Drawing Register

Project No:	18002
Project Name:	Old Commons Road Development
Client:	Culclan Construction
Purpose of Issue:	Planning
Issued by:	CLC & Associates
Address:	Unit 2C , The Atrium Blackpool Cork
Tel:	021 6017152

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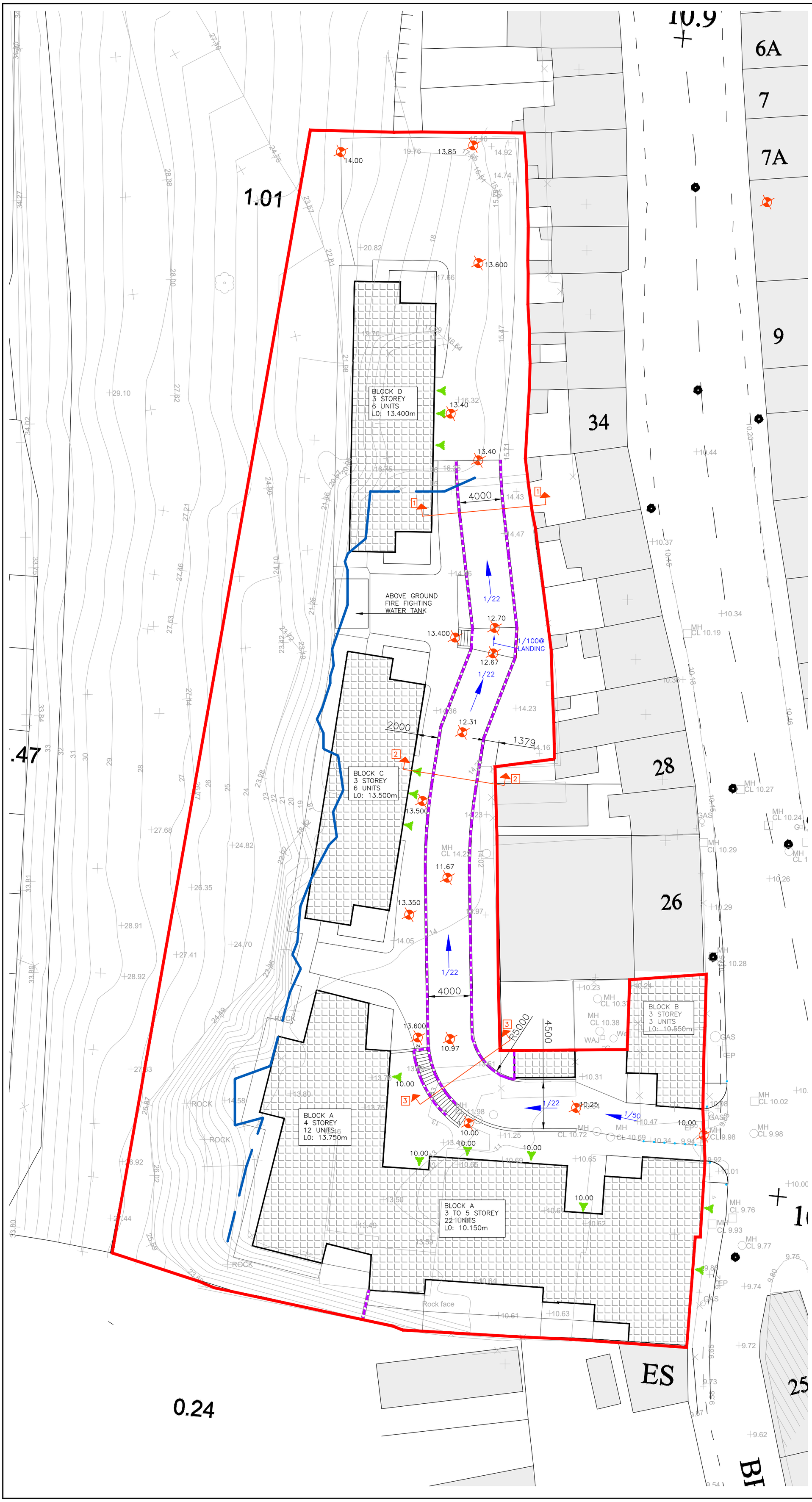
Issue Type: D=Draft, P=Planning, RFI=Request for Further Information, T=Tender, CT = Contract, FC = Fire Cert, DAC = DAC Cert, CN=Commencement, C=Construction, SR=Submittal Response, FCI = Final Construction Issue, AB = As Built **Issue Format:** E = Email, H =Hard Copy, U = Upload	**Issue Type**	P	P		
	No. of Sheets	18	08		
	Issue date	27.05.2020	26.06.2020		

CIRCULATION

Client:	Culclan Construction	E	E		
Quantity Surveyors:					
Architect:	QDM Architecture	E	E		
Civil / Structural:	CLC & Associates				
Building Services:					
PSDP:					
Local Authority:	Cork City Council				
Service Provider:					
Document Manager:					

DRAWINGS:

Dwg No.	**Drawing Title**	**Scale**	**Size**	**Revision**			
600 - CIVIL							
600 - Plans							
18002_P_600	Site Layout & Levels	1:250	A2	0	1		
18002_P_601	Foul & Storm Drainage	1:250	A2	0	1		
18002_P_602	Watermain Layout	1:250	A2	0	1		
18002_P_603	Surface Water Outfall	1:200	A3	0	1		
18002_P_604	Sightlines & Entrance Detail	varies	A3	0	1		
18002_P_605	Fire tender Autotrack	1:250	A2	0	1		
18002_P_606	Refuse Truck Autotrack	1:250	A2	0	1		
18002_P_607	Surface Finishes	1:250	A2	0	1		
610 - Services Details							
18002_P_610	Services Details Sheet 1	NTS	A3	0			
18002_P_611	Services Details Sheet 2	NTS	A3	0			
18002_P_612	Services Details Sheet 3	NTS	A3	0			
18002_P_613	Services Details Sheet 4	NTS	A3	0			
18002_P_614	Services Details Sheet 5	NTS	A3	0			
18002_P_615	Attenuation Tank 1 Details	NTS	A3	0			
620 - Drainage Long Sections							
18002_P_620	Storm Longitudinal Sections - Sheet 1	1:250	A3	0			
18002_P_621	Storm Longitudinal Sections - Sheet 2	1:250	A3	0			
18002_P_622	Foul Longitudinal Sections	1:250	A3	0			
630 - Site Sections							
18002_P_630	Site Cross Sections - Sheet 1	1:50	A3	0	1		



REV	DATE	BY	NOTES
.	.	.	.
01	26/06/2020	TA	BLOCK NUMBERS UPDATED
00	27/05/2020	TA	PART 8 APPLICATION

DWG. STATUS

PART 8 APPLICATION

PROJECT
Apartment Blocks
Commons Road,Blackpool,Cork.

CLIENT
Culclan Construction

DRAWING
Site Layout & Levels

DATE 27/05/2020 SCALE 1:250@ A2 DRN TA CHECKED GOS

PROJECT NO.	DWG NO.	REVISION.
18002	P_600	01

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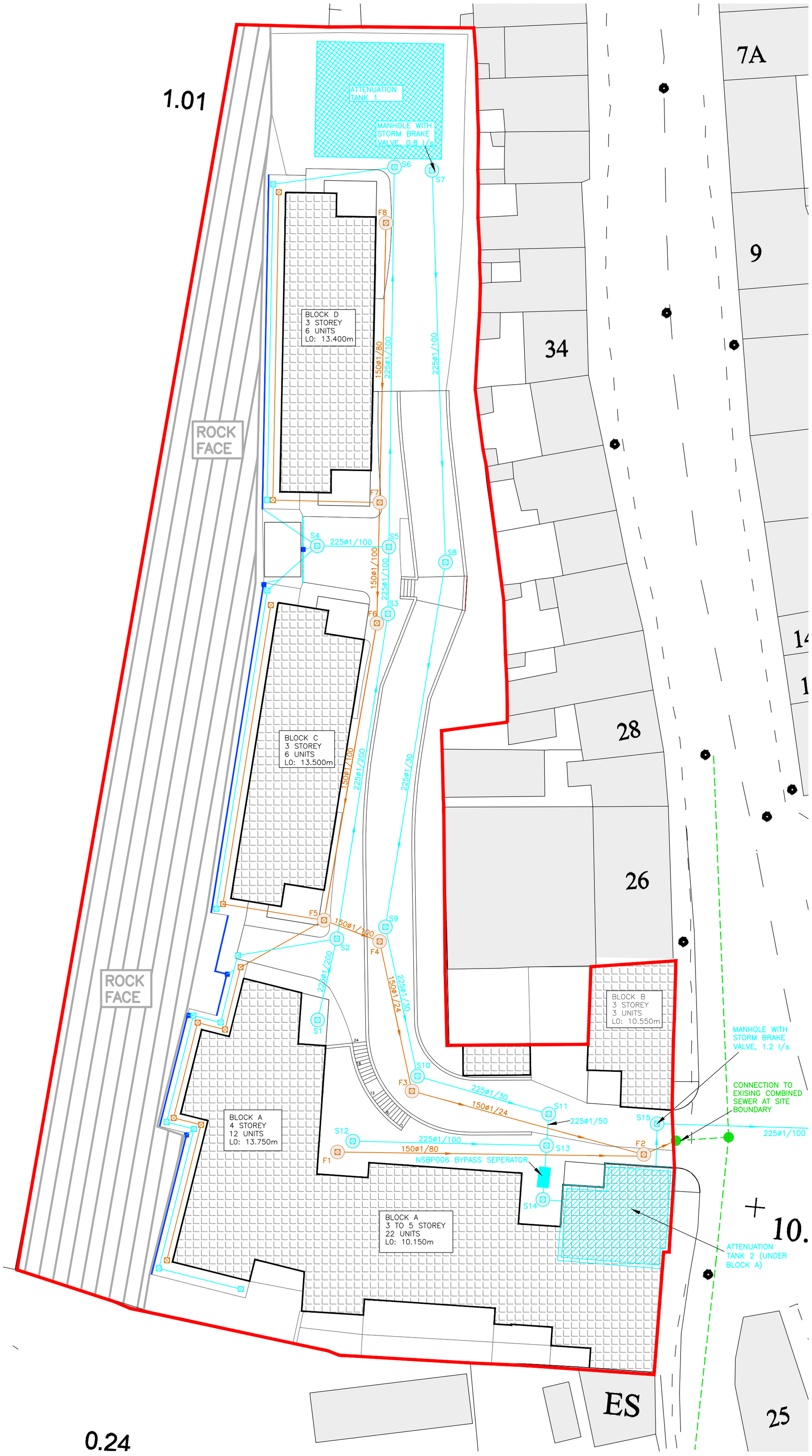

NOTES:
1–ALL SEWER CONSTRUCTION DETAILS TO CONFIRM WITH IRISH WATER DOCUMENT 'WASTEWATER INFRASTRUCTURE STANDARD DETAIL, IW–CDS–5030–01'

2–ALL WATERMAIN CONSTRUCTION DETAILS TO CONFIRM WITH IRISH WATER DOCUMENT 'WATER INFRASTRUCTURE STANDARD DETAIL, IW–CDS–5020–01'

3–MANHOLE COVERS TO BE ADJUSTED TO SUIT FINISHED GROUND LEVELS.

4– MANHOLE SETOUT TO BE COORDINATED WITH LANDSCAPE PLAN AND RECESSED COVERS TO BE PROVIDED WHERE REQUIRED TO SUIT ANY PAVING REQUIREMENTS

5–D400 NOROC COVERS TO BE USED WITHIN ROADWAYS AND ALL AREAS WITH VEHICULAR ACCESS

6–MAXIMUM DISTANCE BETWEEN MANHOLES TO BE 90m

7–LOCRING DEVICE TO BE FITTED TO ALL MANHOLE COVERS AND SURFACE GRATINGS IN ACCORDANCE WITH IS261

8–ALL EXISTING SERVICES WITHIN THE SITE TO BE SURVEYED PRIOR TO COMMENCEMENT TO CHECK FOR CLASHES

9–ALL CONNECTIONS TO EXISTING NETWORKS TO BE SURVEYED PRIOR TO COMMENCEMENT

10–GULLIES TO BE PROVIDED FOR EVERY 200m² HARDSTANDING MINIMUM

FOUL SEWER LEGEND

NEW FOUL SEWER

F (IC) NEW ACCESS CHAMBER (UP TO 0.6m DEEP)

F NEW FOUL SEWER MANHOLE

STORM SEWER LEGEND

NEW STORM SEWER

S (IC) NEW ACCESS CHAMBER (UP TO 0.6m DEEP)

S NEW STORM SEWER MANHOLE

DISHED DRAINAGE CHANNEL AT BACK OF FOOTPATH TO COLLECT RUN OFF FROM ROCK FACE

COLLECTION SUMP FOR DRAINAGE CHANNEL

COMBINED SEWER LEGEND

EXISTING COMBINED SEWER

EXISTING COMBINED SEWER MANHOLE

ATTENUATION TANK DETAILS		
TANK No.	1	2
PLAN AREA (m2)	110	64
HEIGHT (m)	1.6	1.2
POROSITY (%)	95%	–
STORAGE VOLUME (m³)	167	77
TYPE	AQUACELL PRIME	CONCRETE TANK

Storm Drainage Levels

MH	C.L. (mOD)	I.L. (mOD)
S1	13.60	12.48
S2	13.40	12.44
S3	13.40	12.30
S4	13.50	12.38
S5	13.40	12.25
S6	13.60	11.92
S7	13.60	11.02
S8	12.70	10.68
S9	11.40	9.61
S10	10.75	9.18
S11	10.25	8.78
S12	10.00	8.88
S13	10.20	8.68
S14	10.00	8.58
S15	10.00	8.38
S16	9.80	8.21
S17	9.40	7.93
Outfall		7.88

Foul Drainage Levels

MH	C.L. (mOD)	I.L. (mOD)
F1	10.00	8.95
F2	10.00	8.62
F3	10.70	9.50
F4	11.40	10.04
F5	13.35	11.59
F6	13.35	11.85
F7	13.30	11.95
F8	13.30	12.25
Exist	10.00	8.57

REV	DATE	BY	NOTES
-	-	-	-
01	26/06/2020	TA	BLOXK NUMBERS UPDATED
00	27/05/2020	TA	PART 8 APPLICATION

DWG. STATUS
PART 8 APPLICATION

PROJECT
Apartment Blocks
Commons Road,Blackpool,Cork.

CLIENT
Culclan Construction

DRAWING
Foul & Storm Drainage

DATE 27/05/2020 SCALE 1:250@ A2 DRN TA CHECKED GOS
PROJECT NO. 18002 DWG NO. P_601 REVISION. 01

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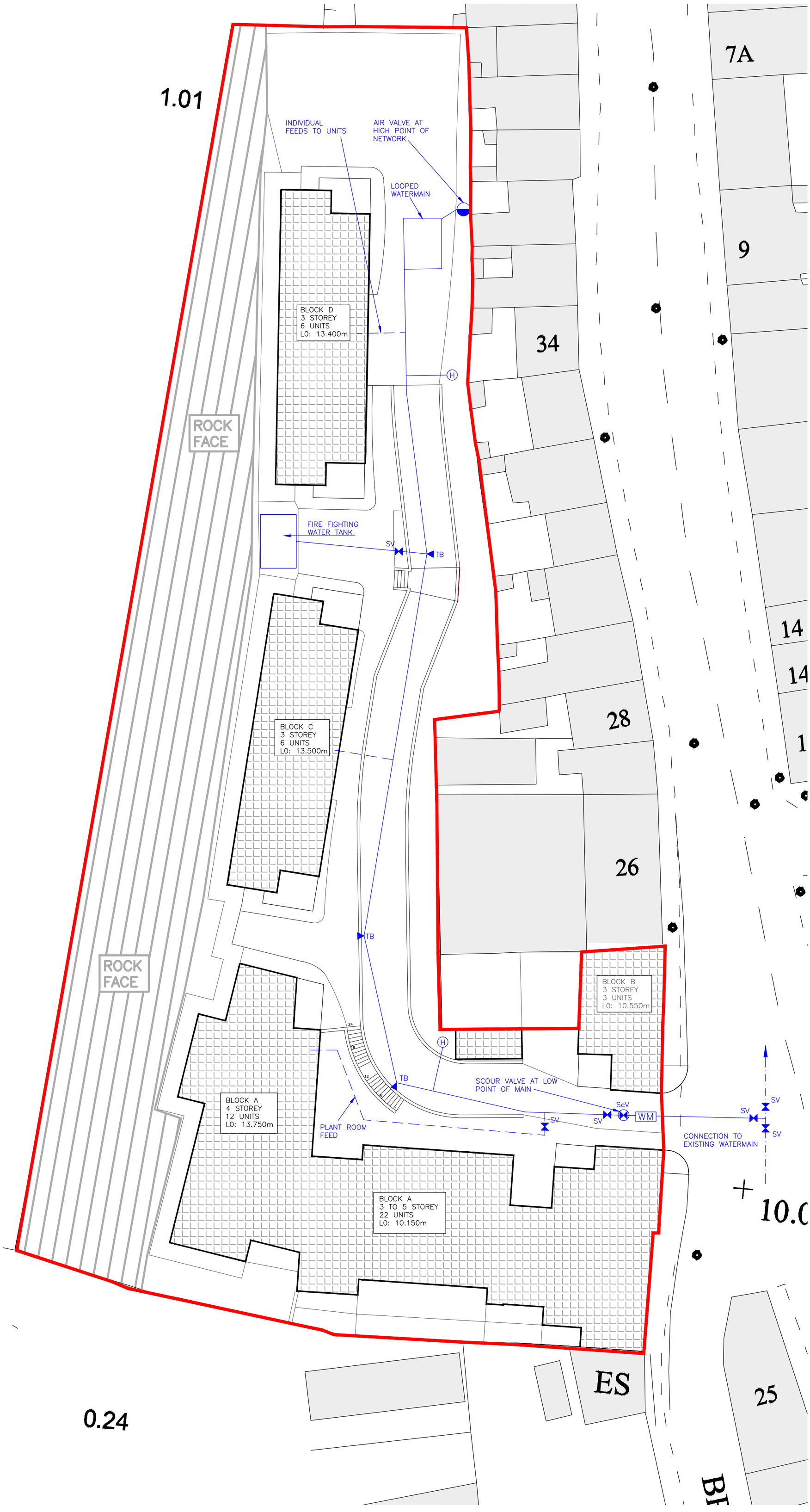

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WATERMAIN LEGEND

100mm DIAMETER HDPE PE100 SDR–17 WATERMAIN

H FIRE HYDRANT

THRUST BLOCK

ScV SCOUR VALVE

SLUICE VALVE

WM WATER METER

AIR VALVE

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DWG. STATUS

PART 8 APPLICATION

PROJECT
Apartment Blocks
Commons Road,Blackpool,Cork.

CLIENT
Culclan Construction

DRAWING
Watermain Layout

DATE 27/05/2020 SCALE 1:250@ A2 DRN TA CHECKED GOS

PROJECT NO. 18002 DWG NO. P_602 REVISION. 01

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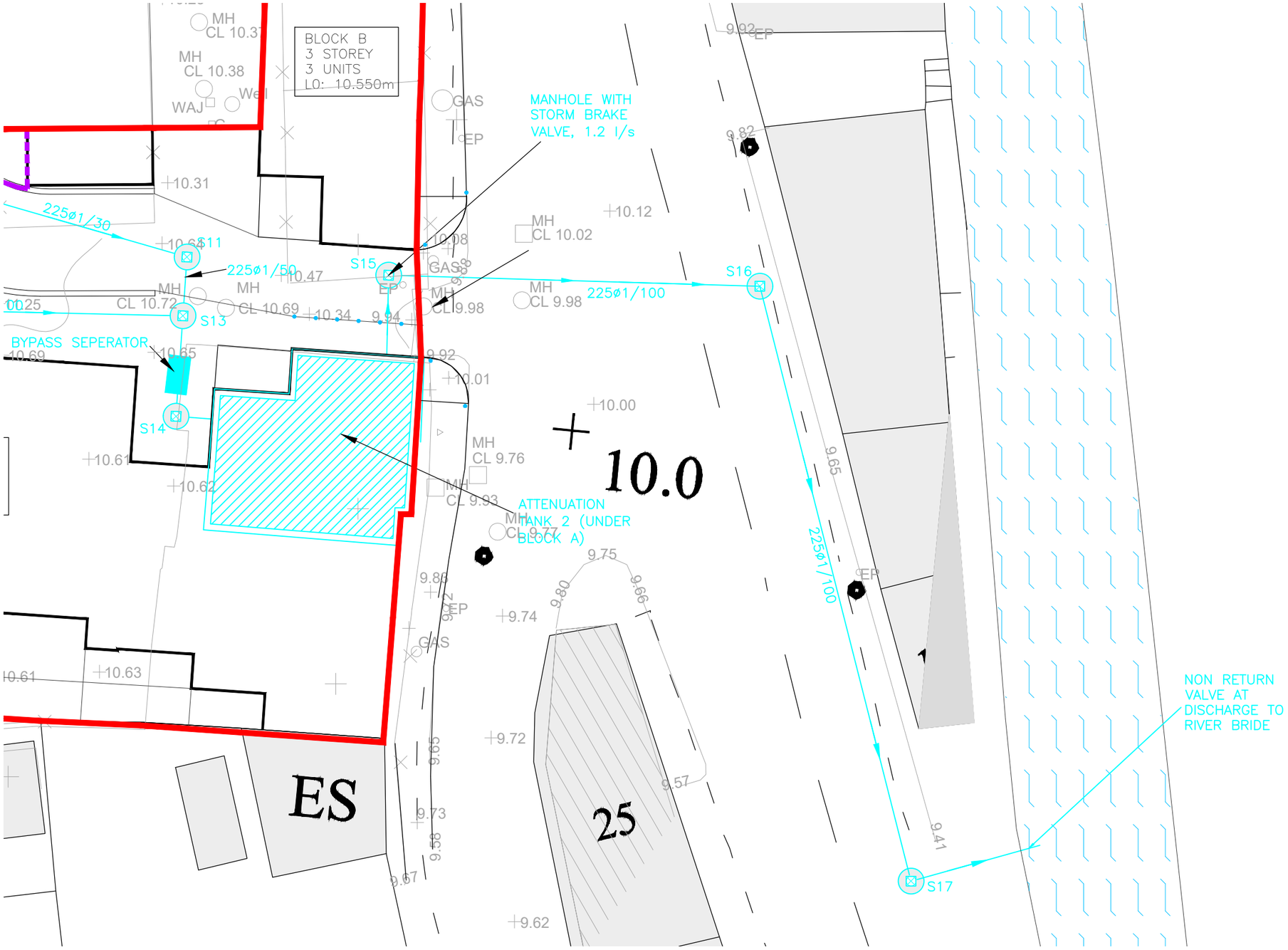

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DWG. STATUS

PART 8 APPLICATION

PROJECT
Apartment Blocks
Commons Road, Blackpool, Co. Cork

CLIENT
Culclan Construction Ltd

DRAWING
Surface Water Outfall

DATE	SCALE	DRN	CHECKED
27/05/2020	1:200	TA	GOS

PROJECT NO.	DWG NO.	REVISION.
18002	P_603	01

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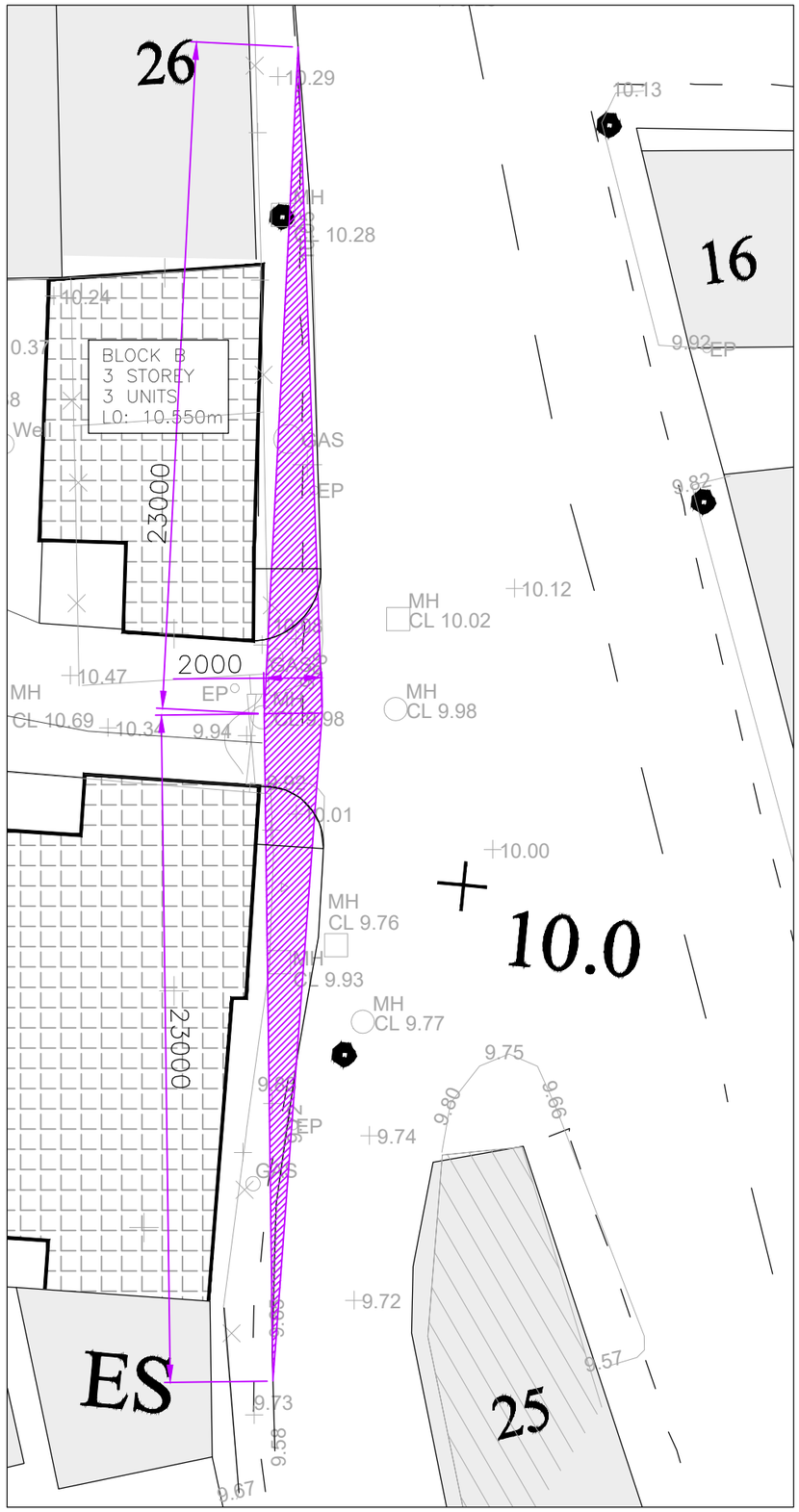
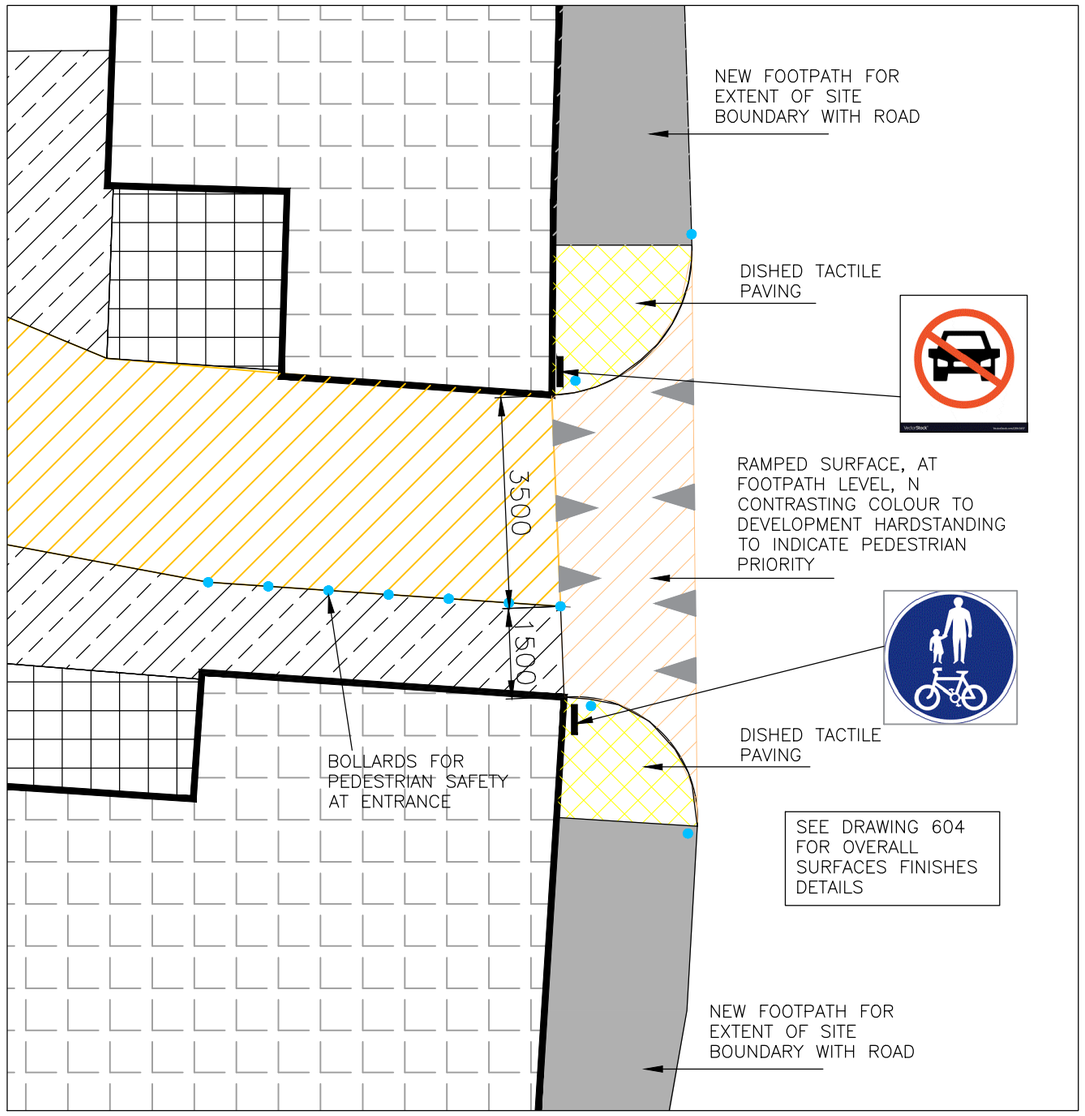


