

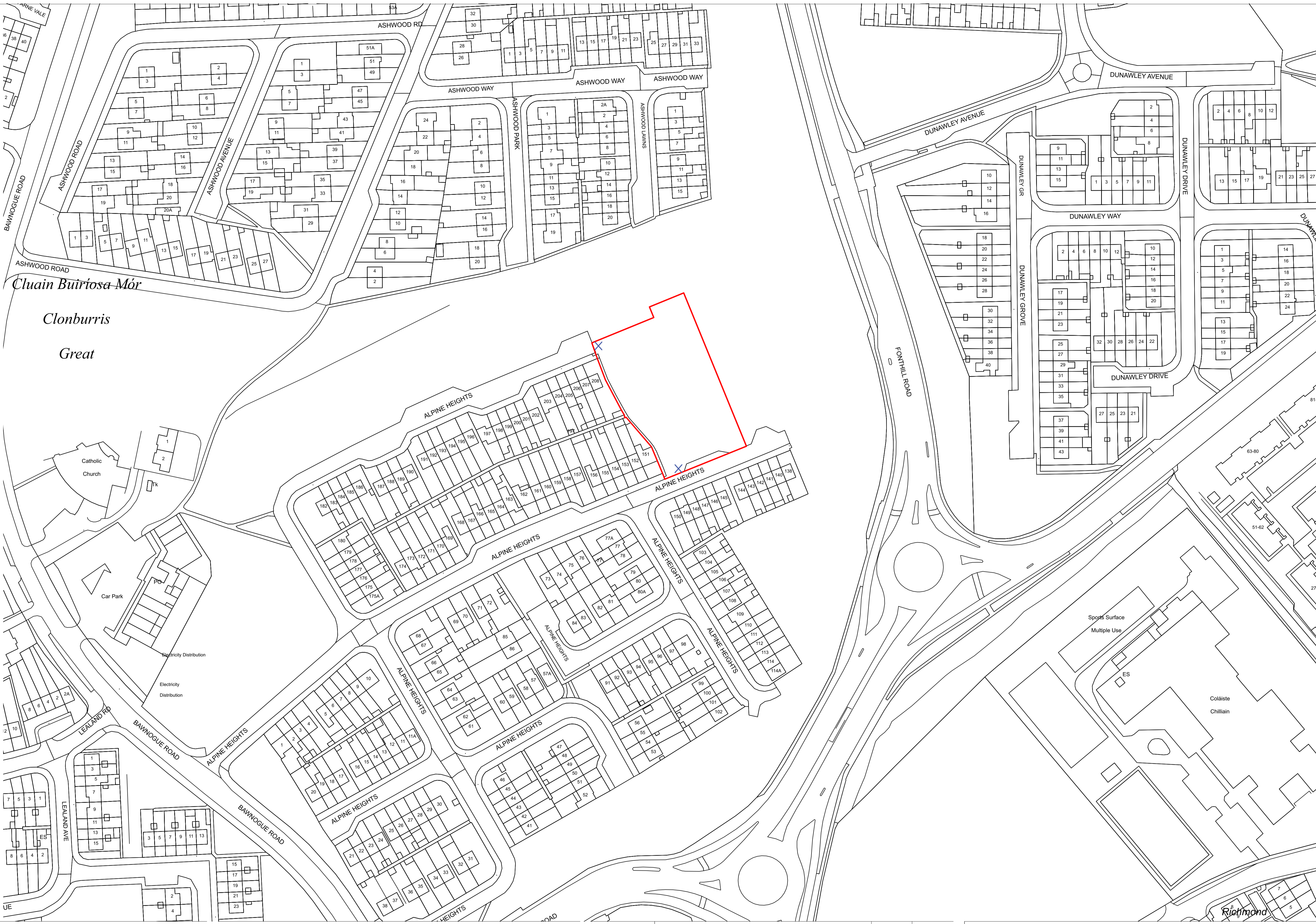
LEGEND & GENERAL INFORMATION
DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS

GROUND / FLOOR LEVEL INDICATOR
SECTION LINE INDICATOR

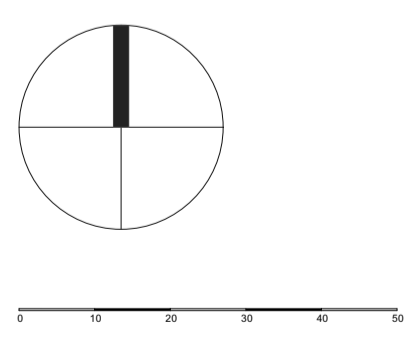
SITE BOUNDARY
SITE NOTICES

OS MAP SHEET NO.: 3326-03, 3326-04

INCLUDES ORDNANCE SURVEY IRELAND DATA REPRODUCED UNDER OSI LICENSE NUMBER 2023/24/CMA/SOUTH DUBLIN COUNTY COUNCIL. UNAUTHORISED REPRODUCTION INFRINGES ORDNANCE SURVEY IRELAND AND GOVERNMENT OF IRELAND COPYRIGHT. © ORDNANCE SURVEY IRELAND, 2024.



Cluain Búirtosa Mór
Clonburris
Great



REVISIONS	STATUS
A	MAR '24
	S179A PLANNING

DRAWN	CHECKED
COF	PK

PROJECT: AGE FRIENDLY HOUSING AT ALPINE HEIGHTS, CLONDALKIN
DRAWING: SITE LOCATION MAP

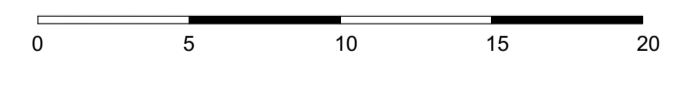
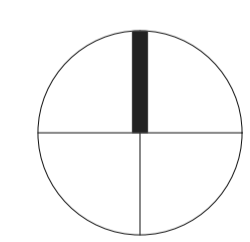
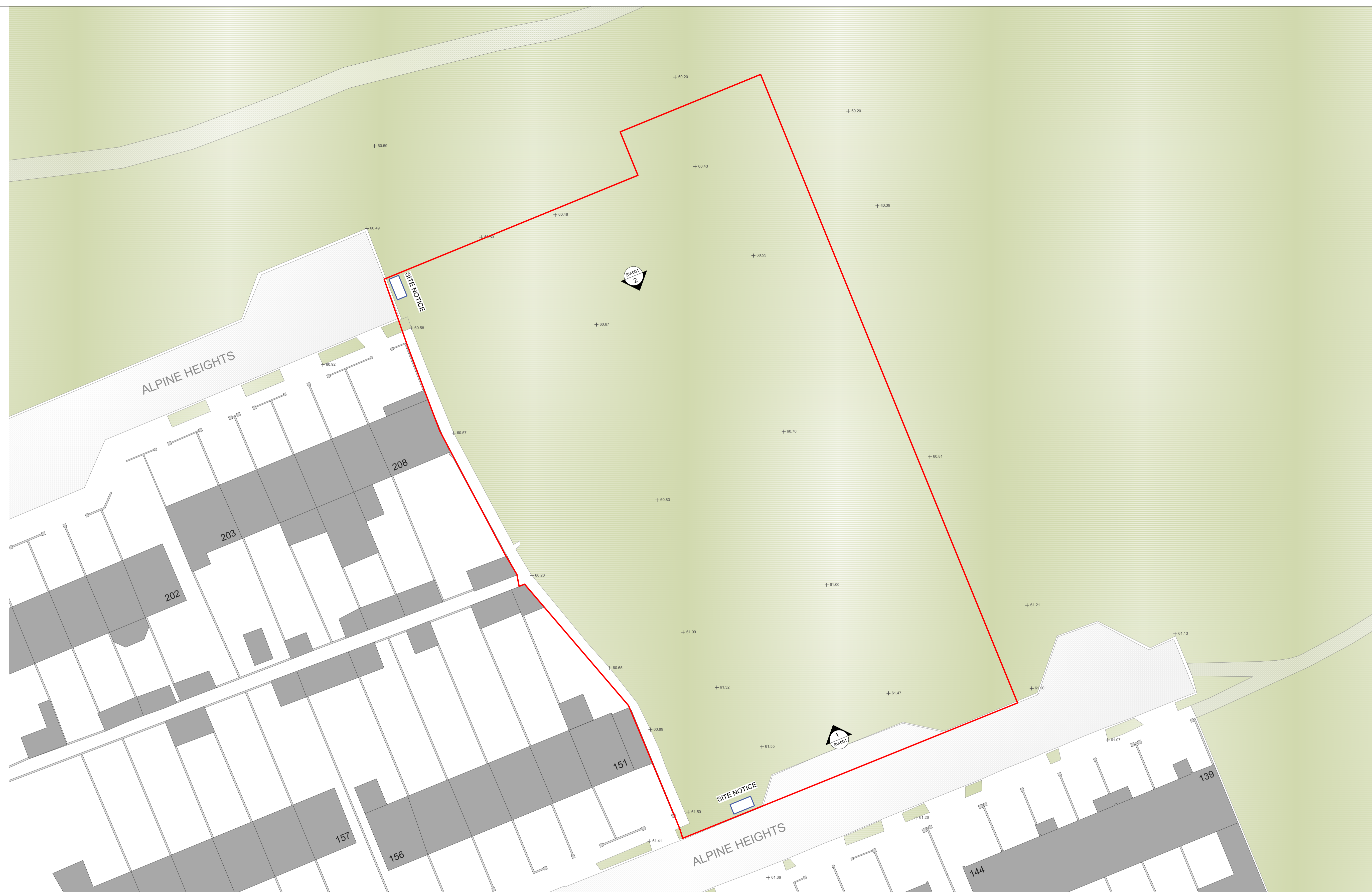
JOB NO: 2327 **CLIENT:** SOUTH DUBLIN CITY COUNCIL
DATE: MAR '24 **SCALE:** 1:1000 @A1 / 1:2000 @A3

PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8.
TEL NO: 01 6791551 **FAX NO:** 01 6793476 **E-MAIL:** info@pka.ie

