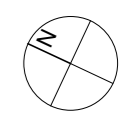A2

All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or descrepancies to be reported to the Architects. This drawing may not be edited or modified by the recipient.

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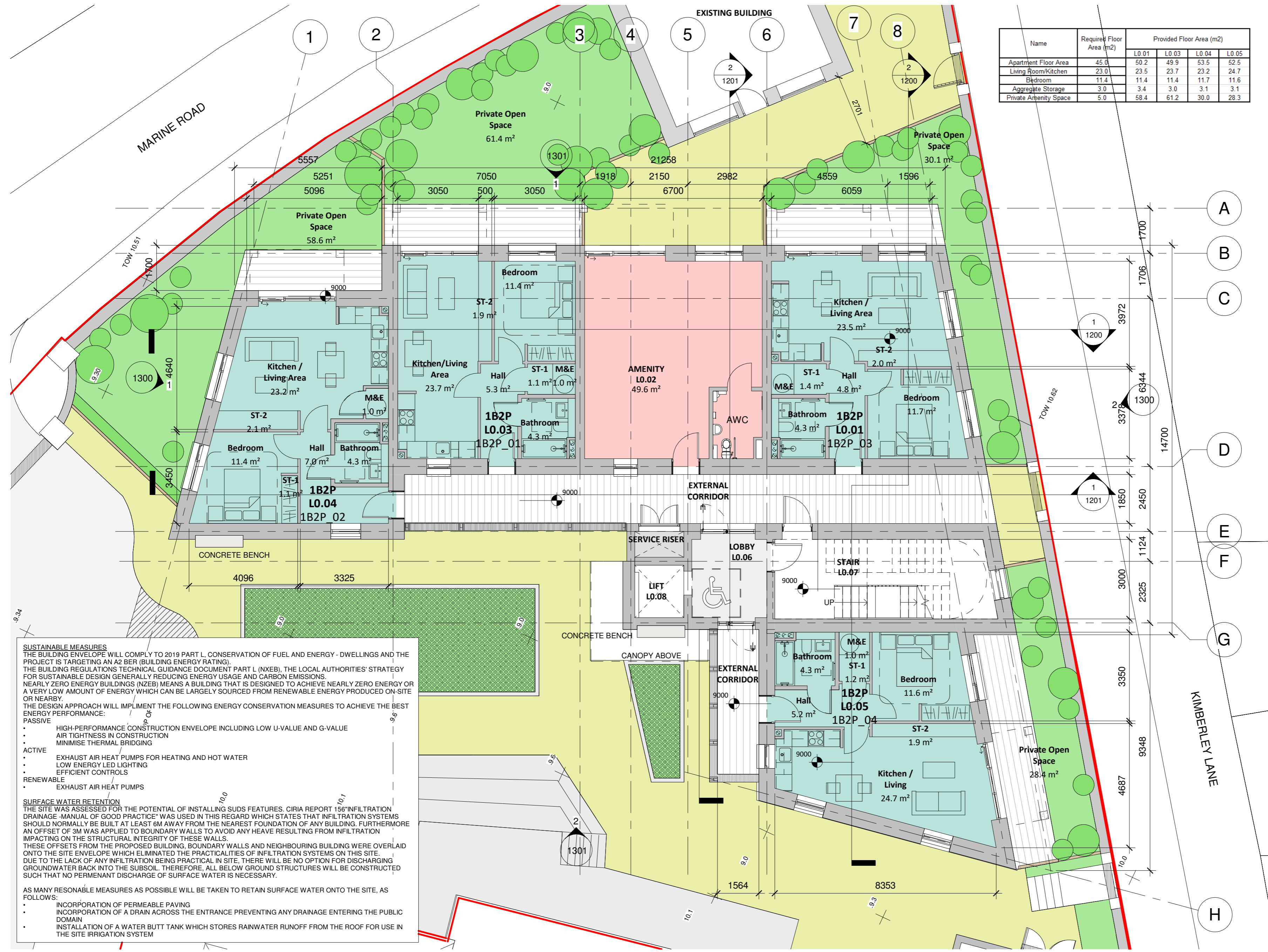RKD Architects' Quality Management Systems are certified to ISO 9001:2015.

Notes:

EXISTING BUILDING

Name	Required Floor Area (m2)	Provided Floor Area (m2)			
		L0.01	L0.03	L0.04	L0.05
Apartment Floor Area	45.0	50.2	49.9	53.5	52.5
Living Room/Kitchen	23.0	23.5	23.7	23.2	24.7
Bedroom	11.4	11.4	11.4	11.7	11.6
Aggregate Storage	3.0	3.4	3.0	3.1	3.1
Private Amenity Space	5.0	58.4	61.2	30.0	28.3

LEGEND

Site Outlined in RED -

Applicants Ownership Outlined In BLUE

Permeable Paving filled with grass

Grass

Existing Paving

Proposed Paving

Proposed Buff SMA

MARINE ROAD

Private Open Space 61.4 m²

Private Open Space 30.1 m²

Private Open Space 58.6 m²

Private Open Space 28.4 m²

Bedroom 11.4 m²
ST-2 1.9 m²
Kitchen/Living Area 23.7 m²
Hall 5.3 m²
ST-1 1.1 m² M&E 1.0 m²
AMENITY L0.02 49.6 m²
Kitchen / Living Area 23.5 m²
ST-2 2.0 m²
ST-1 1.4 m²
Hall 4.8 m²
M&E
Bedroom 11.7 m²