SIGHTLINES
SCALE 1/200



SITE ENTRANCE
SCALE 1/100

REV	DATE	BY	NOTES
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DWG. STATUS

PART 8 APPLICATION

PROJECT
Apartment Blocks
Commons Road, Blackpool, Co. Cork

CLIENT
Culclan Construction Ltd

DRAWING
Sightlines & Entrance Detail

DATE 27/05/2020 SCALE Varies DRN TA CHECKED GOS

PROJECT NO.	DWG NO.	REVISION.
18002	P_604	01

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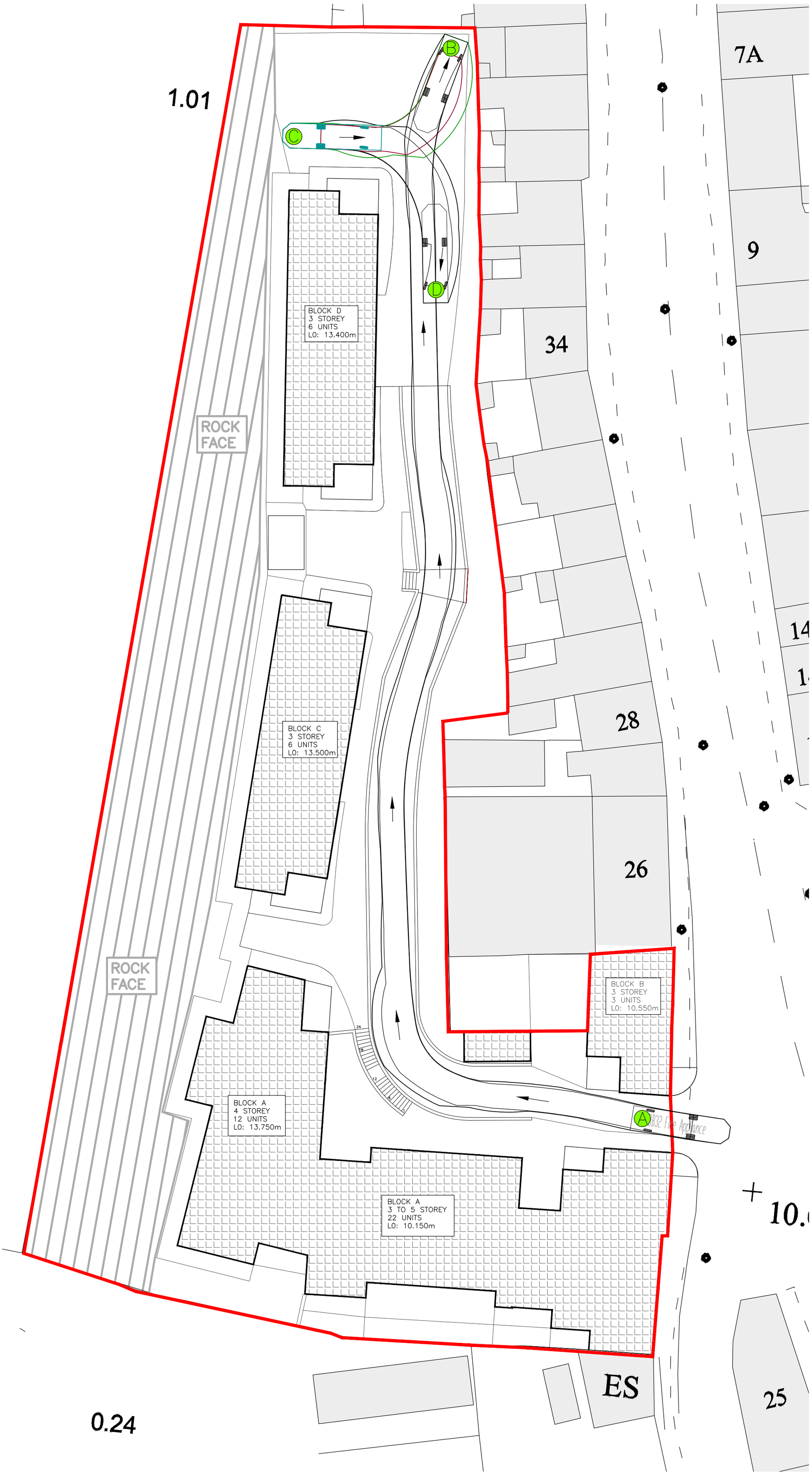

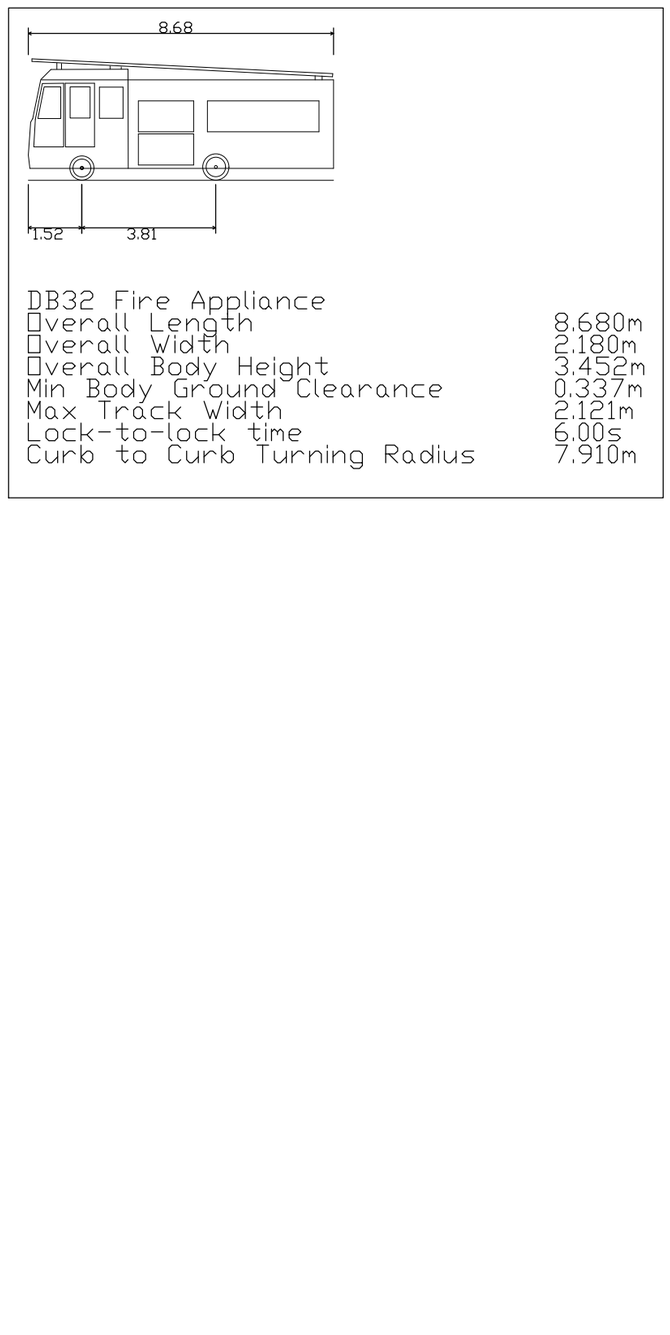

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DWG. STATUS

PART 8 APPLICATION

PROJECT
Apartment Blocks
Commons Road,Blackpool,Cork.

CLIENT
Culclan Construction

DRAWING
Fire tender autotrack

DATE 27/05/2020 SCALE 1:250@ A2 DRN TA CHECKED GOS

PROJECT NO.	DWG NO.	REVISION.
18002	P_605	01

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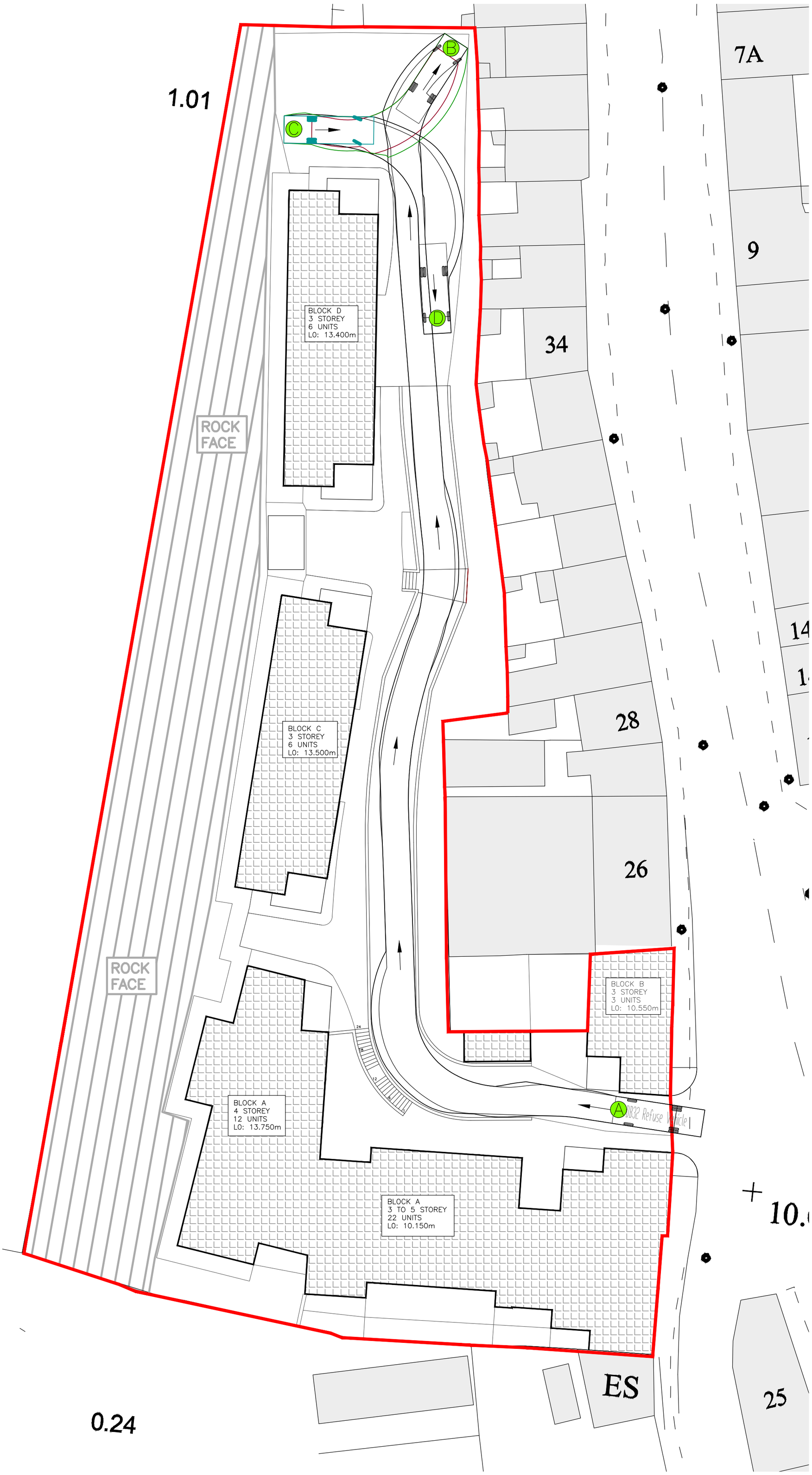

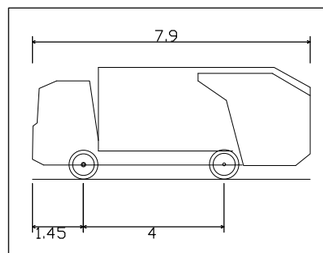

DB32 Refuse Vehicle

Overall Length	7.900m
Overall Width	2.400m
Overall Body Height	3.183m
Min Body Ground Clearance	0.388m
Max Track Width	2.400m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	9.625m

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PART 8 APPLICATION

PROJECT
Apartment Blocks
Commons Road,Blackpool,Cork.

CLIENT
Culclan Construction

DRAWING
Refuse Truck Autotrack

DATE 27/05/2020 SCALE 1:250@ A2 DRN TA CHECKED GOS

PROJECT NO.	DWG NO.	REVISION.
18002	P_606	01

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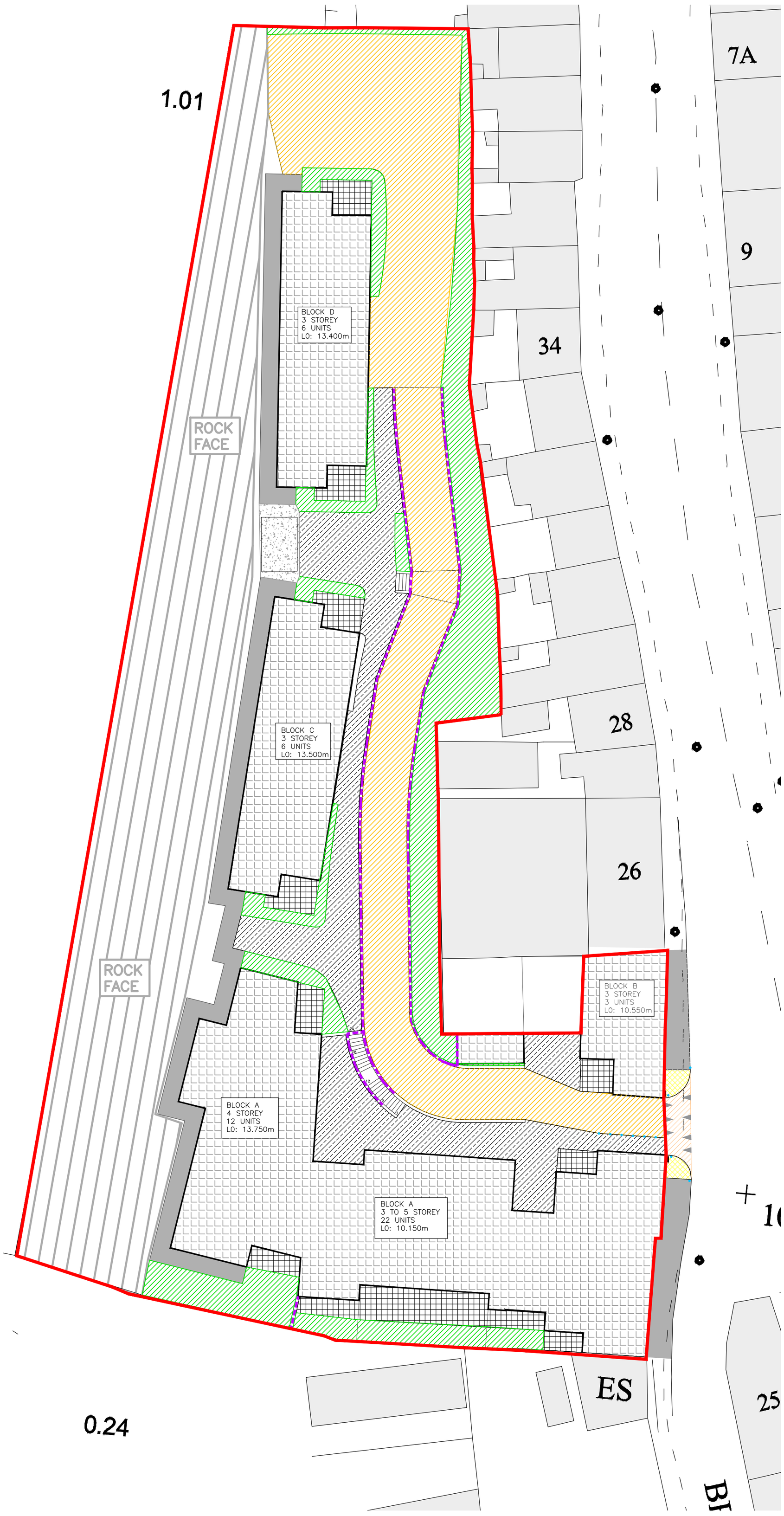

LEGEND

SHARED SURFACE
*FINISHED COLOUR TO BE AGREED
*40mm THICK 10mm STONE MASTIC ASPHALT WEARING COURSE
*60mm DENSE BITUMEN MACADAM BINDER COURSE TO BS4987
*100mm BITUMINOUS DENSE MACADAM ROAD BASE COUSE TO BS4987
*SUB BASE AS PER TABLE BELOW
*CAPPING AS PER TABLE BELOW

SUB GRADE CBR THICKNESS &	SUB BASE THICKNESS OPTION A	CAPPING LAYER SUB BASE THICKNESS OPTION B
< 2%	–	600 + 225
2 – 2.5	400	350 + 225
3 – 4.9	325	350 + 225
5 – 6.9	250	150 + 225
> 7	225	– + 225

OPTION A = CL804 GRANULAR SUB BASE
OPTION B = 225 CL804 GRANULAR SUB BASE ON CL610 CLASS 6N OR 6P CAPPING LAYER

PEDESTRIAN ONLY WALKWAY
*FINISHED COLOUR TO BE AGREED
*20mm THICK 10mm STONE MASTIC ASPHALT WEARING COURSE
*40mm DENSE BITUMEN MACADAM BINDER COURSE TO BS4987
*100mm SUB BASE

FOOTPATH
*100mm THICK IN-SITU CONCRETE FOOTPATH ON POLYTHENE SHEETING SEPARATING MEMBRANE 125 MICRONS THICK (300 LAPS) ON100mm SUB-BASE.
*PROVIDE TRANSVERSE CONTRACTION JOINTS IN FOOTPATH @ 3m CRTs.

TACTILE PAVING
*TACTILE PAVING

PEDESTRIAN CROSSING
*SEE DRAWING 604

PRIVATE OPEN SPACE FOR DWELLINGS

BUILDINGS

ANCILLARY BASES / STRUCTURES
*REFER TO SITE PLAN

LANDSCAPING

RETAINING WALL

NOTE: SURFACE OF ROCK FACE TO BE MADE SAFE

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PROJECT
Apartment Blocks
Commons Road,Blackpool,Cork.

CLIENT
Culclan Construction

DRAWING
Surface Finishes

DATE 27/05/2020 SCALE 1:250@ A2 DRN TA CHECKED GOS
PROJECT NO. 18002 DWG NO. P_607 REVISION. 01

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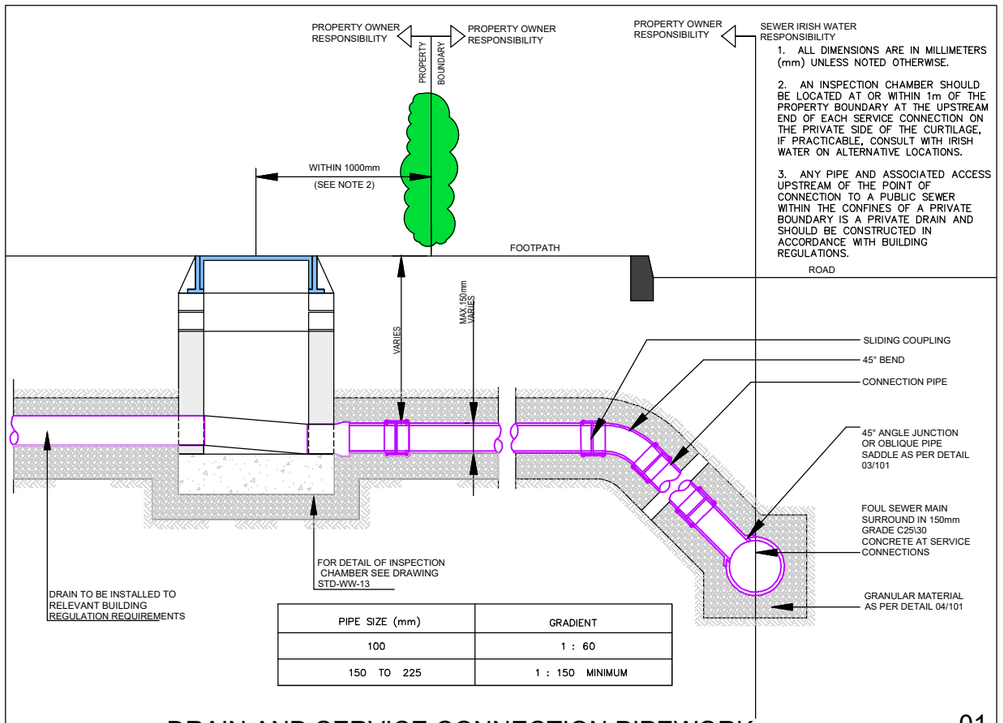
N.T.S.

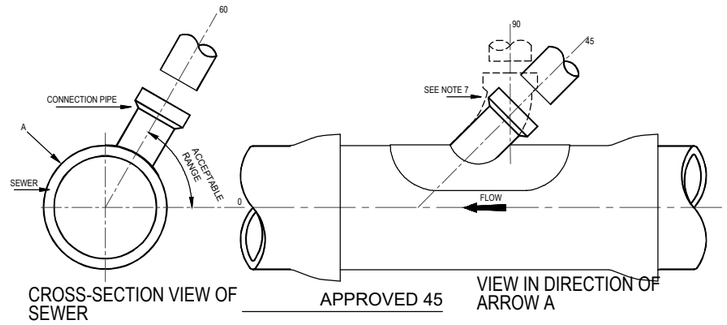


1. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE.
2. AN INSPECTION CHAMBER SHOULD BE LOCATED AT OR WITHIN 1m OF THE PROPERTY BOUNDARY AT THE UPSTREAM END OF EACH SERVICE CONNECTION ON THE PRIVATE SIDE OF THE CURTILAGE, IF PRACTICABLE, CONSULT WITH IRISH WATER ON ALTERNATIVE LOCATIONS.
3. ANY PIPE AND ASSOCIATED ACCESS UPSTREAM OF THE POINT OF CONNECTION TO A PUBLIC SEWER WITHIN THE CONFINES OF A PRIVATE BOUNDARY IS A PRIVATE DRAIN AND SHOULD BE CONSTRUCTED IN ACCORDANCE WITH BUILDING REGULATIONS.

PIPE SIZE (mm)	GRADIENT
100	1 : 60
150 TO 225	1 : 150 MINIMUM

DRAIN AND SERVICE CONNECTION PIPEWORK

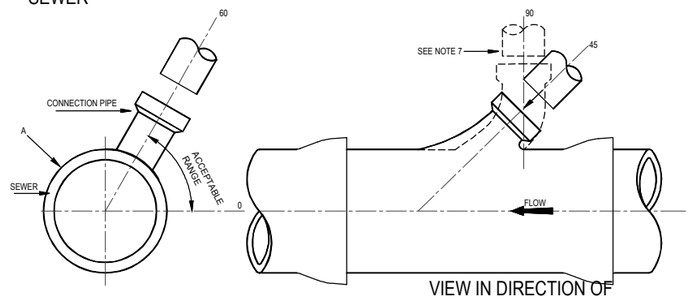
01



CROSS-SECTION VIEW OF SEWER

APPROVED 45

VIEW IN DIRECTION OF ARROW A



CROSS-SECTIONAL VIEW OF SEWER

45

VIEW IN DIRECTION OF ARROW A

1. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE.
2. AS FAR AS PRACTICABLE, JUNCTIONS AND SERVICE CONNECTIONS SHALL BE BUILT IN FOR ALL PLANNED USERS WHEN THE SEWER IS BEING CONSTRUCTED. WHERE IT IS NECESSARY TO MAKE A POST–CONSTRUCTION CONNECTION THE DEVELOPER SHALL BRING THE SEWER TO THE INSPECTION CHAMBER, INSTALL THE INSPECTION CHAMBER AND SEAL THE UPSTREAM END UNTIL THE CONNECTION IS REQUIRED.
3. THE VERTICAL ANGLE BETWEEN THE SERVICE CONNECTING PIPE A ND THE HORIZONTAL SHALL BE GREATER THAN 0 AND NOT MORE THAN 60
4. WHERE THE CONNECTION IS BEING MADE TO A SEWER WITH A NOMINAL INTERNAL DIAMETER OF 300mm DIAMETER OR LESS, CONNECTIONS SHALL BE MADE USING 45 ANGLE JUNCTIONS.
5. WHERE THE CONNECTION IS BEING MADE TO A SEWER WITH A NOMINAL INTERNAL DIAMETER GREATER THAN 300mm :

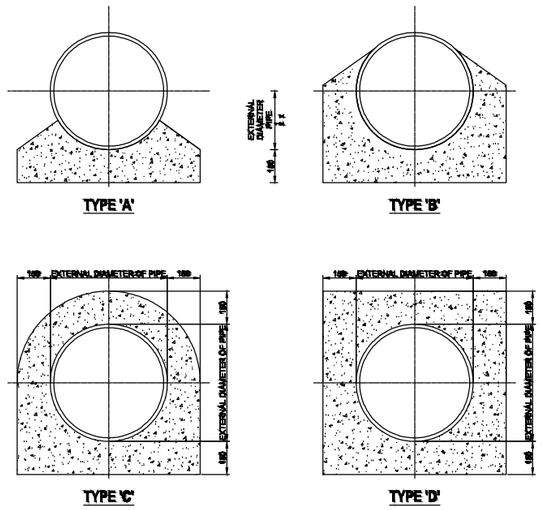
A) IF THE DIAMETER OF THE CONNECTING PIPE IS GREATER THAN HALF THE DIAMETER OF THE SEWE AN ACCESS MANHOLE SHALL BE CONSTRUCTED TO FORM THE CONNECTION POINT; OR,

B) IF THE DIAMETER OF THE CONNECTING PIPE IS LESS THAN OR EQUAL TO HALF THE DIAMETER OF THE SEWER, THEN THE CONNECTION SHALL BE MADE USING A PREFORMED SADDLE FITTING WITH A SLOW BEND BETWEEN THE SADDLE AND THE CONNECTING SEWER/DRAIN .

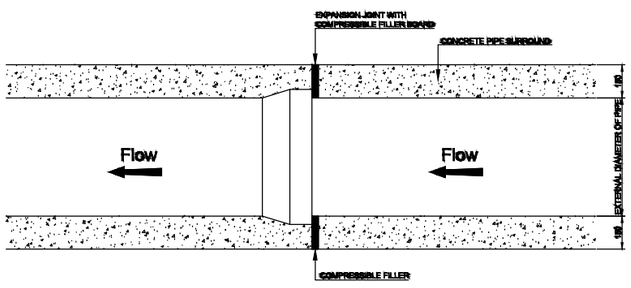
6. CONNECTIONS MADE WITH SADDLE FITTINGS SHALL BE M A DE BY CUTTING A ND SAFELY REMOVING A CORE FROM THE PIPE AND JOINTING THE SADDLE FITTING TO THE PIPE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO ENSURE A WATERTIGHT JOINT. THE CONNECTING PIPE SHALL NOT PROTRUDE INTO THE SEWERS.
7. THE USE OF 90° CONNECTIONS TO THE SEWER MAY BE ALLOWED SUBJECT TO IRISH WATER REVIEW, PROVIDED THE SADDLE OR BRANCH INCORPORATES A SWEPT TEE CONNECTION TOWARDS THE DIRECTION OF FLOW.

TYPICAL SEWER / SERVICES PIPE CONNECTION

03



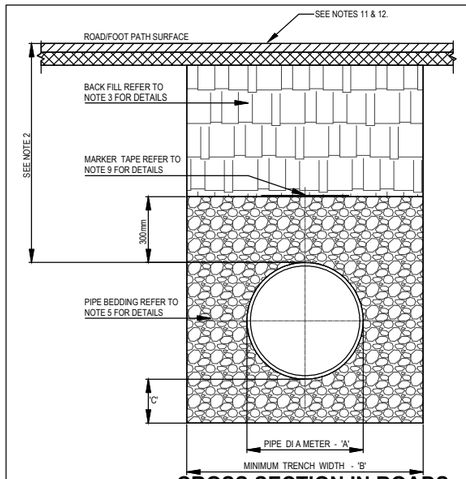
1. ALL DIMENSIONS ARE IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
2. CONCRETE PIPE BEDS AND HAUNCHES MAY BE REQUIRED TO ADDRESS MINIMUM COVER SITUATIONS, AND SHALL BE SUBJECT TO SUBMISSION AND ASSESSMENT BY IRISH WATER BEFORE ADVANCING WITH THE WORKS.
3. CONCRETE PIPE BEDS AND HAUNCHES SHALL HAVE A MINIMUM THICKNESS OF 150mm WITH AN ABSOLUTE MINIMUM DEPTH OF COVER ABOVE THE EXTERNAL CROWN OF THE PIPE OF 300mm.
4. CONCRETE TO BE IN ACCORDANCE WITH IS EN 206 AND TO BE CLASS C16/20.
5. THE HAUNCHES AND SURROUNDS TO BE FORMED USING FORM WORK TO PROVIDE A ROUGH CAST FINISH.
6. EXPANSION JOINTS IN THE CONCRETE SHALL BE PROVIDED AT ALL PIPE JOINTS TO ALLOW FOR PIPE FLEXIBILITY, COMPRESSIBLE FILLER BOARD TO BE IN ACCORDANCE WITH BS EN 622-1 AND BS EN 622-4, AND TO BE 19mm THICK
7. POLYETHYLENE PIPES SHALL BE WRAPPED IN PLASTIC SHEETING HAVING A COMPOSITION IN ACCORDANCE WITH BS 6076 BEFORE BEING CAST INTO CONCRETE.
8. BITUMINOUS MATERIAL SHALL NOT BE PUT IN CONTACT WITH PE OR PVC PIPES.



SPIGOT AND SOCKET JOINT

CONCRETE BED, HAUNCH AND SURROUND TO WASTE WATER

02



CROSS SECTION IN ROADS

WASTE WATER NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE.
2. THE MINIMUM DEPTH OF COVER FROM THE FINISHED SURFACE TO THE CROWN OF GRAVITY PIPES WITHOUT PROTECTION SHOULD BE AS FOLLOWS:

A) GARDENS AND PATHWAYS WITHOUT ANY POSSIBILITY OF VEHICULAR ACCESS – DEPTH NOT LESS THAN 0.5m THIS WOULD NORMALLY RELATE TO DRAINS IN PROPERTY,SHALLOW PIPES OF THIS NATURE ARE UNDESIRABLE AND SHOULD BE INSTALLED IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS

B) DRIVEWAY, PARKING AREAS AND YARDS WITH HEIGHT RESTRICTIONS TO PREVENT ENTRY BY VEHICLES WITH A GROSS VEHICLE WEIGHT IN EXCESS OF 7.5 TONNES – DEPTH NOT LESS THAN 0.75m.