DRAWING NO.: 2327 / SV / 900 / A

PKA
PAUL KEOGH ARCHITECTS

STATUS: PR - PRELIMINARY ISSUE; FI - FOR INFORMATION; FA - FOR APPROVAL; FP - FOR PRICING; FC - FOR CONSTRUCTION
NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE. USE FIGURED DIMENSIONS ONLY - COPYRIGHT RESERVED - PAUL KEOGH ARCHITECTS ©



1
SV-901

EXISTING SITE LAYOUT PLAN
1:250 @A1 / 1:500 @A3

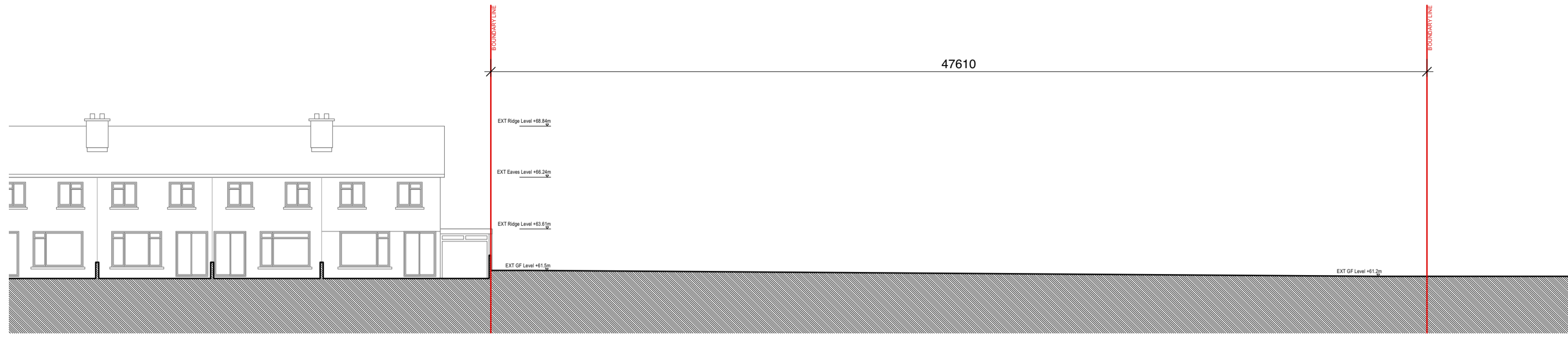
REVISIONS	STATUS	DRAWN	CHECKED
A	MAR '24	COF	PK

STATUS : PR - PRELIMINARY ISSUE; FI - FOR INFORMATION; FA - FOR APPROVAL; FP - FOR PRICING; FC - FOR CONSTRUCTION

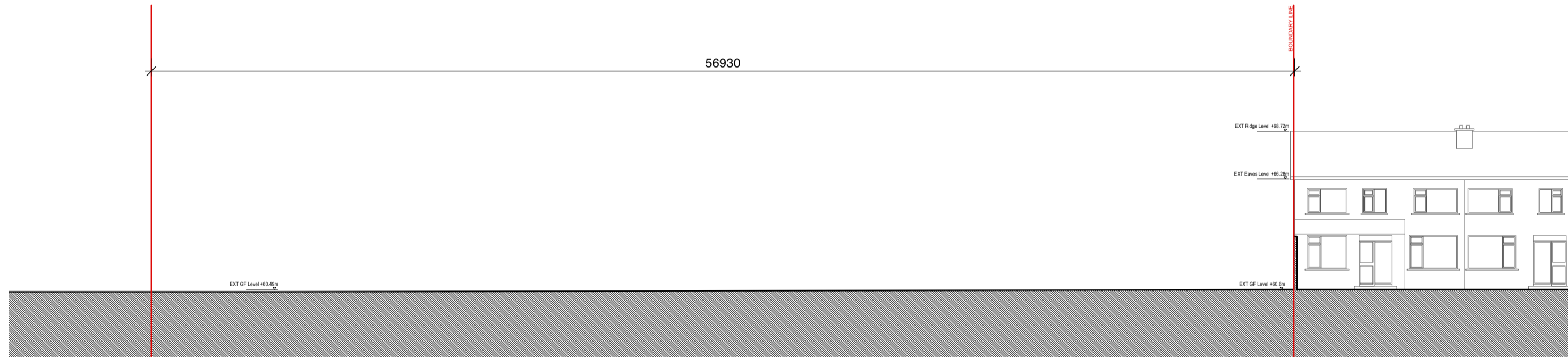
PROJECT: AGE FRIENDLY HOUSING AT ALPINE HEIGHTS, CLONDALKIN	
DRAWING: EXISTING SITE LAYOUT PLAN	
JOB NO: 2327	CLIENT: SOUTH DUBLIN CITY COUNCIL
DATE: MAR '24	SCALE: 1:250 @A1 / 1:500 @A3
PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8.	
TEL NO: 01 6791551	FAX NO: 01 6793476 E-MAIL: info@pka.ie
DRAWING NO.: 2327 / SV / 901 / A	

NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE. USE FIGURED DIMENSIONS ONLY - COPYRIGHT RESERVED - PAUL KEOGH ARCHITECTS ©

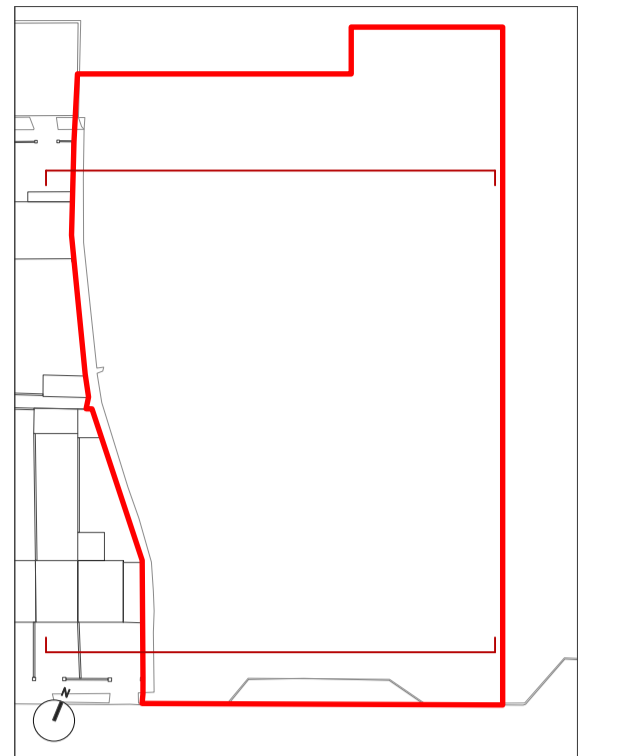




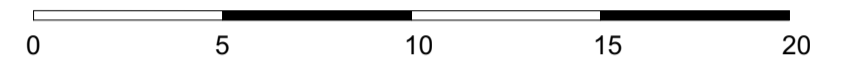
1 EXISTING SOUTH ELEVATION
SV-001 1:200 @A1 / 1:400 @A3



2 EXISTING NORTH ELEVATION
SV-001 1:200 @A1 / 1:400 @A3



2327 - LOCATION KEY PLAN
TOTAL UNITS : 13 NO.



REVISIONS		STATUS		DRAWN	CHECKED
A	MAR '24	S179A	PLANNING	COF	PK

STATUS : PR - PRELIMINARY ISSUE; FI - FOR INFORMATION; FA - FOR APPROVAL; FP - FOR PRICING; FC - FOR CONSTRUCTION

PROJECT: AGE FRIENDLY HOUSING AT ALPINE HEIGHTS, CLONDALKIN	
DRAWING: EXISTING ELEVATIONS	
JOB NO: 2327	CLIENT: SOUTH DUBLIN CITY COUNCIL
DATE: MAR '24	SCALE: 1:200 @A1 / 1:400 @A3
PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8.	
TEL NO: 01 6791551	FAX NO: 01 6793476 E-MAIL: info@pka.ie
DRAWING NO.: 2327 / SV / 001 / A	
NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE. USE FIGURED DIMENSIONS ONLY - COPYRIGHT RESERVED - PAUL KEOGH ARCHITECTS ©	



LEGEND & GENERAL INFORMATION

DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS

- GROUND / FLOOR LEVEL INDICATOR
- SECTION LINE INDICATOR
- DETAIL INDICATOR
- LEVEL INDICATOR
- CEILING LEVEL INDICATOR
- WINDOW NO. - REFER TO SCHEDULES
- DOOR NO. - REFER TO SCHEDULES
- ROOFLIGHT NO. - REFER TO SCHEDULES

SITE BOUNDARY LINE

TOTAL SITE AREA: 4.546 SQ.M / 0.4546 HECTARES
 GFA: 1040 SQ.M
 PLOT RATIO: 0.23
 TOTAL UNITS: 13 NO. UNITS
 SITE COVERAGE: 19%

- TYPE A - ground floor single storey apartment - 28/3P
- TYPE B - first floor single storey apartment - 18/2P
- TYPE C - ground floor single storey house - 28/3P
- Shared Facilities Building - ground floor single storey

PROPOSED DENSITY: 29 DWELLINGS PER HECTARE
 CAR PARKING PROVIDED: 17 NO. SPACES PROVIDED
 (INCL. 3NO. ACCESSIBLE PARKING SPACES)

OS MAP SHEET NO.: 3326-03, 3326-04

PROPOSED EXTERNAL FINISHES & LANDSCAPING

PUBLIC EXTERNAL AREAS:

CARRIAGEWAY: ASPHALT ON BASE COURSE TO MATCH EXISTING ROAD COVERING INSTALLED TO REQUIRED FALLS AND ENGINEERS DETAIL
 FOOTWAY: INSITU CONCRETE SLAB TO REQUIRED FALLS
 RAISED CARRIAGEWAY: PAVING SETTS OVER EXISTING ROAD SURFACE AS REQUIRED TO ENGINEERS DETAIL
 PARKING SPACES: PERMEABLE PAVING SETTS TO ENGINEERS DETAIL

PRIVATE EXTERNAL AREAS:

FOOTWAY: INSITU CONCRETE SLAB TO REQUIRED FALLS
 FRONT GARDENS: PERMEABLE PAVING FLAGS/SETTS WITH SUDS IMPLEMENTATION TO REQUIRED FALLS
 REAR GARDENS: PERMEABLE PAVING FLAGS/SETTS WITH SUDS IMPLEMENTATION TO REQUIRED FALLS

OUTLINE SPECIFICATION

FOUNDATIONS: CONCRETE FOUNDATIONS TO REQUIRED WIDTHS AS PER ENGINEERS DETAIL.

