



Access Gates

Banking

Retaining

1.2m Retaining wall & vehicle restraint barrier

1.2m Retaining wall & vehicle restraint barrier

2m high retaining wall / vehicle crash barrier

Proposed vehicle restraint to a height of 2m above carriageway to be agreed with DRD

Speed control bend to be finished in high friction grip surfacing in accordance with BMRB standards.

Speed control bend to be finished in high friction grip surfacing in accordance with BMRB standards.

1.2m Retaining wall & vehicle restraint barrier

1.2m high retaining wall / vehicle crash barrier

Provide New Water Main to Site

Provide New Water Main to Site

DRUMLANE ROAD

Retention structure

Banking

Retention structure

Retention structure

Banking

Break out any existing rock

Banking

Access Gates

Banking

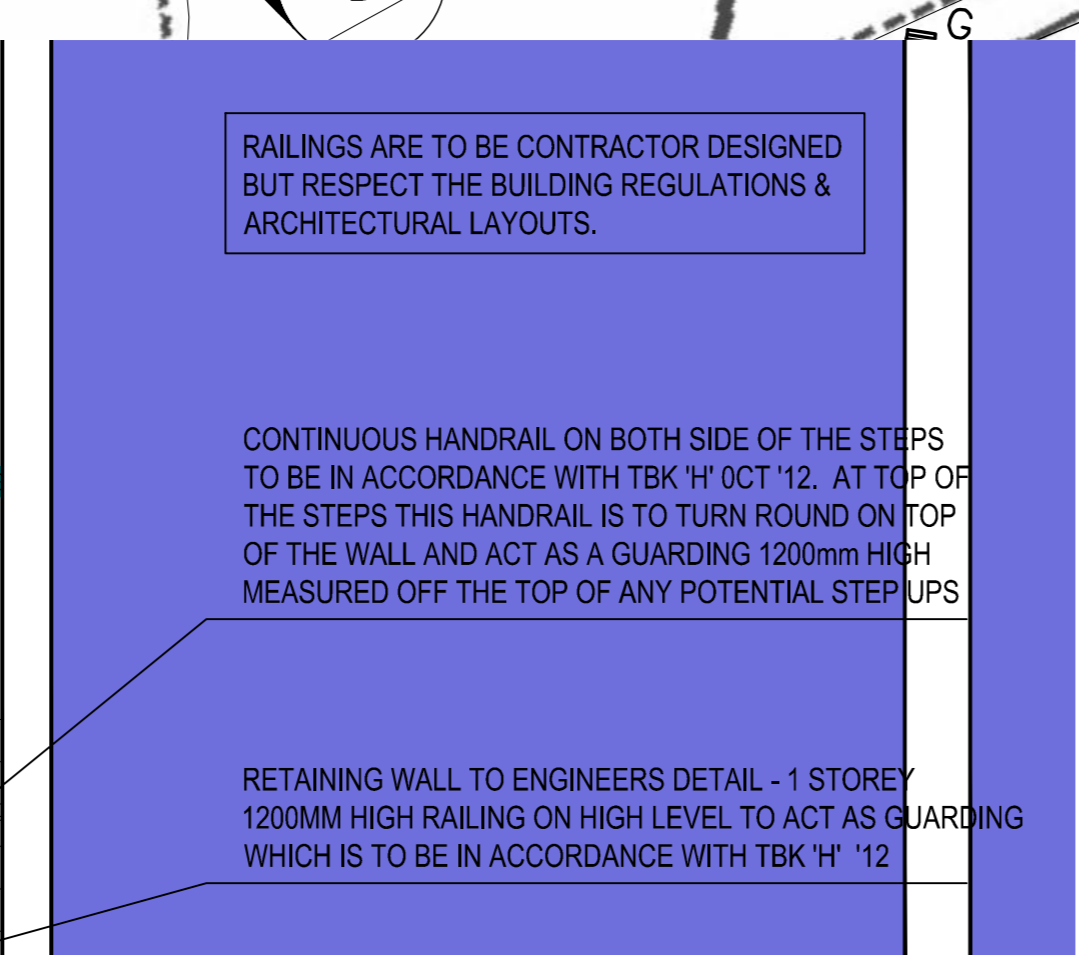
Access Gates

Banking

Access Gates

Banking

Access Gates



RAILINGS ARE TO BE CONTRACTOR DESIGNED BUT RESPECT THE BUILDING REGULATIONS & ARCHITECTURAL LAYOUTS.

