3	28/05/2020	Revised for Comments	AR
4	03/06/2020	Revised Roof Detail	RC
5	23/06/2020	Updated Titleblock	AR
6	18/08/2020	Updated Floor Depth	AR
7	07/10/2020	Issued for SHD Application	AR

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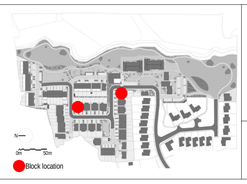
LEGEND

1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish.
3. Selected natural stone
4. Selected natural or reconstituted stone door surround.
5. Selected natural or reconstituted stone string detail.
6. Black UPVC composite front door.
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10. Boundary treatment - in arrordance with Radharc layout.
11. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.

Spot Levels



APPROVED BY

07/10/2020 17:15:26

Client: BURKEWAY HOMES LTD
Project: BEARNA RESIDENTIAL DEVELOPMENT
Title: HOUSE TYPE 2A & 2C - PLANS, SECTION & ELEVATIONS

Sheet No.: 924-MDO-H2A-ZZ-DR-A-02001
Scale as: 1 : 100 (A1) Current Rev.: 7 Project No.: 924

MC CAULEY DAYE O'CONNELL
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A1



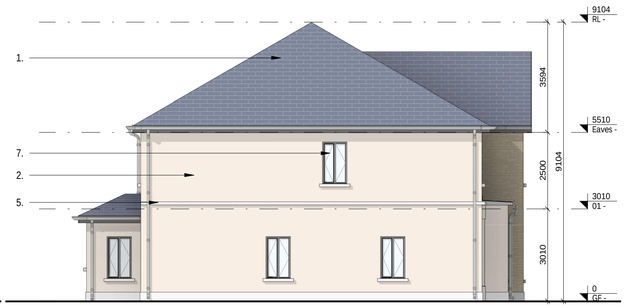
5 Front Elevation
1 : 100



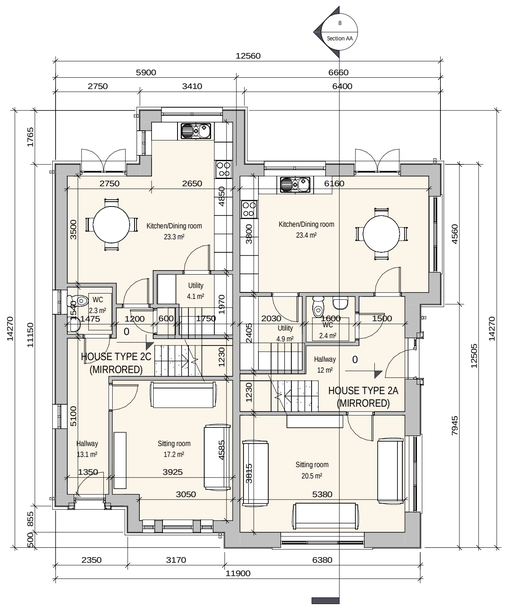
6 Side Elevation 01
1 : 100



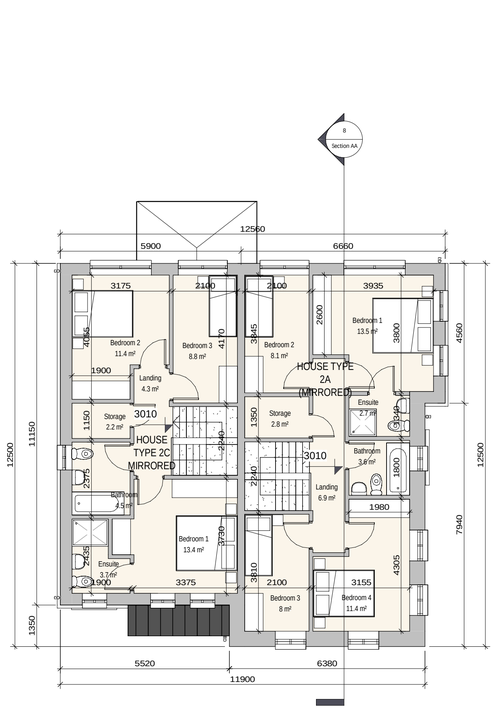
4 Rear Elevation
1 : 100



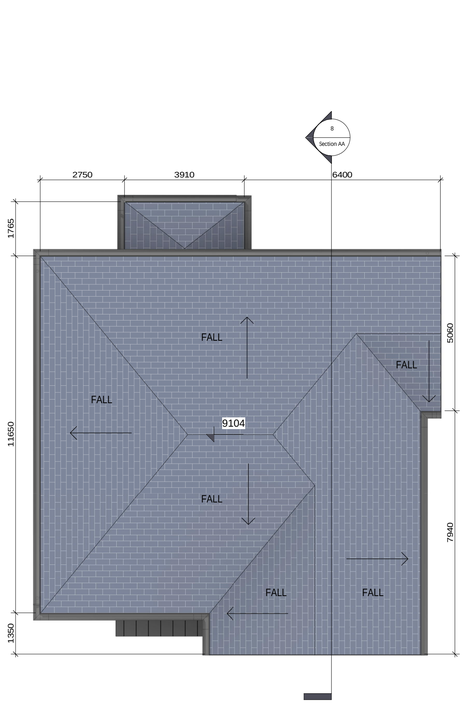
3 Side Elevation 02
1 : 100



1 Ground Floor Plan
1 : 100



2 First Floor Plan
1 : 100



7 Roof Plan
1 : 100



8 Section AA
1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	24/01/2019	Issued for Information	PK
2	15/05/2020	Revised for Comments	RT
3	28/05/2020	Revised for Comments	AR
4	03/06/2020	Revised Roof Detail	RC
5	23/06/2020	Updated Titleblock	AR
6	31/08/2020	Updated floor depth & annotation	AR
7	07/10/2020	Issued for SHD Application	AR

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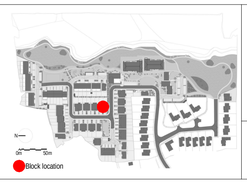
LEGEND

1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish.
3. Selected natural stone
4. Selected natural or reconstituted stone door surround.
5. Selected natural or reconstituted stone string detail.
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11. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.

Spot Levels



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY:

07/10/2020 17:16:17

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: HOUSE TYPE 2A & 2C (MIRRORED) - PLANS, SECTION & ELEVATIONS

Sheet No.: 924-MDO-H2B-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 7 Project No.: 924

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A1



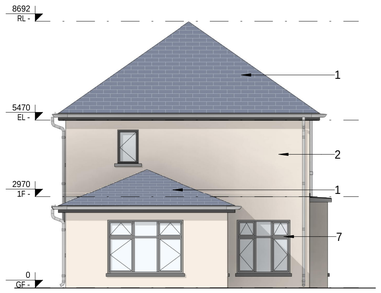
1 Elevation 01

1 : 100



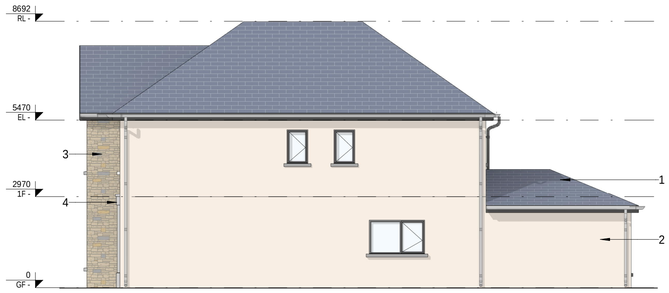
2 Elevation 02

1 : 100



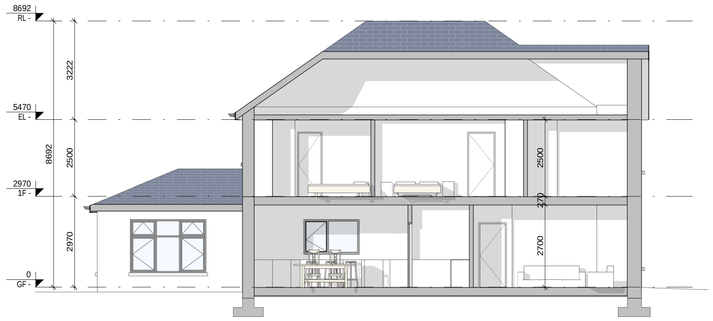
3 Elevation 03

1 : 100



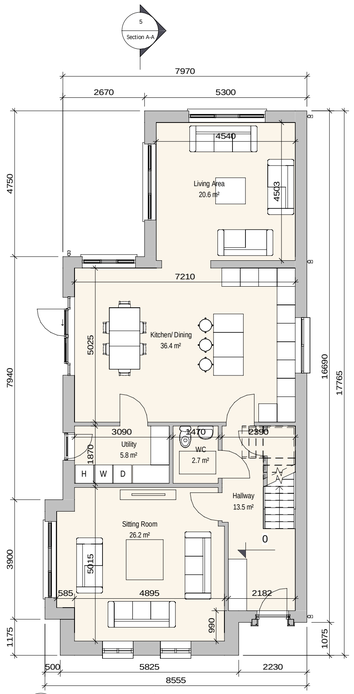
4 Elevation 04

1 : 100



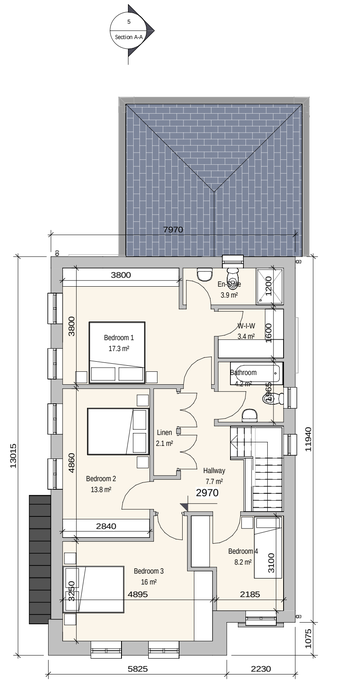
5 Section A-A

1 : 100



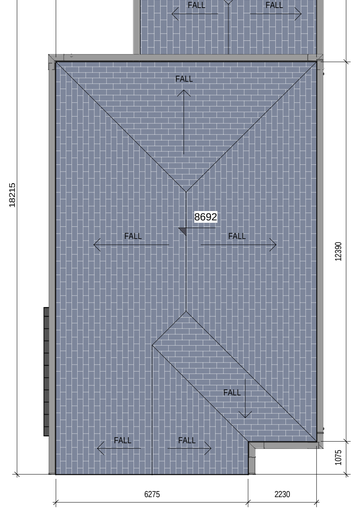
6 Ground Floor Plan

1 : 100



7 First Floor Plan

1 : 100



8 Roof Plan

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	06/05/2020	Revised plans & elevations	AR
2	15/05/2020	Revised for Comments	AR
3	29/05/2020	Updated Layout	AR
4	23/06/2020	Updated Titleblock	AR
5	07/10/2020	Issued for SHD Application	AR

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LEGEND

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NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.

Spot Levels



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

07/10/2020 18:13:24

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: HOUSE TYPE 3 - PLANS, SECTION & ELEVATIONS

Sheet No.: 924-MDO-H3-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 5 Project No.: 924

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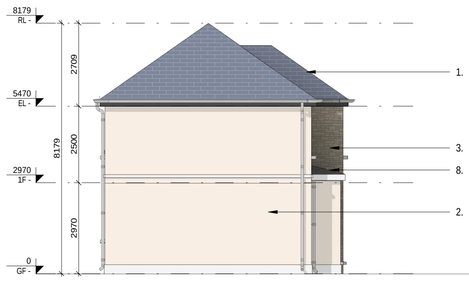
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A1



1 Elevation 01

1 : 100



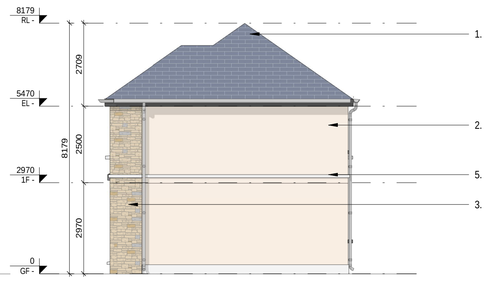
2 Elevation 02

1 : 100



3 Elevation 03

1 : 100



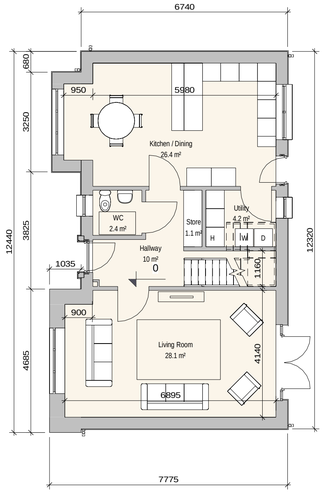
4 Elevation 04

1 : 100



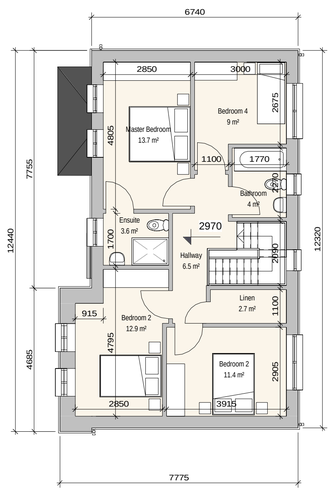
7 Section 01

1 : 100



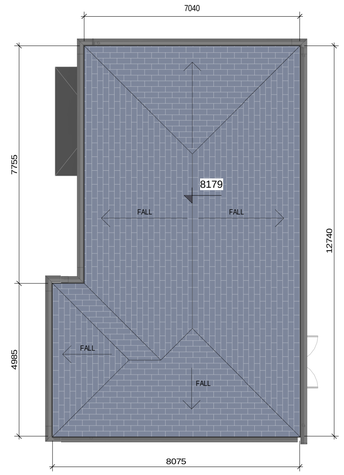
5 Ground Floor Plan

1 : 100



6 First Floor Plan

1 : 100



8 Roof Plan

1 : 100

REV	DATE	DESCRIPTION	BY
1	10/02/2020	Revised for client Comments/Bay Window	AR
2	15/05/2020	Revised for comments	RT
3	29/05/2020	Revised Annotation	AR
4	23/06/2020	Updated Titleblock	AR
5	19/08/2020	Floor Thickness, Window Head Heights & Bedroom 2	AR
6	07/10/2020	Issued for SHD Application	AR

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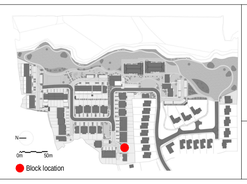
LEGEND

1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish.
3. Selected natural stone
4. Selected natural or reconstituted stone door surround.
5. Selected natural or reconstituted stone string detail.
6. Black UPVC composite front door.
7. Selected grey colour finish to UPVC windows and patio doors.
8. Metal roof to bay windows.
9. Front driveways - to be finished in gravel and paving, refer to Radharc layout.
10. Boundary treatment - in arrordance with Radharc layout.
11. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.

Spot Levels



Block location

NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

07/10/2020 18:04:44

SHD APPLICATION

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: HOUSE TYPE 4 - PLANS, SECTION & ELEVATIONS

Sheet No.: 924-MDO-H4-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 6 Project No.: 924

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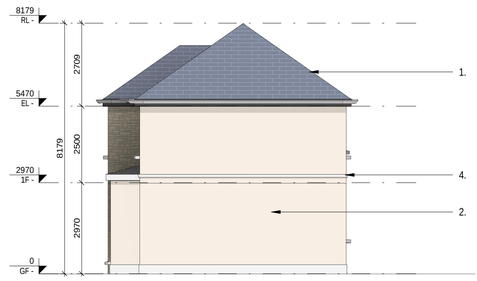
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A1



3 Front Elevation

1 : 100



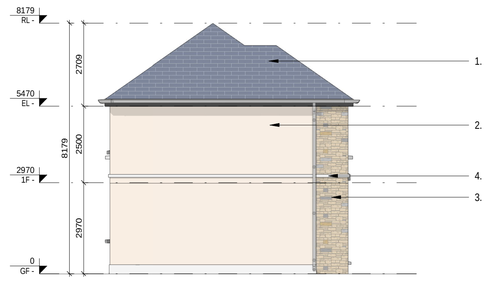
2 Elevation 02

1 : 100



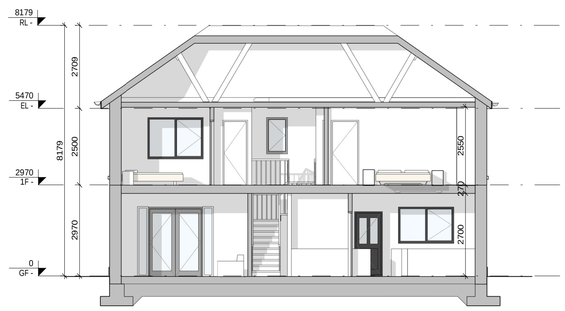
1 Rear Elevation

1 : 100



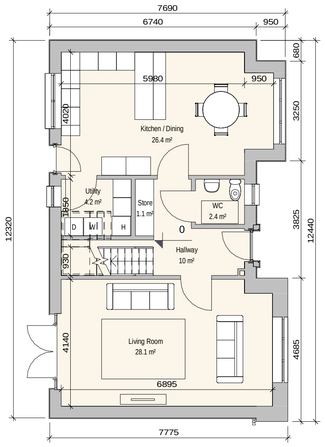
4 Elevation 04

1 : 100



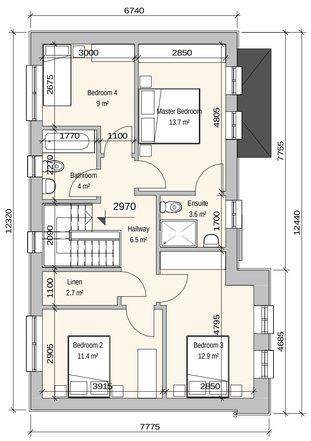
7 Section 01

1 : 100



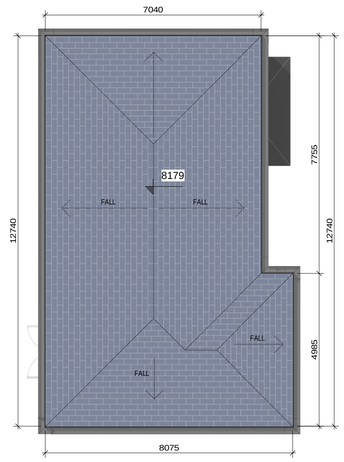
5 Ground Floor Plan

1 : 100



6 First Floor Plan

1 : 100



8 Roof Plan

1 : 100

REV	DATE	DESCRIPTION	BY
1	10/02/2020	Revised for client Comments/Bay Window	AR
2	15/05/2020	Revised for Comments	RT
3	29/05/2020	Revised Layout	AR
4	19/08/2020	Floor Depth, Window Head Heights, Bedroom 2	AR
5	07/10/2020	Issued for SHD Application	AR

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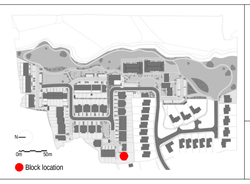
LEGEND

1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish.
3. Selected natural stone
4. Selected natural or reconstituted stone door surround.
5. Selected natural or reconstituted stone string detail.
6. Black UPVC composite front door.
7. Selected grey colour finish to UPVC windows and patio doors.
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9. Front driveways - to be finished in gravel and paving, refer to Radharc layout.
10. Boundary treatment - in arrordance with Radharc layout.
11. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.

Spot Levels



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

07/10/2020 18:03:36

SHD APPLICATION

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: HOUSE TYPE 4 (Mirrored) - PLANS, SECTION & ELEVATIONS

Sheet No.: 924-MDO-H4M-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 5 Project No.: 924

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A1



1 Elevation 01

1 : 100



2 Elevation 02

1 : 100



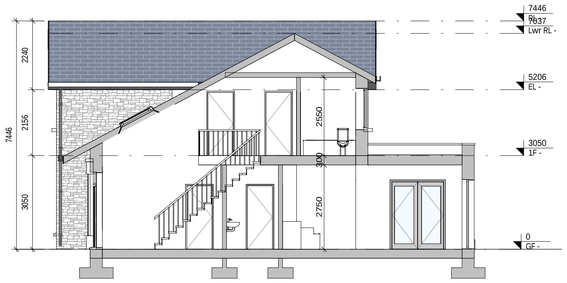
3 Elevation 03

1 : 100



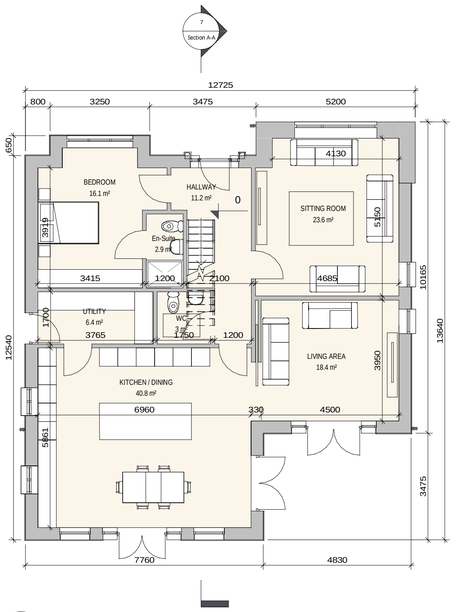
4 Elevation 04

1 : 100



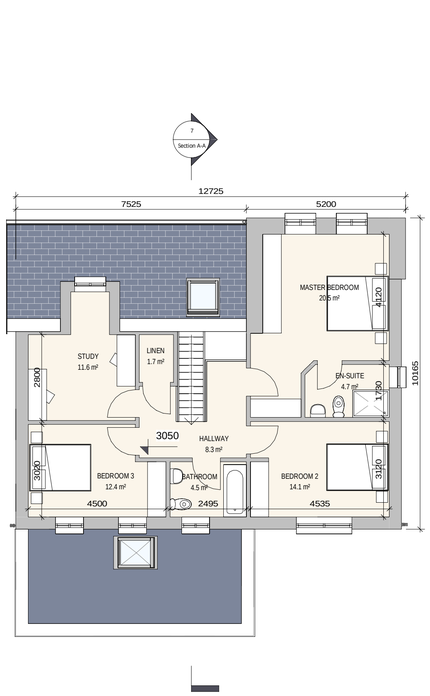
7 Section 01

1 : 100



5 Ground Floor Plan

1 : 100



6 First Floor Plan

1 : 100



8 Roof Plan

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	16/01/2020	SHD STAGE 2 SUBMISSION	
2	21/04/2020	Revised Internal Layout	AR
3	15/05/2020	Revised for Comments	RT
4	29/05/2020	Revised Layout	AR
5	23/06/2020	Updated Titleblock	AR
6	19/08/2020	Floor Thickness, Window Head Height	AR
7	07/10/2020	Issued for SHD Application	AR

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LEGEND

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11. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.

Spot Levels



Block location

NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

07/10/2020 18:05:07

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: HOUSE TYPE 5 - PLANS, SECTION & ELEVATIONS

Sheet No.: 924-MDO-H5-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 7 Project No.: 924

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A1



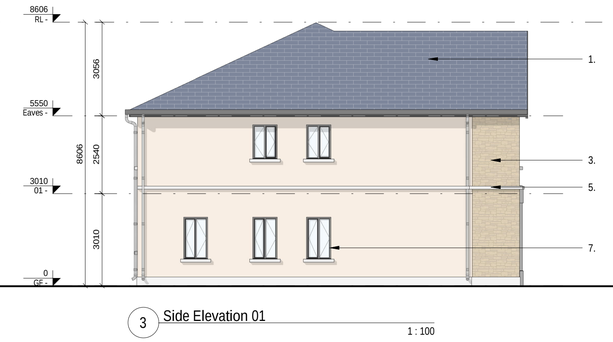
1 Front Elevation

1 : 100



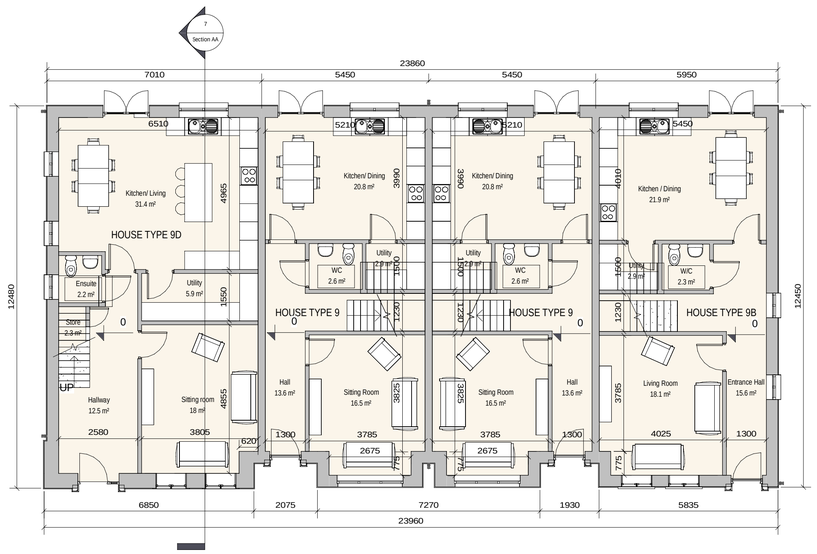
2 Rear Elevation

1 : 100



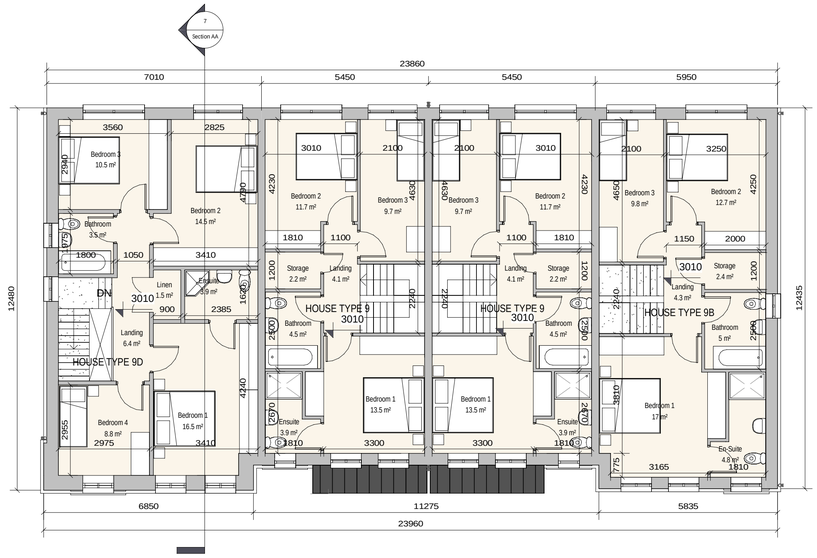
3 Side Elevation 01

1 : 100



4 Ground Floor Plan

1 : 100



5 First Floor Plan

1 : 100



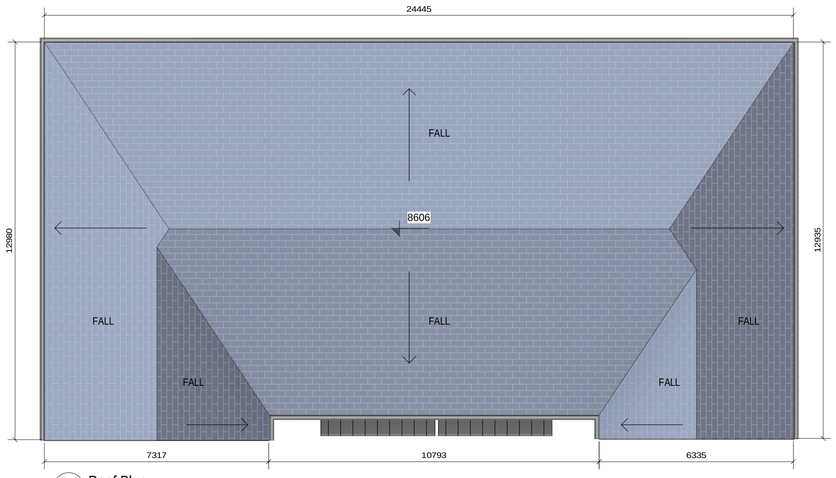
6 Side Elevation 02

1 : 100



7 Section AA

1 : 100



8 Roof Plan

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	03/02/2020	Revised for Client Comments	AR
2	15/05/2020	Revised for Comments	RT
3	29/05/2020	Updated Layouts	AR
4	03/06/2020	Revised Roof Detail	RC
5	23/06/2020	Revised Titleblock	AR
6	27/08/2020	Side Window Adjustment, Graphics	AR
7	07/10/2020	Issued for SHD Application	AR

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LEGEND

1. Selected roof tiles to pitched roof.
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5. Selected natural or reconstituted stone string detail.
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10. Boundary treatment - in arrordance with Radharc layout.
11. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.

Spot Levels



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

07/10/2020 14:40:17

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: TERRACE TYPE T1- PLANS, SECTION & ELEVATIONS

Sheet No.: 924-MDO-T1-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 7 Project No.: 924

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A1



1 Front Elevation

1 : 100



2 Rear Elevation

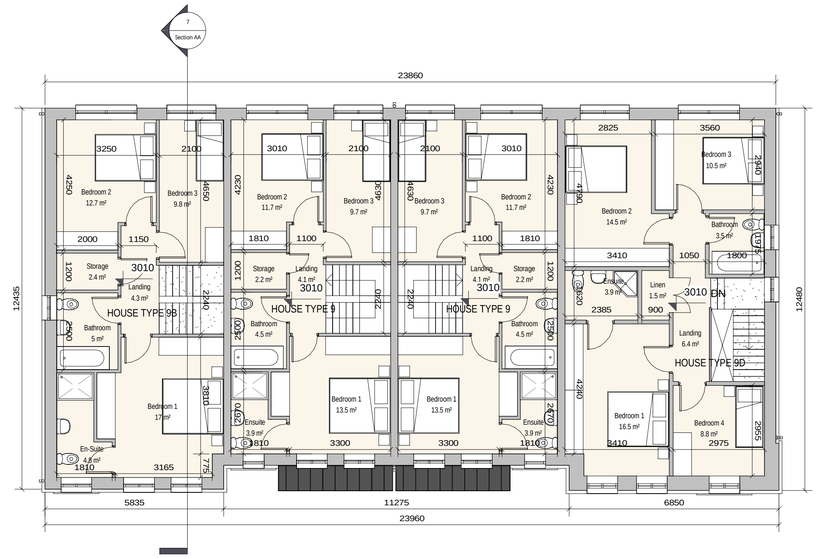
1 : 100



3 Side Elevation 01

1 : 100





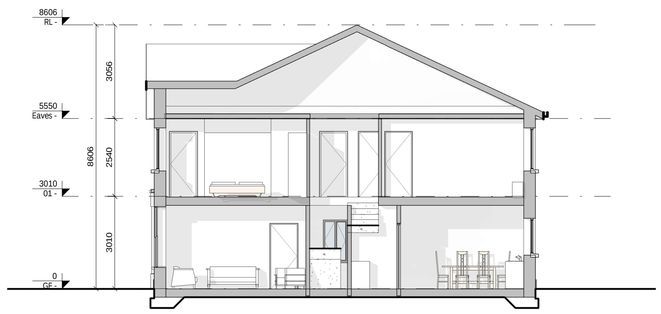


6 Side Elevation 02

1 : 100

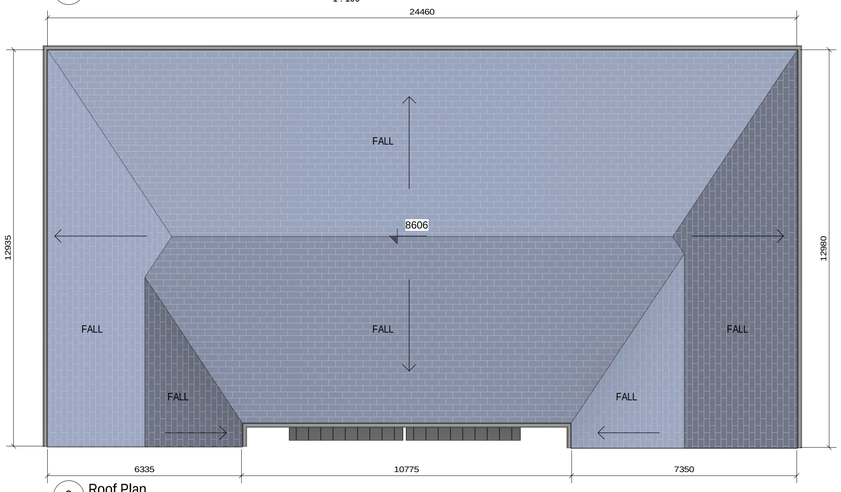
4 Ground Floor Plan

1 : 100



7 Section AA

1 : 100



8 Roof Plan

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	03/02/2020	Revised for Client Comments	AR
2	15/05/2020	Revised for Comments	RT
3	29/05/2020	Updated Layouts	AR
4	03/06/2020	Updated Annotation	RC
5	23/06/2020	Revised Titleblock	AR
6	27/08/2020	Side Windows Adjusted, Graphics	AR
7	07/10/2020	Issued for SHD Application	AR

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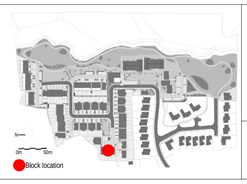
LEGEND

1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish.
3. Selected natural stone
4. Selected natural or reconstituted stone door surround.
5. Selected natural or reconstituted stone string detail.
6. Black UPVC composite front door.
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11. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.

Spot Levels



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

07/10/2020 14:39:28

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: TERRACE TYPE T2 - PLANS, SECTION & ELEVATIONS

Sheet No.: 924-MDO-T2-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 7 Project No.: 924

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A1



1 Front Elevation

1 : 100



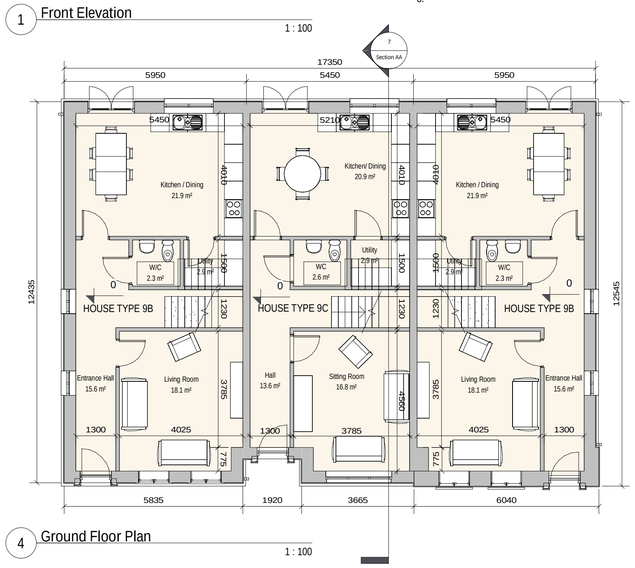
2 Rear Elevation

1 : 100



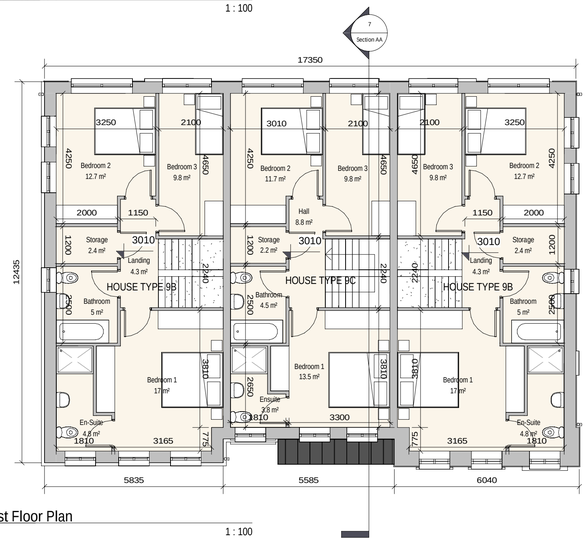
3 Side Elevation 1

1 : 100



4 Ground Floor Plan

1 : 100



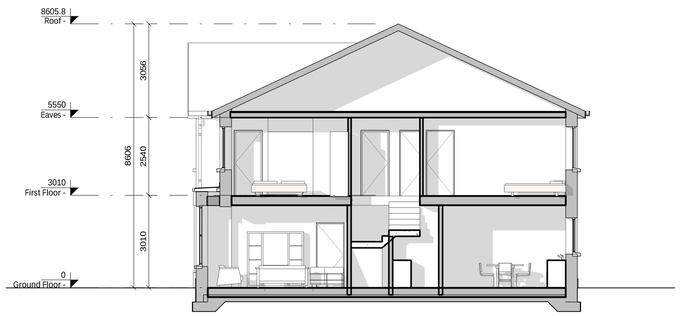
5 First Floor Plan

1 : 100



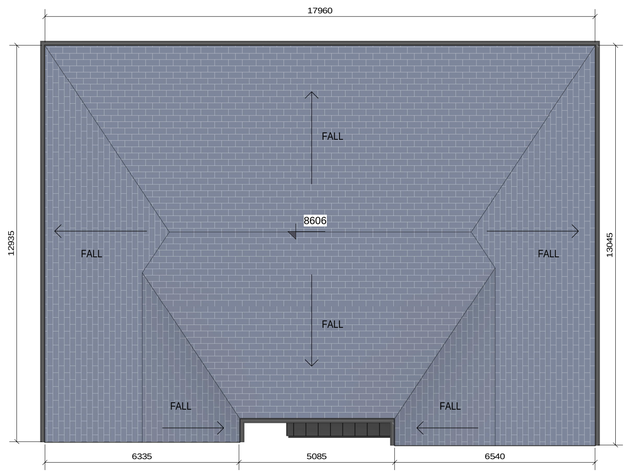
6 Side Elevation 2

1 : 100



7 Section AA

1 : 100



8 Roof plan

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
R1	24/01/2019	Issued for Information	PK
R2	15/05/2020	Revised for Comments	RT
R3	29/05/2020	Updated Layouts	AR
R4	23/06/2020	Revised Title Block	AR
R5	31/08/2020	Revised Floor Thickness, Annotation	AR
R6	07/10/2020	Issued for SHD Application	AR

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LEGEND

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5. Selected natural or reconstituted stone string detail.
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NOTES

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*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.

Spot Levels



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

07/10/2020 14:42:36

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: TERRACE TYPE T3 - PLANS, SECTION & ELEVATIONS

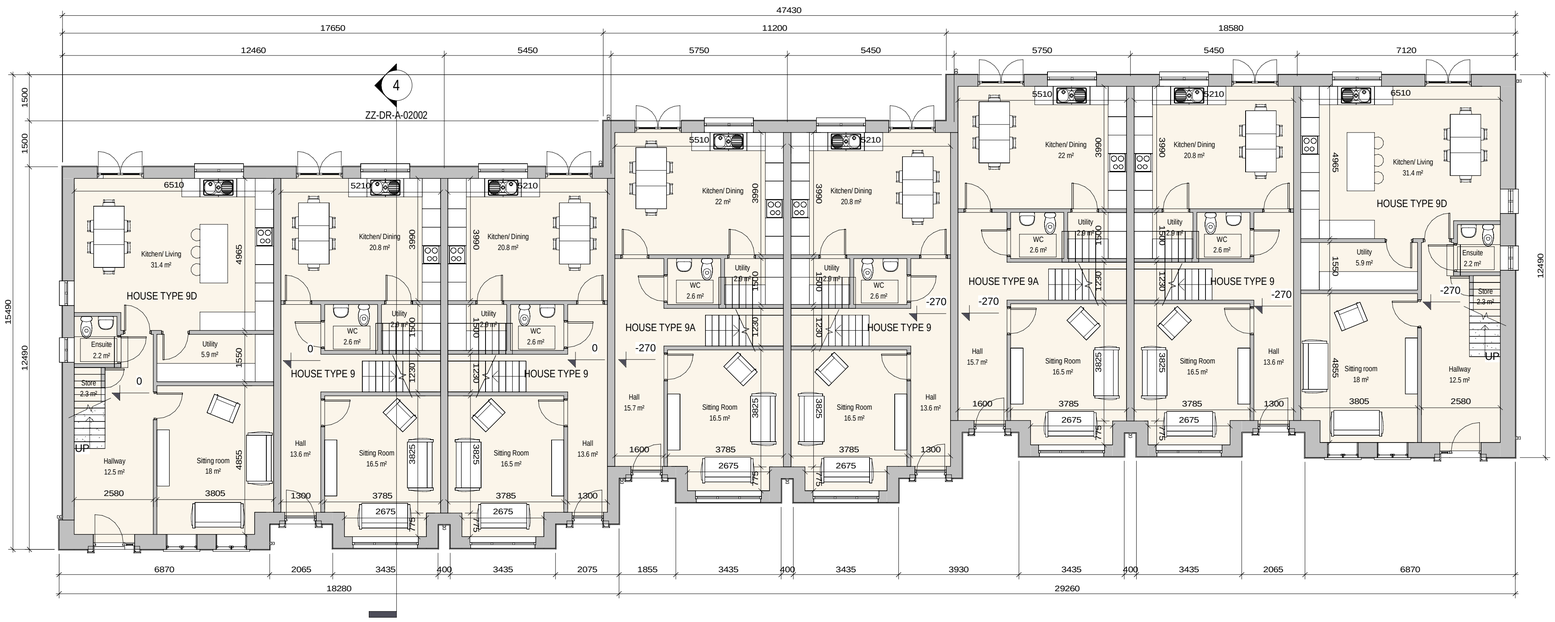
Sheet No.: 924-MDO-T3-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: R6 Project No.: 924

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info@mdo.ie | www.mdo.ie

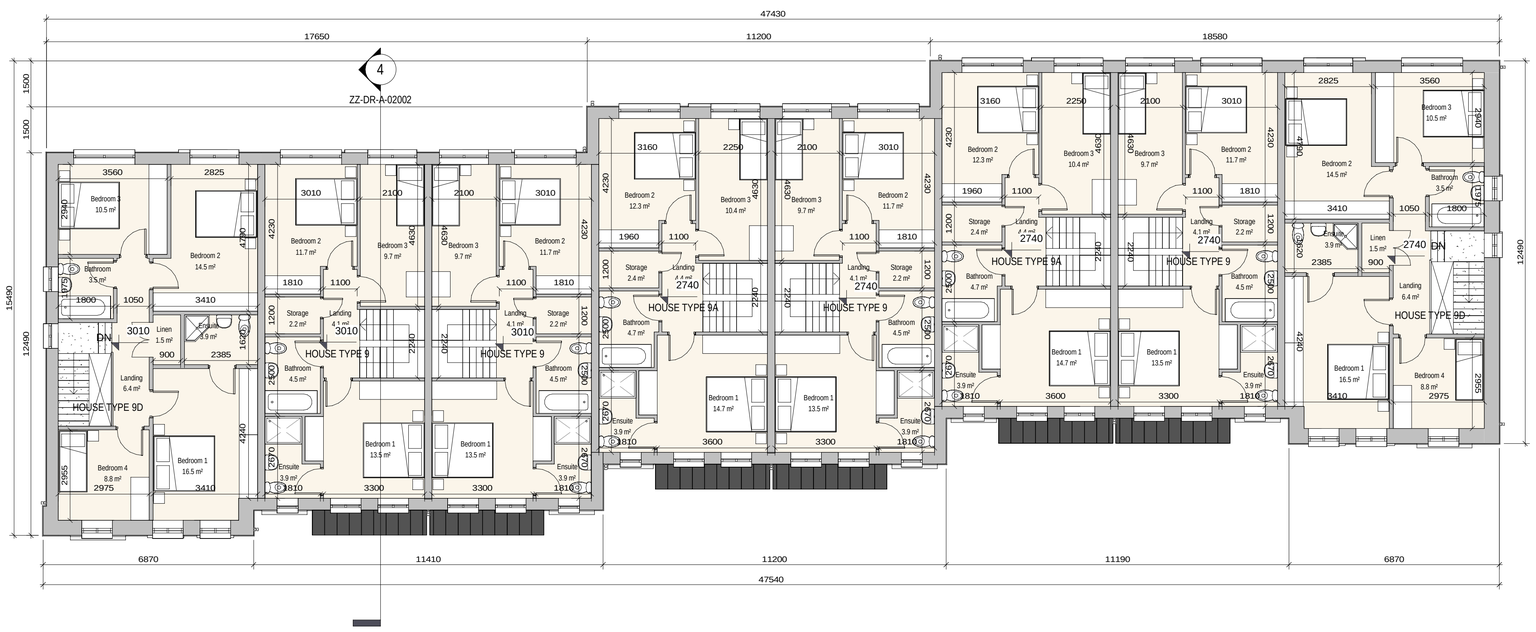
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A1



4 Ground Floor Plan

1 : 100



5 First Floor Plan

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	03/02/2020	Revised for Client Comments	AR
2	15/05/2020	Revised for Comments	RT
3	30/05/2020	Revised Annotation	AR
4	23/06/2020	Revised Titleblock	AR
5	27/08/2020	Rear Windows, 9D W/C & Graphics	AR
6	07/10/2020	Issued for SHD	AR

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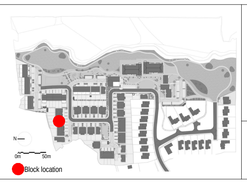
LEGEND

1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish.
3. Selected natural stone
4. Selected natural or reconstituted stone door surround.
5. Selected natural or reconstituted stone string detail.
6. Black UPVC composite front door.
7. Selected grey colour finish to UPVC windows and patio doors.
8. Metal roof to bay windows.
9. Front driveways - to be finished in gravel and paving, refer to Radharc layout.
10. Boundary treatment - in arrordance with Radharc layout.
11. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.

Spot Levels



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

07/10/2020 10:52:37

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: TERRACE TYPE T4 - GROUND & FIRST FLOOR PLANS

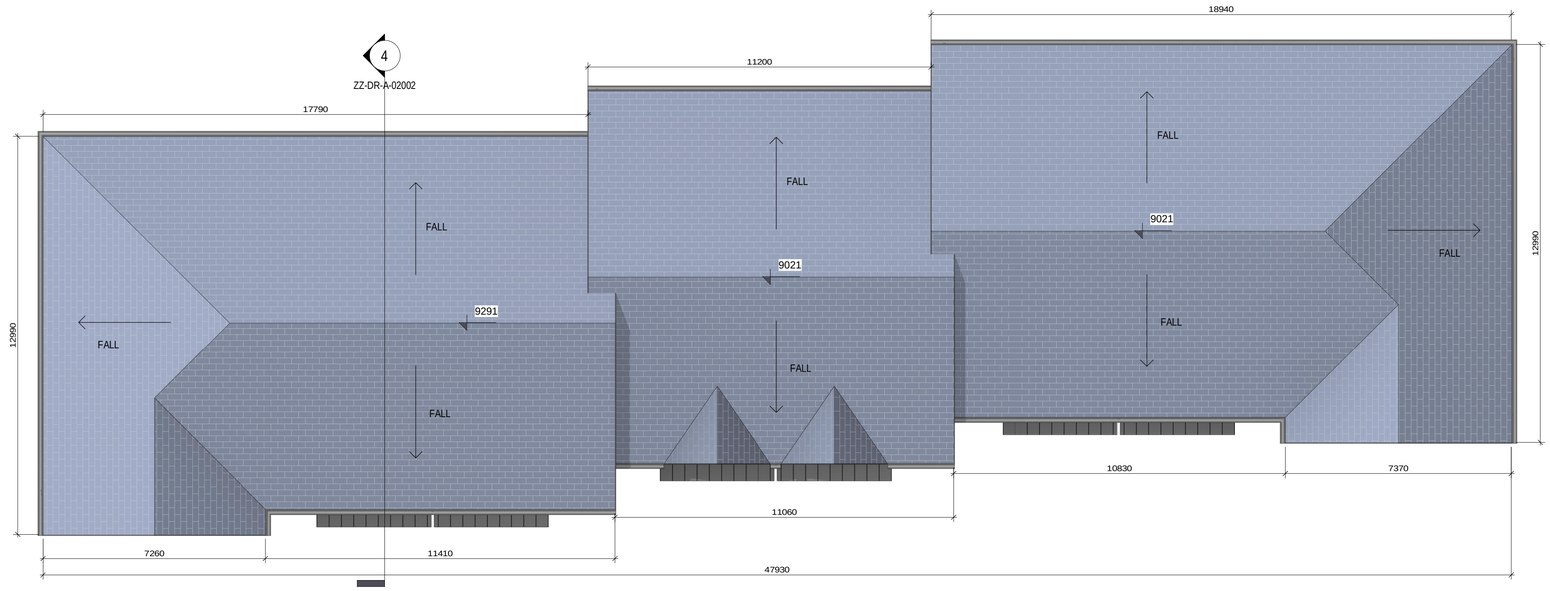
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Scale as: 1 : 100 (A1) Current Rev.: 6 Project No.: 924

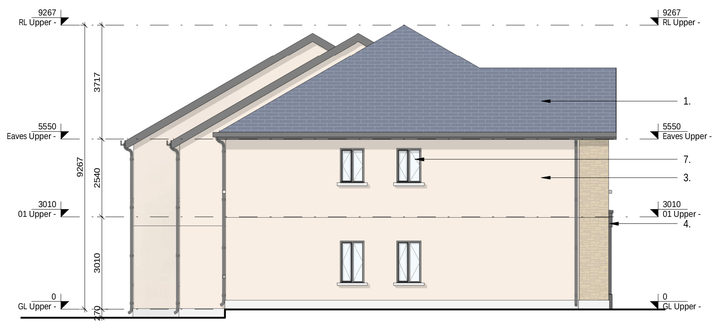
MC CAULEY DAYE O'CONNELL
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A1



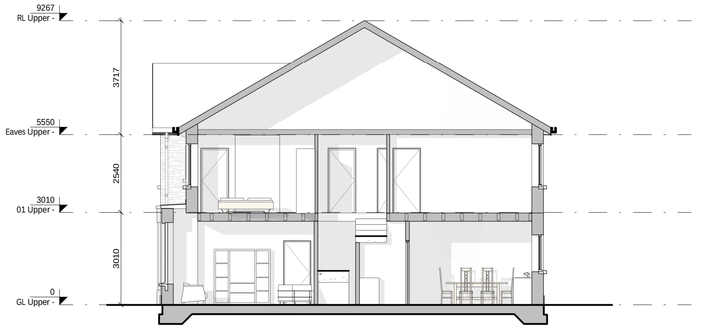
1 Roof Plan
1 : 100



2 Side Elevation 01
1 : 100



3 Side Elevation 02
1 : 100



4 Section AA
1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	03/02/2020	Revised for Client Comments	AR
2	15/05/2020	Revised for Comments	RT
3	30/05/2020	Revised Annotation	AR
4	23/06/2020	Revised Titleblock	AR
5	27/08/2020	Rear Windows, 3D W/C & Graphics	AR
6	07/10/2020	Issued for SHD	AR

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LEGEND

1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish.
3. Selected natural stone
4. Selected natural or reconstituted stone door surround.
5. Selected natural or reconstituted stone string detail.
6. Black UPVC composite front door.
7. Selected grey colour finish to UPVC windows and patio doors.
8. Metal roof to bay windows.
9. Front driveways - to be finished in gravel and paving, refer to Radharc layout.
10. Boundary treatment - in arrordance with Radharc layout.
11. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.