GROUND FLOOR: CONCRETE GROUND FLOOR SLAB OVER INSULATION TO ENGINEERS DETAIL.

UPPER FLOORS: TIMBER/CONCRETE UPPER FLOORS TO ENGINEERS DETAIL.

ROOF FINISH: GABLE ROOF AS SPECIFIED TO ARCHITECTS LATER DETAIL.

EXTERNAL WALLS: CAVITY WALL CONSTRUCTION; BRICKWORK OR RENDER FINISH TO ARCHITECTS LATER DETAIL AND SPECIFICATION.

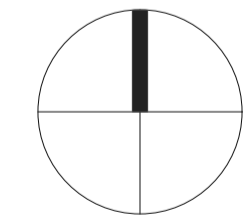
WINDOWS AND DOORS: WINDOWS TO ARCHITECTS DETAIL DESIGN AND TO MANUFACTURERS DETAIL AND SPECIFICATION.

GATES: GALVANISED / TIMBER CLAD STEEL FRAME GATES TO ARCHITECTS LATER DETAIL AND SPECIFICATION.

DRAINAGE: DRAINS TO FALL 1:60 - FOUL, A/S TO MAIN SEWER; ALL TO ENGINEERS DETAIL AND TO SOUTH DUBLIN CITY COUNCIL'S DRAINAGE APPROVAL.

RAINWATER GOODS: DOWNPIPES TO ARCHITECTS LATER DETAIL AND SPECIFICATION.

LANDSCAPE: SOFT AND HARD LANDSCAPING, TREE SELECTION AND SHRUBBERY TO ARCHITECTS / LANDSCAPE ARCHITECTS LATER DETAIL DESIGN.



0 5 10 15 20

1 PROPOSED SITE LAYOUT PLAN - GROUND FLOOR
 PA-901 1:250 @A1 / 1:500 @A3

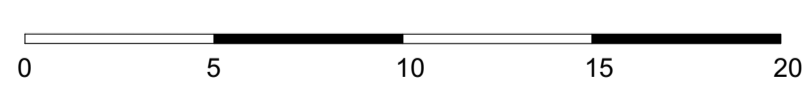
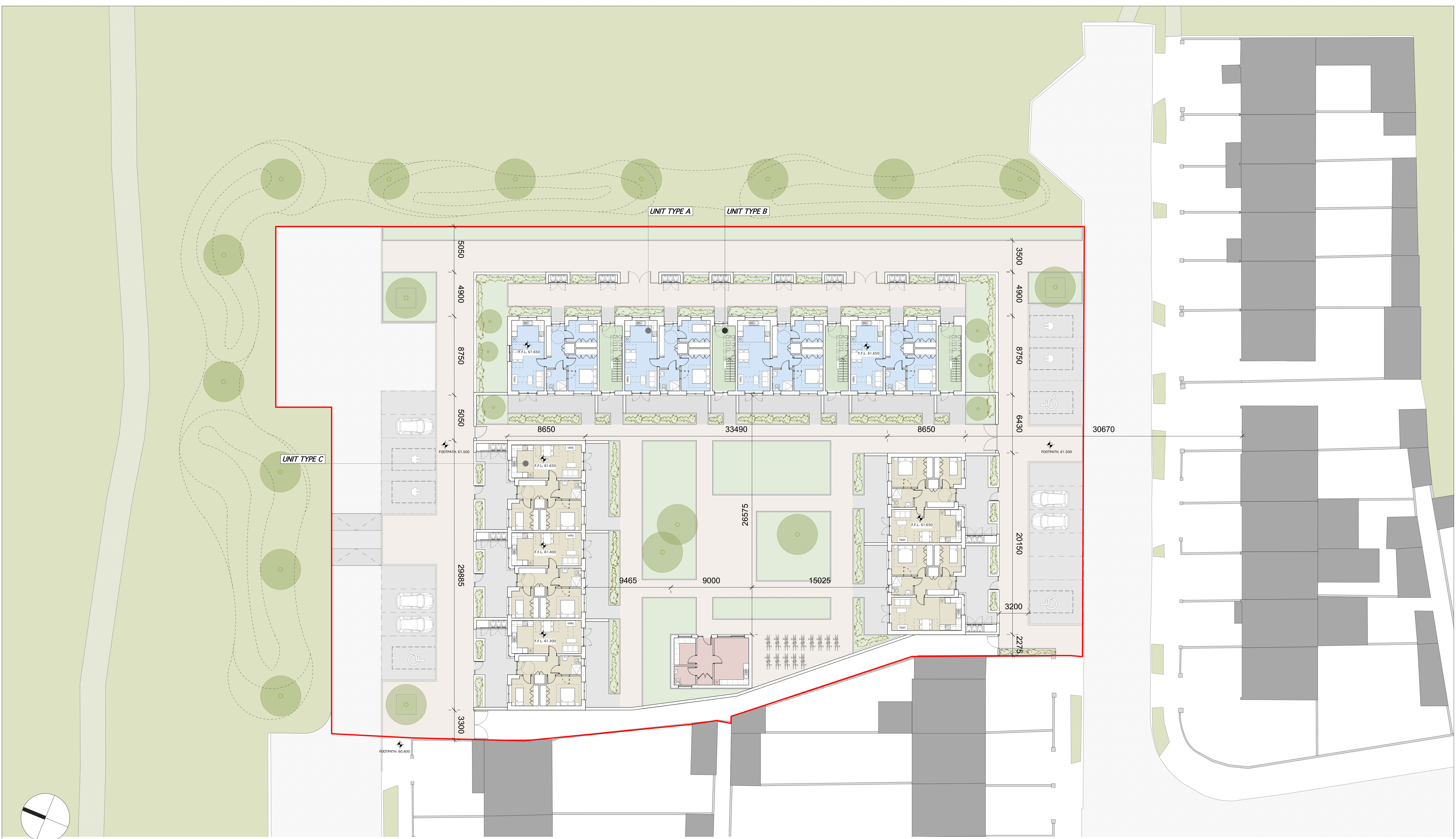
REVISIONS	STATUS	DRAWN	CHECKED
A	MAR '24	S179A PLANNING	COF PK

STATUS: PR - PRELIMINARY ISSUE; FI - FOR INFORMATION; FA - FOR APPROVAL; FP - FOR PRICING; FC - FOR CONSTRUCTION

PROJECT: AGE FRIENDLY HOUSING AT ALPINE HEIGHTS, CLONDALKIN
 DRAWING: PROPOSED SITE LAYOUT PLAN - GROUND FLOOR
 JOB NO: 2327 CLIENT: SOUTH DUBLIN CITY COUNCIL
 DATE: MAR '24 SCALE: 1:250 @A1 / 1:500 @A3
 PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8.
 TEL NO: 01 6791551 FAX NO: 01 6793476 E-MAIL: info@pka.ie
DRAWING NO.: 2327 / PA / 901 / A



NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE. USE FIGURED DIMENSIONS ONLY - COPYRIGHT RESERVED - PAUL KEOGH ARCHITECTS ©



1
PA-001

PROPOSED GROUND FLOOR PLAN
1:200 @A1 / 1:400 @A3

NO.	REVISIONS	DATE	BY	CHECKED

REVISIONS	STATUS	DRAWN	CHECKED
A	MAR '24	COF	PK

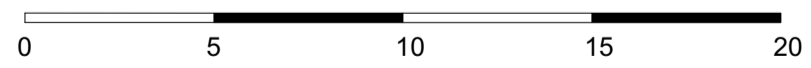
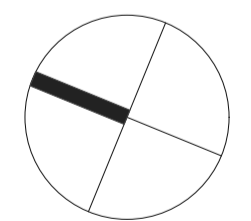
STATUS : PR - PRELIMINARY ISSUE; FI - FOR INFORMATION; FA - FOR APPROVAL; FP - FOR PRICING; FC - FOR CONSTRUCTION

PROJECT: AGE FRIENDLY HOUSING AT ALPINE HEIGHTS, CLONDALKIN
DRAWING: PROPOSED GROUND FLOOR PLAN
JOB NO: 2327 CLIENT: SOUTH DUBLIN CITY COUNCIL
DATE: MAR '24 SCALE: 1:200 @A1 / 1:400 @A3
PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8.
TEL NO: 01 6791551 FAX NO: 01 6793476 E-MAIL: info@pka.ie

DRAWING NO.: 2327 / PA / 001 / A

NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE. USE FIGURED DIMENSIONS ONLY - COPYRIGHT RESERVED - PAUL KEOGH ARCHITECTS ©





1
PA-002

PROPOSED FIRST FLOOR PLAN
1:200 @A1 / 1:400 @A3

REVISIONS	STATUS	DRAWN	CHECKED
A	MAR '24	COF	PK

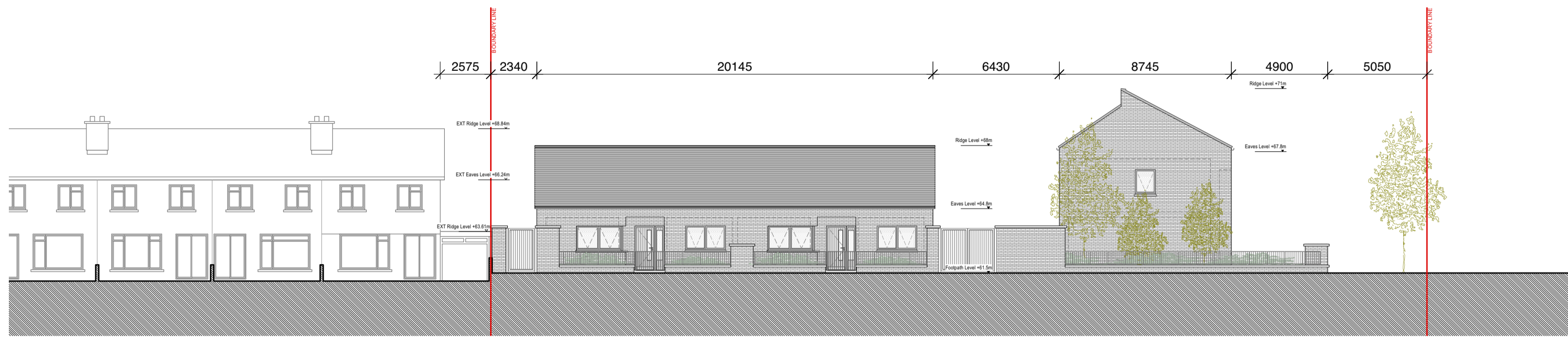
STATUS : PR - PRELIMINARY ISSUE; FI - FOR INFORMATION; FA - FOR APPROVAL; FP - FOR PRICING; FC - FOR CONSTRUCTION