CONTINUOUS HANDRAIL ON BOTH SIDE OF THE STEPS TO BE IN ACCORDANCE WITH TBK 'H' OCT '12. AT TOP OF THE STEPS THIS HANDRAIL IS TO TURN ROUND ON TOP OF THE WALL AND ACT AS A GUARDING 1200mm HIGH MEASURED OFF THE TOP OF ANY POTENTIAL STEPS UPS

RETAINING WALL TO ENGINEERS DETAIL - 1 STOREY 1200mm HIGH RAILING ON HIGH LEVEL TO ACT AS GUARDING WHICH IS TO BE IN ACCORDANCE WITH TBK 'H' '12

1100mm HIGH RAILING MS - GALVANISED TO BE BROUGHT ALONG EDGE OF STEPS TO PREVENT CLIMBING UP RETAINING SYSTEMS BOTH SIDES OF STEPS

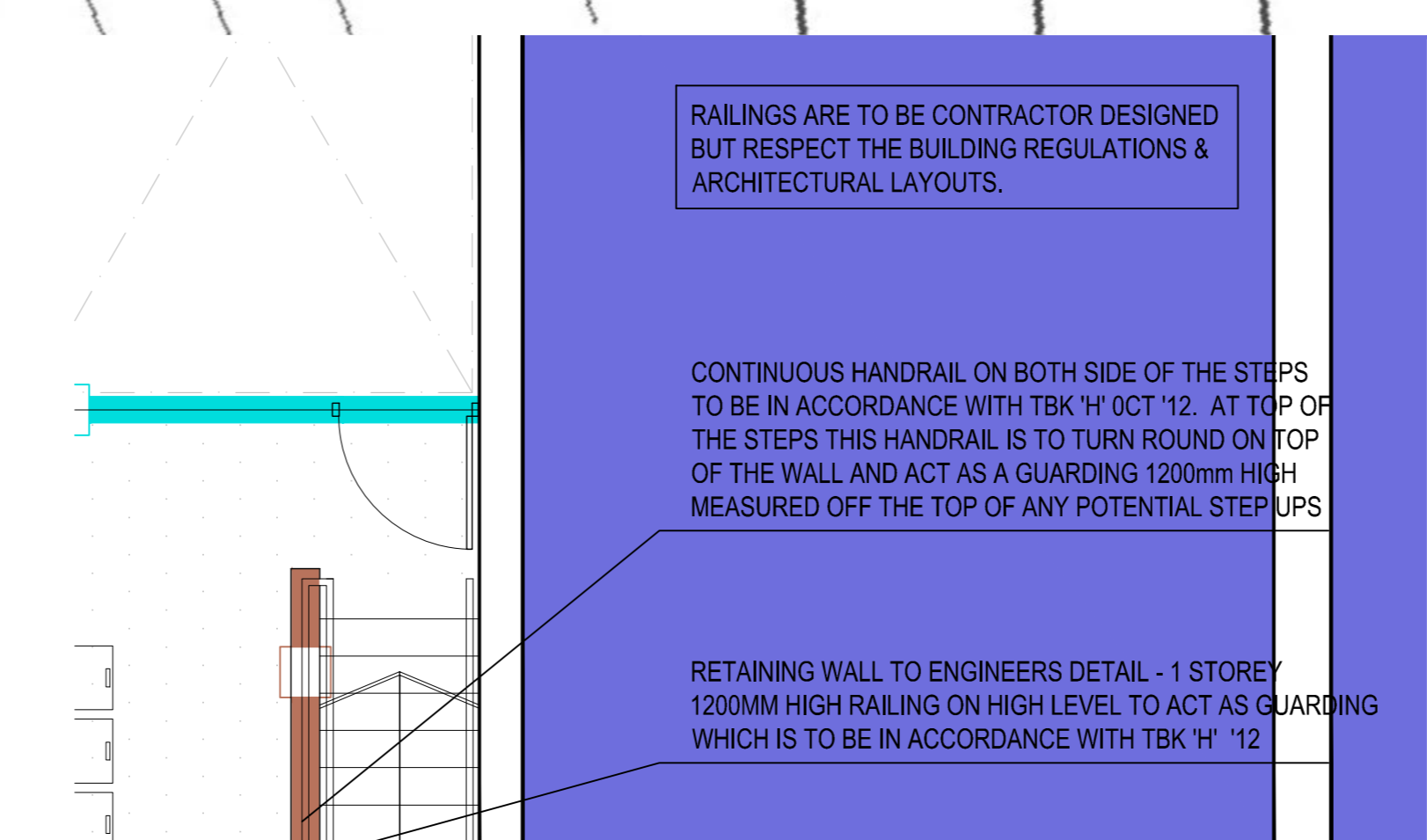
DOUBLE FACED RETAINING WALL SYSTEM REFER TO ENGINEERS DETAILS FOR FURTHER INFORMATION & SPECIFICATION - TOP OF SAME TO BE STEPPING UP TO MATCH THE EXTERNAL CONC. STEPS

