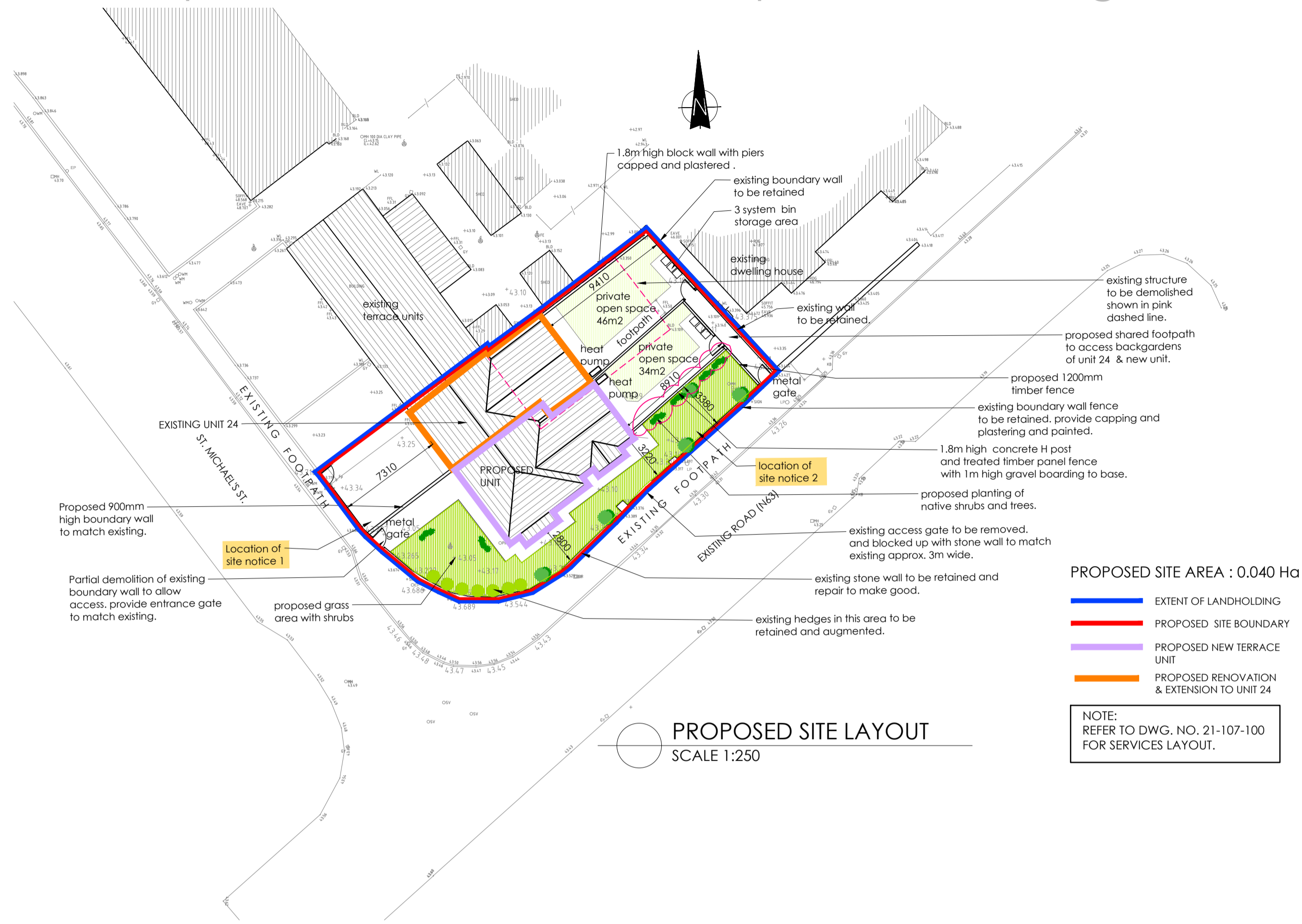


Proposed Residential Development at Congress Terrace, Co. Longford

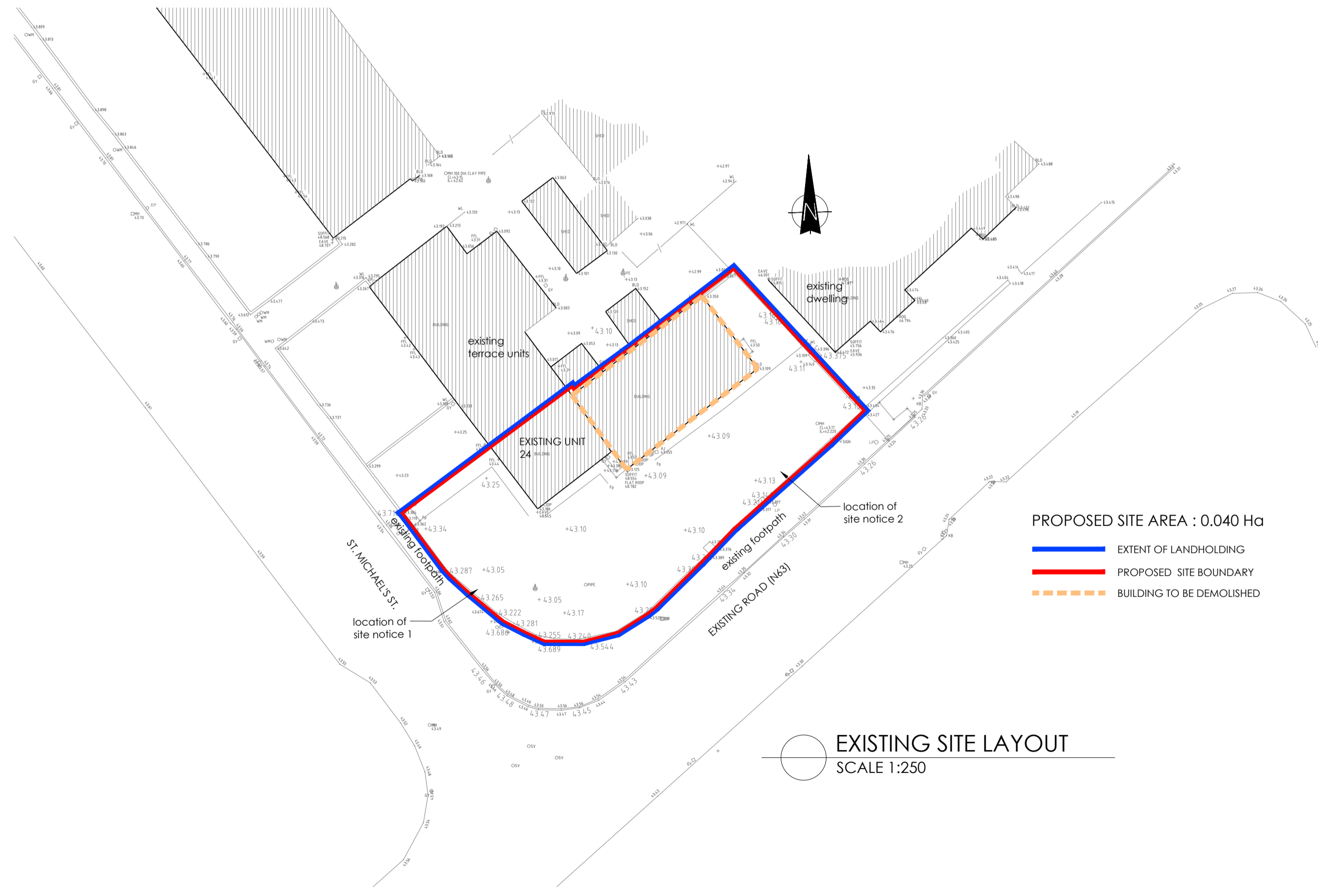


PROPOSED SITE LAYOUT
SCALE 1:250

PROPOSED SITE AREA : 0.040 Ha

- EXTENT OF LANDHOLDING
- PROPOSED SITE BOUNDARY
- PROPOSED NEW TERRACE UNIT
- PROPOSED RENOVATION & EXTENSION TO UNIT 24

NOTE:
REFER TO DWG. NO. 21-107-100
FOR SERVICES LAYOUT.