PROJECT: AGE FRIENDLY HOUSING AT ALPINE HEIGHTS, CLONDALKIN
DRAWING: PROPOSED FIRST FLOOR PLAN
JOB NO: 2327 CLIENT: SOUTH DUBLIN CITY COUNCIL
DATE: MAR '24 SCALE: 1:200 @A1 / 1:400 @A3
PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8.
TEL NO: 01 6791551 FAX NO: 01 6793476 E-MAIL: info@pka.ie

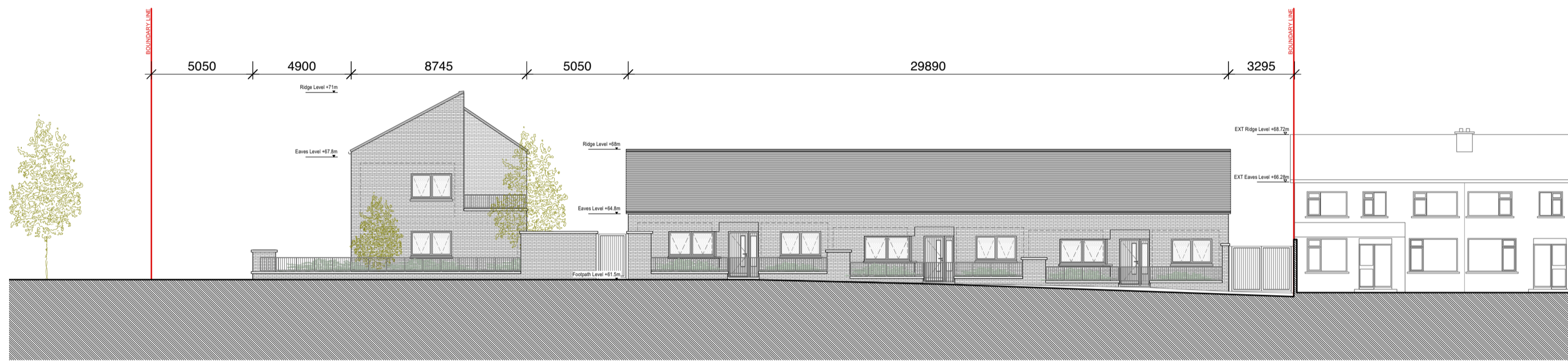
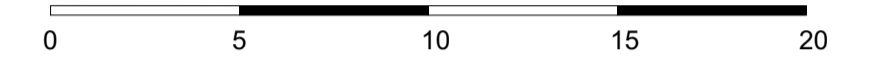
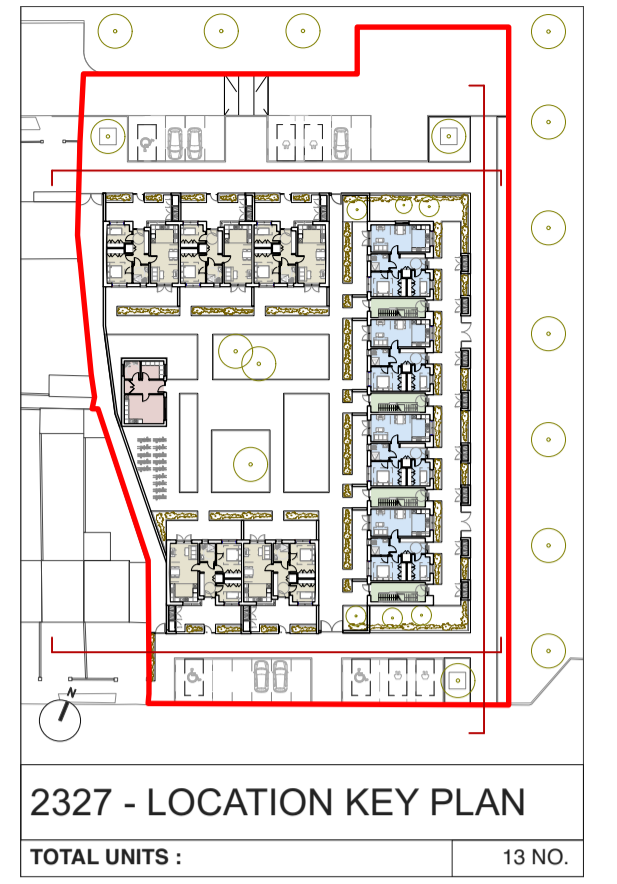
DRAWING NO.: 2327 / PA / 002 / A

NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE. USE FIGURED DIMENSIONS ONLY - COPYRIGHT RESERVED - PAUL KEOGH ARCHITECTS ©

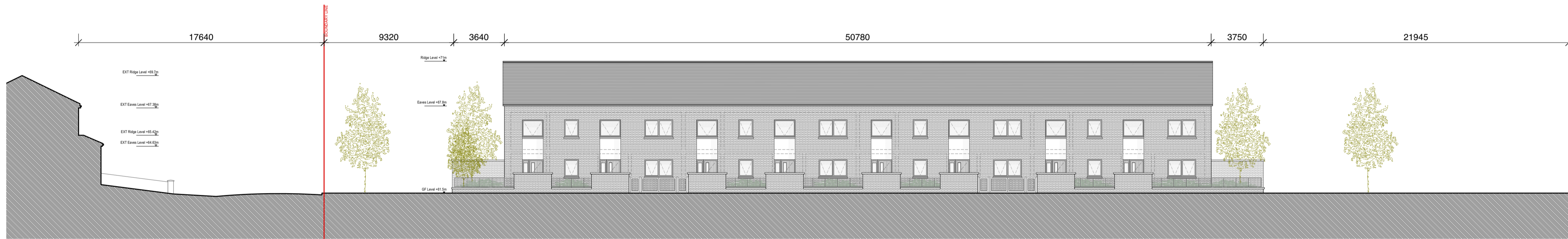




1
PA-003
PROPOSED SOUTH ELEVATION
1:200 @A1 / 1:400 @A3



2
PA-003
PROPOSED NORTH ELEVATION
1:200 @A1 / 1:400 @A3



3
PA-003
PROPOSED EAST ELEVATION
1:200 @A1 / 1:400 @A3

REVISIONS	STATUS	DRAWN	CHECKED
A	MAR '24	COF	PK

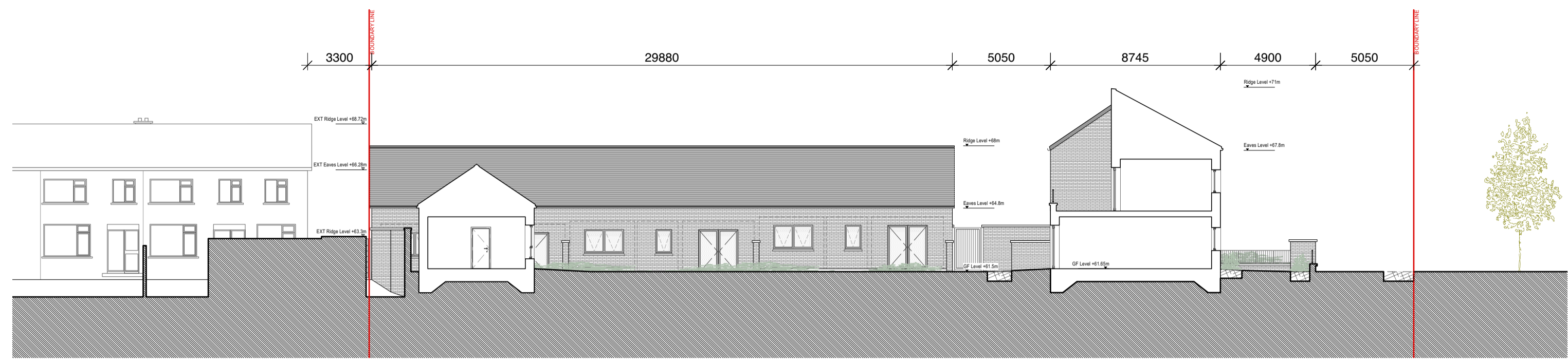
PROJECT: AGE FRIENDLY HOUSING AT ALPINE HEIGHTS, CLONDALKIN
 DRAWING: PROPOSED ELEVATIONS
 JOB NO: 2327 CLIENT: SOUTH DUBLIN CITY COUNCIL
 DATE: MAR '24 SCALE: 1:200 @A1 / 1:400 @A3
 PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8.
 TEL NO: 01 6791551 FAX NO: 01 6793476 E-MAIL: info@pka.ie