MIN WIDTH OF BRUSHED CONC. PATH TO BE 1200mm

CONTINUOUS HANDRAIL ON BOTH SIDE OF THE STEPS TO BE IN ACCORDANCE WITH TBK 'H' OCT '12. HANDRAIL BE SUPPORTED ON RAILING WHICH ARE TO BE SOCKETED AND GROUTED TO THE EXTERNAL STEPS.

STAIRS IN ACCORDANCE WITH TECHNICAL BOOKLET H COMPLETE WITH NON SLIP FINISH REFER TO SPEC - RISERS TO BE DETERMINED ON SITE & IN ACCORDANCE WITH TBK H '12

EXTERNAL STEPS RAILING LAYOUT SCALE 1 : 50



RAILINGS ARE TO BE CONTRACTOR DESIGNED BUT RESPECT THE BUILDING REGULATIONS & ARCHITECTURAL LAYOUTS.

CONTINUOUS HANDRAIL ON BOTH SIDE OF THE STEPS TO BE IN ACCORDANCE WITH TBK 'H' OCT '12. AT TOP OF THE STEPS THIS HANDRAIL IS TO TURN ROUND ON TOP OF THE WALL AND ACT AS A GUARDING 1200mm HIGH MEASURED OFF THE TOP OF ANY POTENTIAL STEPS UPS

RETAINING WALL TO ENGINEERS DETAIL - 1 STOREY 1200mm HIGH RAILING ON HIGH LEVEL TO ACT AS GUARDING WHICH IS TO BE IN ACCORDANCE WITH TBK 'H' '12

1100mm HIGH RAILING MS - GALVANISED TO BE BROUGHT ALONG EDGE OF STEPS TO PREVENT CLIMBING UP RETAINING SYSTEMS BOTH SIDES OF STEPS

