L 01 PODIUM LEVEL + L02 ROOF GARDEN LEVEL INTENSIVE BLUE ROOF 'HARD' LANDSCAPE MATERIALS - OUTLINE SPECIFICATION KEY

Levels, boundaries, crossings, retaining walls, paving bedding + sub-bases, geotextiles, drainage channels, gullies etc to engineers' and architects' design detail and specification.

PAVING: PODIUM PERMEABLE PEDESTRIAN PATHS
Pre-cast concrete paving 80mm depth, random width and length 'Pembroke Eco' in Ground Silver Granite finish in 5-size mix by Kilsaran to gathering space. Paving to be open jointed with 'SUDSFLOW' plastic spacers filled with 3mm down to dust jointing grit to free-draining bedding & sub-base to engineer's design, detail and specification.

PODIUM RAISED PLANTERS - CORTEN EDGING
Varying height weathering steel (cor-ten) 5mm thick edging to form raised planters on roof garden podiums. Each podium to be provided with 2 no. external taps for watering. Provide fixing to concrete foundations poured into egg-crate combination drainage/irrigation board on podium. Fill planter with FLL- certified light-weight growing medium suitable for an bio-diverse, extensive or intensive roof as appropriate.

STREET FURNITURE - ROOF PERGOLA SHELTERS
'Rialto' aluminium modular pergola shelters or equivalent approved with retractable covers (taut cover with side drainage) and integrated perimeter downpipes to allow water drainage. Cover to be operated by remote control and be water-proof, fire-resistant and UV-stable to provide year round protection from sun, rain and wind. LED lighting lines to be provided on the perimeter of the pergola's roof structure. Integrated electrical system with external power sockets integrated in support posts. Pergola structure to be painted with colour 'Olive Grey' RAL 7002. Provide glass wall to one side of each pergola bay structure.

STREET FURNITURE - SEATS + BENCHES
'Drifter' seats, benches and picnic sets by Streetlife NL in standard lengths of 2.00m and 3.00m with galvanised steel finish supports (finished with a double layer powder coating), provided with 1.8m length back-rests to 2.00m seats with a variety of L1 (300mm depth) + L2 (620mm) slat widths. Recycled 100% hardwood.

SCULPTURE LOCATION - PODIUM COURTYARD
Graphic denotes suggested location for contemporary art sculpture at focal areas throughout the proposed development

ROUNDED GRANITE BOULDERS
Rounded glacial granite erratic boulders with chamfered smooth or rounded edges to act as informal seating element/rain-filled bird baths. Sharp edges deburred. Boulders of 0.75m diameter set 0.30-0.40m deep into landscape finish and fixed securely. Max 0.60m ht.

DRAINAGE STRIP - BASE OF ELEVATIONS + PARAPETS
500mm width, min. 150mm depth layer of 10-20mm diameter washed and graded pea gravel at roof penetrations, along parapets and at base of elevations, 50x150mm pressure-treated edging to separate growing medium and planting. To FLL standards.

SEAT + RETAINING WALLS TO FEATURE PLANTER
Max 590mm ht planter beds, seats and retaining walls to planters, steps and ramp made of custom-made and pre-cast polished white-coloured concrete seating. Different types of exposed aggregates used in the mix e.g. 'Wall Street' mix by Cassidy Brothers. Planter seat to provide illumination in the base. Stainless steel bracketry for installation on foundations to engineer's design and detail.

STREET FURNITURE - INDICATIVE FEATURE LIGHTING LAYOUT
Layout of lighting posts and bollards to M+E's design to comply with CIBSE standards.
- 'City Elements 200' multifunctional lighting system 200mm Ø illuminating cast aluminium and PMMA column with LED lamps by Hess in varying heights as per M&E's detailed design to illuminate open space and approach paths; indicative layout only. Column to contain loudspeakers, cameras, spotlights, WLAN, gobos, power and one mains water connection per roof.
- Planting up-lighters with spike fixing, e.g. IP-65 rated 'Octan' by FibreLED in warm white LED colour, brown finish.
- In-ground recessed LED luminaires finished flush set in paving to M+E's design detail + specification, eg. IP66-rated 'Pavo Slim' in 'milky' finish by FibreLED

INTENSIVE PLANTING - AUTOMATED DRIP FED IRRIGATION
Provide automated drip-fed irrigation via 16mm Ø dripper line pipes to tree planter boxes (intensive green roof areas), using dripper lines supplied with water by an irrigation manager as required.

