



**BLOCK B1 UNITS:**  
 STUDIO - 38 NO.  
 1 BED - 20 NO.  
 2 BED - 32 NO.  
 3 BED - 2 NO.

**BLOCK B2 UNITS:**  
 STUDIO - 51 NO.  
 1 BED - 43 NO.  
 2 BED - 36 NO.  
 3 BED - 7 NO.

**BLOCK B3 UNITS:**  
 STUDIO - 5 NO.  
 1 BED - 40 NO.  
 2 BED - 35 NO.

**BLOCK C1 UNITS:**  
 STUDIO - 70 NO.  
 1 BED - 32 NO.  
 2 BED - 44 NO.

**NOTE**  
 B1, B2, B3 & C1 BLOCKS  
 SERVED FROM BREAK  
 TANK WITHIN CENTRAL  
 BASEMENT

200Ø BLANK END  
 SUPPLY PIPE FOR  
 BLOCK B1, B2, B3  
 & C1

**BLOCK E1 UNITS:**  
 STUDIO - 24 NO.  
 1 BED - 31 NO.  
 2 BED - 1 NO.

**BLOCK E2 UNITS:**  
 STUDIO - 26 NO.  
 1 BED - 20 NO.  
 2 BED - 2 NO.

150Ø BLANK END  
 SUPPLY PIPE FOR  
 BLOCK E1 & E2

EXISTING FIRE HYDRANT TO BE  
 REMOVED TO ALLOW THE  
 CONSTRUCTION OF BLOCK B2

**BLOCK D1 UNITS:**  
 STUDIO - 32 NO.  
 1 BED - 51 NO.  
 2 BED - 64 NO.  
 3 BED - 4 NO.

150Ø BLANK END  
 SUPPLY PIPE FOR  
 BLOCK D1

**NOTES**

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS & ARCHITECTS DRAWINGS (FIGURES/DIMENSIONS ONLY NOT SCALING) TO BE USED. WHERE A CONFLICT OF INFORMATION EXISTS OR IF IN ANY DOUBT - ASK!
- CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.
- THE CONTRACTOR SHALL CONSTRUCT ALL WATERMANS IN ACCORDANCE WITH THE LATEST IRISH WATER STANDARD DETAILS AND CODE OF PRACTICE.
- POSITIONS OF SERVICES SHOWN ARE INDICATIVE ONLY. THE SETTING-OUT OF ALL SERVICES INDICATED IS THE RESPONSIBILITY OF THE CONTRACTOR AND HEREIN SHALL SATISFY THEMSELVES THAT THE REQUIRED DEPTH OF COVER AND SEPARATION DISTANCES ARE ACHIEVED IN ACCORDANCE WITH THE IRISH WATER CODE OF PRACTICE AND STANDARD DETAILS.
- THE CONTRACTOR SHALL REVIEW THE PLAN LAYOUTS PRIOR TO COMMENCEMENT HAVING REGARD TO THE REQUIREMENTS OF THE CODES OF PRACTICE AND STANDARD DETAILS PUBLISHED BY IRISH WATER. WHERE A DISCREPANCY BETWEEN BMCE PLAN LAYOUT DRAWINGS AND THE RELEVANT REQUIREMENTS OF THE CODES OF PRACTICE OR STANDARD DETAILS IS IDENTIFIED, THE CONTRACTOR MUST CONSULT BMCE. PRIOR TO COMMENCING CONSTRUCTION SO THAT AN APPROPRIATE DESIGN AMENDMENT CAN BE MADE IF REQUIRED.
- THE GENERAL SPECIFICATION FOR THE WATERMAIN SYSTEM ON THE PROJECT SHALL BE THE "CODE OF PRACTICE FOR WATER INFRASTRUCTURE" PUBLISHED BY IRISH WATER (LATEST EDITION). THE CONTRACTOR SHALL FAMILIARISE HIMSELF WITH ALL ASPECTS OF THIS DOCUMENT WHICH SHALL BE READ IN CONJUNCTION WITH THIS PARTICULAR SPECIFICATION.