Kitchen / Living Area 23.2 m²
M&E 1.0 m²
Bathroom 4.3 m²
Hall 7.0 m²
ST-2 2.1 m²
Bedroom 11.4 m²
ST-1 1.1 m²
1B2P L0.04 1B2P_02

Bathroom 4.3 m²
1B2P L0.03 1B2P_01

AWC

Bathroom 4.3 m²
1B2P L0.01 1B2P_03

EXTERNAL CORRIDOR

CONCRETE BENCH

SERVICE RISER
LOBBY L0.06
STAIR L0.07
LIFT L0.08

CONCRETE BENCH
CANOPY ABOVE

EXTERNAL CORRIDOR

Bathroom 4.3 m²
M&E 1.0 m²
ST-1 1.2 m²
Hall 5.2 m²
1B2P L0.05 1B2P_04
Bedroom 11.6 m²
ST-2 1.9 m²
Kitchen / Living 24.7 m²

KIMBERLEY LANE

SUSTAINABLE MEASURES
THE BUILDING ENVELOPE WILL COMPLY TO 2019 PART L, CONSERVATION OF FUEL AND ENERGY - DWELLINGS AND THE PROJECT IS TARGETING AN A2 BER (BUILDING ENERGY RATING).
THE BUILDING REGULATIONS TECHNICAL GUIDANCE DOCUMENT PART L (NXEB), THE LOCAL AUTHORITIES' STRATEGY FOR SUSTAINABLE DESIGN GENERALLY REDUCING ENERGY USAGE AND CARBON EMISSIONS.
NEARLY ZERO ENERGY BUILDINGS (NZEB) MEANS A BUILDING THAT IS DESIGNED TO ACHIEVE NEARLY ZERO ENERGY OR A VERY LOW AMOUNT OF ENERGY WHICH CAN BE LARGELY SOURCED FROM RENEWABLE ENERGY PRODUCED ON-SITE OR NEARBY.
THE DESIGN APPROACH WILL IMPLIMENT THE FOLLOWING ENERGY CONSERVATION MEASURES TO ACHIEVE THE BEST ENERGY PERFORMANCE:
PASSIVE
• HIGH-PERFORMANCE CONSTRUCTION ENVELOPE INCLUDING LOW U-VALUE AND G-VALUE
• AIR TIGHTNESS IN CONSTRUCTION
• MINIMISE THERMAL BRIDGING
ACTIVE
• EXHAUST AIR HEAT PUMPS FOR HEATING AND HOT WATER
• LOW ENERGY LED LIGHTING
• EFFICIENT CONTROLS
RENEWABLE
• EXHAUST AIR HEAT PUMPS

SURFACE WATER RETENTION
THE SITE WAS ASSESSED FOR THE POTENTIAL OF INSTALLING SUDS FEATURES. CIRIA REPORT 156"INFILTRATION DRAINAGE -MANUAL OF GOOD PRACTICE" WAS USED IN THIS REGARD WHICH STATES THAT INFILTRATION SYSTEMS SHOULD NORMALLY BE BUILT AT LEAST 6M AWAY FROM THE NEAREST FOUNDATION OF ANY BUILDING. FURTHERMORE AN OFFSET OF 3M WAS APPLIED TO BOUNDARY WALLS TO AVOID ANY HEAVE RESULTING FROM INFILTRATION IMPACTING ON THE STRUCTURAL INTEGRITY OF THESE WALLS.
THESE OFFSETS FROM THE PROPOSED BUILDING, BOUNDARY WALLS AND NEIGHBOURING BUILDING WERE OVERLAID ONTO THE SITE ENVELOPE WHICH ELIMINATED THE PRACTICALITIES OF INFILTRATION SYSTEMS ON THIS SITE.
DUE TO THE LACK OF ANY INFILTRATION BEING PRACTICAL IN SITE, THERE WILL BE NO OPTION FOR DISCHARGING GROUNDWATER BACK INTO THE SUBSOIL. THEREFORE, ALL BELOW GROUND STRUCTURES WILL BE CONSTRUCTED SUCH THAT NO PERMENANT DISCHARGE OF SURFACE WATER IS NECESSARY.

AS MANY RESONABLE MEASURES AS POSSIBLE WILL BE TAKEN TO RETAIN SURFACE WATER ONTO THE SITE, AS FOLLOWS:
• INCORPORATION OF PERMEABLE PAVING
• INCORPORATION OF A DRAIN ACROSS THE ENTRANCE PREVENTING ANY DRAINAGE ENTERING THE PUBLIC DOMAIN
• INSTALLATION OF A WATER BUTT TANK WHICH STORES RAINWATER RUNOFF FROM THE ROOF FOR USE IN THE SITE IRRIGATION SYSTEM

1 | 00_Ground Floor Plan
1 : 100

P2	19/11/2021	REVISED ISSUE FOR PLANNING
P1	04/06/2021	ISSUED FOR PLANNING
Rev.	Date	Description

WICKLOW
ENDLESS OPPORTUNITIES

STATUS
PLANNING

PROJECT **CARRAIG EDEN HOUSING**

PROJECT ADDRESS **CARRAIG EDEN, GREYSTONES, WICKLOW**

DWG TITLE **GROUND FLOOR PLAN - GA**

DWG NO. **21011-RKD-ZZ-00-DR-A-1100**

REV. P2	STATUS	PROJECT NO. 21011
		SCALE As indicated
DATE NOV 2021	DRN CT	CHK HB

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