NORTH POINT

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APPROVED BY

07/10/2020 10:53:26

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: TERRACE TYPE T4 - ROOF PLAN, SIDE ELEVATIONS & SECTION

Sheet No.: 924-MDO-T4-ZZ-DR-A-02002

Scale as: 1 : 100 (A1) Current Rev.: 6 Project No.: 924

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A1



1 Front Elevation

1 : 100

2

ZZ-DR-A-02502



2 Rear Elevation

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	03/02/2020	Revised for Client Comments	AR
2	15/05/2020	Revised for Comments	RT
3	30/05/2020	Revised Annotation	AR
4	23/06/2020	Revised Titleblock	AR
5	27/08/2020	Rear Windows, 9D W/C & Graphics	AR
6	07/10/2020	Issued for SHD	AR

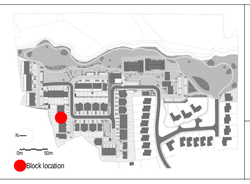
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LEGEND

1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish.
3. Selected natural stone
4. Selected natural or reconstituted stone door surround.
5. Selected natural or reconstituted stone string detail.
6. Black UPVC composite front door.
7. Selected grey colour finish to UPVC windows and patio doors.
8. Metal roof to bay windows.
9. Front driveways - to be finished in gravel and paving, refer to Radharc layout.
10. Boundary treatment - in arrordance with Radharc layout.
11. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.



APPROVED BY

07/10/2020 10:53:55

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: TERRACE TYPE T4 - FRONT & REAR ELEVATIONS

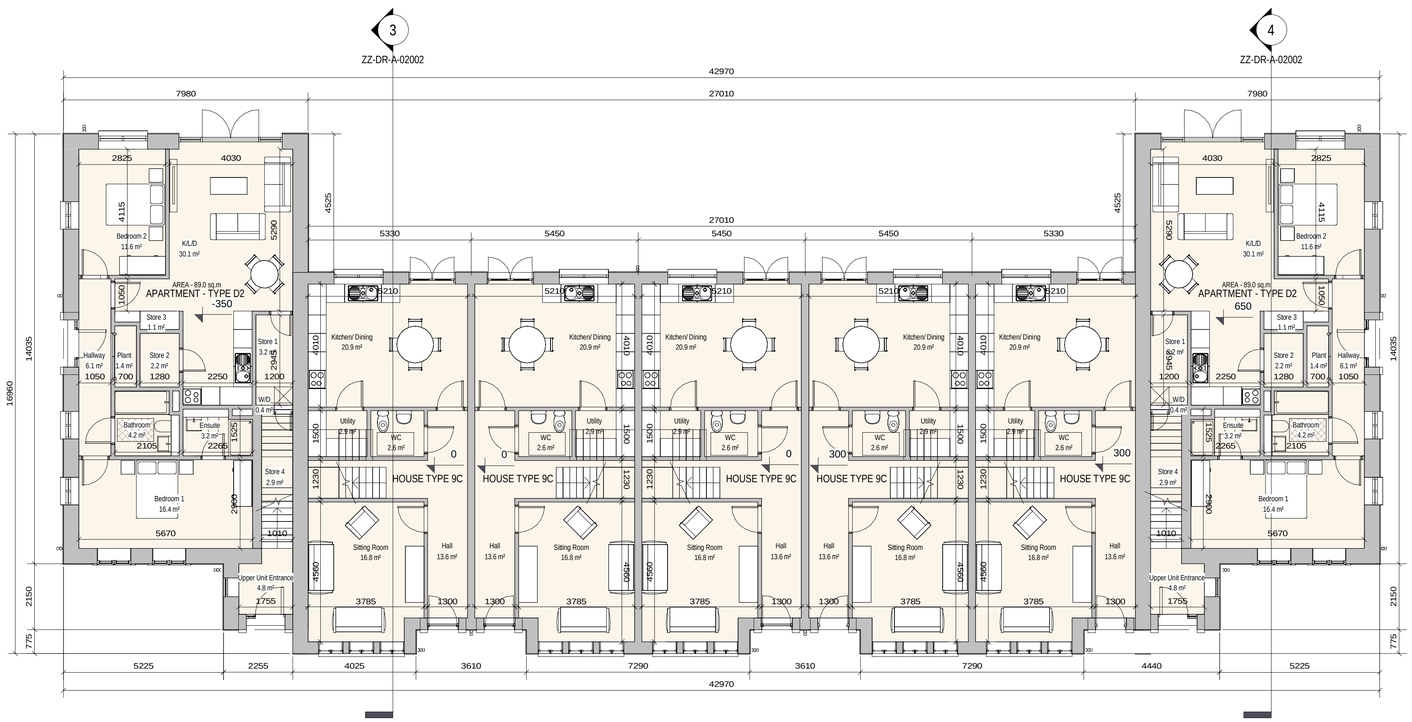
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Scale as: 1 : 100 (A1) Current Rev.: 6 Project No.: 924

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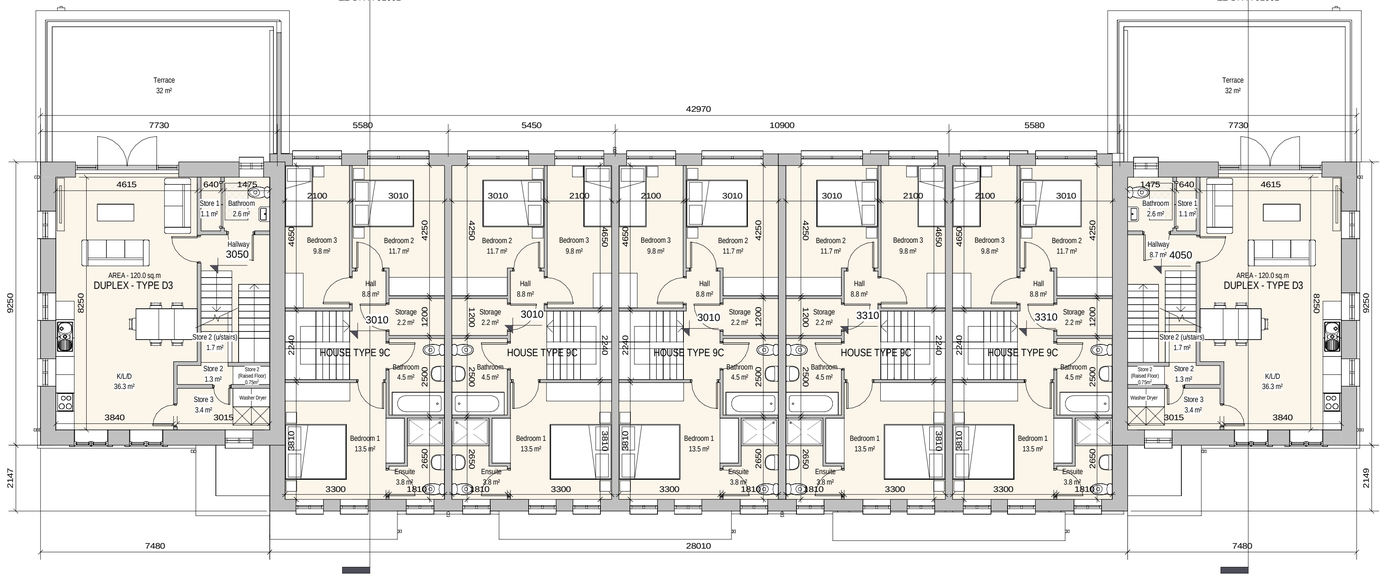
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A1



1 Ground Floor Plan

1 : 100



2 First Floor Plan

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	03/02/2020	Revised for Client Comments	AR
2	15/05/2020	Revised for Comments	RT
3	30/05/2020	Revised Internal Layout	AR
4	23/06/2020	Revised Storage Layout	AR
5	26/08/2020	Front Window Revisions, Ambulant D3 toilet, Store under stair, Graphics	AR
6	07/10/2020	Issued for SHD Application	AR

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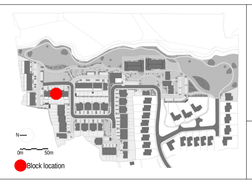
LEGEND

1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish.
3. Selected natural stone
4. Selected natural or reconstituted stone door surround.
5. Selected natural or reconstituted stone string detail.
6. Black UPVC composite front door.
7. Selected grey colour finish to UPVC windows and patio doors.
8. Metal roof to bay windows.
9. Metal Railing
10. Screen Divider.
11. Front driveways - to be finished in gravel and paving, refer to Radharc layout.
12. Boundary treatment - in arrordance with Radharc layout.
13. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.

Spot Levels



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

07/10/2020 13:03:20

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: TERRACE TYPE 5 - GROUND & FIRST FLOOR PLANS

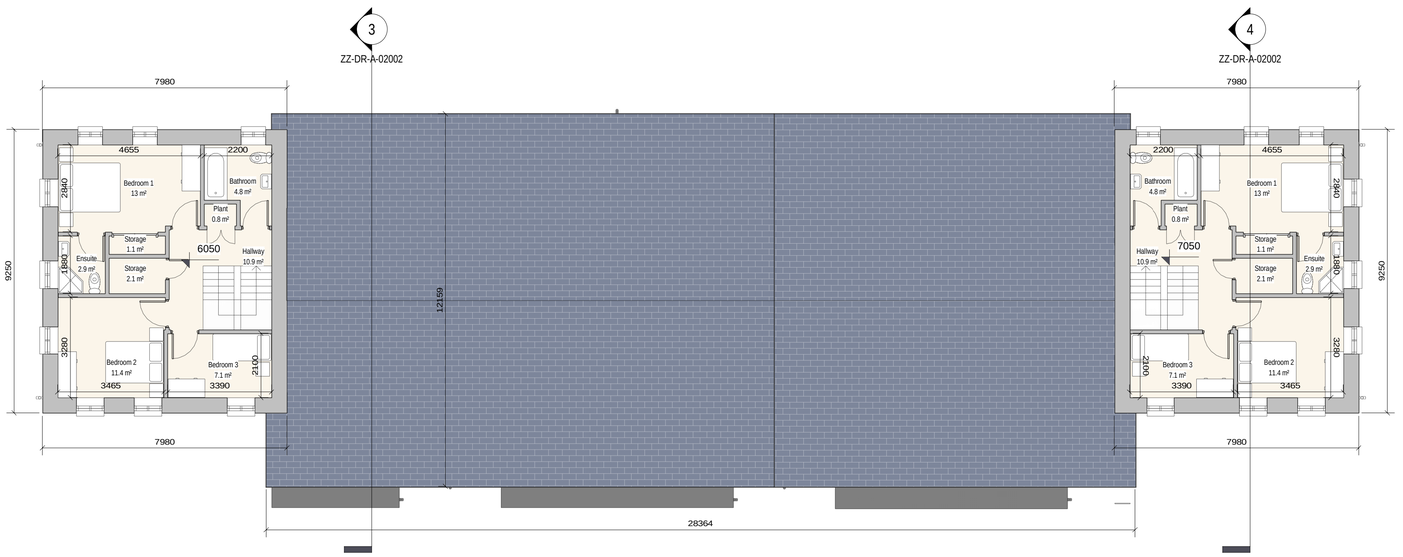
Sheet No.: 924-MDO-T5-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 6 Project No.: 924

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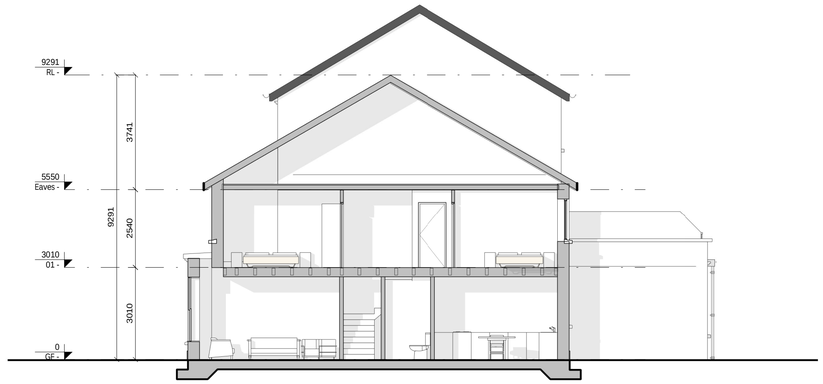
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A1



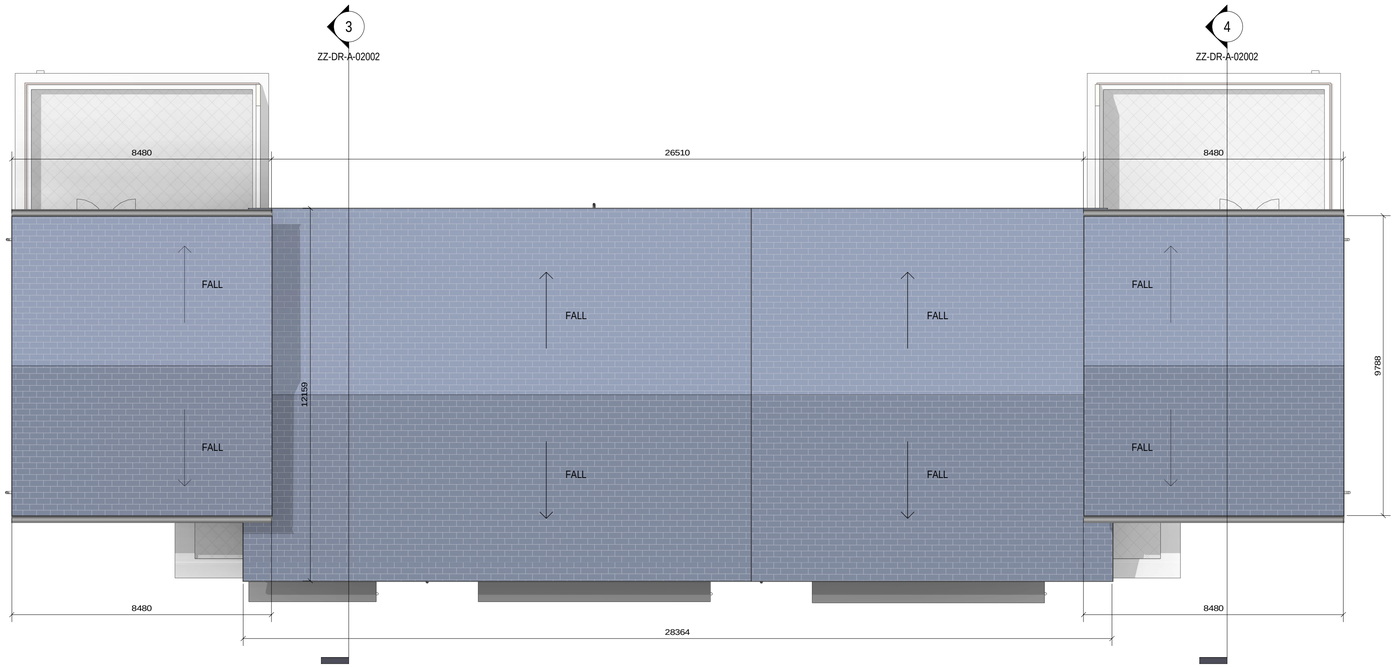
1 Second Floor Plan

1 : 100



3 Section AA

1 : 100



2 Roof Plan

1 : 100



4 Section BB

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	03/02/2020	Revised for Client Comments	AR
2	15/05/2020	Revised for Comments	RT
3	30/05/2020	Revised Internal Layout	AR
4	23/06/2020	Revised Storage Layout	AR
5	07/10/2020	Issued for SHD Application	AR

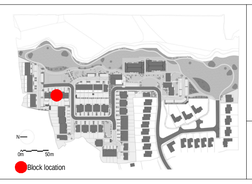
LEGEND

1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish.
3. Selected natural stone
4. Selected natural or reconstituted stone door surround.
5. Selected natural or reconstituted stone string detail.
6. Black UPVC composite front door.
7. Selected grey colour finish to UPVC windows and patio doors.
8. Metal roof to bay windows.
9. Metal Railing
10. Screen Divider.
11. Front driveways - to be finished in gravel and paving, refer to Radharc layout.
12. Boundary treatment - in arrordance with Radharc layout.
13. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.

Spot Levels



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: TERRACE TYPE 5 - SECOND FLOOR & ROOF PLANS & SECTIONS

Sheet No.: 924-MDO-T5-ZZ-DR-A-02002

Scale as: 1 : 100 (A1) Current Rev.: 5 Project No.: 924

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A1



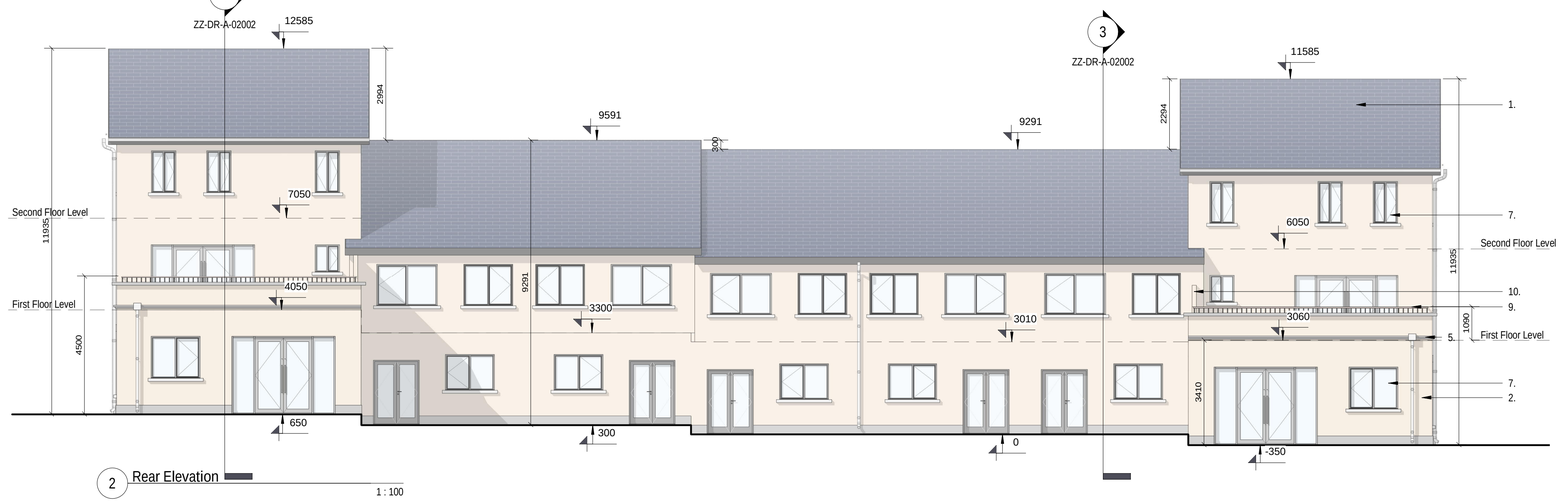
1 Front Elevation

1 : 100



3 Side Elevation 01

1 : 100



2 Rear Elevation

1 : 100



4 Side Elevation 02

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	03/02/2020	Revised for Client Comments	AR
2	15/05/2020	Revised for Comments	RT
3	30/05/2020	Revised Internal Layout	AR
4	23/06/2020	Revised Storage Layout	AR
5	07/10/2020	Issued for SHD Application	AR

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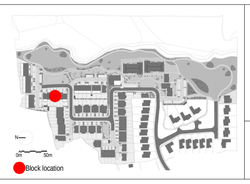
LEGEND

1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish.
3. Selected natural stone
4. Selected natural or reconstituted stone door surround.
5. Selected natural or reconstituted stone string detail.
6. Black UPVC composite front door.
7. Selected grey colour finish to UPVC windows and patio doors.
8. Metal roof to bay windows.
9. Metal Railing
10. Screen Divider.
11. Front driveways - to be finished in gravel and paving, refer to Radharc layout.
12. Boundary treatment - in arrordance with Radharc layout.
13. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

Spot Levels

NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.



APPROVED BY

07/10/2020 13:02:53

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: TERRACE TYPE 5 - ELEVATIONS

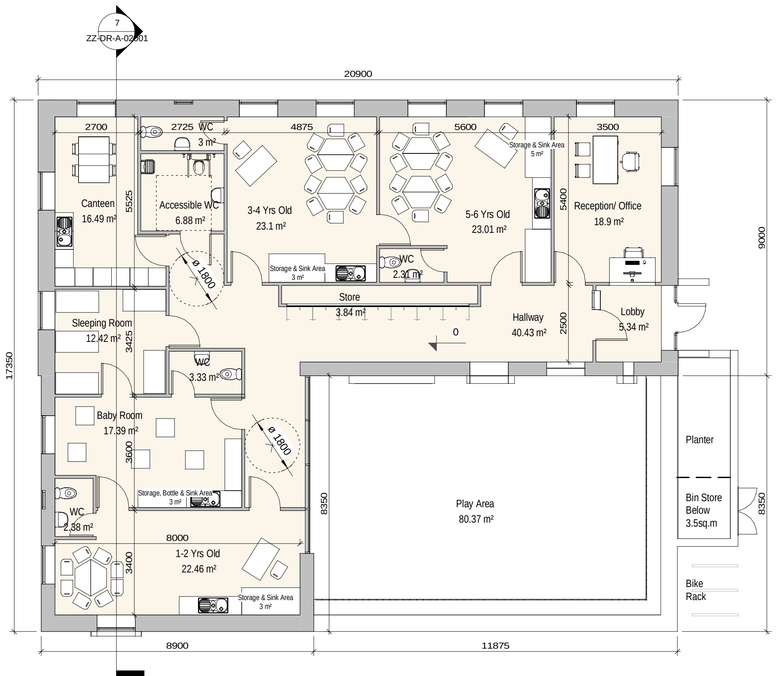
Sheet No.: 924-MDO-T5-ZZ-DR-A-05001

Scale as: 1 : 100 (A1) Current Rev.: 5 Project No.: 924

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A1



1 Ground Floor Plan

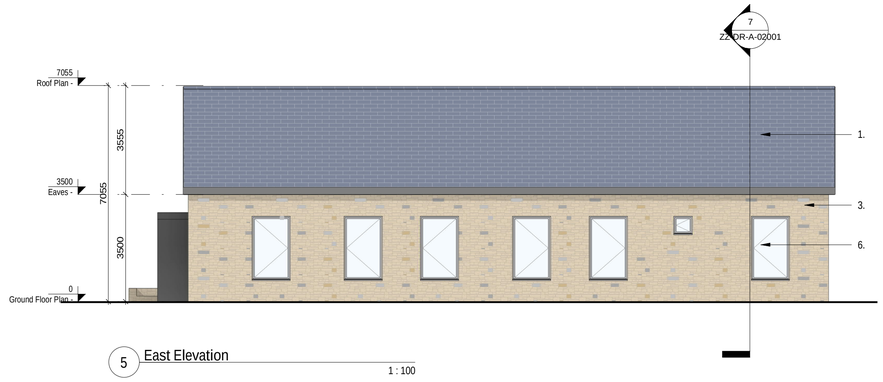
1 : 100

Note: Classroom areas are exclusive of permanent fixtures as recomended by:
Childcare Facilities - Guidelines for Planning Authorities; Appendix 1 - General Standards.
Sink/Storage areas are noted seperately.



3 South Elevation

1 : 100



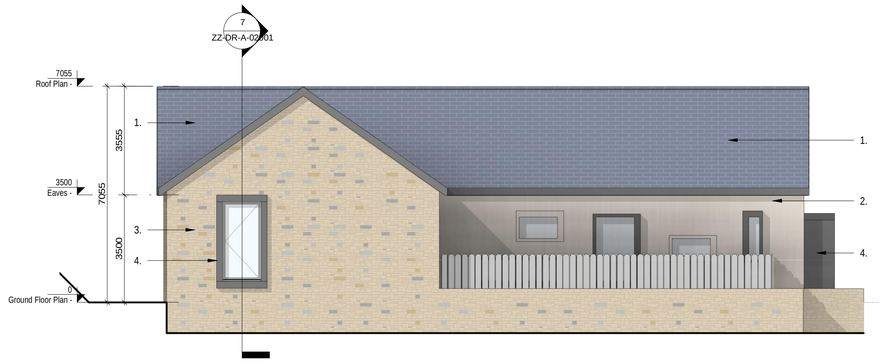
5 East Elevation

1 : 100



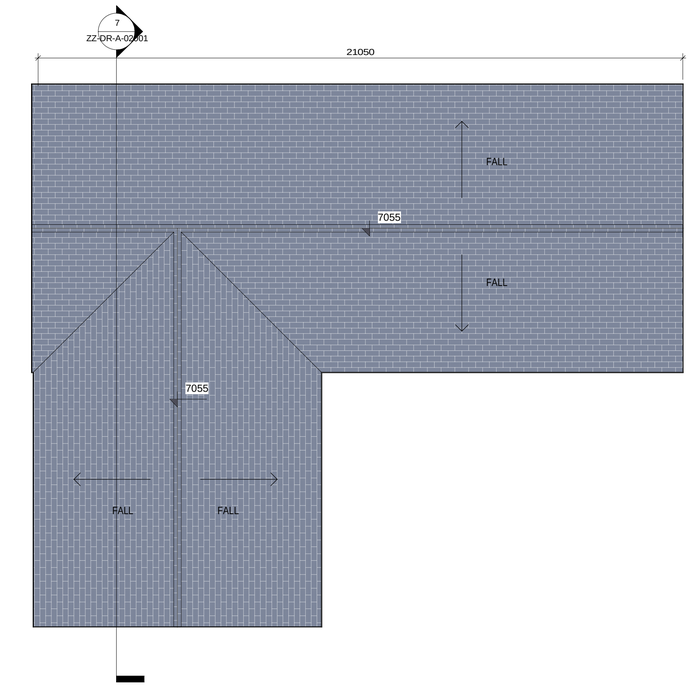
4 North Elevation

1 : 100



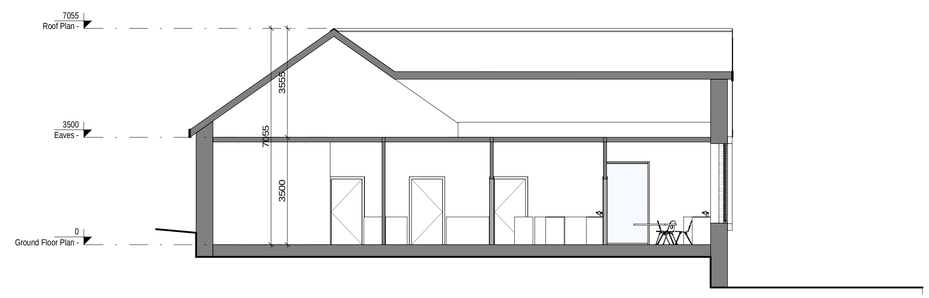
6 West Elevation

1 : 100



2 Roof Plan

1 : 100



7 Section AA

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	15/05/2020	Issued for Planning - Stage 3 SHD	RT
2	26/05/2020	Revised for Bin Store	AR
3	24/05/2020	Updated Title Block	AR
4	17/08/2020	Sleeping Room Added (internal adjustment only)	AR
5	08/10/2020	Issued for SHD Application	AR

LEGEND

1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish.
3. Selected natural stone
4. Door and window surround detail.
5. Black UPVC composite front door.
6. Selected grey colour finish to UPVC windows and patio doors.
7. Bin Store
8. Boundary treatment - in arrordance with Radharc layout.

Spot Level



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: CRECHE - PLANS, ELEVATIONS & SECTION

Sheet No.: 924-MDO-CR-ZZ-DR-A-02001

Scale as: 1 : 100 (A1) Current Rev.: 5 Project No.: 924

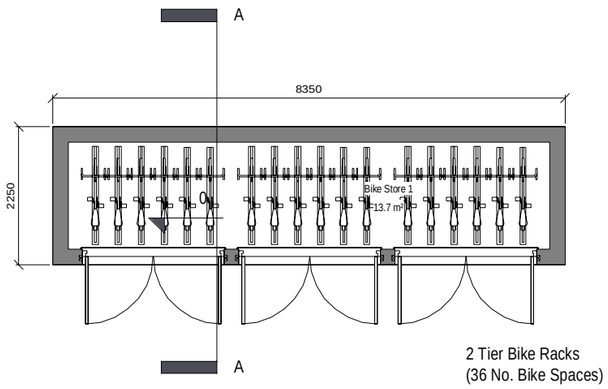
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08/10/2020 14:30:45

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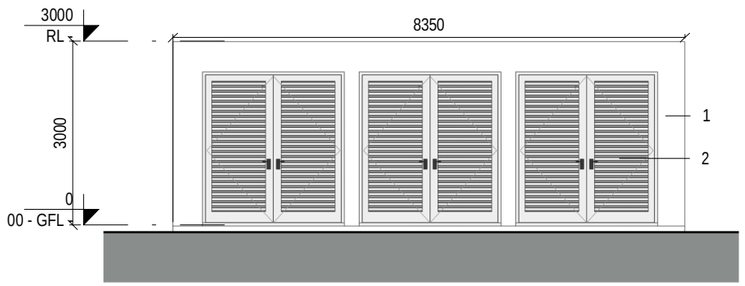
A3



2 Tier Bike Racks
(36 No. Bike Spaces)

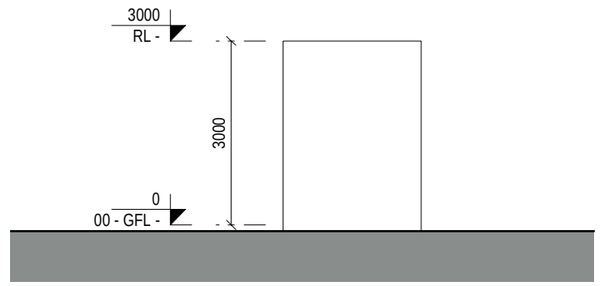
1 Ground Floor Plan

1 : 100



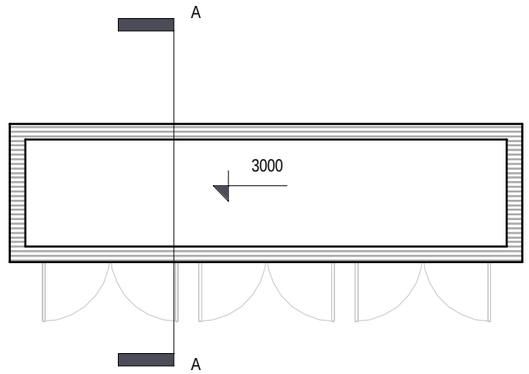
2 Front Elevation

1 : 100



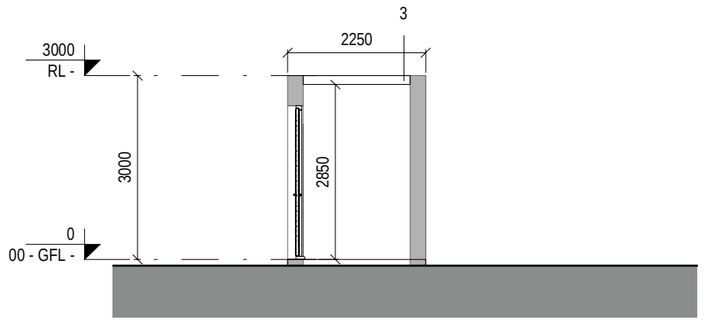
3 Side Elevation A

1 : 100



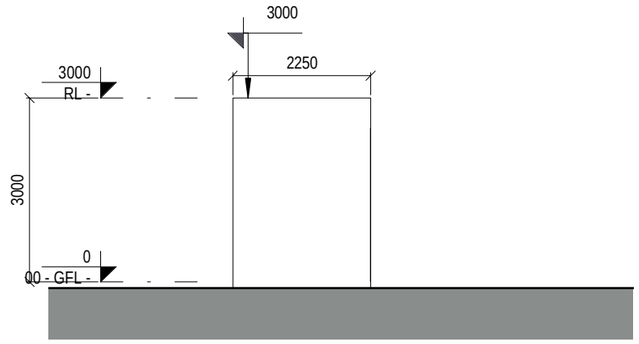
5 Roof Plan

1 : 100



8 Section A-A

1 : 100



6 Side Elevation B

1 : 100



7 Rear Elevation

1 : 100



SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	15/05/2020	Revised Plans & Elevations	AR
2	24/06/2020	Updated Titleblock	AR
3	29/06/2020	Increased Capacity	AR
4	08/10/2020	Issued for SHD Application	AR

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08/10/2020 11:13:48

Note:

*Please refer to Site Plan for Ground Floor Levels and North Point Location
*Levels on this sheet taken from temporary benchmark at 0.0

Spot Levels

MATERIALS LEGEND

1 - Sand / cement render
2 - Selected Treated Steel Doors
3 - Selected Trellis Timber Structure

NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED

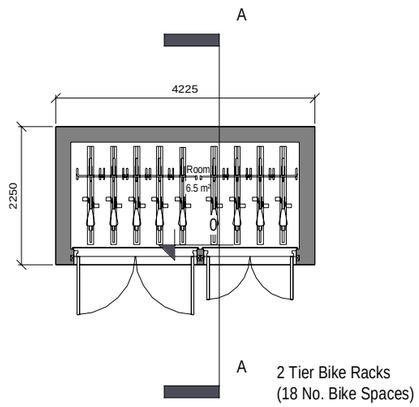
Client: BURKEWAY HOMES LTD
Project: BEARNA RESIDENTIAL DEVELOPMENT
Title: BICYCLE STORE 1 - PLANS, ELEVATIONS & SECTION

Sheet No.: 924-MDO-BK1-ZZ-DR-A-02001
Scale as: 1 : 100 Current Rev.: 4 Project No.: 924

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11 Merrion Square, Dublin 2, Ireland
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info@mdo.ie | www.mdo.ie

C:\Users\laroonney\Downloads\924-MDO-BK-XX-M3-A-00001_MDO-Aroonney.rvt

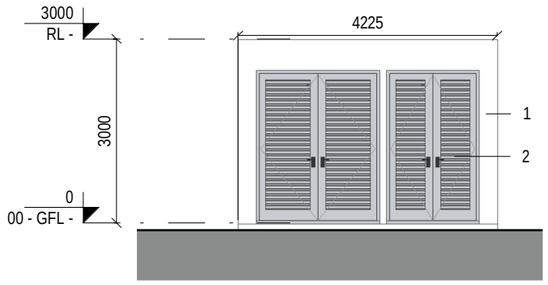
A3



2 Tier Bike Racks
(18 No. Bike Spaces)

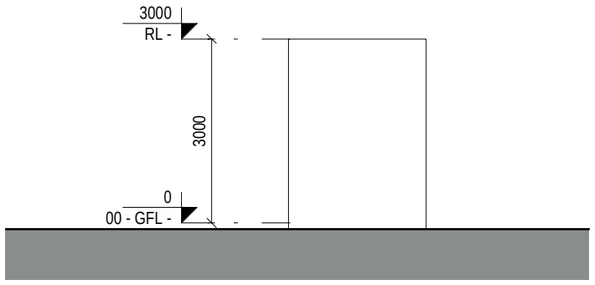
1 Ground Floor Plan

1 : 100



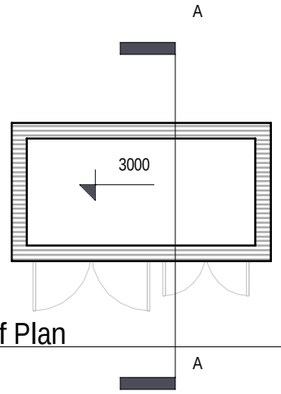
2 Front Elevation

1 : 100



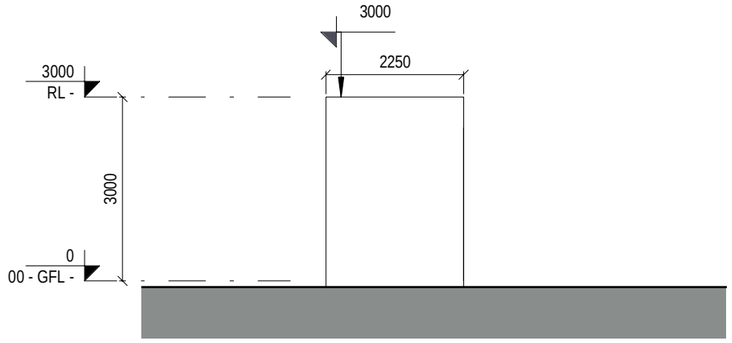
3 Side Elevation A

1 : 100



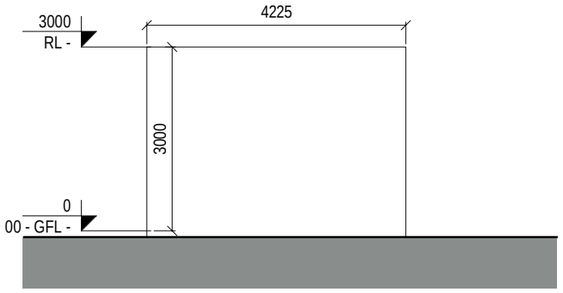
5 Roof Plan

1 : 100



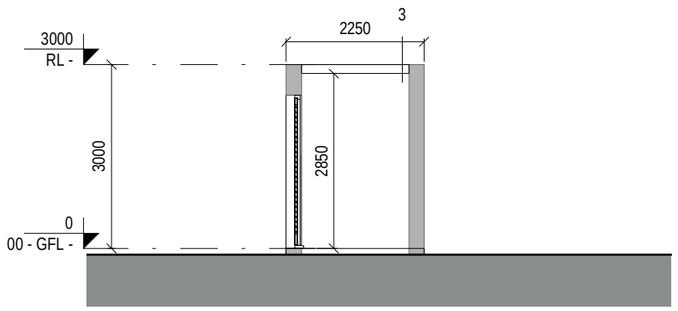
6 Side Elevation B

1 : 100



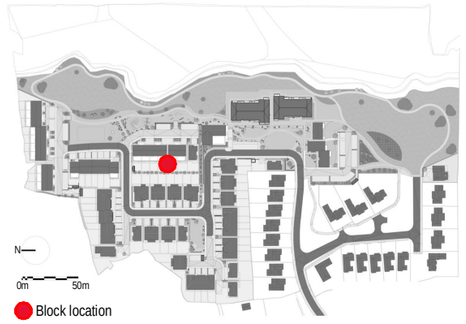
7 Rear Elevation

1 : 100



8 Section A-A

1 : 100



SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	15/05/2020	Revised Plans & Elevations	AR
2	24/06/2020	Updated Titleblock	AR

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08/12/2020 10:54:05

Note:

*Please refer to Site Plan for Ground Floor Levels and North Point Location
*Levels on this sheet taken from temporary benchmark at 0.0

Spot Levels

MATERIALS LEGEND

1 - Sand / cement render
2 - Selected Treated Steel Doors
3 - Selected Trellis Timber Structure

NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED

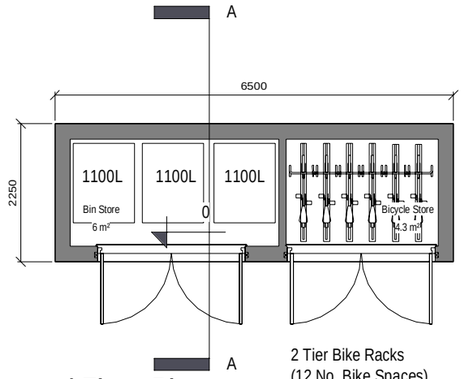
Client: BURKEWAY HOMES LTD
Project: BEARNA RESIDENTIAL DEVELOPMENT
Title: BICYCLE STORE 2 - PLANS, ELEVATIONS & SECTION

Sheet No.: 924-MDO-BK2-ZZ-DR-A-02001
Scale as: 1 : 100 Current Rev.: 2 Project No.: 924

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info@mdo.ie | www.mdo.ie

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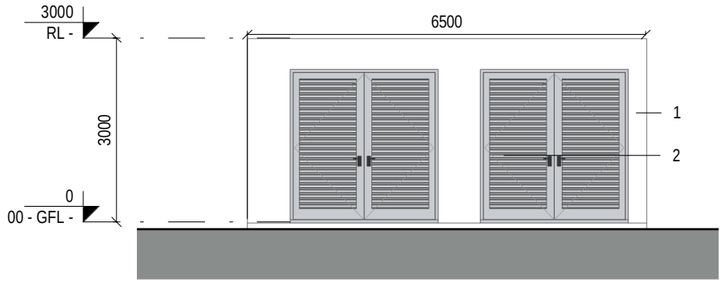
A3



2 Tier Bike Racks
(12 No. Bike Spaces)

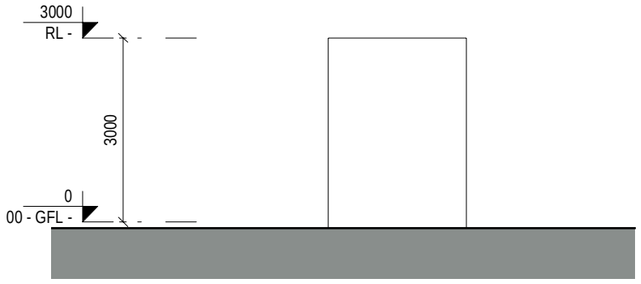
1 Ground Floor Plan

1 : 100



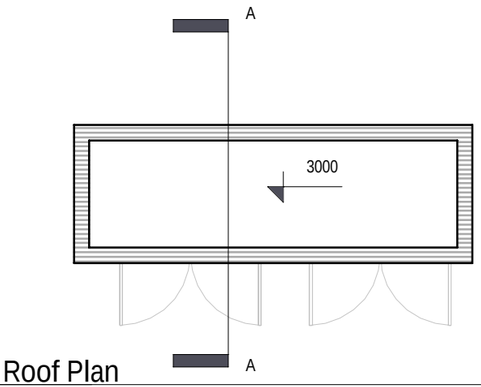
2 Front Elevation

1 : 100



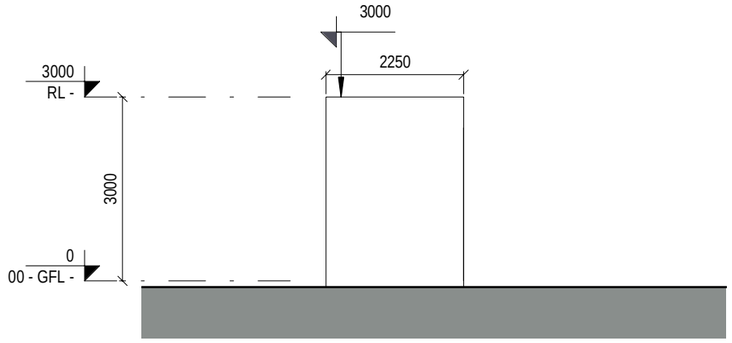
3 Side Elevation A

1 : 100



5 Roof Plan

1 : 100



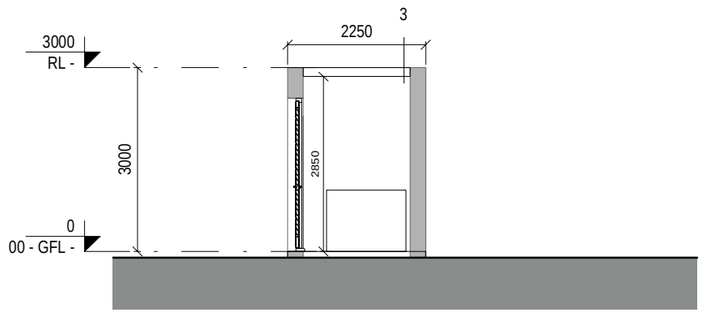
6 Side Elevation B

1 : 100



7 Rear Elevation

1 : 100



8 Section A-A

1 : 100



SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	15/05/2020	Revised Plans & Elevations	AR
2	24/06/2020	Updated Titleblock	AR
3	08/10/2020	Issued for SHD Application	AR

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08/10/2020 11:21:32

Note:

Spot Levels

*Please refer to Site Plan for Ground Floor Levels and North Point Location
*Levels on this sheet taken from temporary benchmark at 0.0

MATERIALS LEGEND

1 - Sand / cement render
2 - Selected Treated Steel Doors
3 - Selected Trellis Timber Structure

NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED

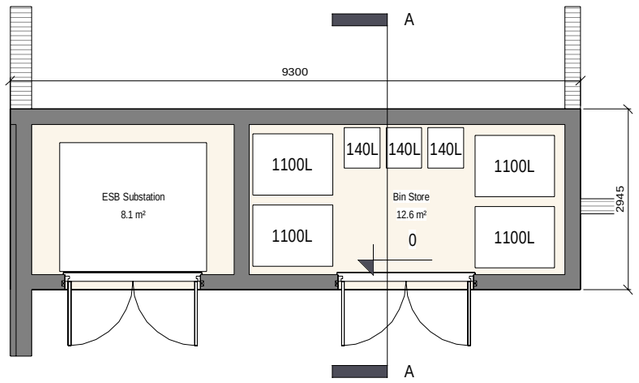
Client: BURKEWAY HOMES LTD
Project: BEARNA RESIDENTIAL DEVELOPMENT
Title: BIN & BICYCLE STORE - PLANS, ELEVATIONS & SECTION

Sheet No.: 924-MDO-BS1-ZZ-DR-A-02001
Scale as: 1 : 100 Current Rev.: 3 Project No.: 924

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11 Merrion Square, Dublin 2, Ireland
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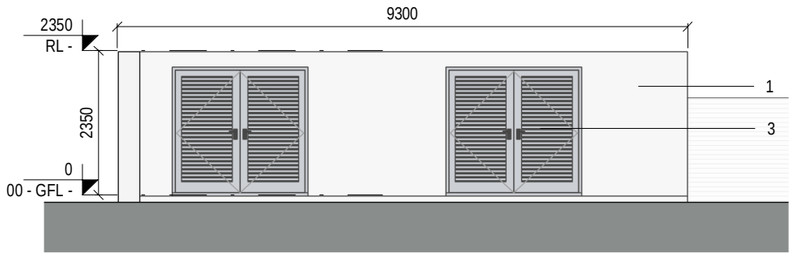
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A3



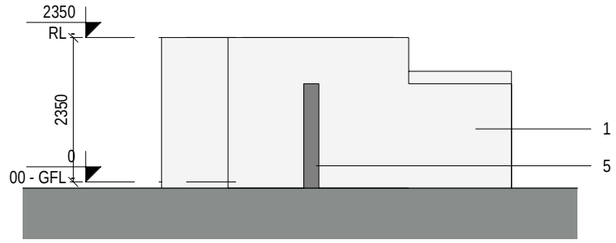
1 Ground Floor Plan

1 : 100



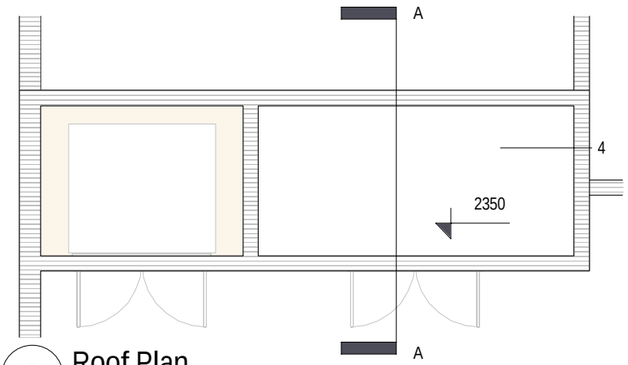
2 Front Elevation

1 : 100



3 Side Elevation A

1 : 100



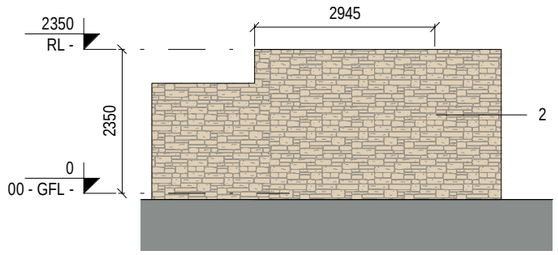
5 Roof Plan

1 : 100



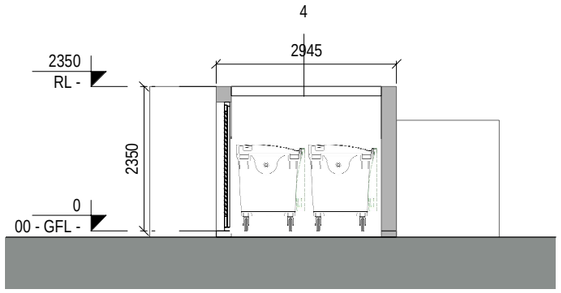
7 Rear Elevation

1 : 100



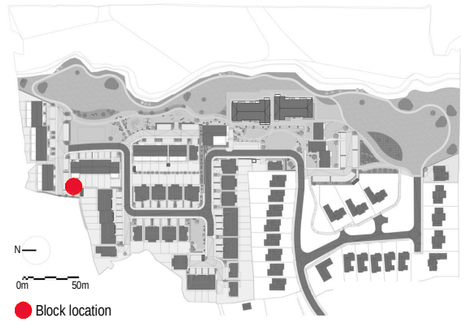
6 Side Elevation B

1 : 100



8 Section A-A

1 : 100



SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	15/05/2020	Revised Elevations	AR
2	24/06/2020	Updated Titleblock	AR
3	08/10/2020	Issued for SHD Application	AR