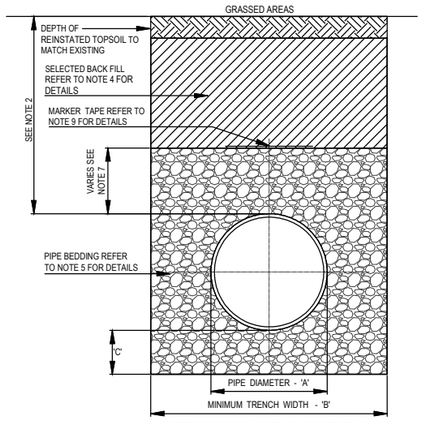
C) DRIVEWAYS, PARKING AREAS AND NARROW STREETS WITHOUT FOOTWAYS (E.G. MEWS DEVELOPMENTS) WITH LIMITED ACCESS FOR VEHICLES WITH A GROSS VEHICLE WEIGHT IN EXCESS OF 7.5 TONNES – DEPTH NOT LESS THAN 0.9m.

D) DEPTHS OF SEWERS IN GATED ESTATES SHALL BE SIMILAR TO THAT OUTLINED ABOVE

E) AGRICULTURAL LAND AND PUBLIC OPEN SPACE – DEPTH NOT LESS THAN 0.9m.

F) OTHER HIGHWAYS AND PARKING AREAS WITH UNRESTRICTED ACCESS TO VEHICLES WITH A GROSS VEHICLE WEIGHT IN EXCESS OF 7.5 TONNES – DEPTH NOT LESS THAN 1.2m.

3. CLAUSE 804 / 808 MATERIAL IN ACCORDANCE WITH THE NATIONAL ROADS AUTHORITY SPECIFICATION FOR ROAD WORKS IS TO BE USED AS BACKFILL MATERIAL WHERE THE SEWER MAIN IS LOCATED IN ROADS, FOOTPATHS OR WHEN THE NEAREST PART OF THE TRENCH IS WITHIN 1m OF THE PAVED EDGE OF THE ROAD WAY. CLAUSE 804 / 808 IS TO BE COMPACTED AS PER CLAUSE 802 OF THE NATIONAL ROADS AUTHORITY CLAUSE 808 IS TO BE USED WITHIN SPECIFICATION FOR ROAD WORKS. 500mm OF CEMENT BOUND MATERIALS, CONCRETE PAVEMENTS, CONCRETE STRUCTURES OR CONCRETE PRODUCTS. OTHERWISE CLAUSE 804 MAY BE USED. ALTERNATIVE BACKFILL MATERIAL TO THAT DESCRIBED ABOVE (CLAUSE 804 OR CLAUSE 808) OF THE PIPE TRENCH WILL ONLY BE ALLOWED BY IRISH WATER WHERE THE ROADS AUTHORITY IN WHOSE FUNCTIONAL AREA THE DEVELOPMENT IS LOCATED, PROVIDES WRITTEN APPROVAL TO THE DEVELOPER TO THE USE OF SUCH ALTERNATIVE MATERIAL
4. SELECTED EXCAVATED MATERIAL MAY BE USED IN GREEN–FIELD AREAS ABOVE GRANULAR PIPE SURROUND MATERIAL SUBJECT TO REVIEW BY IRISH WATER.
5. PIPE BEDDING SHALL COMPLY WITH WIS 4–08–02 AND IGN 4–08–01 GRANULAR MATERIAL SHALL BE 14mm TO 5mm GRADED AGGREGATE OR 10mm SINGLE SIZED AGGREGATE IS EN 13242. CONCRETE BED, HAUNCH & SURROUND, WHERE REQUIRED, SHALL BE TO STD–WW–08.
6. IN SOFT GROUND CONDITIONS (CBR < 5) THE MATERIAL SHOULD BE EXCAVATED AND DISPOSED OF IN ACCORDANCE WITH THE WASTE MANAGEMENT ACT AND CLAUSE 804 / 808 MATERIAL IN ACCORDANCE WITH THE NATIONAL ROADS AUTHORITY SPECIFICATION FOR ROAD WORKS SHALL REPLACE THE EXCAVATED MATERIAL, WRAPPED IN GEO–TEXTILE WRAPPING. ALTERNATIVELY, SPECIAL PIPE SUPPORT ARRANGEMENTS, INCLUDING PILING ETC. MAY BE REQUIRED WHERE THE DEPTH OF SOFT MATERIAL IS EXCESSIVE. SUCH ARRANGEMENTS SHALL BE SUBJECT TO ASSESSMENT BY IRISH WATER BEFORE ADVANCING WITH THE WORK.
7. IN GREEN FIELD AREAS, TYPE B BACKFILL (SELECTED EXCAVATED MATERIAL) WILL BE ALLOWED ABOVE THE SIDE HAUNCH GRANULAR MATERIAL IN THE CASE OF RIGID PIPES. A GRANULAR SURROUND OF A MINIMUM DEPTH OF 150mm ABOVE THE CROWN OF THE PIPE IS REQUIRED FOR FLEXIBLE PIPES , AND TYPE B MATERIAL MAY BE USED AS BACKFILL ABOVE THIS. ALL RISING MAINS IN GREENFIELD AREAS SHALL HAVE A MINIMUM COVER OF 300mm OF GRANULAR MATERIAL ABOVE THE EXTERNAL CROWN OF THE PIPE.
8. PIPES SHALL NOT BE SUPPORTED ON STONES, ROCKS OR ANY HARD OBJECTS AT ANY POINT A LONG THE TRENCH. ROCK SHALL BE EXCAVATED TO A DEPTH OF 150mm BELOW THE ACTUAL DEPTH OF THE TRENCH WITH THE VOID FILLED WITH CLAUSE 804 / 808 MATERIAL IN ACCORDANCE WITH THE NATIONAL ROADS AUTHORITY SPECIFICATION FOR ROAD WORKS. THE GRANULAR MATERIAL SHALL BE LAID ABOVE THIS VOID BACKFILL MATERIAL.
9. NON DEGRADABLE MARKER TAPE SHOULD BE INSTALLED AT TOP OF PIPE BEDDING LAYER. IN THE CASE OF NON METAL PIPE MATERIAL, THE MARKER TAPE SHOULD INCORPORATE A TRACE WIRE WHICH IS LINKED TO FITTINGS AND TERMINATED AT THE WASTE WATER PUMPING STATION AND THE DISCHARGE MANHOLE.
10. TRENCH WIDTHS FOR PIPE SIZES 80mm MAY BE <500mm, SUBJECT TO CONSIDERATION BEING GIVEN TO THE TRENCH DEPTH, HEALTH & SAFETY & CONSTRUCTION ACCESS REQUIREMENTS.
11. NEW ROAD CONSTRUCTION & SURFACE FINISH TO BE TO ROAD AUTHORITY REQUIREMENTS.
12. EXISTING ROAD REINSTATEMENT TO COMPLY WITH CURRENT VERSION OF"GUIDELINES FOR MANAGING OPENINGS IN PUBLIC ROADS" BY THE DEPT. OF TRANSPORT, TOURISM & SPORT, OR TRANSPORT INFRASTRUCTURE IRELAND REQUIREMENTS.



CROSS SECTION IN GRASSED AREAS

PIPE DIAMETER 'A' (mm)	TRENCH WIDTH 'B' (mm)
≤80 RAISING MAIN	SEE NOTE 10.
100	500
150	600
200	600
250	750
300	750
350	750
400	900
450	900
WASTE WATER PIPE DIAMETER 'A' (mm)	**DEPTH OF BEDDING 'C' (mm)**
≤100	100
150 – 450	200

DRAINAGE TRENCH BACKFILL AND BEDDING

04

REV	DATE	BY	NOTES
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.	.	.	.
0	27/05/2020	TA	PART 8 APPLICATION

DWG. STATUS: PART 8 APPLICATION

PROJECT: Apartment Blocks
Commons Road, Blackpool, Co. Cork

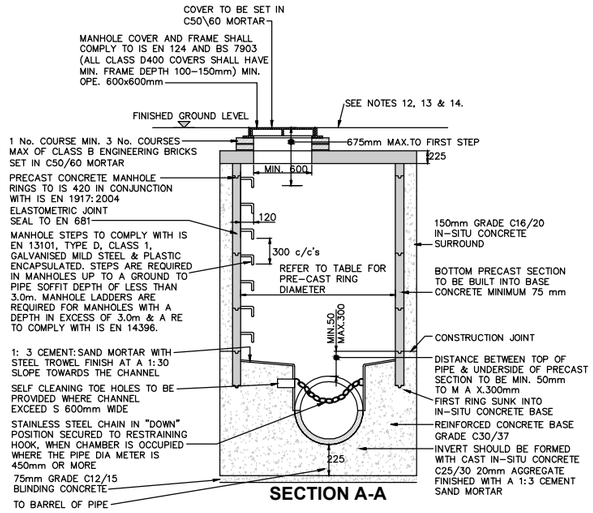
CLIENT: Culclan Construction Ltd

DRAWING: Services Details Sheet 1

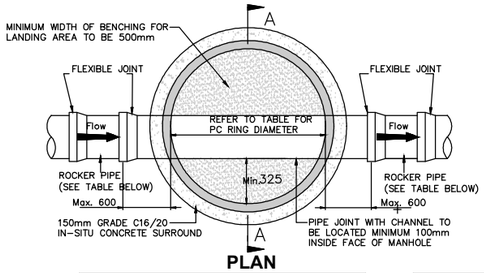
DATE 27/05/2020 | SCALE NTS | DRN TA | CHECKED TA

PROJECT NO. 18002 | DWG NO. P_610 | REVISION. 0

CLC & ASSOCIATES
CHARTERED ENGINEERS & PROJECT MANAGERS
CORK - UNIT 2C, THE ATRIUM, BLACKPOOL, CORK - 021 6017152
DUBLIN - 3013 LAKE DRIVE, CITYWEST, DUBLIN 24 - 01 9016136
EMAIL: INFO@CLC.IE WEB: WWW.CLC.IE

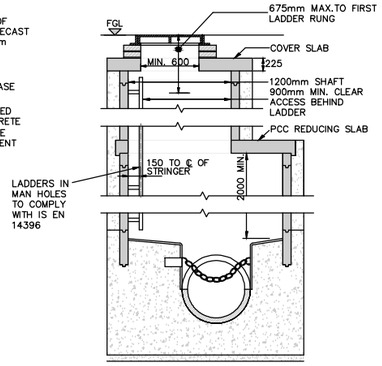


SECTION A-A



PLAN

1. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE.
2. PRE–CAST MANHOLES UNITS: COMPLYING WITH REQUIREMENTS OF IS EN 1917 AND BS 5911–PART 3.
3. THICKER MANHOLE BASES REQUIRED FOR SEWERS IN EXCESS OF 3m DEEP WHERE THE SIZE IS GREATER THAN THE STANDARD MINIMUM SIZE.
4. APPROVED PRE–CAST CONCRETE BASES MAY BE USED INCORPORATING CHANNELS, BENCHING ETC. SUBJECT TO IRISH WATER REVIEW AND COMPLYING WITH BS 5911–PART 4 2002.
5. STRUCTURAL DESIGN AND REINFORCEMENT DETAILS TO BE PROVIDED BY THE DEVELOPER AND SUBMITTED TO IRISH WATER FOR REVIEW.
6. MANHOLES GREATER THAN 3m IN DEPTH WILL REQUIRE A DETAILED STRUCTURAL DESIGN AND BE SUBJECT TO IRISH WATER REVIEW.
7. MANHOLE ROOFS SHALL CONSIST OF A REINFORCED CONCRETE SLAB OF IN–SITU CONCRETE, C30/37, WITH A MINIMUM THICKNESS OF 225mm DESIGNED TO CARRY ALL LIVE AND DEAD LOADS. ALTERNATIVELY, APPROVED PRE–C A ST CONCRETE ROOF SLABS MAY BE USED SUBJECT TO IRISH WATER REVIEW AND COMPLIANCE WITH BS 5911 PART 4: 2002.
8. COVERS AND FRAMES SHALL BE SUITABLE FOR ROAD AND TRAFFIC CONDITIONS SUBJECT TO REVIEW BY IRISH WATER.
9. 200mm ALL AROUND, 100mm DEEP CONCRETE PLINTH A ROUND COVERS IN GREEN AREAS.
10. ALL CHAMBERS TO BE CHECKED FOR UPLIFT BY THE DEVELOPER BASED ON GROUND CONDITIONS WITHIN THE SITE. SHOULD ANTI FLOATATION MEASURES BE REQUIRED THEY SHALL BE SUBJECT TO REVIEW BY IRISH WATER.
11. ALL CONCRETE TO BE IN ACCORDANCE WITH IS EN 206 : 2013.
12. ANY SPECIAL ROAD REINSTATEMENT A ROUND COVER & FRAME SHALL BE TO AUTHORITY'S REQUIREMENTS.
13. NEW ROAD CONSTRUCTION & SURFACE FINISH TO BE TO ROAD AUTHORITY REQUIREMENTS.
14. EXISTING ROAD REINSTATEMENT TO COMPLY WITH CURRENT VERSION OF "GUIDELINES FOR MANAGING OPENINGS IN PUBLIC ROADS" BY THE DEPT. OF TRANSPORT, TOURISM & SPORT, OR TRANSPORT INFRA STRUCTURE IRELAND REQUIREMENTS.
15. IF DEPTH FROM GROUND TO PIPE SOFFIT IS GREATER THAN 6m DEEP, A SITE SPECIFIC ENGINEERED SOLUTION FOR ACCESS SHALL BE PROVIDED.
16. PROPRIETARY WATERTIGHT PCC MANHOLE RING SYSTEMS WITH A WALL THICKNESS 125mm, & WATER TIGHT JOINT SEALING SYSTEM, MAY BE USED WITHOUT CONCRETE SURROUND, SUBJECT TO THE GROUND WATER LEVEL AT THE MANHOLE BEING LOW, & SUBJECT TO REVIEW BY IRISH WATER.



MANHOLE DETAIL > 3m & < 6m
GROUND TO SOFFIT DEPTH

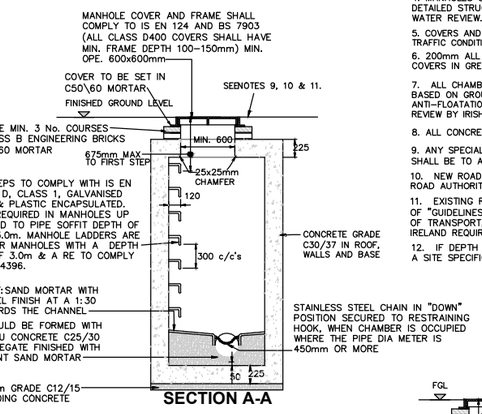
(NOTE: ON MANHOLES <1.5m⌀ REDUCING SLAB NOT TO BE USED & PCC RINGS TO CONTINUE UP TO COVER SLAB)

MINIMUM MANHOLE DIAMETERS	
DIAMETER OF LARGEST PIPE IN MANHOLE (mm)	INTERNAL DIAMETER OF MANHOLE (mm)
LESS THAN 375	1200
375 TO 450	1350
500 TO 750	1500

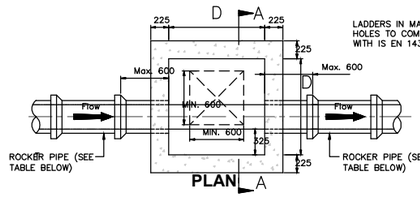
ROCKER PIPE LENGTH	
PIPE DIAMETER (mm)	ROCKER PIPE LENGTH (mm)
150 TO 600	600
GREATER THAN 600 TO 750	1000
GREATER THEN 750	1250

PRE-CAST CONCRETE MANHOLE

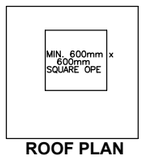
1. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE.
2. IN–SITU MANHOLES TO HAVE A MINIMUM WALL AND FLOOR THICKNESS OF 225mm FOR MANHOLE DEPTHS UP TO 3.0m AND 300mm OR MORE WHEN THE MANHOLE DEPTH EXCEEDS 3.0m.
3. STRUCTURAL DESIGN & REINFORCEMENT DETAILS TO BE PROVIDED BY THE DEVELOPER AND SUBMITTED TO IRISH WATER FOR REVIEW. MANHOLE ROOFS SHALL CONSIST OF A REINFORCED CONCRETE SLAB OF IN–SITU CONCRETE, C30/37, WITH A MINIMUM THICKNESS OF 225mm DESIGNED TO CARRY ALL LIVE AND DEAD LOADS. ALTERNATIVELY, APPROVED PRE–CAST CONCRETE ROOF SLABS MAY BE USED SUBJECT TO IRISH WATER APPROVAL AND COMPLIANCE WITH BS 5911 PART 4: 2002.
4. MANHOLES GREATER THAN 3m IN DEPTH WILL REQUIRE A DETAILED STRUCTURAL DESIGN A ND BE SUBJECT TO IRISH WATER REVIEW.
5. COVERS AND FRAMES SHALL BE SUITABLE FOR ROAD AND TRAFFIC CONDITIONS SUBJECT TO REVIEW BY IRISH WATER.
6. 200mm ALL AROUND, 100mm DEEP CONCRETE PLINTH A ROUND COVERS IN GREEN AREAS.
7. ALL CHAMBERS TO BE CHECKED FOR UPLIFT BY THE DEVELOPER BASED ON GROUND CONDITIONS WITHIN THE SITE. SHOULD ANTI–FLOATATION MEASURES BE REQUIRED THEY SHALL BE SUBJECT TO REVIEW BY IRISH WATER.
8. ALL CONCRETE TO BE IN ACCORDANCE WITH IS EN 206 : 2013.
9. ANY SPECIAL ROAD REINSTATEMENT A ROUND COVER & FRAME SHALL BE TO AUTHORITY'S REQUIREMENTS.
10. NEW ROAD CONSTRUCTION & SURFACE FINISH TO BE TO ROAD AUTHORITY REQUIREMENTS.
11. EXISTING ROAD REINSTATEMENT TO COMPLY WITH CURRENT VERSION OF "GUIDELINES FOR MANAGING OPENINGS IN PUBLIC ROADS" BY THE DEPT. OF TRANSPORT, TOURISM & SPORT, OR TRANSPORT INFRA STRUCTURE IRELAND REQUIREMENTS.
12. IF DEPTH FROM GROUND TO PIPE SOFFIT IS GREATER THAN 6m DEEP, A SITE SPECIFIC ENGINEERED SOLUTION FOR ACCESS SHALL BE PROVIDED.



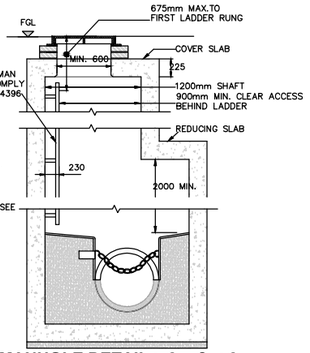
SECTION A-A



PLAN



ROOF PLAN



MANHOLE DETAIL > 3m & < 6m
GROUND TO PIPE SOFFIT DEPTH

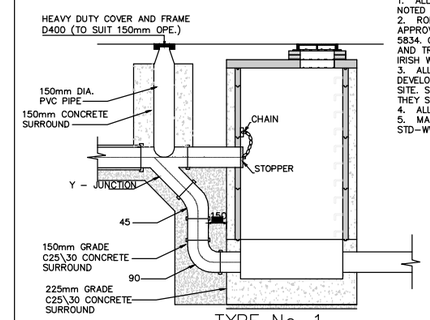
(NOTE: ON MANHOLES <1.5m SHAFT DIMENSION, REDUCING SLAB NOT TO BE USED & SHAFT TO CONTINUE UP TO COVER SLAB)

ROCKER PIPE LENGTH	
PIPE DIAMETER (mm)	ROCKER PIPE LENGTH (mm)
150 TO 600	600
GREATER THAN 600 TO 750	1000
GREATER THEN 750	1250

MINIMUM MANHOLE DIAMETERS	
DIAMETER OF LARGEST PIPE IN MANHOLE (mm)	INTERNAL DIAMETER OF MANHOLE (mm)
LESS THAN 375	1200
375 TO 450	1350
500 TO 750	1500

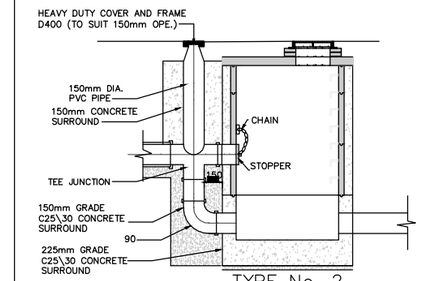
IN-SITU CONCRETE MANHOLE

1. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE.
2. RODDING EYE CHAMBER SHALL BE COVERED WITH APPROVED HEAVY DUTY METAL COVERS TO IS 261 AND BS 5834. COVER AND FRAME SHALL BE SUIT ABLE FOR ROAD AND TRAFFIC CONDITIONS AND IS SUBJECT TO REVIEW BY IRISH WATER.
3. ALL CHAMBERS TO BE CHECKED FOR UPLIFT BY THE DEVELOPER BASED ON GROUND CONDITIONS WITHIN THE SITE. SHOULD ANTI FLOATATION MEASURES BE REQUIRED THEY SHALL BE SUBJECT TO REVIEW BY IRISH WATER.
4. ALL CONCRETE TO BE IN ACCORDANCE WITH IS EN 206.
5. MANHOLE DETAILS TO BE IN ACCORDANCE WITH STD–WW–09, 10 AND 11



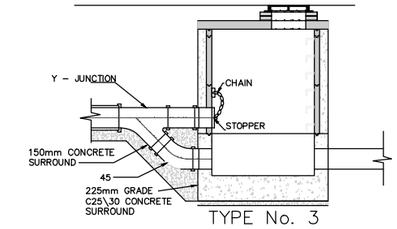
TYPE No. 1

150mm – 450mm DIA . (INCL.) DROP GREATER THAN 1700mm
500mm – 900mm DIA . (INCL.) DROP GREATER THAN 2300mm



TYPE No. 2

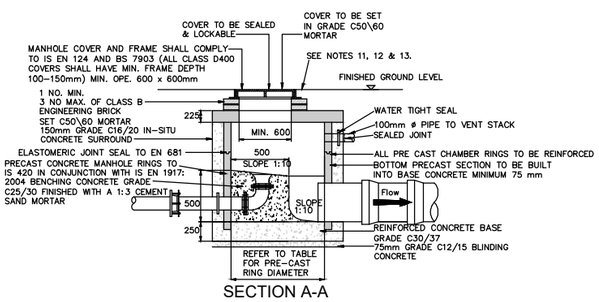
150mm – 450mm DIA . (INCL.) DROP GREATER THAN 1700mm
500mm – 900mm DIA . (INCL.) DROP GREATER THAN 2300mm



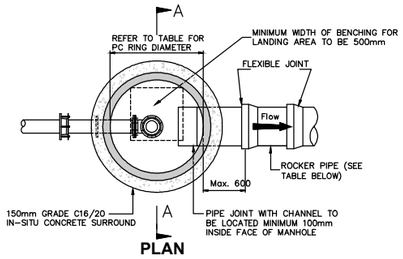
TYPE No. 3

150mm – 450mm DIA . (INCL.) DROP GREATER THAN 1700mm
500mm – 900mm DIA . (INCL.) DROP GREATER THAN 2300mm

BACK DROP MANHOLE



SECTION A-A



PLAN

1. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE.
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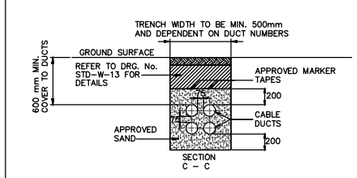
3. THICKER MANHOLE BASES REQUIRED FOR SEWERS IN EXCESS OF 3m DEEP WHERE THE SIZE IS GREATER THAN THE STANDARD MINIMUM SIZE.
4. PRE–C A ST CONCRETE BASES MAY BE USED INCORPORATING CHANNELS, BENCHING ETC. SUBJECT TO IRISH WATER REVIEW A ND COMPLYING WITH BS 5911–PART 4 2002.
5. STRUCTURAL DESIGN AND REINFORCEMENT DETAILS TO BE PROVIDED BY THE DEVELOPER A ND SUBMITTED TO IRISH WATER FOR REVIEW.
6. MAN HOLE ROOFS SHOULD CONSIST OF A REINFORCED CONCRETE SLAB OF IN–SITU CONCRETE, C30/37, WITH A MINIMUM THICKNESS OF 225mm DESIGNED TO CARRY ALL LIVE AND DEAD LOADS, ALTERNATIVELY, APPROVED PRE–CAST CONCRETE ROOF SLABS MAY BE USED SUBJECT TO IRISH WATER REVIEW AND COMPLIANCE WITH BS 5911 PART 4: 2002.
7. COVERS A ND FRAMES SHALL BE SUITABLE FOR ROAD AND TRAFFIC CONDITIONS SUBJECT TO REVIEW BY IRISH WATER.
8. 200mm ALL AROUND, 100mm DEEP CONCRETE PLINTH AROUND COVERS IN GREEN AREAS.
9. ALL CHAMBERS TO BE CHECKED FOR UPLIFT BY THE DEVELOPER BASED ON GROUND CONDITIONS WITHIN THE SITE. SHOULD ANTI FLOATATION MEASURES BE REQUIRED THEY SHALL BE SUBJECT TO REVIEW BY IRISH WATER.
10. ALL CONCRETE TO BE IN ACCORDANCE WITH IS EN 206.
11. ANY SPECIAL ROAD REINSTATEMENT A ROUND COVER & FRAME SHALL BE TO ROAD AUTHORITY'S REQUIREMENTS.
12. NEW ROAD CONSTRUCTION & SURFACE FINISH TO BE TO ROAD AUTHORITY REQUIREMENTS.
13. EXISTING ROAD REINSTATEMENT TO COMPLY WITH CURRENT VERSION OF "GUIDELINES FOR MANAGING OPENINGS IN PUBLIC ROADS" BY THE DEPT. OF TRANSPORT, TOURISM & SPORT, OR TRANSPORT INFRASTRUCTURE IRELAND REQUIREMENTS.

MINIMUM MANHOLE DIAMETERS	
DIAMETER OF LARGEST PIPE IN MANHOLE (mm)	INTERNAL DIAMETER OF MANHOLE (mm)
LESS THAN 375	1200
375 TO 450	1350
500 TO 700	1500

ROCKER PIPE LENGTH	
PIPE DIAMETER (mm)	ROCKER PIPE LENGTH (mm)
150 TO 600	600
GREATER THAN 600 TO 750	1000
GREATER THAN 750	1250

RISING MAIN DISCHARGE MANHOLE



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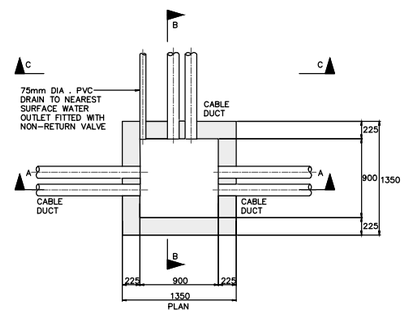
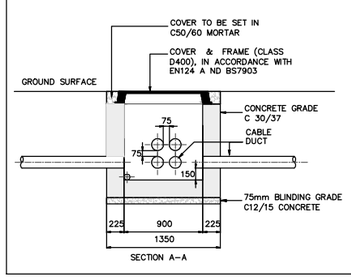
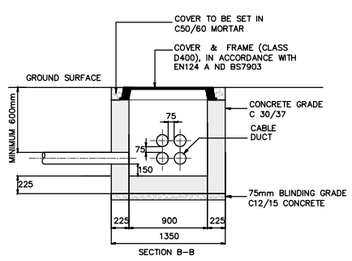


PLAN



SECTION A–A



SECTION B–B

1. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE
2. STRUCTURAL DESIGN AND REINFORCEMENT DETAILS TO BE PROVIDED BY THE DEVELOPER A ND SUBMITTED TO IRISH WATER FOR REVIEW.
3. DUCT ARRANGEMENT MAY VARY DEPENDING ON REQUIREMENTS.
4. CABLE DUCTS TO BE IN ACCORDANCE WITH BS 4460 A ND BS EN 1401. DUCTS FOR ESB USE TO BE IN ACCORDANCE WITH ESB SPECIFICATION.
5. PROPRIETARY DUCT CHAMBER MAY BE USED SUBJECT TO REVIEW FROM IRISH WATER.
6. LONG RADIUS BENDS MAY BE USED FOR CHANGES IN DIRECTION OF UP TO 45 DUCT CHAMBERS SHALL BE PROVIDED FOR ALL BENDS GREATER THAN 45
7. DUCT CHAMBERS TO BE LOCATED A T 50m INTERVALS MAXIMUM.
8. APPROPRIATE MARKER TAPE SHALL BE L ID 200mm ABOVE THE EXTERNAL CROWN OF THE DUCT A ND SHOULD INCORPORATE REINFORCED TRACING WIRE. TRACING WIRES SHALL BE CONNECTED A CROSS CHAMBERS. ELECTRICAL MARKER TAPE TO BE USED IN ACCORDANCE WITH ESB SPECIFICATION.
9. ALL CHAMBERS TO BE CHECKED FOR UPLIFT BY THE DEVELOPER BASED ON GROUND CONDITIONS WITHIN THE SITE. SHOULD ANTI FLOATATION MEASURES BE REQUIRED THEY SHALL BE SUBJECT TO REVIEW FROM IRISH WATER.
10. ALL CONCRETE TO BE IN ACCORDANCE WITH IS EN 206.
11. ALL DUCTING TO BE INSTALLED WITH DRAW CORDS/ROPES, TO ALLOW PULL THROUGH OF CABLES.
12. CABLE DUCT INTERFACE WITH CHAMBER WALL TO BE SEALED TO PREVENT INGRESS OF GROUND WATER TO CHAMBER.

DUCT CHAMBER

N.T.S.

REV	DATE	BY	NOTES
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0	27/05/2020	TA	PART 8 APPLICATION

DWG. STATUS: PART 8 APPLICATION

PROJECT: Apartment Blocks
Commons Road, Blackpool, Co. Cork

CLIENT: Culclan Construction Ltd

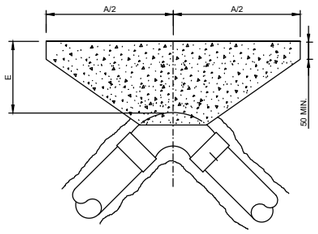
DRAWING: Services Details Sheet 2

DATE 27/05/2020 | SCALE NTS | DRN TA | CHECKED TA
PROJECT NO. 18002 | DWG NO. P_611 | REVISION. 0

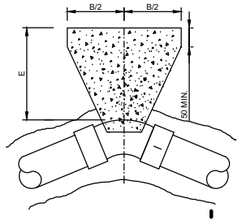
CLC & ASSOCIATES
CHARTERED ENGINEERS & PROJECT MANAGERS
CORK - UNIT 2C, THE ATRIUM, BLACKPOOL, CORK - 021 4517152
DUBLIN - 3013 LAKE DRIVE, CITYWEST, DUBLIN 24 - 01 9010336
EMAIL: INFO@CLC.IE WEB: WWW.CLC.IE

N.T.S.