PODIUM AND 'GREEN' ROOF SPECIFICATION
CE-marked ETA-13/0668, FLL compliant green roof build up to meet the European Technical Assessment 'Kits for Green Roofs'
GRO compliant system, to comply with BS 6229:2018
Overflow outlets designed in accordance with BS EN 12056-3:2000
Growing medium substrate to BS 8616

STREET FURNITURE - CYCLE SHELTERS (8 SPACES EACH)
8x green roof cycle shelter
'8x Bike Shelter' (with 4 no. cycle stands to provide 8 no. cycle parking spaces in each shelter) by Green Roof Cycle Shelters or EQA, 3.70x2.25x2.00x2.078m LxHxWxD with green roof substrate, planting, external wildlife panels for solitary bees and invertebrates, and bird nesting boxes.
Cycle shelters with built-in locking bars and clad to the rear and sides in the public open space with mesh to ensure clear views, and in the creche cycle parking area with timber cladding to rear and to sides and with lockable doors to ensure cycle parking for staff is secure. Provide 2.00m length free circulation space to front of cycle stands.

LOCATION FOR CUSTOM COMMUNAL BBQ/KITCHEN
Modular system kitchen in 120x60cm and 60x60cm units by Grillo or equivalent approved with gas bbq, sink, outdoor fridge, storage cabinet and bar + stools. Supply water and power, waste connection

SCULPTURE LOCATION - PODIUM COURTYARD
Graphic denotes suggested location for contemporary art sculpture at focal areas throughout the proposed development

STREET FURNITURE - CUSTOM FIRE PIT
1800mm² raised fire-pit of weathering steel by Paloform or EQA, with honed light grey basalt river rock topping later, with appropriate burner system to comply with the EU Gas Appliance Directive. Custom sized tempered glass screen.

TREADS + TACTILE SURFACES: NATURAL STONE
400x150mm CE-marked golden granite solid tread step elements, bull-nosed with 20mm radiused corner to exposed edge, detailed to comply with BS 8300. Medium bush-hammered finish. Natural stone tactile hazard warning surfaces to top and bottom of flight, to comply with BS 7997. Wooden elliptical handrails on galvanised painted steel uprights, bolted through natural stone treads to concrete foundations.

AMPHITHEATRE STEPPED SEATING: RECLAIMED TEAK OR EQA
Sustainably sourced boards (avoid new rainforest-cut wood), preferably reclaimed teak or equivalent approved including European green oak or mountain larch, to provide stepped south-facing seating elements along the edge of the courtyard podium, over-looking the amenity planted areas. Surfacing to achieve min. 45 slip resistance pendulum value when measured, suitable for public access.

PODIUM PAVING (PERMEABLE) - GRASSCRETE
'Redes' by Escofet vibro-moulded reinforced concrete cast stone grid paving in 100mm depth 600x600mm format, with 60% of surface area 'hard' and 40% formed by openings filled with a modified topsoil mix. Lay on 40-60mm depth bed of compacted sand on levelled P.M 95% compacted soil (UNE 103-501-94) on permeable sub-base, and plug-plant with ground cover plants e.g. Chamomile, Mother of Thousands, etc

IRRIGATION SYSTEM + TAP (FOR PODIUM ROOF SITUATIONS)
Automated drip-fed pop-up irrigation system by Irritec or equivalent approved, fed from special water tank, inspection chambers & drainage gullies by Bauder. Provide 1 no. watering tap to each space.

L-01 PODIUM 'SOFT' LANDSCAPE MATERIALS - OUTLINE SPECIFICATION KEY

Refer to Planting Details, Planting Schedule and Planting Maintenance programme. 24-month long landscape maintenance and LA-certified Defects Liability Period required post-Practical Completion. The planting stock should be sourced from a reputable supplier and be of Irish origin/provenance.