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08/10/2020 11:11:15

Note:

Spot Levels

*Please refer to Site Plan for Ground Floor Levels and North Point Location

*Levels on this sheet taken from temporary benchmark at 0.0

MATERIALS LEGEND

1 - Sand / cement render
2 - Natural Stone Cladding
3 - Selected Treated Steel Doors
4 - Selected Trellis Timber Structure (no roof to substation)
5 - Residential Boundary Wall

NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: BIN STORE 2 & SUBSTATION - PLANS, ELEVATIONS & SECTION

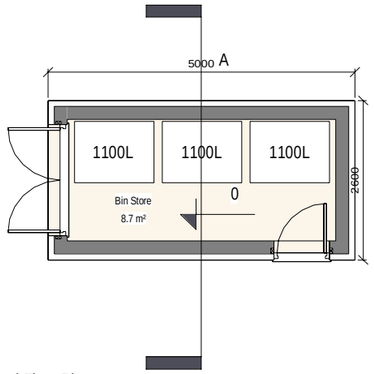
Sheet No.: 924-MDO-BS2-ZZ-DR-A-02001

Scale as: 1 : 100 Current Rev.: 3 Project No.: 924

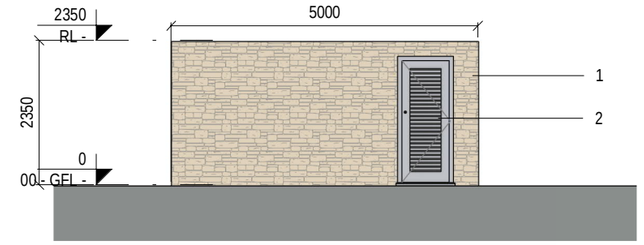
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Telephone: +353 (0)1 400 4171
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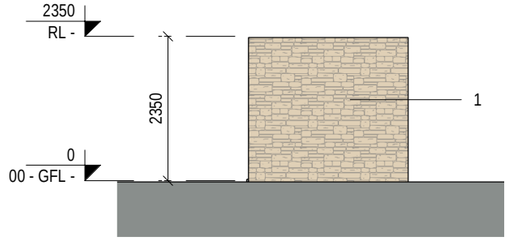
A3



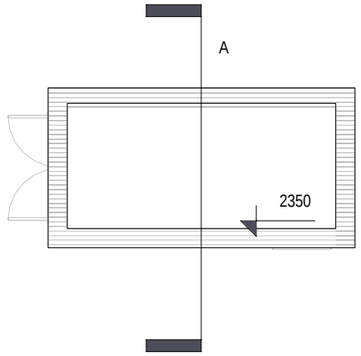
1 Ground Floor Plan
1 : 100



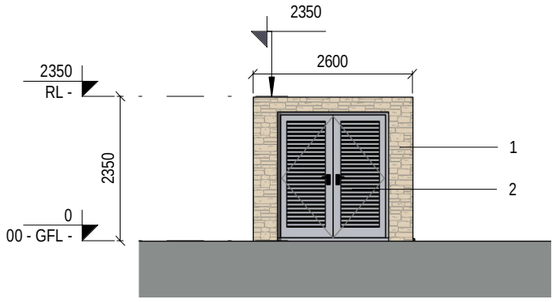
2 Front Elevation
1 : 100



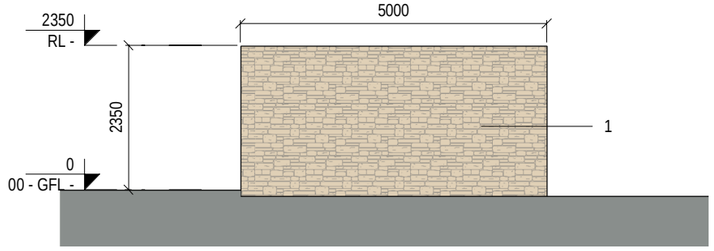
3 Side Elevation A
1 : 100



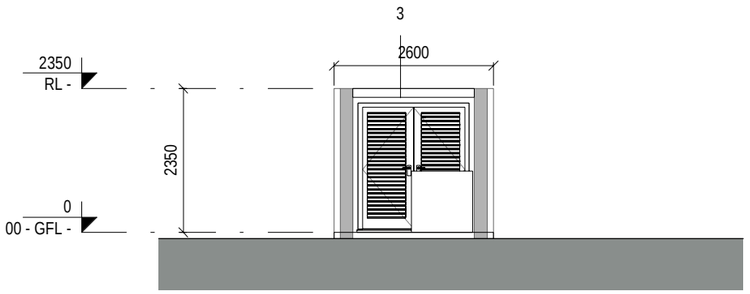
5 Roof Plan
1 : 100



6 Side Elevation B
1 : 100



7 Rear Elevation
1 : 100



8 Section A-A
1 : 100



SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	24/06/2020	Updated Titleblock	AR
2	08/10/2020	Issued for SHD Application	AR

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08/10/2020 11:22:33

Note:

Spot Levels

*Please refer to Site Plan for Ground Floor Levels and North Point Location
*Levels on this sheet taken from temporary benchmark at 0.0

MATERIALS LEGEND

1 - Selected Stone Cladding
2 - Selected Treated Steel Doors
3 - Selected Trellis Timber Structure

NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

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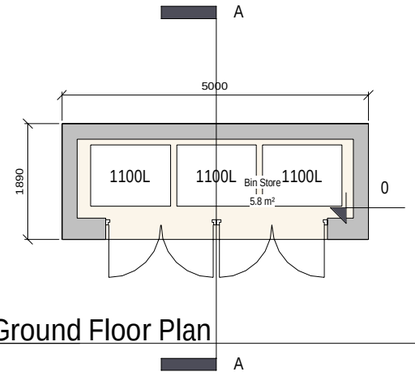
Client: BURKEWAY HOMES LTD
Project: BEARNA RESIDENTIAL DEVELOPMENT
Title: BIN STORE 3 - PLANS ELEVATIONS & SECTION

Sheet No.: 924-MDO-BS3-ZZ-DR-A-02001
Scale as: 1 : 100 Current Rev.: 2 Project No.: 924

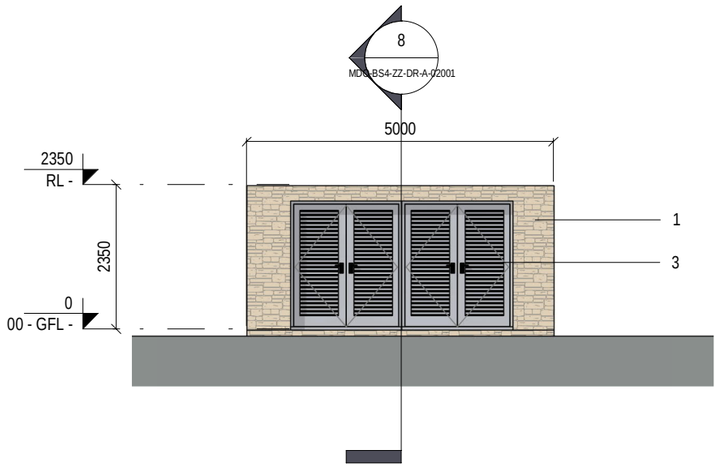
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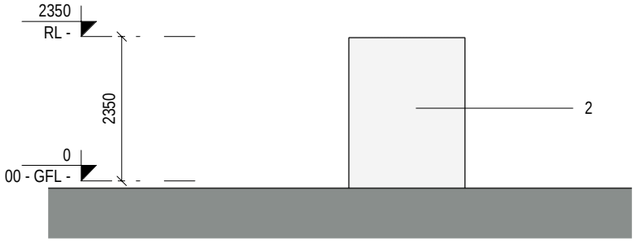
A3



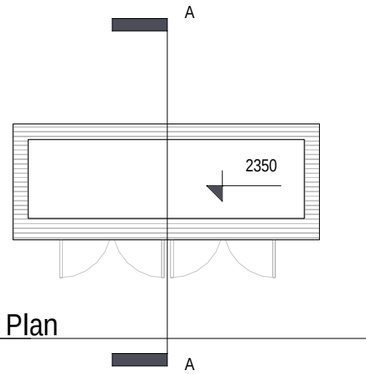
1 Ground Floor Plan — 1 : 100



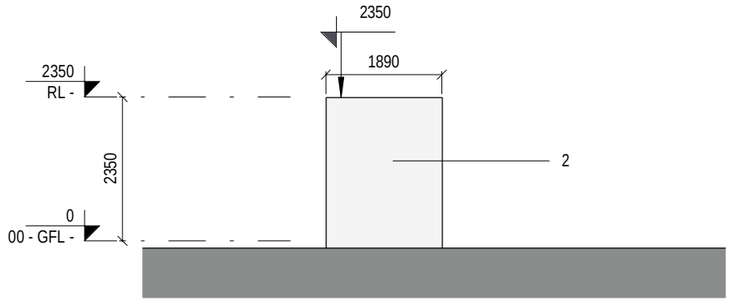
2 Front Elevation — 1 : 100



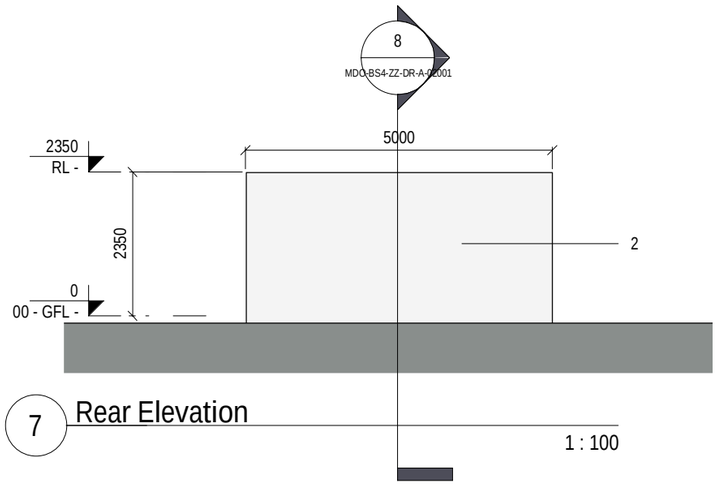
3 Side Elevation A — 1 : 100



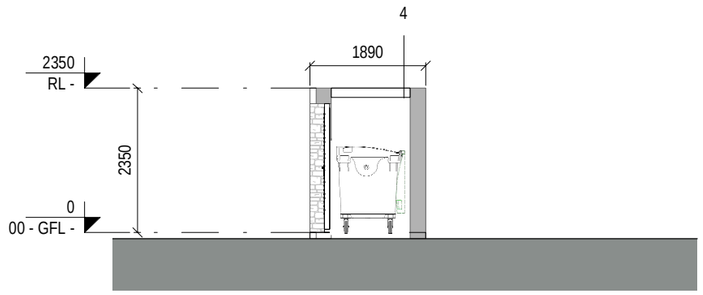
5 Roof Plan — 1 : 100



6 Side Elevation B — 1 : 100



7 Rear Elevation — 1 : 100



8 Section A-A — 1 : 100



SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	15/05/2020	Revised Plans & Elevations	AR
2	24/06/2020	Updated Titleblock	AR
3	08/10/2020	Issued for SHD Application	AR

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Note:

Spot Levels

*Please refer to Site Plan for Ground Floor Levels and North Point Location
*Levels on this sheet taken from temporary benchmark at 0.0

MATERIALS LEGEND

1 - Sand / cement render
2 - Selected Natural Stone
3 - Selected Treated Steel Doors
4 - Selected Trellis Timber Structure

NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED

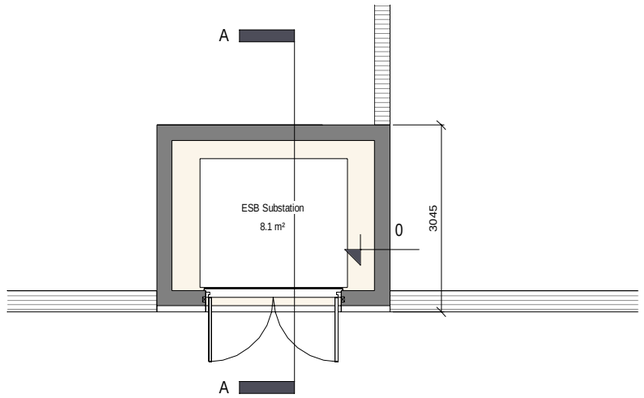
Client: BURKEWAY HOMES LTD
Project: BEARNA RESIDENTIAL DEVELOPMENT
Title: BIN STORE 4 - PLANS, ELEVATIONS & SECTION

Sheet No.: 924-MDO-BS4-ZZ-DR-A-02001
Scale as: 1 : 100 Current Rev.: 3 Project No.: 924

MC CAULEY DAYE O'CONNELL
A R C H I T E C T S
11 Merrion Square, Dublin 2, Ireland
Telephone: +353 (0)1 400 4171
info@mdo.ie | www.mdo.ie

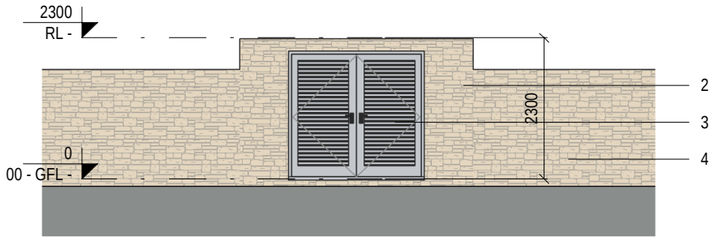
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A3



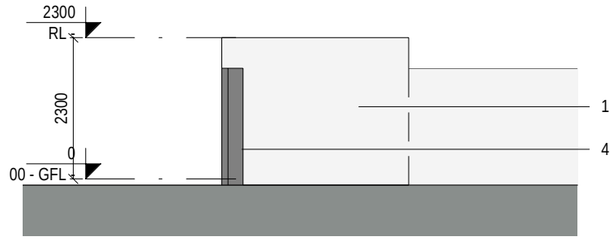
1 Ground Floor Plan

1 : 100



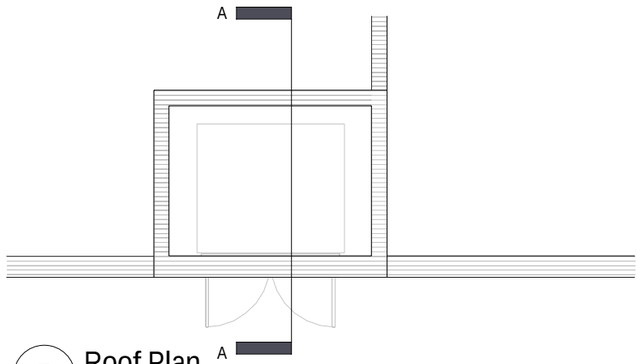
2 Front Elevation

1 : 100



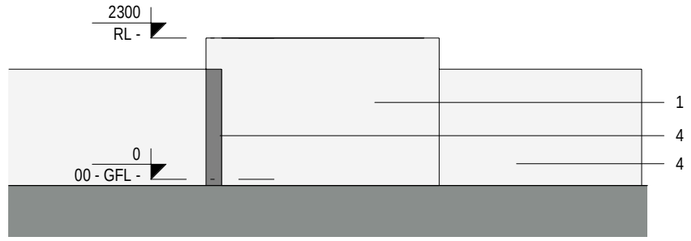
3 Side Elevation A

1 : 100



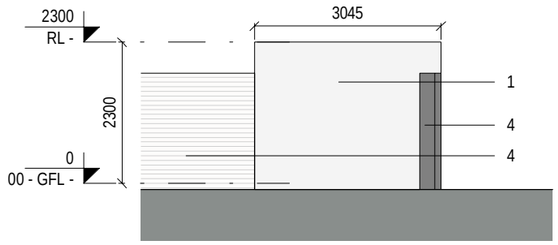
5 Roof Plan

1 : 100



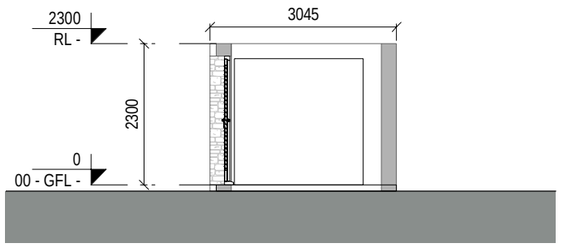
7 Rear Elevation

1 : 100



6 Side Elevation B

1 : 100



8 Section A-A

1 : 100



SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	24/06/2020	Updated Titleblock	AR
2	08/10/2020	Issued for SHD Application	AR

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08/10/2020 11:28:49

Note:

*Please refer to Site Plan for Ground Floor Levels and North Point Location
*Levels on this sheet taken from temporary benchmark at 0.0

Spot Levels

MATERIALS LEGEND

1 - Sand / cement render
2 - Selected natural stone
3 - Selected Treated Steel Doors
4 - Residenital Boundary Walls

NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED

Client: BURKEWAY HOMES LTD
Project: BEARNA RESIDENTIAL DEVELOPMENT
Title: SUBSTATION - PLANS, ELEVATIONS & SECTION

Sheet No.: 924-MDO-SS-ZZ-DR-A-02001
Scale as: 1 : 100 Current Rev.: 2 Project No.: 924

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A1

DUPLEX D4
UNITS 74-87

DUPLEX D3
UNITS 66-73

TERRACE T5
UNITS 59-67

DUPLEX D2
UNITS 51-58

DUPLEX D1
UNITS 47-50

Creche

BLOCK A1
UNITS 88-101

BLOCK A2
UNITS 102-114

BLOCK A3
UNITS 115-116

BLOCK A4
UNITS 117-120

Substation

A=EQ

M4

PART V UNITS

#	Type
1	3 Bed Mid Terrace (T9)
1	3 Bed Mid Terrace (T9A)
5	2 Bed Ground Floor Duplex
5	3 Bed 2 Storey Duplex
	Duplex Parking (2 spaces)
	Garden Access

REV	DATE	DESCRIPTION	BY
1	11/05/2020	Revised Part V	AR
2	28/05/2020	Bike & Apartment Blocks Stores	AR
3	05/06/2020	Revised Landscaping	AR
4	23/06/2020	Revised Boundary Line	AR
5	08/10/2020	Issued for SHD Application	AR

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SHD APPLICATION

NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: PROPOSED SITE LAYOUT PLAN (Part V)

Sheet No.: 924-MDO-XX-XX-DR-01501

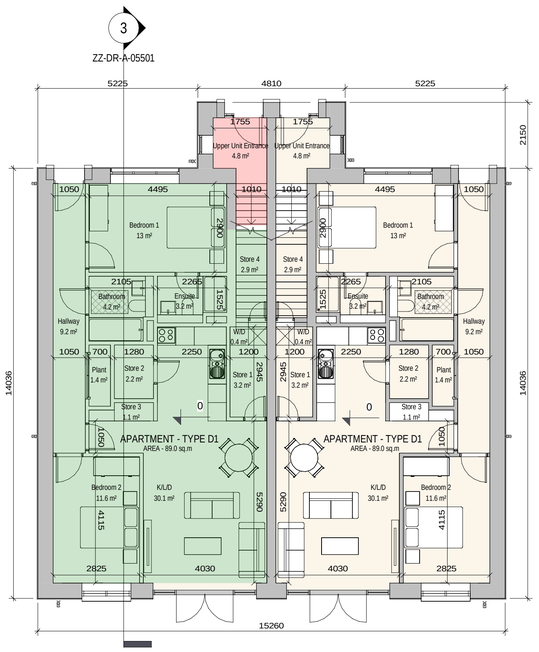
Scale as: 1 : 500 (A1) Current Rev.: 5 Project No.: 924

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08/10/2020 13:00:45

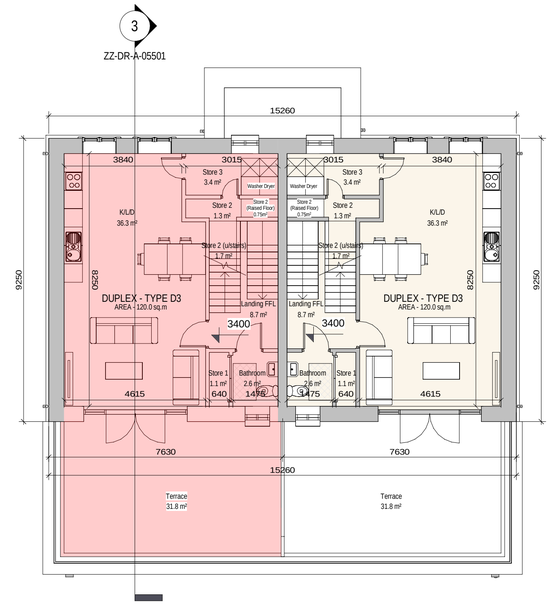
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A1



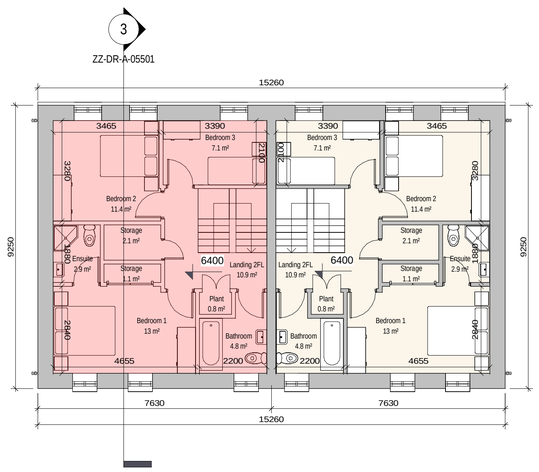
1 Ground Floor Plan

1 : 100



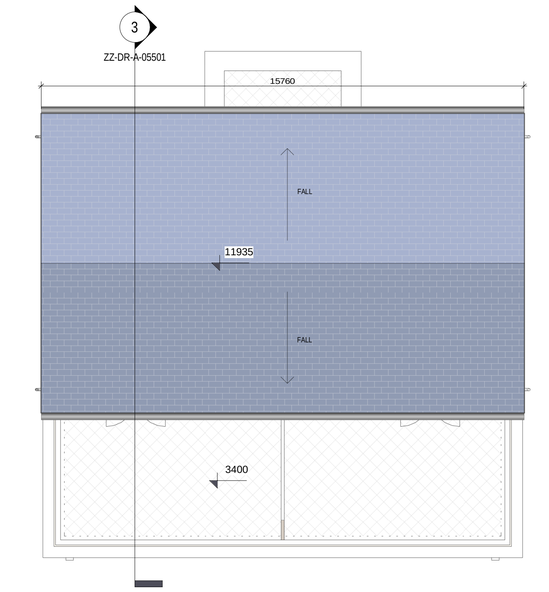
3 First Floor Plan

1 : 100



2 Second Floor Plan

1 : 100



4 Roof Plan

1 : 100

REV	DATE	DESCRIPTION	BY
1	27/05/2020	Updated Keyplan & Annotation	AR
2	23/06/2020	Revised Titleblock, Storage layout	AR
3	29/06/2020	Window Alteration	AR
4	25/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
5	07/10/2020	Issued for SHD Application	AR

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LEGEND

1. Selected roof tiles to pitched roof.
2. Sand-cement render finish with painted render plinth.
3. Selected natural stone or reconstituted stone door / window surround.
4. Selected natural stone or reconstituted stone string detail
5. Black UPVC composite front door.
6. Selected grey colour finish to UPVC windows and patio doors.
7. Screen divider.
8. Metal railing.
9. Boundary treatment - in arrordance with Radharc layout.
10. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
11. Material Variations are provided to dwellings on a location basis, refer to key plan, elevation options and accommodation schedule.

Note:

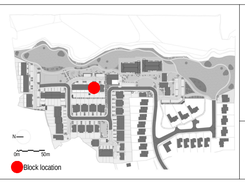
*Please refer to Site Plan for Ground Floor Levels and North Point Location
*Levels on this sheet taken from temporary benchmark at 0.0

Spot Levels

Part V Units:

2 Bed Ground Floor Unit - Type D1

2 Storey 3 Bed Unit - Type D3



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

07/10/2020 10:06:58

SHD APPLICATION

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D1 - PLANS (PART V)

Sheet No.: 924-MDO-D1-ZZ-DR-A-02501

Scale as: 1 : 100 (A1) Current Rev.: 5 Project No.: 924

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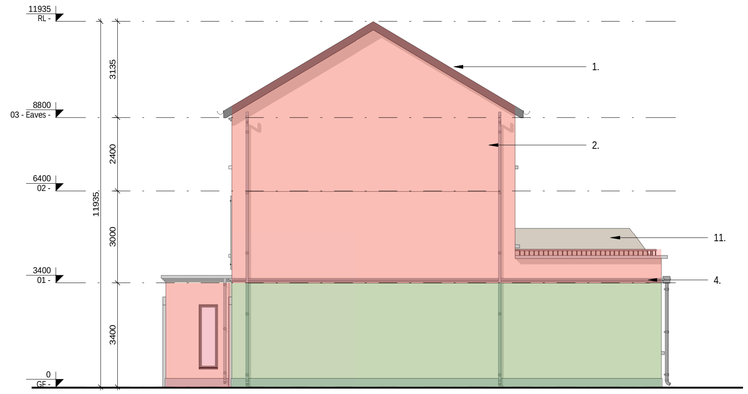
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A1



1 Front Elevation

1 : 100



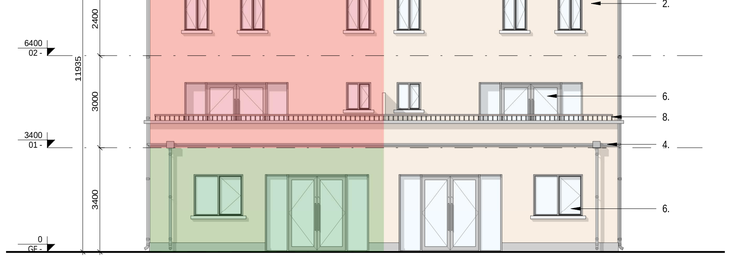
2 Side Elevation 01

1 : 100



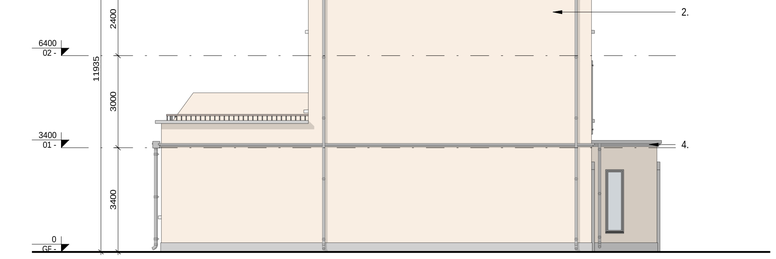
3 Secion AA

1 : 100



4 Rear Elevation

1 : 100



5 Side Elevation 02

1 : 100

REV	DATE	DESCRIPTION	BY
1	27/05/2020	Updated Keyplan & Annotation	AR
2	23/06/2020	Revised Titleblock, Storage layout	AR
3	29/06/2020	Window Alteration	AR
4	25/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
5	07/10/2020	Issued for SHD Application	AR

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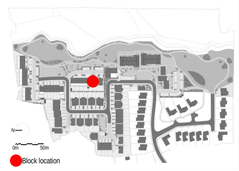
LEGEND

1. Selected roof tiles to pitched roof.
2. Sand-cement render finish with painted render plinth.
3. Selected natural stone or reconstituted stone door / window surround.
4. Selected natural stone or reconstituted stone string detail
5. Black UPVC composite front door.
6. Selected grey colour finish to UPVC windows and patio doors.
7. Screen divider.
8. Metal railing.
9. Boundary treatment - in arrordance with Radharc layout.
10. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
11. Material Variations are provided to dwellings on a location basis, refer to key plan, elevation options and accommodation schedule.

Part V Units:

2 Bed Ground Floor Unit - Type D1

2 Storey 3 Bed Unit - Type D3



APPROVED BY

07/10/2020 10:05:32

SHD APPLICATION

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D1 - ELEVATIONS & SECTION (PART V)

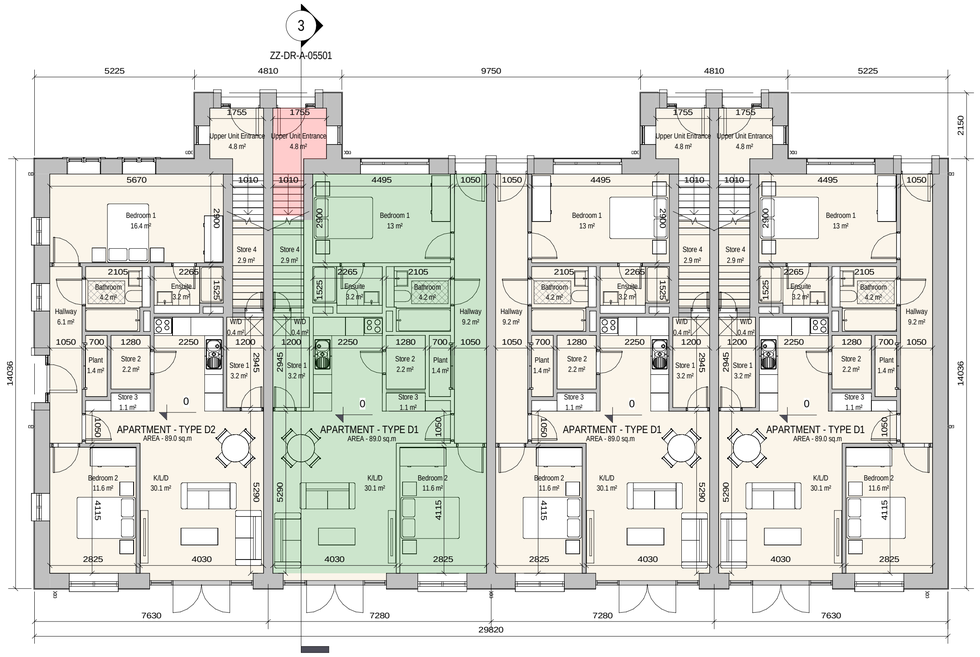
Sheet No.: 924-MDO-D1-ZZ-DR-A-05501

Scale as: 1 : 100 (A1) Current Rev.: 5 Project No.: 924

MC CAULEY DAYE O'CONNELL
A R C H I T E C T S
11 Merrion Square, Dublin 2, Ireland
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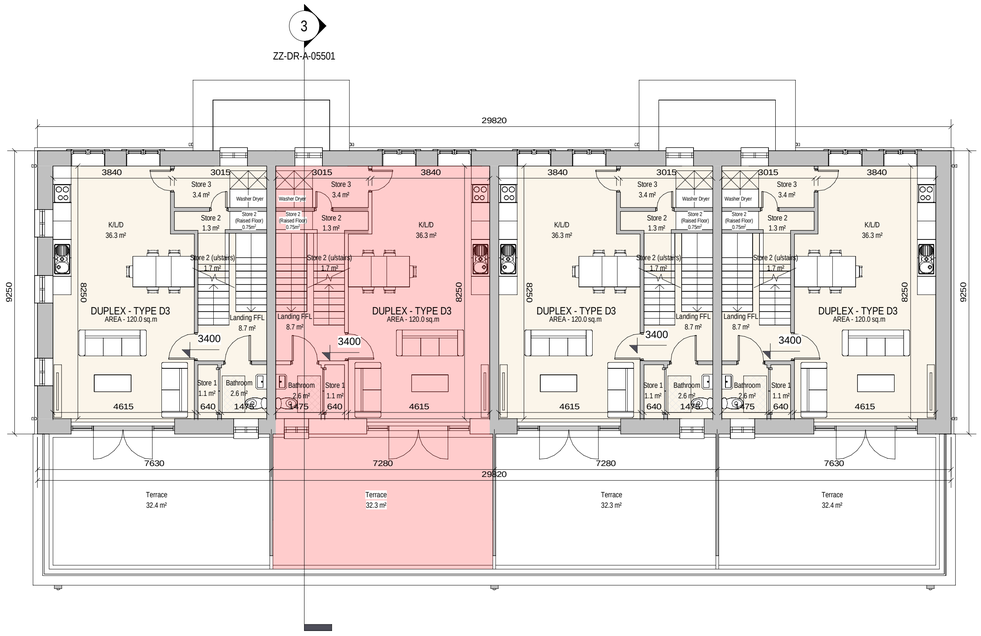
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A1



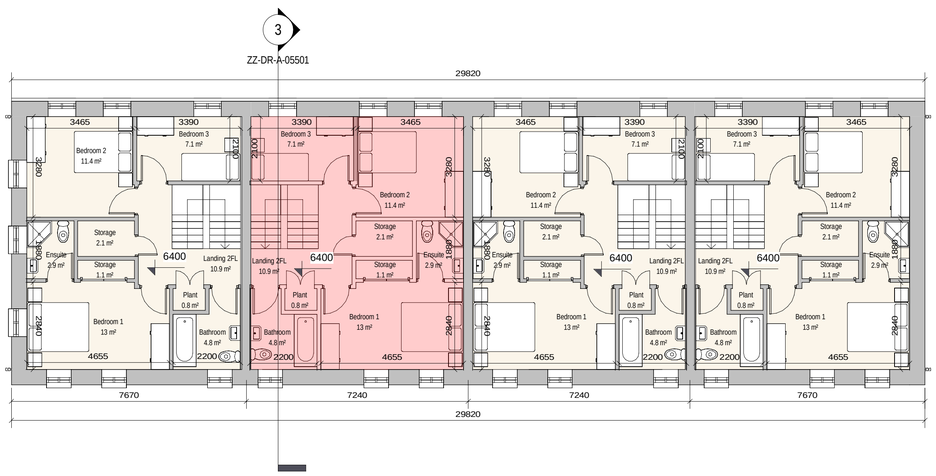
1 Ground Floor Plan

1 : 100



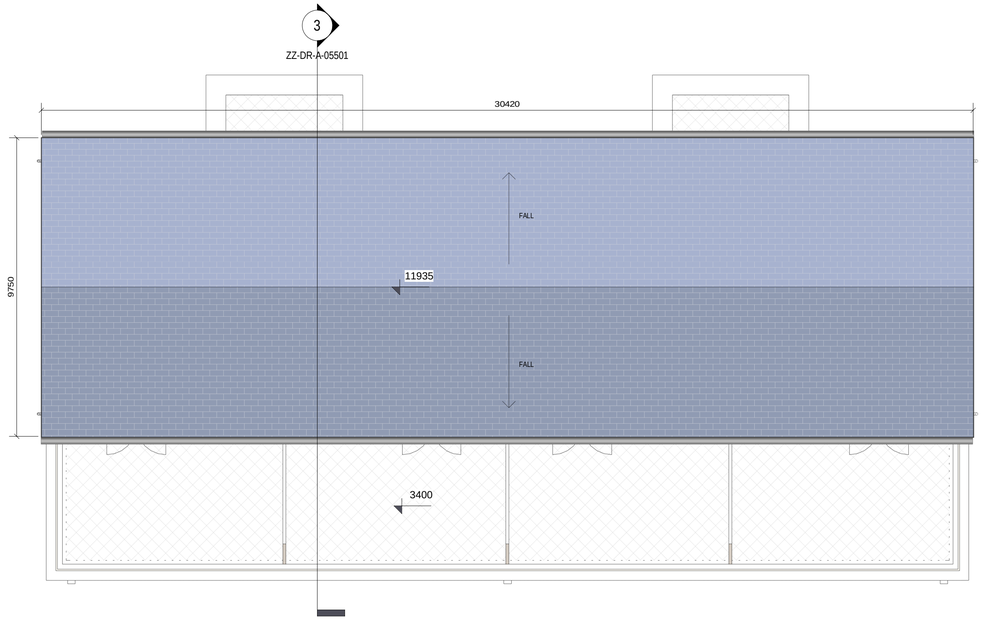
3 First Floor Plan

1 : 100



2 Second Floor Plan

1 : 100



4 Roof Plan

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	29/05/2020	Updated Layouts	AR
2	23/06/2020	Revised Titleblock, storage layout	AR
3	29/06/2020	Altered Window	AR
4	25/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
5	07/10/2020	Issued for SHD Application	AR

LEGEND

1. Selected roof tiles to pitched roof.
2. Sand-cement render finish with painted render plinth.
3. Selected natural stone or reconstituted stone door / window surround.
4. Selected natural stone or reconstituted stone string detail
5. Black UPVC composite front door.
6. Selected grey colour finish to UPVC windows and patio doors.
7. Screen divider.
8. Metal railing.
9. Boundary treatment - in arrordance with Radharc layout.
10. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
11. Material Variations are provided to dwellings on a location basis, refer to key plan, elevation options and accommodation schedule.

Note:

*Please refer to Site Plan for Ground Floor Levels and North Point Location
*Levels on this sheet taken from temporary benchmark at 0.0

Spot Levels

Part V Units:

2 Bed Ground Floor Unit - Type D1

2 Storey 3 Bed Unit - Type D3



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

07/10/2020 10:14:02

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D2 - PLANS (PART V)

Sheet No.: 924-MDO-D2-ZZ-DR-A-02501

Scale as: 1 : 100 (A1) Current Rev.: 5 Project No.: 924

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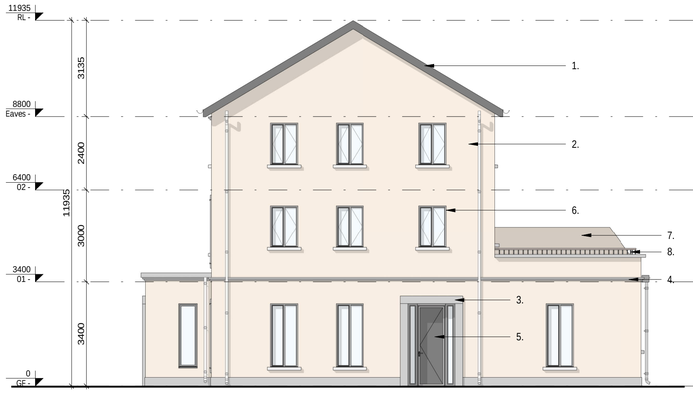
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A1



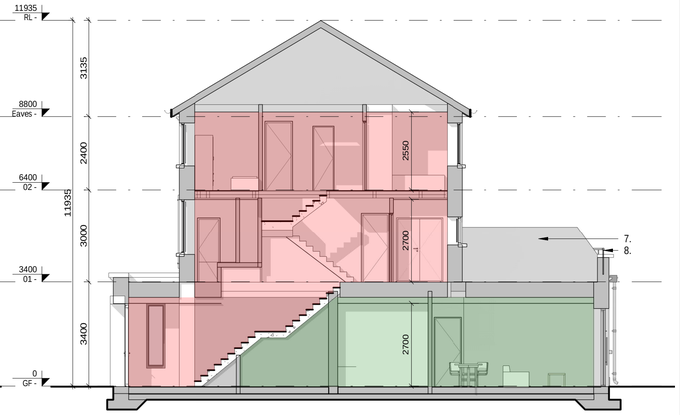
1 Front Elevation

1 : 100



2 Side Elevation 01

1 : 100



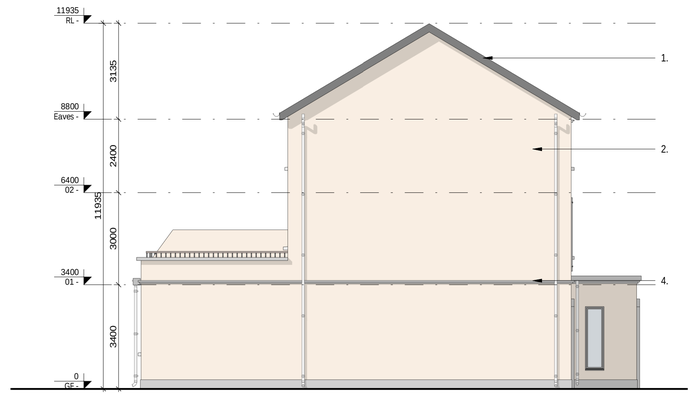
3 Secion AA

1 : 100



4 Rear Elevation

1 : 100



5 Side Elevation 02

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	29/05/2020	Updated Layouts	AR
2	23/06/2020	Revised Titleblock, storage layout	AR
3	29/06/2020	Altered Window	AR
4	25/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
5	07/10/2020	Issued for SHD Application	AR

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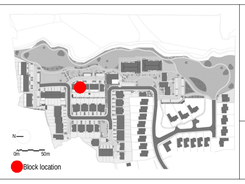
LEGEND

1. Selected roof tiles to pitched roof.
2. Sand-cement render finish with painted render plinth.
3. Selected natural stone or reconstituted stone door / window surround.
4. Selected natural stone or reconstituted stone string detail
5. Black UPVC composite front door.
6. Selected grey colour finish to UPVC windows and patio doors.
7. Screen divider.
8. Metal railing.
9. Boundary treatment - in arrordance with Radharc layout.
10. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
11. Material Variations are provided to dwellings on a location basis, refer to key plan, elevation options and accommodation schedule.

Part V Units:

2 Bed Ground Floor Unit - Type D1

2 Storey 3 Bed Unit - Type D3



APPROVED BY

07/10/2020 10:12:13

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D2 - ELEVATIONS & SECTION (PART V)

Sheet No.: 924-MDO-D2-ZZ-DR-A-05501

Scale as: 1 : 100 (A1) Current Rev.: 5 Project No.: 924

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11 Merrion Square, Dublin 2, Ireland
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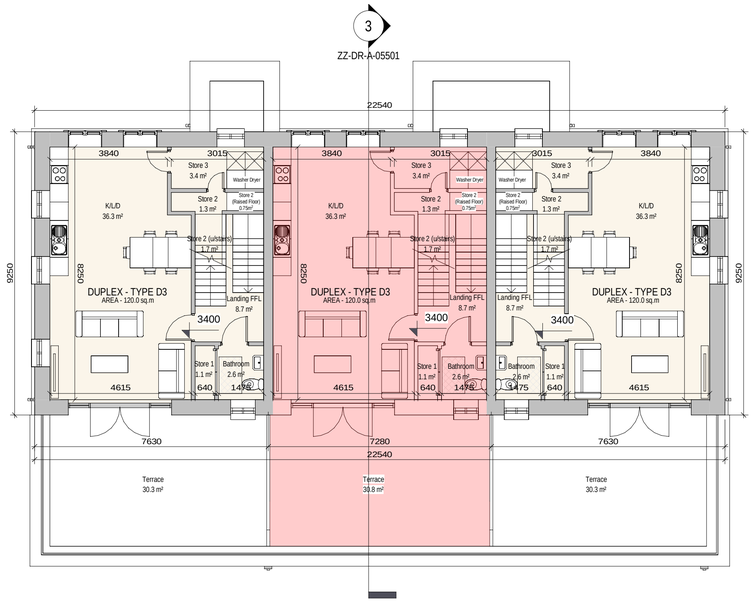
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A1



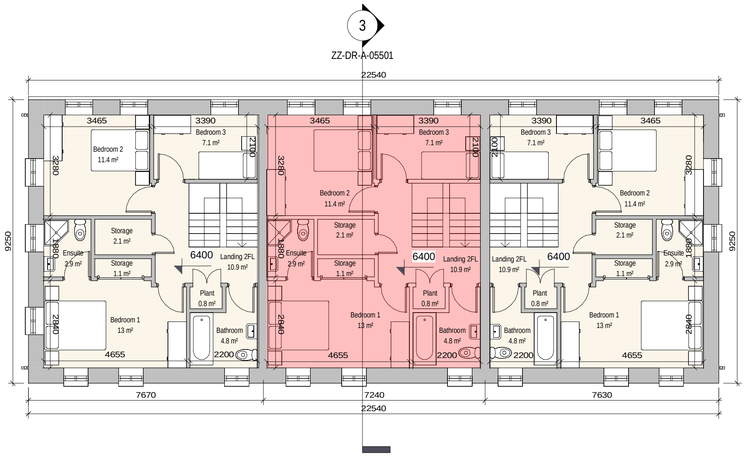
1 Ground Floor Plan

1 : 100



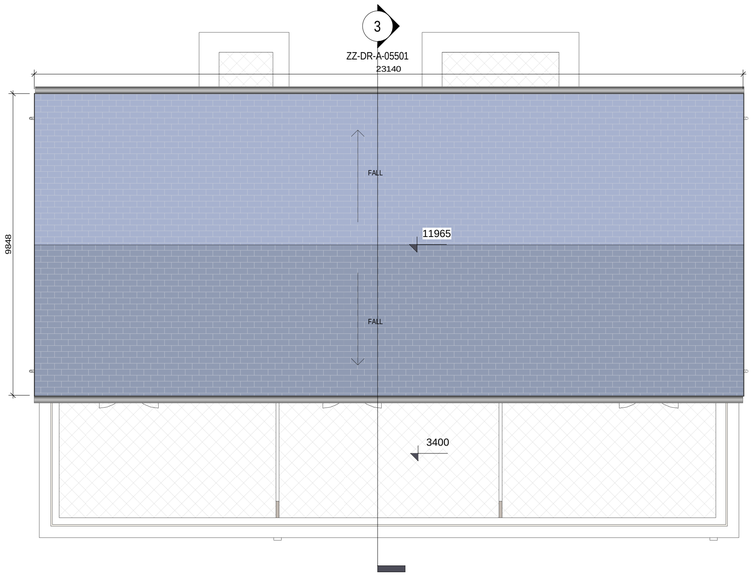
3 First Floor Plan

1 : 100



2 Second Floor Plan

1 : 100



4 Roof Plan

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	29/05/2020	Revised Layout	AR
2	23/06/2020	Revised Storage Layout	AR
3	25/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
4	07/10/2020	Issued for SHD Application	AR

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LEGEND

1. Selected roof tiles to pitched roof.
2. Sand-cement render finish with painted render plinth.
3. Selected natural stone or reconstituted stone door / window surround.
4. Selected natural stone or reconstituted stone string detail
5. Black UPVC composite front door.
6. Selected grey colour finish to UPVC windows and patio doors.
7. Screen divider.
8. Metal railing.
9. Boundary treatment - in arrordance with Radharc layout.
10. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
11. Material Variations are provided to dwellings on a location basis, refer to key plan, elevation options and accommodation schedule.

Note:

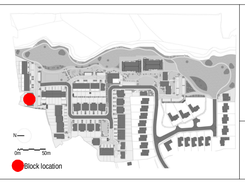
*Please refer to Site Plan for Ground Floor Levels and North Point Location
*Levels on this sheet taken from temporary benchmark at 0.0

Spot Levels

Part V Units:

2 Bed Ground Floor Unit - Type D1

2 Storey 3 Bed Unit - Type D3



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

07/10/2020 10:01:45

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D3 - PLANS (PART V)

Sheet No.: 924-MDO-D3-ZZ-DR-A-02501

Scale as: 1 : 100 (A1) Current Rev.: 4 Project No.: 924

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A1



1 Front Elevation

1 : 100



2 Side Elevation 01

1 : 100



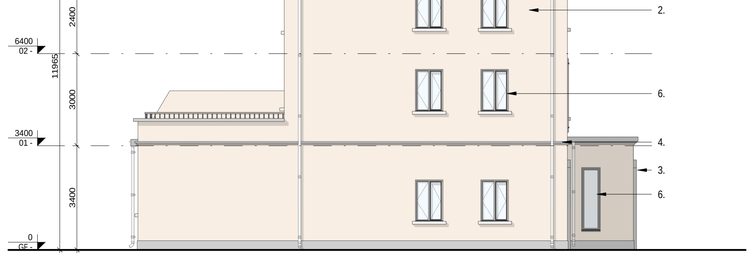
3 Secion AA

1 : 100



4 Rear Elevation

1 : 100



5 Side Elevation 02

1 : 100

REV	DATE	DESCRIPTION	BY
1	29/05/2020	Revised Layout	AR
2	23/06/2020	Revised Storage Layout	AR
3	25/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
4	07/10/2020	Issued for SHD Application	AR

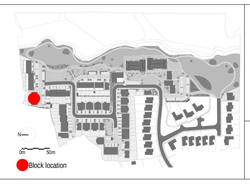
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LEGEND

1. Selected roof tiles to pitched roof.
2. Sand-cement render finish with painted render plinth.
3. Selected natural stone or reconstituted stone door / window surround.
4. Selected natural stone or reconstituted stone string detail
5. Black UPVC composite front door.
6. Selected grey colour finish to UPVC windows and patio doors.
7. Screen divider.
8. Metal railing.
9. Boundary treatment - in arrordance with Radharc layout.
10. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
11. Material Variations are provided to dwellings on a location basis, refer to key plan, elevation options and accommodation schedule.