EXISTING SITE LAYOUT
SCALE 1:250

PROPOSED SITE AREA : 0.040 Ha

- EXTENT OF LANDHOLDING
- PROPOSED SITE BOUNDARY
- BUILDING TO BE DEMOLISHED

VEGETATION & PLANTING LEGEND

SELECT HEAVY STANDARD TREES
min. 10-12cm girth, proposed species:
5 nos.

EXISTING PLANTS TO BE RETAINED.

SUITABLE NATIVE TREES FOR OPEN SPACES:

- a.) Ash
- b.) Crab Apple
- c.) Oak
- d.) Birch
- e.) Scots pine
- f.) Blackthorn
- g.) Hazel
- h.) Wild Cherry

SUITABLE NATIVE TREES FOR STREET:

- a.) Birch
- b.) Rowan
- d.) Hawthorn
- f.) Holly
- h.) Bird Cherry

SUITABLE NATIVE TREES FOR HEDGES:

- a.) Bird Cherry
- b.) Spindle

Good native hedgerow species for pollinators:
(reference : Biodiversity Ireland)

- Hazel (Feb-Apr)
- Willow (Mar-May)
- Blackthorn (Mar-May)
- Hawthorn (Apr-Jun)
- Broom (Apr-Jun)
- Wild Cherry (Apr-May)
- Bramble (May-Sept)
- Wild Privet (May-Jul)
- Crab apple (May-Jun)
- Elder (May-Jun)
- Whitebeam (May-Jun)
- Rowan (May-Jun)
- Wild Rose (Jun-Jul)
- Honeysuckle (Jun-Oct)
- Goulden Rose (Jun-Jul)
- Raspberry (Jun-Aug)
- Ivy (Sept-Nov)
- Gorse (Jan-Dec)

SELECT SHRUB AND GROUND COVER PLANTING

To be all containerised stock min. 2L. Typical species:

- GROUND COVERS planted at 5.7/m²:
Crocodylia Lucifer
Festuca spp.
Hedera 'hibernica'
RHS spp.
Vinca minor
Luzula pilosa

- SHRUBS, planted at 3-4/m²:
Corylus avellana
Corylus maxima 'Purpurea'
Hypericum calycinum
Lavandula stoechas
Magnolia x soulangeana
Nehalicia x media 'Charity'
Philadelphus 'Belle Etoile'
Rosa mediland 'Alba'
Viburnum doviilli
Viburnum opulus

SPECIFICATION

Sub-base foundation to footpaths

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

Reinstatement generally

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

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

Seeding

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

Turf edging to seeded areas

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

Turfing on banks exceeding 30° slope

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

LANDSCAPING SPECIFICATION

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

Seeded Grass Areas

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

Asphalt

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

Water & Drainage

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

Services

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

General Site Works:

General

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

Timber

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

Roads

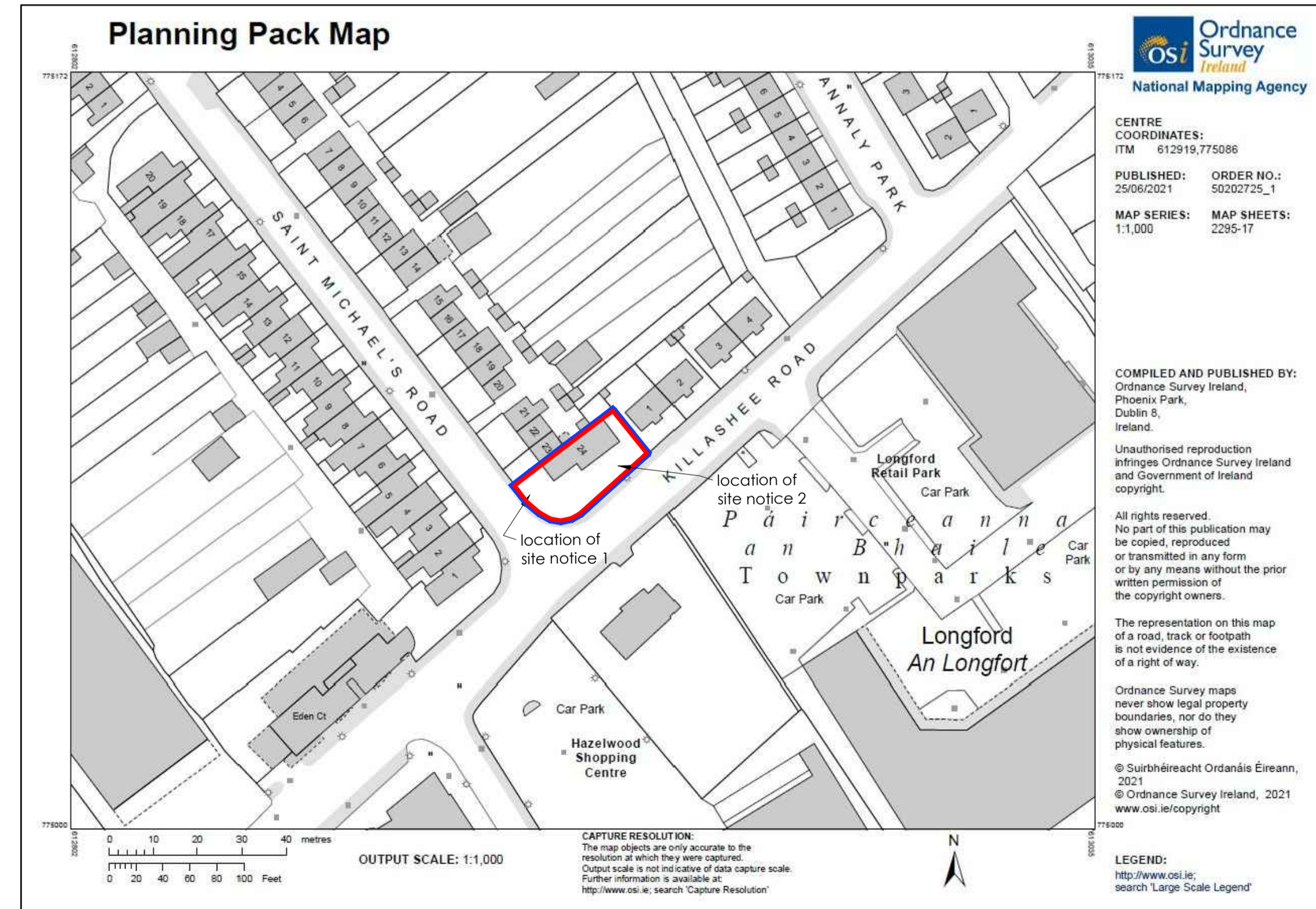
Proposed Tarmacroad to be 40mm macadam wearing course on 150mm wet mix macadam road base on compacted grade 804 sub-base on geotextile membrane on suitably compacted sub-grade/fill/sub-soil

Footpaths

Footpaths to be generally 100mm deep but increased to 150mm depth where vehicle traffic anticipated on suitable depth of grade 804 compacted sub-base. Separation layer of 125micron polythene sheeting to be provided, without craters, between sub-base and concrete with all joints to overlap by 300mm. Footpath to be graded to road at 2.5% gradient and brush finished. Provide contraction joints in footpath at max 3M c/c. Joints to be straight and at right angles to footpath and to contain appropriate flexible joint or double layer roofing felt to full depth of joint.

Kerbing

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



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

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

LONGFORD COUNTY COUNCIL
PROJECT: PROPOSED EXTENSION TO UNIT 24 & CONSTRUCTION OF 1 NO. SEMI DETACHED UNIT AT CONGRESS TERRACE, LONGFORD.
DRAWING: Proposed & Existing Site Layout & Site location Map
DATE: 21.10.2021
SCALE: VARIES
DRAWN BY: RN
PROJECT NO: 21481-PLA-100

SWEENEY architects
PH: 043 334 880
EM: info@sweeneyarchitects.ie
WWW: www.sweeneyarchitects.ie
SWEENEY architects
Rear 8, Gort Park,
Annamore, Co. Longford
RIA1
2021
63