INTENSIVE GROWING MEDIUM (FOR PODIUM ROOF SITUATIONS)
Specified planting on 75mm depth medium-grade bark mulch topping to planter bed. Enrich 'intensive' growing medium + Bauder 'egg-crate' build-up to planters: 450mm depth FLL Intensive Substrate lightweight growing medium, ca. 1250kg/m³ on FLL 1mm polypropylene filter fleece, ca. 105g/m² on FLL 50mm expanded polystyrene drainage board, ca. 0.65kg/m² on FLL 4mm polyester & polypropylene fibre mix protection mat, ca1.1kg/m² on FLL 2 layers 0.2mm polyethylene foil separation layer, ca. 190g/m².

TREE PLANTING GENERALLY
All tree pits to be approved by Landscape Architect prior to planting. All trees to have a 2.00m ht clear stem unless otherwise specified as multi-stemmed or feathered trees, to ensure clear visibility for pedestrians. Trees either triple-staked, double-staked, guyed underground & supplied with planting accessories as per BS 5837:2012 + LA's Planting Details. Root barriers (e.g. 500mm ht, 1000mm ht 'ReRoot' by GreenBlue Urban to be provided to all trees within 2.00m of underground services, foundations or walls. Trees planted in excavated tree pits, desired pit area approx 4.00m², 1.00m depth. No services routes to be planned through tree-pits.
Appropriate Plant Passports to be provided for trees. Trees to be 'hardened off' in a nursery in Ireland for min. two years before planting, preferably grown in Ireland for bio-security reasons.
Provide min. 2 no. taps with mains water supply for maintenance and watering purposes in the courtyard.

SEMI-MATURE TREES
Pn *Pinus sylvestris*, 4xtr/wrb/ 20-25cmg/ 5.00-5.50m ht. guyed underground using 'dead-man' kerb type system as below

EXTRA HEAVY STANDARD TREES
Bn *Betula nigra* 'Heritage' (River Birch), 3xtr/wrb/multi-stemmed/3.5-4.0m ht.
Trees to be secured using an 'underground guying' system and secured in place with 3 no. 'dead-man' kerbs and an RF2 'Plati-Mat' by Platipus Tree Anchoring Systems for trees under 4.5m height, designed for installation on podium roofs, with rootball irrigation and ventilation, or equivalent approved system.

MULTI-STEMMED TREES, LARGE SHRUBS
Bn *Prunus serrulata* 'Bracklyn', 2xtr/wrb/2.5-3.0m ht.
Hi *Hamamelis intermedia* 'Jelena', 2xtr/wrb/2.0-2.5m ht.
Ac *Amelanchier canadensis*, 2xtr/wrb/2.5-3.0m ht.
Au *Arbutus unedo*, 2xtr/wrb/2.0-2.5m ht.
Trees to be secured using an 'underground guying' system and secured in place with 3 no. 'dead-man' kerbs and an RF2 'Plati-Mat' by Platipus Tree Anchoring Systems for multi-stemmed trees 2.5-4.5m height, designed for installation on podium roofs, with rootball irrigation and ventilation.

BIO-DIVERSE INTENSIVE ROOF PLANTING
CG p9, 1L, 2L, 3-9/m² density
Perennial pollinator-friendly container-grown plants to planter beds with a diverse mix of ornamental grasses, bulbs, corms, ferns, ground-cover plants, sedums and flowering perennials of both native cultivars and exotic species to ensure a **pollinator-friendly** planting mix in line with the 'National Pollinator Plan'. These plants should establish quickly requiring minimised maintenance.
Planters to be gently mounded to achieve sufficient planting depth for trees. All planters to have raised edges of corten steel to provide sufficient growing medium.