Part V Units:

- 2 Bed Ground Floor Unit - Type D1
- 2 Storey 3 Bed Unit - Type D3



APPROVED BY

07/10/2020 10:00:33

SHD APPLICATION

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D3 - ELEVATIONS & SECTION (PART V)

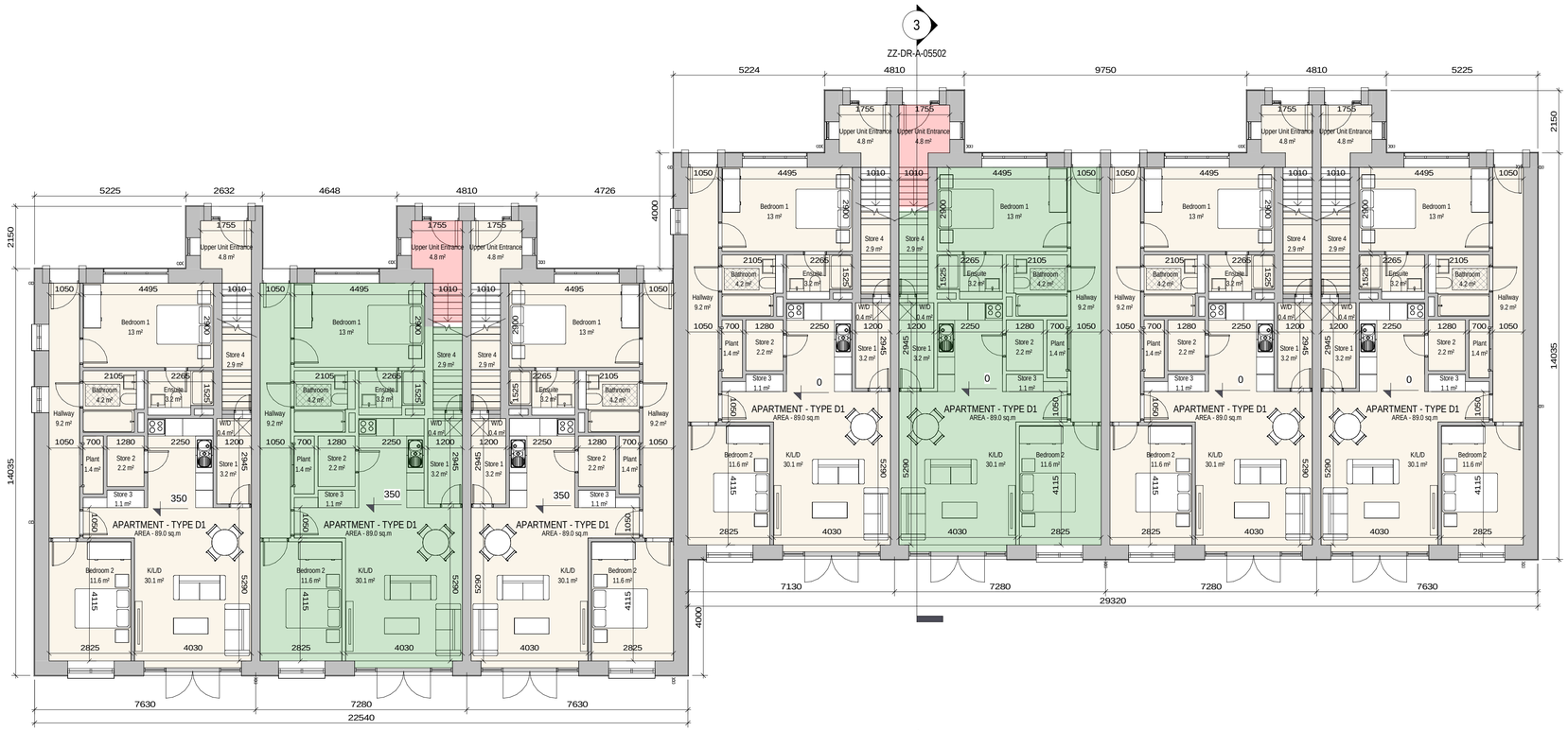
Sheet No.: 924-MDO-D3-ZZ-DR-A-05501

Scale as: 1 : 100 (A1) Current Rev.: 4 Project No.: 924

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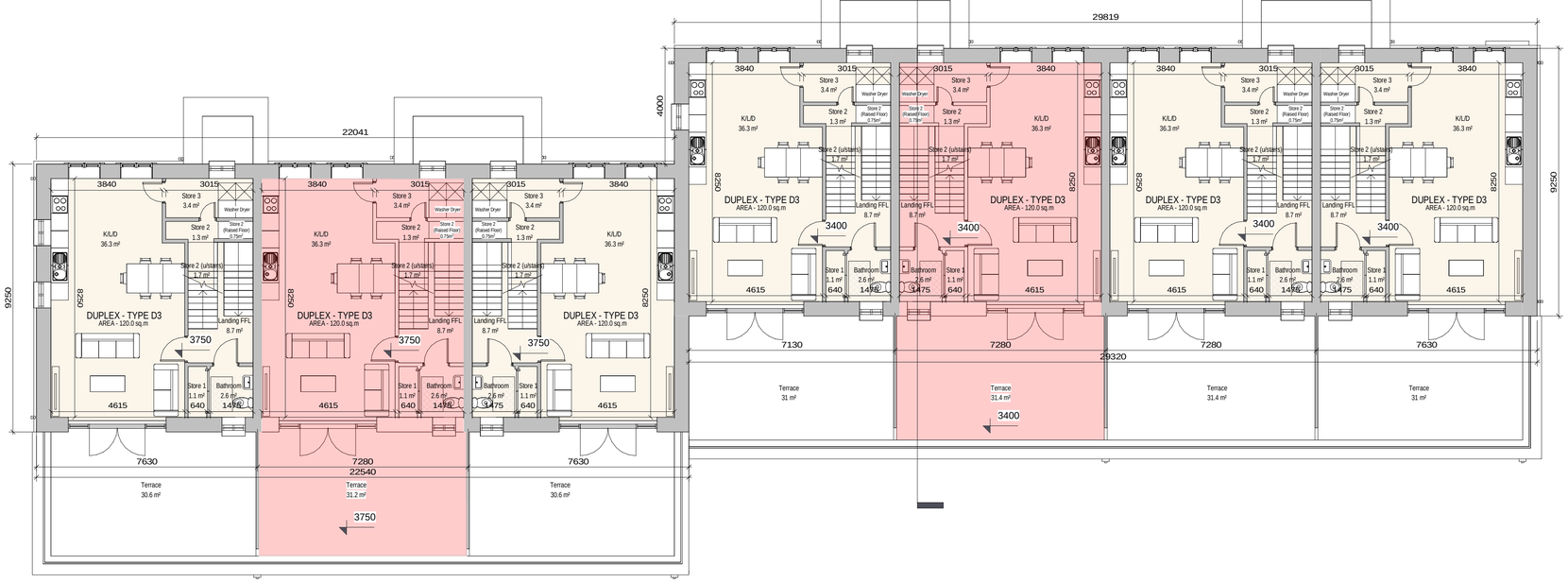
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A1



1 Ground Floor Plan

1 : 100



2 First Floor Plan

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	29/05/2020	Revised Unit Layouts	AR
2	23/06/2020	Revised Storage Layout	AR
3	26/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
4	06/10/2020	Issued for SHD Application	AR

LEGEND

1. Selected roof tiles to pitched roof.
2. Sand-cement render finish with painted render plinth.
3. Selected natural stone or reconstituted stone door / window surround.
4. Selected natural stone or reconstituted stone string detail
5. Black UPVC composite front door.
6. Selected grey colour finish to UPVC windows and patio doors.
7. Screen divider.
8. Metal railing.
9. Boundary treatment - in arrordance with Radharc layout.
10. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
11. Material Variations are provided to dwellings on a location basis, refer to key plan, elevation options and accommodation schedule.

Note:

*Levels on this sheet taken from temporary benchmark at 0.0

*Please refer to Site Plan for unit Ground Floor Levels and North Point Location

Spot Levels

Part V Units:

2 Bed Ground Floor Unit - Type D1 & D2

2 Storey 3 Bed Unit - Type D3

Block location

NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

07/10/2020 09:50:52

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D4 - GROUND AND FIRST FLOOR PLANS (PART V)

Sheet No.: 924-MDO-D4-ZZ-DR-A-02501

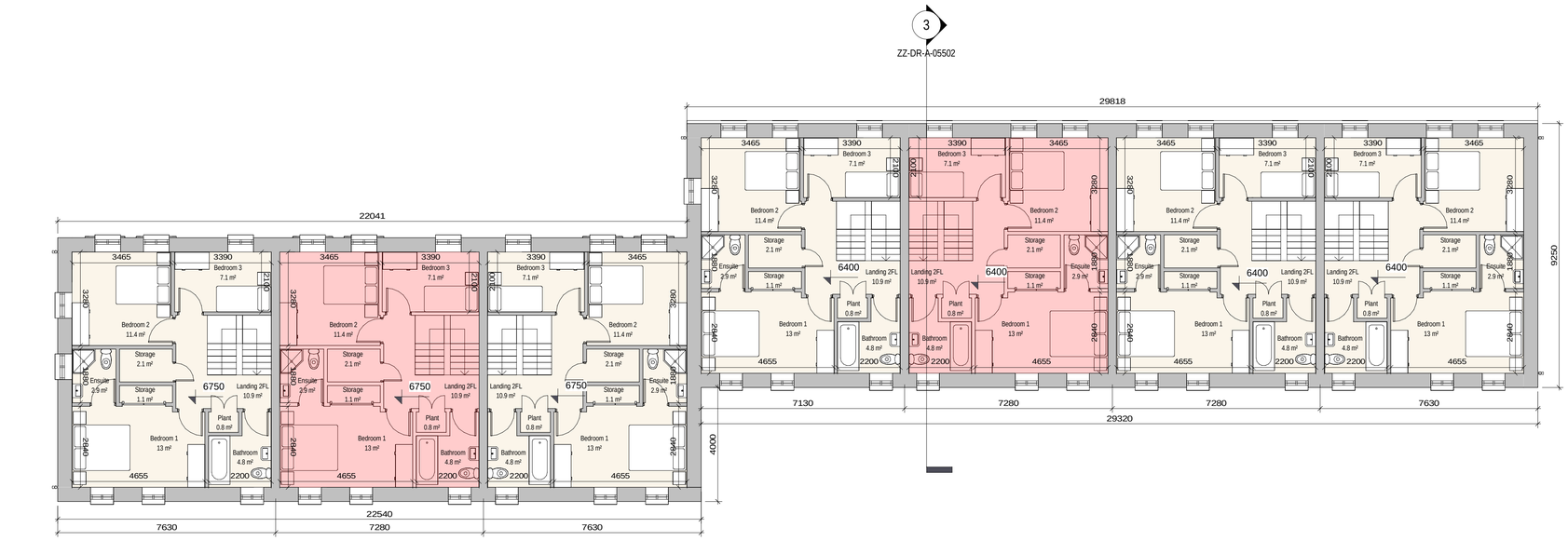
Scale as: 1 : 100 (A1) Current Rev.: 4 Project No.: 924

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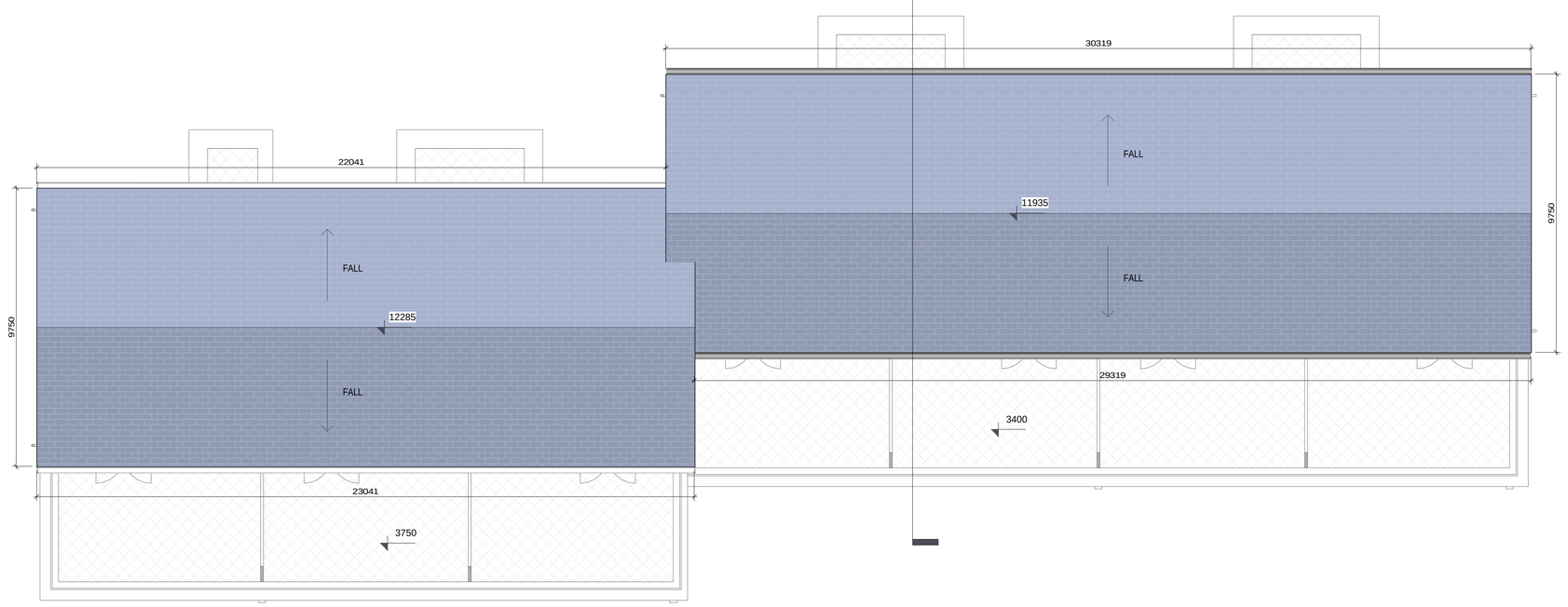
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A1



1 Second Floor Plan

1 : 100



2 Roof Plan

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	29/05/2020	Revised Unit Layouts	AR
2	23/06/2020	Revised Storage Layout	AR
3	26/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
4	06/10/2020	Issued for SHD Application	AR

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LEGEND

1. Selected roof tiles to pitched roof.
2. Sand-cement render finish with painted render plinth.
3. Selected natural stone or reconstituted stone door / window surround.
4. Selected natural stone or reconstituted stone string detail
5. Black UPVC composite front door.
6. Selected grey colour finish to UPVC windows and patio doors.
7. Screen divider.
8. Metal railing.
9. Boundary treatment - in arrordance with Radharc layout.
10. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
11. Material Variations are provided to dwellings on a location basis, refer to key plan, elevation options and accommodation schedule.

Note:

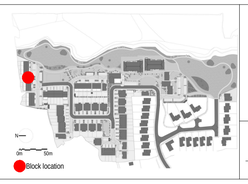
*Levels on this sheet taken from temporary benchmark at 0.0
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location

Spot Levels

Part V Units:

2 Bed Ground Floor Unit - Type D1 & D2

2 Storey 3 Bed Unit - Type D3



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

07/10/2020 09:51:28

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D4 - SECOND FLOOR AND ROOF PLANS (PART V)

Sheet No.: 924-MDO-D4-ZZ-DR-A-02502

Scale as: 1 : 100 (A1) Current Rev.: 4 Project No.: 924

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A1



1 Front Elevation

1 : 100



2 Rear Elevation

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	15/05/2020	Revised for Comments	RT
2	29/05/2020	Revised Unit Layouts	AR
3	23/06/2020	Revised Storage Layout	AR
4	26/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
5	06/10/2020	Issued for SHD Application	AR

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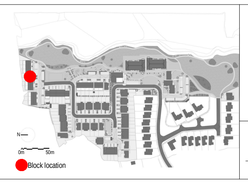
LEGEND

1. Selected roof tiles to pitched roof.
2. Sand-cement render finish with painted render plinth.
3. Selected natural stone or reconstituted stone door / window surround.
4. Selected natural stone or reconstituted stone string detail
5. Black UPVC composite front door.
6. Selected grey colour finish to UPVC windows and patio doors.
7. Screen divider.
8. Metal railing.
9. Boundary treatment - in arrordance with Radharc layout.
10. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
11. Material Variations are provided to dwellings on a location basis, refer to key plan, elevation options and accommodation schedule.

Part V Units:

2 Bed Ground Floor Unit - Type D1 & D2

2 Storey 3 Bed Unit - Type D3



Block location

APPROVED BY

07/10/2020 09:51:57

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D4 - FRONT & REAR ELEVATIONS (PART V)

Sheet No.: 924-MDO-D4-ZZ-DR-A-05501

Scale as: 1 : 100 (A1) Current Rev.: 5 Project No.: 924

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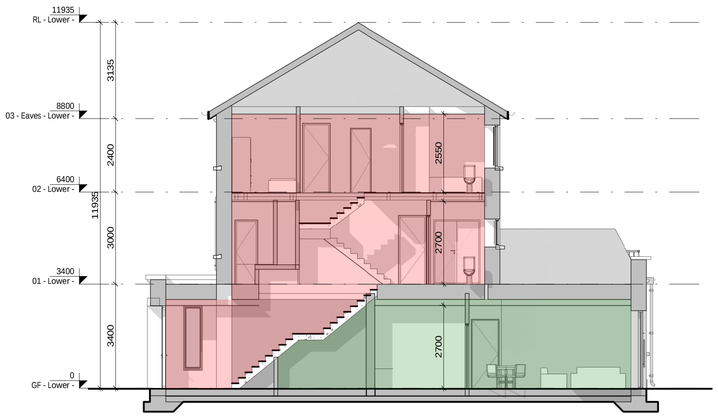
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A1



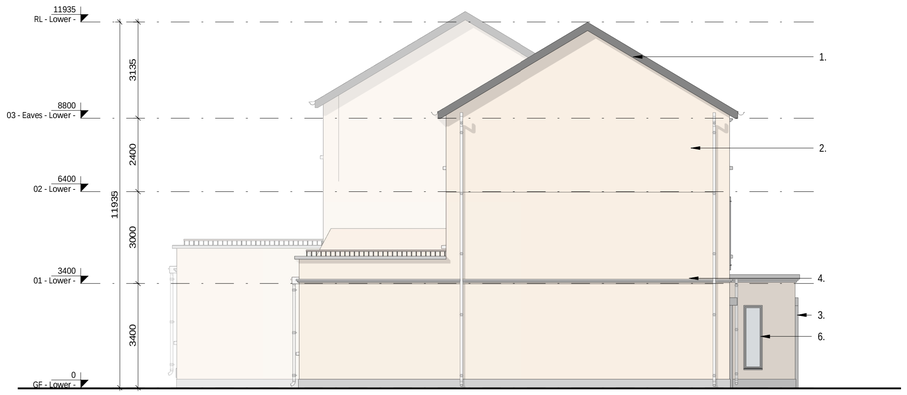
1 Side Elevation 01

1 : 100



3 Secion AA

1 : 100



2 Side Elevation 02

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	29/05/2020	Revised Unit Layouts	AR
2	23/06/2020	Revised Storage Layout	AR
3	26/08/2020	Front window adjustment, Ambulant D3 toilet, Store under stair, Graphics	AR
4	06/10/2020	Issued for SHD Application	AR

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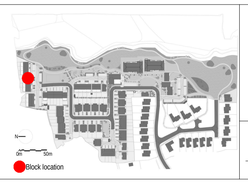
LEGEND

1. Selected roof tiles to pitched roof.
2. Sand-cement render finish with painted render plinth.
3. Selected natural stone or reconstituted stone door / window surround.
4. Selected natural stone or reconstituted stone string detail
5. Black UPVC composite front door.
6. Selected grey colour finish to UPVC windows and patio doors.
7. Screen divider.
8. Metal railing.
9. Boundary treatment - in arrordance with Radharc layout.
10. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.
11. Material Variations are provided to dwellings on a location basis, refer to key plan, elevation options and accommodation schedule.

Part V Units:

2 Bed Ground Floor Unit - Type D1 & D2

2 Storey 3 Bed Unit - Type D3



APPROVED BY

07/10/2020 09:53:08

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: DUPLEX TYPE D4 - SIDE ELEVATIONS & SECTION (PART V)

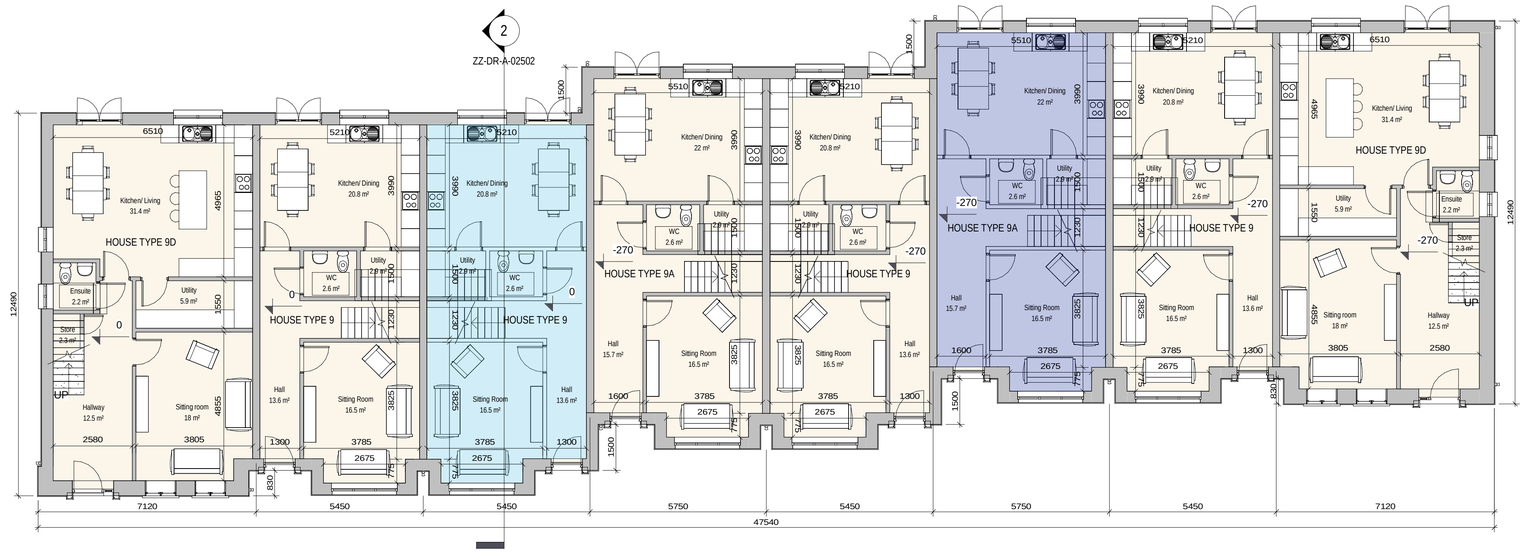
Sheet No.: 924-MDO-D4-ZZ-DR-A-05502

Scale as: 1 : 100 (A1) Current Rev.: 4 Project No.: 924

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info@mdo.ie | www.mdo.ie

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A1



1 Ground Floor Plan

1 : 100



2 First Floor Plan

1 : 100

REV	DATE	DESCRIPTION	BY
1	15/05/2020	Revised for Comments	RT
2	30/05/2020	Revised Annotation	AR
3	23/06/2020	Revised Titleblock	AR
4	27/08/2020	Rear Windows, 9D W/C & Graphics	AR
5	07/10/2020	Issued for SHD	AR

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LEGEND

1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish.
3. Selected natural stone
4. Selected natural or reconstituted stone door surround.
5. Selected natural or reconstituted stone string detail.
6. Black UPVC composite front door.
7. Selected grey colour finish to UPVC windows and patio doors.
8. Metal roof to bay windows.
9. Front driveways - to be finished in gravel and paving, refer to Radharc layout.
10. Boundary treatment - in arrordance with Radharc layout.
11. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

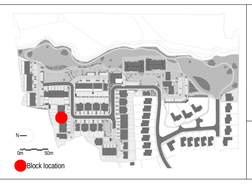
NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.

PART V:

HOUSE TYPE 9 - MID TERRACE 3 BED

HOUSE TYPE 9A - MID TERRACE 3 BED



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY

07/10/2020 10:55:54

SHD APPLICATION

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: TERRACE TYPE T4 - GROUND AND FIRST FLOOR PLANS (PART V)

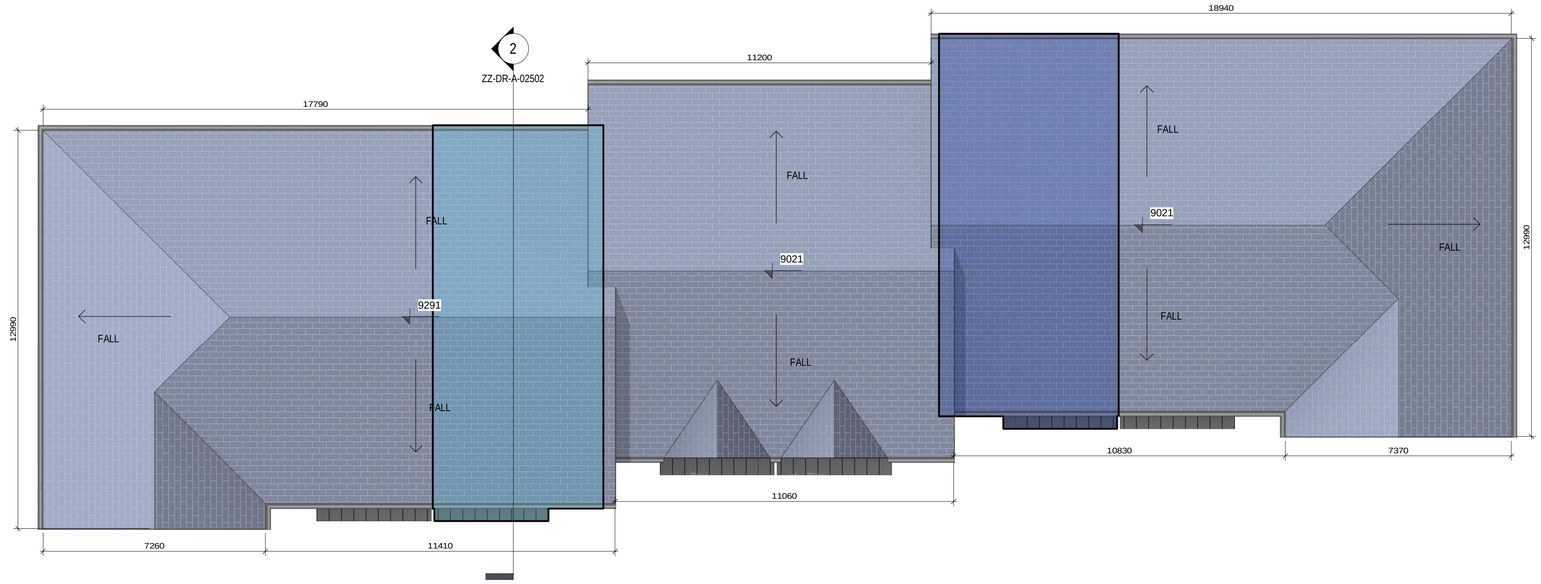
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Scale as: 1 : 100 (A1) Current Rev.: 5 Project No.: 924

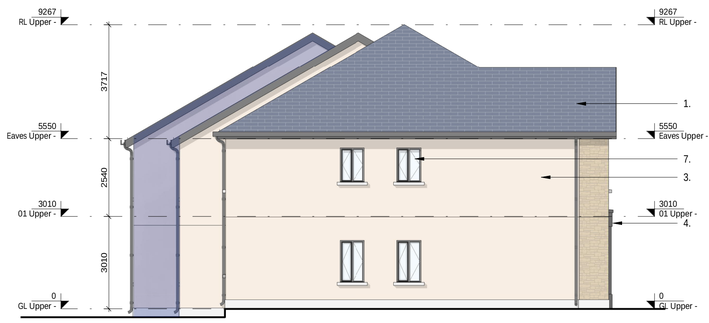
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A1



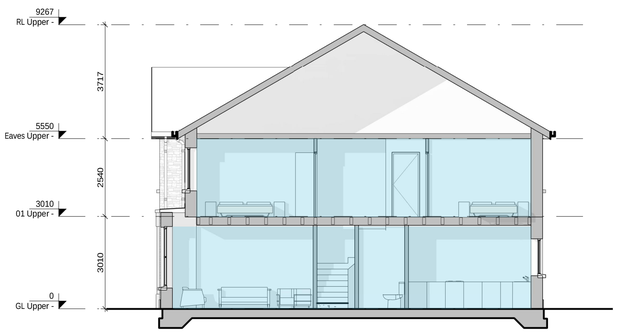
1 Roof Plan
1 : 100



4 Side Elevation 01
1 : 100



3 Side Elevation 02
1 : 100



2 Section AA
1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	15/05/2020	Revised for Comments	RT
2	30/05/2020	Revised Annotation	AR
3	23/06/2020	Revised Titleblock	AR
4	27/08/2020	Rear Windows, 9D W/C & Graphics	AR
5	07/10/2020	Issued for SHD	AR

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LEGEND

1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish.
3. Selected natural stone
4. Selected natural or reconstituted stone door surround.
5. Selected natural or reconstituted stone string detail.
6. Black UPVC composite front door.
7. Selected grey colour finish to UPVC windows and patio doors.
8. Metal roof to bay windows.
9. Front driveways - to be finished in gravel and paving, refer to Radharc layout.
10. Boundary treatment - in arrordance with Radharc layout.
11. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

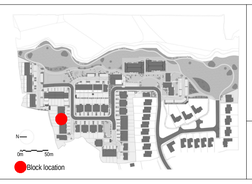
NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.

PART V:

HOUSE TYPE 9 - MID TERRACE 3 BED

HOUSE TYPE 9A - MID TERRACE 3 BED



NORTH POINT

ONLY FOR REFERENCE WITH PLAN DRAWINGS

APPROVED BY:

07/10/2020 10:56:17

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: TERRACE TYPE T4 - ROOF PLAN, SIDE ELEVATIONS & SECTION (PART V)

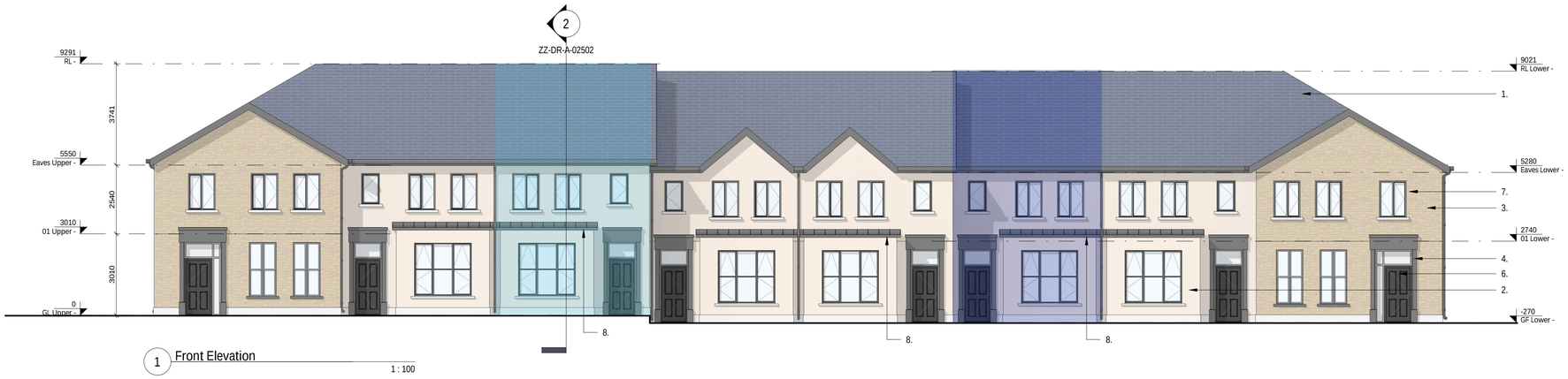
Sheet No.: 924-MDO-T4-ZZ-DR-A-02502

Scale as: 1 : 100 (A1) Current Rev.: 5 Project No.: 924

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A1



1 Front Elevation

1 : 100



2 Rear Elevation

1 : 100

SHD APPLICATION

REV	DATE	DESCRIPTION	BY
1	15/05/2020	Revised for Comments	RT
2	30/05/2020	Revised Annotation	AR
3	23/06/2020	Revised Titleblock	AR
4	07/10/2020	Issued for SHD	AR

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LEGEND

1. Selected roof tiles to pitched roof.
2. Sand Cement Render finish.
3. Selected natural stone
4. Selected natural or reconstituted stone door surround.
5. Selected natural or reconstituted stone string detail.
6. Black UPVC composite front door.
7. Selected grey colour finish to UPVC windows and patio doors.
8. Metal roof to bay windows.
9. Front driveways - to be finished in gravel and paving, refer to Radharc layout.
10. Boundary treatment - in arrordance with Radharc layout.
11. Side Gate - Treated and painted timber gate and fence to side passages of dwellings.

NOTES

*Levels on this sheet taken from temporary benchmark at 0.0.
*Please refer to Site Plan for unit Ground Floor Levels and North Point Location.

PART V:

HOUSE TYPE 9 - MID TERRACE 3 BED

HOUSE TYPE 9A - MID TERRACE 3 BED



APPROVED BY

07/10/2020 10:55:24

Client: BURKEWAY HOMES LTD

Project: BEARNA RESIDENTIAL DEVELOPMENT

Title: TERRACE TYPE T4 - FRONT & REAR ELEVATIONS (PART V)

Sheet No.: 924-MDO-T4-ZZ-DR-A-05501

Scale as: 1 : 100 (A1) Current Rev.: 4 Project No.: 924

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Project Number	Project Title	Discipline	Document Register
17720	Bearna Residential Development, Bearna	Mech & Elec	Drawings are to be read in conjunction with services specifications and Architectural, Civil / Structural, Engineering and other relevant drawings.

ISSUE DATE

03/12/2019	10/01/2020	14/01/2020	14/05/2020	13/07/2020							

Distribution To:	Organisation:				e = Email	d = Disk	h = Hardcopy	c = Common Data Environment					
Client:	Michael Burke	c	c	-	c	c							
Architect:	McCauley Daye Architects	c	c	-	c	c							
Structural Engineer:	O'Connor Sutton Cronin	c	c	-	c	c							
Landscape Designer:	Radharc	c	c	-	c	c							
Planning Consultant:	MKO	c	c	10h	c	c							
Main Contractor:	Burkeway Homes Ltd	c	c	-	c	c							
Fire Consultant	Ryan & Associates	-	-	-	c	c							
Quantity Surveyor:	WMCBC Limited	-	-	-	-	-							
Mechanical Sub-Contractor:	TBC	-	-	-	-	-							
Electrical Sub-Contractor:	TBC	-	-	-	-	-							

Document:	Drawing Title:	Scale:	Size:	Status and Revision (e.g. S0 : P0.01)									
17720-VCE-XX-XX-DR-E-1003	Electrical Services Public Lighting Layout	1:500	A1	S2	P01	S2	P02	S2	P02	S2	P03	S2	P04
17720-VCE-ZZ-ZZ-RP-ME-001	Utility Report	-	A4	-	-	-	-	-	-	S2	P01	S2	P02
17720-VCE-ZZ-ZZ-RP-ME-002	Energy Statement	-	A4	-	-	-	-	-	-	S2	P01	S2	P02

Status Codes

Work in Progress: **S0**-WIP

Shared: **S1**-Suitable for Coordination; **S2**-Suitable for Information; **S3**-Suitable for Review & Comment; **S4**-Suitable Stage Approval; **S6**-Suitable for PIM Authorisation; **S7**-Suitable for AIM Authorisation

WIP to Published: **D1**-Suitable for Costing; **D2**-Suitable for Tender; **D3**-Suitable for Contractor Design; **D4**-Suitable for Manufacture / Procurement

Published Documentation: **A1, A2, A3, An** etc. - Approved and accepted as stage complete; **B1, B2, B3, Bn** etc. - Practically signed off with minor comments; **CR**-As Constructed Record Documentation

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General Notes

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B. ALL ERRORS & OMISSIONS TO BE REPORTED TO THE CONSULTING ENGINEER

C. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECTS AND STRUCTURAL ENGINEER'S DRAWINGS.

D. REFER TO DOCUMENT REGISTER FOR DESCRIPTION OF STATUS CODES.

NOTES

1. THE INSTALLATION SHALL COMPLY WITH LOCAL AUTHORITY CODES AND ALL OTHER RELEVANT STANDARDS.
2. THE INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH ETCI REGULATIONS, ESB NETWORKS NATIONAL CODE OF PRACTICE & LOCAL AUTHORITY REQUIREMENTS.
3. WIDE RADIUS & GENTLY SWEEPING BENDS SHALL BE USED ON DUCTING SET IN CONCRETE.
4. ALL DUCTING SHALL BE LOCATED IN FOOTPATHS & SOFT LANDSCAPING.
5. NOT MORE THAN SIX COLUMNS SHALL BE SUPPLIED FROM ANY ONE CIRCUIT AND NOT MORE THAN FOUR CIRCUITS SHALL BE TAKEN FROM ANY ONE PUBLIC LIGHTING MICRO PILLAR.
6. A MINIMUM COVER OF 600mm SHALL BE PROVIDED TO DUCTING IN GRASS MARGINS WITH A MINIMUM COVER OF 750mm PROVIDED AT ROAD CROSSINGS
7. CABLE JOINTS WILL NOT BE PERMITTED. CABLES SHALL BE LOOPED FROM COLUMN TO COLUMN ON EACH CIRCUIT.
8. LIGHTING COLUMNS SHALL BE 6m OCTAGONAL GALVANISED COLUMNS SUPPLIED BY PILTOWN ENGINEERING, LAMPOST CONSTRUCTION OR EQUAL & APPROVED. COLUMNS & COLUMN INSTALLATION SHALL COMPLY WITH DEPARTMENT OF THE ENVIRONMENT & LOCAL AUTHORITY REQUIREMENTS.
9. LIGHTING COLUMNS SHALL BE POSITIONED TO COINCIDE WITH PROPERTY PARTY LINES TO AVOID OBSTRUCTING ENTRANCES.
10. PUBLIC LIGHTING CONNECTION SHALL BE BY UNDERGROUND CABLE FROM THE NEAREST ESB NETWORKS MINIPILLAR TO THE PUBLIC LIGHTING SYSTEM MICRO–PILLAR.
11. AN ESB NETWORKS APPROVED MDPE 50mm OD RED CONTINUOUS SERVICE DUCT SHALL BE INSTALLED AT A DEPTH OF 600mm FROM ESB NETWORKS' MINIPILLAR VAULT, TO EACH PUBLIC LIGHTING SYSTEM MICRO–PILLAR.
12. ESB NETWORKS APPROVED YELLOW WARNING TAPE SHALL BE INSTALLED 300mm BELOW FINISHED GROUND LEVEL ALONG THE FULL LENGTH OF AND OVER THE DUCT.
13. A COMPLETION CERTIFICATE SHALL BE PROVIDED FOR THE PUBLIC LIGHTING SYSTEM FROM A CERTIFIED ELECTRICIAN.
14. THERE SHALL BE A SEPARATION OF AT LEAST 2 METERS BETWEEN ESB NETWORKS' MINIPILLAR AND THE PUBLIC LIGHTING SYSTEM MICROPILLAR, PUBLIC LIGHTING COLUMN OR ANY OTHER PRIVATE MICRO PILLAR.

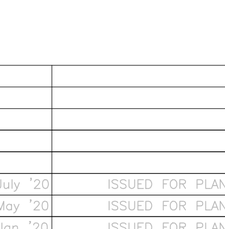
THE STREET LANTERN PROPOSED WILL HAVE THE FOLLOWING IN LINE WITH COUNCIL REQUIREMENTS:
– THE LIFETIME OF THE DRIVER WILL BE IN EXCESS OF 100,000 HOURS
– THE LANTERN WARRANTY TO BE 10 YEARS
– AN LM REPORT/TEST CERT & DECLARATION OF CONFORMITY

LEGEND

1 NO. 50mmø RED SITE LIGHTING DUCT

PUBLIC LIGHTING MICROPILLAR

A–A LED POLE MOUNTED LUMINAIRE C/W NEMA SOCKET PHOTOCELL & 6m OCTAGONAL GALVANISED STEEL COLUMN



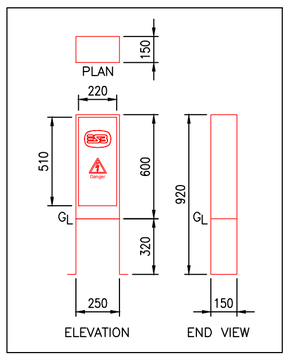
TYPICAL A–A LUMINAIRE
N.T.S. (A1)

Luma Mini BGP621 NW DW50 40 LED 8.5klm

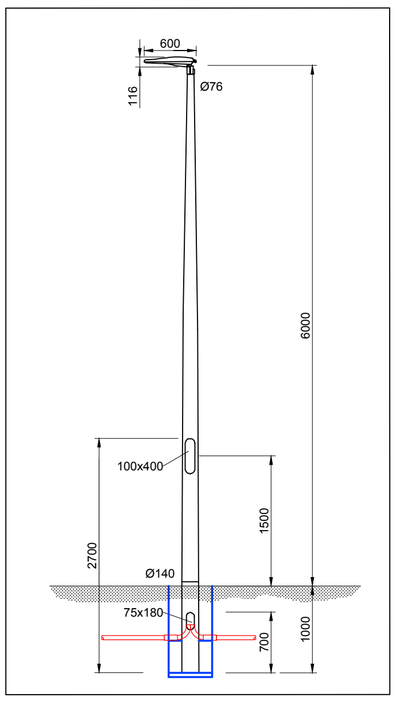
1 lamp(s) per luminaire, 8500 initial lumens per lamp
Maintenance Factor = 0.760, watts per luminaire = 48
Outreach (from mounting axis to photometric center)= 400 mm
tilt angle= 5 deg
mounting height= 6 m
number locations= 21, number luminaires= 21

Roadway
2689 points at z=0, sp 1.5m by 1.5m
HORIZONTAL LUX

Average	10.3
Maximum	19.8
Minimum	2.3
Min/Avg(Uo)	0.222
Min/Max	0.116
Coef Var	0.403
UnifGrad	2.22



PUBLIC LIGHTING MICRO PILLAR
1:25 (A1)



TYPICAL STREET LIGHT ON OCTAGONAL COLUMN
N.T.S. (A1)

Rev	Status	Date	Description	D.E.
P04	S2	July '20	ISSUED FOR PLANNING	C.McD
P03	S2	May '20	ISSUED FOR PLANNING	C.McD
P02	S2	Jan '20	ISSUED FOR PLANNING	M.S
P01	S2	Nov '19	ISSUED FOR INFORMATION	M.S

Revision: P04
Project Drawing Reference: 17720-VCE-XX-XX-DR-E-1003
Status: S2
Varming Project Number: 17720
Date: Nov '19
Checked By: C.G
Drawn By: M.S
Scale: 1:500@A1

Client: Burkeway Homes Ltd
Third Floor Queensgate, Dock Road, Galway

Project Title: Bearna Residential Development
Bearna, Co. Galway

Drawing Title: Electrical Services
Public Lighting Layout

Varming Consulting Engineers Ltd.