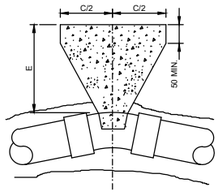
WATERMAIN THRUST & SUPPORT BLOCKS



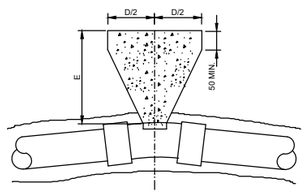
90 DEGREE BEND



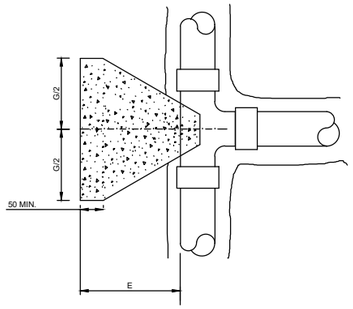
45 DEGREE BEND

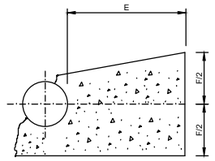


22.5 DEGREE BEND

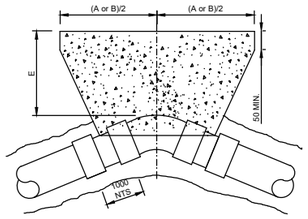


11.25 DEGREE BEND

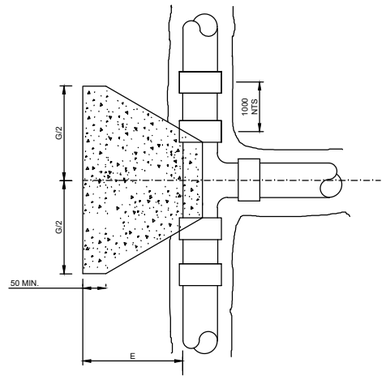


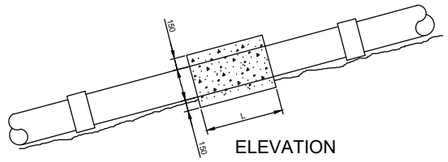


SECTIONAL ELEVATION
FOR BEND OR TEE



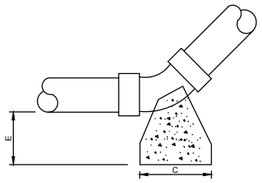
BEND WITH EXTENSION PIECES *





ELEVATION

TEE WITH EXTENSION PIECES *



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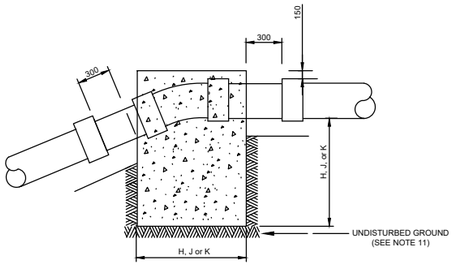

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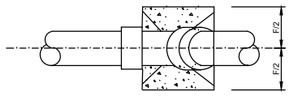
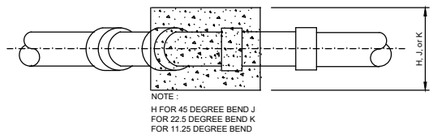


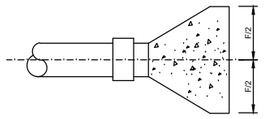
PLAN

CONCAVE BEND



PLAN

CONVEX BEND *



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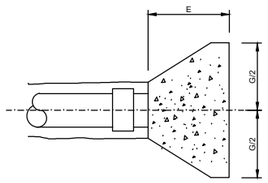
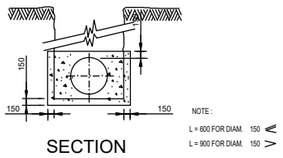


PLAN

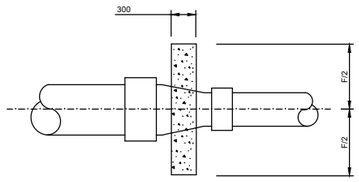
DEAD END



SECTION

N.B. FOR SPACINGS SEE NOTE 10

PIPES ON STEEPLY INCLINED SLOPES



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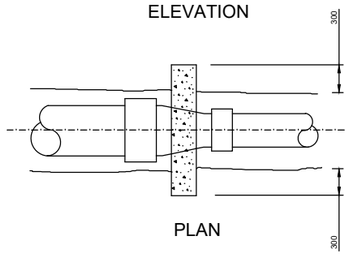


PLAN

TAPER

1 * THESE DETAILS REQUIRE EXTENSION PIECES

2 ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE

3 THRUST BLOCKS ARE DESIGNED FOR THE FOLLOWING
TEST PRESSURES:
CLASS 15-12 BAR
CLASS 20-15 BAR
CLASS 25-18 BAR

4 SOME THRUST BLOCKS FOR PIPES & FITTINGS WITH RIGID
OR TIED JOINTS MAY BE REDUCED IN SIZE AS DIRECTED BY THE ENGINEER.

5. THRUST BLOCKS ARE DESIGNED FOR AN AVERAGE GROUND BEARING PRESSURE OF 100 kN/m (TYPICAL FOR SOFT CLAY) FOR OTHER CONDITIONS ACTUAL DIMENSIONS MAY BE ALTERED ON INSTRUCTIONS FROM THE ENGINEER

6. VERTICAL BENDS 45° REQUIRE SPECIFIC DESIGN.

7. CONCRETE IN THRUST BLOCKS SHALL BE GRADE C20 - MAXIMUM AGGREGATE SIZE 40mm.

8. CONCRETE SHALL BE KEPT CLEAR OF WILDNES JOINTS EXCEPT WHERE AN EXTENSION PIECE IS USED THE INNER JOINTS MAY BE SURROUNDED.

9. BLOCK DIMENSIONS FOR TEES SHALL BE TAKEN FROM THE BRANCH DIAMETER.

10. TABLE OF DIMENSIONS FOR STEEPLY INCLINED PIPELINES.

GRADIENT	SPACING
1 IN 2 & STEEPER	5.5m
BELOW 1 IN 2 TO 1 IN 4	11.0m
1 IN 4 TO 1 IN 5	16.6m
1 IN 5 TO 1 IN 6	22.0m

11. ALL BEARING SURFACES TO BE CAST AGAINST UNDISTURBED GROUND.

12. FOR PIPE DIAMETERS GREATER THAN 600mm SEE CONTRACT

12 BAR TEST PRESSURE

NOM. DIA. (mm)	DIMENSIONS									
	A	B	C	D	E	F	G	H	J	K
100	600	330	160	80	200	350	390	700	600	400
150	950	510	260	130	225	450	660	900	750	600
200	1150	600	310	160	300	650	790	1050	900	700
250	1350	750	380	200	300	800	970	1200	1000	750
300	1580	850	450	220	320	950	1110	1300	1100	850
350	2100	1150	570	290	450	1000	1450	1550	1200	900
400	2550	1400	700	350	500	1050	1800	1700	1250	1000
450	3000	1630	830	420	680	1100	2130	1800	1450	1150
500	3590	1950	990	500	800	1200	2540	1950	1600	1250
600	4100	2200	1120	570	850	1400	2880	2100	1700	1300

15 BAR TEST PRESSURE

NOM. DIA. (mm)	DIMENSIONS									
	A	B	C	D	E	F	G	H	J	K
100	700	380	190	100	200	350	510	750	600	400
150	1135	620	320	160	225	450	760	950	750	600
200	1400	750	380	190	300	650	980	1150	950	700
250	1730	940	480	240	320	800	1210	1350	1050	850
300	2090	1130	580	300	380	950	1480	1500	1200	950
350	2600	1410	720	360	500	1050	1840	1700	1350	1050
400	2980	1610	820	420	750	1200	2110	1850	1500	1150
450	3400	1840	940	470	900	1300	2330	2000	1600	1250
500	4090	2210	1130	570	1000	1400	2890	2200	1750	1350
600	5010*	2710*	1380	700	1000	1500	3550*	2350	1900	1500

18 BAR TEST PRESSURE

NOM. DIA. (mm)	DIMENSIONS									
	A	B	C	D	E	F	G	H	J	K
100	750	400	205	100	220	400	530	800	650	400
150	1250	700	350	120	250	500	890	1000	850	650
200	1650	890	450	230	320	700	1170	1250	1000	800
250	1960	1060	540	270	350	900	1370	1450	1150	900
300	2300	1200	640	320	500	1100	1630	1650	1300	1050
350	2930	1580	830	410	750	1200	2070	1850	1500	1150
400	3510	1900	970	190*	1000	1300	2490	2000	1600	1250
450	3810	2270	1160	580	1000	1350	2970	2150	1700	1350
500	4340*	2380	1210	610	1000	1400	3700	2250	1750	1400
600	6370*	3450*	1760	890	1000	1500	4500*	2400	2050	1650

REV	DATE	BY	NOTES
.	.	.	.
.		.	.
0	27/05/2020	TA	PART 8 APPLICATION

DWG. STATUS: PART 8 APPLICATION

PROJECT: Apartment Blocks
Commons Road, Blackpool, Co. Cork

CLIENT: Culclan Construction Ltd

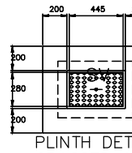
DRAWING: Services Details Sheet 3

DATE 27/05/2020 | SCALE NTS | DRN TA | CHECKED TA

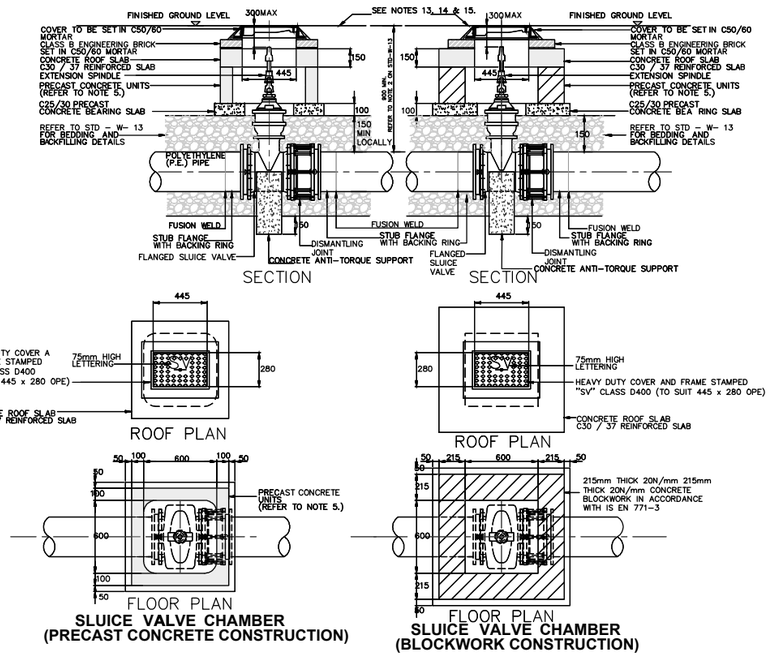
PROJECT NO. 18002 | DWG NO. P_612 | REVISION. 0

CLC & ASSOCIATES
CHARTERED ENGINEERS & PROJECT MANAGERS
CORK - UNIT 2C, THE ATRIUM, BLACKPOOL, CORK - 021 6017152
DUBLIN - 3013 LAKE DRIVE, CITYWEST, DUBLIN 24 - 01 9016136
EMAIL: INFO@CLC.IE WEB: WWW.CLC.IE

1. ALL DIMENSIONS IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE.
2. SLUICE VALVE CHAMBERS SHALL BE COVERED WITH APPROVED HEAVY DUTY METAL COVERS TO IS 261 OR BS 5834. COVER AND FRAME SHALL BE SUIT ABLE FOR ROAD AND TRAFFIC CONDITIONS AND IS SUBJECT TO REVIEW BY IRISH WATER.
3. SLUICE VALVES SHALL BE RESILIENT SEATED AND SHALL COMPLY WITH BS 5163–1, BS 5163–2, IS EN 1074–1, IS EN 1074–2, OR EQUIVALENT E.U. SPECIFICATIONS.
4. ALL SLUICE VALVES SHALL BE ANTI–CLOCKWISE CLOSING.
5. VALVE CHAMBER TO BE CONSTRUCTED OF PRECAST CONCRETE UNITS OR HIGH DENSITY BLOCKWORK. ALTERNATIVELY PROPRIETARY PREFABRICATED CHAMBER UNITS MAY ALSO BE USED, SUBJECT TO REVIEW BY IRISH WATER. ROOF SLABS SHALL BE DESIGNED TO CARRY ALL LIVE LOADS & DEAD LOADS, & CONSIST OF A REINFORCED CONCRETE SLAB OF IN–SITU CONCRETE, GRADE C30/37, WITH A MINIMUM THICKNESS OF 150m m. ALTERNATIVELY, PRE–CAST CONCRETE ROOFS MAY BE USED, SUBJECT TO IRISH WATER REVIEW, & COMPLIANCE WITH BS 5911, Part 4.
6. CONCRETE CHAMBERS SHALL BE SURROUNDED BY A MINIMUM OF 150mm COMPACTED CLAUSE 808 MATERIAL AS PER STD–W–13.
7. DUCTILE IRON PIPES AND FITTINGS TO BE IN ACCORDANCE WITH IS EN 545. PE PIPES AND FITTINGS TO BE IN ACCORDANCE WITH IS EN 1220 1:2011.
8. 200mm ALL AROUND, 100mm DEEP CONCRETE PLINTH A ROUND COVERS IN GREEN AREAS.
9. THRUST BLOCKS (NOT SHOWN ON DRAWING), TO BE PROVIDED AS PER STANDARD DRAWING STD–W–28 AT ALL TEES, BENDS, TAPERS, DEAD ENDS AND PIPES AT STEEP SLOPES.
10. ANTI–CORROSION TAPE TO BE PROVIDED A ROUND BURIED FLANGES.
11. ALL CONCRETE TO BE IN ACCORDANCE WITH IS EN 206.
12. 450 x 450mm INTERNAL DIMENSION CHAMBERS MAY BE PROVIDED SUBJECT TO REVIEW BY IW. SUCH CHAMBERS SHALL BE PROVIDED WITH GRADE " A " HEAVY DUTY COVER & FRAME & STAMPED "SV".
13. ANY SPECIAL ROAD REINSTATEMENT A ROUND COVER & FRAME SHALL BE TO ROAD AUTHORITY'S REQUIREMENTS.
14. NEW ROAD CONSTRUCTION & SURFACE FINISH TO BE TO ROAD AUTHORITY REQUIREMENTS.
15. EXISTING ROAD REINSTATEMENT TO COMPLY WITH CURRENT VERSION OF "GUIDELINES FOR MANAGING OPENINGS IN PUBLIC ROADS" BY THE DEPT OF TRANSPORT, TOURISM & SPORT, OR TRANSPORT INFRASTRUCTURE IRELAND REQUIREMENTS.



PLINTH DETAIL IN GRASSED AREA

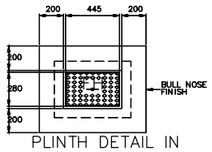


SLUICE VALVE CHAMBER (PRECAST CONCRETE CONSTRUCTION)

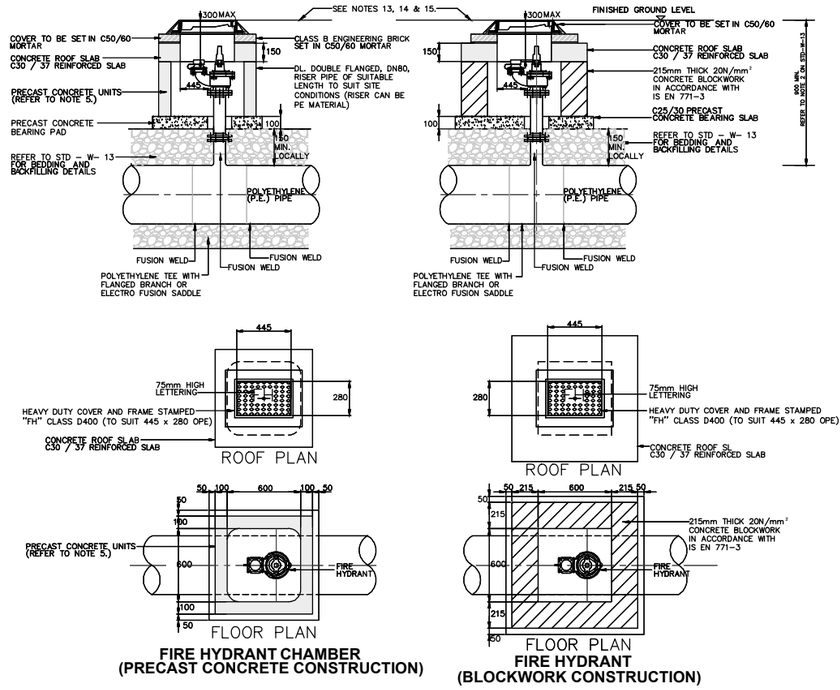
SLUICE VALVE CHAMBER (BLOCKWORK CONSTRUCTION)

SLUICE VALVE FOR POLYETHYLENE (P.E.) PIPE (<350mm DIA.)

1. ALL DIMENSIONS IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE.
2. HYDRANT CHAMBERS SHALL BE COVERED WITH APPROVED HEAVY DUTY METAL COVERS TO IS 261 OR BS 5834. COVER AND FRAME SHALL BE SUIT ABLE FOR ROAD AND TRAFFIC CONDITIONS AND IS SUBJECT TO REVIEW BY IRISH WATER.
3. ALL HYDRANTS, SURFACE BOX FRAMES & COVERS SHALL COMPLY WITH THE RELEVANT PROVISIONS OF IS EN 14339, IS EN 1074–6 & BS 750. FIRE HYDRANTS SHALL BE TYPE 2. THE HYDRANT INLET SHALL BE 80mm DIAMETER WITH PN16
4. ALL HYDRANTS SHALL BE ANTI–CLOCKWISE CLOSING.
5. HYDRANT CHAMBER TO BE CONSTRUCTED OF PRECAST CONCRETE UNITS OR HIGH DENSITY BLOCKWORK. ALTERNATIVELY PROPRIETARY PREFABRICATED CHAMBER UNITS MAY ALSO BE USED, SUBJECT TO REVIEW BY IRISH WATER. ROOF SLABS SHALL BE DESIGNED TO CARRY ALL LIVE LOADS & DEAD LOADS, & CONSIST OF A REINFORCED CONCRETE SLAB OF IN–SITU CONCRETE, GRADE C30/37, WITH A MINIMUM THICKNESS OF 150m m. ALTERNATIVELY, PRE–CAST CONCRETE ROOFS MAY BE USED, SUBJECT TO IRISH WATER REVIEW, & COMPLIANCE WITH BS 5911, Part 4.
6. CONCRETE CHAMBERS SHALL BE SURROUNDED BY A MINIMUM OF 150mm COMPACTED CLAUSE 808 MATERIAL AS PER STD–W–13.
7. DUCTILE IRON PIPES AND FITTINGS TO BE IN ACCORDANCE WITH IS EN 545. PE PIPES AND FITTINGS TO BE IN ACCORDANCE WITH IS EN 1220 1:2011.
8. 200mm ALL AROUND, 100mm DEEP CONCRETE PLINTH A ROUND COVERS IN GREEN AREAS.
9. THRUST BLOCKS (NOT SHOWN ON DRAWING), TO BE PROVIDED AS PER STANDARD DRAWING STD–W–28 AT ALL TEES, BENDS, TAPERS, DEAD ENDS AND PIPES AT STEEP SLOPES.
10. ANTI–CORROSION TAPE TO BE PROVIDED A ROUND BURIED FLANGES.
11. ALL CONCRETE TO BE IN ACCORDANCE WITH IS EN 206.
12. ANY SPECIAL ROAD REINSTATEMENT A ROUND COVER & FRAME SHALL BE TO ROAD AUTHORITY'S REQUIREMENTS.
13. NEW ROAD CONSTRUCTION & SURFACE FINISH TO BE TO ROAD AUTHORITY REQUIREMENTS.
14. EXISTING ROAD REINSTATEMENT TO COMPLY WITH CURRENT VERSION OF "GUIDELINES FOR MANAGING OPENINGS IN PUBLIC ROADS" BY THE DEPT OF TRANSPORT, TOURISM & SPORT, OR TRANSPORT INFRASTRUCTURE IRELAND REQUIREMENTS.



PLINTH DETAIL IN GRASSED AREA

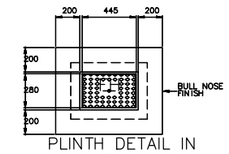


FIRE HYDRANT CHAMBER (PRECAST CONCRETE CONSTRUCTION)

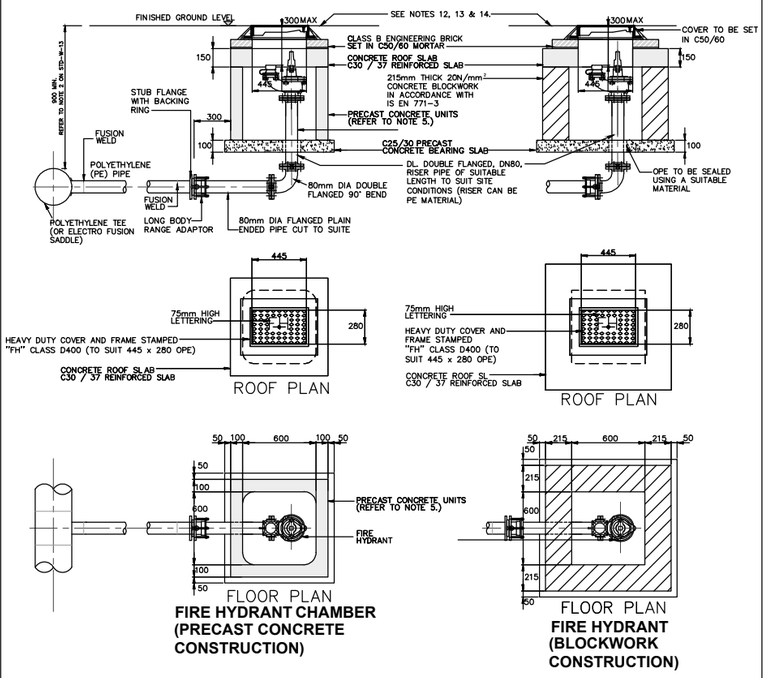
FIRE HYDRANT (BLOCKWORK CONSTRUCTION)

ON-LINE HYDRANT FOR POLYETHYLENE (P.E.) PIPE

1. ALL DIMENSIONS IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE.
2. HYDRANT CHAMBERS SHALL BE COVERED WITH APPROVED HEAVY DUTY METAL COVERS TO IS 261 OR BS 5834. COVER AND FRAME SHALL BE SUIT ABLE FOR ROAD AND TRAFFIC CONDITIONS AND IS SUBJECT TO REVIEW BY IRISH WATER.
3. ALL HYDRANTS, SURFACE BOX FRAMES & COVERS SHALL COMPLY WITH THE RELEVANT PROVISIONS OF IS EN 14339, IS EN 1074–6 & BS 750. FIRE HYDRANTS SHALL BE TYPE 2. THE HYDRANT INLET SHALL BE 80mm DIAMETER WITH PN16
4. ALL HYDRANTS SHALL BE ANTI–CLOCKWISE CLOSING.
5. HYDRANT CHAMBER TO BE CONSTRUCTED OF PRECAST CONCRETE UNITS OR HIGH DENSITY BLOCKWORK. ALTERNATIVELY PROPRIETARY PREFABRICATED CHAMBER UNITS MAY ALSO BE USED, SUBJECT TO REVIEW BY IRISH WATER. ROOF SLABS SHALL BE DESIGNED TO CARRY ALL LIVE LOADS & DEAD LOADS, & CONSIST OF A REINFORCED CONCRETE SLAB OF IN–SITU CONCRETE, GRADE C30/37, WITH A MINIMUM THICKNESS OF 150m m. ALTERNATIVELY, PRE–CAST CONCRETE ROOFS MAY BE USED, SUBJECT TO IRISH WATER REVIEW, & COMPLIANCE WITH BS 5911, Part 4.
6. CONCRETE CHAMBERS SHALL BE SURROUNDED BY A MINIMUM OF 150mm COMPACTED CLAUSE 808 MATERIAL AS PER STD–W–13.
7. DUCTILE IRON PIPES AND FITTINGS TO BE IN ACCORDANCE WITH IS EN 545. PE PIPES AND FITTINGS TO BE IN ACCORDANCE WITH IS EN 1220 1:2011.
8. 200mm ALL AROUND, 100mm DEEP CONCRETE PLINTH A ROUND COVERS IN GREEN AREAS.
9. THRUST BLOCKS (NOT SHOWN ON DRAWING), TO BE PROVIDED AS PER STANDARD DRAWING STD–W–28 AT ALL TEES, BENDS, TAPERS, DEAD ENDS AND PIPES AT STEEP SLOPES.
10. ANTI–CORROSION TAPE TO BE PROVIDED A ROUND BURIED FLANGES.
11. ALL CONCRETE TO BE IN ACCORDANCE WITH IS EN 206.
12. ANY SPECIAL ROAD REINSTATEMENT A ROUND COVER & FRAME SHALL BE TO ROAD AUTHORITY'S REQUIREMENTS.
13. NEW ROAD CONSTRUCTION & SURFACE FINISH TO BE TO ROAD AUTHORITY REQUIREMENTS.
14. EXISTING ROAD REINSTATEMENT TO COMPLY WITH CURRENT VERSION OF "GUIDELINES FOR MANAGING OPENINGS IN PUBLIC ROADS" BY THE DEPT OF TRANSPORT, TOURISM & SPORT, OR TRANSPORT INFRASTRUCTURE IRELAND REQUIREMENTS.



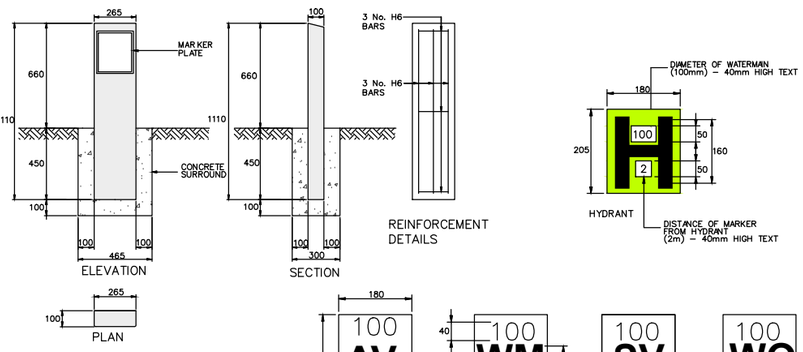
PLINTH DETAIL IN GRASSED AREA



FIRE HYDRANT CHAMBER (PRECAST CONCRETE CONSTRUCTION)

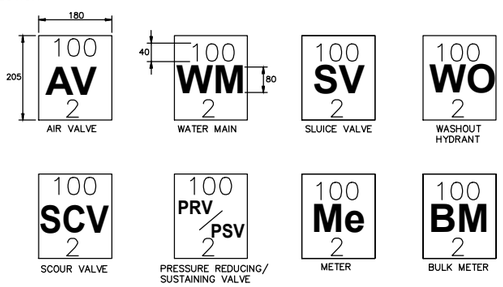
FIRE HYDRANT (BLOCKWORK CONSTRUCTION)

OFF-LINE HYDRANT FOR POLYETHYLENE (P.E.) PIPE



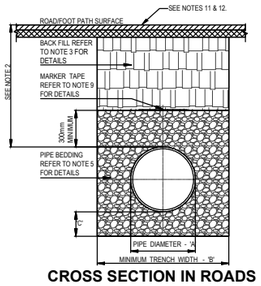
PLAN

1. WHERE PRACTICAL MARKER PLATES SHALL BE FIXED TO ADJACENT WALLS OR ALTERNATIVELY ATTACHED TO MARKER POSTS.
2. PLATES TO BE FIXED IN POSITION USING WALL PLUGS AND STAINLESS STEEL SCREWS.
3. MARKER PLATES TO BE MANUFACTURED IN ACCORDANCE WITH BS 3251.
4. FOR HYDRANT PLATE ALL CHARACTERS SHOULD BE BLACK AND THE REMAINDER OF THE FRONT FACE SHOULD CONFORM TO COLOR REFERENCE No. 309 (CANARY YELLOW) OF BS 381C.
5. PIPE DIAMETER ON HYDRANT PLATE TO REFER TO WATERMAIN NOT BRANCH.
6. SLUICE VALVE, AIR VALVE, SCOUR VALVE, WASHOUT HYDRANT AND METER PLATES SHOULD BE CAST IRON. ALL CHARACTERS SHOULD BE BLACK ON WHITE PAINT BACKGROUND. ALTERNATIVE MATERIAL MAY BE USED SUBJECT TO ACCEPTANCE BY IRISH WATER.
7. CONCRETE SURROUND TO MARKER POST TO BE GRADE C25 / 30 AND IN ACCORDANCE WITH IS EN 206/2013.
8. PLASTIC MARKER POSTS ARE NOT ACCEPTABLE.
9. ALL CONCRETE TO BE IN ACCORDANCE WITH IS EN 206.