PODIUM OR 'LIVING' ROOF BUILD-UP
1. **Vegetation**: native seed and plug mixes used in combination with other habitat features
2. **Intensive Substrate:** Lightweight growing medium intensive type substrate by Bauder or equivalent approved manufactured to FLL guidelines, typically 400mm deep.
3. **Filter fleece**: polypropylene fleece to prevent substrate fines from entering the drainage layer - 1mm deep
4. **Drainage Layer:** 'DSE40' or equivalent approved water storage and drainage layer infilled with Bauder Mineral Drain
5. **Drainage Void Former:** 'Attenuation Cell 100' 100mm thick multi-directional drainage layer by Bauder, which can hold 95L/m² (95% void space)
6. **Protection Layer:** 'FSM 1100' by Bauder or equivalent approved to prevent mechanical damage to the waterproofing system.
7. **Flow Restrictor:** 'Bitumen Blue Roof Flow Restrictor and 'ALY 250' Inspection Chamber
8. **Emergency Overflow**: 'Parapet Emergency Overflow DN 70' fitted through parapet wall to drain perimeter vegetation barrier of pea gravel to act as a 'tell tale' of the level of water on the roof
9. **Waterproofing:** to architect's design detail and specification, to be specified with root-resistant properties

BIRD NESTING BOX
Wood/concrete bird nesting box 'Nest Box 2GR' with galvanised steel hanger by Schwegler, with three hole 27mm Ø entrances to support Blue, Marsh, Great and Crested Tits. Due to the small size of the entrance hole no other species can occupy it. An additional recess for Bats has been created inside the roofspace.

LANDSCAPE MASTERPLAN - LEVEL 00
PODIUM + LEVEL 02 ROOF GARDEN
SCALE 1:200@A1

LANDSCAPE - NUMBERED KEY

1. **Cycle Parking Shelter Green Roofs**
2. **Peripheral Open Space** at ground floor level
3. **Existing stand of trees** growing in Dodder Valley Park protected with measures identified by the consulting arborist and pruned back as per the arborist's plan
4. **Secure creche amenity external open space** at ground floor level
5. **Gathering Space** or small piazza for residents and the locals in the public realm, provided with seating, bench and picnic set elements and feature tree planting. Focal element sculptures with sensory appeal located at each space to signal and mark them within the public realm amenity open space
6. **3.00m width public path** all-ages friendly route as desire-line through the site at the base of the building elevation, occupied with seating elements, picnic sets, interactive playful elements and sculptures. Path paved in natural stone paving
7. **Amphitheatre 'stoop'** seating between path and podium, south-facing to overlook the public open space and 3.00m width path
8. **Green roof** to barber shop
9. **Stepped access** to the podium courtyard communal amenity open space
10. **Amphitheatre 'stoop'** seating to the roof of the barbershop, to overlook the podium courtyard communal amenity open space
11. **All weather pergola shelter** with power and water connections, and an external grill kitchen for resident events
12. **Central feature planter** formed out of pre-cast polished concrete with exposed aggregates, provided with feature lighting, and planted with large native evergreen Scot's Pine, to recall the placename 'Firhouse'
13. **Gathering space** on podium courtyard, provided with seating elements, located directly outside building entrance (stair/lift core to B-01)
14. **All weather pergola shelter** with power and water connections, and a picnic set; located to enjoy direct views of the existing vegetation stand growing in Dodder Valley Park to the north-west of the podium courtyard
15. **Roof Garden** with raised planters, picnic set and double dendrophone musical sculptural element of play furniture

L-02: FLOOR LEVEL BIO-DIVERSE SEMI-iNTENSIVE BLUE ROOF 'HARD' LANDSCAPE MATERIALS - OUTLINE SPECIFICATION KEY

Levels, boundaries, crossings, retaining walls, paving bedding + sub-bases, geotextiles, drainage channels, gullies etc to engineers' and architects' design detail and specification.

PAVING: PODIUM PERMEABLE PEDESTRIAN PATHS
Pre-cast concrete paving 80mm depth, random width and length 'Pembroke Eco' in Ground Silver Granite finish in 5-size mix by Kilsaran to gathering space. Paving to be open jointed with 'SUDSFLOW' plastic spacers filled with 3mm down to dust jointing grit to free-draining bedding & sub-base to engineer's design, detail and specification.