DRAWING NO.: 2327 / PA / 003 / A

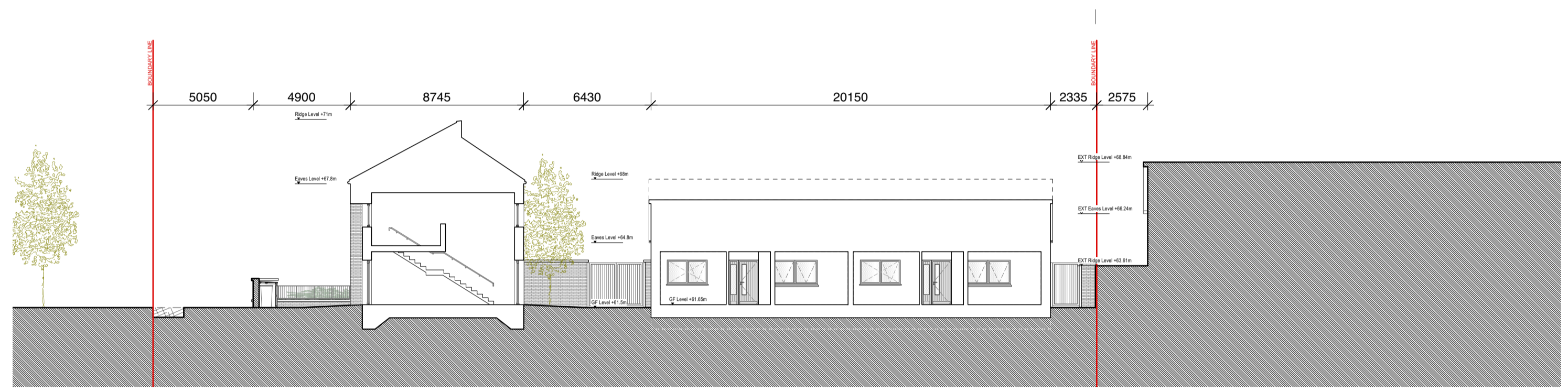
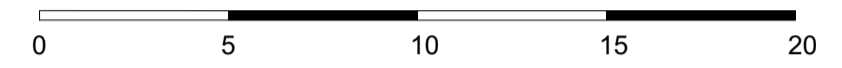
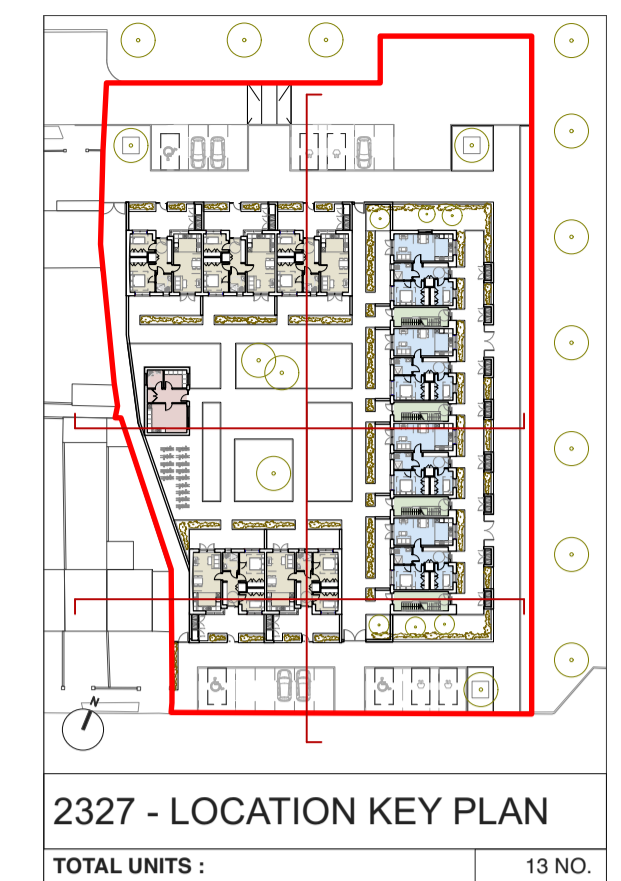


STATUS : PR - PRELIMINARY ISSUE; FI - FOR INFORMATION; FA - FOR APPROVAL; FP - FOR PRICING; FC - FOR CONSTRUCTION

NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE. USE FIGURED DIMENSIONS ONLY - COPYRIGHT RESERVED - PAUL KEOGH ARCHITECTS ©



1
PA-004
PROPOSED SECTION AA
1:200 @A1 / 1:400 @A3



2
PA-004
PROPOSED SECTION BB
1:200 @A1 / 1:400 @A3



3
PA-004
PROPOSED SECTION CC
1:200 @A1 / 1:400 @A3

REVISIONS	STATUS	DRAWN	CHECKED
A	MAR '24	COF	PK

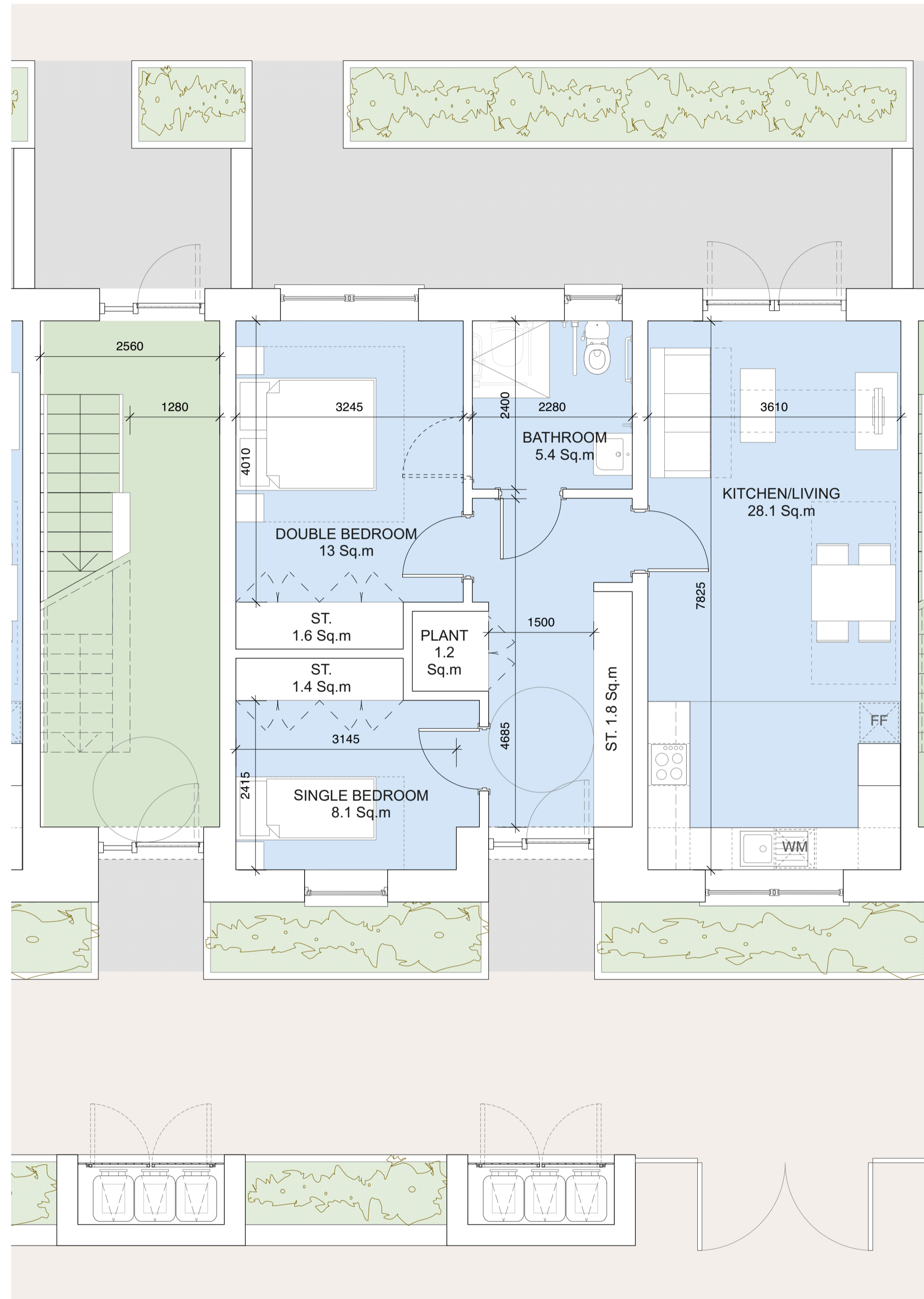
STATUS : PR - PRELIMINARY ISSUE; FI - FOR INFORMATION; FA - FOR APPROVAL; FP - FOR PRICING; FC - FOR CONSTRUCTION

PROJECT: AGE FRIENDLY HOUSING AT ALPINE HEIGHTS, CLONDALKIN
DRAWING: PROPOSED SECTIONS
JOB NO: 2327 CLIENT: SOUTH DUBLIN CITY COUNCIL
DATE: MAR '24 SCALE: 1:200 @A1 / 1:400 @A3
PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8.
TEL NO: 01 6791551 FAX NO: 01 6793476 E-MAIL: info@pka.ie

DRAWING NO.: 2327 / PA / 004 / A

NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE. USE FIGURED DIMENSIONS ONLY - COPYRIGHT RESERVED - PAUL KEOGH ARCHITECTS ©