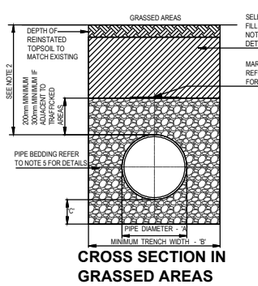


MARKER POSTS / PLATES

1. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE.
2. THE MINIMUM DEPTH OF COVER FROM THE FINISHED GROUND LEVEL TO THE EXTERNAL CROWN OF PIPE SHALL BE 900mm WHERE PIPE IS TO BE LOCATED IN HOUSING ESTATE ROADS. GRATER DEPTHS OF COVER AND/OR PIPE STRENGTH AND/OR HIGHER CLASS OF BENDING MATERIAL MAY BE REQUIRED WHERE HIGH TRAFFIC LOADING IS ANTICIPATED. THE DESIRABLE COVER FOR A WATERMAIN SHOULD BE 1200mm, WHERE PRACTICABLE AND SHOULD NOT EXCEED 3m
3. CLAUSE 804 / 808 MATERIAL IN ACCORDANCE WITH THE NATIONAL ROADS AUTHORITY SPECIFICATION FOR ROAD WORKS IS TO BE USED AS BACKFILL MATERIAL WHERE THE SEWER MAIN IS LOCATED IN ROADS, FOOTPATHS OR WHEN THE NEAREST PART OF THE TRENCH IS WITHIN 1m OF THE PAVED EDGE OF THE ROAD WAY. CLAUSE 804 / 808 IS TO BE COMPACTED AS PER CLAUSE 802 OF THE NATIONAL ROADS AUTHORITY CLAUSE 808 IS TO BE USED WITHIN SPECIFICATION FOR ROAD WORKS. 500mm OF CEMENT BOUND MATERIALS, CONCRETE PAVEMENTS, CONCRETE STRUCTURES OR CONCRETE PRODUCTS. OTHERWISE CLAUSE 804 MAY BE USED. ALTERNATIVE BACKFILL MATERIAL TO THAT DESCRIBED ABOVE (CLAUSE 804 OR CLAUSE 808) OF THE PIPE TRENCH WILL ONLY BE ALLOWED BY IRISH WATER WHERE THE ROADS AUTHORITY IN WHOSE FUNCTIONAL AREA THE DEVELOPMENT IS LOCATED, PROVIDES WRITTEN APPROVAL TO THE DEVELOPER TO THE USE SUCH ALTERNATIVE MATERIAL.
4. SELECTED EXCAVATED MATERIAL MAY BE USED IN GREEN–FIELD AREAS ABOVE GRANULAR PIPE SURROUND MATERIAL SUBJECT TO REVIEW BY IRISH WATER.
5. PIPE BEDDING SHALL COMPLY WITH WS 4–08–02 AND IGN 4–08–01 GRANULAR MATERIAL SHALL BE 14mm TO 5mm GRADED AGGREGATE OR 10mm SINGLE SIZED AGGREGATE IS EN 13242. CONCRETE BED, HAUNCH & SURROUND, WHERE REQUIRED, SHALL BE TO STD–WW–08.
6. IN SOFT GROUND CONDITIONS (CBR < 5) THE MATERIAL SHOULD BE EXCAVATED AND DISPOSED OF IN ACCORDANCE WITH THE WASTE MANAGEMENT ACT AND CLAUSE 804 / 808 MATERIAL IN ACCORDANCE WITH THE NATIONAL ROADS AUTHORITY SPECIFICATION FOR ROAD WORKS SHALL REPLACE THE EXCAVATED MATERIAL, WRAPPED IN GEO–TEXTILE WRAPPING. ALTERNATIVELY, SPECIAL PIPE SUPPORT ARRANGEMENTS, INCLUDING PILING ETC. MAY BE REQUIRED WHERE THE DEPTH OF SOFT MATERIAL IS EXCESSIVE. SUCH ARRANGEMENTS SHALL BE SUBJECT TO ASSESSMENT BY IRISH WATER BEFORE ADVANCING WITH THE WORK.
7. PIPES SHALL NOT BE SUPPORTED ON STONES, ROCKS OR ANY HARD OBJECTS AT ANY POINT A LONG THE TRENCH. ROCK SHALL BE EXCAVATED TO A DEPTH OF 150mm BELOW THE ACTUAL DEPTH OF THE TRENCH WITH THE VOID FILLED WITH CLAUSE 804 / 808 MATERIAL IN ACCORDANCE WITH THE NATIONAL ROADS AUTHORITY SPECIFICATION FOR ROAD WORKS. THE GRANULAR MATERIAL SHALL BE LAID ABOVE THIS VOID BACKFILL MATERIAL.
8. SHOULD MINIMUM COVER TO BE ACHIEVABLE, CONCRETE GRADE C8/10 SHALL BE USED AS BACKFILL MATERIAL
9. NON DEGRADABLE MARKER TAPE SHOULD BE INSTALLED AT TOP OF PIPE BEDDING LAYER. IN THE CASE OF NON METAL PIPE MATERIAL, THE MARKER TAPE SHOULD INCORPORATE A TRACE WIRE WHICH IS LINKED TO FITTINGS AND TERMINATED AT THE WASTE WATER PUMPING STATION AND THE DISCHARGE MANHOLE.
10. TRENCH WIDTHS FOR PIPE SIZES 80mm MAY BE <500mm, SUBJECT TO CONSIDERATION BEING GIVEN TO THE TRENCH DEPTH, HEALTH & SAFETY & CONSTRUCTION ACCESS REQUIREMENTS.
11. NEW ROAD CONSTRUCTION & SURFACE FINISH TO BE TO ROAD AUTHORITY REQUIREMENTS.
12. EXISTING ROAD REINSTATEMENT TO COMPLY WITH CURRENT VERSION OF"GUIDELINES FOR MANAGING OPENINGS IN PUBLIC ROADS" BY THE DEPT. OF TRANSPORT, TOURISM & SPORT, OR TRANSPORT INFRASTRUCTURE IRELAND REQUIREMENTS.



CROSS SECTION IN ROADS



CROSS SECTION IN GRASSED AREAS

PIPE DIAMETER 'A' (mm)	TRENCH WIDTH 'B' (mm)
≤80	SEE NOTE 10.
100	500
150	600
200	600
250	750
300	750
350	750
400	900
450	900

PIPE DIAMETER 'A' (mm)	DEPTH OF BEDDING 'C' (mm)
≤200	100
≥200	200

WATERMAIN TRENCH BACK FILL AND BEDDING

N.T.S.

REV	DATE	BY	NOTES
0	27/05/2020	TA	PART 8 APPLICATION

DWG. STATUS: PART 8 APPLICATION

PROJECT: Apartment Blocks
Commons Road, Blackpool, Co. Cork

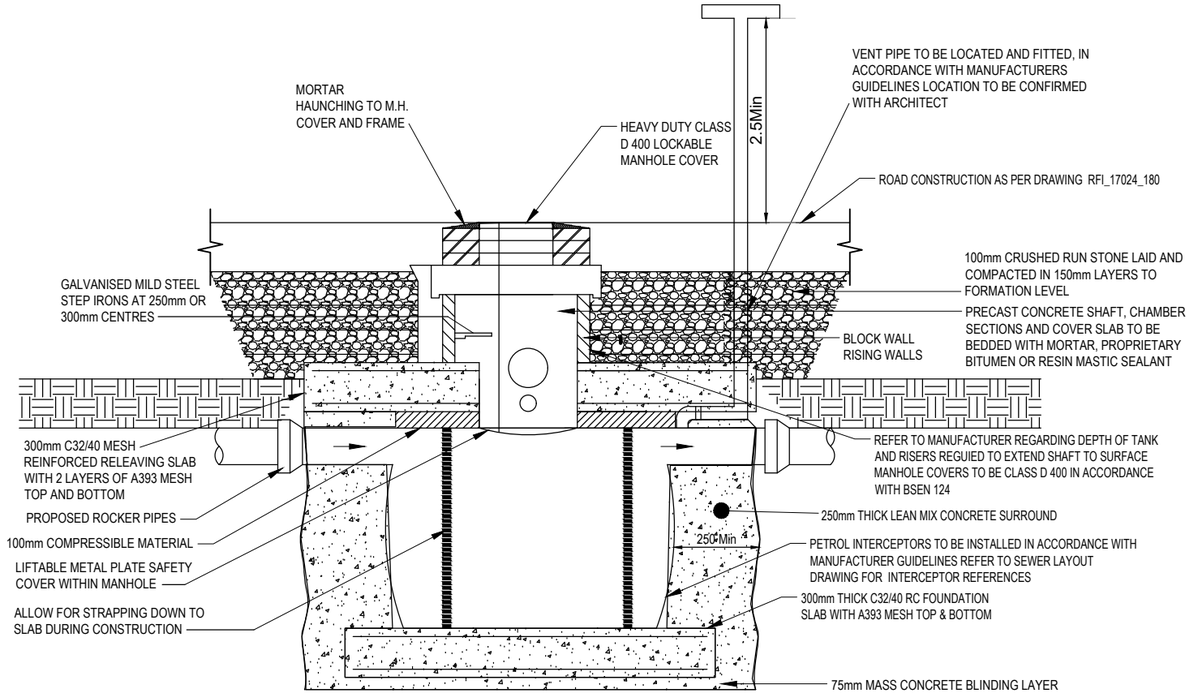
CLIENT: Culclan Construction Ltd

DRAWING: Services Details Sheet 4

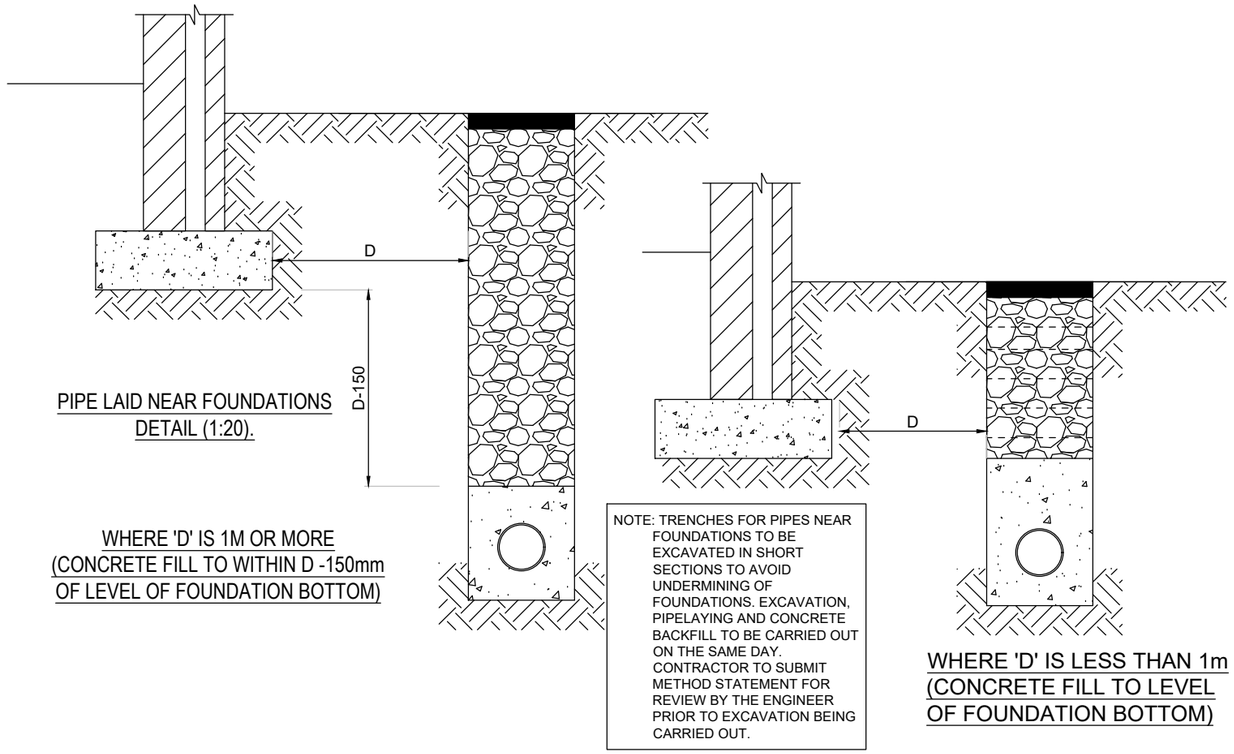
DATE 27/05/2020 | SCALE NTS | DRN TA | CHECKED TA

PROJECT NO. 18002 | DWG NO. P_613 | REVISION. 0

CLC & ASSOCIATES
CHARTERED ENGINEERS & PROJECT MANAGERS
CORK - UNIT 2C, THE ATRIUM, BLACKPOOL, CORK - 021 6017152
DUBLIN - 3013 LAKE DRIVE, CITYWEST, DUBLIN 24 - 01 8010138
EMAIL: INFO@CLC.IE WEB: WWW.CLC.IE



PETROL INTERCEPTOR SECTION

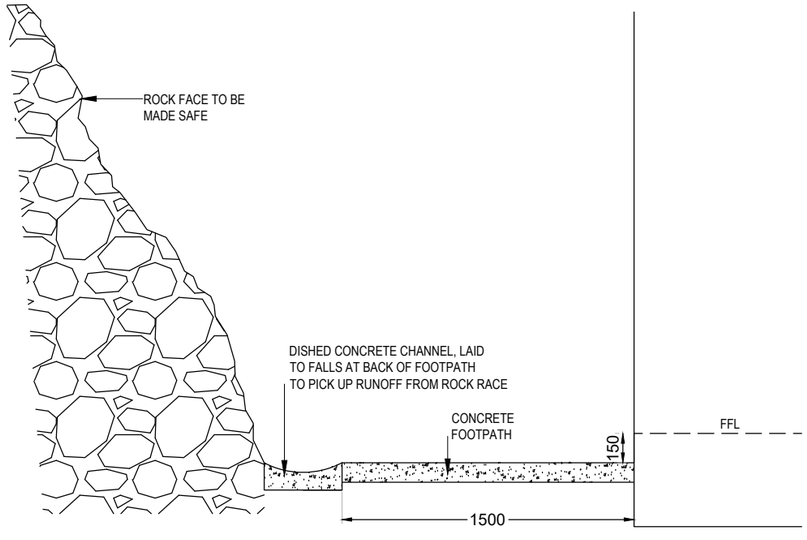


PIPE LAID NEAR FOUNDATIONS DETAIL (1:20).

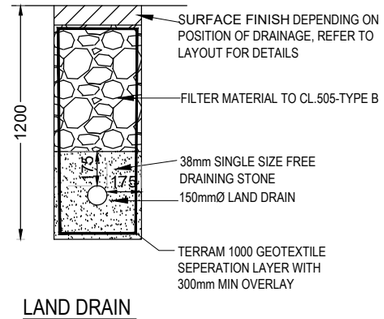
WHERE 'D' IS 1M OR MORE (CONCRETE FILL TO WITHIN D -150mm OF LEVEL OF FOUNDATION BOTTOM)

NOTE: TRENCHES FOR PIPES NEAR FOUNDATIONS TO BE EXCAVATED IN SHORT SECTIONS TO AVOID UNDERMINING OF FOUNDATIONS. EXCAVATION, PIPELAYING AND CONCRETE BACKFILL TO BE CARRIED OUT ON THE SAME DAY. CONTRACTOR TO SUBMIT METHOD STATEMENT FOR REVIEW BY THE ENGINEER PRIOR TO EXCAVATION BEING CARRIED OUT.

WHERE 'D' IS LESS THAN 1m (CONCRETE FILL TO LEVEL OF FOUNDATION BOTTOM)



ROCK FACE DRAINAGE



LAND DRAIN

(BEHIND ALL WALLS, TOP AND BOTTOM OF ALL EMBANKMENTS AND WITHIN ALL GRASSED AREAS)

CATCHPITS TO BE CONSTRUCTED AT ADVERSE CHANGES IN DIRECTION WHERE SLOW RADIUS BENDS CANNOT BE ACCOMMODATED.
ALL DRAINAGE SHOULD BE LAID TO A POSITIVE GRADIENT

N.T.S.

REV	DATE	BY	NOTES
0	27/05/2020	TA	PART 8 APPLICATION

DWG. STATUS

PART 8 APPLICATION

PROJECT
Apartment Blocks
Commons Road, Blackpool, Co. Cork

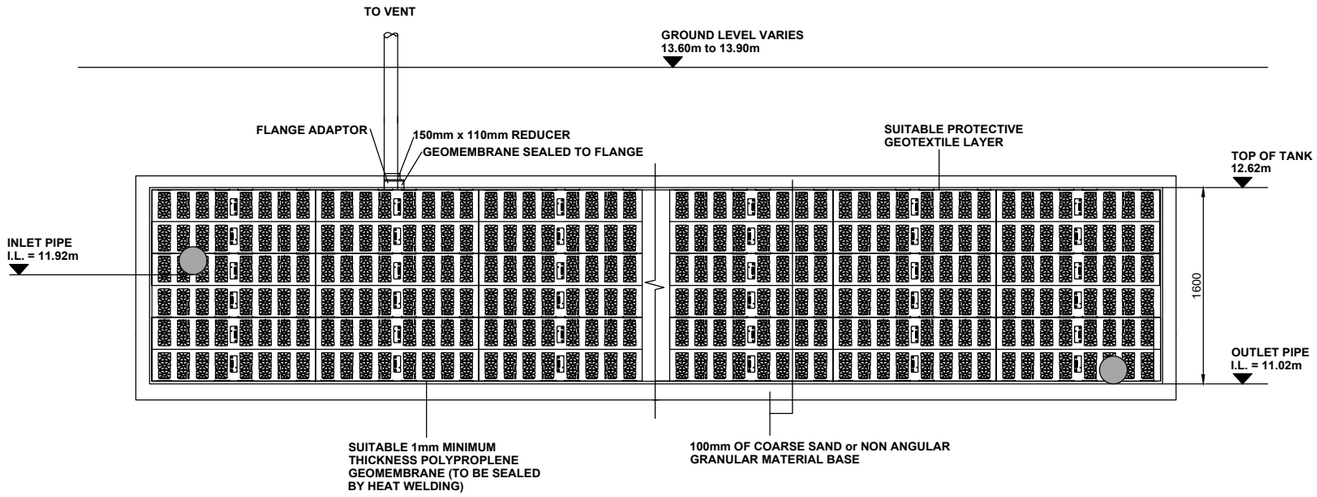
CLIENT
Culclan Construction Ltd

DRAWING
Services Details Sheet 5

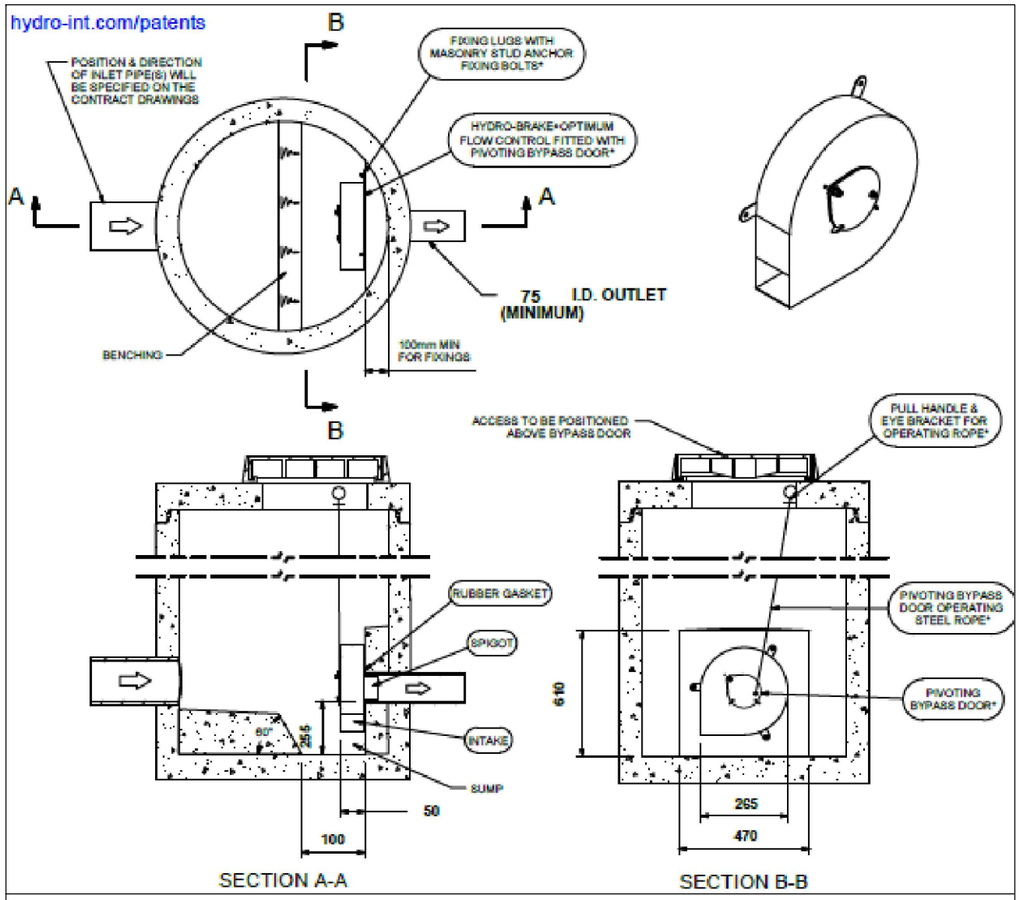
DATE	SCALE	DRN	CHECKED
27/05/2020	NTS	TA	TA

PROJECT NO.	DWG NO.	REVISION.
18002	P_614	0

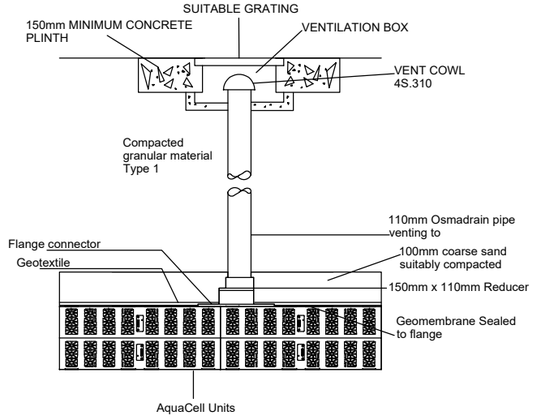
CLC & ASSOCIATES
CHARTERED ENGINEERS & PROJECT MANAGERS
CORK - UNIT 2C, THE ATRIUM, BLACKPOOL, CORK - 021 4617152
DUBLIN - 3013 LAKE DRIVE, CITYWEST, DUBLIN 24 - 01 9016136
EMAIL: INFO@CLC.IE WEB: WWW.CLC.IE



SUMP AT ONE END OF TRENCH TO DRAIN WATER WHILE INSTALLING THE TANK



INDICATIVE FLOW CONTROL VALVE AND MANHOLE



Note: It is recommended that one vent pipe, 110mm in diameter, is provided per 7,500 square meters of impermeable catchment area on a site.

N.T.S.

REV	DATE	BY	NOTES
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.	.	.	.
0	27/05/2020	TA	PART 8 APPLICATION

DWG. STATUS

PART 8 APPLICATION

PROJECT
Apartment Blocks
Commons Road, Blackpool, Co. Cork

CLIENT
Culclan Construction Ltd

DRAWING
Attenuation Tank 1 Details

DATE 27/05/2020	SCALE NTS	DRN TA	CHECKED TA
PROJECT NO.	DWG NO.		REVISION.
18002	P_615		0

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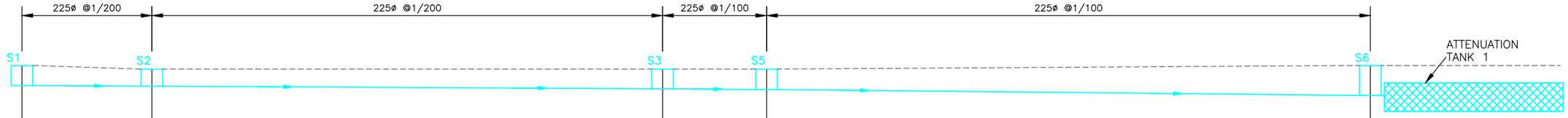
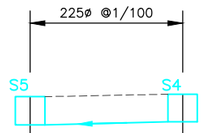
EMAIL: INFO@CLC.IE WEB: WWW.CLC.IE



DATUM 10m

COVER LEVEL (CL:)	13.60	13.40	13.40	13.40	13.60
INVERT LEVEL (IL:)	12.48	12.44	12.30	12.25	11.92
CHAINAGE (m)	0.0	7.2	35.8	41.6	75.3

SURFACE WATER
DRAINAGE SECTION
SCALE 1:250

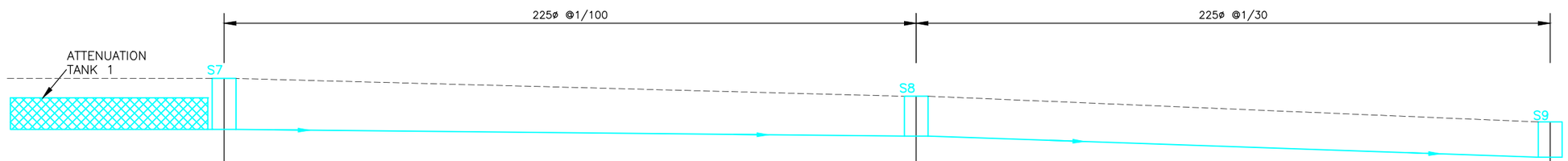


DATUM 10m

COVER LEVEL (CL:)	13.40	13.50
INVERT LEVEL (IL:)	12.25	12.38
CHAINAGE (m)	0.0	6.2

SURFACE WATER
DRAINAGE SECTION
SCALE 1:250

ATTENUATION TANK DETAILS		
TANK No.	1	2
PLAN AREA (m2)	110	64
HEIGHT (m)	1.6	1.2
POROSITY (%)	95%	–
STORAGE VOLUME (m³)	167	77
TYPE	AQUACELL PRIME	CONCRETE TANK



DATUM 5m

COVER LEVEL (CL:)	13.60	12.70	11.40
INVERT LEVEL (IL:)	11.02	10.68	9.61
CHAINAGE (m)	0.0	35.0	67.1

SURFACE WATER
DRAINAGE SECTION
SCALE 1:250

REV	DATE	BY	NOTES
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.	.	.	.
0	27/05/2020	TA	PART 8 APPLICATION

DWG. STATUS

PART 8 APPLICATION

PROJECT
Apartment Blocks
Commons Road, Blackpool, Co. Cork

CLIENT
Culclan Construction Ltd

DRAWING
Storm longitudinal sections sheet 1

DATE 27/05/2020 SCALE 1:250 DRN TA CHECKED GOS

PROJECT NO. 18002 DWG NO. P_620 REVISION. 0

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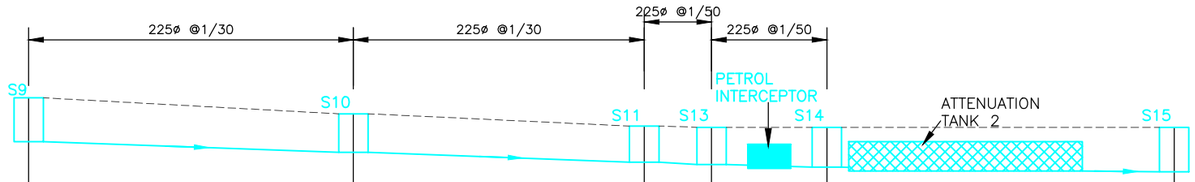
DUBLIN - 3013 LAKE DRIVE, CITYWEST, DUBLIN 24 - 01 9010136
EMAIL: INFO@CLC.IE WEB: WWW.CLC.IE

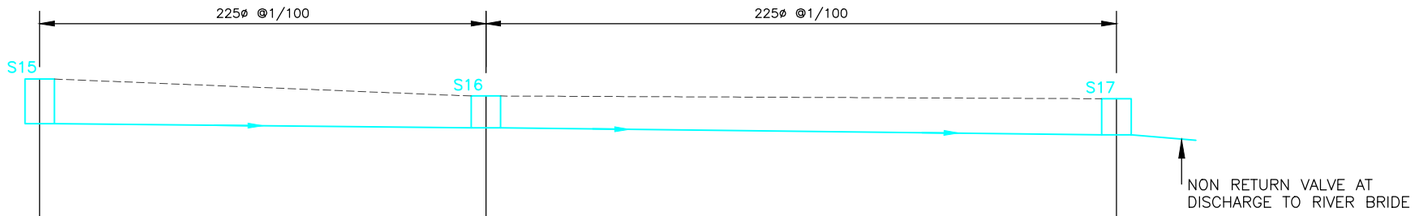
ATTENUATION TANK DETAILS		
TANK No.	1	2
PLAN AREA (m2)	110	64
HEIGHT (m)	1.6	1.2
POROSITY (%)	95%	–
STORAGE VOLUME (m³)	167	77
TYPE	AQUACELL PRIME	CONCRETE TANK



DATUM 0m

COVER LEVEL (CL:)	11.40	10.75	10.25	10.20	10.00	10.00
INVERT LEVEL (IL:)	9.61	9.18	8.78	8.68	8.58	8.38
CHAINAGE (m)	0.0	13.2	25.0	27.8	32.5	46.7

SURFACE WATER
DRAINAGE SECTION
SCALE 1:250



DATUM 0m

COVER LEVEL (CL:)	10.00	9.80	9.40
INVERT LEVEL (IL:)	8.38	8.21	7.93
CHAINAGE (m)	0.0	18.1	43.9

SURFACE WATER
DRAINAGE SECTION
SCALE 1:250

REV	DATE	BY	NOTES
-	-	-	-
-	-	-	-
0	27/05/2020	TA	PART 8 APPLICATION

DWG. STATUS

PART 8 APPLICATION

PROJECT
Apartment Blocks
Commons Road, Blackpool, Co. Cork

CLIENT
Culclan Construction Ltd

DRAWING
Storm longitudinal sections sheet 2

DATE 27/05/2020 SCALE 1:250 DRN TA CHECKED GOS

PROJECT NO. 18002 DWG NO. P_621 REVISION. 0

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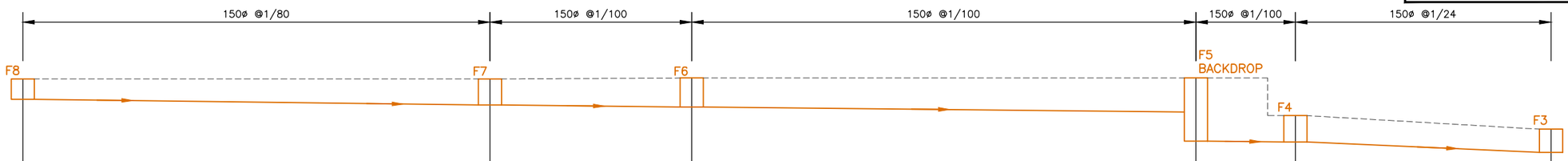
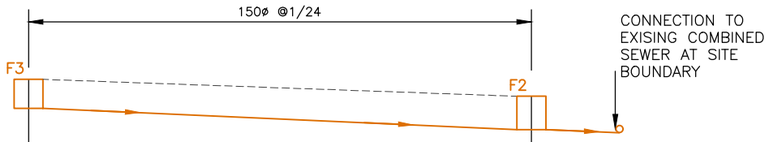
EMAIL: INFO@CLC.IE WEB: WWW.CLC.IE