PODIUM RAISED PLANTERS - CORTEN EDGING
Varying height weathering steel (cor-ten) 5mm thick edging to form raised planters on roof garden podiums. Each podium to be provided with 2 no. external taps for watering. Provide fixing to concrete foundations poured into egg-crate combination drainage/irrigation board on podium. Fill planter with FLL- certified light-weight growing medium suitable for an bio-diverse, extensive or intensive roof as appropriate.

STREET FURNITURE - SEATS + BENCHES
'Drifter' seats, benches and picnic sets by Streetlife NL in standard lengths of 2.00m and 3.00m with galvanised steel finish supports (finished with a double layer powder coating), provided with 1.8m length back-rests to 2.00m seats with a variety of L1 (300mm depth) + L2 (620mm) slat widths. Recycled 100% hardwood.

SCULPTURE LOCATION - PODIUM COURTYARD
Graphic denotes suggested location for contemporary art sculpture at focal areas throughout the proposed development

ROUNDED GRANITE BOULDERS
Rounded glacial granite erratic boulders with chamfered smooth or rounded edges to act as informal seating element/rain-filled bird baths. Sharp edges deburred. Boulders of 0.75m diameter set 0.30-0.40m deep into landscape finish and fixed securely. Max 0.60m ht.

DRAINAGE STRIP - BASE OF ELEVATIONS + PARAPETS
500mm width, min. 150mm depth layer of 10-20mm diameter washed and graded pea gravel at roof penetrations, along parapets and at base of elevations, 50x150mm pressure-treated edging to separate growing medium and planting. To FLL standards.

STREET FURNITURE - INDICATIVE FEATURE LIGHTING LAYOUT
Layout of lighting posts and bollards to M+E's design to comply with CIBSE standards.
- 'City Elements 200' multifunctional lighting system 200mm Ø illuminating cast aluminium and PMMA column with LED lamps by Hess in varying heights as per M&E's detailed design to illuminate open space and approach paths; indicative layout only. Column to contain loudspeakers, cameras, spotlights, WLAN, gobos, power and one mains water connection per roof.
- Planting up-lighters with spike fixing, e.g. IP-65 rated 'Octan' by FibreLED in warm white LED colour, brown finish.
- In-ground recessed LED luminaires finished flush set in paving to M+E's design detail + specification, eg. IP66-rated 'Pavo Slim' in 'milky' finish by FibreLED

PODIUM AND 'GREEN' ROOF SPECIFICATION
CE-marked ETA-13/0668, FLL compliant green roof build up to meet the European Technical Assessment 'Kits for Green Roofs'
GRO compliant system, to comply with BS 6229:2018
Overflow outlets designed in accordance with BS EN 12056-3:2000
Growing medium substrate to BS 8616

STREET FURNITURE - CYCLE SHELTERS (8 SPACES EACH)
'8x Bike Shelter' (with 4 no. cycle stands to provide 8 no. cycle parking spaces in each shelter) by Green Roof Cycle Shelters or EQA, 3.70x2.25x2.00x2.078m LxHxWxD with green roof substrate, planting, external wildlife panels for solitary bees and invertebrates, and bird nesting boxes.

IRRIGATION SYSTEM + TAP (FOR PODIUM ROOF SITUATIONS)
Automated drip-fed pop-up irrigation system by Irritec or equivalent approved, fed from special water tank, inspection chambers & drainage gullies by Bauder. Provide 1 no. watering tap to each space.

WOODEN DENDROPHONE - SENSORY SOFT SOUND
Play Station for developing the senses by Graubner product ref. 10.53002. Provides barrier-free independent play on harmoniously-tuned sound boards which have been arranged like an oversized xylophone. Double-field specified so that several people can play at the same time and create music together.

L-02: 'SOFT' LANDSCAPE MATERIALS - OUTLINE SPECIFICATION KEY

Refer to Planting Details, Planting Schedule and Planting Maintenance programme. 24-month long landscape maintenance and LA-certified Defects Liability Period required post-Practical Completion. The planting stock should be sourced from a reputable supplier and be of Irish origin/provenance.