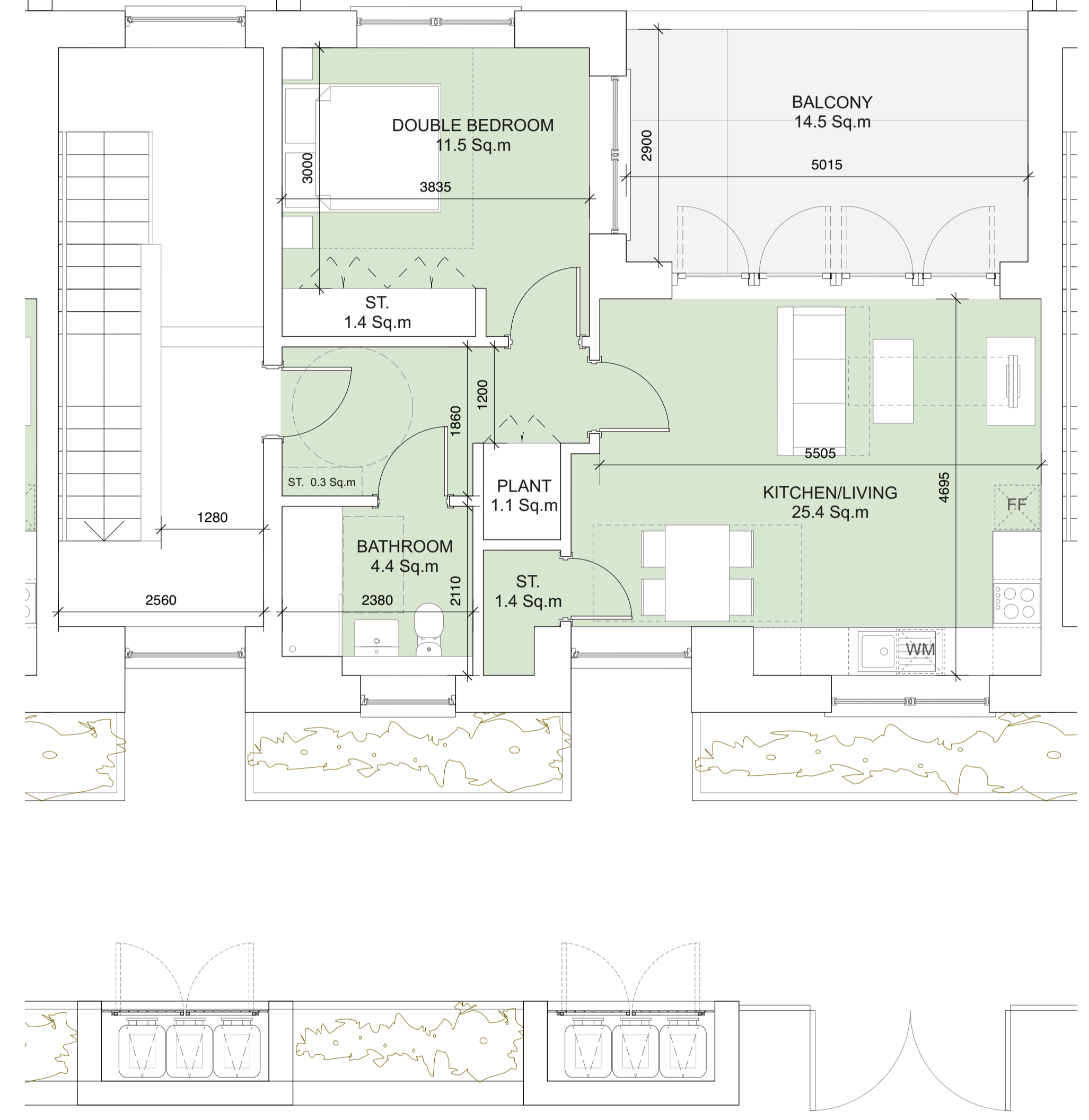




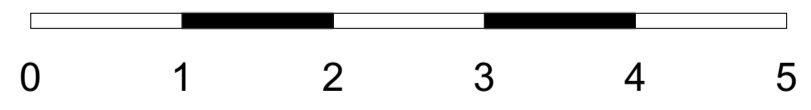
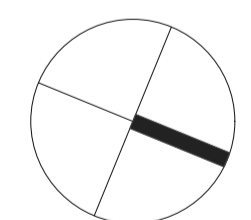
1 UNIT TYPE A (2B/3P) - GROUND FLOOR
1:50 @A1 / 1:100 @A3

DWELLING TYPE	NO. OF UNITS	TOTAL LIVING AREA	BEDROOM 1 AREA	BEDROOM 2 AREA	TOTAL BEDROOM AREA	PRIVATE AMENITY SPACE	STORAGE	NET FLOOR AREA	GROSS FLOOR AREA
		m2		m2		m2		m2	
Unit Type A: 2 BED/3P Apartment [UD]	4 NO.	28.1	13	8.1	21.3	18.2	4.8	72.5	
DHPLG / UD		28	13 [UD]	8 [UD]	21 [UD]	6	5	63	
DHPLG ROOM WIDTHS		3.6 [3.6]	3.2 [2.8]	2.4 [2.1]					
Unit Type B: 1 BED/2P Apartment	4 NO.	25.4	11.5		11.5	14.5	3.1	54.8	79.1
DHPLG		23	11.4		11.4	5	3	45	
DHPLG ROOM WIDTHS		4.7 [3.3]	3 [2.8]						

NOTE: ALL RESIDENTIAL UNITS TO COMPLY WITH BUILDING REGULATIONS TGD PART M ACCESS AND USE. LEVEL ACCESS TO ALL UNITS, IN COMPLIANCE WITH BUILDING REGULATIONS TGD PART M ACCESS AND USE.



2 UNIT TYPE B (1B/2P) - FIRST FLOOR
1:50 @A1 / 1:100 @A3



NO.	DATE	DESCRIPTION

REVISIONS	STATUS	DRAWN	CHECKED
A	MAR '24	COF	PK

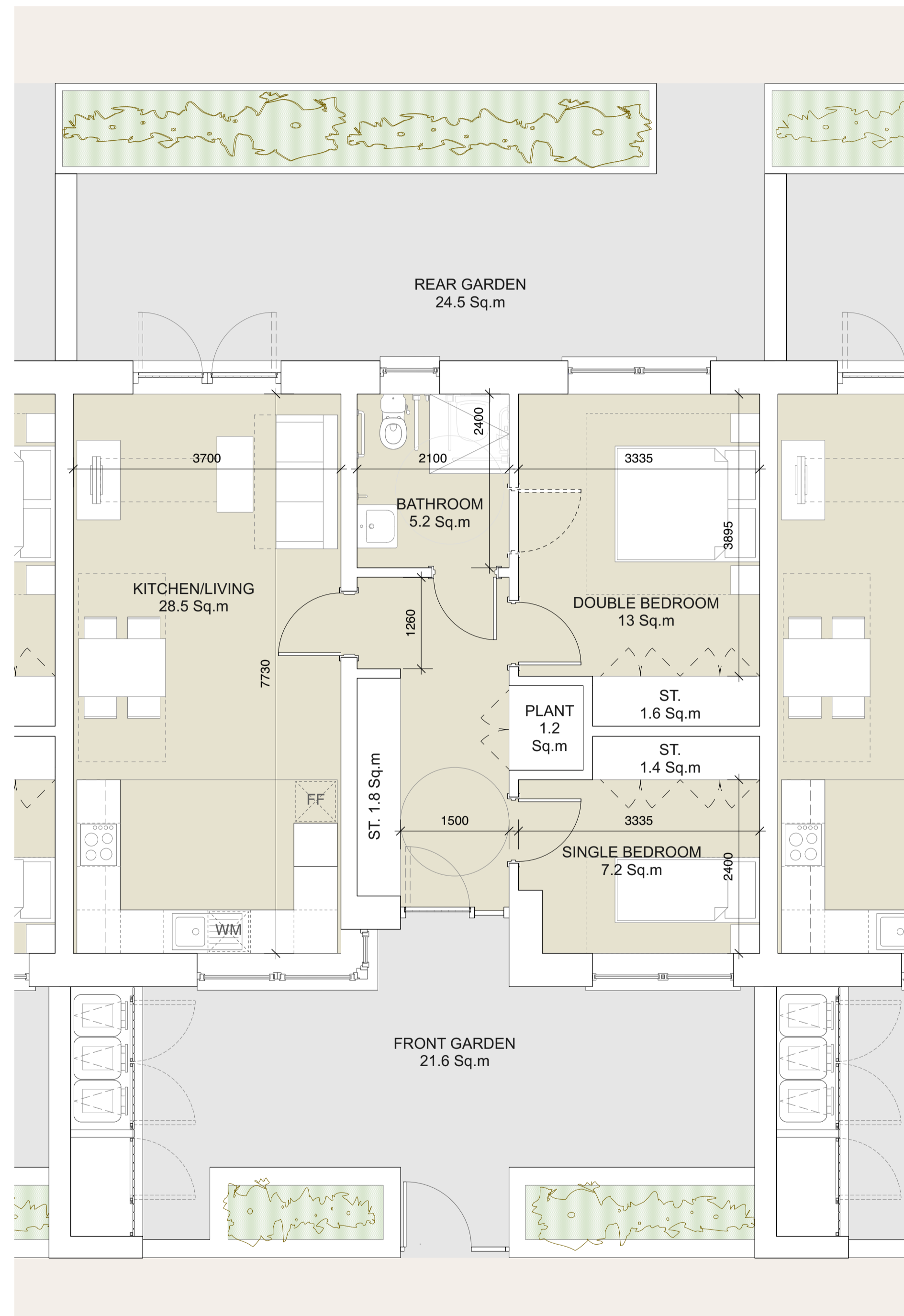
STATUS : PR - PRELIMINARY ISSUE; FI - FOR INFORMATION; FA - FOR APPROVAL; FP - FOR PRICING; FC - FOR CONSTRUCTION

PROJECT: AGE FRIENDLY HOUSING AT ALPINE HEIGHTS, CLONDALKIN
 DRAWING: UNIT TYPE PLANS
 JOB NO: 2327 CLIENT: SOUTH DUBLIN CITY COUNCIL
 DATE: MAR '24 SCALE: 1:50 @A1 / 1:100 @A3
 PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8.
 TEL NO: 01 6791551 FAX NO: 01 6793476 E-MAIL: info@pka.ie
DRAWING NO.: 2327 / PA / 005 / A
 NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE. USE FIGURED DIMENSIONS ONLY - COPYRIGHT RESERVED - PAUL KEOGH ARCHITECTS ©

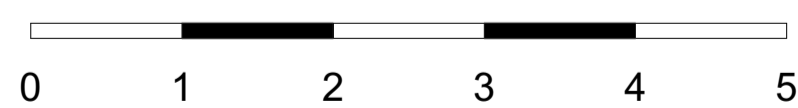
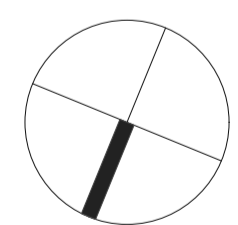


DWELLING TYPE	NO. OF UNITS	TOTAL LIVING AREA	BEDROOM 1 AREA	BEDROOM 2 AREA	TOTAL BEDROOM AREA	PRIVATE AMENITY SPACE	STORAGE	NET FLOOR AREA	GROSS FLOOR AREA
			m2		m2				
Unit Type A: 2 BED/3P Apartment [UD]	5 NO.	28.5	13	7.2	20.2	24.5	4.8	70.8	
DHPLG / UD		28	13 [UD]	8 [UD]	21 [UD]	6	5	63	
DHPLG ROOM WIDTHS		3.7 [3.6]	3.3 [2.8]	2.4 [2.1]					

NOTE: ALL RESIDENTIAL UNITS TO COMPLY WITH BUILDING REGULATIONS TGD PART M ACCESS AND USE. LEVEL ACCESS TO ALL UNITS, IN COMPLIANCE WITH BUILDING REGULATIONS TGD PART M ACCESS AND USE.