DATUM 5m

COVER LEVEL (CL:)	13.30	13.30	13.35	13.35		11.40	10.70
INVERT LEVEL (IL:)	12.25	11.95	11.85	11.59	10.09	10.04	9.50
CHAINAGE (m)	0.0	24.2	34.7	60.9		66.1	79.3

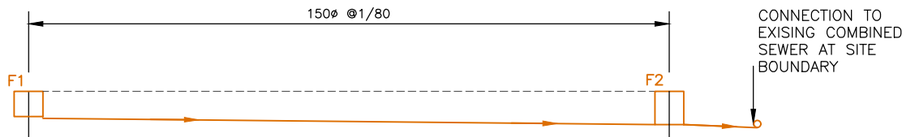
FOUL DRAINAGE SECTION
SCALE 1:250



DATUM 5m

COVER LEVEL (CL:)	10.70	10.00
INVERT LEVEL (IL:)	9.50	8.62
CHAINAGE (m)	0.0	20.8

FOUL DRAINAGE SECTION
SCALE 1:250



DATUM 5m

COVER LEVEL (CL:)	10.00	10.00
INVERT LEVEL (IL:)	8.95	8.62
CHAINAGE (m)	0.0	26.5

FOUL DRAINAGE SECTION
SCALE 1:250

REV	DATE	BY	NOTES
.	.	.	.
.	.	.	.
0	27/05/2020	TA	PART 8 APPLICATION

DWG. STATUS

PART 8 APPLICATION

PROJECT
Apartment Blocks
Commons Road, Blackpool, Co. Cork

CLIENT
Culclan Construction Ltd

DRAWING
Foul longitudinal sections

DATE 27/05/2020 SCALE 1:250 DRN TA CHECKED GOS

PROJECT NO.	DWG NO.	REVISION.
18002	P_622	0

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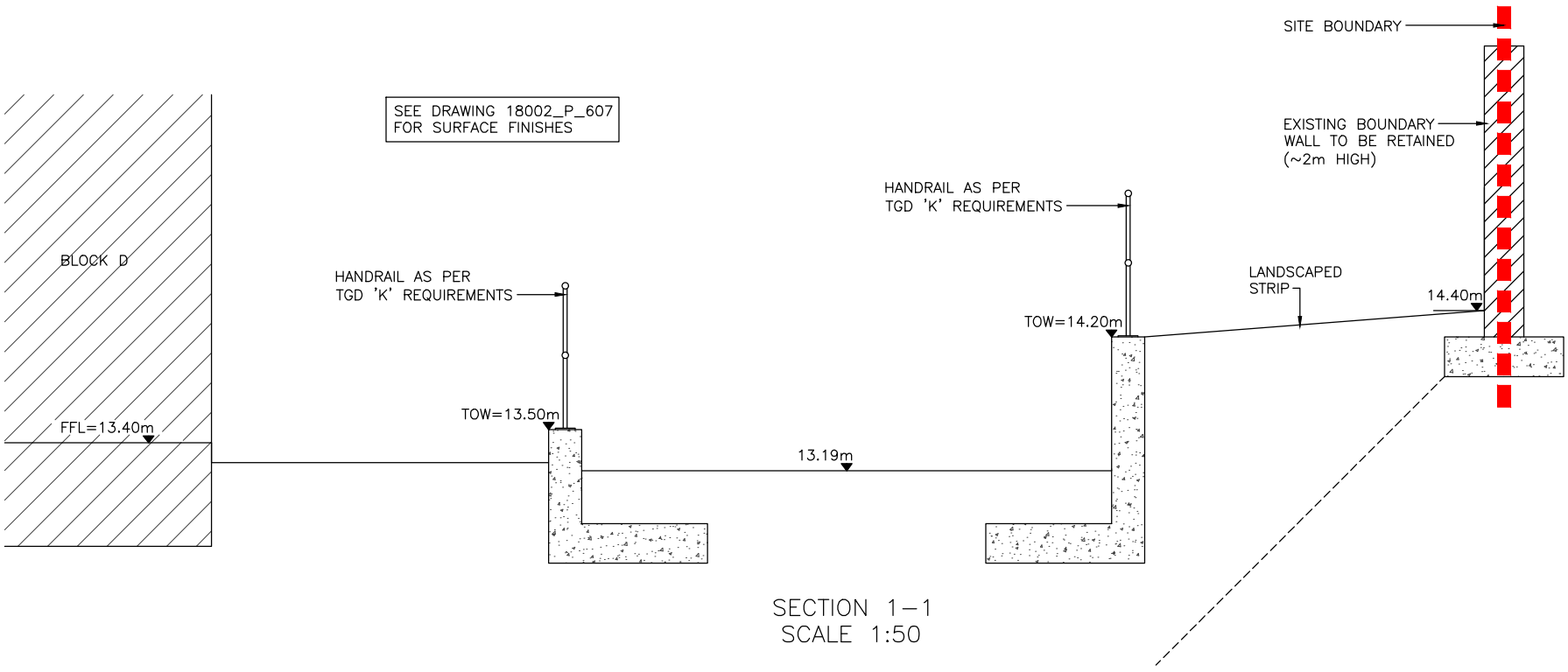
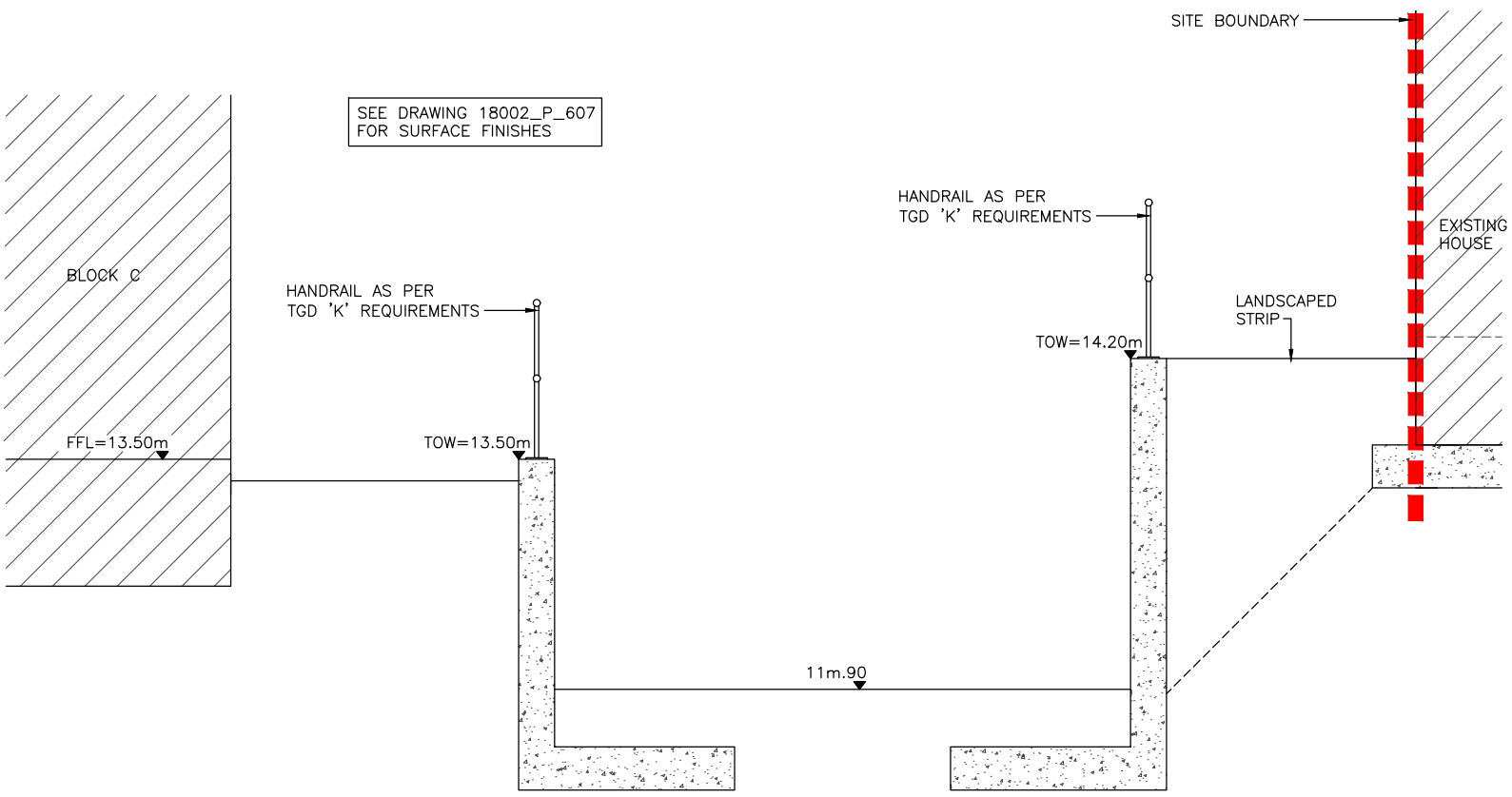
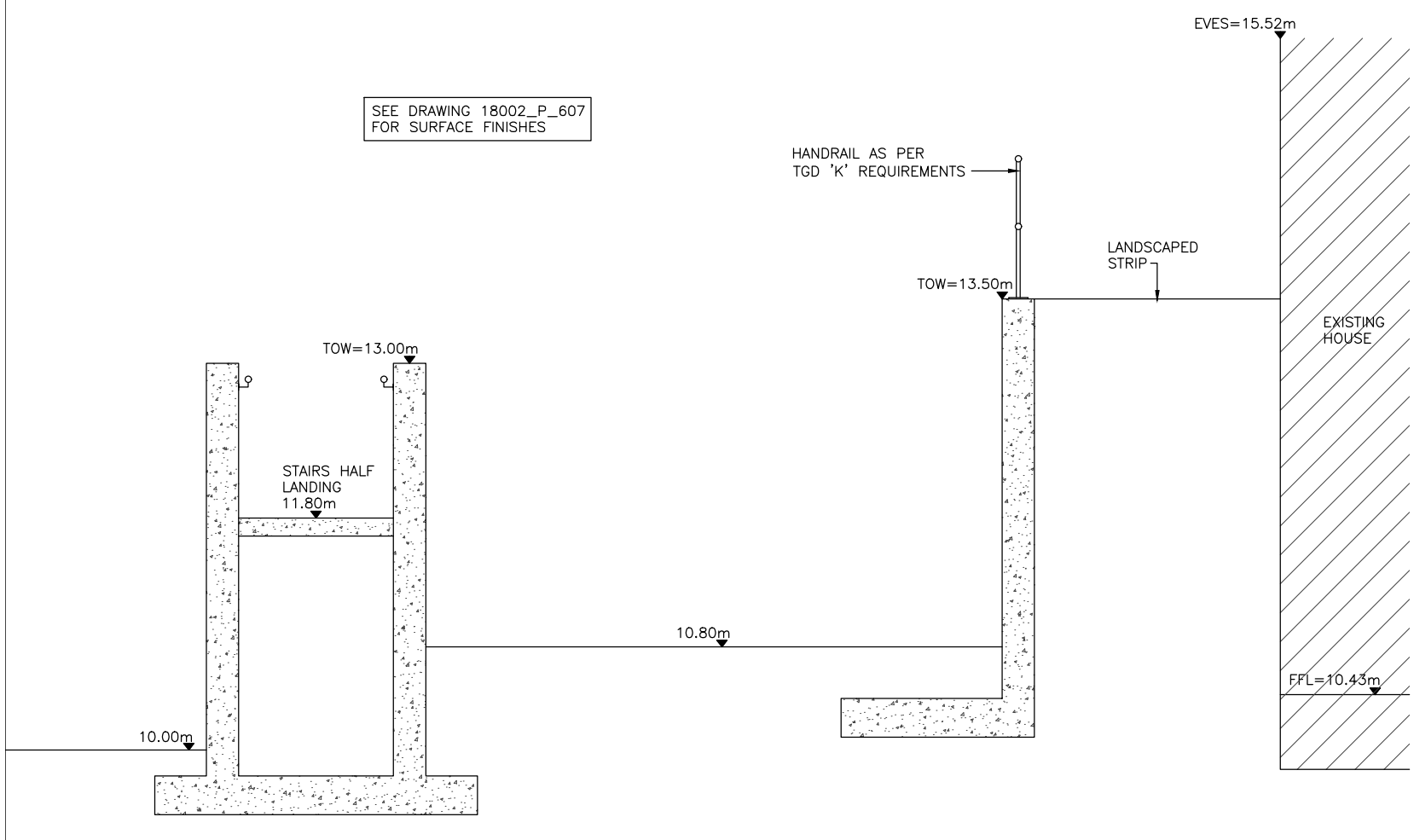
DUBLIN - 3013 LAKE DRIVE, CITYWEST, DUBLIN 24 - 01 9010136
EMAIL: INFO@CLC.IE WEB: WWW.CLC.IE



SECTION 1–1
SCALE 1:50



SECTION 2–2
SCALE 1:50



SECTION 3–3
SCALE 1:50

REV	DATE	BY	NOTES
.	.	.	.
01	26/06/2020	TA	BLOCK NUMBERS UPDATED
0	27/05/2020	TA	PART 8 APPLICATION

DWG. STATUS

PART 8 APPLICATION

PROJECT
Apartment Blocks
Commons Road, Blackpool, Co. Cork

CLIENT
Culclan Construction Ltd

DRAWING
Site Cross Sections - Sheet 1

DATE 27/05/2020 SCALE Varies DRN TA CHECKED GOS

PROJECT NO. 18002 DWG NO. P_630 REVISION. 01

CLC & ASSOCIATES
CHARTERED ENGINEERS & PROJECT MANAGERS
CORK - UNIT 2C, THE ATRIUM, BLACKPOOL, CORK - 021 6017152
DUBLIN - 3013 LAKE DRIVE, CITYWEST, DUBLIN 24 - 01 9010136
EMAIL: INFO@CLC.IE WEB: WWW.CLC.IE

Design Proposal

Schematic Design Drawings
(with Accommodation Schedule)

r020 25 June 2020

17-100

49 Dwellings at

Commons Road
Blackpool
Cork City

www.qdmarchitecture.com
info@qdmarchitecture.com

QDM Architecture
19 South Mall,
Cork.

JOB NUMBER	JOB NAME		Original Design by	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road	Commons Road, Blackpool, Cork	GQ Date 1 Jan '18	Cover Sheet			25 Jun '20 r020

ISSUED FOR PART VIII

DO NOT SCALE OFF THIS DRAWING. REFER TO "REVISION DETAILS" SHEET FOR DESCRIPTION OF CHANGES...

N

DEVELOPMENT KEY POINTS:

Building	1 Bed (Apt)	2 Bed (Apt)	3 Bed (Apt)	Total	Building Height
Block A	24	10	-	34	3 / 4 / 5 Stories
Block B	3	-	-	3	3 Stories
Block C	-	6	-	6	3 Stories
Block D	-	6	-	6	3 Stories
TOTALS:	**27**	**22**	**0**	**49**	

TOTAL 49 UNITS

SITE:
Site Area ~0.40Ha

Site Density 122.5 d/Ha

Site Coverage 26.7%

Public Amenity Space as a % of site 36.7%

DWELLINGS:
Average 1 Bed Apartment Area 51.8m^2
with an average private space of 8.1m^2

Average 2 Bed Apartment Area 75.6m^2
with an average private space of 18.4m^2

www.qdmarchitecture.com
info@qdmarchitecture.com

QDM Architecture
19 South Mall,
Cork.

Job Number	Location	Original Design by	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road, Blackpool, Cork	GQ	Site Location	1:500	PL-1	25 Jun '20 r020
Job Name: Commons Road		Date: 1 Jan '18				

ISSUED FOR PART VIII
DO NOT SCALE OFF THIS DRAWING. REFER TO 'REVISION DETAILS' SHEET FOR REVISION/RE-ISSUE DATES.

DEVELOPMENT KEY POINTS:

Building	1 Bed (Apt)	2 Bed (Apt)	3 Bed (Apt)	Total	Building Height
Block A	24	10	-	34	3 / 4 / 5 Stories
Block B	3	-	-	3	3 Stories
Block C	-	6	-	6	3 Stories
Block D	-	6	-	6	3 Stories
TOTALS:	**27**	**22**	**0**	**49**	

TOTAL 49 UNITS

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with an average private space of 8.1m^2

Average 2 Bed Apartment Area 75.6m^2
with an average private space of 18.4m^2

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info@qdmarchitecture.com

QDM Architecture
19 South Mall,
Cork.

Job Number	Job Name	Original Design by	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road, Blackpool, Cork	GQ Date 1 Jan '18	Site Plan	1:200	PL-2	25 Jun '20 r020

ISSUED FOR PART VIII
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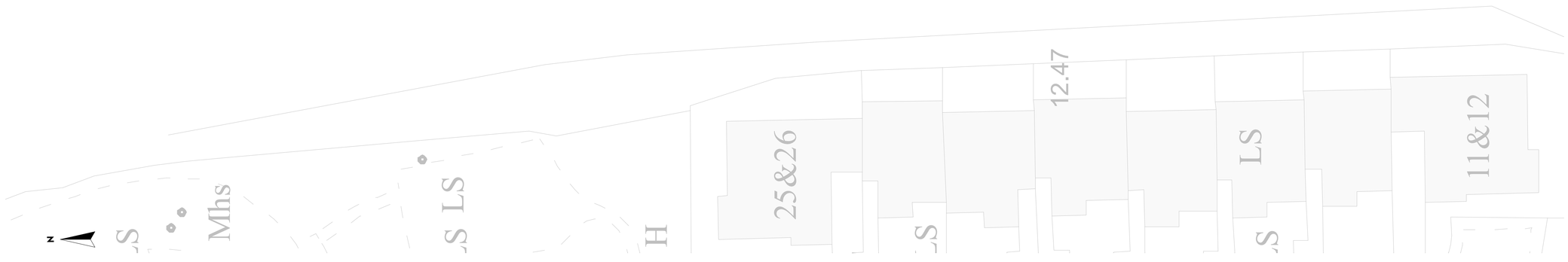

DEVELOPMENT KEY POINTS:

Building	1 Bed (Apt)	2 Bed (Apt)	3 Bed (Apt)	Total	Building Height
Block A	24	10	-	34	3 / 4 / 5 Stories
Block B	3	-	-	3	3 Stories
Block C	-	6	-	6	3 Stories
Block D	-	6	-	6	3 Stories
TOTALS:	**27**	**22**	**0**	**49**	

TOTAL 49 UNITS

SITE:
Site Area ~0.40Ha

Site Density 122.5 d/Ha

Site Coverage 26.7%

Public Amenity Space as a % of site 36.7%

DWELLINGS:
Average 1 Bed Apartment Area 51.8m²
with an average private space of 8.1m²

Average 2 Bed Apartment Area 75.6m²
with an average private space of 18.4m²

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QDM Architecture
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Cork.

Job Number	Job Name	Original Design by	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road, Blackpool, Cork	GQ	Site Overview (Roof)	1:200	PL-3	25 Jun '20 r020

Date: 1 Jan '18

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QDM Architecture
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Job Number	Location	Original Design by	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road, Blackpool, Cork	GQ	L0 - Ground Floor	1:200	PL-4	25 Jun '20 r020
Job Name: Commons Road		Date: 1 Jan '18				

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Job Number: 17-100	Commons Road, Blackpool, Cork	Original Design by: GQ	Drawing Name: L1 - First Floor	Scale: 1:200	Drawing No: PL-5	Current Revision: 25 Jun '20 r020
Job Name: Commons Road		Date: 1 Jan '18				

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Job Number	Job Name	Original Design by	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road, Blackpool, Cork	GQ	L2 - Second Floor	1:200	PL-6	25 Jun '20 r020

Date: 1 Jan '18

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Job Number
17-100
Job Name
Commons Road

Commons Road,
Blackpool,
Cork

Original Design by
GQ
Date
1 Jan '18

Drawing Name
L3 - Third Floor

Scale
1:200

Drawing No
PL-7

Current Revision
25 Jun '20
r020

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QDM Architecture
19 South Mall,
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Job Number	Job Name	Original Design by	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road, Blackpool, Cork	GQ	L4 - Fourth Floor	1:200	PL-8	25 Jun '20 r020
		Date 1 Jan '18				

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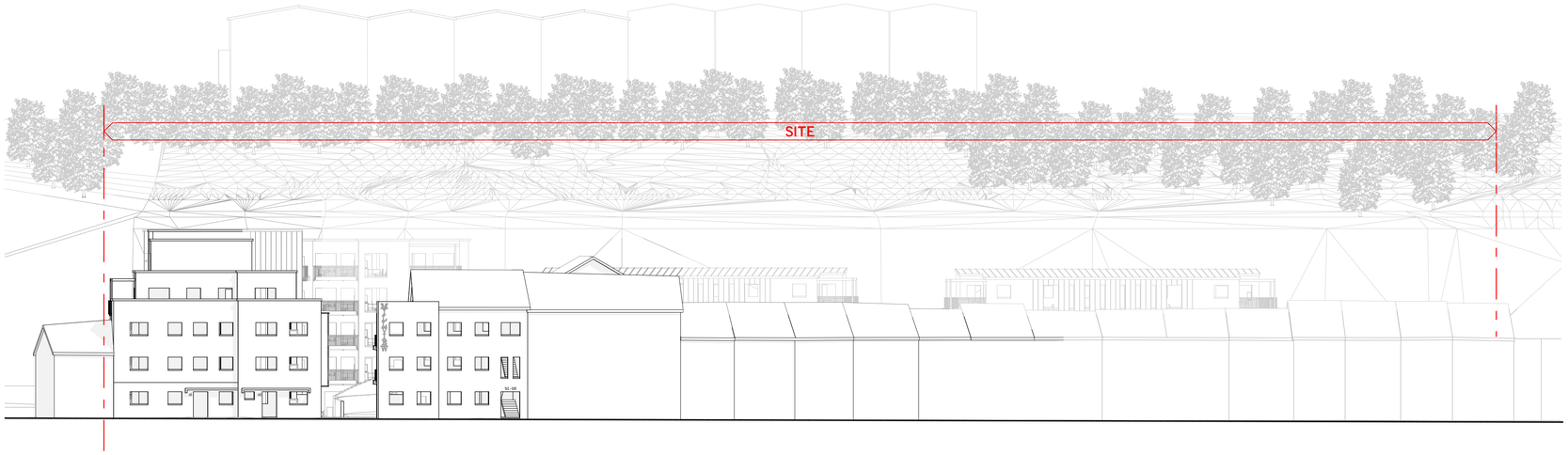
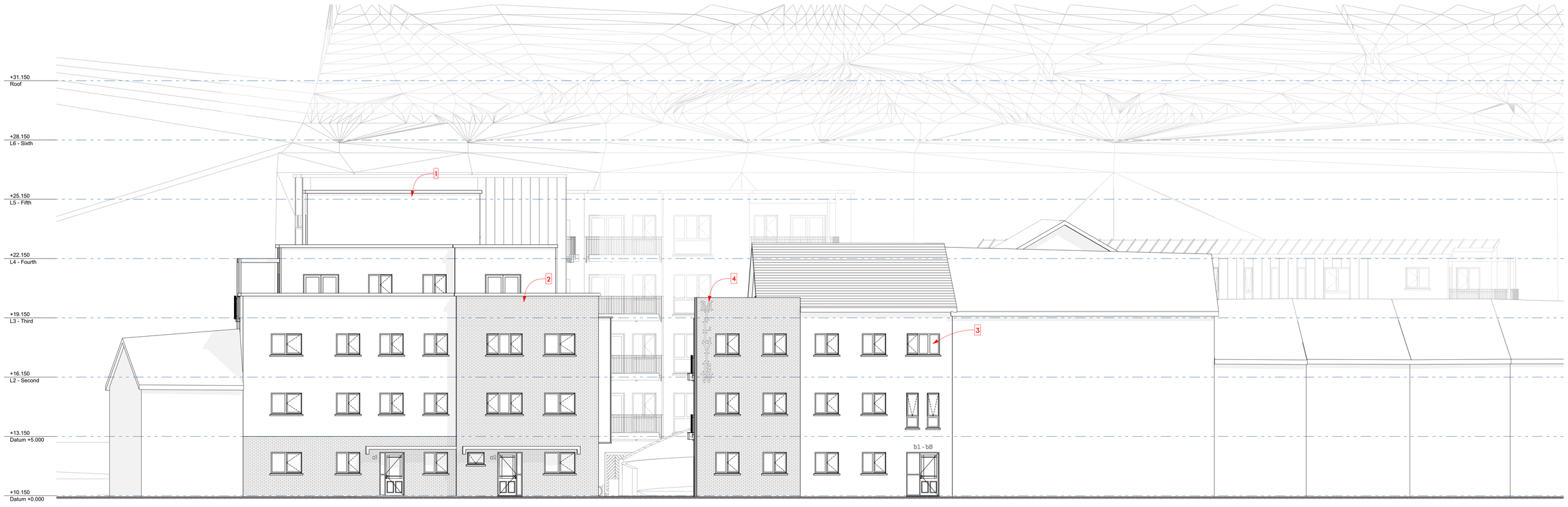
KEY:
1 Sand & cement render with paint finish.
2 Selected brick finish.
3 Double glazed PVC framed windows & doors.
4 Stainless steel signage.





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Job Number	Job Name	Original Design by	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road, Blackpool, Cork	GQ	Commons Road	1:100	PL-9	25 Jun '20 r020

Date: 1 Jan '18

ISSUED FOR PART VIII
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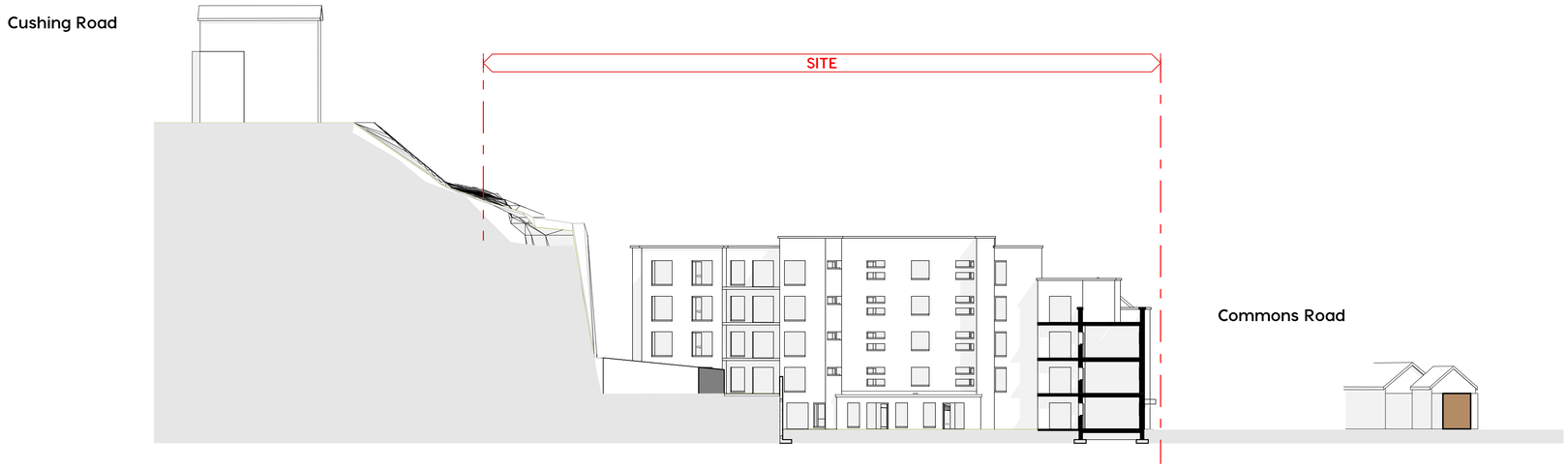

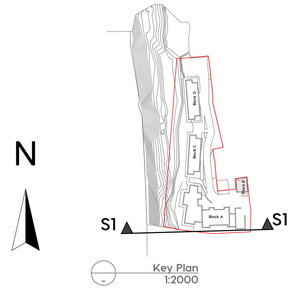

KEY:

1. Sand & cement render with paint finish.
2. Selected brick finish.
3. Double glazed PVC framed windows & doors.
4. Balconies on independent powder coated metal frame.
5. Intergrated planters to detail.
6. Powder coated metal railings with perforated metal infill panels.
7. Full height privacy divider screens to ground floor private areas.