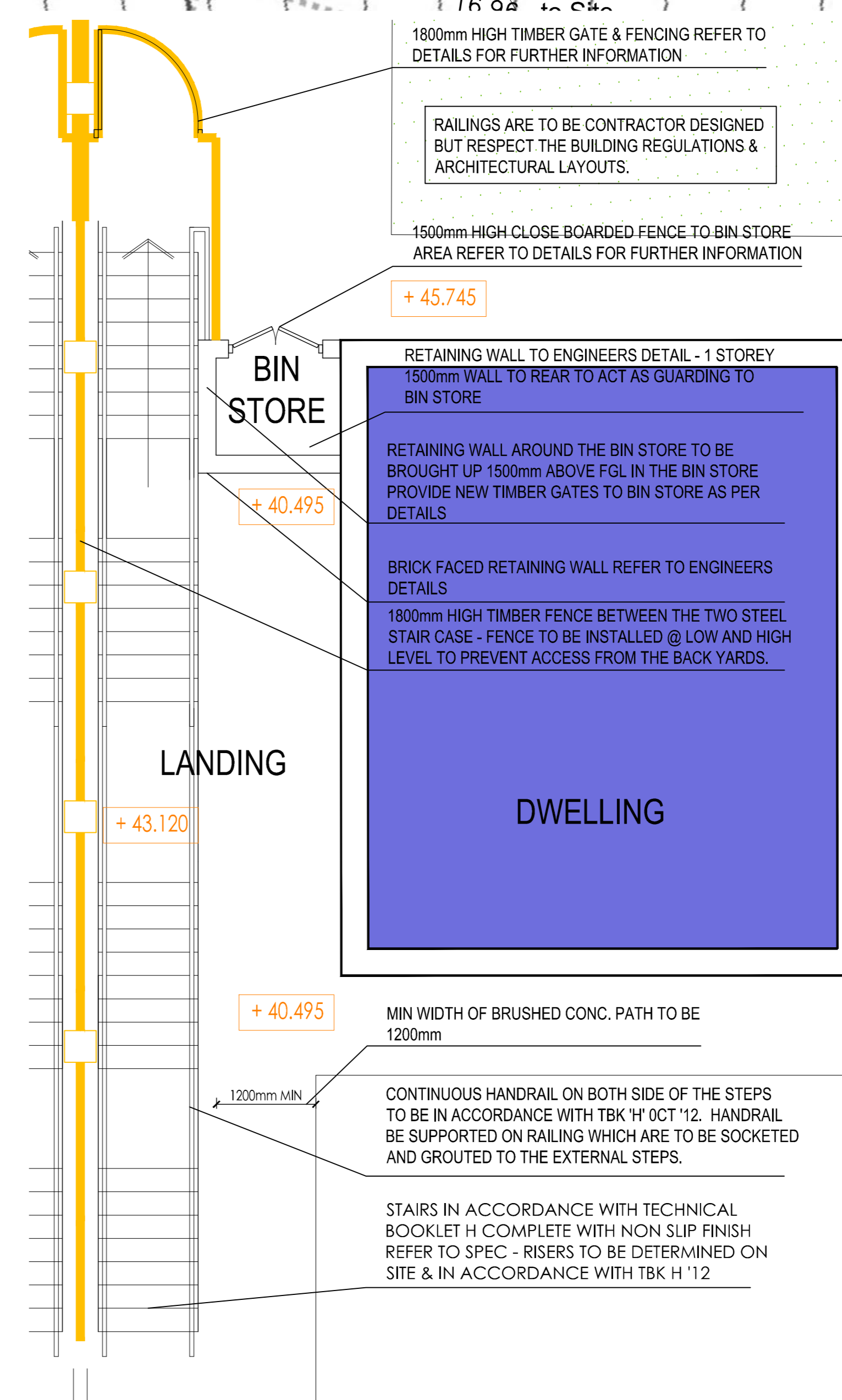
DOUBLE FACED RETAINING WALL SYSTEM REFER TO ENGINEERS DETAILS FOR FURTHER INFORMATION & SPECIFICATION - TOP OF SAME TO BE STEPPING UP TO MATCH THE EXTERNAL CONC. STEPS

MIN WIDTH OF BRUSHED CONC. PATH TO BE 1200mm

CONTINUOUS HANDRAIL ON BOTH SIDE OF THE STEPS TO BE IN ACCORDANCE WITH TBK 'H' OCT '12. HANDRAIL BE SUPPORTED ON RAILING WHICH ARE TO BE SOCKETED AND GROUTED TO THE EXTERNAL STEPS.

