



REVISION SCHEDULE				
REV. NO.	REV. DESCRIPTION	REV. DATE	DRAWN	CHECKED
PRE1	PRELIMINARY	25/05/2023	BF	KOM
PL1	PLANNING	01/06/2023	BF	KOM
PL2	PLANNING - SITE BOUNDARY UPDATED	20/06/2023	BF	KOM
PL3	PLANNING - ROAD GULLIES ADDED	04/08/2023	BF	AL
PL4	PLANNING	08/08/2023	BF	AL
PL5	ISSUED FOR PLANNING	16/02/2024	KJD	AL

DRAINAGE LEGEND	
	FOUL SEWER (EXISTING/PUBLIC)
	FOUL SEWER (EXISTING/PRIVATE)
	PUBLIC WATERMAIN (EXISTING)
	PROPOSED 950 WATERMAIN (NEW)
	EX FSMH
	NEW SLUICE VALVE
	NEW METER
	SLUICE VALVE OPEN (EXISTING)
	SLUICE VALVE CLOSED (EXISTING)
	HYDRANT (EXISTING)

- DRAINAGE NOTES:**
1. READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS.
  2. ALL WATER SERVICES MANHOLES, PIPE MATERIALS AND OTHER FEATURES SHALL COMPLY WITH THE LOCAL AUTHORITY AND IRISH WATER CODES OF PRACTICE FOR THE RELEVANT ASSET
  3. WHERE COVER TO PIPES IS LESS THAN 1.2M IN ROADS, 1.0M IN PUBLIC AREAS AND 0.8M IN GRASSED/LANDSCAPED AREAS, SURROUND THE PIPE UP TO 150MM WITH 100MM CONCRETE AND LARGER PIPES WITH 150MM CONC.
  4. BACK-FILL TRENCHES IN ROADS WITH MOT STONE COMPACTED IN LAYERS.
  5. CLOSE ROAD GULLIES IN THE DIRECTION OF TRAFFIC FLOW.
  6. ADJUST FOUNDATION DEPTHS, AS NECESSARY, ADJACENT TO SEWERS TO AVOID UNDERMINING OF THE FOUNDATIONS.
  7. DO NOT SET OUT FROM THIS DRAWING. SETTING OUT TO BE DONE FROM ARCHITECT'S DRAWINGS.
  8. MANHOLE COVERS AND FRAMES SHALL COMPLY WITH THE LA STANDARD PATTERN WITH MIN OPENING OF 600MM & WITH CLOSED KEYWAYS. HEAVY DUTY TYPE A MANHOLES IN ALL TRAFFICKED AREAS AND MEDIUM DUTY TYPE B ELSEWHERE, TO BS EN124. TYPE C MAY BE USED IN ENCLOSED PRIVATE GARDENS.
  9. DOUBLE GULLIES, WITH SEPARATE CONNECTIONS TO MAIN, TO BE PROVIDED AT LOW POINTS AND AT THE ENDS OF CUL DE SACS. MAXIMUM RUN OF PIPE 15M. MINIMUM PIPE DIAMETER 150MM. MAXIMUM GULLY SPACING FOR ROADS UP TO 7M WIDE TO BE 50M UNO.
  10. MANHOLES ON HOUSE DRAINS TO BE IN PRIVATE PROPERTY. HOUSE DRAINS SHALL NOT PASS THROUGH PROPERTY THEY DO NOT SERVE.
  11. RECORD DRAWINGS OF THE AS CONSTRUCTED WORK SHALL BE MADE AVAILABLE TO CORA AT THE END OF THE PROJECT.

**IMPORTANT NOTE:**

LEVELS AND LAYOUT OF EXISTING DRAINAGE TO BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK. CONTRACTOR TO ALLOW FOR ANY INVESTIGATION WORK REQUIRED.

**NOTE:**

EXISTING FOUL SEWER TO BE RETAINED - SUBJECT TO SUITABILITY. CONTRACTOR TO ALLOW FOR CCTV CAMERA SURVEY OF EXISTING NETWORK. ALL NEW CONNECTIONS TO BE FORMED STRICTLY IN ACCORDANCE WITH IRISH WATER DETAILS

**NOTE:**  
ALLOW FOR LOCAL DRAINAGE UNDER THE STAIRS. 2 NO GULLIES AND 1000 BRANCHES TO THE EXISTING BELOW GROUND DRAINAGE

**WATER SERVICES CONNECTIONS PLAN**  
SCALE 1:100

Drawing Stage:  
**PLANNING**

Project Details:	
Site Address:	NEWCOMEN AVENUE, DUBLIN 02
Client:	DUBLIN CITY COUNCIL
Architect:	HOWLEY HAYES COONEY
M&E Designer:	-
Contractor:	-

Notes

Drawn by:	Checked by:	Approved by:	Date:
BF	KO'M	KO'M	25/05/2023
Project Name:		Scale:	Project Number:
NEWCOMEN BANK BUILDING		A.S. @ A1	2050
Drawing Title:		Project:	Originator:
WATER SERVICES CONNECTIONS PLAN		NBB	CORA

**CORA** CONSULTING ENGINEERS

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Level:	Type:	Discipline:	Drawing No:	Stage:	Revision:
00	DR	C	004	PL	PL5