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Job Number	Job Name	Original Design by	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road, Blackpool, Cork	GQ	Section 1	1:100	PL-10	25 Jun '20 r020

Date 1 Jan '18

ISSUED FOR PART VIII

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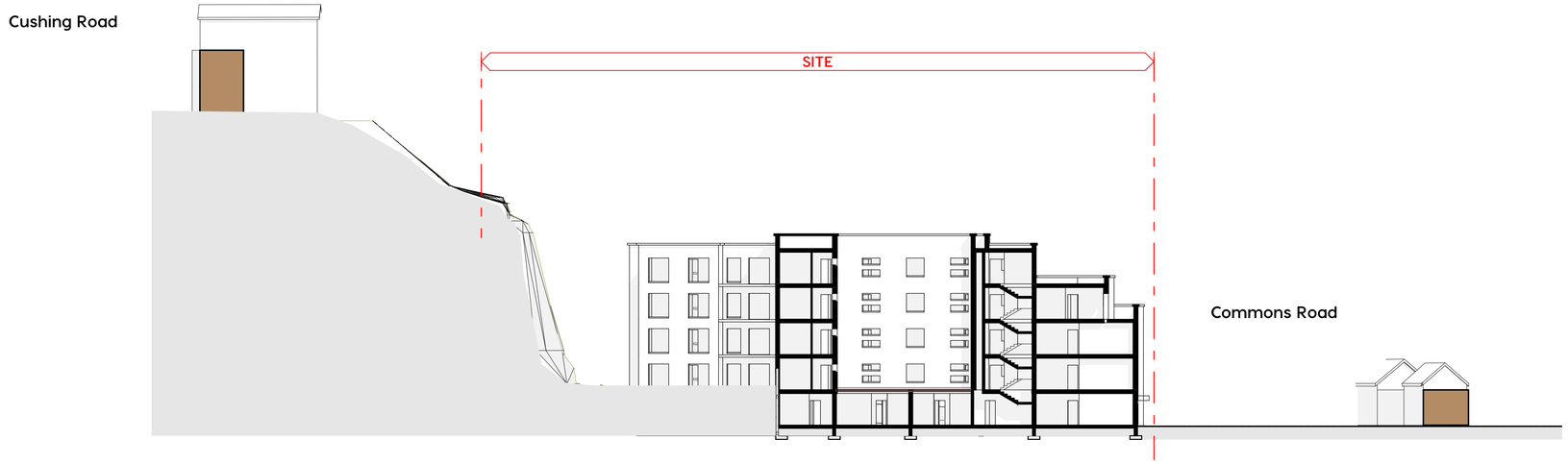

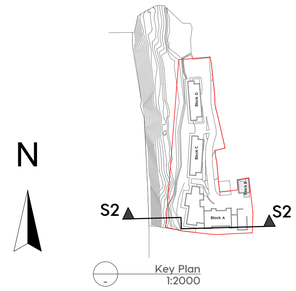

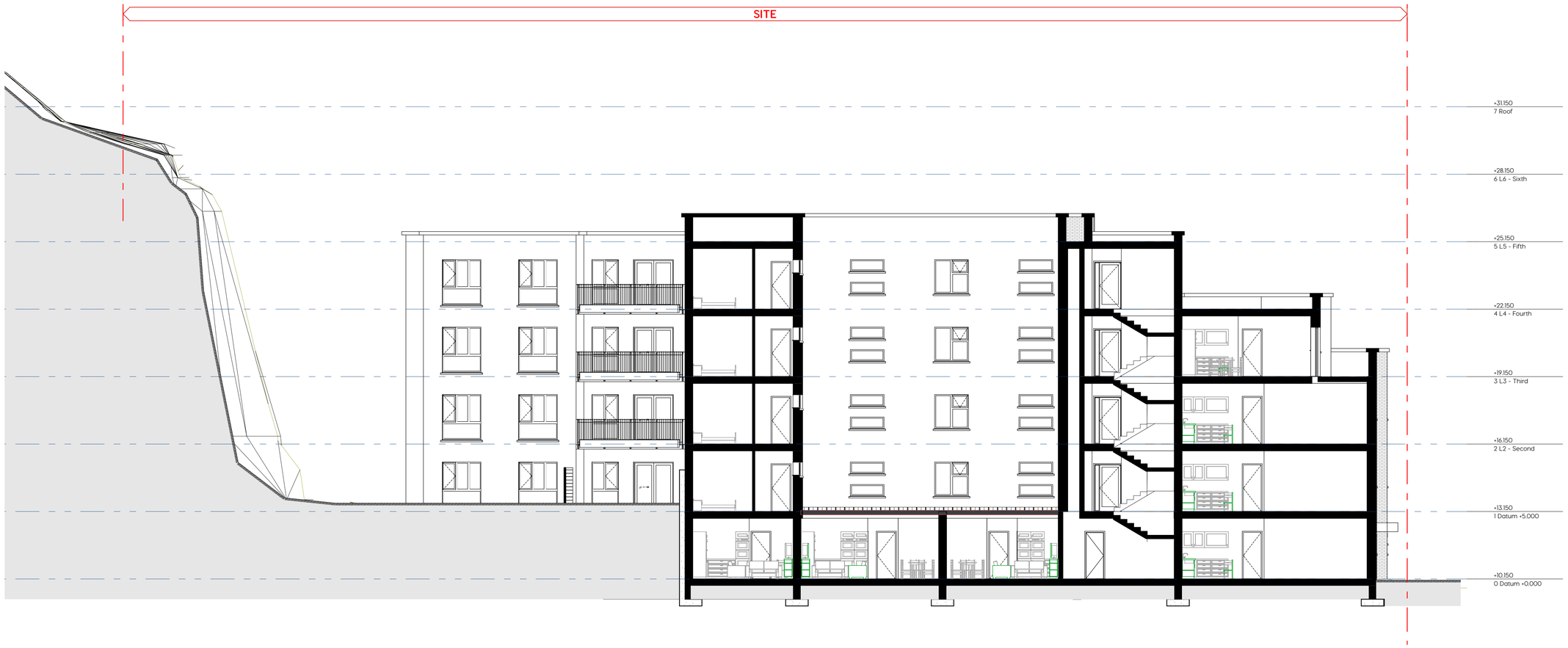

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Job Number	Job Name	Original Design by	Date
17-100	Commons Road, Blackpool, Cork.	GQ	1 Jan '18

Drawing Name	Scale	Drawing No	Current Revision
Section 2	1:100	PL-11	25 Jun '20 r020

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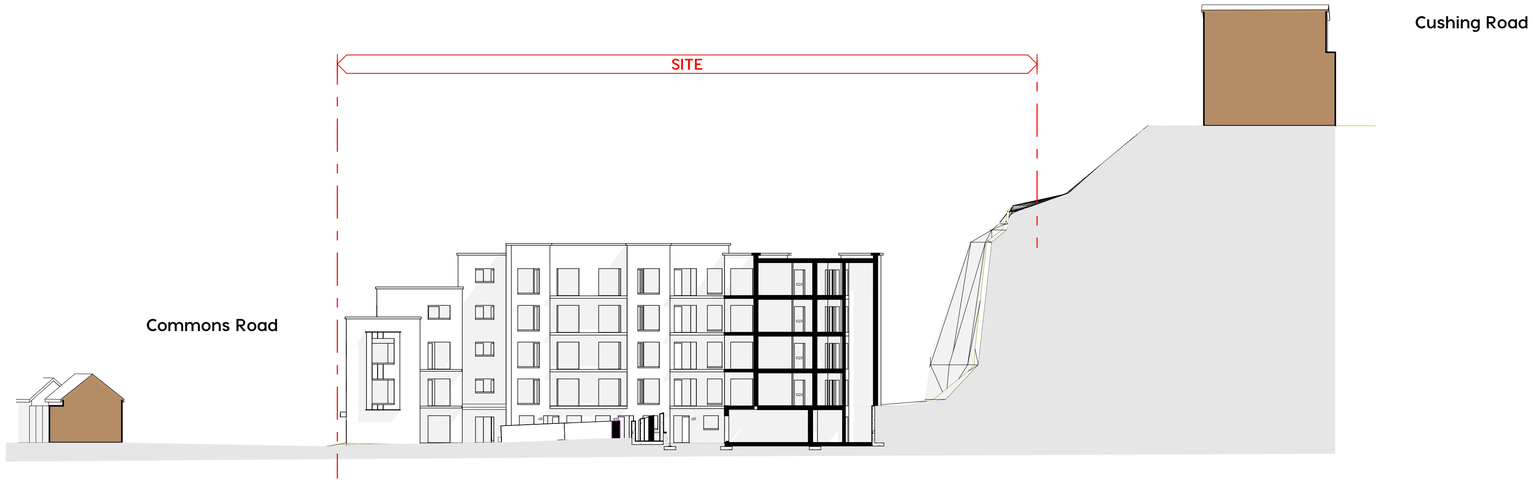

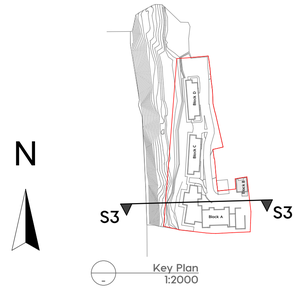

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Job Number: 17-100	Commons Road, Blackpool, Cork	Original Design by: GQ	Drawing Name: Section 3	Scale: 1:100	Drawing No: PL-12	Current Revision: 25 Jun '20 r020
Job Name: Commons Road		Date: 1 Jan '18				

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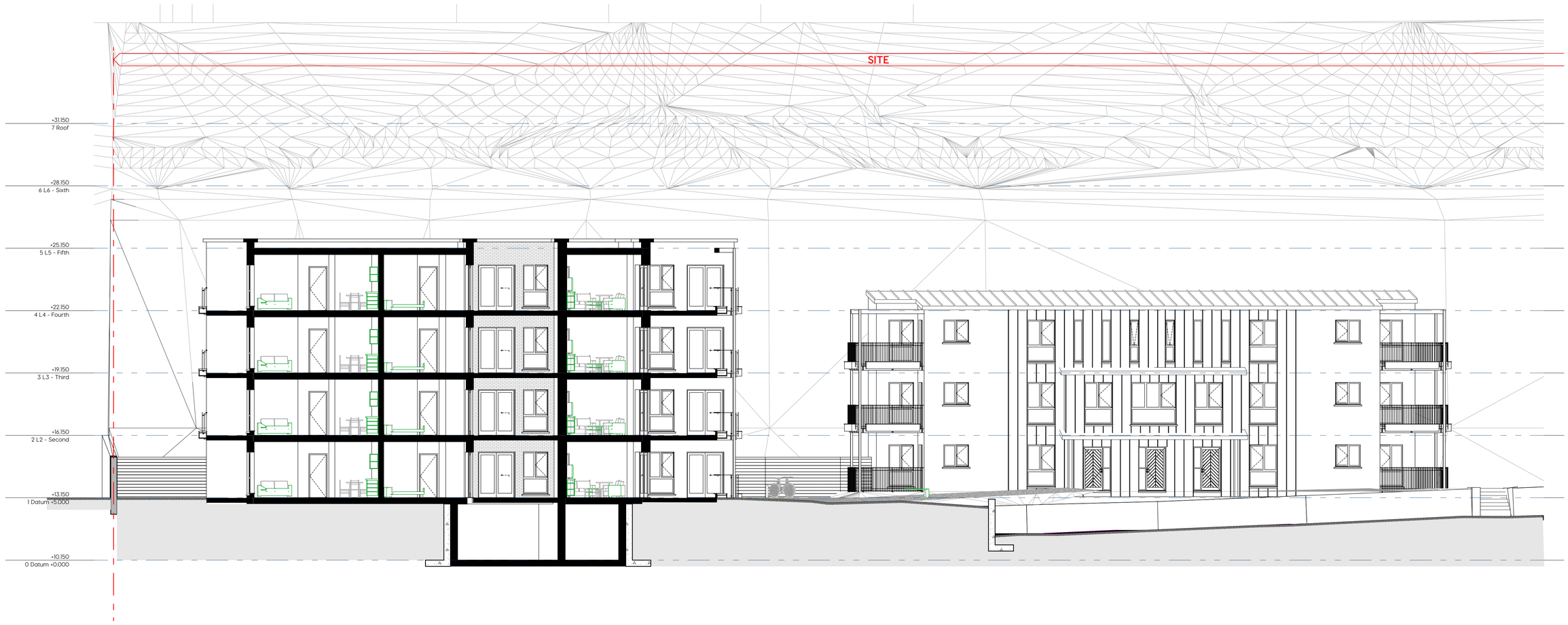

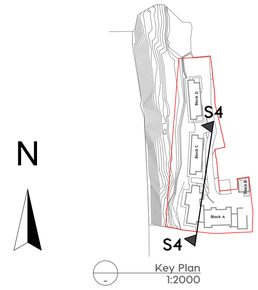

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19 South Mall,
Cork.

Job Number 17-100	Job Name Commons Road	Commons Road, Blackpool, Cork	Original Design by GQ	Date 1 Jan '18	Drawing Name Section 4	Scale 1:100	Drawing No PL-13	Current Revision 25 Jun '20 r020

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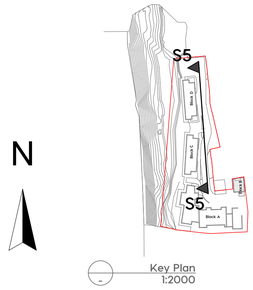

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QDM Architecture
19 South Mall,
Cork.

Job Number	Location	Original Design by	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road, Blackpool, Cork	CO	Section 5	1:100	PL-14	25 Jun '20 r020
Job Name: Commons Road		Date: 1 Jan '18				

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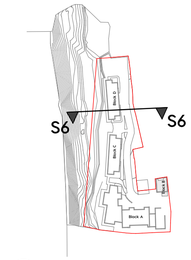
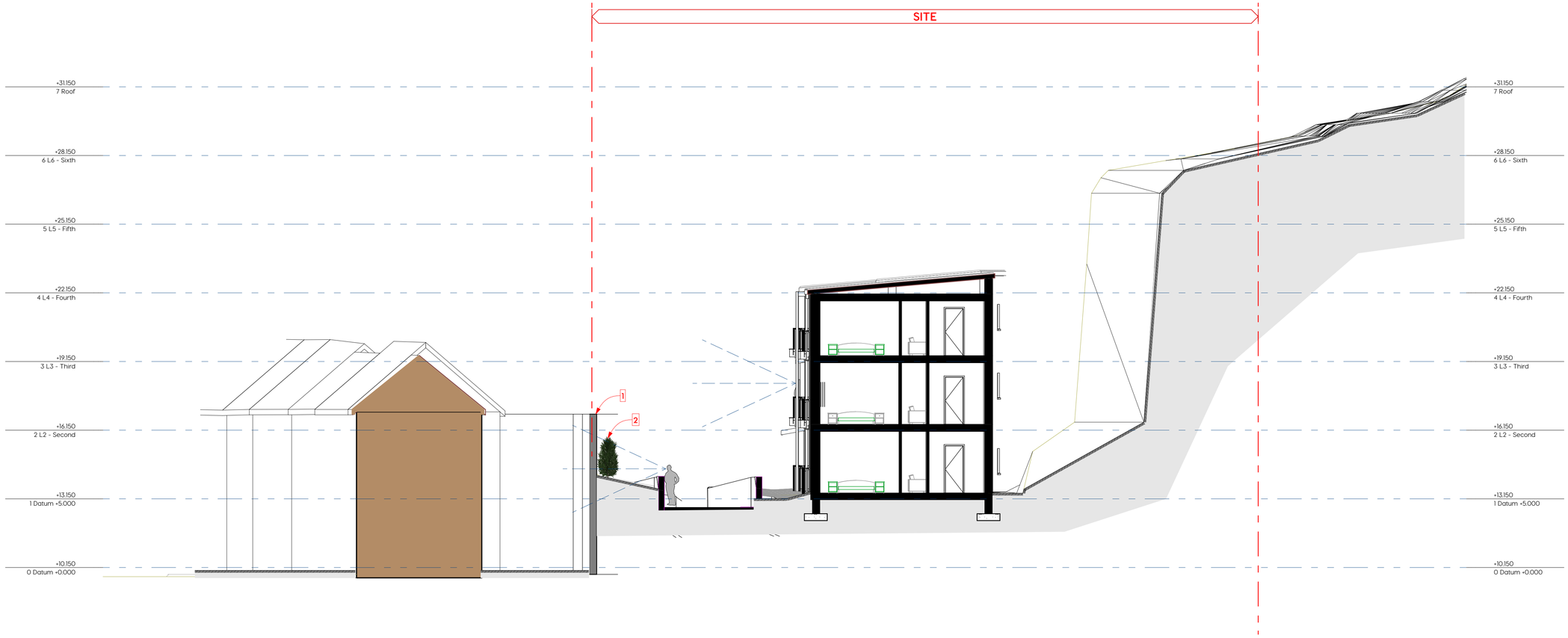


N

Key Plan
1:2000

KEY:
1 Existing 2000mm high boundary wall.
2 Proposed planting.



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Job Number	Job Name	Original Design by / Date	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road Commons Road, Blackpool, Cork.	GQ 1 Jan '18	Section 6	1:100	PL-15	25 Jun '20 r020

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Job Number	Commons Road, Blackpool, Cork	Original Design by	Drawing Name	Scale	Drawing No	Current Revision
17-100		GQ	Demolition Plan	1:200	PL-16	25 Jun '20 r020
Job Name: Commons Road		Date: 1 Jan '18				

ISSUED FOR PART VIII
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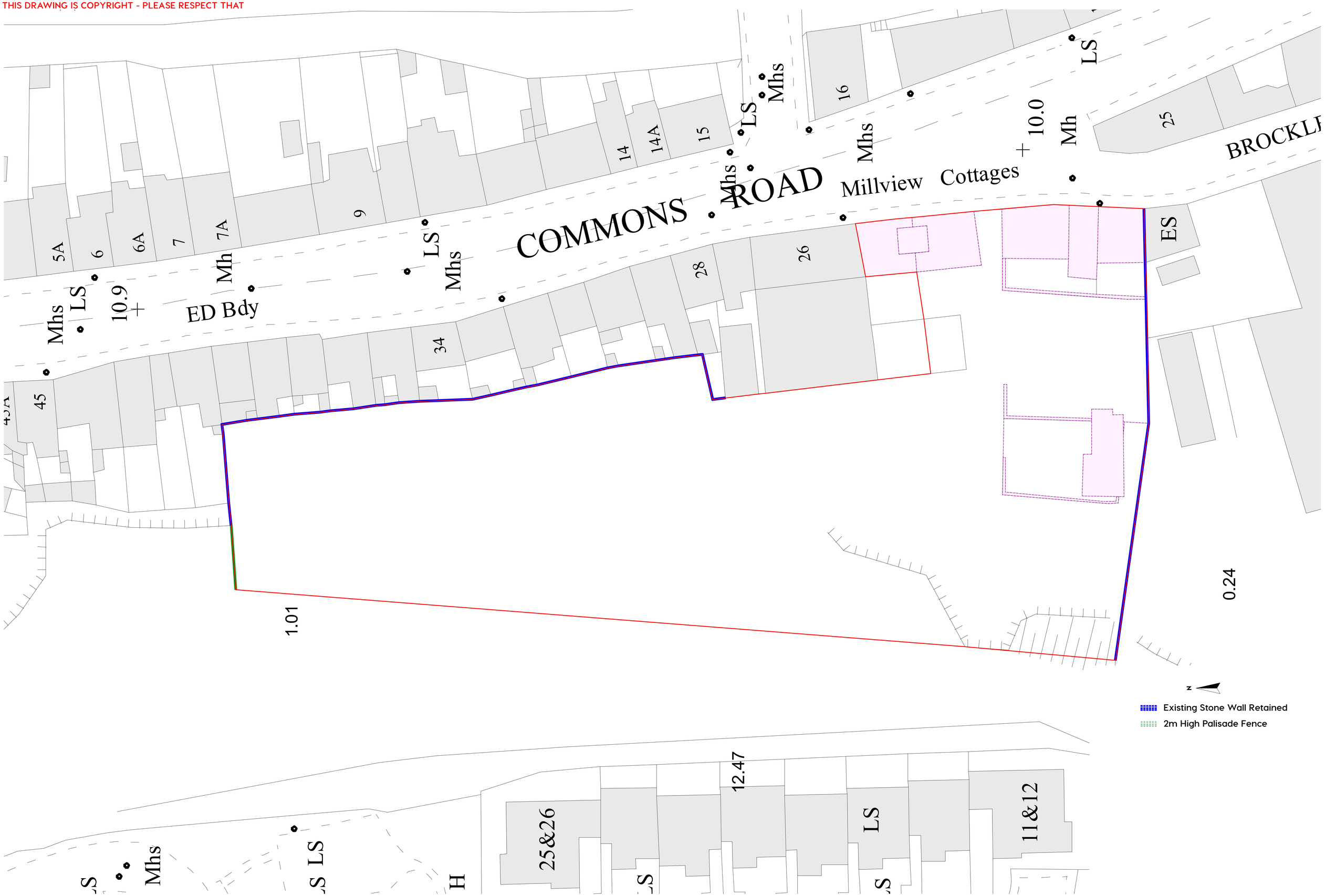

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QDM Architecture
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Cork.

Job Number	Job Address	Original Design by / Date	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road, Blackpool, Cork	GQ / 1 Jan '18	Boundary Treatments	1:200	PL-17	25 Jun '20 r020

ISSUED FOR PART VIII

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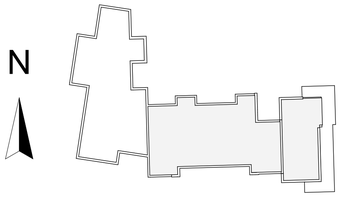
South Elevation
1:100

KEY:

1 Sand & cement render with paint finish.
2 Selected brick finish.
3 Double glazed PVC framed windows & doors.
4 Balconies on independent powder coated metal frame.
5 Intergrated planters to detail.
6 Powder coated metal railings with perforated metal infill panels.
7 Full height privacy divider screens to ground floor private areas.

North Elevation
1:100



Key Plan
1:500

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QDM Architecture
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Cork.

Job Number	Job Address	Original Design by	Date	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road Commons Road, Blackpool, Cork	CQ	25 Jun '20	Block A Elevations	1:100	PL-18	25 Jun '20 r020

ISSUED FOR PART VIII

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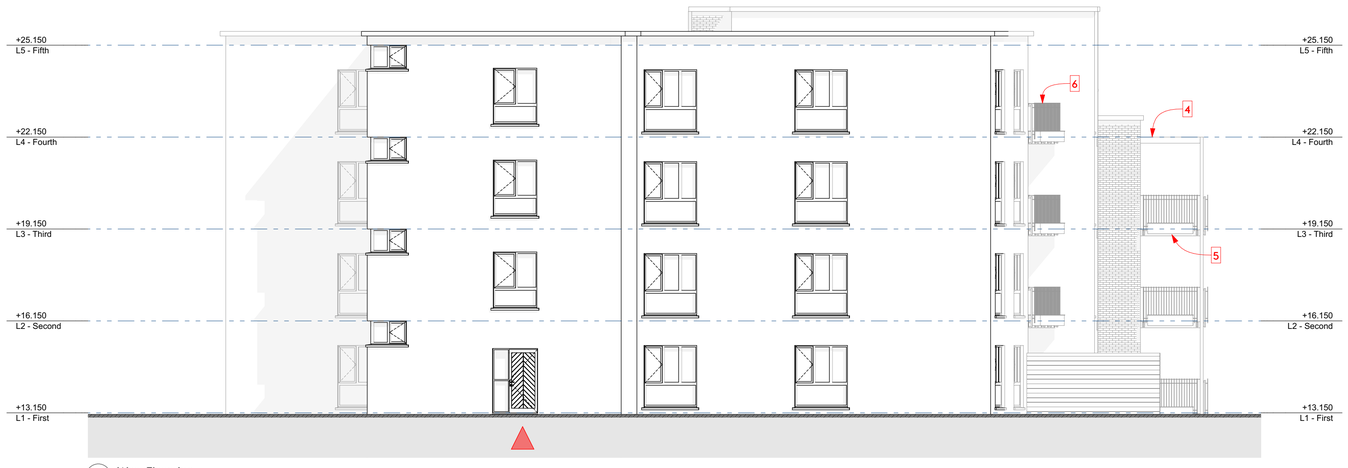
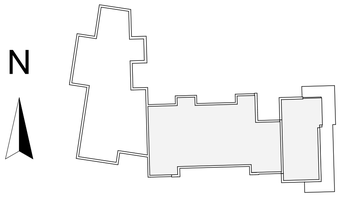
East Elevation
1:100



West Elevation
1:100

KEY:

1 Sand & cement render with paint finish.
2 Selected brick finish.
3 Double glazed PVC framed windows & doors.
4 Balconies on independent powder coated metal frame.
5 Intergrated planters to detail.
6 Powder coated metal railings with perforated metal infill panels.
7 Entrance to plant room.



Key Plan
1:500

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QDM Architecture
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Job Number	Original Design by	Drawing Name	Scale	Drawing No	Current Revision
17-100	CO	Block A Elevations	1:100	PL-19	25 Jun '20 r020
Job Name: Commons Road	Date: 25 Jun '20				

Commons Road,
Blackpool,
Cork.

ISSUED FOR PART VIII

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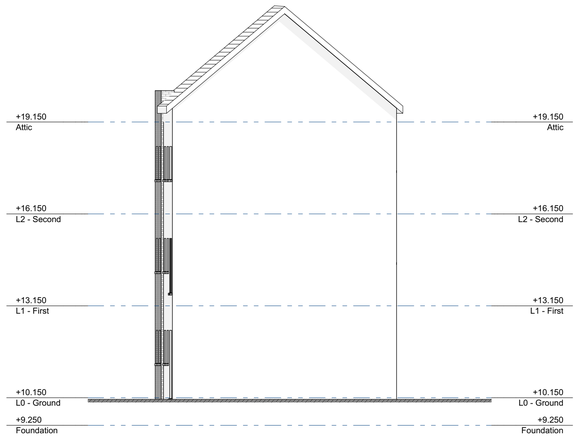
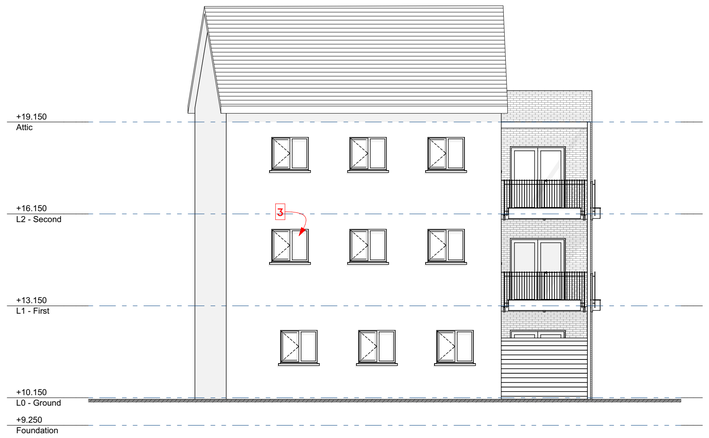
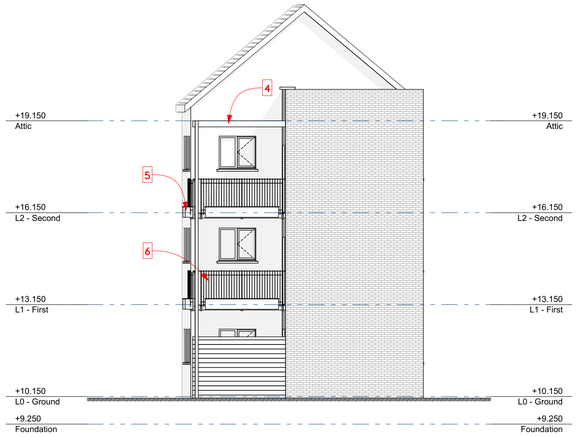
KEY:
1 Sand & cement render with paint finish.
2 Selected brick finish.
3 Double glazed PVC framed windows & doors.
4 Balconies on independent powder coated metal frame.
5 Intergrated planters to detail.
6 Powder coated metal railings with perforated metal infill panels.



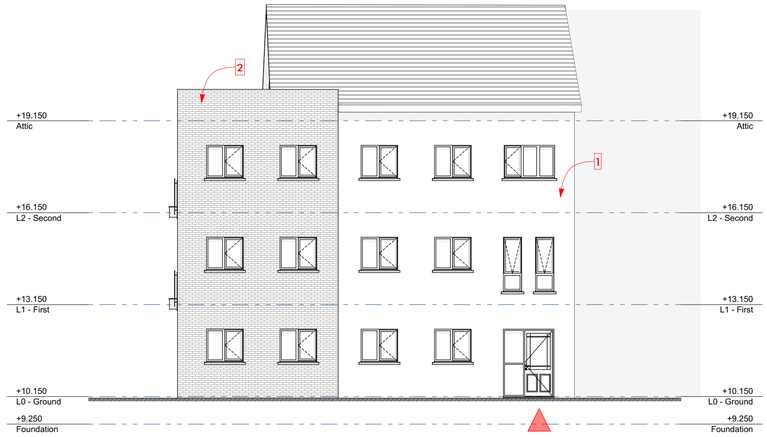
East Elevation
1:100



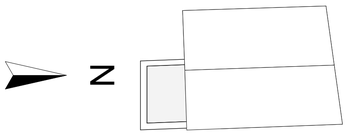
North Elevation
1:100



West Elevation
1:100



South Elevation
1:100



Key Plan
1:200

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19 South Mall,
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Job Number: 17-100	Commons Road, Blackpool, Cork	Original Design by: GQ	Drawing Name: Block B Elevations	Scale: 1:100	Drawing No: PL-20	Current Revision: 25 Jun '20 r020
Job Name: Commons Road		Date: 25 Jun '20				

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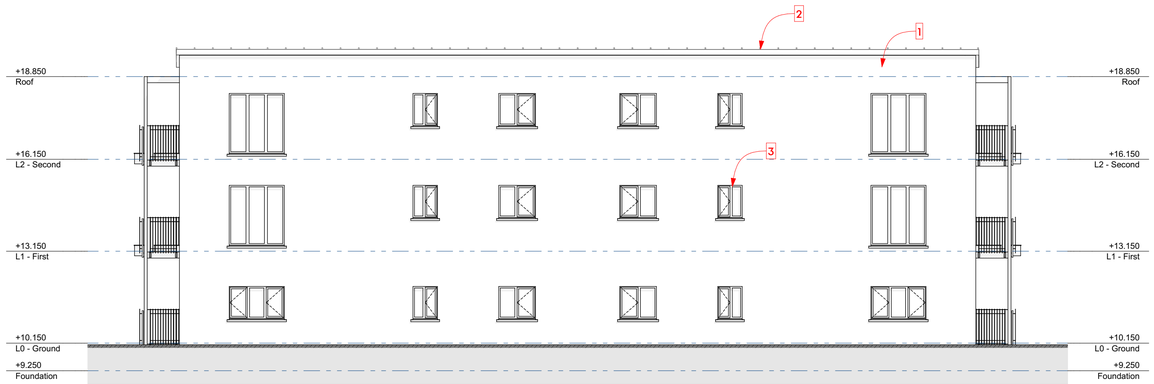
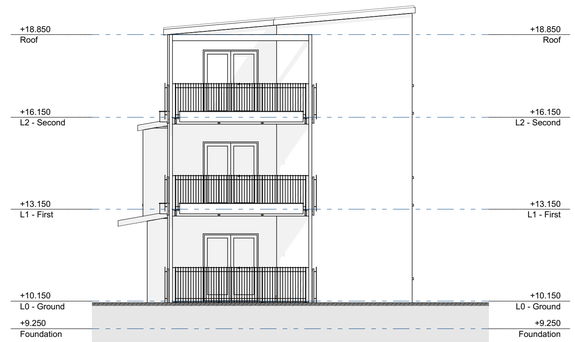
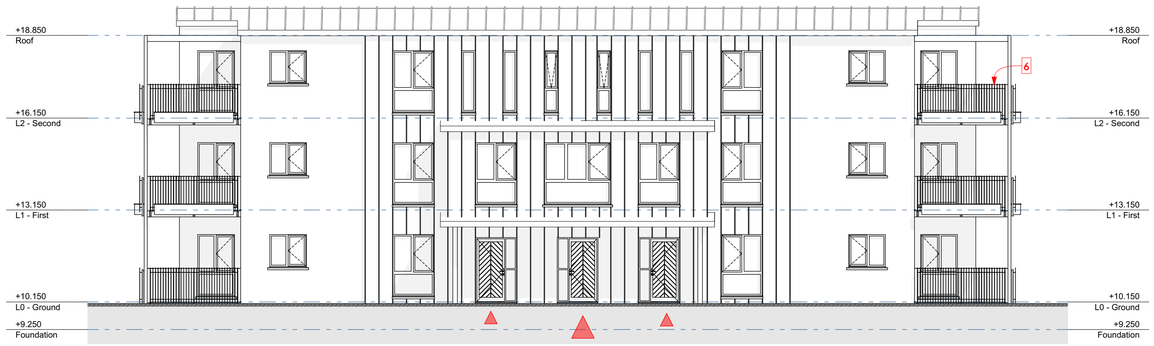
KEY:
1 Sand & cement render with paint finish.
2 Selected raised profile metal cladding.
3 Double glazed PVC framed windows & doors.
4 Balconies on independent powder coated metal frame.
5 Intergrated planters to detail.
6 Powder coated metal railings with perforated metal infill panels.