BIODIVERSE EXTENSIVE GROWING MEDIUM (FOR PODIUM ROOF SITUATIONS)
Specified planting on 75mm depth medium-grade bark mulch topping to planter bed. Enrich 'semi-intensive' growing medium + Bauder 'egg-crate' build-up to planters: 200mm depth FLL Semi-Intensive Substrate lightweight growing medium, ca. 1250kg/m³ on FLL 1mm polypropylene filter fleece, ca. 105g/m² on FLL 40mm expanded polystyrene drainage board, ca. 0.65kg/m² on FLL 4mm polyester & polypropylene fibre mix protection mat, ca1.1kg/m² on FLL 2 layers 0.2mm polyethylene foil separation layer, ca. 190g/m².

BIO-DIVERSE ROOF FEATURES
include a variety of features such as hollow log piles, different substrate types such as low (350mm ht.) mounds of sand and rubble, piles of cleaned bricks 350mm ht., piles of local cobbles in mound max 350mm ht., different vegetation layers and spaces for shelter such as Schwegler nesting boxes

TREES (SUITABLE FOR PODIUM ROOF)
Pinus parviflora 'Glauca' 4xtr/wrb/2.5-3.0m ht
Trees to be secured using an 'underground guying' system and secured in place with 3 no. 'dead-man' kerbs and an RF2 'Plati-Mat' by Platipus Tree Anchoring Systems for multi-stemmed trees 2.5-4.5m height, designed for installation on podium roofs, with rootball irrigation and ventilation.

BIO-DIVERSE EXTENSIVE/INTENSIVE ROOF PLANTING
CG p9, 1L, 2L, 3-9/m² density
P7
Perennial pollinator-friendly container-grown plants to planter beds with a diverse mix of ornamental grasses, bulbs, corms, ferns, ground-cover plants, sedums and flowering perennials of both native cultivars and exotic species to ensure a **pollinator-friendly** planting mix in line with the 'National Pollinator Plan'. These plants should establish quickly requiring minimised maintenance.
Planters to be gently mounded to achieve sufficient planting depth for trees. All planters to have raised edges of corten steel to provide sufficient growing medium.

PODIUM OR 'LIVING' ROOF BUILD-UP
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2. **Biodiverse Substrate:** Lightweight growing medium extensive type substrate by Bauder or equivalent approved manufactured to FLL guidelines, typically 150mm deep.
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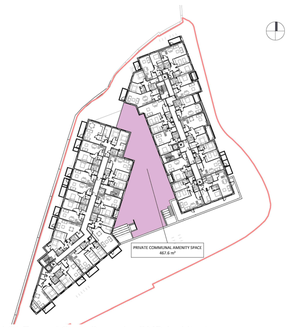
4. **Drainage Layer:** 'DSE40' or equivalent approved water storage and drainage layer infilled with Bauder Mineral Drain
5. **Drainage Void Former:** 'Attenuation Cell 100' 100mm thick multi-directional drainage layer by Bauder, which can hold 95L/m² (95% void space)
6. **Protection Layer:** 'FSM 1100' by Bauder or equivalent approved to prevent mechanical damage to the waterproofing system.
7. **Flow Restrictor:** 'Bitumen Blue Roof Flow Restrictor and 'ALY 250' Inspection Chamber
8. **Emergency Overflow**: 'Parapet Emergency Overflow DN 70' fitted through parapet wall to drain perimeter vegetation barrier of pea gravel to act as a 'tell tale' of the level of water on the roof
9. **Waterproofing:** to architect's design detail and specification, to be specified with root-resistant properties

BIRD NESTING BOX
Wood/concrete bird nesting box 'Nest Box 2GR' with galvanised steel hanger by Schwegler, with three hole 27mm Ø entrances to support Blue, Marsh, Great and Crested Tits. Due to the small size of the entrance hole no other species can occupy it. An additional recess for Bats has been created inside the roofspace.