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Roscommon 090 6602380
Website www.varming.ie

Engineering for the Future

Titleblock Revision: 2019_2

DOCUMENT REGISTER SHEET

To: ALL

F.A.O: ALL

From: O'Connor Sutton Cronin (OCSC)

Project: Residential Development Bearna, Co. Galway

Date: 07 October 2020

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Date / Revision / Status

File No.	Title	07/10/20													
B861 - OCSC - XX - XX - DR - C - 0100	General Arrangement	A1	C02												
B861 - OCSC - XX - XX - DR - C - 0101	Proposed Plan and Profile Public Footpath And Road	A1	C02												
B861 - OCSC - XX - XX - DR - C - 0102	Cross Sections (BL15) Sheet 1 of 3 Public Footpath And Road	A1	C02												
B861 - OCSC - XX - XX - DR - C - 0103	Cross Sections (BL15) Sheet 2 of 3 Public Footpath And Road	A1	C02												
B861 - OCSC - XX - XX - DR - C - 0104	Cross Sections (BL15) Sheet 3 of 3 Public Footpath And Road	A1	C02												
B861 - OCSC - XX - XX - DR - C - 0105	Typical Cross Section (BL15) Public Footpath And Road	A1	C02												
B861 - OCSC - XX - XX - DR - C - 0106	Proposed Levels	A1	C02												
B861 - OCSC - XX - XX - DR - C - 0107	Proposed Longsection Sheet 1 of 2	A1	C02												
B861 - OCSC - XX - XX - DR - C - 0108	Proposed Longsection Sheet 2 of 2	A1	C02												
B861 - OCSC - XX - XX - DR - C - 0109	Swept Path Analysis Fire Tender	A1	C02												
B861 - OCSC - XX - XX - DR - C - 0110	Swept Path Analysis Refuse Truck	A1	C02												
B861 - OCSC - XX - XX - DR - C - 0500	Drainage Strategy Masterplan	A1	C03												
B861 - OCSC - XX - XX - DR - C - 0501	Surface Water Network Layout	A1	C03												
B861 - OCSC - XX - XX - DR - C - 0502	Wastewater Network Layout	A1	C04												
B861 - OCSC - XX - XX - DR - C - 0510	Surface Water Long Sections - Catchment A Sheet 01 of 05	A1	C02												
B861 - OCSC - XX - XX - DR - C - 0511	Wastewater Long Sections Sheet 02 of 05	A1	C03												
B861 - OCSC - XX - XX - DR - C - 0512	Wastewater Long Sections Sheet 03 of 05	A1	C04												
B861 - OCSC - XX - XX - DR - C - 0513	Surface Water Long Sections - Catchment B Sheet 04 of 05	A1	C02												
B861 - OCSC - XX - XX - DR - C - 0514	Surface Water Long Sections - Public Road Sheet 05 of 05	A1	C01												
B862 - OCSC - XX - XX - DR - C - 0520	Drainage Details Sheet 01 of 05	A1	C02												
B863 - OCSC - XX - XX - DR - C - 0521	Drainage Details Sheet 02 of 05	A1	C02												
B864 - OCSC - XX - XX - DR - C - 0522	Drainage Details Sheet 03 of 05	A1	C02												
B861 - OCSC - XX - XX - DR - C - 0523	Drainage Details Sheet 04 of 05	A1	C02												
B861 - OCSC - XX - XX - DR - C - 0524	Drainage Details Sheet 05 of 05	A1	C02												
B861 - OCSC - XX - XX - DR - C - 0540	Proposed Public Road Drainage Layout	A1	C05												

Status / Suitability

	NON-CONTRACTUAL
SHARED	S1 - suitable for coordination
	S2 - suitable for information
	S3 - suitable for review/comment
	S4 - suitable for stage approval
	S6 - suitable for PIMod authorization
	S7 - suitable for AIMod authorization
	S8 - suitable for planning
	S9 - suitable for FI

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		CONTRACTUAL		
PUBLISHED	D1 - suitable for costing	A1 - Preparation & Brief	A4 - Technicial Design	PUBLISHED
	D2 - suitable for tender	A2 - Concept Design	A5 - Construction	
	D3 - suitable for contractor design	A3 - Developed Design	A6 - Handover & Close OUT	
	D4 - suitable for manufacturer/procurement			

DOCUMENT REGISTER SHEET

To: ALL

F.A.O: ALL

From: O'Connor Sutton Cronin (OCSC)

Project: Residential Development Bearna, Co. Galway

Date: 07 October 2020

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Date / Revision / Status

File No.	Title	07/10/20													
B861 - OCSC - XX - XX - DR - C - 0550	Water Main Network Layout	A1	C02												
B861 - OCSC - XX - XX - DR - C - 0700	Proposed Paving Layout	A1	C02												
B861 - OCSC - XX - XX - DR - C - 0702	Typical Road Details	A1	C02												
B861 - OCSC - XX - XX - DR - C - 0703	Typical Cross Sections	A1	C02												
B861 - OCSC - XX - XX - DR - C - 2600	Standard Details	A1	C02												
B861 - OCSC - XX - XX - RP - C - 0001	Engineering Services Report	A1	C04												
B861 - OCSC - XX - XX - RP - C - 0003	Trusky East Stream Flood Study	A1	C04												
B861 - OCSC - XX - XX - RP - C - 0004	Site-Specific Flood Risk Assessment	A1	C04												
B861 - OCSC - XX - XX - RP - C - 0006	DMURS Compliance Statement	A1	C02												
B861 - OCSC - XX - XX - RP - C - 0100	Technical Note L1321 Footpath Works	A1	C01												

Status / Suitability										
	NON-CONTRACTUAL									
SHARED	S1 - suitable for coordination									
	S2 - suitable for information									
	S3 - suitable for review/comment									
	S4 - suitable for stage approval									
	S6 - suitable for PIMod authorization									
	S7 - suitable for AIMod authorization									
	S8 - suitable for planning									
	S9 - suitable for FI									

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		CONTRACTUAL		
PUBLISHED	D1 - suitable for costing	A1 - Preparation & Brief	A4 - Technicial Design	PUBLISHED
	D2 - suitable for tender	A2 - Concept Design	A5 - Construction	
	D3 - suitable for contractor design	A3 - Developed Design	A6 - Handover & Close OUT	
	D4 - suitable for manufacturer/procurement			



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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	13.01.20	SUITABLE FOR PLANNING	SVM	KP
P02	15.05.20	SITE LAYOUT REVISED	NG	KP
C01	08.06.20	ISSUED FOR PLANNING	KP	PG
C02	25.09.20	ISSUED FOR PLANNING	KP	PG

Rev No.	Date	Revision Note	Drn by	Chkd by

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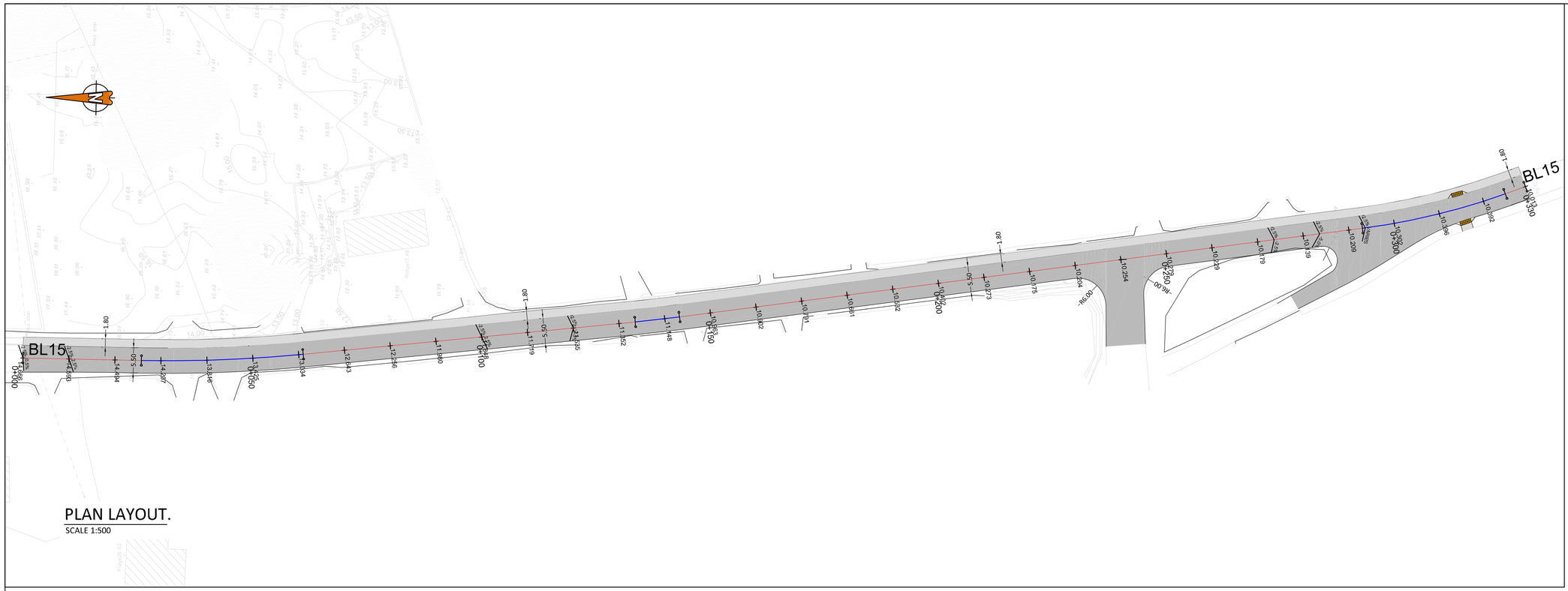
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Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT AT BEARNA

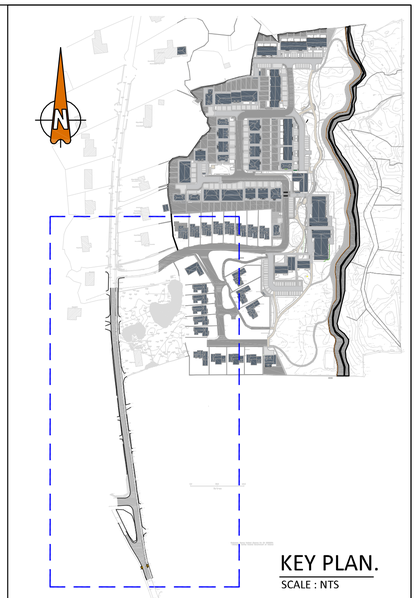
Title: GENERAL ARRANGEMENT

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0100	A1	C02

Date: 13/01/20 Scale: 1:500 @ A1 Drn by: SVM Chkd by: KP Aprvd by: AH

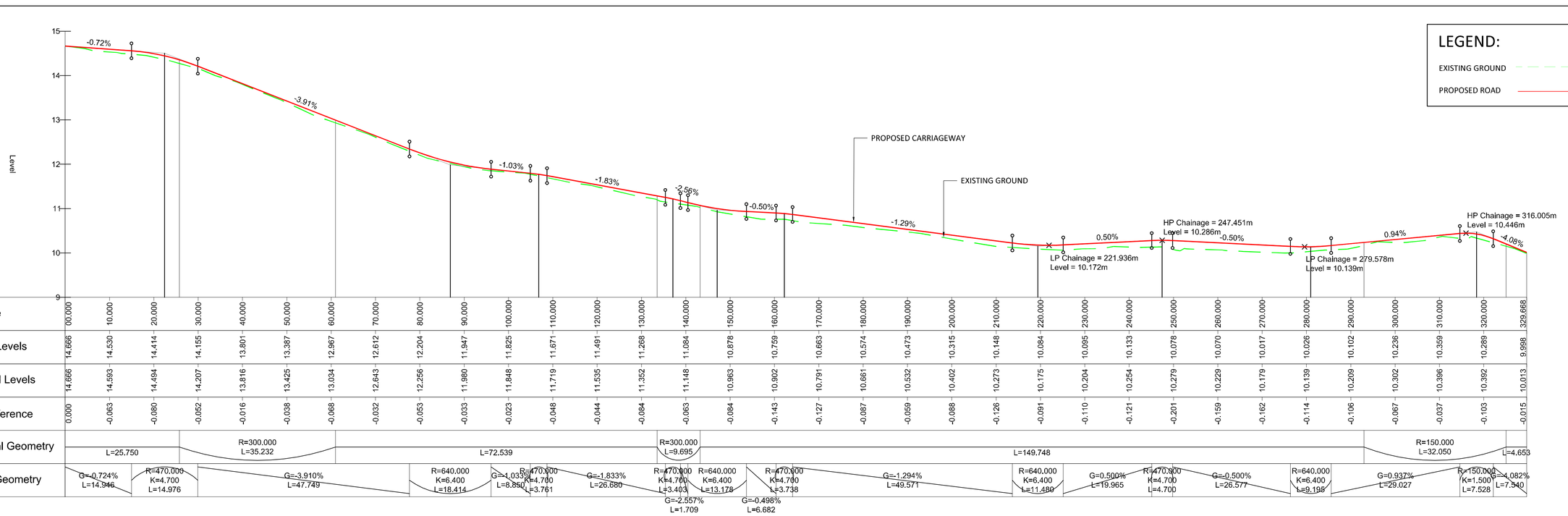


PLAN LAYOUT.
SCALE 1:500



KEY PLAN.
SCALE : NTS

LEGEND:
PROPOSED CARRIAGEWAY
PROPOSED FOOTPATH



LEGEND:
EXISTING GROUND
PROPOSED ROAD

Chainage	00.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	150.000	160.000	170.000	180.000	190.000	200.000	210.000	220.000	230.000	240.000	250.000	260.000	270.000	280.000	290.000	300.000	310.000	320.000	329.668
Existing Levels	14.666	14.530	14.414	14.155	13.801	13.387	12.967	12.612	12.204	11.947	11.825	11.671	11.491	11.268	11.084	10.878	10.759	10.663	10.574	10.473	10.315	10.148	10.084	10.095	10.133	10.078	10.070	10.017	10.026	10.102	10.236	10.359	10.289	9.998
Proposed Levels	14.666	14.593	14.494	14.207	13.816	13.425	13.034	12.643	12.256	11.980	11.848	11.719	11.535	11.352	11.148	10.963	10.902	10.791	10.661	10.532	10.402	10.273	10.175	10.204	10.254	10.279	10.229	10.179	10.139	10.209	10.302	10.396	10.392	10.013
Level Difference	0.000	-0.063	-0.080	-0.052	-0.016	-0.038	-0.068	-0.032	-0.053	-0.033	-0.023	-0.048	-0.044	-0.084	-0.063	-0.084	-0.143	-0.127	-0.087	-0.059	-0.088	-0.126	-0.091	-0.110	-0.121	-0.201	-0.159	-0.162	-0.114	-0.106	-0.067	-0.037	-0.103	-0.015
Horizontal Geometry	L=25.750		R=300.000 L=35.232						L=72.539						R=300.000 L=9.695							L=149.748									R=150.000 L=32.050			L=4.653
Vertical Geometry	G=-0.724% L=14.946	R=470.000 K=4.700 L=14.976		G=-3.910% L=47.749				R=640.000 K=6.400 L=18.414	G=-1.033% L=8.850	R=470.000 K=4.700 L=3.761	G=-1.833% L=26.680				R=470.000 K=4.700 L=3.403 G=-2.557% L=1.709	R=640.000 K=6.400 L=13.178 G=-0.498% L=6.682	R=470.000 K=4.700 L=3.738	G=-1.294% L=49.571			R=640.000 K=6.400 L=11.480	G=0.500% L=19.965	R=470.000 K=4.700 L=4.700	G=-0.500% L=26.577	R=640.000 K=6.400 L=9.195	G=0.937% L=29.027	R=150.000 K=1.500 L=7.528	G=-4.082% L=7.540		

BL15 - LONGSECTION
SCALE: H 1:500,V 1:50. DATUM: 9.000

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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	13.01.20	SUITABLE FOR PLANNING	SVM	KP
P02	15.05.20	KEY PLAN UPDATED	KP	PG
C01	08.06.20	ISSUED FOR PLANNING	KP	PG
C02	25.09.20	ISSUED FOR PLANNING	KP	PG

Rev No.	Date	Revision Note	Drn by	Chkd by

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Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT AT BEARNA

Title: PROPOSED PLAN AND PROFILE
PUBLIC FOOTPATH AND ROAD

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0101	A1	C02

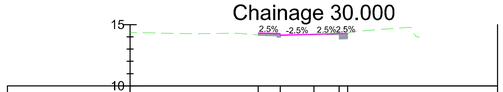
Date: 13/01/20 Scale: SHOWN @ A1 Drn by: SVM Chkd by: KP Aprvd by: AH

LEGEND:

EXISTING GROUND

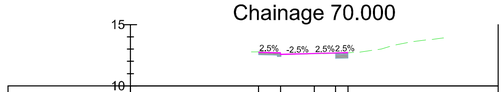
PROPOSED ROAD

Chainage 30.000



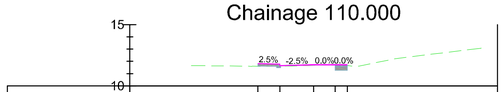
Proposed Level	14.305	14.139	14.207	14.258	14.276
Existing Level	14.166	14.124	14.155	14.170	14.295
Level Difference	0.139	0.014	0.052	0.088	-0.019

Chainage 70.000



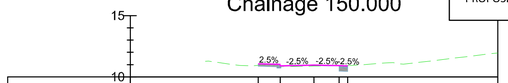
Proposed Level	12.741	12.574	12.643	12.686	12.712
Existing Level	12.787	12.572	12.612	12.635	12.707
Level Difference	-0.045	0.003	0.032	0.052	0.005

Chainage 110.000



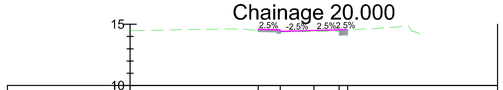
Proposed Level	11.817	11.650	11.719	11.719	11.719
Existing Level	11.592	11.594	11.671	11.724	11.660
Level Difference	0.225	0.056	0.048	-0.005	0.059

Chainage 150.000



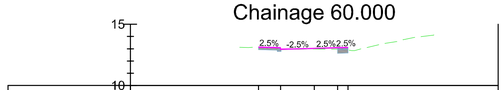
Proposed Level	11.061	10.894	10.963	10.911	10.894
Existing Level	10.931	10.838	10.878	10.909	10.927
Level Difference	0.129	0.056	0.084	0.003	-0.033

Chainage 20.000



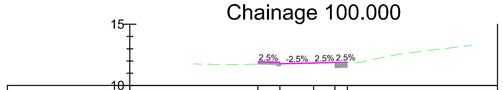
Proposed Level	14.592	14.425	14.494	14.545	14.562
Existing Level	14.480	14.373	14.414	14.433	14.501
Level Difference	0.111	0.052	0.080	0.111	0.061

Chainage 60.000



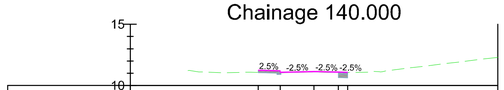
Proposed Level	13.132	12.965	13.034	13.082	13.103
Existing Level	13.155	12.954	12.967	12.977	12.911
Level Difference	-0.023	0.012	0.068	0.105	0.192

Chainage 100.000



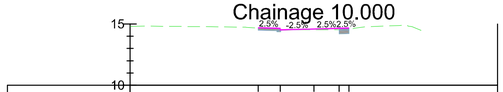
Proposed Level	11.946	11.779	11.848	11.891	11.916
Existing Level	11.741	11.776	11.825	11.855	11.863
Level Difference	0.205	0.003	0.023	0.036	0.053

Chainage 140.000



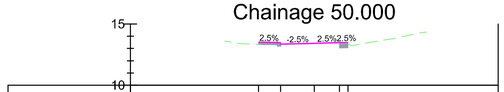
Proposed Level	11.246	11.079	11.148	11.088	11.079
Existing Level	11.073	11.079	11.084	11.064	11.072
Level Difference	0.173	0.000	0.063	0.024	0.007

Chainage 10.000



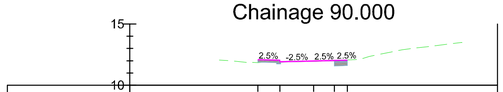
Proposed Level	14.691	14.524	14.593	14.644	14.665
Existing Level	14.652	14.520	14.530	14.536	14.563
Level Difference	0.040	0.005	0.063	0.108	0.102

Chainage 50.000



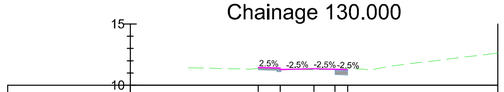
Proposed Level	13.523	13.357	13.425	13.477	13.494
Existing Level	13.324	13.330	13.387	13.425	13.323
Level Difference	0.199	0.026	0.038	0.051	0.171

Chainage 90.000



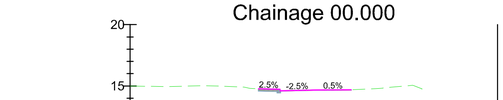
Proposed Level	12.078	11.911	11.980	12.022	12.049
Existing Level	11.852	11.884	11.947	11.986	12.064
Level Difference	0.226	0.028	0.033	0.036	-0.015

Chainage 130.000



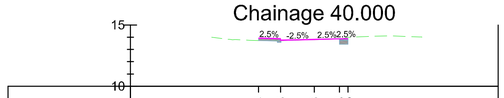
Proposed Level	11.450	11.283	11.352	11.309	11.283
Existing Level	11.391	11.275	11.268	11.279	11.400
Level Difference	0.059	0.008	0.084	0.031	-0.117

Chainage 00.000



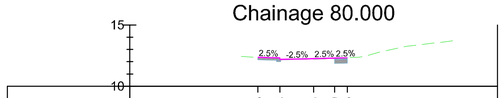
Proposed Level	14.764	14.597	14.666	14.681	
Existing Level	14.772	14.591	14.666	14.680	
Level Difference	-0.008	0.005	0.000	0.001	

Chainage 40.000



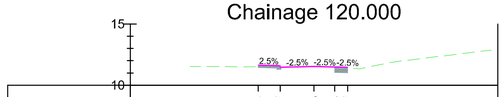
Proposed Level	13.914	13.748	13.816	13.868	13.888
Existing Level	13.723	13.726	13.801	13.857	13.965
Level Difference	0.191	0.021	0.016	0.010	-0.080

Chainage 80.000



Proposed Level	12.355	12.188	12.256	12.299	12.325
Existing Level	12.367	12.139	12.204	12.244	12.325
Level Difference	-0.012	0.049	0.053	0.055	0.000

Chainage 120.000



Proposed Level	11.634	11.467	11.535	11.493	11.467
Existing Level	11.530	11.459	11.491	11.508	11.415
Level Difference	0.103	0.008	0.044	-0.015	0.052

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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	13.01.20	SUITABLE FOR PLANNING	SVM	KP
C01	23.06.20	ISSUED FOR PLANNING	KP	PG
C02	25.09.20	ISSUED FOR PLANNING	KP	PG

Rev No.	Date	Revision Note	Drn by	Chkd by

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Dublin | London | Belfast | Galway | Cork

Client: BURKEWAY HOMES LTD

Project: RESIDENTIAL DEVELOPMENT AT BEARNA

Title: CROSS SECTIONS (BL15)
SHEET 1 OF 3
PUBLIC FOOTPATH AND ROAD

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0102	A1	C02

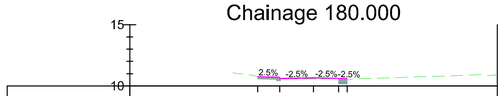
Date: 13/01/20 Scale: 1:250 @ A1 Drn by:SVM Chkd by:KP Aprvd by:AH

LEGEND:

EXISTING GROUND

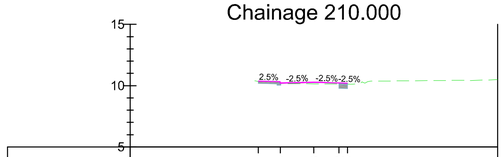
PROPOSED ROAD

Chainage 180.000



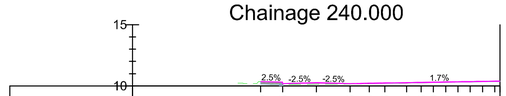
Proposed Level	10.759	10.592	10.661	10.610	10.592	
Existing Level	10.774	10.571	10.574	10.581	10.515	
Level Difference	-0.015	0.021	0.087	0.029	0.078	

Chainage 210.000



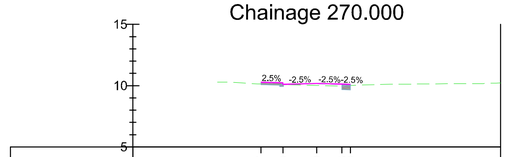
Proposed Level	10.371	10.204	10.273	10.222	10.204	
Existing Level	10.336	10.175	10.148	10.140	10.117	
Level Difference	0.035	0.029	0.126	0.082	0.087	

Chainage 240.000



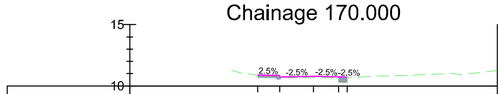
Proposed Level	10.353	10.186	10.254	10.186	10.214	10.236	10.264	10.283	10.300	10.316	10.334	10.351	10.368	10.386										
Existing Level	10.340	10.112	10.133	10.159	10.173	10.193	10.222	10.245	10.268	10.291	10.308	10.329	10.352	10.374										
Level Difference	0.013	0.074	0.121	0.027	0.040	0.043	0.042	0.038	0.032	0.026	0.026	0.022	0.017	0.012										

Chainage 270.000



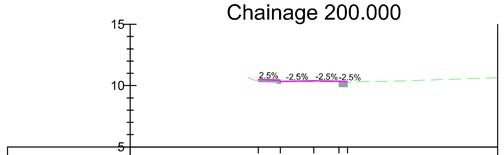
Proposed Level	10.277	10.110	10.179	10.128	10.110	
Existing Level	10.140	10.088	10.017	9.982	10.016	
Level Difference	0.138	0.023	0.162	0.146	0.094	

Chainage 170.000



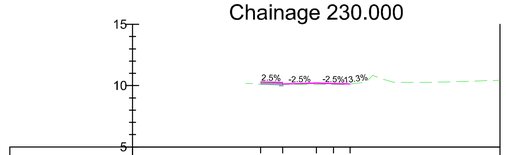
Proposed Level	10.889	10.722	10.791	10.739	10.722	
Existing Level	10.884	10.690	10.663	10.655	10.690	
Level Difference	0.005	0.032	0.127	0.084	0.031	

Chainage 200.000



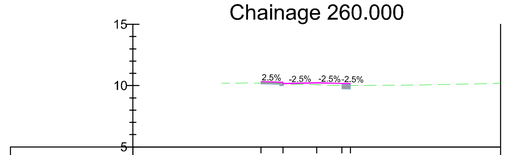
Proposed Level	10.501	10.334	10.402	10.351	10.334	
Existing Level	10.420	10.333	10.315	10.302	10.288	
Level Difference	0.081	0.000	0.088	0.050	0.045	

Chainage 230.000



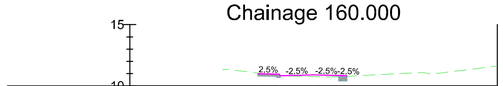
Proposed Level	10.303	10.136	10.204	10.169	10.136	
Existing Level	10.130	10.095	10.095	10.091	10.132	
Level Difference	0.173	0.041	0.110	0.078	0.004	

Chainage 260.000



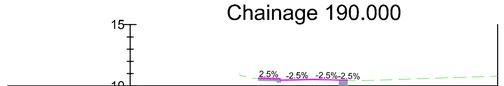
Proposed Level	10.327	10.160	10.229	10.178	10.160	
Existing Level	10.183	10.138	10.070	10.006	10.001	
Level Difference	0.144	0.023	0.159	0.172	0.159	

Chainage 160.000



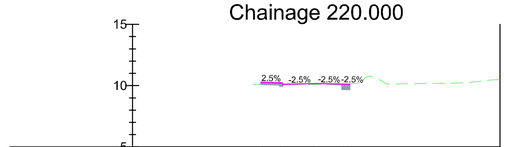
Proposed Level	11.000	10.834	10.902	10.851	10.834	
Existing Level	11.042	10.824	10.759	10.742	10.770	
Level Difference	-0.041	0.009	0.143	0.109	0.063	

Chainage 190.000



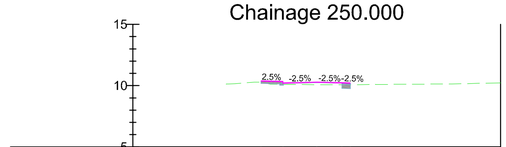
Proposed Level	10.630	10.463	10.532	10.481	10.463	
Existing Level	10.596	10.459	10.473	10.480	10.425	
Level Difference	0.034	0.004	0.059	0.000	0.038	

Chainage 220.000



Proposed Level	10.273	10.106	10.175	10.124	10.106	
Existing Level	10.113	10.106	10.084	10.078	10.163	
Level Difference	0.160	0.001	0.091	0.046	-0.057	

Chainage 250.000



Proposed Level	10.377	10.210	10.279	10.228	10.210	
Existing Level	10.272	10.101	10.078	10.065	10.065	
Level Difference	0.105	0.109	0.201	0.163	0.145	

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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	13.01.20	SUITABLE FOR PLANNING	SVM	KP
C01	23.06.20	ISSUED FOR PLANNING	KP	PG
C02	25.09.20	ISSUED FOR PLANNING	KP	PG

Rev No.	Date	Revision Note	Drn by	Chkd by

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Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT AT BEARNA

Title: CROSS SECTIONS (BL15)
SHEET 2 OF 3
PUBLIC FOOTPATH AND ROAD

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0103	A1	C02

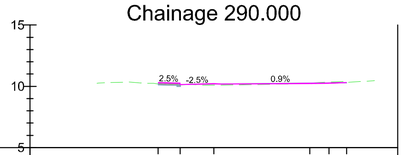
Date: 13.01.20 Scale:1:250 @ A1 Drn by:SVM Chkd by:KP Aprvd by:AH

LEGEND:

EXISTING GROUND

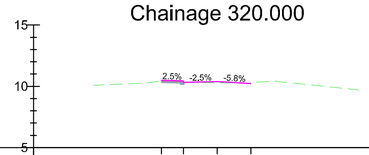
PROPOSED ROAD

Chainage 290.000



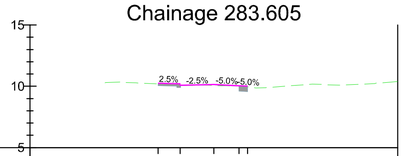
Proposed Level	10.307	10.140	10.209	10.234	10.253	10.309
Existing Level	10.190	10.142	10.102	10.268	10.353	10.313
Level Difference	0.117	-0.003	0.106	-0.034	-0.100	-0.004

Chainage 320.000



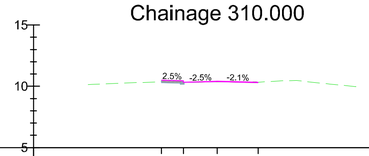
Proposed Level	10.491	10.324	10.392	10.232
Existing Level	10.397	10.334	10.289	10.235
Level Difference	0.093	-0.010	0.103	-0.003

Chainage 283.605



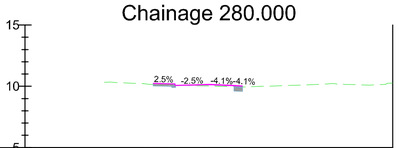
Proposed Level	10.250	10.083	10.152	10.049	10.014
Existing Level	10.207	10.115	10.060	10.016	9.960
Level Difference	0.043	-0.032	0.092	0.033	0.054

Chainage 310.000



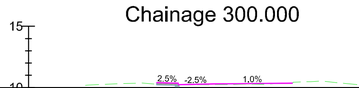
Proposed Level	10.494	10.327	10.396	10.325
Existing Level	10.403	10.319	10.359	10.326
Level Difference	0.091	0.008	0.037	-0.001

Chainage 280.000



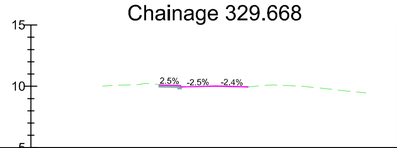
Proposed Level	10.237	10.070	10.139	10.055	10.027
Existing Level	10.129	10.090	10.026	9.983	9.945
Level Difference	0.109	-0.020	0.114	0.072	0.082

Chainage 300.000



Proposed Level	10.400	10.234	10.302	10.331	10.368
Existing Level	10.271	10.225	10.236	10.264	10.368
Level Difference	0.130	0.008	0.067	0.067	0.000

Chainage 329.668



Proposed Level	10.111	9.944	10.013	9.946
Existing Level	10.133	9.982	9.998	9.961
Level Difference	-0.022	-0.038	0.015	-0.015

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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	13.01.20	SUITABLE FOR PLANNING	SVM	KP
C01	23.06.20	ISSUED FOR PLANNING	KP	PG
C02	25.09.20	ISSUED FOR PLANNING	KP	PG

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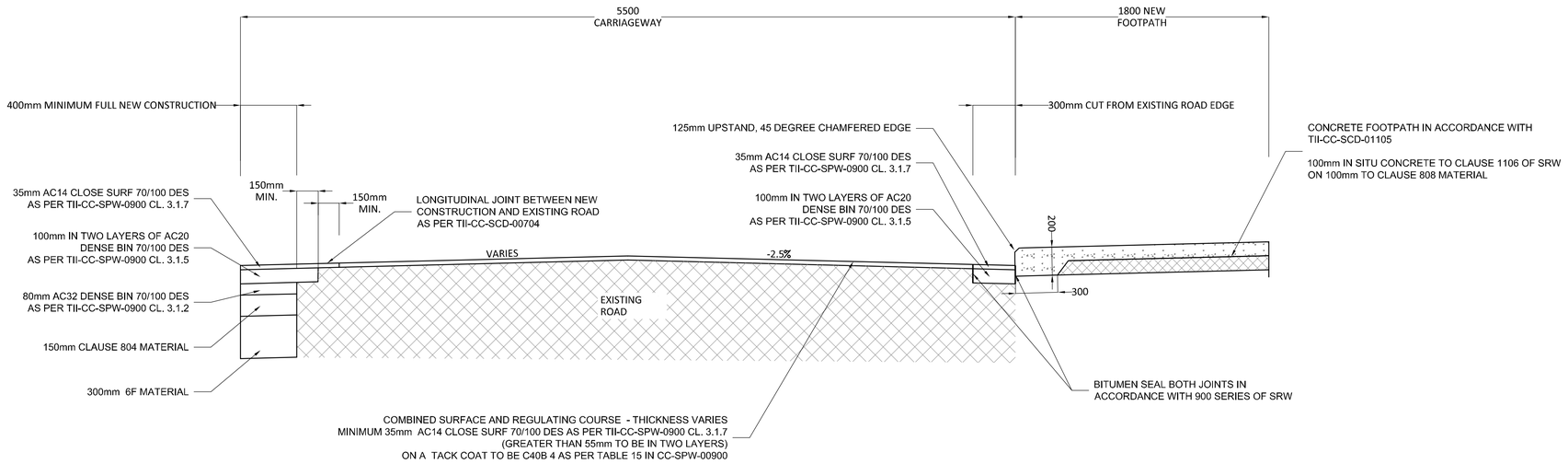
Client: BURKEWAY HOMES LTD

Project: RESIDENTIAL DEVELOPMENT AT BEARNA

Title: CROSS SECTIONS (BL15)
SHEET 3 OF 3
PUBLIC FOOTPATH AND ROAD

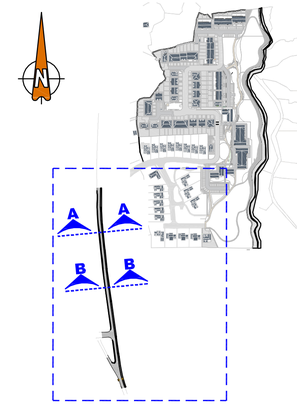
Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0104	A1	C02

Date: 13/01/20 Scale: 1:250 @ A1 Drn by:SVM Chkd by:KP Aprvd by:AH



SECTION A - A.

SCALE 1:20



CROSS SECTION LOCATION.

SCALE 1:5000

SECTION B -B. (VEHICLE CROSSOVERS)

SCALE 1:20

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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	13.01.20	SUITABLE FOR PLANNING	SVM	KP
P02	15.05.20	KEY PLAN UPDATED	KP	PG
C01	08.06.20	ISSUE FOR PLANNING	KP	PG
C02	25.09.20	ISSUED FOR PLANNING	KP	PG

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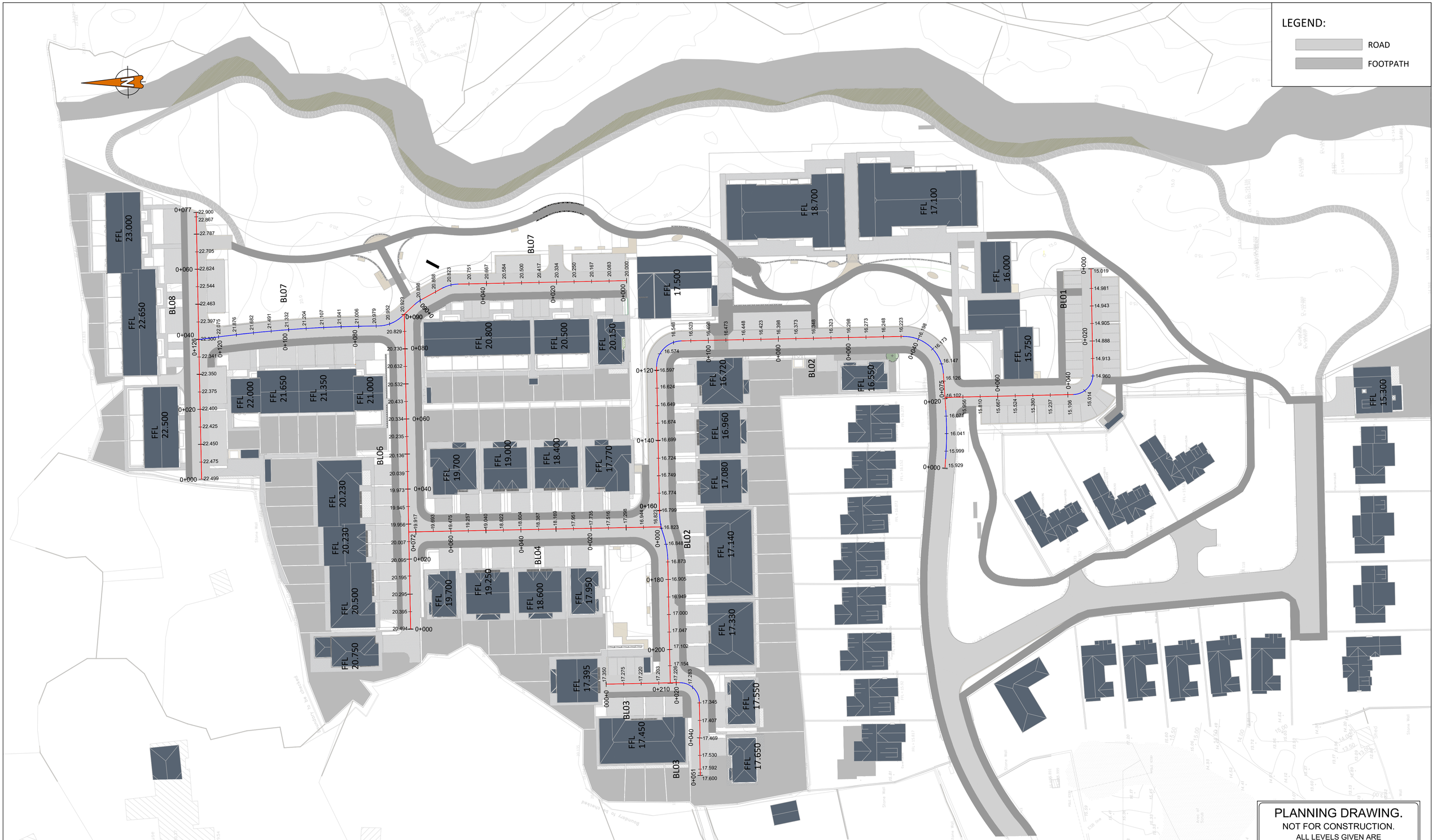
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Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT AT BEARNA

Title: TYPICAL CROSS SECTION (BL15)
PUBLIC FOOTPATH AND ROAD

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0105	A1	C02

Date: 13.01.20 Scale: SHOWN @ A1 Drn by: SVM Chkd by: KP Aprvd by: AH



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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	13.01.20	SUITABLE FOR PLANNING	SVM	KP
P02	15.05.20	ALIGNMENTS UPDATED AS PER THE REVISED SITE LAYOUT	NG	KP
C01	08.06.20	ISSUED FOR PLANNING	KP	PG
C02	25.09.20	ISSUED FOR PLANNING	KP	PG

Rev No.	Date	Revision Note	Drn by	Chkd by

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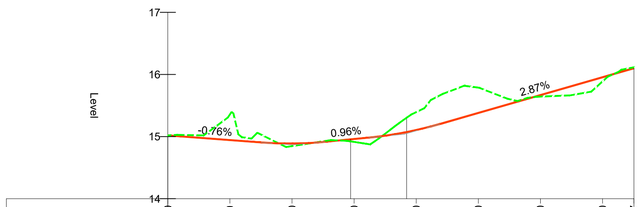
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Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT AT BEARNA

Title: PROPOSED LEVELS

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0106	A1	C02

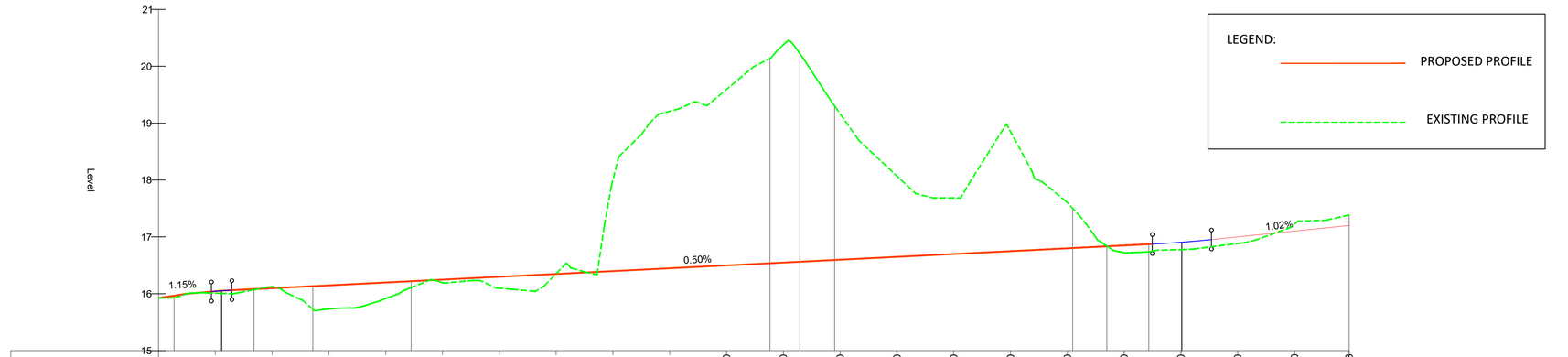
Date: 13/01/20 Scale: 1:500 @ A1 Drn by: SVM Chkd by: KP Aprvd by: AH



Chainage	00.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	75.057
Existing Levels	15.019	15.356	14.846	14.914	15.394	15.788	15.644	15.888	16.116
Proposed Levels	15.019	14.943	14.888	14.960	15.106	15.381	15.668	15.955	16.100
Level Difference	0.000	0.413	-0.042	-0.047	0.288	0.408	-0.024	-0.067	0.016
Horizontal Geometry		L=29.430		R=5.750 L=9.015		L=36.612			
Vertical Geometry	G=-0.757% L=15.010		R=600.000 K=6.000 L=10.302	G=0.960% L=7.010	R=600.000 K=6.000 L=11.464		G=2.871% L=31.270		

BL01 - LONGSECTION

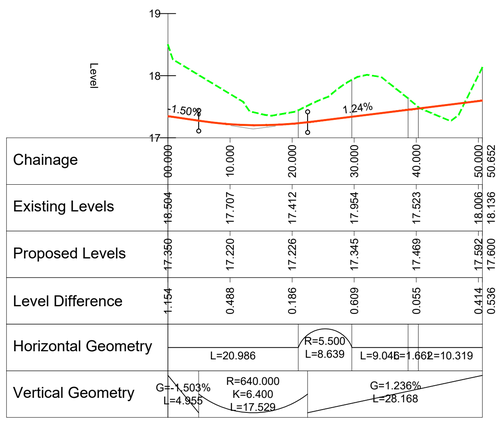
SCALE: H 1:500,V 1:50. DATUM: 14.000



Chainage	00.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	150.000	160.000	170.000	180.000	190.000	200.000	209.613
Existing Levels	15.925	16.011	16.124	15.731	15.916	16.193	16.095	16.352	16.002	19.210	19.595	20.381	19.165	18.071	17.684	18.851	17.601	16.721	16.775	16.883	17.228	17.386
Proposed Levels		16.043	16.098	16.148	16.198	16.248	16.298	16.348	16.398	16.448	16.498	16.548	16.598	16.648	16.698	16.748	16.798	16.848	16.905	17.000	17.102	17.200
Level Difference		-0.032	0.025	-0.417	-0.283	-0.055	-0.203	0.004	1.603	2.761	3.097	3.832	2.566	1.422	0.986	2.103	0.802	-0.128	-0.130	-0.117	0.126	0.186
Horizontal Geometry		L=2.739	R=100.000 L=14.073	L=10.358	R=11.350 L=17.298		L=63.174					R=7.250 L=5.274	R=7.250 L=6.114	L=41.910			R=19.178 L=6.007	R=23.627 L=7.403	L=35.263			
Vertical Geometry	G=1.152% L=7.985	K=10.000 L=6.249	G=0.500% L=159.944																R=2000.000 K=20.000 L=10.428	G=1.021% L=24.241		

BL02 - LONGSECTION

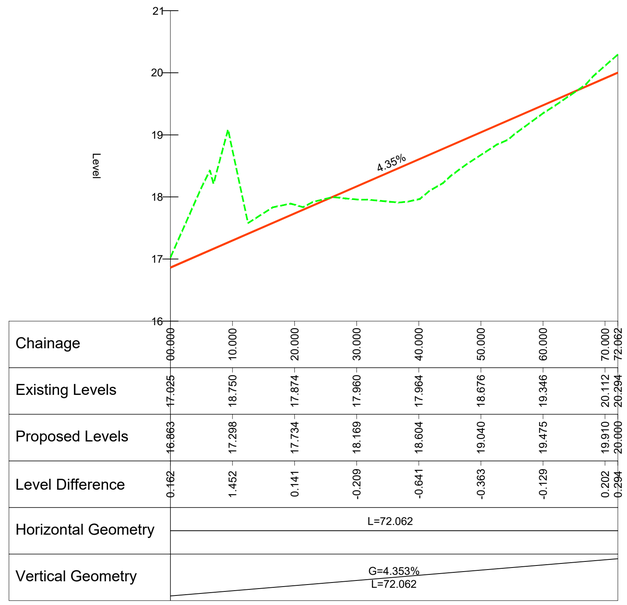
SCALE: H 1:500,V 1:50. DATUM: 15.000



Chainage	00.000	10.000	20.000	30.000	40.000	50.000	50.652
Existing Levels	18.504	17.707	17.412	17.954	17.523	18.006	18.136
Proposed Levels	17.350	17.220	17.226	17.345	17.469	17.592	17.600
Level Difference	1.154	0.488	0.186	0.609	0.055	0.414	0.536
Horizontal Geometry	L=20.986		R=5.500 L=8.639	L=9.046	L=1.662	L=10.319	
Vertical Geometry	G=-1.503% L=4.955	R=640.000 K=6.400 L=17.529		G=1.236% L=28.168			

BL03 - LONGSECTION

SCALE: H 1:500,V 1:50. DATUM: 17.000



Chainage	00.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	72.062
Existing Levels	17.025	18.750	17.874	17.960	17.964	18.676	19.346	20.112	20.294
Proposed Levels	16.863	17.298	17.734	18.169	18.604	19.040	19.475	19.910	20.000
Level Difference	0.162	1.452	0.141	-0.209	-0.641	-0.363	-0.129	0.202	0.294
Horizontal Geometry	L=72.062								
Vertical Geometry	G=4.353% L=72.062								

BL04 - LONGSECTION

SCALE: H 1:500,V 1:50. DATUM: 16.000

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P01	13.01.20	SUITABLE FOR PLANNING	SVM	KP
P02	15.05.20	BLO1, BL02, BL03 & BL04 REVISED	NG	KP
C01	23.06.20	ISSUED FOR PLANNING	KP	PG
C02	25.09.20	ISSUED FOR PLANNING	KP	PG

Rev No.	Date	Revision Note	Drn by	Chkd by

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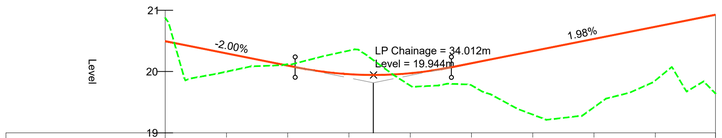
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Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT AT BEARNA

Title: PROPOSED LONGSECTION
SHEET 1 OF 2

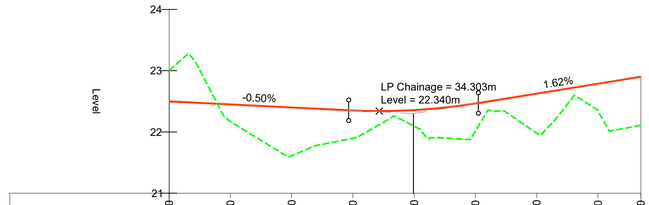
Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0107	A1	C02

Date: 13/01/20 Scale: 1:500 @ A1 Drn by: SVM Chkd by: KP Aprvd by: AH



Chainage	00.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	89.821
Existing Levels	20.876	19.998	20.116	20.342	19.770	19.774	19.297	19.418	19.854	19.638
Proposed Levels	20.496	20.296	20.096	19.956	19.972	20.135	20.334	20.532	20.731	20.929
Level Difference	0.380	-0.298	0.020	0.385	-0.201	-0.361	-1.037	-1.114	-0.877	-1.287
Horizontal Geometry	L=89.821									
Vertical Geometry	G=-2.000% L=21.212		R=640.000 K=6.400 L=25.503		G=1.985% L=43.285					

BL06 - LONGSECTION



Chainage	00.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	77.000	
Existing Levels	23.004	22.172	21.612	21.897	22.095	22.018	21.980	22.336	22.107	
Proposed Levels	22.499	22.449	22.399	22.350	22.357	22.464	22.625	22.787	22.900	
Level Difference	0.505	-0.277	-0.787	-0.453	-0.262	-0.446	-0.645	-0.451	-0.793	
Horizontal Geometry	L=77.000									
Vertical Geometry	G=-0.500% L=29.303			R=1000.000 K=10.000 L=21.166		G=1.617% L=26.531				

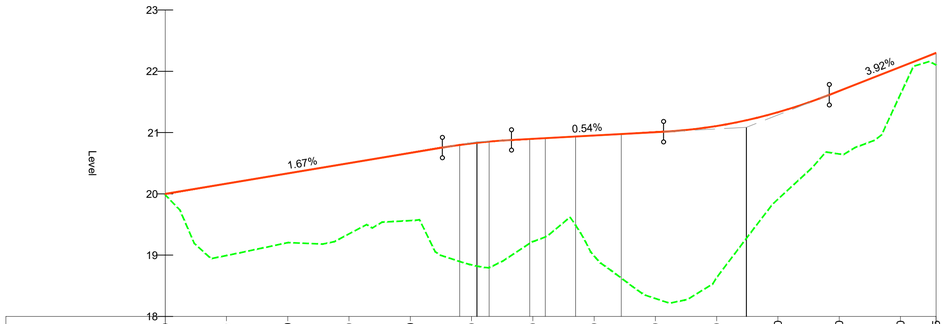
BL08 LONGSECTION

SCALE: H 1:500,V 1:50. DATUM: 21.000

LEGEND:

PROPOSED PROFILE

EXISTING PROFILE



Chainage	00.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	125.815
Existing Levels	19.984	18.993	19.203	19.346	19.563	18.840	19.221	18.987	18.292	18.634	19.912	20.650	21.626	22.101
Proposed Levels	20.000	20.167	20.334	20.500	20.667	20.823	20.898	20.952	21.006	21.107	21.332	21.680	22.072	22.300
Level Difference	-0.016	-1.173	-1.130	-1.154	-1.104	-1.982	-1.677	-1.965	-2.714	-2.473	-1.420	-1.030	-0.446	-0.199
Horizontal Geometry	L=48.066					R=10.000 L=4.797 L=6.638	R=10.000 L=2.529 L=4.951	R=10.000 L=7.456	R=372.036 L=51.379					
Vertical Geometry	G=1.668% L=45.234					R=1000.000 K=10.000 L=11.274	G=0.540% L=24.825		R=800.000 K=8.000 L=27.044		G=3.921% L=17.438			

BL07 - LONGSECTION

SCALE: H 1:500,V 1:50. DATUM: 18.000

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P01	13.01.20	SUITABLE FOR PLANNING	SVM	KP
P02	15.05.20	BL06, BL07 & BL08 REVISED	NG	KP
C01	23.06.20	ISSUED FOR PLANNING	KP	PG
C02	25.09.20	ISSUED FOR PLANNING	KP	PG

Rev No.	Date	Revision Note	Drn by	Chkd by

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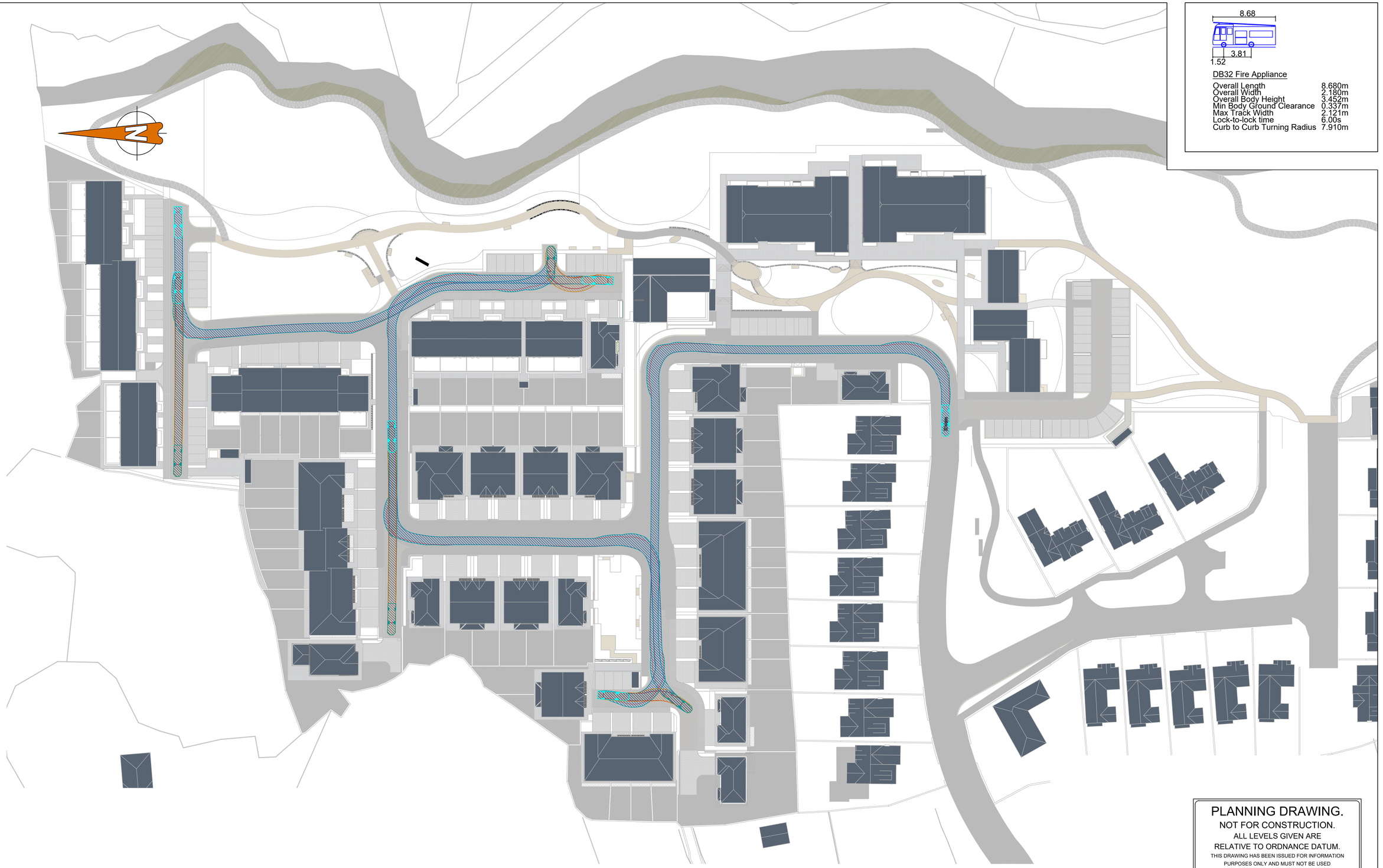
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Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT BEARNA

Title: PROPOSED LONGSECTION
SHEET 2 OF 2

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0108	A1	C02

Date: 13/01/20 Scale: 1:500 @ A1 Drn by:SVM Chkd by:KP Aprvd by:AH



DB32 Fire Appliance

Overall Length	8.680m
Overall Width	2.180m
Overall Body Height	3.452m
Min Body Ground Clearance	0.337m
Max Track Width	2.121m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	7.910m

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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	13.01.20	SUITABLE FOR PLANNING	SR	KP
P02	11.05.20	SITE LAYOUT REVISED	SR	KP
C01	08.06.20	ISSUED FOR PLANNING	KP	PG
C02	25.09.20	ISSUED FOR PLANNING	KP	PG

Rev No.	Date	Revision Note	Drn by	Chkd by

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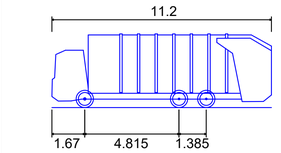
Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT AT BEARNA

Title: SWEPT PATH ANALYSIS
FIRE TENDER

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0109	A1	C02

Date: 13.01.20 Scale: 1:500 @ A1 Drn by:SR Chkd by:KP Aprvd by:AH





Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)

Overall Length	11.200m
Overall Width	2.530m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	9.500m

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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	13.01.20	SUITABLE FOR PLANNING	SR	KP
P02	11.05.20	SITE LAYOUT REVISED	SR	KP
C01	08.06.20	ISSUED FOR PLANNING	KP	PG
C02	25.09.20	ISSUED FOR PLANNING	KP	PG

Rev No.	Date	Revision Note	Drn by	Chkd by

ENVIRONMENT ISO 14001:2015 NSAI Certified

QUALITY ISO 9001:2015 NSAI Certified

HEALTH & SAFETY OHSAS 18001:2007 NSAI Certified

bsi. BIM Verified Design & Construction Level 2 Capability PAS 1192-2

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Client: BURKEWAY HOMES LTD

Project: RESIDENTIAL DEVELOPMENT AT BEARNA

Title: SWEPT PATH ANALYSIS
REFUSE TRUCK

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0110	A1	C02

Date: 13.01.20 Scale: 1:500 @ A1 Drn by:SR Chkd by:KP Aprvd by:AH

DRAWING NOTES:

1. REFER DRAWING B861-OCSC-XX-XX-DR-C-0501 FOR THE PROPOSED SURFACE WATER DRAINAGE NETWORK DESIGN LAYOUT WITH DETAILS.
2. REFER DRAWING B861-OCSC-XX-XX-DR-C-0502 FOR THE PROPOSED WASTEWATER DRAINAGE NETWORK DESIGN LAYOUT WITH DETAILS.