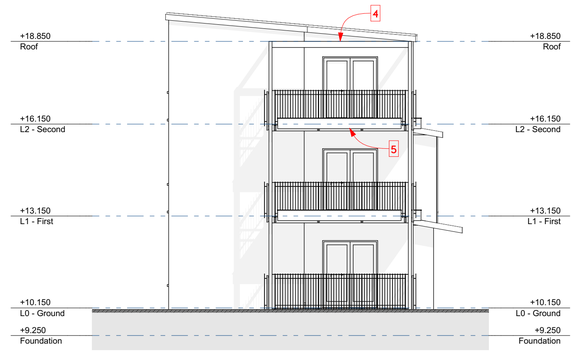
West Elevation
1:100



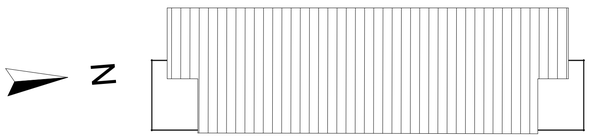
North Elevation
1:100



East Elevation
1:100



South Elevation
1:100



Key Plan
1:200

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QDM Architecture
19 South Mall,
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Job Number	Job Name	Original Design by	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road, Blackpool, Cork	GQ	Block C Elevations	1:100	PL-21	r020

Date: 1 Jan '18

ISSUED FOR PART VIII
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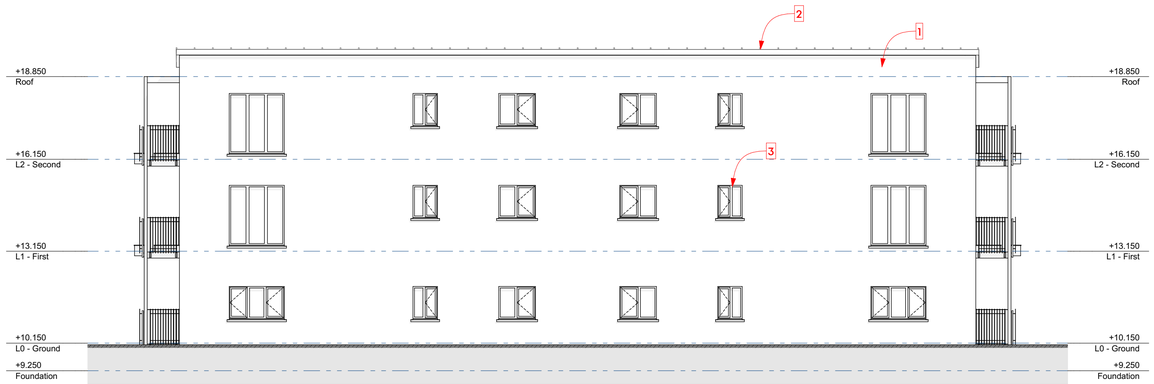
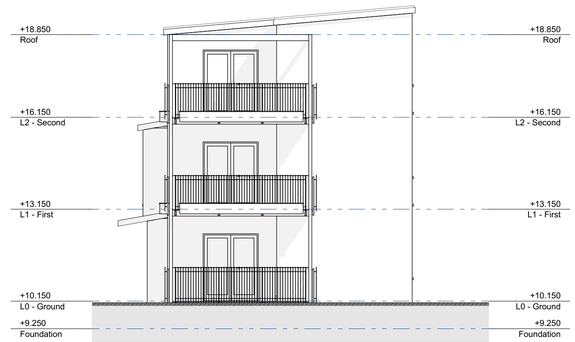
25 Jun '20

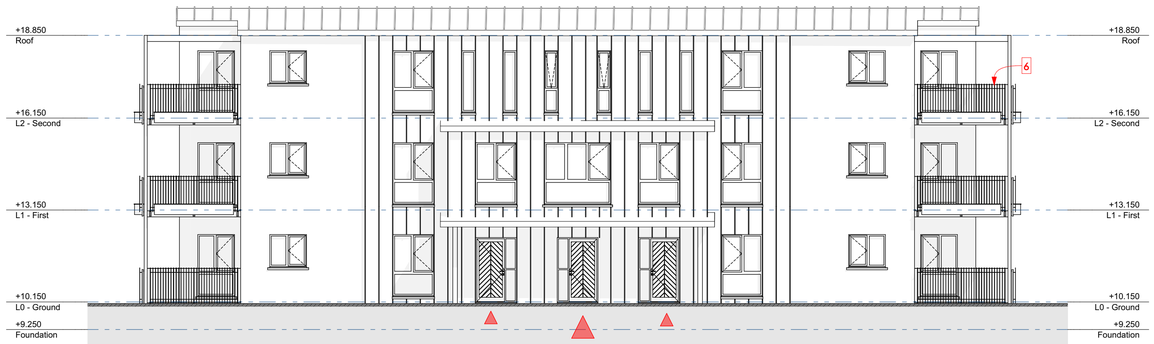
KEY:
1 Sand & cement render with paint finish.
2 Selected raised profile metal cladding.
3 Double glazed PVC framed windows & doors.
4 Balconies on independent powder coated metal frame.
5 Intergrated planters to detail.
6 Powder coated metal railings with perforated metal infill panels.



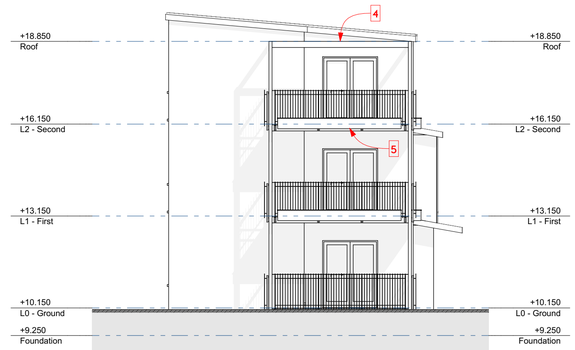
West Elevation
1:100



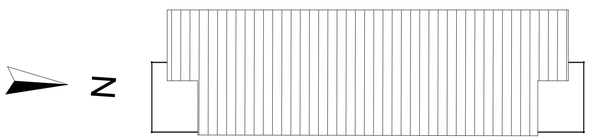
North Elevation
1:100



East Elevation
1:100



South Elevation
1:100



Key Plan
1:200

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QDM Architecture
19 South Mall,
Cork.

Job Number	Job Name	Original Design by	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road, Blackpool, Cork	GQ	Block D Elevations	1:100	PL-22	r020

Date: 1 Jan '18

ISSUED FOR PART VIII
25 Jun '20

DO NOT SCALE OFF THIS DRAWING. REFER TO "REVISION DETAILS" SHEET FOR DESCRIPTION OF CHANGES.

Development Description

Development comprising the construction a total of 49 no. dwellings (27 no. 1 bedroom, 22 no. 2 bedroom apartments), all on a site of approximately 0.40 hectares at Commons Road, Blackpool, Cork.

Development Summary

	Total	%	Avg Area		Avg Living		Avg Storage		Avg Amenity	
One Bed Apt	27 Apts	55%	51.8 m^2	+15.1%	25.5 m^2	+11.0%	3.5 m^2	+17.9%	8.1 m^2	+62.0%
Two Bed Apt	22 Apts	45%	75.6 m^2	+3.5%	32.5 m^2	+8.2%	6.6 m^2	+10.2%	18.4 m^2	+162.8%
Total:	**49 Dwellings**									

Site Usage Summary

	Existing	Proposed
Site Area	4017.0 m^2	4017.0 m^2
Footprint	227.4 m^2	1071.1 m^2
Development	454.8 m^2	4141.6 m^2
Site Ratio:	**11.3%**	**103.1%**
Site Coverage:	**5.7%**	**26.7%**

Development Floor Area (Totals)

	Existing	Proposed	Extension
Ground Floor	227.4 m^2	591.0 m^2	- m^2
First Floor	227.4 m^2	1071.1 m^2	- m^2
Second Floor	- m^2	1071.1 m^2	- m^2
Third Floor	- m^2	927.4 m^2	- m^2
Fourth Floor	- m^2	481.0 m^2	- m^2
Fifth Floor	- m^2	- m^2	- m^2
Totals:	**454.8 m^2**	**4141.6 m^2**	**- m^2**

Public Open Space

	Required	Proposed	Excess	
Open space	289.0 m^2	1473.0 m^2	**1184.0 m^2**	+ 409.7%

Public Open space as a percentage of site = 36.7%

DoECLG Public Space Requirement per Apartment:

One Bed:	5 m^2	27 Apts	=	135 m^2
Two Bed:	7 m^2	22 Apts	=	154 m^2
				289 m^2

Bicycle Storage

	Required	Proposed	Excess	
Bicycle storage spaces	25	48	24	+95.9%

DoECLG Requirement per Apartment:

Maximum 0.5 / Apt = 25 Spaces required

Cork City Council Development Plan Requirement:

As per DoECLG

Car Parking

	Required	Proposed	Excess	
Spaces req DoECLG	5	7	2	+8.6%
Spaces req Cork City Co	25	7	-18	-35.7%

DoECLG Requirement per Apartment:

Maximum 0.1 / Apt = 5 Spaces required

Cork City Council Development Plan Requirement:

Maximum 0.50 / Apt = 25 Spaces required

Bin & Waste

	Bins	Total
Recyclable Material	4 x 1100 l bins	4400 l
Waste	2 x 1100 l bins	2200 l
	6 bins	**6600 l**

Accomodation Summary

Unit Number & Type		Floor Area		Living Area		Bedroom 1		Bedroom 2		Bedroom 3		Storage		Private Amenity Space		Room Widths: Living Room		Room Widths: Narrowest Bed Room	
Block A	*Total Apartments this Block = 34*																		
L0	Unit 1 - Two Bed Apt	77.0 m^2	+5.5%	30.9 m^2	+3.0%	11.7 m^2	+2.6%	11.6 m^2	+63.4%	m^2 -		6.5 m^2	+8.3%	6.9 m^2		3.9 m	+8.3%	2.8 m	
	Unit 2 - One Bed Apt	51.6 m^2	+14.7%	24.0 m^2	+4.3%	10.3 m^2		m^2 -		m^2 -		3.7 m^2	+23.3%	6.9 m^2	+38.0%	5.5 m	+65.2%	3.4 m	+19.6%
	Unit 3 - Two Bed Apt	73.5 m^2	+0.7%	35.6 m^2	+18.7%	13.3 m^2	+16.7%	7.6 m^2	+7.0%	m^2 -		6.0 m^2		34.6 m^2	+394.3%	6.1 m	+69.4%	2.8 m	
	Unit 4 - Two Bed Apt	78.4 m^2	+7.4%	40.7 m^2	+35.7%	13.3 m^2	+16.7%	7.6 m^2	+7.0%	m^2 -		6.0 m^2		22.0 m^2	+214.3%	6.1 m	+69.4%	2.8 m	
	Unit 5 - One Bed Apt	49.6 m^2		23.3 m^2	+1.3%	11.5 m^2	+0.9%	m^2 -		m^2 -		3.0 m^2		16.4 m^2		4.4 m	+33.3%	2.8 m	
L1	Unit 6 - One Bed Apt	58.6 m^2		30.3 m^2	+31.7%	12.7 m^2	+11.4%	m^2 -		m^2 -		3.4 m^2	+13.3%	7.9 m^2		3.9 m	+18.2%	2.8 m	
	Unit 7 - One Bed Apt	46.8 m^2	+4.0%	22.5 m^2	+2.2%	12.7 m^2	+11.4%	m^2 -		m^2 -		3.4 m^2	+13.3%	5.6 m^2	+12.0%	6.1 m	+84.8%	2.8 m	
	Unit 8 - One Bed Apt	46.8 m^2	+4.0%	22.5 m^2	+2.2%	12.7 m^2	+11.4%	m^2 -		m^2 -		4.1 m^2	+36.7%	5.6 m^2	+12.0%	6.1 m	+84.8%	2.8 m	
	Unit 9 - Two Bed Apt	75.0 m^2	+2.7%	32.3 m^2	+7.7%	14.5 m^2	+27.2%	12.1 m^2	+70.4%	m^2 -		6.5 m^2		6.9 m^2		5.5 m	+51.4%	3.4 m	+19.6%
	Unit 10 - One Bed Apt	50.7 m^2	+12.7%	28.2 m^2	+22.6%	10.6 m^2		m^2 -		m^2 -		3.0 m^2		6.9 m^2	+38.0%	3.6 m	+9.1%	3.0 m	+7.1%
	Unit 23 - One Bed Apt	51.5 m^2	+14.4%	23.3 m^2	+1.3%	15.0 m^2	+31.6%	m^2 -		m^2 -		3.4 m^2	+13.3%	10.1 m^2	+102.0%	5.5 m	+66.7%	3.2 m	+14.3%
	Unit 24 - One Bed Apt	49.8 m^2	+10.7%	23.8 m^2	+3.5%	12.9 m^2	+13.2%	m^2 -		m^2 -		3.7 m^2	+23.3%	9.6 m^2	+92.0%	4.6 m	+39.4%	3.0 m	+7.1%
	Unit 25 - Two Bed Apt	73.8 m^2	+1.1%	30.0 m^2		12.3 m^2	+7.9%	11.5 m^2	+62.0%	m^2 -		6.0 m^2		33.1 m^2		4.5 m	+25.0%	3.2 m	+14.3%
L2	Unit 11 - One Bed Apt	58.6 m^2		30.3 m^2	+31.7%	12.7 m^2	+11.4%	m^2 -		m^2 -		3.4 m^2	+13.3%	7.9 m^2		3.9 m	+18.2%	2.8 m	
	Unit 12 - One Bed Apt	46.8 m^2	+4.0%	22.5 m^2	+2.2%	12.7 m^2	+11.4%	m^2 -		m^2 -		3.4 m^2	+13.3%	5.6 m^2	+12.0%	6.1 m	+84.8%	2.8 m	
	Unit 13 - One Bed Apt	46.8 m^2	+4.0%	22.5 m^2	+2.2%	12.7 m^2	+11.4%	m^2 -		m^2 -		4.1 m^2	+36.7%	5.6 m^2	+12.0%	6.1 m	+84.8%	2.8 m	
	Unit 14 - Two Bed Apt	75.0 m^2	+2.7%	32.3 m^2	+7.7%	14.5 m^2	+27.2%	12.1 m^2	+70.4%	m^2 -		6.5 m^2		6.9 m^2		5.5 m	+51.4%	3.4 m	+19.6%
	Unit 15 - One Bed Apt	50.7 m^2	+12.7%	28.2 m^2	+22.6%	10.6 m^2		m^2 -		m^2 -		3.0 m^2		6.9 m^2	+38.0%	3.6 m	+9.1%	3.0 m	+7.1%
	Unit 26 - One Bed Apt	51.5 m^2	+14.4%	23.3 m^2	+1.3%	15.0 m^2	+31.6%	m^2 -		m^2 -		3.4 m^2	+13.3%	10.1 m^2	+102.0%	5.5 m	+66.7%	3.2 m	+14.3%
	Unit 27 - One Bed Apt	49.8 m^2	+10.7%	23.8 m^2	+3.5%	12.9 m^2	+13.2%	m^2 -		m^2 -		3.7 m^2	+23.3%	9.6 m^2	+92.0%	4.6 m	+39.4%	3.0 m	+7.1%
	Unit 28 - Two Bed Apt	73.8 m^2	+1.1%	30.0 m^2		12.3 m^2	+7.9%	11.5 m^2	+62.0%	m^2 -		6.0 m^2		33.1 m^2		4.5 m	+25.0%	3.2 m	+14.3%
L3	Unit 16 - One Bed Apt	58.6 m^2		30.3 m^2	+31.7%	12.7 m^2	+11.4%	m^2 -		m^2 -		3.4 m^2	+13.3%	7.9 m^2		3.9 m	+18.2%	2.8 m	
	Unit 17 - One Bed Apt	46.8 m^2	+4.0%	22.5 m^2	+2.2%	12.7 m^2	+11.4%	m^2 -		m^2 -		3.4 m^2	+13.3%	5.6 m^2	+12.0%	6.1 m	+84.8%	2.8 m	
	Unit 18 - One Bed Apt	46.8 m^2	+4.0%	22.5 m^2	+2.2%	12.7 m^2	+11.4%	m^2 -		m^2 -		4.1 m^2	+36.7%	5.6 m^2	+12.0%	6.1 m	+84.8%	2.8 m	
	Unit 19 - Two Bed Apt	77.2 m^2	+5.8%	30.9 m^2	+3.0%	14.2 m^2	+24.6%	11.9 m^2	+67.6%	m^2 -		6.0 m^2		52.2 m^2	+645.7%	5.0 m	+38.9%	3.2 m	+14.3%
	Unit 29 - One Bed Apt	51.5 m^2	+14.4%	23.3 m^2	+1.3%	15.0 m^2	+31.6%	m^2 -		m^2 -		3.4 m^2	+13.3%	10.1 m^2	+102.0%	5.5 m	+66.7%	3.2 m	+14.3%
	Unit 30 - One Bed Apt	49.8 m^2	+10.7%	23.8 m^2	+3.5%	12.9 m^2	+13.2%	m^2 -		m^2 -		3.7 m^2	+23.3%	9.6 m^2	+92.0%	4.6 m	+39.4%	3.0 m	+7.1%
	Unit 31 - Two Bed Apt	73.8 m^2	+1.1%	30.0 m^2		12.3 m^2	+7.9%	11.5 m^2	+62.0%	m^2 -		6.0 m^2		33.1 m^2		4.5 m	+25.0%	3.2 m	+14.3%
L4	Unit 20 - One Bed Apt	58.6 m^2		30.3 m^2	+31.7%	12.7 m^2	+11.4%	m^2 -		m^2 -		3.4 m^2	+13.3%	7.9 m^2		3.9 m	+18.2%	2.8 m	
	Unit 21 - One Bed Apt	46.8 m^2	+4.0%	22.5 m^2	+2.2%	12.7 m^2	+11.4%	m^2 -		m^2 -		3.4 m^2	+13.3%	5.6 m^2	+12.0%	6.1 m	+84.8%	2.8 m	
	Unit 22 - One Bed Apt	46.8 m^2	+4.0%	22.5 m^2	+2.2%	12.7 m^2	+11.4%	m^2 -		m^2 -		4.1 m^2	+36.7%	5.6 m^2	+12.0%	6.1 m	+84.8%	2.8 m	
	Unit 32 - One Bed Apt	51.5 m^2	+14.4%	23.3 m^2	+1.3%	15.0 m^2	+31.6%	m^2 -		m^2 -		3.4 m^2	+13.3%	10.1 m^2	+102.0%	5.5 m	+66.7%	3.2 m	+14.3%
	Unit 33 - One Bed Apt	49.8 m^2	+10.7%	23.8 m^2	+3.5%	12.9 m^2	+13.2%	m^2 -		m^2 -		3.7 m^2	+23.3%	9.6 m^2	+92.0%	4.6 m	+39.4%	3.0 m	+7.1%
	Unit 34 - Two Bed Apt	73.8 m^2	+1.1%	30.0 m^2		12.3 m^2	+7.9%	11.5 m^2	+62.0%	m^2 -		6.0 m^2		33.1 m^2		4.5 m	+25.0%	3.2 m	+14.3%

Unit Number & Type		Floor Area		Living Area		Bedroom 1		Bedroom 2		Bedroom 3		Storage		Private Amenity Space		Living Room		Narrowest Bed Room	
Block B	*Total Apartments this Block = 3*																		
L0	Unit 2 - One Bed Apt	60.7 m^2	+34.9%	32.0 m^2	+39.1%	11.9 m^2	+4.4%	m^2 -		m^2 -		3.6 m^2	+20.0%	8.8 m^2	+76.0%	3.5 m	+6.1%	3.2 m	+14.3%
L1	Unit 3 - One Bed Apt	60.7 m^2	+34.9%	32.0 m^2	+39.1%	11.9 m^2	+4.4%	m^2 -		m^2 -		3.6 m^2	+20.0%	8.8 m^2	+76.0%	3.5 m	+6.1%	3.2 m	+14.3%
L2	Unit 4 - One Bed Apt	60.7 m^2	+34.9%	32.0 m^2	+39.1%	11.9 m^2	+4.4%	m^2 -		m^2 -		3.6 m^2	+20.0%	8.8 m^2	+76.0%	3.5 m	+6.1%	3.2 m	+14.3%

Unit Number & Type		Floor Area		Living Area		Bedroom 1		Bedroom 2		Bedroom 3		Storage		Private Amenity Space		Living Room		Narrowest Bed Room	
Block C	*Total Apartments this Block = 6*																		
L0	Unit 1 - Two Bed Apt	76.1 m^2	+4.2%	32.6 m^2	+8.7%	11.5 m^2	+0.9%	8.0 m^2	+12.7%	m^2 -		7.0 m^2		11.9 m^2	+70.0%	5.5 m	+52.8%	3.2 m	+14.3%
	Unit 2 - Two Bed Apt	76.1 m^2	+4.2%	32.6 m^2	+8.7%	11.5 m^2	+0.9%	8.0 m^2	+12.7%	m^2 -		7.0 m^2		11.9 m^2	+70.0%	5.5 m	+52.8%	3.2 m	+14.3%
L1	Unit 3 - Two Bed Apt	73.1 m^2	+0.1%	32.6 m^2	+8.7%	11.4 m^2		8.5 m^2	+19.7%	m^2 -		7.0 m^2		11.9 m^2	+70.0%	5.5 m	+52.8%	3.2 m	+14.3%
	Unit 4 - Two Bed Apt	73.1 m^2	+0.1%	32.6 m^2	+8.7%	11.4 m^2		8.5 m^2	+19.7%	m^2 -		7.0 m^2		11.9 m^2	+70.0%	5.5 m	+52.8%	3.2 m	+14.3%
L2	Unit 5 - Two Bed Apt	78.5 m^2	+7.5%	32.6 m^2	+8.7%	12.3 m^2	+7.9%	8.0 m^2	+12.7%	m^2 -		7.0 m^2		11.9 m^2	+70.0%	5.5 m	+52.8%	3.2 m	+14.3%
	Unit 6 - Two Bed Apt	78.5 m^2	+7.5%	32.6 m^2	+8.7%	12.3 m^2	+7.9%	8.0 m^2	+12.7%	m^2 -		7.0 m^2		11.9 m^2	+70.0%	5.5 m	+52.8%	3.2 m	+14.3%

Unit Number & Type		Floor Area		Living Area		Bedroom 1		Bedroom 2		Bedroom 3		Storage		Private Amenity Space		Living Room		Narrowest Bed Room	
Block D	*Total Apartments this Block = 6*																		
L0	Unit 1 - Two Bed Apt	76.1 m^2	+4.2%	32.6 m^2	+8.7%	11.5 m^2	+0.9%	8.0 m^2	+12.7%	m^2 -		7.0 m^2		11.9 m^2	+70.0%	5.5 m	+52.8%	3.2 m	+14.3%
	Unit 2 - Two Bed Apt	76.1 m^2	+4.2%	32.6 m^2	+8.7%	11.5 m^2	+0.9%	8.0 m^2	+12.7%	m^2 -		7.0 m^2		11.9 m^2	+70.0%	5.5 m	+52.8%	3.2 m	+14.3%
L1	Unit 3 - Two Bed Apt	73.1 m^2	+0.1%	32.6 m^2	+8.7%	11.4 m^2		8.5 m^2	+19.7%	m^2 -		7.0 m^2		11.9 m^2	+70.0%	5.5 m	+52.8%	3.2 m	+14.3%
	Unit 4 - Two Bed Apt	73.1 m^2	+0.1%	32.6 m^2	+8.7%	11.4 m^2		8.5 m^2	+19.7%	m^2 -		7.0 m^2		11.9 m^2	+70.0%	5.5 m	+52.8%	3.2 m	+14.3%
L2	Unit 5 - Two Bed Apt	78.5 m^2	+7.5%	32.6 m^2	+8.7%	12.3 m^2	+7.9%	8.0 m^2	+12.7%	m^2 -		7.0 m^2		11.9 m^2	+70.0%	5.5 m	+52.8%	3.2 m	+14.3%
	Unit 6 - Two Bed Apt	78.5 m^2	+7.5%	32.6 m^2	+8.7%	12.3 m^2	+7.9%	8.0 m^2	+12.7%	m^2 -		7.0 m^2		11.9 m^2	+70.0%	5.5 m	+52.8%	3.2 m	+14.3%

DoECLG Requirement:	Area Required:	Living Space:	Main Bedroom Size:	Minimum 2ND Bedroom:	Minimum 3RD Bedroom:	Storage Space:	Private Amenity Space:	Min. Living Width:	Min. Bedroom Width:
One Bed Apartment:	45 m^2	23 m^2	11.4 m^2	7.1 m^2	7.1 m^2	3 m^2	5 m^2	3.3 m	2.8 m
Two Bed Apartment:	73 m^2	30 m^2	11.4 m^2	7.1 m^2	7.1 m^2	6 m^2	7 m^2	3.6 m	2.8 m
Three Bed Apartment:	90 m^2	34 m^2	11.4 m^2	7.1 m^2	7.1 m^2	9 m^2	9 m^2	3.6 m	2.8 m

QDM architecture

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Cork.

Job Number	Job Name	Original Design by	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road Commons Road, Blackpool, Cork.	GQ Date 1 Jan '18	Project Summary			25 Jun '20 r020

ISSUED FOR PART VIII

DO NOT SCALE OFF THIS DRAWING. REFER TO 'REVISION DETAILS' SHEET FOR DESCRIPTION OF CHANGES.

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19 South Mall,
Cork.

Job Number	Job Name	Original Design by	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road Commons Road, Blackpool, Cork	GQ Date 1 Jan '18	Render - Project Overview		R-1	25 Jun '20 r020

ISSUED FOR PART VIII

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Cork.

Job Number	Commons Road, Blackpool, Cork	Drawing Name	Scale	Drawing No	Current Revision
17-100		Render - View From Blackpool		R-2	25 Jun '20 r020
Job Name: Commons Road					
Original Design by: GQ					
Date: 1 Jan '18					

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Job Number	Job Name	Original Design by	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road, Blackpool, Cork.	GQ Date 1 Jan '18	Render - View From Commons Road		R-3	25 Jun '20 r020

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Job Number	Location	Original Design by / Date	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road, Blackpool, Cork	GQ / 1 Jan '18	Render - View From Ard Patrick		R-4	25 Jun '20 r020

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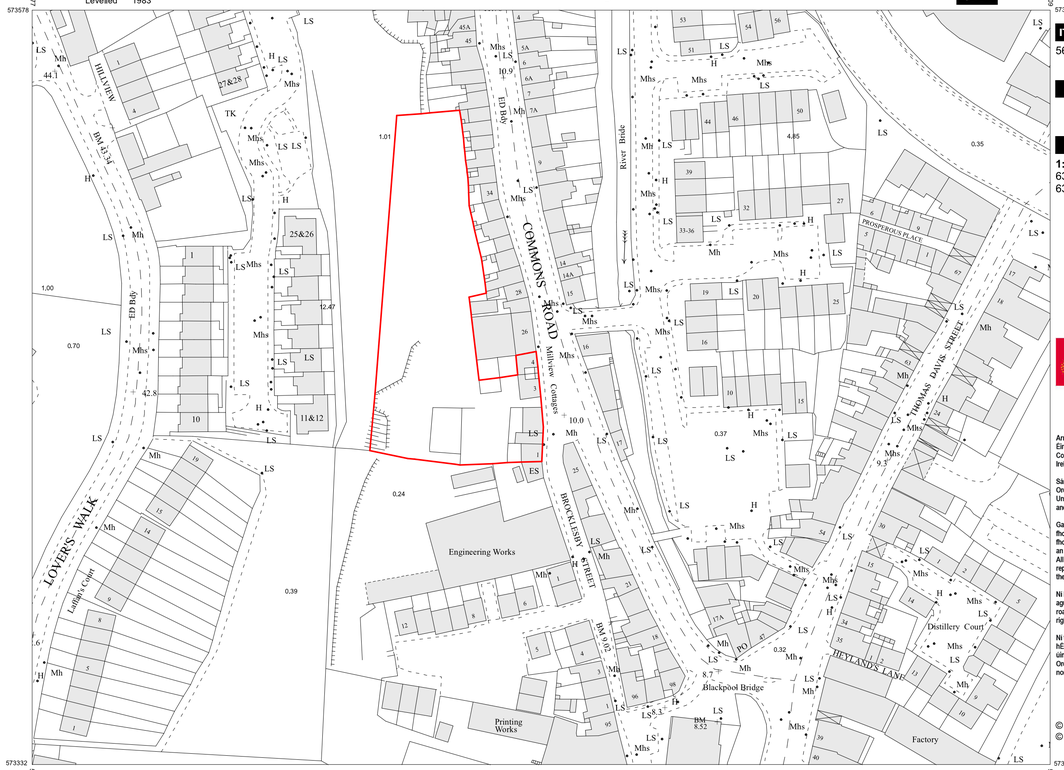
Urban PLACE Map

Surveyed 1974-1975
Revised 2016
Levelled 1983



Scale:- 1:1,000
Scála:- 1:1,000

0 25 50 75 100 Metres
0 50 100 150 200 Feet

Plot Ref. No. 19768053_1_1
Plot Date 28-DEC-2017

ITM CENTRE PT. COORDS.
567343,573455

DESCRIPTION

MAP SHEETS
1:1000
6337-25 6337-19
6337-20 6337-24

Authorised Internet Map

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Ni thaispeánann léarscáil de chuid Ordanáis Shuirbheires
hÉireann teorann phoiblí dleathúil de mhaoin riamh, ná
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Ordnance Survey maps never show legal property bound
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Cork.

Job Number	Job Name		Original Design by	Drawing Name	Scale	Drawing No	Current Revision
17-100	Commons Road	Commons Road, Blackpool, Cork	CO Date 1 Jan '18	Site Location	1:1000		25 Jun '20 r020

ISSUED FOR PART VIII
DO NOT SCALE OFF THIS DRAWING. REFER TO 'REVISION DETAILS' SHEET FOR DESCRIPTION OF CHANGES.