ABOVE: L00 Type of Open Space by OMP Architects



ABOVE: L01 Type of Open Space by OMP Architects

Open Space Area Schedule

Name	Level	Area
CRECHE PLAY SPACE	B1	216.3 m²
PUBLIC OPEN SPACE	B1	53.9 m²
PERIPHERAL AREA	B1	29 m²
PERIPHERAL AREA	B1	11.3 m²
PUBLIC OPEN SPACE	G2	1293.5 m²
PERIPHERAL AREA	G2	218.3 m²
PRIVATE COMMUNAL AMENITY SPACE	01	467.6 m²
PRIVATE COMMUNAL AMENITY SPACE	02	30.9 m²
PRIVATE COMMUNAL AMENITY SPACE	03	168.5 m²
PRIVATE COMMUNAL AMENITY SPACE	04	295.9 m²

ABOVE: Quantum of Open Space Table by OMP Architects

Public Open Space % of Site Area Schedule

Name	Area	% Percentage of Site Area
PUBLIC OPEN SPACE	1347.4 m²	29.3
TOTAL SITE AREA	4605.6 m²	100

Quantum Open Space Areas

- CRECHE PLAY SPACE
- PERIPHERAL AREA
- PRIVATE COMMUNAL AMENITY SPACE
- PUBLIC OPEN SPACE

This drawing is the copyright of **studioAULA** landscape architects. This drawing must be read in conjunction with all relevant design team and surveyor's drawings, details and specifications. Unless otherwise stated all dimensions are in millimetres. Where dimensions are not given, drawings must not be scaled and the matter must be referred to the Landscape Architect. Similarly if the drawings contain conflicting details or dimensions.
If the drawing includes conflicting details/dimensions the matter must be referred to the Landscape Architect.
All dimensions must be checked on site prior to construction or fabrication.
The Landscape Architect must be informed, by the Contractor, of any discrepancies before work proceeds.
This drawing has not been prepared for BCAR, BCMS or DAC purposes, and has not been prepared to demonstrate compliance with the Building Regulations.

GENERAL NOTES
1. For details of existing ecology, please refer to ecologist's and bat surveyor reports if available.
2. For details of existing vegetation and vegetation to be removed and retained, please refer to arborist's reports if available.
3. For details of sightlines and services, please refer to consulting civils, lighting, mechanical and electrical engineer's drawings and reports.
4. Indicative-only layout of existing and proposed utilities shown to illustrate existing water mains, underground and overground services, drainage and ancillary infrastructure, as they relate to landscape. For details of same, please refer to consulting engineer's design, detail and specifications.
5. All materials to be agreed with local authority by way of compliance.
6. This drawing is to be read in conjunction with all relevant architect, engineer and other specialist's drawings and specifications.
7. All levels are in metres and relate to Malin Head Ordnance Data.
8. The site layout is based on the topographical site survey.
9. For details of finished building and site levels, approaches to buildings such as sloped or level access, ramps or steps, and retaining walls, please refer to architects'/consulting engineers' design detail and specification.
10. This drawing has not been prepared to indicate compliance with DAC, BCAR or Disability Access Act.
11. All paving bedding, site-specific sub-bases, build-ups, joints, footings, foundations, joint detailing, reinforcing bar details and bolts to consulting engineer's design, detail and specification, and to BS7997.
12. Levels and falls, crossings and blister tactile surfacings, line markings etc. to consulting engineer's design detail and specification. For details of tactile paving to hazards such as steps and crossings, please refer to engineers' drawings.
13. All services access covers and underground services shall be coordinated with landscape finishes, tree pit locations and street furniture locations.
14. Services access covers to be located 100% in one finish or the other.

STUDIO AULA
ARCHITECTURE / URBANISM / LANDSCAPE ARCHITECTURE
a: 86, Baggot Lane, Ballsbridge, D04 P9K7.
t: + 353 86 362 0492
e: joanne@studioaula.com
www.studioaula.com

ISSUE STATUS: PLANNING

PLANNING REF: -	REVISION:	N	
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DRAWN BY: JC	DATE ISSUED:	2022-05-27	NORTH
PROJECT NO: 21_477	SCALE: 1:200	SHEET SIZE: A1	PROJECT ARCHITECTS OMP ARCHITECTS

CLIENT: Bluemont Developments (Firhouse) Limited

PROJECT: FIRHOUSE INN SHD

DRAWING: LANDSCAPE PLAN - LEVEL 00 PODIUM COURTYARD + LEVEL 02 ROOF GARDEN