LEGEND:

- PROPOSED SURFACE DRAINAGE (uPVC TWINWALL OR SIMILAR APPROVED)
- PROPOSED SURFACE DRAINAGE MANHOLE
- PROPOSED ROAD GULLY
- PROPOSED 150mm ROAD GULLY SERVICE CONNECTION
- PROPOSED POLY TUNNEL ATTENUATION SYSTEM
- PROPOSED PERVIOUS PAVING
- PROPOSED OIL/PETROL SEPARATOR
- PROPOSED SURFACE WATER DRAINAGE HEADWALL
- 1% AEP FLOOD EXTENT FROM THE STREAM
- PROPOSED WASTEWATER DRAINAGE (uPVC SN8 OR SIMILAR APPROVED)
- PROPOSED WASTEWATER DRAINAGE MANHOLE
- PROPOSED WASTEWATER PRIVATE INSPECTION CHAMBER
- PROPOSED 100mm uPVC WASTEWATER PRIVATE CONNECTION
- EXISTING SURFACE WATER DRAINAGE TO BE MAINTAINED (FROM TOPO SURVEY RECORDS)
- EXISTING SURFACE WATER DRAINAGE MANHOLE TO BE MAINTAINED (FROM TOPO SURVEY RECORDS)
- EXISTING WASTEWATER DRAINAGE TO BE DECOMMISSIONED (FROM TOPO SURVEY RECORDS)
- EXISTING WASTEWATER DRAINAGE MANHOLE TO BE DECOMMISSIONED (FROM TOPO SURVEY RECORDS)

SW-OUTFALL A

SW-OUTFALL B

BLOCK A1 UNITS 88-101 FFL 18.700

BLOCK A2 UNITS 102-114 FFL 17.100

BLOCK A3 UNITS 115-116 FFL 16.000

BLOCK A4 UNITS 117-120 FFL 15.750

CRECHE FFL 17.500

DUPLEX D1 UNITS 47-50 FFL 20.500

DUPLEX D2 UNITS 51-58 FFL 20.800

DUPLEX D3 UNITS 68-73 FFL 22.500

DUPLEX D4 UNITS 74-87 FFL 23.000 / FFL 22.650

TERRACE T5 UNITS 59-67 FFL 22.000 / FFL 21.650 / FFL 21.350 / FFL 21.000

FFL 20.150

FFL 16.550

FFL 16.720

FFL 16.960

FFL 17.080

FFL 17.140

FFL 17.330

FFL 17.550

FFL 17.650

FFL 17.450

FFL 17.400

FFL 20.750

FFL 20.500

FFL 20.230

FFL 19.700

FFL 19.250

FFL 18.600

FFL 17.950

FFL 19.700

FFL 19.000

FFL 18.400

FFL 17.770

FFL 15.300

A

B

C

D

E

F

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GENERAL NOTES:

1. ALL NOTED LEVELS ARE TO ORDNANCE DATUM, MALIN HEAD.
2. REFER TO ARCHITECT'S LAYOUT FOR ALL SET-OUT INFORMATION.
3. REFER TO ARCHITECT / LANDSCAPE ARCHITECT'S DESIGN DRAWINGS FOR DETAILS OF PROPOSED SURFACE FINISHES AND LANDSCAPING.
4. ALL SURFACE WATER DRAINAGE IS TO BE INSTALLED IN ACCORDANCE WITH THE GREATER DUBLIN REGION CODE OF PRACTICE FOR DRAINAGE WORKS, THE BUILDING REGULATIONS PART H AND THE SITE DEVELOPMENT SPECIFICATION.
5. ALL WASTEWATER DRAINAGE IS TO BE INSTALLED IN ACCORDANCE WITH THE IRISH WATER CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE, THE BUILDING REGULATIONS PART H AND THE SITE DEVELOPMENT SPECIFICATION.
6. ALL DRAINAGE COVER LEVELS ARE TO BE COORDINATED WITH THE PROPOSED ROAD DESIGN LEVELS AND ARCHITECT DESIGN FINISH DETAILS.
7. ALL CONNECTIONS TO NEW DRAINAGE NETWORKS ARE TO BE MADE AT AN ANGLE OF 90° OR IN THE DIRECTION OF FLOW.
8. THE CONTRACTOR IS TO VERIFY INVERT LEVEL AT PROPOSED CONNECTION TO EXISTING SEWERS, PRIOR TO ANY OTHER WORKS BEING CARRIED OUT, AND MAKE ANY DISCREPANCIES KNOWN TO THE ENGINEER.
9. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMATION OF PRESENCE ALL EXISTING UTILITIES, IF ANY, ALONG ROUTE OF PROPOSED DRAINAGE NETWORKS - BY INTRUSIVE INVESTIGATION OR EQUAL.
10. EXISTING PUBLIC SEWER TO BE JET CLEANED AND CCTV SURVEYED PRIOR TO, AND AFTER PROPOSED CONNECTIONS FROM NEW NETWORK.
11. ALL NEW DRAINAGE INFRASTRUCTURE TO BE JET CLEANED AND CCTV SURVEYED, WITH ANY NOTED DEFECTS REMEDIATED, ON COMPLETION OF WORKS, TO THE SATISFACTION OF THE LOCAL AUTHORITY.
12. REFER TO ARCHITECTS DRAWINGS FOR DETAILS OF PRIVATE DRAINAGE.
13. ALL COVER LEVELS ARE TO BE COORDINATED WITH ROAD DESIGN LEVELS AND LANDSCAPE ARCHITECT'S PROPOSED FINISH LEVELS.
14. CONCRETE SURROUND TO BE PROVIDED WHERE PIPE COVER IS LESS THAN 1.2m.

ORDNANCE SURVEY OF IRELAND LICENCE NO. EN0000820 © GOVERNMENT OF IRELAND

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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	10.01.20	ISSUED FOR INFORMATION	SD	MK
P02	14.01.20	SUITABLE FOR PLANNING	SD	MK
P03	15.05.20	REVISED DRAINAGE NETWORK	RP	MK
C01	23.06.20	ISSUED FOR PLANNING	AB	MK
C02	25.09.20	ISSUED FOR PLANNING	AB	MK
C03	07.10.20	ISSUED FOR PLANNING	RP	MK

Rev No.	Date	Revision Note	Drn by	Chkd by

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Client:	BURKEWAY HOMES LIMITED
Project:	RESIDENTIAL DEVELOPMENT AT BEARNA
Title:	DRAINAGE STRATEGY MASTERPLAN

Code	Originator	Zone	Level	Role	Type	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0500	A1	C03

Date: 10.01.20 Scale: 1:500 @ A1 Drn by:SD Chkd by:MK Aprvd by:AH

SURFACE WATER DRAINAGE NETWORK DETAILS - CATCHMENT A

USMH	USCL (m)	PIPE NUMBER	Length (m)	USIL (m)	US COVER Depth (m)	Slope (1:X)	Dia (mm)	DSIL (m)	DS COVER Depth (m)	DSMH
SW-1	22.421	SW-1.000	31.772	21.446	0.750	170.0	225	21.259	0.866	SW-3
SW-2	22.734	SW-2.000	25.769	21.309	1.200	67.0	225	20.924	1.200	SW-3
SW-3	22.350	SW-1.001	8.568	20.924	1.201	28.0	225	20.618	1.035	SW-4
SW-4	21.878	SW-1.002	16.637	20.377	1.201	170.0	300	20.279	1.644	SW-5
SW-5	22.223	SW-1.003	33.002	18.296	3.627	500.0	300	18.230	2.544	SW-12
SW-6	20.122	SW-3.000	40.834	19.072	0.750	245.0	300	18.905	1.594	SW-7
SW-7	20.799	SW-3.001	15.686	18.905	1.594	245.0	300	18.841	1.745	SW-9
SW-8	20.370	SW-4.000	83.356	19.320	0.750	245.0	300	18.980	1.607	SW-9
SW-9	20.887	SW-3.002	19.091	18.841	1.745	245.0	300	18.763	1.935	SW-11
SW-10	21.465	SW-5.000	20.310	20.040	1.200	43.0	225	19.568	1.206	SW-11
SW-11	20.998	SW-3.003	3.798	18.688	1.935	305.0	375	18.676	2.023	SW-12
SW-12	21.074	SW-1.004	47.579	18.230	2.619	170.0	225	17.950	0.715	SW-OUTFALL A

LEGEND:

- PROPOSED SURFACE DRAINAGE (uPVC TWINWALL OR SIMILAR APPROVED)
- PROPOSED SURFACE DRAINAGE MANHOLE
- PROPOSED ROAD GULLY
- PROPOSED 150mm ROAD GULLY SERVICE CONNECTION
- PROPOSED SURFACE WATER CATCHMENT A
- PROPOSED SURFACE WATER CATCHMENT B
- PROPOSED POLY TUNNEL ATTENUATION SYSTEM
- PROPOSED PERVIOUS PAVING
- PROPOSED OIL/PETROL SEPARATOR
- PROPOSED SURFACE WATER DRAINAGE HEADWALL
- 1% AEP FLOOD EXTENT FROM THE STREAM
- EXISTING SURFACE WATER DRAINAGE TO BE MAINTAINED (FROM TOPO SURVEY RECORDS)
- EXISTING SURFACE WATER DRAINAGE MANHOLE TO BE MAINTAINED (FROM TOPO SURVEY RECORDS)

CATCHMENT A
ATTENUATION SYSTEM: STORMTECH MC-4500 (OR SIMILAR APPROVED)
VOLUME REQUIRED: 470.9m³
VOLUME PROVIDED: 473.0m³
INSTALLED WITH 305mm COVER STONE, 229mm BASE STONE AND 40% STONE VOID.
DESIGN HEAD: 1.70m
TWL: 19.923m
IL: 18.230m

CATCHMENT B
ATTENUATION SYSTEM: STORMTECH DC-780 (OR SIMILAR APPROVED)
VOLUME REQUIRED: 312.2m³
VOLUME PROVIDED: 313.0m³
INSTALLED WITH 152mm COVER STONE, 229mm BASE STONE AND 40% STONE VOID.
DESIGN HEAD: 1.30m
TWL: 15.442m
IL: 14.243m

SILT TRAP MANHOLE
SW-OUTFALL A
STORM WATER FILTRATION BED IL 17.95m
HYDROBRAKE MANHOLE WITH PENSTOCK VALVES FLOW CONTROL OF 4.2l/s
CLASS I BYPASS OIL/PETROL SEPARATOR NSBP004 OR SIMILAR APPROVED
SW-3.003
SILT TRAP MANHOLE
SURFACE WATER FILTRATION BED IL 13.66m
SW-OUTFALL B
SILT TRAP MANHOLE
HYDROBRAKE MANHOLE WITH PENSTOCK VALVES FLOW CONTROL OF 15.0l/s
CLASS I BYPASS OIL/PETROL SEPARATOR NSBP015 OR SIMILAR APPROVED
PERVIOUS PAVING TO BE PROVIDED IN CAR PARK AREA, WITH FINISHED SURFACE WATER LEVELS TO REMAIN SIMILAR TO EXISTING
CATCHMENT A CONTRIBUTING AREA: 1.184ha
CATCHMENT B CONTRIBUTING AREA: 1.751ha

BLOCK A1 UNITS 88-101 FFL 18.700
BLOCK A2 UNITS 102-114 FFL 17.100
BLOCK A3 UNITS 115-116 FFL 16.000
BLOCK A4 UNITS 117-120 FFL 15.750
CRECHE FFL 17.500
DUPLEX D1 UNITS 47-50 FFL 20.500
DUPLEX D2 UNITS 51-58 FFL 20.800
DUPLEX D3 UNITS 68-73 FFL 22.500
DUPLEX D4 UNITS 74-87 FFL 23.000 / FFL 22.650
TERRACE T5 UNITS 59-67 FFL 22.000 / FFL 21.650 / FFL 21.350 / FFL 21.000
UNITS 1-121 with FFL 20.230, 20.500, 20.750, 20.150, 19.700, 19.000, 18.400, 17.770, 16.960, 17.080, 17.140, 17.330, 17.550, 17.650, 17.450, 17.400, 19.250, 18.600, 17.950, 16.720, 16.550, 15.300

GENERAL NOTES:

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5. ALL WASTEWATER DRAINAGE IS TO BE INSTALLED IN ACCORDANCE WITH THE IRISH WATER CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE, THE BUILDING REGULATIONS PART H AND THE SITE DEVELOPMENT SPECIFICATION.
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10. EXISTING PUBLIC SEWER TO BE JET CLEANED AND CCTV SURVEYED PRIOR TO, AND AFTER PROPOSED CONNECTIONS FROM NEW NETWORK.
11. ALL NEW DRAINAGE INFRASTRUCTURE TO BE JET CLEANED AND CCTV SURVEYED, WITH ANY NOTED DEFECTS REMEDIATED, ON COMPLETION OF WORKS, TO THE SATISFACTION OF THE LOCAL AUTHORITY.
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14. CONCRETE SURROUND TO BE PROVIDED WHERE PIPE COVER IS LESS THAN 1.2m.

DRAWING NOTES:

1. REFER DRAWING B861-OCSC-XX-XX-DR-C-0502 FOR THE PROPOSED WASTEWATER DRAINAGE NETWORK DESIGN LAYOUT WITH DETAILS.
2. REFER DRAWING B861-OCSC-XX-XX-DR-C-0510 FOR THE PROPOSED SURFACE WATER NETWORK LONG-SECTIONS CATCHMENT A.
3. REFER DRAWING B861-OCSC-XX-XX-DR-C-0513 FOR THE PROPOSED SURFACE WATER NETWORK LONG-SECTIONS CATCHMENT B.

SURFACE WATER DRAINAGE NETWORK DETAILS - CATCHMENT B

USMH	USCL (m)	PIPE NUMBER	Length (m)	USIL (m)	US COVER Depth (m)	Slope (1:X)	Dia (mm)	DSIL (m)	DS COVER Depth (m)	DSMH
SW-13	17.386	SW-6.000	12.212	15.724	1.437	108.0	225	15.611	1.362	SW-14
SW-14	17.197	SW-6.001	8.188	15.611	1.362	170.0	225	15.563	1.418	SW-16
SW-15	17.255	SW-7.000	14.637	16.157	0.873	29.0	225	15.652	1.328	SW-16
SW-16	17.205	SW-6.002	35.102	15.488	1.418	245.0	300	15.344	1.195	SW-17
SW-17	16.839	SW-6.003	9.670	15.344	1.195	245.0	300	15.305	1.193	SW-19
SW-18	19.455	SW-8.000	60.738	17.830	1.400	23.0	225	15.189	1.384	SW-19
SW-19	16.798	SW-6.004	46.095	15.039	1.384	305.0	375	14.888	1.301	SW-20
SW-20	16.564	SW-6.005	7.116	14.888	1.301	305.0	375	14.865	1.281	SW-21
SW-21	16.521	SW-6.006	19.473	14.664	1.482	200.0	375	14.567	1.478	SW-24
SW-22	16.137	SW-9.000	10.992	14.798	1.039	245.0	300	14.753	1.136	SW-23
SW-23	16.190	SW-9.001	46.894	14.753	1.136	245.0	300	14.562	1.558	SW-24
SW-24	16.419	SW-6.007	20.345	14.412	1.558	405.0	450	14.361	3.809	SW-26
SW-25	18.324	SW-10.000	4.531	16.899	1.200	170.0	225	16.872	1.523	SW-26
SW-26	18.621	SW-6.008	59.235	14.361	3.809	500.0	450	14.243	1.077	SW-28
SW-27	15.900	SW-11.000	14.506	14.400	1.200	245.0	300	14.341	1.129	SW-28
SW-28	15.770	SW-6.009	25.897	14.243	1.227	245.0	300	14.137	1.617	SW-29
SW-29	16.055	SW-6.010	31.628	14.137	1.617	245.0	300	14.008	0.809	SW-30
SW-30	15.117	SW-6.011	37.322	14.008	0.809	245.0	300	13.856	0.944	SW-33
SW-31	15.000	SW-12.000	12.146	14.085	0.615	245.0	300	14.035	0.665	SW-32
SW-32	15.000	SW-12.001	44.000	14.035	0.665	245.0	300	13.856	0.944	SW-33
SW-33	15.100	SW-6.012	48.013	13.856	0.944	245.0	300	13.660	1.420	SW-OUTFALL B

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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	15.05.20	SUITABLE FOR PLANNING	RP	MK
C01	23.06.20	ISSUED FOR PLANNING	AB	MK
C02	25.09.20	ISSUED FOR PLANNING	AB	MK
C03	07.10.20	ISSUED FOR PLANNING	RP	MK

Rev No.	Date	Revision Note	Drn by	Chkd by

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Client:	BURKEWAY HOMES LIMITED
Project:	RESIDENTIAL DEVELOPMENT AT BEARNA
Title:	SURFACE WATER NETWORK LAYOUT

Code	Originator	Zone	Level	Role	Type	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0501	A1	C03

Date: 13.05.20 Scale: 1:500 @ A1 Drn by:RP Chkd by:MK Aprvd by:AH



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WASTEWATER DRAINAGE NETWORK DETAILS

USMH	USCL (m)	PN	Σ Houses	Length (m)	USIL (m)	US C.Depth (m)	Slope (1:X)	Dia (mm)	DSIL (m)	DS C.Depth (m)	DSMH
WW-1	22.821	WW-1.000	12	32.718	21.396	1.200	200.0	225	21.232	0.880	WW-3
WW-2	22.432	WW-2.000	8	32.597	21.007	1.200	200.0	225	20.844	1.269	WW-3
WW-3	22.338	WW-1.001	22	19.603	20.844	1.269	27.4	225	20.128	1.200	WW-4
WW-4	21.553	WW-1.002	25	17.526	20.128	1.200	37.6	225	19.662	1.200	WW-5
WW-5	21.087	WW-1.003	29	21.713	19.662	1.200	114.3	225	19.472	1.156	WW-9
WW-6	20.098	WW-3.000	11	41.291	18.673	1.200	200.0	225	18.467	2.087	WW-7
WW-7	20.779	WW-3.001	13	18.248	18.467	2.087	200.0	225	18.375	2.309	WW-8
WW-8	20.909	WW-3.002	13	4.319	18.375	2.309	200.0	225	18.354	2.274	WW-9
WW-9	20.853	WW-1.004	45	59.245	18.354	2.274	200.0	225	18.057	1.683	WW-11
WW-10	20.330	WW-4.000	6	19.680	18.905	1.200	53.9	225	18.54	1.200	WW-11
WW-11	19.965	WW-1.005	65	71.660	18.057	1.683	31.0	225	15.746	0.815	WW-17
WW-12	17.405	WW-5.000	2	11.776	16.282	0.898	200.0	225	16.223	0.817	WW-13
WW-13	17.265	WW-5.001	2	8.188	16.223	0.817	200.0	225	16.182	0.782	WW-15
WW-14	17.277	WW-6.000	4	14.115	16.286	0.766	140.0	225	16.185	0.779	WW-15
WW-15	17.189	WW-5.002	13	35.101	16.182	0.782	100.0	225	15.831	0.795	WW-16
WW-16	16.851	WW-5.003	14	9.671	15.831	0.795	100.0	225	15.734	0.826	WW-17
WW-17	16.786	WW-1.006	86	48.967	15.734	0.826	200.0	225	15.490	0.836	WW-18
WW-18	16.550	WW-1.007	86	8.766	15.490	0.836	199.2	225	15.446	0.841	WW-19
WW-19	16.511	WW-1.008	87	67.903	15.446	0.841	200.0	225	15.106	0.843	WW-20
WW-20	16.174	WW-1.009	87	11.992	14.749	1.200	199.9	225	14.689	1.201	WW-23
WW-21	18.499	WW-7.000	14	54.996	17.524	0.750	39.3	225	16.125	0.750	WW-22
WW-22	17.100	WW-7.001	33	27.907	16.125	0.750	28.0	225	15.128	0.762	WW-23
WW-23	16.115	WW-1.010	120	5.031	14.689	1.201	86.7	225	14.631	1.200	WW-24
WW-24	16.056	WW-1.011	120	8.478	14.631	1.200	200.0	225	14.589	1.206	WW-25
WW-25	16.020	WW-1.012	142	23.235	14.589	1.206	200.0	225	14.472	1.316	WW-26
WW-26	16.013	WW-1.013	142	27.232	14.472	1.316	200.0	225	14.336	1.539	WW-27
WW-27	16.100	WW-1.014	142	25.511	14.336	1.539	200.0	225	14.209	1.436	WW-28
WW-28	15.870	WW-1.015	142	9.764	14.209	1.436	200.0	225	14.160	1.433	WW-29
WW-29	15.818	WW-1.016	142	27.802	14.160	1.433	200.0	225	14.021	1.457	WW-30
WW-30	15.703	WW-1.017	142	31.150	14.021	1.457	200.0	225	13.865	1.460	WW-31
WW-31	15.550	WW-1.018	142	37.306	13.865	1.460	84.0	225	13.421	1.200	WW-32
WW-32	14.846	WW-1.019	142	58.496	13.421	1.200	43.9	225	12.089	1.200	WW-33
WW-33	13.514	WW-1.020	142	85.000	12.089	1.200	37.9	225	9.849	1.200	WW-34
WW-34	11.274	WW-1.021	142	85.000	9.849	1.200	129.4	225	9.192	0.750	WW-35
WW-35	10.167	WW-1.022	142	85.000	9.192	0.750	200.0	225	8.767	1.205	WW-36
WW-36	10.197	WW-1.023	142	26.471	8.767	1.205	200.0	225	8.635	1.400	WW-Outfall
WW-37	14.775	WW-8.000	22	32.781	13.857	0.693	72.0	225	13.402	1.395	WW-PS

REFER TO DRAWINGS

- B861-OCSC-XX-XX-C-DR-0501 FOR SURFACE WATER DESIGN LAYOUT.
- B861-OCSC-XX-XX-C-DR-0510 / 0511 / 0512 / 0513 FOR DRAINAGE LONGITUDINAL SECTION NETWORK.
- B861-OCSC-XX-XX-C-DR-0520/ 0521/ 0522/ 0523 FOR DRAINAGE DETAILS.
- B861-OCSC-XX-XX-C-DR-0540 FOR PUBLIC ROAD DRAINAGE LAYOUT.

LEGEND:

- PROPOSED uPVC (SN8) WASTEWATER NETWORK
- 100mmØ HDPE RISING MAIN
- EXISTING WASTEWATER NETWORK TO BE MAINTAINED (FROM TOPO SURVEY RECORDS)
- EXISTING WASTEWATER NETWORK TO BE DECOMMISSIONED (FROM TOPO SURVEY RECORDS)
- PRIVATE SURFACE WATER NETWORK TO BE MAINTAINED (FROM TOPO SURVEY RECORDS)
- PRIVATE WASTEWATER OUTFALL CHAMBER WITH 100mm uPVC PIPE
- INDICATIVE FLOOD EXTENT FROM BARNA DEVELOPMENT PLAN

NOTES

1. ALL NOTED LEVELS ARE TO ORDNANCE DATUM, MALIN HEAD.
2. REFER TO ARCHITECT'S LAYOUT FOR ALL SET-OUT INFORMATION.
3. REFER TO ARCHITECT / LANDSCAPE ARCHITECT'S DESIGN DRAWINGS FOR DETAILS OF PROPOSED SURFACE FINISHES AND LANDSCAPING.
4. ALL WASTEWATER DRAINAGE IS TO BE INSTALLED IN ACCORDANCE WITH THE IRISH WATER CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE, THE BUILDING REGULATIONS PART H AND THE SITE DEVELOPMENT SPECIFICATION.
5. ALL DRAINAGE COVER LEVELS ARE TO BE COORDINATED WITH THE PROPOSED ROAD DESIGN LEVELS AND ARCHITECT DESIGN FINISH DETAILS.
6. ALL CONNECTIONS TO NEW DRAINAGE NETWORKS ARE TO BE MADE AT AT AN ANGLE OF 90° OR IN THE DIRECTION OF FLOW.
7. THE CONTRACTOR IS TO VERIFY INVERT LEVEL AT PROPOSED CONNECTION TO EXISTING SEWERS, PRIOR TO ANY OTHER WORKS BEING CARRIED OUT, AND MAKE ANY DISCREPANCIES KNOWN TO THE ENGINEER.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMATION OF PRESENCE ALL EXISTING UTILITIES, IF ANY, ALONG ROUTE OF PROPOSED DRAINAGE NETWORKS - BY INTRUSIVE INVESTIGATION OR EQUAL.
9. EXISTING PUBLIC SEWER TO BE JET CLEANED AND CCTV SURVEYED PRIOR TO, AND AFTER PROPOSED CONNECTIONS FROM NEW NETWORK.
10. ALL NEW DRAINAGE INFRASTRUCTURE TO BE JET CLEANED AND CCTV SURVEYED, WITH ANY NOTED DEFECTS REMEDIATED, ON COMPLETION OF WORKS, TO THE SATISFACTION OF THE LOCAL AUTHORITY.
11. MINIMUM DISTANCES FROM THE KERB TO WASTEWATER MANHOLE AND WASTEWATER SEWER TO BE IN ACCORDANCE WITH IRISH WATER CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE SECTION 3.5.15.
12. REFER TO ARCHITECTS DRAWINGS FOR DETAILS OF PRIVATE DRAINAGE.
13. ALL COVER LEVELS ARE TO BE COORDINATED WITH ROAD DESIGN LEVELS AND LANDSCAPE ARCHITECT'S PROPOSED FINISH LEVELS.
14. CONCRETE SURROUND TO BE PROVIDED WHERE PIPE COVER IS LESS THAN 1.2m.

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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	12.05.20	ISSUED FOR PLANNING	AB	MK
P02	15.05.20	REVISED WASTEWATER NETWORK	RP	MK
P03	27.05.20	REVISED WASTEWATER NETWORK	AB	MK
C01	09.06.20	ISSUED FOR PLANNING	AB	MK
C02	08.07.20	SUITABLE FOR PLANNING	AB	MK
C03	10.07.20	REVISED PUMPING STATION	AB	MK
C04	25.09.20	ISSUED FOR PLANNING	AB	MK

Rev No.	Date	Revision Note	Drn by	Chkd by

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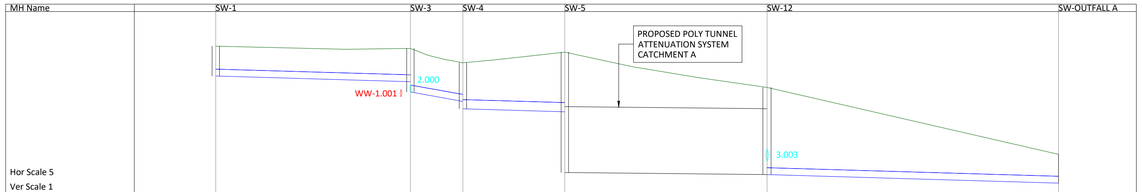
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Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT AT BEARNA
Title: WASTEWATER NETWORK LAYOUT

Code	Originator	Zone	Level	Role	Type	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0502	A1	C04

Date: 12.05.20 Scale: 1:500 @ A1 Drn by:AB Chkd by:MK Aprvd by:AH

MH Name	SW-1		SW-3	SW-4	SW-5		SW-12		SW-OUTFALL A
PN	SW-1.000		SW-1.001	SW-1.002	SW-1.003		SW-1.004		
Dia (mm)	225		225	300	300		225		
Slope (1:X)	170.0		28.0	170.0	500.0		170.0		
Cover Level (m)	22.421	22.368	22.319	22.350	22.125	21.982	21.878	21.980	22.104	22.223	21.751	21.387	21.074	18.890
Invert Level (m)	21.446			21.259 20.924	20.618 20.377			20.279 18.296					18.230 18.230	17.950
Length (m)	31.772			8.568	16.637			33.002					47.579	



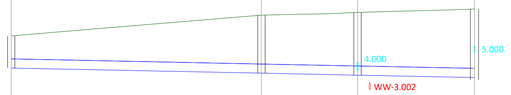
Hor Scale 5
Ver Scale 1
Datum (m)17.000

MH Name	SW-2		SW-3
PN	SW-2.000		
Dia (mm)	225		
Slope (1:X)	67.0		
Cover Level (m)	22.734	22.595	22.457	22.350
Invert Level (m)	21.309		20.924
Length (m)	25.769		



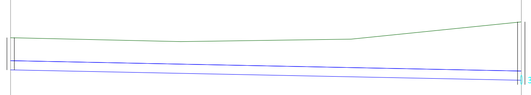
Hor Scale 5
Ver Scale 1
Datum (m)19.000

MH Name	SW-6		SW-7	SW-9	SW-11
PN	SW-3.000		SW-3.001	SW-3.002	
Dia (mm)	300		300	300	
Slope (1:X)	245.0		245.0	245.0	
Cover Level (m)	20.122	20.349	20.576	20.799	20.824	20.841	20.887	20.926	20.957	20.998
Invert Level (m)	19.072			18.905 18.905			18.841 18.841			18.763
Length (m)	40.834			15.686			19.091			



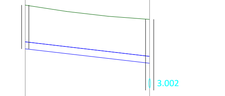
Hor Scale 5
Ver Scale 1
Datum (m)16.000

MH Name	SW-8			SW-9
PN	SW-4.000			
Dia (mm)	300			
Slope (1:X)	245.0			
Cover Level (m)	20.370	19.923	20.322	20.887
Invert Level (m)	19.320			18.980
Length (m)	83.356			



Hor Scale 5
Ver Scale 1
Datum (m)17.000

MH Name	SW-10		SW-11
PN	SW-5.000		
Dia (mm)	225		
Slope (1:X)	43.0		
Cover Level (m)	21.465	21.259	21.100	20.998
Invert Level (m)	20.040		19.568
Length (m)	20.310		



Hor Scale 5
Ver Scale 1
Datum (m)17.000

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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	14.01.20	SUITABLE FOR PLANNING	SD	MK
P02	15.05.20	REVISED SURFACE WATER LONGSECTIONS	RP	MK
C01	23.06.20	ISSUED FOR PLANNING	RP	MK
C02	25.09.20	ISSUED FOR PLANNING	AB	MK

Rev No.	Date	Revision Note	Drn by	Chkd by

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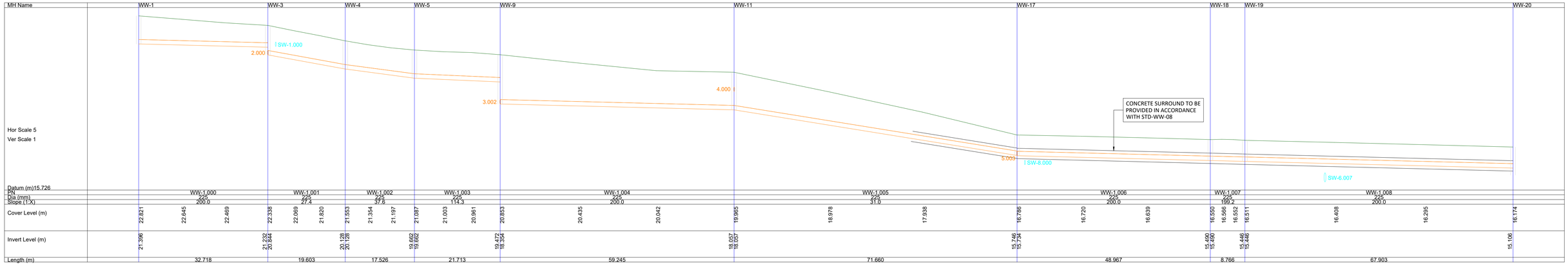
OCSC O'CONNOR | SUTTON | CRONIN Multidisciplinary Consulting Engineers

Dublin | London | Belfast | Galway | Cork

Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT AT BEARNA
Title: SURFACE WATER LONG SECTIONS - CATCHMENT A SHEET 01 OF 05

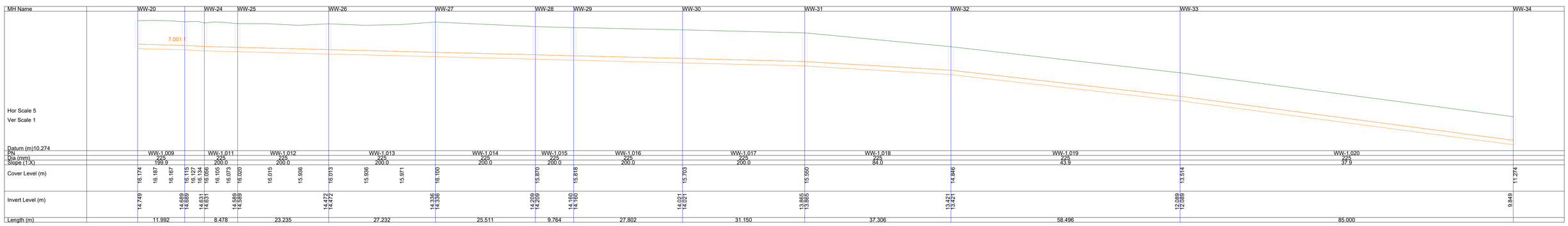
Code	Originator	Zone	Level	Role	Type	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0510	A1	C02

Date: 14.01.20 Scale: 1:100 @ A1 Drn by: SD Chkd by: MK Aprvd by: AH

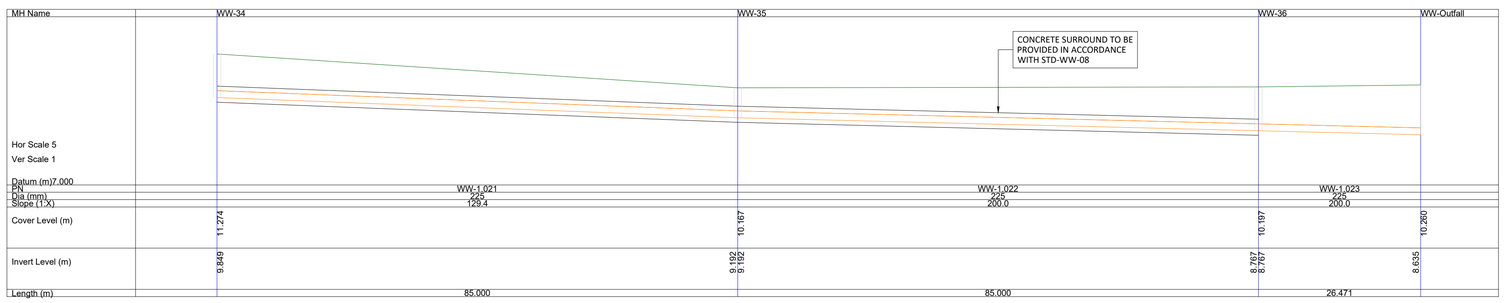


MH Name	WW-1		WW-3		WW-4		WW-5		WW-9		WW-11		WW-17		WW-18	WW-19		WW-20
Hor Scale 5 / Ver Scale 1																		
Datum (m)	15.726																	
PN	WW-1.000		WW-1.001		WW-1.002		WW-1.003		WW-1.004		WW-1.005		WW-1.006		WW-1.007		WW-1.008	
Dia (mm)	225		225		225		225		225		225		225		225		225	
Slope (1:X)	200.0		97.4		97.8		114.3		200.0		31.0		200.0		199.2		200.0	
Cover Level (m)	22.821	22.645	22.469	22.338	22.069	21.820	21.553	21.354	21.197	21.087	21.003	20.961	20.853	20.435	20.042	19.965	18.978	17.938
Invert Level (m)	21.396			21.232 20.844			20.128 20.128			19.662 19.662			19.472 18.354			18.657 18.657		
Length (m)	32.718			19.603		17.526		21.713			59.245			71.660			48.967	

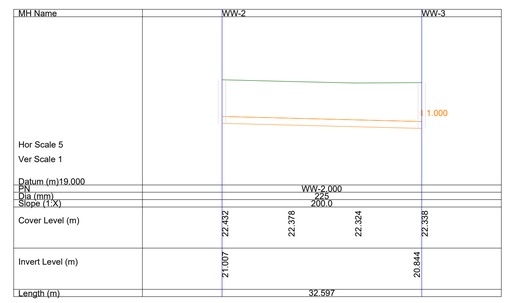
MH Name	WW-17				WW-18	WW-19												WW-20
Hor Scale 5 / Ver Scale 1																		
Datum (m)	15.726																	
PN	WW-1.005				WW-1.006											WW-1.007		WW-1.008
Dia (mm)	225				225											225		225
Slope (1:X)	31.0				200.0											199.2		200.0
Cover Level (m)	17.938	16.786	16.720	16.639	16.550	16.566	16.552	16.511	16.408	16.295	16.174							
Invert Level (m)		15.746 15.734			15.493 15.493		15.446 15.446				15.106							
Length (m)						48.967										8.766		67.903



MH Name	WW-20		WW-24	WW-25		WW-26		WW-27		WW-28	WW-29	WW-30		WW-31		WW-32		WW-33		WW-34
Hor Scale 5 / Ver Scale 1																				
Datum (m)	10.274																			
PN	WW-1.009		WW-1.011	WW-1.012		WW-1.013		WW-1.014		WW-1.015	WW-1.016	WW-1.017		WW-1.018		WW-1.019		WW-1.020		
Dia (mm)	225		225	225		225		225		225	225	225		225		225		225		
Slope (1:X)	199.9		200.0	200.0		200.0		200.0		200.0	200.0	200.0		84.0		43.9		37.9		
Cover Level (m)	16.174	16.187	16.167	16.115 16.127	16.134	16.056	16.105	16.073	16.020	16.015	15.936	15.936	15.971	16.100	15.870	15.818	15.703	15.550	14.846	13.514	11.274
Invert Level (m)	14.749			14.689 14.689	14.631 14.631		14.589 14.589			14.472 14.472				14.336 14.336	14.209 14.209	14.160 14.160	14.021 14.021	13.865 13.865	13.421 13.421	12.089 12.089	9.849
Length (m)	11.992		8.478	23.235		27.232		25.511		9.764	27.802	31.150		37.306		58.496		85.000		



MH Name	WW-34		WW-35		WW-36	WW-Outfall
Hor Scale 5 / Ver Scale 1						
Datum (m)	7.000					
PN	WW-1.021		WW-1.022		WW-1.023	
Dia (mm)	225		225		225	
Slope (1:X)	129.4		200.0		200.0	
Cover Level (m)	11.274		10.167		10.197	10.260
Invert Level (m)	9.849		9.192 9.192		8.767 8.767	8.635
Length (m)	85.000		85.000		26.471	



MH Name	WW-2		WW-3
Hor Scale 5 / Ver Scale 1			
Datum (m)	19.000		
PN	WW-2.000		
Dia (mm)	225		
Slope (1:X)	200.0		
Cover Level (m)	22.432	22.378 22.324	22.338
Invert Level (m)	21.007		20.844
Length (m)	32.597		

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P04	27.05.20	REVISED WASTEWATER LONGSECTIONS	AB	MK
C01	09.06.20	ISSUED FOR PLANNING	AB	MK
C02	08.07.20	SUITABLE FOR PLANNING	AB	MK
C03	25.09.20	ISSUED FOR PLANNING	AB	MK

Rev No.	Date	Revision Note	Drn by	Chkd by

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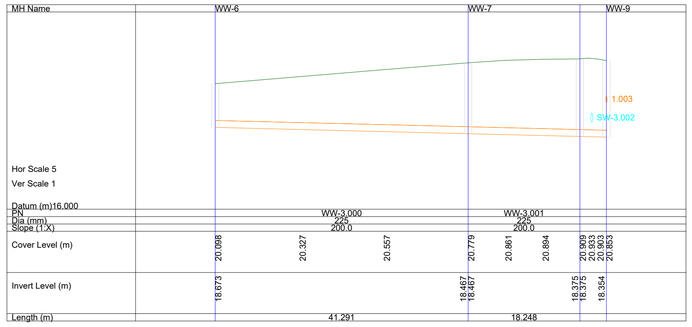
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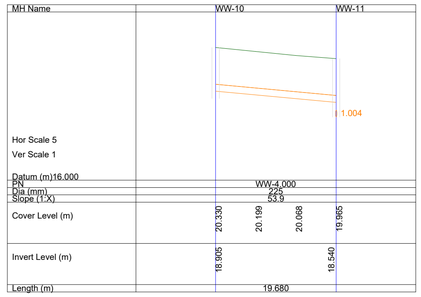
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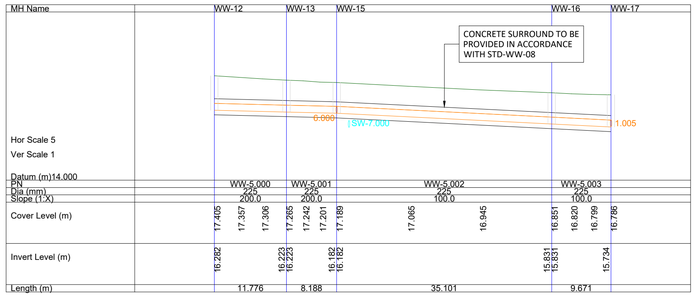
Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT AT BEARNA
Title: WASTEWATER LONG SECTIONS SHEET 02 OF 05

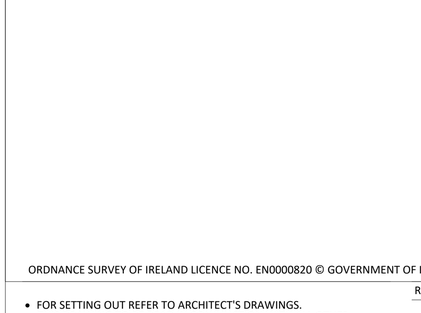
Code	Originator	Zone	Level	Role	Type	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0511	A1	C03

Date: 14.01.20 Scale: 1:500 @ A1 Drn by: SD Chkd by: MK Aprvd by: AH













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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	12.05.20	SUITABLE FOR PLANNING	AB	MK
P02	15.05.20	REVISED WASTEWATER LONGSECTIONS	RP	MK
P03	27.05.20	REVISED WASTEWATER LONGSECTIONS	AB	MK
C01	09.06.20	ISSUED FOR PLANNING	AB	MK
C02	08.07.20	SUITABLE FOR PLANING	AB	MK
C03	10.07.20	REVISED WASTEWATER LONG SECTIONS	AB	MK
C04	25.09.20	ISSUED FOR PLANNING	AB	MK

Rev No.	Date	Revision Note	Drn by	Chkd by

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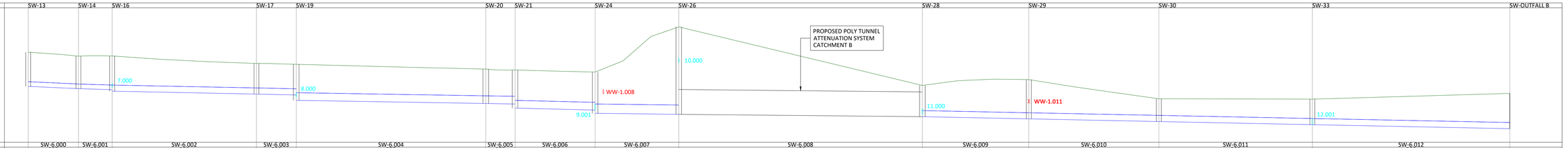
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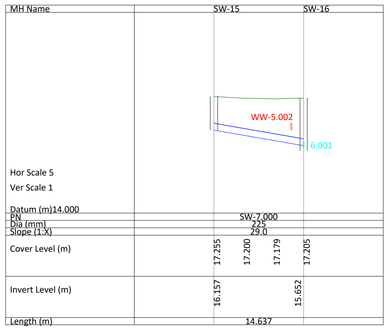
Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT AT BEARNA
Title: WASTEWATER LONG SECTIONS SHEET 03 OF 05

Code	Originator	Zone	Level	Role	Type	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0512	A1	C04

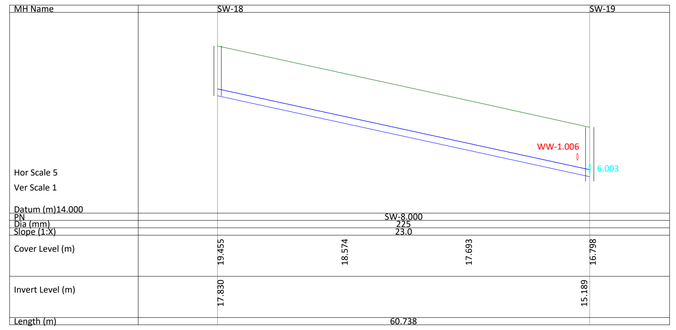
Date: 12.05.20 Scale: 1:500 @ A1 Drn by:AB Chkd by:MK Aprvd by:AH