**LEGEND**

PLANNING SITE BOUNDARY

**CIVIL LEGEND**

- EX WATERMAIN
- WATERMAIN
- SLUICE VALVE
- SCOUR VALVE
- AIR VALVE
- CHECK VALVE
- FIRE HYDRANT
- MAGNETIC FLOW WATER METER
- PRESSURE REDUCING / SUSTAINING VALVE WITH ROOF
- STOP VALVE
- ROOT PROTECTION ZONE



**EXTRACT OF RESPONSIBILITIES**  
 Design Engineer (BMCE) is responsible for:

- Designing the Works required to service the development in accordance with Irish Water's Codes of Practice and Standard Details.
- Ensuring that the design complies with the Codes of Practice and Standard Details.
- Accepting liability for compliance through their professional indemnity insurance which shall be in place for a period of 6 years after the completion of the Works.
- Accepting responsibility for the design and ensuring that all aspects of the design meet current Building Regulations, Planning Permission, any other relevant standards and legal requirements.
- Developing a risk assessment to ensure that risks to both the local community and operators of the water supply or wastewater collection and associated treatment system are managed.
- Forwarding to Irish Water's Design Engineer for approval of any proposed revisions to the approved design.
- Assisting in the development of the Final Documents.
- Responding to all IW correspondences in a timely manner.

**EXTRACT OF RESPONSIBILITIES**  
 Construction Engineer (NOT BMCE) is responsible for:

- Managing and arranging the construction of the Works in accordance with the requirements of the Construction Agreement, the Codes of Practice and the Standard Details.
- Prior to starting the Works and following submission of the Commence Notice to Irish Water, arranging and attending a "Pre-Construction Meeting" with the IW Field Engineer.
- Pressing and submitting for review to the IW Field Engineer an Inspection and Testing Plan for the Works, in accordance with the requirements of the relevant Codes of Practice (See Appendix 3).
- Requesting the IW Field Engineer's attendance on site to witness all mandatory testing and commissioning of the Works - refer to Appendix 2 and Appendix 3 of this document for details of mandatory inspections and commissioning / tests.
- Ensuring that the Works are acceptable to Irish Water.
- Maintaining quality assurance documentation and as-built records on site (in the form of the QA Folder).
- Facilitating site inspections by the Irish Water Field Engineers.
- Ensuring as-constructed information is accurately recorded.
- Assisting in the development of the Final Documents.
- Submitting the Final Documents to the Field Engineer along with a completed Appendix 4, thereby requesting the provision of the Compliance Certificate.
- Responding to all IW correspondences and any Non-Conformance Notices issued in a timely manner.

ISSUE	DATE	DESCRIPTION	ISSUED BY	APPROVED BY
PL4	09.08.21	ISSUED FOR PLANNING APP	BM	BM
PL3	31.05.21	ISSUED FOR IW APPROVAL	BM	BM
PL2	30.04.21	ISSUED FOR IW APPROVAL	BM	BM
PL1	26.03.21	ISSUED FOR IW APPROVAL	BM	BM

**DRAWING STAGE: PLANNING**

**BM**  
 BUREAU OF MECHANICAL ENGINEERS  
 CONSULTING ENGINEERS, CIVIL, STRUCTURAL, PROJECT MANAGEMENT E-MAIL: bmce@bmce.ie, WWW: WWW.BMCE.IE

**The Institution of Structural Engineers**  
**ACEI**

**CLIENT**  
 CWTC Multi Family ICVA acting on behalf of its sub-fund DBTR DR1 Fund

**PROJECT NO:**  
 Holy Cross College SHD

**DATE:**  
 19.253

**MODEL REFERENCE:**  
 MODEL REV: SUITABILITY

**PROPOSED WATERMAIN SITE PLAN LAYOUT. SHEET 5 OF 8**

**DRAWING NO:**  
 CLN-BMCE-50-ZZ-DR-C-1009-S5

**ISSUE:**  
 PL4

**PROPOSED WATERMAIN SITE PLAN LAYOUT - SHEET 5 OF 8**  
 SCALE @ A0: 1:200  
 SCALE @ A2: 1:400