1 UNIT TYPE C (2B/3P) - GROUND FLOOR
1:50 @A1 / 1:100 @A3



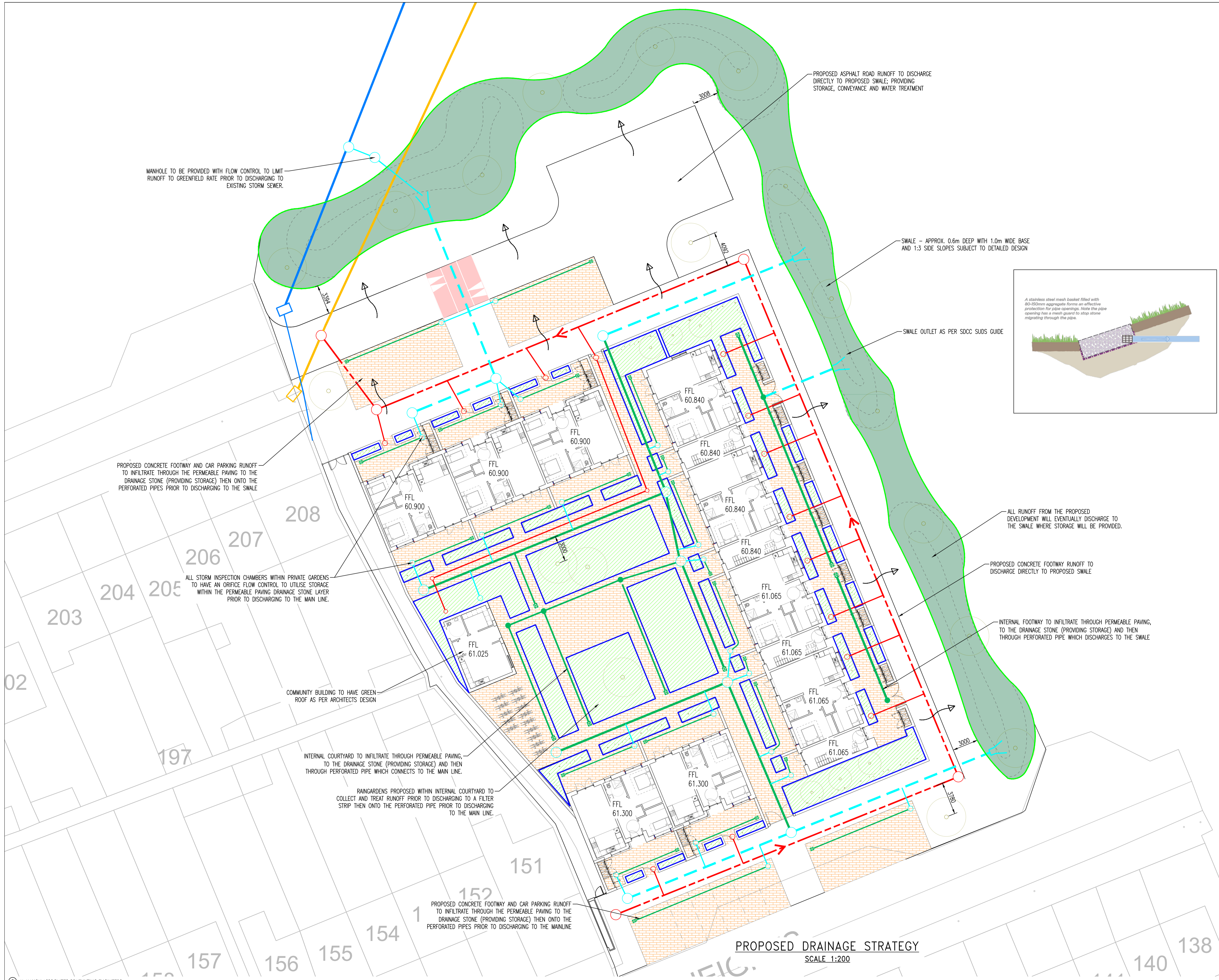
REVISIONS	STATUS	DRAWN	CHECKED
A	MAR '24	COF	PK

STATUS : PR - PRELIMINARY ISSUE; FI - FOR INFORMATION; FA - FOR APPROVAL; FP - FOR PRICING; FC - FOR CONSTRUCTION

PROJECT: AGE FRIENDLY HOUSING AT ALPINE HEIGHTS, CLONDALKIN	
DRAWING: UNIT TYPE PLANS	
JOB NO: 2327	CLIENT: SOUTH DUBLIN CITY COUNCIL
DATE: MAR '24	SCALE: 1:50 @A1 / 1:100 @A3
PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8.	
TEL NO: 01 6791551	FAX NO: 01 6793476 E-MAIL: info@pka.ie
DRAWING NO.: 2327 / PA / 006 / A	

NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE. USE FIGURED DIMENSIONS ONLY - COPYRIGHT RESERVED - PAUL KEOGH ARCHITECTS ©



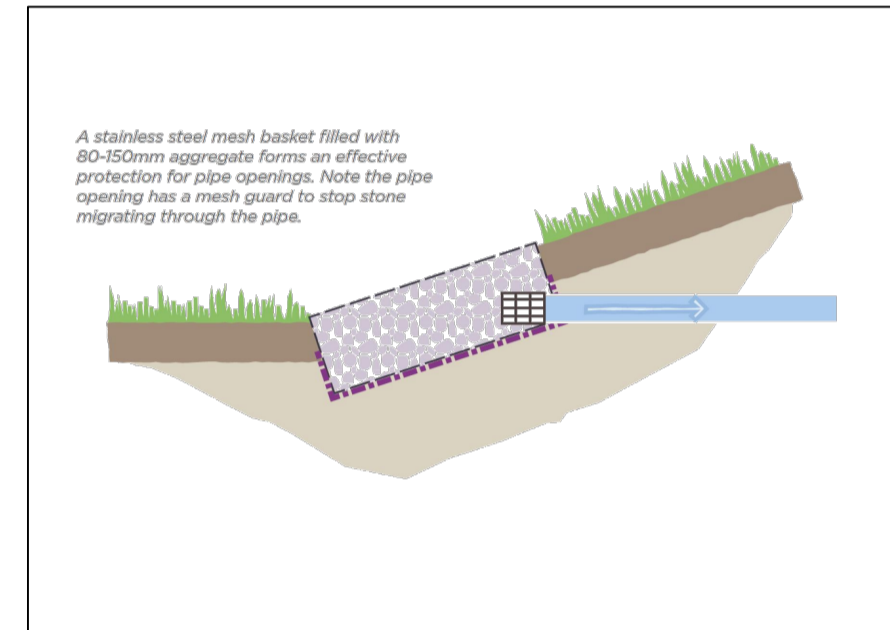


GENERAL NOTES:

1. ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT ARCHITECT'S AND OTHER ENGINEERING DRAWINGS.

LEGEND

- EXISTING STORM SEWER
- EXISTING FOUL SEWER
- PROPOSED FOUL SEWER AND MANHOLE
- PROPOSED STORM SEWER AND MANHOLE
- PROPOSED STORM CONNECTION
- PROPOSED FOUL CONNECTION
- PROPOSED HALF PERFORATED LAND DRAIN WITH ASSOCIATED 300mm Ø INSPECTION CHAMBER AND RODDING EYE
- PROPOSED SWALE
- PROPOSED PERMEABLE PAVING TO BE UNDERDRAINED AS SHOWN
- RUNOFF FLOW DIRECTION
- PROPOSED OUTLET TO BE AS PER SDCC SUDS GUIDE 2022
- PROPOSED RAINGARDEN TO BE UNDERDRAINED
- PROPOSED TREE



REV	DATE	DESCRIPTION	BY	APP
B	27.01.24	AMENDED TO REFLECT UPDATED MASTERPLAN	SM	MK
A	22.01.24	AMENDED TO REFLECT UPDATED MASTERPLAN	SM	MK