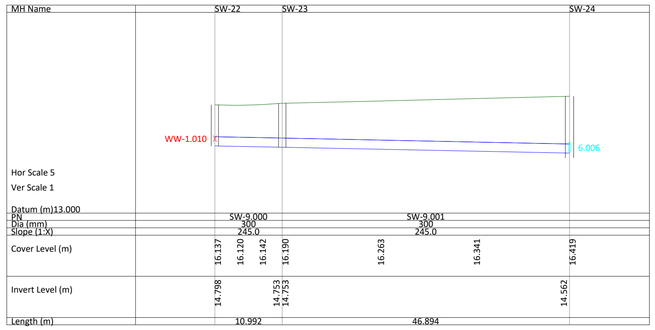
MH Name	SW-13	SW-14	SW-16	SW-17	SW-19	SW-20	SW-21	SW-24	SW-26	SW-28	SW-29	SW-30	SW-33	SW-OUTFALL B
Hor Scale 5 / Ver Scale 1														
Datum (m)	13.000													
PN	SW-6.000	SW-6.001	SW-6.002	SW-6.003	SW-6.004	SW-6.005	SW-6.006	SW-6.007	SW-6.008	SW-6.009	SW-6.010	SW-6.011	SW-6.012	
Dia (mm)	225	225	300	300	375	375	375	450	450	300	300	300	300	
Slope (1:X)	108.0	170.0	245.0	245.0	305.0	305.0	200.0	405.0	500.0	245.0	245.0	245.0	245.0	
Cover Level (m)	17.386 / 17.336 / 17.278	17.197 / 17.218 / 17.218 / 17.205	17.044 / 16.925	16.839 / 16.834 / 16.816	16.798 / 16.715 / 16.638	16.564 / 16.527 / 16.512	16.521 / 16.484 / 16.452	16.419 / 16.961 / 18.150	18.621 / 17.670 / 16.720	15.770 / 15.998 / 16.076	16.055 / 15.715 / 15.412	15.117 / 15.100	15.380	
Invert Level (m)	15.724	15.611 / 15.611	15.563 / 15.488	15.344 / 15.344	15.305 / 15.039	14.888 / 14.888	14.865 / 14.664	14.567 / 14.412	14.361 / 14.361	14.243 / 14.243	14.137 / 14.137	14.008 / 14.008	13.856 / 13.856	13.660
Length (m)	12.212	8.188	35.102	9.670	46.095	7.116	19.473	20.345	59.235	25.897	31.628	37.322	48.013	



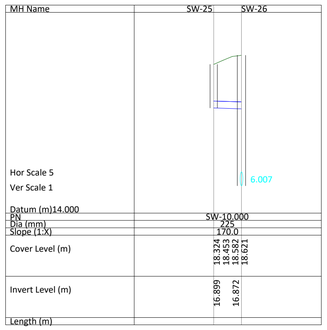
MH Name	SW-15	SW-16
Hor Scale 5 / Ver Scale 1		
Datum (m)	14.000	
PN	SW-7.000	
Dia (mm)	225	
Slope (1:X)	70.0	
Cover Level (m)	17.255 / 17.200 / 17.179 / 17.205	
Invert Level (m)	16.157	15.652
Length (m)	14.637	



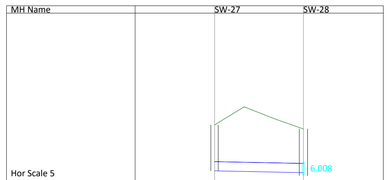
MH Name	SW-18	SW-19
Hor Scale 5 / Ver Scale 1		
Datum (m)	14.000	
PN	SW-8.000	
Dia (mm)	225	
Slope (1:X)	23.0	
Cover Level (m)	19.455 / 18.574 / 17.693 / 16.798	
Invert Level (m)	17.830	15.189
Length (m)	60.738	



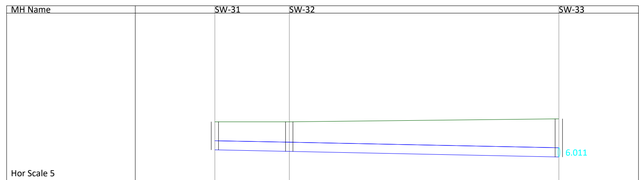
MH Name	SW-22	SW-23	SW-24
Hor Scale 5 / Ver Scale 1			
Datum (m)	13.000		
PN	SW-9.000	SW-9.001	
Dia (mm)	300	300	
Slope (1:X)	245.0	245.0	
Cover Level (m)	16.137 / 16.120 / 16.142 / 16.190	16.263 / 16.341	16.419
Invert Level (m)	14.798	14.753 / 14.753	14.562
Length (m)	10.992	46.894	



MH Name	SW-25	SW-26
Hor Scale 5 / Ver Scale 1		
Datum (m)	14.000	
PN	SW-10.000	
Dia (mm)	225	
Slope (1:X)	170.0	
Cover Level (m)	18.324 / 18.324 / 18.582 / 18.621	
Invert Level (m)	16.899	16.872
Length (m)		



MH Name	SW-27	SW-28
Hor Scale 5 / Ver Scale 1		
Datum (m)	13.000	
PN	SW-11.000	
Dia (mm)	300	
Slope (1:X)	245.0	
Cover Level (m)	15.900 / 16.490 / 16.105 / 15.770	
Invert Level (m)	14.400	14.341
Length (m)	14.506	



MH Name	SW-31	SW-32	SW-33
Hor Scale 5 / Ver Scale 1			
Datum (m)	12.000		
PN	SW-12.000	SW-12.001	
Dia (mm)	300	300	
Slope (1:X)	245.0	245.0	
Cover Level (m)	15.000	15.000	15.100
Invert Level (m)	14.085	14.035 / 14.035	13.856
Length (m)	12.146	44.000	

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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	15.05.20	SUITABLE FOR PLANNING	RP	MK
C01	23.06.20	ISSUED FOR PLANNING	RP	MK
C02	25.09.20	ISSUED FOR PLANNING	AB	MK

Rev No.	Date	Revision Note	Drn by	Chkd by

ENVIRONMENT IS EN ISO 14001:2004 NSAI Certified
QUALITY IS EN ISO 9001:2008 NSAI Certified
HEALTH & SAFETY OHSAS 18001:2007 NSAI Certified
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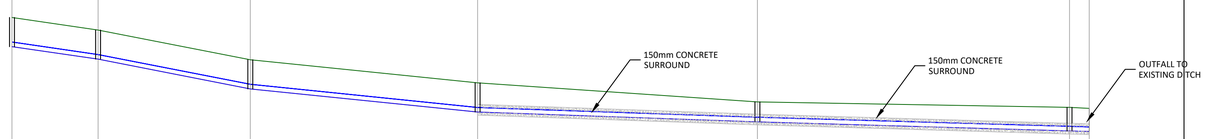
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Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT AT BEARNA
Title: SURFACE WATER LONG SECTIONS - CATCHMENT B SHEET 04 OF 05

Code	Originator	Zone	Level	Role	Type	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0513	A1	C02

Date: 14.05.20 Scale: 1:100 @ A1 Drn by: RP Chkd by: MK Aprvd by: AH

MH Name	SR1	SR2	SR3	SR4	SR5	SR6	Headwall
							
Hor Scale 5 Ver Scale 1 Datum (m)4.000							
PN	SR1.000	SR1.001	SR1.002	SR1.003	SR1.004	SR1.005	
Dia (mm)	225	225	225	225	225	225	
Slope (1:X)	34.3	25.6	49.1	143.0	171.0	171.0	
Cover Level (m)	14.549	13.936	12.481	11.348	10.418	10.150	10.100
Invert Level (m)	13.124	12.510 12.510	11.055 11.055	9.921 9.921	9.442 9.442	8.996 8.996 8.967	
Length (m)	21.082	37.250	55.658	68.504	76.411	4.821	

SURFACE WATER SEWER

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Rev No.	Date	Revision Note	Drn by	Chkd by
C01	07.10.20	SUITABLE FOR PLANNING	AB	MK

Rev No.	Date	Revision Note	Drn by	Chkd by

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Project:	RESIDENTIAL DEVELOPMENT AT BEARNA
Title:	SURFACE WATER LONG SECTIONS - PUBLIC ROAD SHEET 05 OF 05

Code	Originator	Zone	Level	Role	Type	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0514	A1	C01

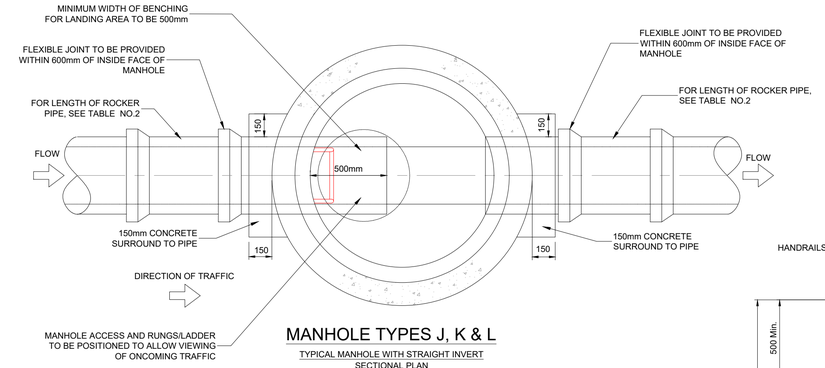
Date: 07.10.20 Scale: 1:100 @ A1 Drn by:AB Chkd by:MK Aprvd by:AH

NOTES:

1. DO NOT SCALE FROM THIS DRAWING. USE STATED DIMENSIONS ONLY. IF IN DOUBT, CONSULT THE ENGINEER.
2. LEVELS REFER TO O.S. DATUM MALIN HEAD.
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION.
4. FOR ALL INLETS, OUTLETS AND BRANCHES MATCH CROWN LEVELS UNLESS INDICATED OTHERWISE ELSEWHERE.
5. BLINDING CONCRETE SHALL BE CLASS C12/15 TO E.N. 206-1. BLINDING SHALL BE A MINIMUM THICKNESS OF 100mm.
6. FOUNDATION CONCRETE SHALL BE CLASS C16/20 Dmax=20mm TO E.N. 206-1. FOUNDATIONS SHALL BE A MINIMUM THICKNESS OF 225mm.
7. PRECAST MANHOLE SIZES TO BE IN ACCORDANCE WITH TABLE 1.
8. PRECAST MANHOLE CHAMBER WALLS, COVER SLABS AND REDUCING SLABS TO BE CONSTRUCTED TO I.S. E.N. 1917 AND I.S. 420 2004
9. FOR BEDDING AND SEALING OF CHAMBER RINGS, THE TOP RING (TO PRE CAST COVER SLAB) AND BOTTOM RING TO BE BEDDED WITH CEMENT MORTAR. FOR INTERMEDIATE RINGS, JOINTS TO BE SEALED WITH TYPE 2 RUBBER GASKETS AND JOINTING RINGS TO B.S. 2494.
10. PRE CAST MANHOLES TO BE SURROUNDED WITH A MINIMUM OF 150mm THICK CONCRETE CLASS C16/20 Dmax=40mm TO E.N. 206-1
11. BENCHING AND PIPE CHANNEL PIPE SURROUND - CONCRETE CLASS C16/20 Dmax=20mm TO E.N. 206-1.
12. BENCHING FINISHED IN MINIMUM 25mm THICK 2:1 SAND:CEMENT MORTAR WITH A SMOOTH TROWEL FINISH, AT 1 IN 30 SLOPE TOWARDS CHANNEL.
13. 1 TO 2 COURSES OF SOLID ENGINEERING BRICKS CLASS B TO I.S.91:1983 SET IN 3:1 SAND: CEMENT MORTAR.
14. MANHOLE COVERS AND FRAMES TO BE CLASS D400 OR E600 TO I.S. E.N. 124. 150mm DEEP FRAME FOR ROADS AND 100mm DEEP FOR FOOTPATHS AND GREEN AREAS. NON-ROCK DESIGN, CLOSED KEYWAYS, MANUFACTURED FROM SPHEROIDAL GRAPHITE CAST IRON (DUCTILE CAST IRON), COVER AND FRAME COATED IN BITUMEN OR OTHER APPROVED MATERIAL, COVER TO HAVE A MINIMUM MASS OF 140kg/m², FRAME BEARING AREA SHALL BE 80,000mm² MINIMUM, FRAMES SHALL BE DESIGNED TO PREVENT COVERS FALLING INTO MANHOLE. FRAMES SHALL BE BEDDED ON APPROVED MORTAR TO MANUFACTURES INSTRUCTIONS.
15. MANHOLE COVERS, FRAMES, REGULATING COURSES AND SLAB OPES TO PROVIDE CLEAR OPENING OF 600mmX600mm (OR 600mm DIAMETER). WHERE DEPTH OF COVER TO CROWN OF PIPE IS LESS THAN 2.0m, CLEAR OPENING TO BE 900mmX900mm (OR 900mm DIAMETER).
16. SAFETY CHAINS TO BE PROVIDED ON PIPES THAT EXCEED 450mm IN DIAMETER. MILD STEEL SAFETY CHAIN SHALL BE 10mm NOMINAL SIZE GRADE M(H) NON-CALIBRATED CHAIN, TYPE 1, COMPLYING WITH B.S.4942 PART 2 OR EQUIVALENT.
17. STANDARD RUNGS AT 300mm c/c VERTICALLY AND GALVANIZED TO THE LATEST VERSION OF B.S. 729 OR EQUIVALENT. NOTE: STEPS IRONS ARE NOT ACCEPTABLE.
18. LADDER STRINGERS SHOULD BE ADEQUATELY SUPPORTED FROM THE MANHOLE WALL AT INTERVALS OF NOT MORE THAN 2.0m STRINGERS SHOULD BE BOLTED TO CLEATS TO FACILITATE RENEWAL.
19. DISTANCE FROM THE TOP RUNG OF THE LADDER TO GROUND LEVEL MUST BE A MAXIMUM OF 500mm.
20. ALL LADDERS, RUNGS, HANDRAILS, SAFETY CHAINS ETC SHALL BE HOT DIP GALVANIZED TO B.S.729 OR EQUIVALENT.
21. MANHOLE OPENINGS TO BE SITUATED FURTHEST FROM THE NEAREST CARRIAGEWAY. MANHOLE STEPS / ACCESS TO BE POSITIONED TO ALLOW VIEWING OF ONCOMING TRAFFIC.
22. SHORT LENGTH PIPE AND PIPE JOINT EXTERNAL TO MANHOLE SHALL NOT EXCEED 600mm FROM THE INNER FACE OF MANHOLE WALL.
23. BLOCK WORK SHALL BE BEDDED AND JOINTED USING MORTAR TO I.S. 406. BEDS AND VERTICAL JOINTS SHALL BE COMPLETELY FILLED WITH MORTAR AS THE BLOCKS ARE LAID. JOINTS SHALL BE FLUSH POINTED AS THE WORK PROCEEDS.
24. RELIEVING ARCH FORMED BY 215x103x65 SOLID ENGINEERING BRICK CLASS A OR B AS PER DRAWING. RELIEVING ARCHES USED IN BRICK OR BLOCK WORK MANHOLES EXTEND OVER FULL THICKNESS OF WALL. A DOUBLE ARCH IS TO BE FORMED FOR PIPE DIAMETERS GREATER THAN 600mm.
25. ALL MANHOLES TO BE WATERTIGHT TO THE SATISFACTION OF THE ENGINEER.

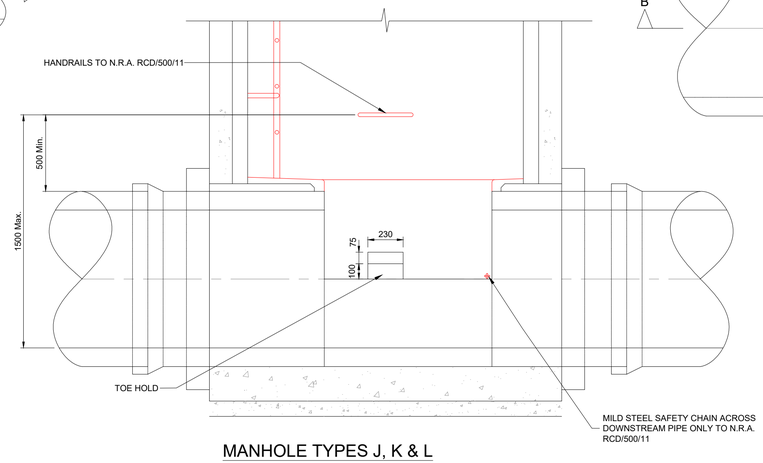
TABLE NO. 1	
DIA. OF LARGEST PIPE IN MH (mm)	MINIMUM INTERNAL DIAMETER OF MH (mm)
LESS THAN 375	1200
375	1200
450	1350
525	1350
600	1500
750	1800
900	1800
1050	2100
1200	2100

TABLE NO. 2	
DIA. OF PIPE (mm)	LENGTH OF ROCKER PIPE (mm)
150-600	600
675-750	1000
>750	1250



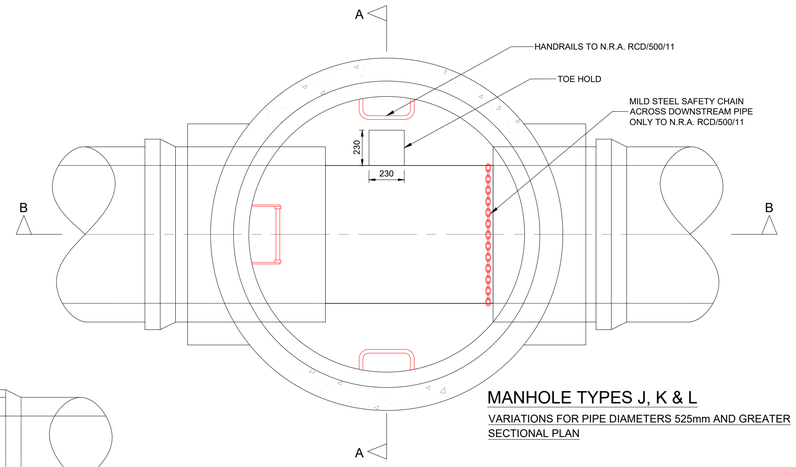
MANHOLE TYPES J, K & L

TYPICAL MANHOLE WITH STRAIGHT INVERT
SECTIONAL PLAN



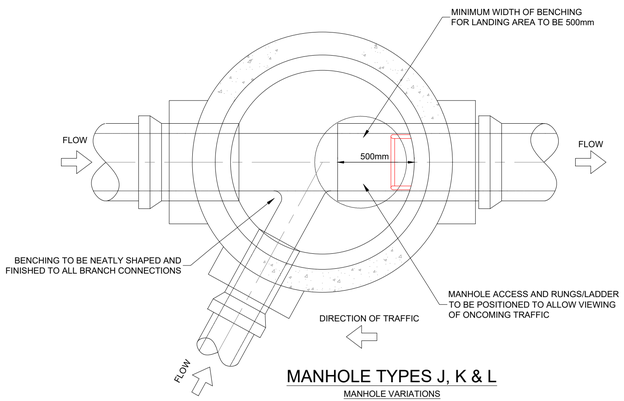
MANHOLE TYPES J, K & L

VARIATIONS FOR PIPE DIAMETERS 525mm AND GREATER
SECTION B-B



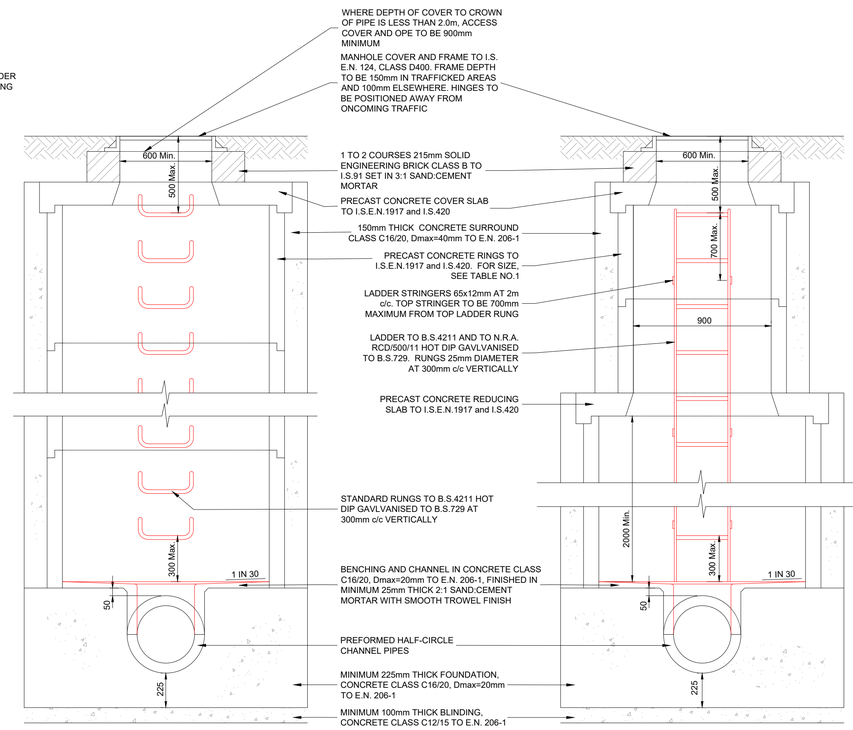
MANHOLE TYPES J, K & L

VARIATIONS FOR PIPE DIAMETERS 525mm AND GREATER
SECTIONAL PLAN



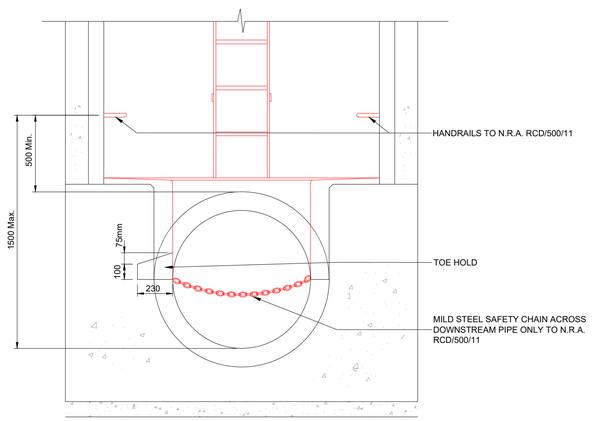
MANHOLE TYPES J, K & L

MANHOLE VARIATIONS
SECTIONAL PLAN



MANHOLE TYPES J, K & L

VARIATIONS FOR PIPE DIAMETERS 525mm AND GREATER
SECTION A-A

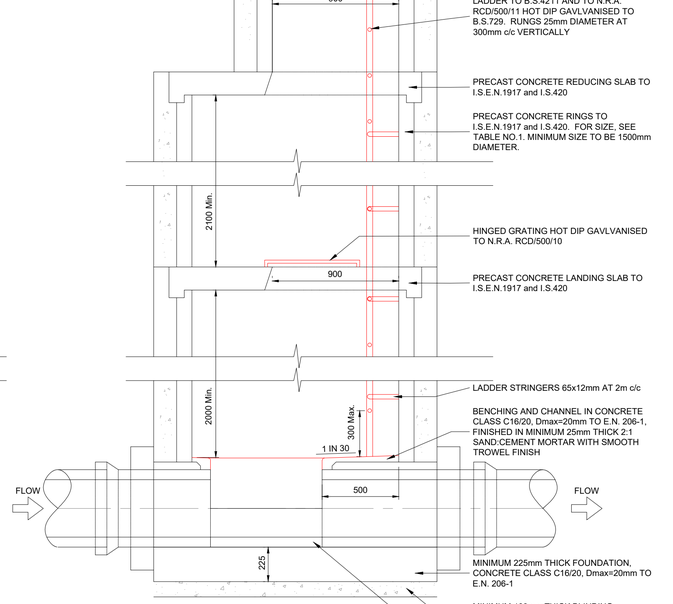


MANHOLE TYPE J

DEPTH OF COVER TO CROWN 1.0m MIN TO 3.0m MAX
CROSS SECTION

MANHOLE TYPE K

DEPTH OF COVER TO CROWN 3.0m MIN TO 6.0m MAX
CROSS SECTION



MANHOLE TYPE L

DEPTH OF COVER TO CROWN 6.0m MIN TO 12m MAX
CROSS SECTION

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C02	25.09.20	ISSUED FOR PLANNING	AB	MK

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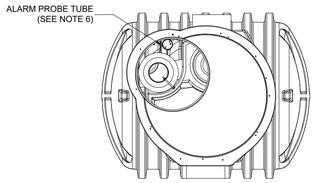
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Client:	BURKEWAY HOMES LTD
Project:	RESIDENTIAL DEVELOPMENT AT BEARNA
Title:	DRAINAGE DETAILS SHEET 01 OF 05

Code	Originator	Zone	Level	Role	Type	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0520	A1	C02

Date: 14.01.20 Scale:N.T.S. @ A1 Drn by:SD Chkd by:MK Aprvd by:AH



KLARGESTER CLASS 1 INTERCEPTOR
PLAN VIEW
OR SIMILAR APPROVED
SCALE 1:25

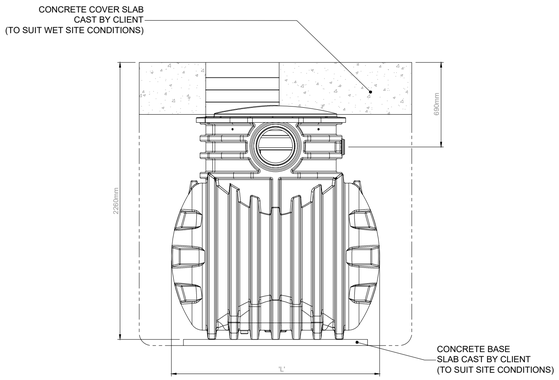
Unit Ref No.	Nominal Flow	Dim L (mm)	Approx Empty Weight (kgs)	Fall across Unit	Inlet Size 'A'	Outlet Size 'B'
NSBP003	3 L/s	1700	180	100	ø160 mm ø315 mm	ø160 mm ø315 mm
NSBP004	4 L/s	1700	180	100		
NSBP006	6 L/s	1700	180	100		

REF. NO.	FLOW (l/s)	DRAINAGE AREA	SILT STORAGE CAPACITY LITRES	OIL STORAGE CAPACITY LITRES	LENGTH (L) (mm)	UNIT DIA. (D) (mm)	MANHOLE COVER (D1) (mm)	BASE TO INVERT (A) (mm)	BASE TO OUTLET (B) (mm)	MIN. INLET INVERT. (E) (mm)	STANDARD PIPEWORK DIA. (C) (mm)	STANDARD FALL ACROSS (mm)
NSFP003	3	1670	300	45	1700	1350	600	1420	1320	500	160	100

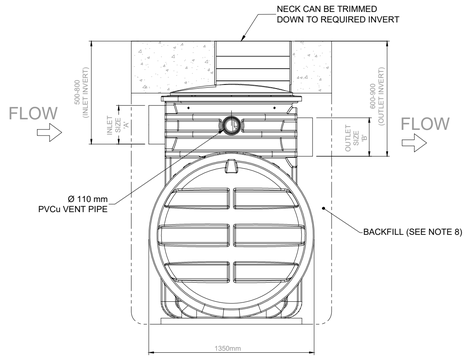
TYPICAL SIZE OF KLARGESTER CLASS 1 INTERCEPTOR
(Subject to planning, unit dimensions & sorround provided at detailed design stage).

NOTES:

1. DO NOT SCALE FROM THIS DRAWING USE STATED DIMENSIONS ONLY. IF IN DOUBT CONSULT THE ENGINEER.
2. LEVELS REFER TO O.S. DATUM MALIN HEAD.
3. PRECAST MANHOLE RINGS, COVER SLABS AND REDUCING SLABS SHALL COMPLY WITH I.S. 420 :1989.
4. PRECAST MANHOLE RINGS, COVER SLABS AND REDUCING SLABS SHALL BE INSTALLED COMPLETE WITH TYPE 2 RUBBER GASKETS AND JOINTING RINGS WHICH COMPLY WITH B.S. 2494.
5. CONCRETE TO MANHOLE BASES AND SURROUNDS SHALL BE GRADE C30. SURROUND SHALL BE A MINIMUM OF 150MM THICK.
6. BLINDING CONCRETE SHALL BE GRADE C15 BLINDING SHALL BE A MINIMUM THICKNESS OF 100MM.
7. SAND CEMENT RENDER 25MM THICK SHALL BE APPLIED TO THE BENCHING AND CHANNEL WITH A STEEL TROWEL FINISH.
8. LADDER RUNGS SHALL BE P.V.C. COATED STEEL. FOR MANHOLES WITH A DEPTH TO INVERT GREATER THEN 4.0M USE GRADE 316 STAINLESS STEEL LADDERS.
9. DROP PIPE WORK SHALL BE SIZED IN ACCORDANCE WITH TABLE NO. 1. WHERE THE CONNECTION < 1.0M ABOVE INVERT USE RAMP CONNECTION, WHERE CONNECTION IS > 1.0M ABOVE INVERT USE DROP CONNECTION.
10. MANHOLE COVERS AND FRAMES SHALL COMPLY WITH I.S. E.N. 124, AND SHALL BE CLASS D400 WITH A CIRCULAR OPENING OF 600MM MINIMUM AND A SQUARE FRAME.
11. SUITABLE SHORT LENGTHS OF PIPE OR ROCKER PIPES SHALL BE INSTALLED TO PROVIDE A FLEXIBLE JOINT WITHIN 1000MM OF THE OUTER FACE OF THE MANHOLE ON ALL SEWERS AND BRANCHES.
12. SEMI ENGINEERING BRICK SHALL BE GRADE 47N/MM2.
13. FOR ALL INLETS, OUTLETS AND BRANCHES MATCH CROWN LEVELS UNLESS INDICATED OTHERWISE ELSEWHERE.
14. TIDEFLEX VALVES BY REDVALVE USA SHALL BE SUPPLIED BY MYTEC LIMITED OR SIMILAR APPROVED. THE VALVES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
15. THIS DRAWING SHALL BE READ IN C ONJUNCTION WITH THE SPECIFICATION.



KLARGESTER CLASS 1 INTERCEPTOR
SECTION B - B
OR SIMILAR APPROVED
SCALE 1:25



KLARGESTER CLASS 1 INTERCEPTOR
SECTION A-A
OR SIMILAR APPROVED
SCALE 1:25

NOTES:

1. INLET / OUTLET PIPES ARE PLAIN PIPE Ø315mm PVCu. THE STANDARD EN 858 STATES MINIMUM CONNECTION SIZES, UNITS ORDERED WITH DIFFERENT SIZED CONNECTIONS ARE NOT FULLY COMPLIANT WITH THE STANDARD.
2. EXTENSION NECKS FOR DEEPER INVERTS CAN BE PROVIDED. THESE CAN BE CUT IN 200 mm SECTIONS. MAX. 2.0m INVERT RECOMMENDED. PLEASE ASK OUR SALES DEPARTMENT FOR FURTHER DETAILS.
3. ALL UNITS REQUIRE APPROPRIATE COVER AND FRAME TO SUIT APPLIED LOADINGS.
4. THIS DRAWING SHOULD BE USED FOR DIMENSIONAL INFORMATION ONLY. IT IS ESSENTIAL THAT THIS DRAWING IS READ IN CONJUNCTION WITH THE INSTALLATION GUIDELINES SUPPLIED WITH THE UNIT. (COPIES ARE AVAILABLE FROM OUR SALES DEPT.).
5. THIS DRAWING IS ALSO AVAILABLE ON OUR WEBSITE www.kingspanenv.com.
6. A Ø76 mm TUBE (INTERNAL) IS SUPPLIED TO HOUSE AN OIL ALARM PROBE.
7. WET SITE CONDITIONS - CONCRETE BACKFILL
   DRY SITE CONDITIONS - PEA SHINGLE BACKFILL

   PLEASE REFER TO INSTALLATION MANUAL FOR DETAILS OF CORRECT BACKFILLING.

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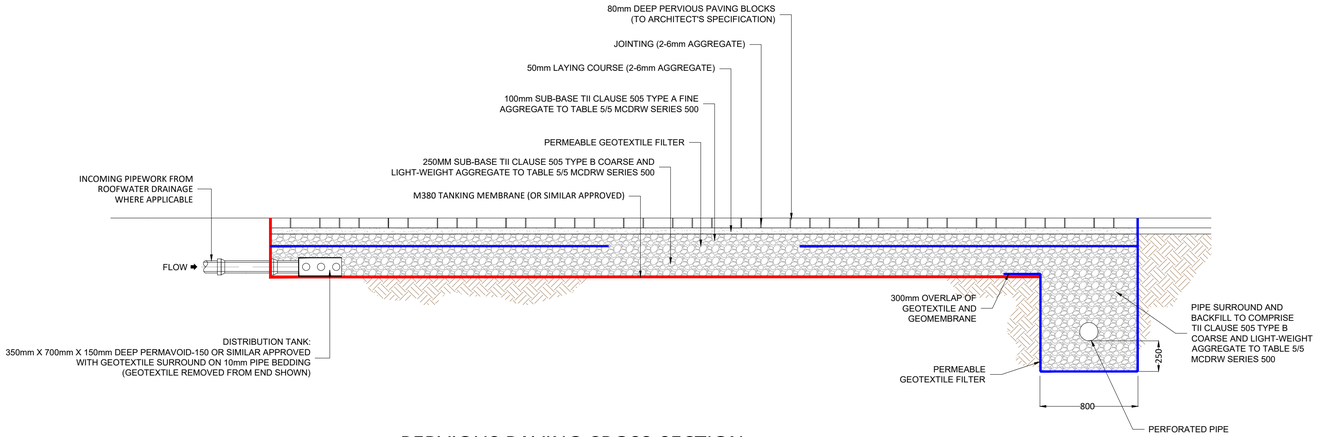
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Project: RESIDENTIAL DEVELOPMENT AT BEARNA
Title: DRAINAGE DETAILS
SHEET 02 OF 05

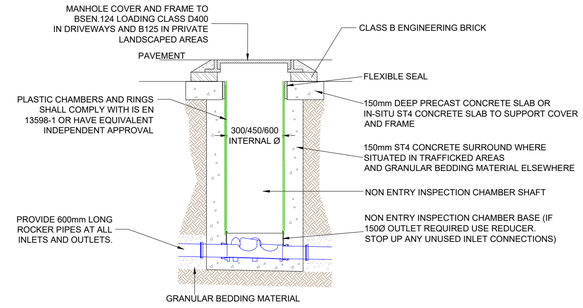
Code	Originator	Zone	Level	Role	Type	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0521	A1	C02

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PERVIOUS PAVING CROSS-SECTION.

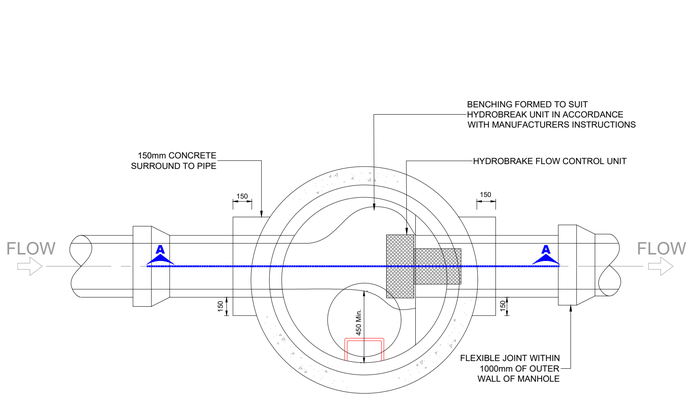
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TYPICAL INSPECTION CHAMBER (FLEXIBLE MATERIAL DETAIL)

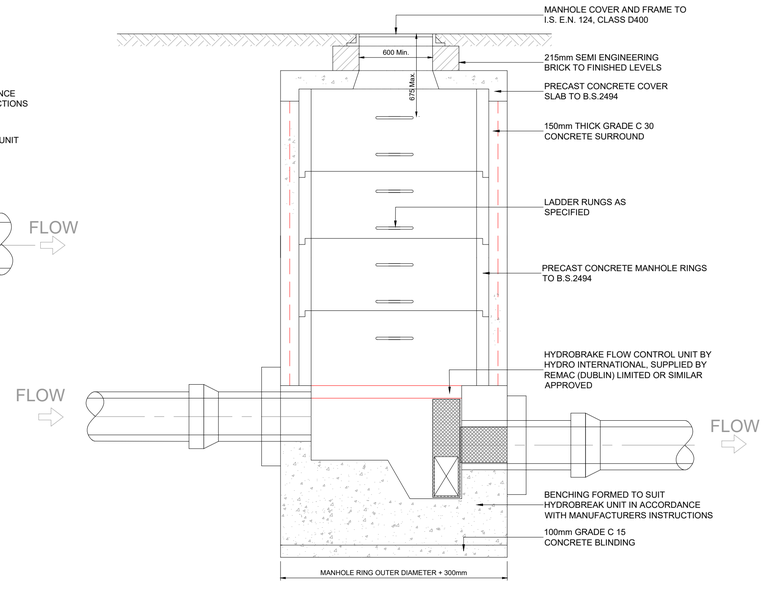
SCALE 1:25

MAXIMUM DEPTH FROM COVER LEVEL TO
INVERT OF PIPE 1M, NON-ENTRY



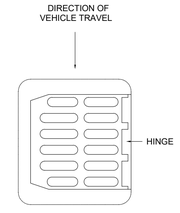
HYDROBRAKE CHAMBER

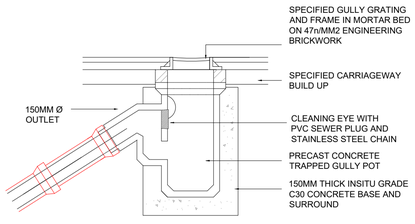
MAX. DEPTH G.L. TO I.L. - 3.0m
SCALE 1:25



HYDROBRAKE CHAMBER - SECTION A-A

MAX. DEPTH G.L. TO I.L. - 3.0m
SCALE 1:25





PRECAST CONCRETE TRAPPED GULLY POT

SCALE 1:25

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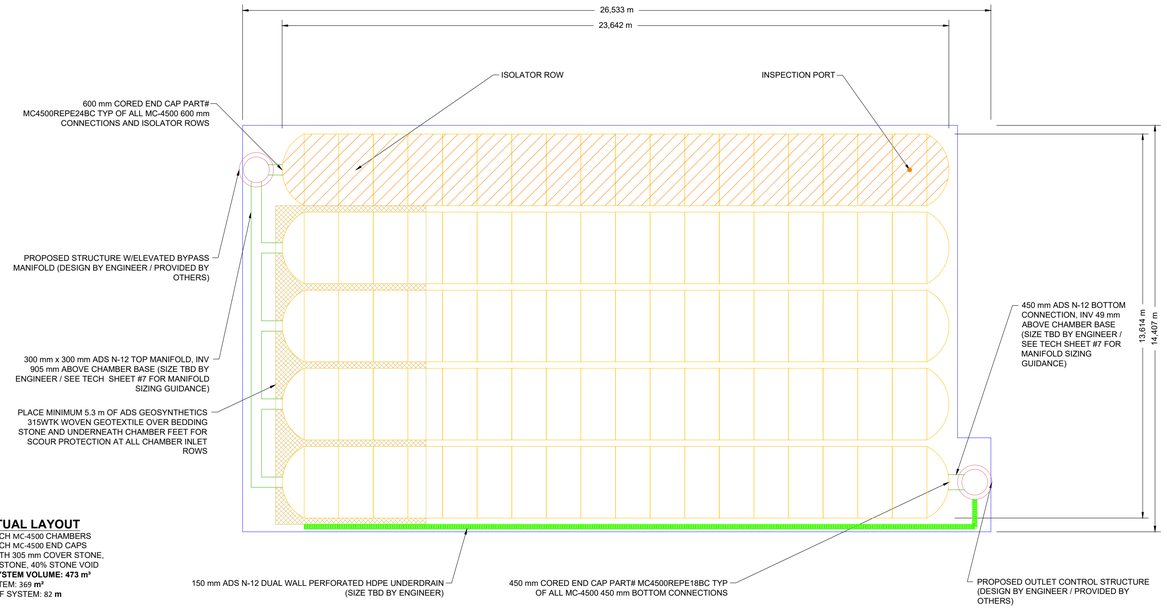
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Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT AT BEARNA
Title: DRAINAGE DETAILS
SHEET 03 OF 05

Code	Originator	Zone	Level	Role	Type	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0522	A1	C02

Date: 14.01.20 Scale:SHOWN@ A1 Drn by:SD Chkd by:MK Aprvd by:AH

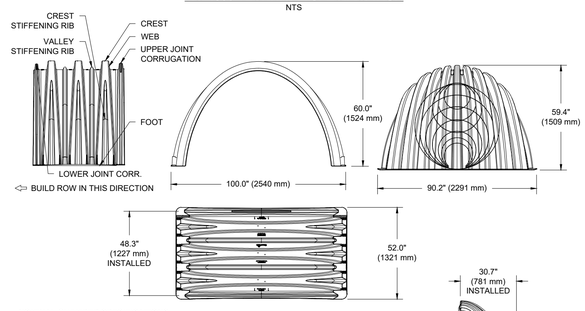


CONCEPTUAL LAYOUT

(90) STORMTECH MC-4500 CHAMBERS
(10) STORMTECH MC-4500 END CAPS
INSTALLED WITH 305 mm COVER STONE, 229 mm BASE STONE, 40% STONE VOID
INSTALLED SYSTEM VOLUME: 473 m³
AREA OF SYSTEM: 369 **m²**
PERIMETER OF SYSTEM: 82 **m**

MC-4500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 48.3"	(2540 mm X 1524 mm X 1227 mm)
CHAMBER STORAGE	106.5 CUBIC FEET	(3.01 m³)
MINIMUM INSTALLED STORAGE*	162.6 CUBIC FEET	(4.60 m³)
WEIGHT	130.0 lbs.	(59.0 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	90.2" X 59.4" X 30.7"	(2291 mm X 1509 mm X 781 mm)
END CAP STORAGE	35.7 CUBIC FEET	(1.01 m³)
MINIMUM INSTALLED STORAGE*	108.7 CUBIC FEET	(3.08 m³)
WEIGHT	135.0 lbs.	(61.2 kg)

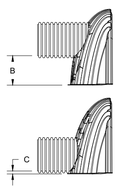
*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	B	C
MC4500REPE06T	6" (150 mm)	42.54" (1.081 m)	---
MC4500REPE06B		---	0.86" (22 mm)
MC4500REPE08T	8" (200 mm)	40.50" (1.029 m)	---
MC4500REPE08B		---	1.01" (26 mm)
MC4500REPE10T	10" (250 mm)	38.37" (975 mm)	---
MC4500REPE10B		---	1.33" (34 mm)
MC4500REPE12T	12" (300 mm)	35.69" (907 mm)	---
MC4500REPE12B		---	1.55" (39 mm)
MC4500REPE15T	15" (375 mm)	32.72" (831 mm)	---
MC4500REPE15B		---	1.70" (43 mm)
MC4500REPE18TC	18" (450 mm)	29.36" (746 mm)	---
MC4500REPE18BC		---	1.97" (50 mm)
MC4500REPE24TC	24" (600 mm)	23.05" (585 mm)	---
MC4500REPE24BC		---	2.26" (57 mm)
MC4500REPE30BC	30" (750 mm)	---	2.95" (75 mm)
MC4500REPE36BC	36" (900 mm)	---	3.25" (83 mm)
MC4500REPE42BC^	42" (1060 mm)	---	3.55" (90 mm)

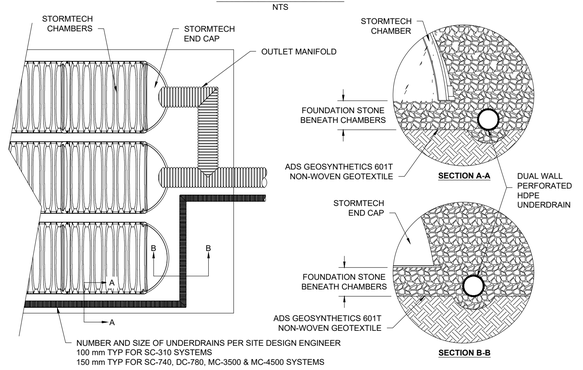
NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS.
CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm)
THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHTEST POSSIBLE FOR THE PIPE SIZE.