STAIRS IN ACCORDANCE WITH TECHNICAL BOOKLET H COMPLETE WITH NON SLIP FINISH REFER TO SPEC - RISERS TO BE DETERMINED ON SITE & IN ACCORDANCE WITH TBK H '12

EXTERNAL STEPS RAILING LAYOUT SCALE 1 : 50



1800mm HIGH TIMBER GATE & FENCING REFER TO DETAILS FOR FURTHER INFORMATION

RAILINGS ARE TO BE CONTRACTOR DESIGNED BUT RESPECT THE BUILDING REGULATIONS & ARCHITECTURAL LAYOUTS.

1500mm HIGH CLOSE BOARDED FENCE TO BIN STORE AREA REFER TO DETAILS FOR FURTHER INFORMATION

RETAINING WALL TO ENGINEERS DETAIL - 1 STOREY 1500mm WALL TO REAR TO ACT AS GUARDING TO BIN STORE

RETAINING WALL AROUND THE BIN STORE TO BE BROUGHT UP 1500mm ABOVE FGL IN THE BIN STORE PROVIDE NEW TIMBER GATES TO BIN STORE AS PER DETAILS

BRICK FACED RETAINING WALL REFER TO ENGINEERS DETAILS

1800mm HIGH TIMBER FENCE BETWEEN THE TWO STEEL STAIR CASE - FENCE TO BE INSTALLED @ LOW AND HIGH LEVEL TO PREVENT ACCESS FROM THE BACK YARDS.

MIN WIDTH OF BRUSHED CONC. PATH TO BE 1200mm

CONTINUOUS HANDRAIL ON BOTH SIDE OF THE STEPS TO BE IN ACCORDANCE WITH TBK 'H' OCT '12. HANDRAIL BE SUPPORTED ON RAILING WHICH ARE TO BE SOCKETED AND GROUTED TO THE EXTERNAL STEPS.

STAIRS IN ACCORDANCE WITH TECHNICAL BOOKLET H COMPLETE WITH NON SLIP FINISH REFER TO SPEC - RISERS TO BE DETERMINED ON SITE & IN ACCORDANCE WITH TBK H '12

EXTERNAL STEPS RAILING LAYOUT SCALE 1 : 50

Accommodation Type	Count	Total Area (sq.m)
22 No (2P/3B) Houses	22	33.2m <sup>2</sup>
12 No (2P/3B) Houses	12	18.2m <sup>2</sup>
35 Houses in total	35	51.4m <sup>2</sup>
3 No (2P/3B) Apartments	3	4.5m <sup>2</sup>
14 No (2P/3B) Apartments	14	21.0m <sup>2</sup>
17 No Apartments in total	17	25.5m <sup>2</sup>
<b>52 Dwellings in total</b>	<b>52</b>	<b>76.9m<sup>2</sup></b>

Existing tree / hedge / landscape buffer	1.2m high metal railing
Proposed tree / shrub planting / landscaping	1.2m high metal railing with masonry block retaining wall below to Engineers detail
Proposed hedge / screen planting / landscape buffer	2.1m high brick wall with piers
Soft Landscaping - Public Amenity Space	2.1m high polka-dot railing
Soft Landscaping - Private Space	1.2m high retaining wall to Engineers detail & specification
Stairing / Steps	Masonry Block Retaining wall to Engineers detail & specification
Parking Space	Vehicle crash barrier and 1.2m high wall (all to Engineers detail & specification)
Garden retaining wall to steps to Engineers detail	
1.8m high timber close boarded fence (double sided to public areas)	
1.8m high timber close boarded fence (double sided to public areas) with masonry block retaining wall below to Engineers detail	
Existing Levels	
+FFL	
+20.70	
+20.70	
Rear yards of dwellings to be bushed conc.	

REVISION	DATE	AMENDMENT	BY
1	2024-07-15	PROPOSED SITE LAYOUT	PD

**ARCHITECTS**

ARCHITECTS - PLANNERS - PROJECT MANAGERS

21 AINMID STREET, BELFAST, BT2 8BD  
 TEL: +44 (0)28 9044 9100  
 E: info@architects.com

30 NORTHWOOD COURT, DUBLIN 9  
 TEL: +353 (0) 1 494 0100  
 E: info@architects.com