DRAWING STATUS:
SECTION_179A

CLIENT:
SOUTH DUBLIN COUNTY COUNCIL

JOB DESCRIPTION:
13NO. UNIT HOUSING DEVELOPMENT, ALPINE HEIGHTS, CLONDALKIN, CO. DUBLIN

DRAWING TITLE:
PROPOSED DRAINAGE STRATEGY

PROJECT No.: P-3782 **DRAWING No.:** C-104

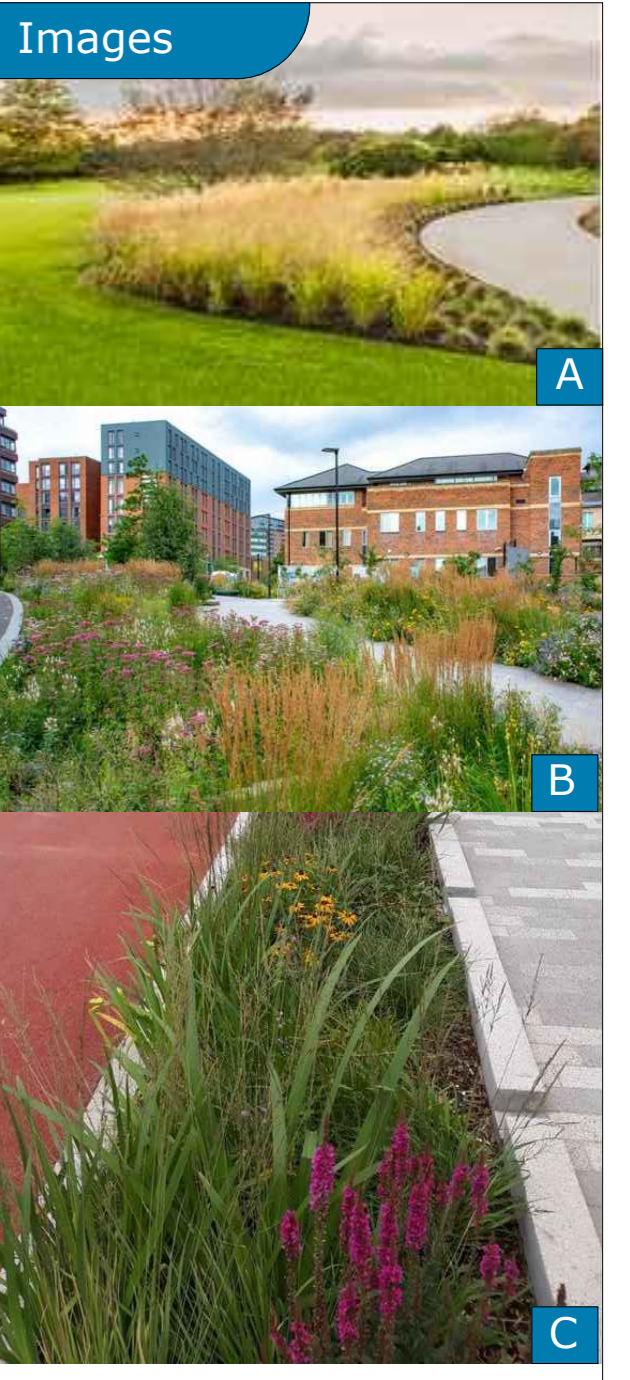
REV. No.: B

SCALE: 1:200 **SHEET:** A1 **DATE:** 15.03.24

DRAWN BY: SM **CHECKED BY:** MK **APPROVED BY:** PMCM

McMahon Associates
Consulting Civil & Structural Engineers, Project Managers
Environmental Engineers, PSDP & Traffic Engineers
The Mill Building, Newtown Link Road, Greenhills, Drogheda, Co. Louth
t: 041 2137 050 e: info@mcMahonengineers.com

PROPOSED DRAINAGE STRATEGY
SCALE 1:200



A - Central area idea with grass, shrub mix or rain garden areas palette of colors and textures; B - Rain garden mix idea; C - Small rain gardens for each house to collect water directly from each down pipe.



Planning standards

- Landscape Design completed with reference to the following guidance and standards:
- ✓ Guidance of the Centre for Excellence in Universal Design with regard to universal access requirements.
 - ✓ Building Regulations, part M.
 - ✓ Urban Design Manual - A Best Practice Guide, Department of Environment Health and Local Government publication
 - ✓ Retail Design Manual, Department of Arts Heritage and the Geachtacht publication
 - ✓ Buildings for everyone-A Universal Design Approach, National Disability Authority publication
 - ✓ Planning for Watercourses in urban Environments, Guideline developed by Shannon regional Fisheries Board
 - ✓ Nature-based Solutions to the Management of Runwater and Surface Water Runoff in Urban Areas, Government of Ireland Publication
 - ✓ All Ireland Pollinator Plan
 - ✓ Advise notes issued from the Irish Landscape Institute

Planting Notes.

New topsoil is required in all planting areas. 450mm depth for hedge planting areas, 150mm for grass lawn areas and 2m³ per tree pit. All shrub planting areas to receive 50mm of bark mulch.

Notes:

1. TIMING AND PHASING: ALL PLANTING WILL TAKE PLACE AFTER BUILDING WORKS HAVE COMMENCED IN A SINGLE PHASE AT THE FIRST AVAILABLE TIME OF PLANTING. IF PLANTING IS TAKING PLACE OUTSIDE OF THE DORMANT SEASON CONTAINER GROWN PLANTS ARE TO BE USED OF THE SAME SIZE SPECIFIED THE TENDERER MUST ALLOW FOR CONTAINERISED PLANTING SHOULD THE WORKS PROGRAMME REQUIRE PLANTING OUTSIDE OF THE DORMANT SEASON.
 2. SETTING OUT AND LEVELS MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
 3. USE OF DRAWING FOR SETTING OUT ASSUMES CORRECT PRINTING AND SCALING BY USER.
 4. SAMPLES OF ALL MATERIALS ARE TO BE PROVIDED FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 5. CLARIFICATION ON DETAILS TO BE SOUGHT, WHERE REQUIRED.
- NOT FOR CONSTRUCTION PURPOSES

Images

Site boundary

Landscape proposed contours

HARD LANDSCAPING

- Car park permeable concrete block paving silver colour 1033 m²
- Flag house main entrance paving 276 m²
- "In Situ" concrete paving 916 m²
- Table 700 diameter 3 no.
- Seating 1 no.
- Stockholm tree pit (3000x2000mmx1000mm depth) 1 no.

SOFT LANDSCAPING

SUDS system proposed trees

- Bp - *Betula pendula* 'Birch' cg. 25-30cm, 1.8m clear stem 10no.
- Ls - *Liquidambar styraciflua*, cg 20-25cm, 1.8m clear stem 2no.
- Ms - *Malus sylvestris*, cg 10L 2 no.
- Pc - *Pyrus communis* 'Conference', cg 10L 2 no.
- Pa - *Prunus avium*, rb 18-20 cmg 1 no.
- Sc - *Sorbus commixta*, cg 12L 1 no.
- Cl - *Crataegus laevigata*, cg 10L 1 no.
- Qp - *Quercus petraea*, rb 60-80cm, 1.8m clear stem 4no.
- Ac - *Acer campestre* 'Elsrijk',cg 20-25cm, 1.8m clear stem 1no.

Native Hedgerow 80 lin.m

- Ligustrum vulgare* 9wild privet), 1+1, 90-120cm, 3/lin.m

Rain garden mix 156m²

- 15% *Butomus umbellatus*, Flowering Rush, cg 2L, 3/m²
- 10% *Iris pseudacorus*, Yellow Flag Iris, cg 2L, 3/m²
- 15% *Deschampsia cespitosa*, Tufted hair grass, cg 2L, 3/m²
- 10% *Carex divulsa*, Grey Sedge, cg 2L, 3/m²
- 15% *Molinia caerulea*, Purple moor grass, cg 2L, 3/m²
- 10% *Lythrum vulgaris*, Yellow Loosestrife, cg 2L, 3/m²
- 10% *Lythrum salicaria*, Purple Loosestrife, cg 2L, 4/m²
- 15% *Primula veris*, Cowslip, cg 2L, 4/m²

Shrubs for sensory mix areas 53m²

- 20% *Stipa* 'Ponytails', cg 2L, 4/m² (*grass)
- 20% *Calamagrostis* 'Karl Foerster', cg 2L, 3/m² (*grass)
- 20% *Salvia officinalis*, Sage, cg 2L, 4/m² (*)
- 20% *Erigeron Karvinskianus*, cg 2L, 4/m² (*)

Groundcover and shrub planting 104m²

- 10% *Osmanthus heterophyllus* 'Goshiki', cg 2L, 2/m²
- 10% *Pittosporum tenuifolium* 'Irene Patterson', cg 5L, 1.5/m²
- 10% *Pittosporum tenuifolium* 'Tom Thumb', cg 5L, 2/m²
- 15% *Spiraea japonica*, cg 2L, 2/m²
- 10% *Achillea millefolium* 'alba', cg 2L, 3/m²
- 10% *Alchemilla erythropoda* cg 2L, 6 plants/m²
- 10% *Heuchera* 'Green Spice' cg 2L, 3 plants/m²
- 10% *Euonymus fortunei* 'Emerald gaiety' cg 2L, 4 plants/m²
- 15% *Libertia grandiflora* cg 2L, 2.5 plants/m²

Grass seeding 468 m²

- Premium Ryegrass Fescue**
- Esquire (Dwarf perennial rye grass) 20%; Turfgold (Dwarf perennial rye grass) 25%; Platinum (Dwarf perennial rye grass) 25%; Trophy (Chevings Fescue) 10%; Maxima (Strong Creeping Red Fescue) 20%; Sowing Rate: 35g/m²

Swale mix 12no. trees and 949m²

Including Trees, such as:

- Ag - *Alnus glutinosa* (4no.), Bp - *Betula pendula* (6no.), Sc - *Salix caprea* (2no.)
- Various sizes proposed at planting: 120-150cm feathered, 8-10cm and 12-14 cmg.
- Wet grassland species to be sown throughout using species, such as:
- Agrostis stolonifera*; *Anthoxanthum odoratum*; *Alopecurus pratensis*; *Holcus lanatus*; *Cynosurus cristatus*; *Deschampsia cespitosa*; *Festuca sp.*; *Carex sp.*; *Rhinanthus minor*; *Ranunculus acris*; *Iris pseudacorus*; *Filipendula ulmaria*; *Succisa pratensis*
- Sow @ 3 grams per m²

Traditional Irish Wildflower Seed Mix from Connecting to nature or similar approved 41m²

2g/m²

Legend:

- ⊕ Pollinator
- ⊕ Native Irish Plants
- ⊕ Visual

The Landscape planting design proposed comprises of both native and pollinator-friendly non-native planting with the view to improve connectivity within the surrounding environments and encourage rich bio-diversity contributing to the wider population of flora and fauna within the area and in line with the All Ireland Pollinator Plan.

D	27/03/24	SG	Plan updated
C	20/03/24	SG	Parking and ramp updated
B	19/03/24	CM	Landscape update plan
A	14/03/24	CM	Landscape Design
Rev	Date	By	Details

AUSTEN ASSOCIATES
Rensshaw House, Ballygulle Beg, Wicklow Town, Co. Wicklow, A67 XH92
T: 0404 66027
Email: design@austenassociates.ie | Web: www.austenassociates.ie
landscape architecture arboriculture
design project management

Copyright Austen Associates, 2024

Client: South Dublin City Council

Project title: Age Friendly Housing at Alpine Heights, Clondalkin

Drawing title: Landscape Plan

Drawn by: CM Scale: 1:200 on A1

Approved by: TA Date: March 2024

Status: Planning

Drawing no: 090324_LP_01 Revision: D