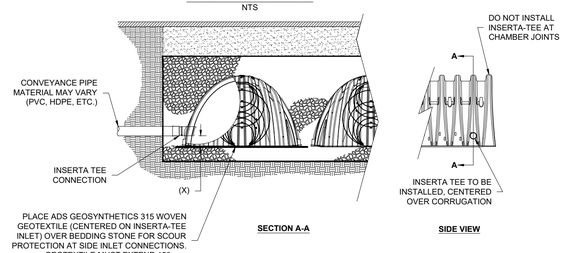
UNDERDRAIN DETAIL

NTS



INSERTA TEE DETAIL

NTS



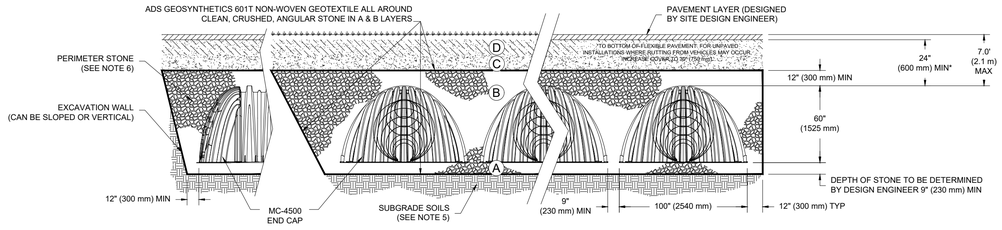
CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	150 mm	100 mm
SC-740	250 mm	100 mm
DC-780	250 mm	100 mm
MC-3500	300 mm	150 mm
MC-4500	300 mm	200 mm
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON		

NOTE:
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS.
CONTACT STORMTECH FOR MORE INFORMATION.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

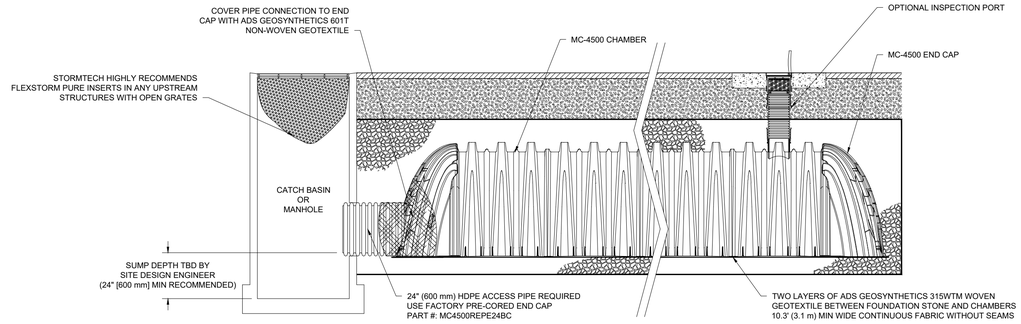
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[3] A-1, A-2-4, A-3 OR AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[3] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[3] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2 3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



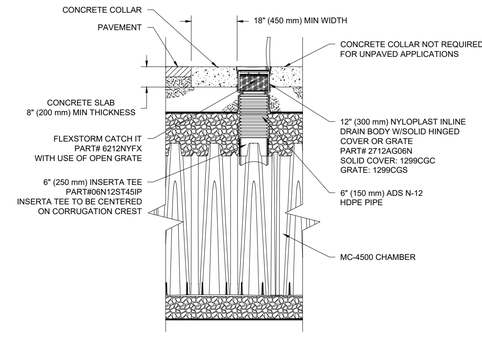
NOTES:

1. MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".^J
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".^J
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.^J
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.^J
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.^J
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



MC-4500 ISOLATOR ROW DETAIL

NTS



MC-4500 6" INSPECTION PORT DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE^J) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY^J) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.^J
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	14.01.20	SUITABLE FOR PLANNING	SD	MK
P02	15.05.20	REVISED ATTENUATION SYSTEM	RP	MK
C01	23.06.20	ISSUED FOR PLANNING	RP	MK
C02	25.09.20	ISSUED FOR PLANNING	AB	MK

Rev No.	Date	Revision Note	Drn by	Chkd by

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ALL LEVELS GIVEN ARE RELATIVE TO ORDNANCE DATUM.
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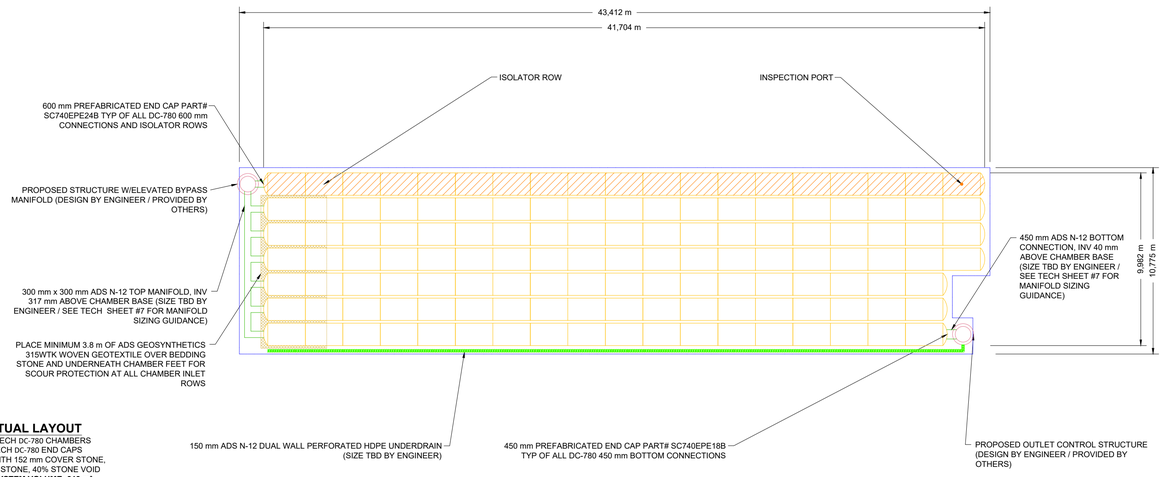
e: contactus@ocsc.ie
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Client:	BURKEWAY HOMES LTD
Project:	RESIDENTIAL DEVELOPMENT AT BEARNA
Title:	DRAINAGE DETAILS ATTENUATION TANK - CATCHMENT A SHEET 04 OF 05

Code	Originator	Zone	Level	Role	Type	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0523	A1	C02

Date: 14.01.20 Scale:N.T.S. @ A1 Drn by:SD Chkd by:MK Aprvd by:AH

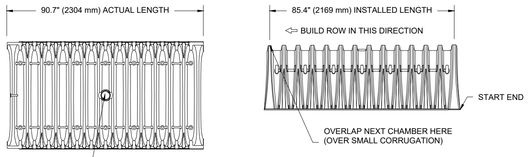


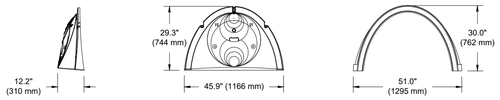
CONCEPTUAL LAYOUT

(130) STORMTECH DC-780 CHAMBERS
(14) STORMTECH DC-780 END CAPS
INSTALLED WITH 152 mm COVER STONE, 229 mm BASE STONE, 40% STONE VOID
INSTALLED SYSTEM VOLUME: 313 m³
AREA OF SYSTEM: 460 **m²**
PERIMETER OF SYSTEM: 111 **m**

DC-780 TECHNICAL SPECIFICATION

NTS

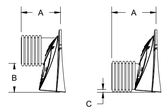




NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	46.2 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.20 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, 9" (229 mm) BELOW, AND 6" (152 mm) BETWEEN CHAMBERS



STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T/ SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)

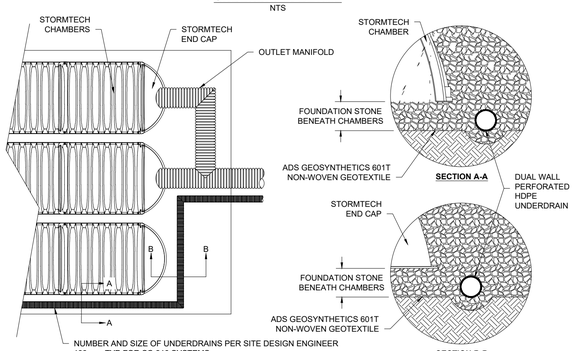
ALL STUBS, EXCEPT FOR THE SC740EPE24B, ARE PLACED AT BOTTOM END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

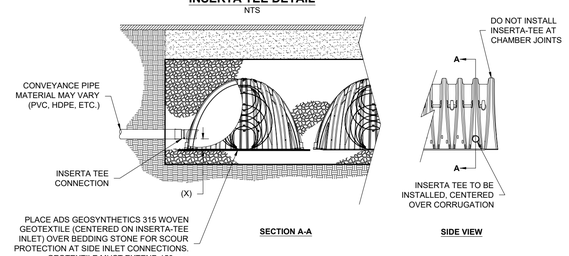
UNDERDRAIN DETAIL

NTS



INSERTA TEE DETAIL

NTS



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	150 mm	100 mm
SC-740	250 mm	100 mm
DC-780	250 mm	100 mm
MC-3500	300 mm	150 mm
MC-4500	300 mm	200 mm

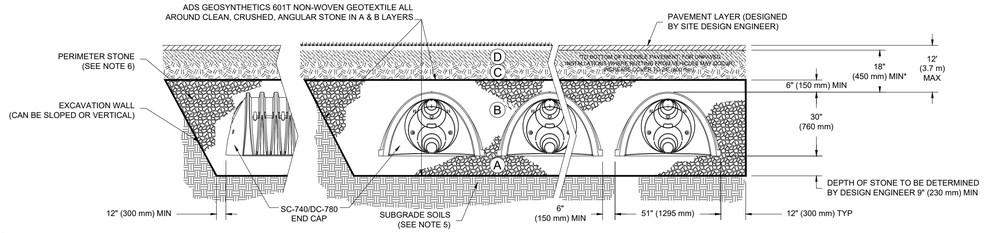
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

NOTE:
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

ACCEPTABLE FILL MATERIALS: STORMTECH DC-780 CHAMBER SYSTEMS

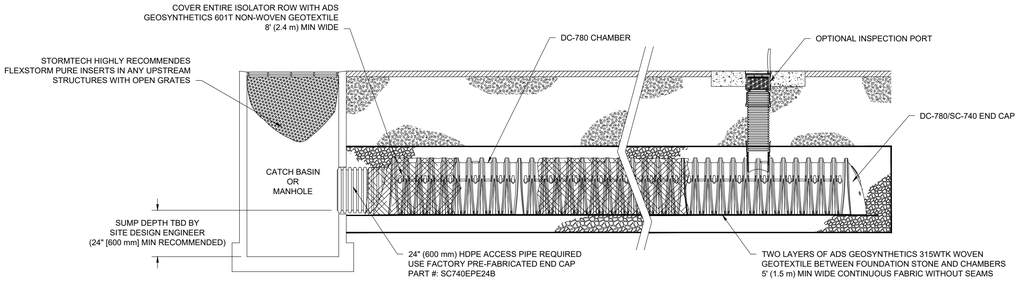
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



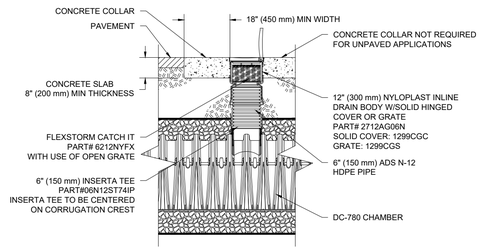
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6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



DC-780 ISOLATOR ROW DETAIL

NTS



DC-780 6" INSPECTION PORT DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE^JI) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY^JII) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.^J
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P01	15.05.20	SUITABLE FOR PLANNING	RP	MK
C01	23.06.20	ISSUED FOR PLANNING	RP	MK
C02	25.09.20	ISSUED FOR PLANNING	AB	MK

Rev No.	Date	Revision Note	Drn by	Chkd by

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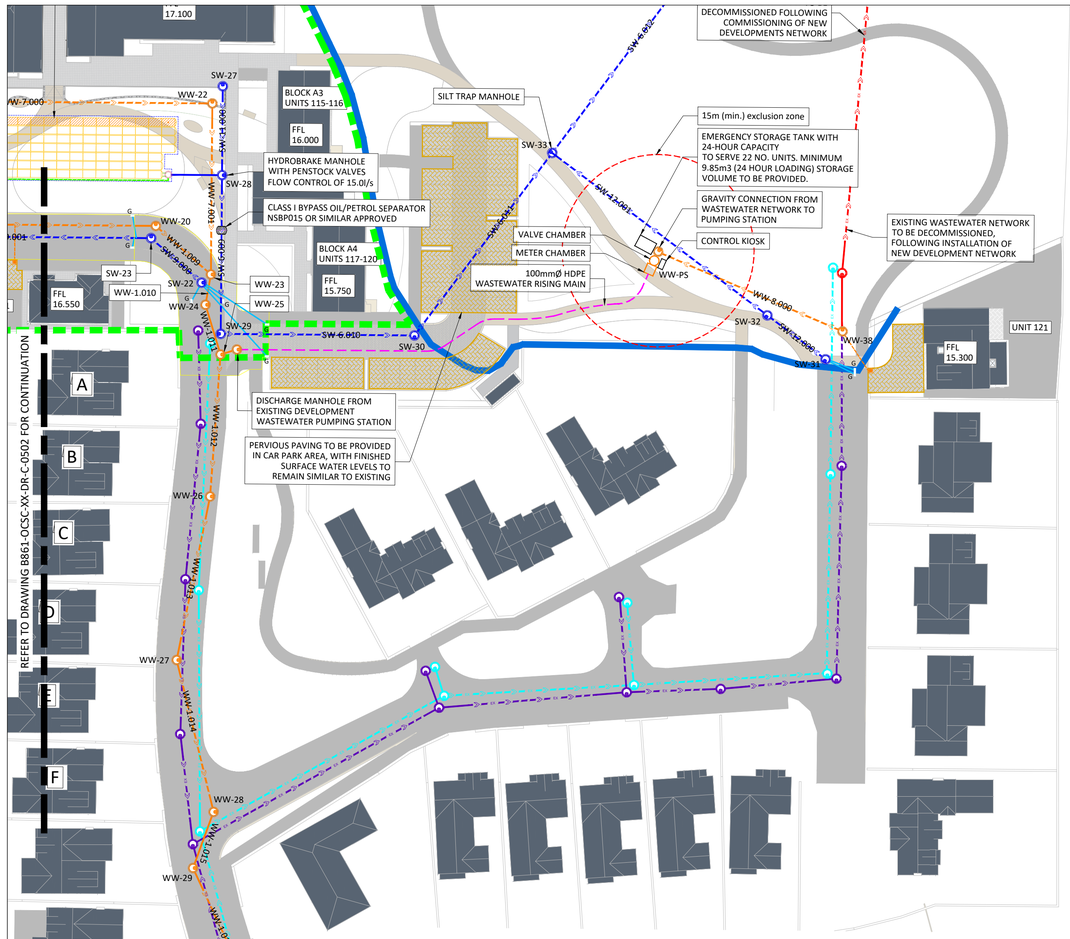
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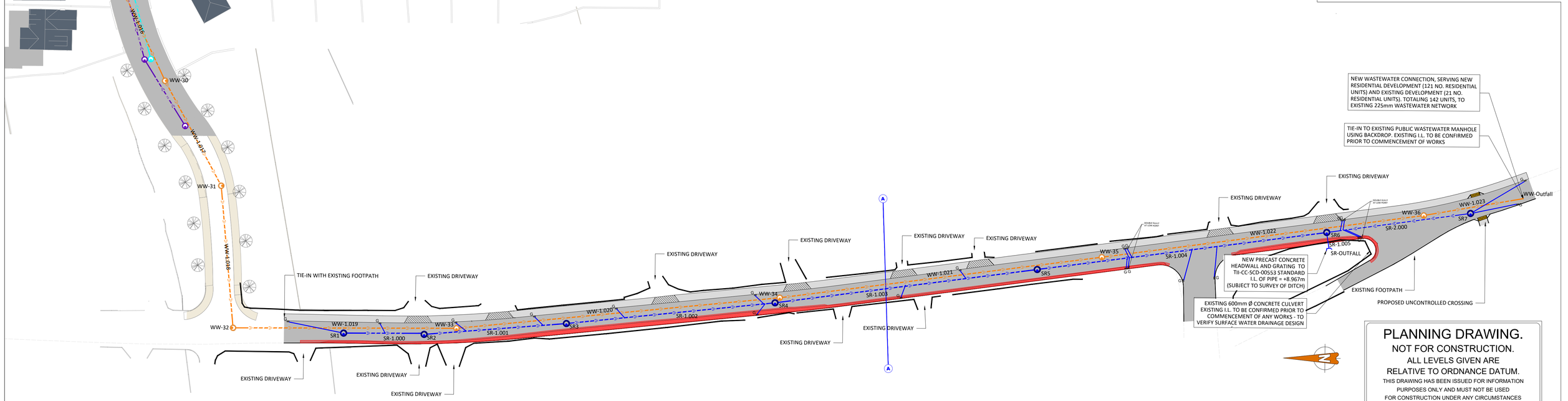
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Client:	BURKEWAY HOMES LTD
Project:	RESIDENTIAL DEVELOPMENT AT BEARNA
Title:	DRAINAGE DETAILS ATTENUATION TANK - CATCHMENT B SHEET 05 OF 05

Code	Originator	Zone	Level	Role	Type	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0524	A1	C02

Date: 15.05.20 Scale:N.T.S. @ A1 Drn by:RP Chkd by:MK Aprvd by:AH





ROAD SURFACE WATER NETWORK DETAILS

USMH	USCL (m)	PN	USIL (m)	Slope (1:X)	Dia (mm)	DSIL (m)	DSMH
SR1	14.5490	SR1.000	13.124	34.3	225	12.510	SR2
SR2	13.9360	SR1.001	12.510	25.6	225	11.055	SR3
SR3	12.4810	SR1.002	11.055	49.1	225	9.921	SR4
SR4	11.3480	SR1.003	9.921	143.0	225	9.442	SR6
SR5	10.4180	SR1.004	9.442	171.0	225	8.996	SR6
SR6	10.1500	SR1.005	8.996	171.0	225	8.967	SR-OUTFALL
SR7	10.4000	SR2.000	9.219	171.0	225	8.996	SR6

WASTEWATER DRAINAGE NETWORK DETAILS

USMH	USCL (m)	PN	Σ Houses	Length (m)	USIL (m)	US C.Depth (m)	Slope (1:X)	Dia (mm)	DSIL (m)	DS C.Depth (m)	DSMH
WW-1	22.821	WW-1.000	12	32.718	21.396	1.200	200.0	225	21.232	0.880	WW-3
WW-2	22.432	WW-2.000	8	32.597	21.007	1.200	200.0	225	20.844	1.269	WW-3
WW-3	22.338	WW-1.001	22	19.603	20.844	1.269	27.4	225	20.128	1.200	WW-4
WW-4	21.553	WW-1.002	25	17.526	20.128	1.200	37.6	225	19.662	1.200	WW-5
WW-5	21.087	WW-1.003	29	21.713	19.662	1.200	114.3	225	19.472	1.156	WW-9
WW-6	20.098	WW-3.000	11	41.291	18.673	1.200	200.0	225	18.467	2.087	WW-7
WW-7	20.779	WW-3.001	13	18.248	18.467	2.087	200.0	225	18.375	2.309	WW-8
WW-8	20.909	WW-3.002	13	4.319	18.375	2.309	200.0	225	18.354	2.274	WW-9
WW-9	20.853	WW-1.004	45	59.245	18.354	2.274	200.0	225	18.057	1.683	WW-11
WW-10	20.330	WW-4.000	6	19.680	18.905	1.200	53.9	225	18.54	1.200	WW-11
WW-11	19.965	WW-1.005	65	71.660	18.057	1.683	31.0	225	15.746	0.815	WW-17
WW-12	17.405	WW-5.000	2	11.776	16.282	0.898	200.0	225	16.223	0.817	WW-13
WW-13	17.265	WW-5.001	2	8.188	16.223	0.817	200.0	225	16.182	0.782	WW-15
WW-14	17.277	WW-6.000	4	14.115	16.286	0.766	140.0	225	16.185	0.779	WW-15
WW-15	17.189	WW-5.002	13	35.101	16.182	0.782	100.0	225	15.831	0.795	WW-16
WW-16	16.851	WW-5.003	14	9.671	15.831	0.795	100.0	225	15.734	0.826	WW-17
WW-17	16.786	WW-1.006	86	48.967	15.734	0.826	200.0	225	15.490	0.836	WW-18
WW-18	16.550	WW-1.007	86	8.766	15.490	0.836	199.2	225	15.446	0.841	WW-19
WW-19	16.511	WW-1.008	87	67.903	15.446	0.841	200.0	225	15.106	0.843	WW-20
WW-20	16.174	WW-1.009	87	11.992	14.749	1.200	199.9	225	14.689	1.201	WW-23
WW-21	18.499	WW-7.000	14	54.996	17.524	0.750	39.3	225	16.125	0.750	WW-22
WW-22	17.100	WW-7.001	33	27.907	16.125	0.750	28.0	225	15.128	0.762	WW-23
WW-23	16.115	WW-1.010	120	5.031	14.689	1.201	86.7	225	14.631	1.200	WW-24
WW-24	16.056	WW-1.011	120	8.478	14.631	1.200	200.0	225	14.589	1.206	WW-25
WW-25	16.020	WW-1.012	142	23.235	14.589	1.206	200.0	225	14.472	1.316	WW-26
WW-26	16.013	WW-1.013	142	27.232	14.472	1.316	200.0	225	14.336	1.539	WW-27
WW-27	16.100	WW-1.014	142	25.511	14.336	1.539	200.0	225	14.209	1.436	WW-28
WW-28	15.870	WW-1.015	142	9.764	14.209	1.436	200.0	225	14.160	1.433	WW-29
WW-29	15.818	WW-1.016	142	27.802	14.160	1.433	200.0	225	14.021	1.457	WW-30
WW-30	15.703	WW-1.017	142	31.150	14.021	1.457	200.0	225	13.865	1.460	WW-31
WW-31	15.550	WW-1.018	142	37.306	13.865	1.460	84.0	225	13.421	1.200	WW-32
WW-32	14.846	WW-1.019	142	58.496	13.421	1.200	43.9	225	12.089	1.200	WW-33
WW-33	13.514	WW-1.020	142	85.000	12.089	1.200	37.9	225	9.849	1.200	WW-34
WW-34	11.274	WW-1.021	142	85.000	9.849	1.200	129.4	225	9.192	0.750	WW-35
WW-35	10.167	WW-1.022	142	85.000	9.192	0.750	200.0	225	8.767	1.205	WW-36
WW-36	10.197	WW-1.023	142	26.471	8.767	1.205	200.0	225	8.635	1.400	WW-Outfall
WW-37	14.775	WW-8.000	22	32.781	13.857	0.693	72.0	225	13.402	1.395	WW-PS

REFER TO DRAWINGS

- B861-OCSC-XX-XX-DR-C-0501 FOR SURFACE WATER DESIGN LAYOUT
- B861-OCSC-XX-XX-DR-C-0502 FOR WASTEWATER DESIGN LAYOUT
- B861-OCSC-XX-XX-DR-C-0510/ 0511/ 0512 FOR DRAINAGE LONGITUDINAL SECTION NETWORK
- B861-OCSC-XX-XX-DR-C-0520/ 0521/ 0522/ 0523 FOR DRAINAGE DETAILS

NOTES

1. ALL NOTED LEVELS ARE TO ORDNANCE DATUM, MALIN HEAD.
2. REFER TO ARCHITECT'S LAYOUT FOR ALL SET-OUT INFORMATION.
3. REFER TO ARCHITECT / LANDSCAPE ARCHITECT'S DESIGN DRAWINGS FOR DETAILS OF PROPOSED SURFACE FINISHES AND LANDSCAPING.
4. ALL WASTEWATER DRAINAGE IS TO BE INSTALLED IN ACCORDANCE WITH THE IRISH WATER CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE, THE BUILDING REGULATIONS PART H AND THE SITE DEVELOPMENT SPECIFICATION.
5. ALL DRAINAGE COVER LEVELS ARE TO BE COORDINATED WITH THE PROPOSED ROAD DESIGN LEVELS AND ARCHITECT DESIGN FINISH DETAILS.
6. ALL CONNECTIONS TO NEW DRAINAGE NETWORKS ARE TO BE MADE AT AT AN ANGLE OF 90° OR IN THE DIRECTION OF FLOW.
7. THE CONTRACTOR IS TO VERIFY INVERT LEVEL AT PROPOSED CONNECTION TO EXISTING SEWERS, PRIOR TO ANY OTHER WORKS BEING CARRIED OUT, AND MAKE ANY DISCREPANCIES KNOWN TO THE ENGINEER.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMATION OF PRESENCE ALL EXISTING UTILITIES, IF ANY, ALONG ROUTE OF PROPOSED DRAINAGE NETWORKS - BY INTRUSIVE INVESTIGATION OR EQUAL.
9. EXISTING PUBLIC SEWER TO BE JET CLEANED AND CCTV SURVEYED PRIOR TO, AND AFTER PROPOSED CONNECTIONS FROM NEW NETWORK.
10. ALL NEW DRAINAGE INFRASTRUCTURE TO BE JET CLEANED AND CCTV SURVEYED, WITH ANY NOTED DEFECTS REMEDIATED, ON COMPLETION OF WORKS, TO THE SATISFACTION OF THE LOCAL AUTHORITY.
11. MINIMUM DISTANCES FROM THE KERB TO WASTEWATER MANHOLE AND WASTEWATER SEWER TO BE IN ACCORDANCE WITH IRISH WATER CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE SECTION 3.5.15.
12. REFER TO ARCHITECTS DRAWINGS FOR DETAILS OF PRIVATE DRAINAGE.
13. ALL COVER LEVELS ARE TO BE COORDINATED WITH ROAD DESIGN LEVELS AND LANDSCAPE ARCHITECT'S PROPOSED FINISH LEVELS.
14. CONCRETE SURROUND TO BE PROVIDED WHERE PIPE COVER IS LESS THAN 1.2m.

LEGEND:

- WW?? / WW-???: PROPOSED uPVC (SN8) WASTEWATER NETWORK
- 100mmØ HDPE RISING MAIN
- EXISTING WASTEWATER NETWORK TO BE MAINTAINED (FROM TOPO SURVEY RECORDS)
- EXISTING WASTEWATER NETWORK TO BE DECOMMISSIONED (FROM TOPO SURVEY RECORDS)
- PRIVATE SURFACE WATER NETWORK TO BE MAINTAINED (FROM TOPO SURVEY RECORDS)
- PRIVATE WASTEWATER OUTFALL CHAMBER WITH 100mm uPVC PIPE
- INDICATIVE FLOOD EXTENT FROM BARNA DEVELOPMENT PLAN

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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	06.03.19	SUITABLE FOR INFORMATION	MK	AH
P02	14.01.20	SUITABLE FOR PLANNING	SD	MK
P03	12.05.20	SUITABLE FOR PLANNING	AB	MK
P04	15.05.20	REVISED WASTEWATER DRAINAGE NETWORK	RP	MK
P05	27.05.20	REVISED WASTEWATER DRAINAGE NETWORK	AB	MK
C01	09.06.20	ISSUED FOR PLANNING	AB	MK
C02	08.07.20	SUITABLE FOR PLANNING	AB	MK
C03	10.07.20	REVISED PUMPING STATION	AB	MK
C04	25.09.20	ISSUED FOR PLANNING	AB	MK
C05	07.10.20	SURFACE WATER NETWORK INCLUDED TO THE PUBLIC ROAD	AB	MK

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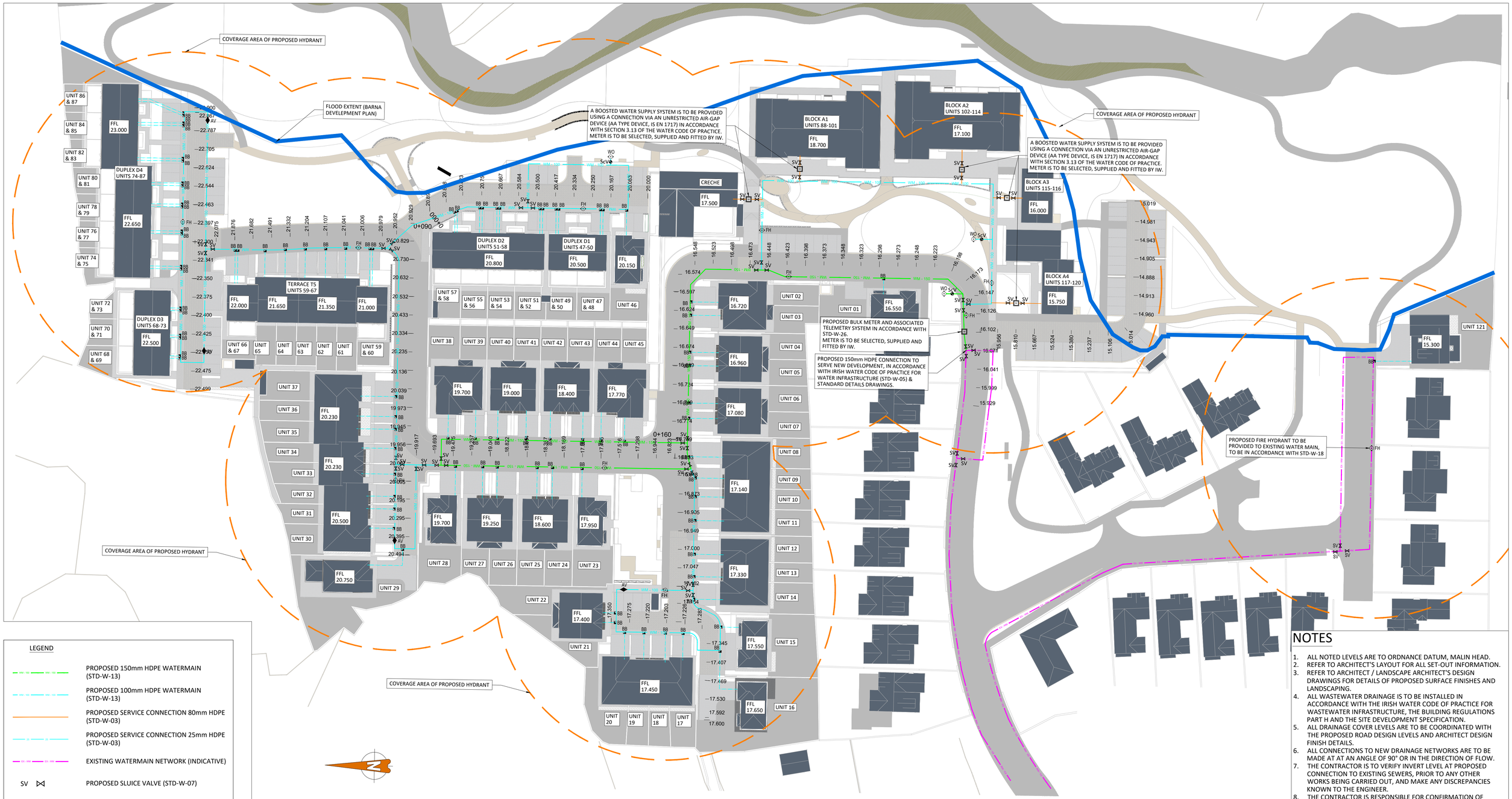
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Multidisciplinary Consulting Engineers

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Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT AT BEARNA
Title: PUBLIC ROAD DRAINAGE LAYOUT

Code	Originator	Zone	Level	Role	Type	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0540	A1	C05

Date: 08.02.19 Scale: 1:500 @ A1 Drn by:AB Chkd by:MK Aprvd by:AH



LEGEND

- PROPOSED 150mm HDPE WATERMAIN (STD-W-13)
- PROPOSED 100mm HDPE WATERMAIN (STD-W-13)
- PROPOSED SERVICE CONNECTION 80mm HDPE (STD-W-03)
- PROPOSED SERVICE CONNECTION 25mm HDPE (STD-W-03)
- EXISTING WATERMAIN NETWORK (INDICATIVE)
- SV PROPOSED SLUICE VALVE (STD-W-07)
- FH PROPOSED ON-LINE HYDRANT (STD-W-18)
- WO PROPOSED WASHOUT HYDRANT (STD-W-30A)
- AV PROPOSED ON-LINE AIR VALVE (STD-W-22)
- ScV PROPOSED SCOUR VALVE (STD-W-30)
- M PROPOSED BULK METER AND ASSOCIATED TELEMETRY SYSTEM (STD-W-26)
- BB PROPOSED BOUNDARY BOX (STD-W-03)

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NOTES

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10. ALL NEW DRAINAGE INFRASTRUCTURE TO BE JET CLEANED AND CCTV SURVEYED, WITH ANY NOTED DEFECTS REMEDIATED, ON COMPLETION OF WORKS, TO THE SATISFACTION OF THE LOCAL AUTHORITY.
11. MINIMUM DISTANCES FROM THE KERB TO WASTEWATER MANHOLE AND WASTEWATER SEWER TO BE IN ACCORDANCE WITH IRISH WATER CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE SECTION 3.5.15.
12. REFER TO ARCHITECTS DRAWINGS FOR DETAILS OF PRIVATE DRAINAGE.
13. ALL COVER LEVELS ARE TO BE COORDINATED WITH ROAD DESIGN LEVELS AND LANDSCAPE ARCHITECT'S PROPOSED FINISH LEVELS.

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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	10.01.20	ISSUED FOR INFORMATION	SD	MK
P02	14.01.20	SUITABLE FOR PLANNING	SD	MK
P03	12.05.20	SUITABLE FOR PLANNING	AB	MK
P04	15.05.20	UPDATED SITE LAYOUT	RP	MK
P05	27.05.20	REVISED WATER MAIN NETWORK DESIGN	AB	MK
C01	09.06.20	ISSUED FOR PLANNING	AB	MK
C02	25.09.20	ISSUED FOR PLANNING	AB	MK

Rev No.	Date	Revision Note	Drn by	Chkd by

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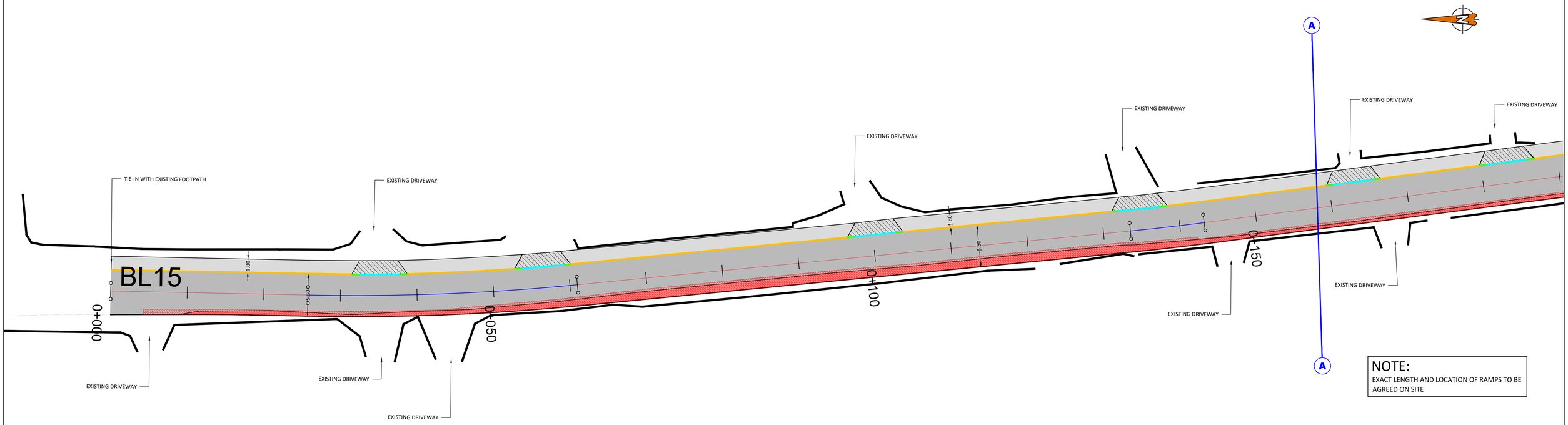
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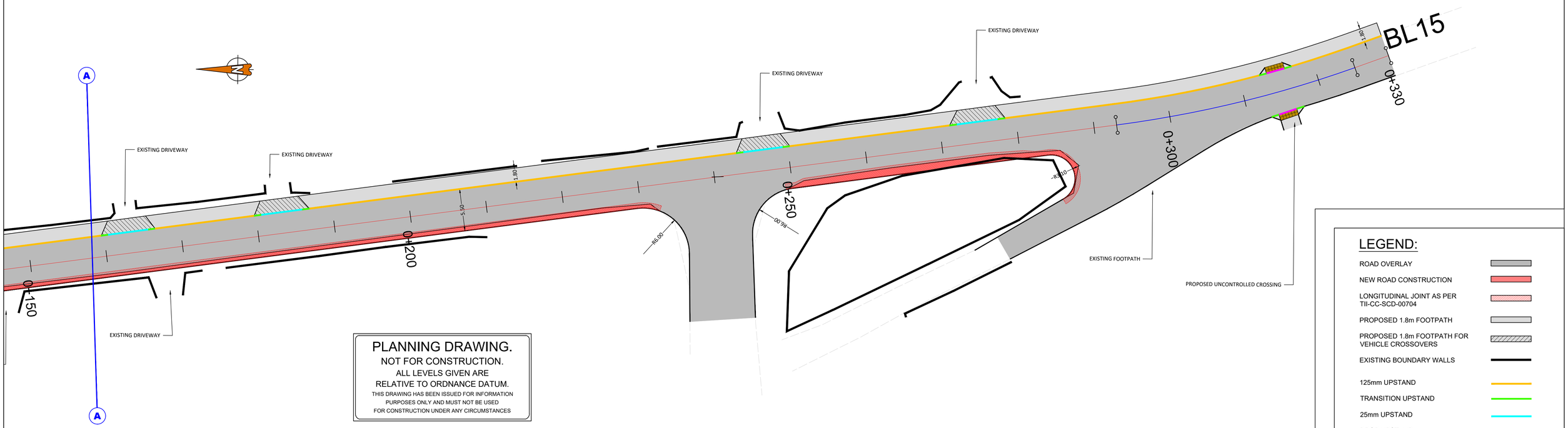
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Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT AT BEARNA
Title: WATER MAIN NETWORK LAYOUT

Code	Originator	Zone	Level	Role	Type	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0550	A1	C02

Date: 10/01/20 Scale: 1:500 @ A1 Drn by:SD Chkd by:MK Aprvd by:AH





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LEGEND:

- ROAD OVERLAY
- NEW ROAD CONSTRUCTION
- LONGITUDINAL JOINT AS PER TII-CC-SCD-00704
- PROPOSED 1.8m FOOTPATH
- PROPOSED 1.8m FOOTPATH FOR VEHICLE CROSSOVERS
- EXISTING BOUNDARY WALLS
- 125mm UPSTAND
- TRANSITION UPSTAND
- 25mm UPSTAND
- DROP UPSTAND

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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	13.01.20	SUITABLE FOR PLANNING	SVM	KP
C01	23.06.20	ISSUED FOR PLANNING	KP	PG
C02	25.09.20	ISSUED FOR PLANNING	KP	PG

Rev No.	Date	Revision Note	Drn by	Chkd by

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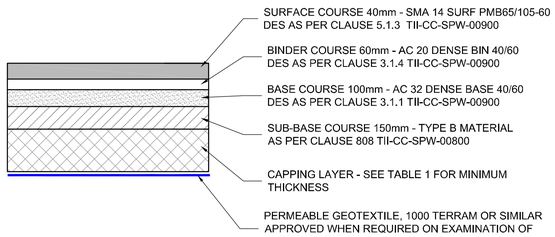
Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT AT BEARNA

Title: PROPOSED PAVING LAYOUT

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0700	A1	C02

Date: 13/01/20 Scale: 1:250 @ A1 Drn by:SVM Chkd by:KP Aprvd by:AH

DETAIL A
ROAD BUILD-UP



DETAIL B
PERVIOUS PAVING BUILD-UP

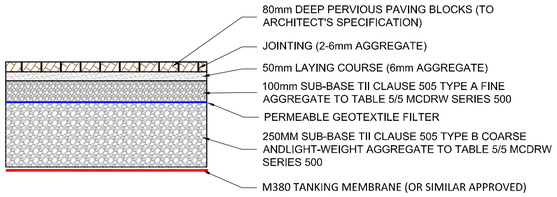


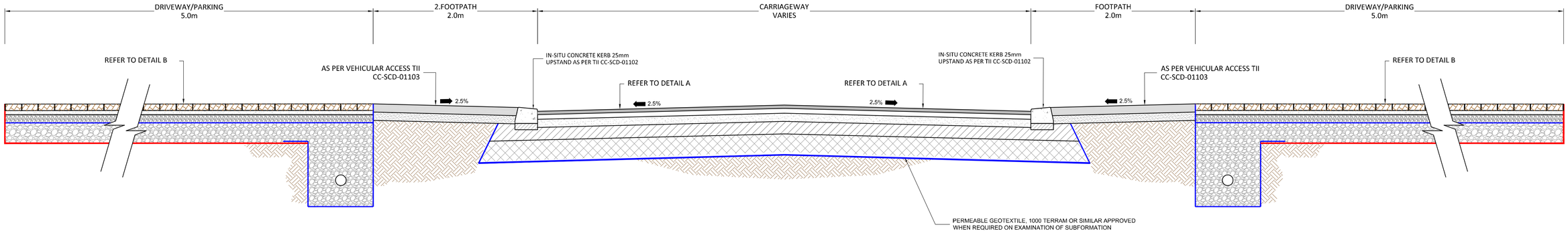
TABLE 1: CAPPING LAYER DEPTH
THE MINIMUM REQUIRED THICKNESS OF NON-FROST SUSCEPTIBLE CAPPING MATERIAL IS SHOWN HEREUNDER:

CBR SUBGRADE (%)	<2.5	2.5	3	4	5-15	>15
THICKNESS OF CAPPING LAYER (mm)	SPECIALIST GEOTECHNICAL ADVISE REQUIRED	600	350	300	250	150

CBR TESTS SHALL BE CARRIED OUT AT A RATE OF ONE TEST PER 100 METERS OF ROAD OR WHERE THE SOIL TYPE CHANGES.

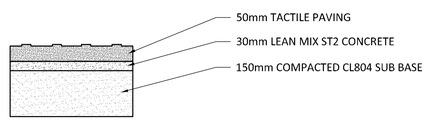
NOTES:

1. DO NOT SCALE FROM THIS DRAWING USE STATED DIMENSIONS ONLY. IF IN DOUBT CONSULT THE ENGINEER.
2. ALL ROAD WORKS SHALL COMPLY WITH THE ENGINEERS SPECIFICATION AND THE TRANSPORT INFRASTRUCTURE IRELAND SPECIFICATION FOR ROADWORKS.
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION.
4. FOR ROAD LEVELS REFER TO DRAWING B861-OCSC-XX-XX-DR-C-0101.
5. ALL EXCAVATIONS BELOW FORMATION OF THE ROAD SHOULD BE BACK FILLED WITH CLASS 6F MATERIAL TO TII SPECIFICATION COMPACTED IN ACCORDANCE WITH TABLE 6.4 OF 600 SERIES OF THE SPECIFICATION FOR ROAD WORKS (TII).
6. GEOTEXTILE TO BE ADDED IF REQUIRED UPON INSPECTION BY ENGINEER.



ROAD SECTION

SCALE 1:25



SECTION

TYPICAL TACTILE PAVING DETAIL AT UNCONTROLLED PEDESTRIAN CROSSINGS

SCALE 1:10

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P01	13.01.20	SUITABLE FOR PLANNING	SVM	KP
C01	23.06.20	ISSUED FOR PLANNING	KP	PG
C02	25.09.20	ISSUED FOR PLANNING	KP	PG

Rev No.	Date	Revision Note	Drn by	Chkd by

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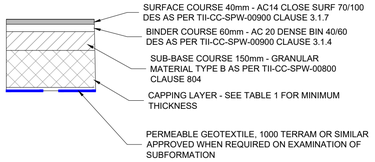
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Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT AT BEARNA
Title: TYPICAL ROAD DETAILS

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0702	A1	C02

Date: 13/01/20 Scale: SHWN @ A1 Drn by: SVM Chkd by: KP Aprvd by: AH

DETAIL A
INTERNAL ROADS BUILD-UP



DETAIL B
PERVIOUS PAVING BUILD-UP



DETAIL C
FOOTPATH

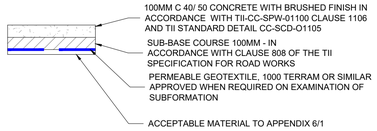


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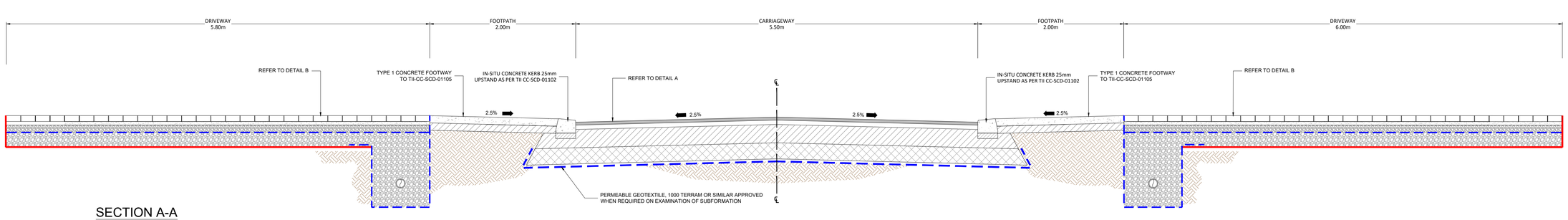
NOTES:

1. DO NOT SCALE FROM THIS DRAWING USE STATED DIMENSIONS ONLY. IF IN DOUBT CONSULT THE ENGINEER.
2. ALL ROAD WORKS SHALL COMPLY WITH THE ENGINEERS SPECIFICATION AND THE TRANSPORT INFRASTRUCTURE IRELAND SPECIFICATION FOR ROADWORKS.
3. TRAFFIC MANAGEMENT SHALL AT A MINIMUM COMPLY WITH DTTAS TRAFFIC SIGNS MANUAL AND THE REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY, AND BE IN ACCORDANCE WITH THE CONTRACT.
4. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION.
5. FOR ROAD LEVELS REFER TO DRAWING B861-OCSC-XX-XX-DR-C-0106.
6. ALL EXCAVATIONS BELLOW THE ROAD SHOULD BE BACK FILLED WITH CLASS 6F MATERIAL COMPACTED IN ACCORDANCE WITH TABLE 6.4 OF 600 SERIES OF THE SPECIFICATION FOR ROAD WORKS (TII).
7. GEOTEXTILE TO BE ADDED IF REQUIRED UPON INSPECTION BY ENGINEER.

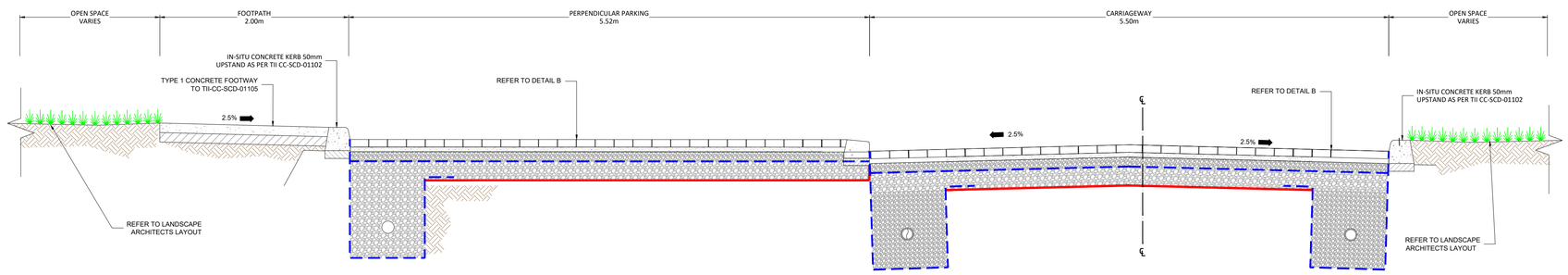
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CROSS SECTIONS LOCATION
SCALE N.T.S.



SECTION A-A
SCALE 1:30



SECTION B-B
SCALE 1:30

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Rev No.	Date	Revision Note	Drn by	Chkd by
C01	26.06.20	ISSUED FOR PLANNING	KP	PG
C02	25.09.20	ISSUED FOR PLANNING	KP	PG

Rev No.	Date	Revision Note	Drn by	Chkd by

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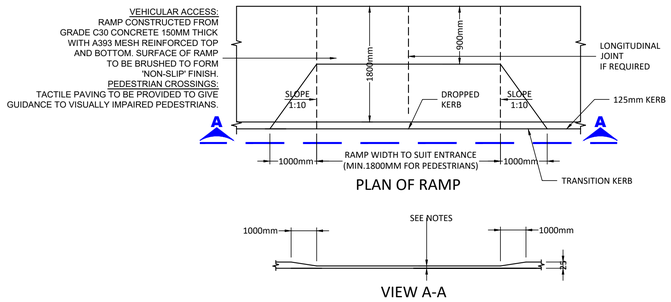
Dublin | London | Belfast | Galway | Cork | Birmingham

Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT AT BEARNA

Title: TYPICAL CROSS SECTIONS

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	0703	A1	C02

Date: 26.06.20 Scale: SHWN @ A1 Drn by:KP Chkd by:PG Aprvd by:AH



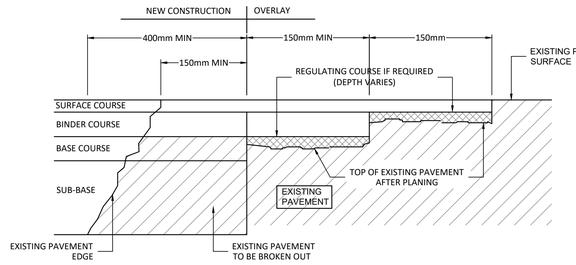
PLAN OF RAMP

VIEW A-A

NOTES:
1. A RAISED LIP OF 25mm SHOULD BE USED FOR VECHICULAR ENTRANCES.
2. A RAISED LIP OF 0 - 6mm SHOULD BE USER FOR PEDESTRIAN CROSSINGS.
3. TACTILE PAVING IS TO BE PROVIDED AT ALL PEDESTRIAN CROSSINGS, ADVICE ON THE EXACT LOCATION AND DIMENSIONS CAN BE FOUND FROM THE UK DEPARTMENT FOR TRANSPORT, MOBILITY INCLUSION UNIT DOCUMENT, "GUIDANCE ON THE USE OF TACTILE PAVING"

DROPPED KERB RAMP

SCALE: 1:20



NOTES:

1. EDGES OF EXISTING CARRIAGEWAY TO BE CUT BACK BY 400mm WITH A ROTARY SAW TO FORM A VERTICAL FACE AND PRIMED IN ACCORDANCE WITH CLAUSE 10.

2. WHERE THE ROAD BASE IS TO BE LAID IN TWO LAYERS. THE UPPER LAYER OF ROAD BASE SHOULD BE STEPPED INTO THE EXISTING PAVEMENT BY 150mm MIN. WITH THE BINDER COURSE AND SURFACE COURSE TO BE EACH STEPPED IN A FURTHER 150mm MIN. RESPECTIVELY.

3. CUTBACK AND BENCHING IN SHALL BE INCREASED AS NECESSARY UNTIL SOUND CLEAN MATERIAL IS ENCOUNTERED.

LONGITUDINAL JOINT BETWEEN NEW AND EXISTING ROAD TII CC-SCD-00704.

SCALE: 1:25

NOTE:

1. ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE.

2. ALL STEELWORK TO BE GRADE S235 J2 IN ACCORDANCE WITH IS.EN 12899-1.

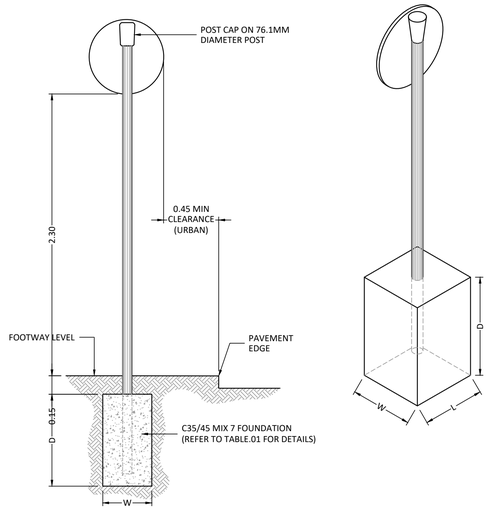
3. ALL STEELWORK TO BE HOT-DIP GALVANIZED IN ACCORDANCE WITH IS.EN ISO 1461.

4. CHECK THE UNDERGROUND SERVICES AT AN EARLY STAGE (AND ACCOMMODATE AS MAY BE NECESSARY).

5. REFER TO TRAFFIC SIGN MANUAL FOR ALL STANDARD DIMENSION.

6. POST EMBEDMENT TO BE 0.75xD

7.ORIENTATION OF SIGN:
- ON A STRAIGHT ROAD - HORIZONTAL AXIS 96° AWAY FROM THE GENERAL ALIGNMENT OF THE LEFT-HAND SIDE OF THE CARRIAGEWAY
- ON A RIGHT-HAND BENDS - 90° ANGEL TO A LINE TANGENTIAL TO THE LEFT-HAND EDGE OF CARRIAGEWAY
- ON A LEFT-HAND BENDS - 95° FROM A LINE JOINING THE EDGE OF CARRIAGEWAY 200m IN ADVANCE OF THE SIGN



TRAFFIC SIGN (Single Post)

SCALE: N.T.S

TABLE.01

SUMMARY	TRADITIONAL FOUNDATION OPTION 1			TRADITIONAL FOUNDATION OPTION 2			PLANTED FOUNDATION		POST DETAILS		
SIGN FACE AREA	L	W	D	L	W	D	Ø	D	Ø	WALL THICKNESS	TYPE
≤0.283 m² (Ø600mm)	0.75	0.40	0.55	0.55	0.55	0.55	0.40	0.50	76.1	3.2	CHS
0.283≤AREA≤0.5625m² (BETWEEN 600Ø & 750x750)	0.75	0.65	0.65	0.70	0.70	0.70	0.40	0.65	76.1	3.2	CHS
0.5625≤AREA≤1.189m² (750X750 TO 940x1265m²)	1.00	0.75	0.50	0.80	0.80	0.80	0.40	0.75	76.1	3.2	CHS

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Rev No.	Date	Revision Note	Drn by	Chkd by
P01	13.01.20	SUITABLE FOR PLANNING	SVM	KP
C01	23.06.20	ISSUED FOR PLANNING	KP	PG
C02	25.09.20	ISSUED FOR PLANNING	KP	PG

Rev No.	Date	Revision Note	Drn by	Chkd by

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Client: BURKEWAY HOMES LTD
Project: RESIDENTIAL DEVELOPMENT AT BEARNA
Title: STANDARD DETAILS

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
B861	OCSC	XX	XX	DR	C	2600	A1	C02

Date: 13.01.20 Scale: SHOWN @ A1 Drn by:SVM Chkd by:KP Aprvd by:AH