

Dolphin House Regeneration



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NOTES
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LEGEND
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-  Blocks to be Refurbished
-  Buildings to be Demolished

A		02.05.2014	ORIGINAL DRAWING CREATED
REV	DATE	DESCRIPTION	
REVISION STATUS KEY			
SURV-F	survey production	SURV-F	survey final
PRAS-F	feasibility production	PRAS-F	feasibility final
PREL-F	preliminary production	PREL-F	preliminary final
PLAN-F	planning production	PLAN-F	planning final
UTPL-F	utility production		
TEND-F	tender production	TEND-F	tender final
CONS-F	construction production		
DEFT-F	direct liability production	BULT-F	as-built final

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CITY ARCHITECTS DIVISION
RANNÓG AILTIRE NA CATHRACH
CITY ARCHITECTS DESIGN, QMG OFFICE, WOOD QUAY, DUBLIN 8, IRELAND
www.dcc.ie
PROJECT NAME: Dolphin House Regeneration
PROJECT ARCHITECT: STEFAN LOWE
PROJECT TEAM: GERARD BRADY, CLAIRE FARREN
DATE: 04/02/2013
SITE: DOLPHIN HOUSE
RIALTO: DUBLIN 8
SCALE: 1:1000 @A2

DRAWING TITLE
Demolition Master Site Plan

REFERENCE NO. H00077 PLAN-F_00003-A
ISSUE STATUS: 000
DWG. NO.: 000
VER: 000

LEGEND

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DRAWING TITLE
Proposed Master Plan

REFERENCE NO.	ISSUE STATUS	DWG. NO.	VER.
H00077		00 011-A	

NOTES
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- Outline DCC Land
- Proposed Part 8 S



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SURV	survey production	SURV	survey final
FEAS	feasibility production	FEAS	feasibility final
PREL	preliminary production	PREL	preliminary final
FR	fine production	FR	fine final
PLAN	planning production	PLAN	planning final
UTIL	utility production		
TEND	tender production	TEND	tender final
CONS	construction production		
DEFT	defect liability production	DEFT	defect liability final

[illegible] Dublin City Council

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PROJECT TITLE	
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Dolphin House Regeneration

PROJECT ARCHITECT	SITE
STUDIO CITY	STUDIO CITY

STEFAN LOWE
PROJECT TEAM

GERARD BRADY
CLAIRE FARREN
DUBLIN 8

DATE 04/02/2012 SCALE 1:1000 @A2

04/02/2013
 04/02/2013

Proposed Site Layout Plan

Proposed Site Layout Plan

[illegible]

H00077 PLAN-F 00002-A

11000771 EARN 1_00002 7



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FEAS-P	feasibility production	FEAS-F feasibility final
PREL-P	preliminary production	PREL-F preliminary final
FIRE-P	fire production	FIRE-F fire final
PLAN-P	planning production	PLAN-F planning final
UTIL-P	utility production	
TEND-P	tender production	TEND-F tender final
CONS-P	construction production	- -
DEFT-P	defect liability production	- -
		BULT-F as-built final

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PROJECT TITLE

Dolphin House Regeneration

PROJECT ARCHITECT
STEFAN LOWE

PROJECT TEAM
GERARD BRADY
CLAIRE FARREN

SITE
DOLPHIN HOUSE
RIALTO
DUBLIN 8

SCALE
1:200 @A1

DRAWING TITLE

00 Floor Site Layout

REFERENCE NO. ISSUE STATUS DWG. NO. VER.

H00077 PLAN-F_02001-A



IMPORTANT

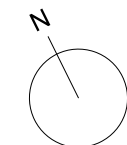
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UTIL-P	utility production	TEND-F	tender final
TEND-P	tender production	-	-
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PROJECT TITLE
Dolphin House Regeneration

PROJECT ARCHITECT STEFAN LOWE	SITE DOLPHIN HOUSE
PROJECT TEAM GERARD BRADY CLAIRE FARREN	RIALTO DUBLIN 8
DATE 04/02/2013	SCALE 1:200 @A1

DRAWING TITLE
01 Floor Site Layout

REFERENCE NO. H00077 PLAN-F_02002-A

BREAKDOWN OF UNITS IN PHASE 1

Phase 1: 3 existing blocks - 24 units in each(72 total) after refurbishment 21 in each (63 total)

New build North side – 14 + 8 apartments = 22

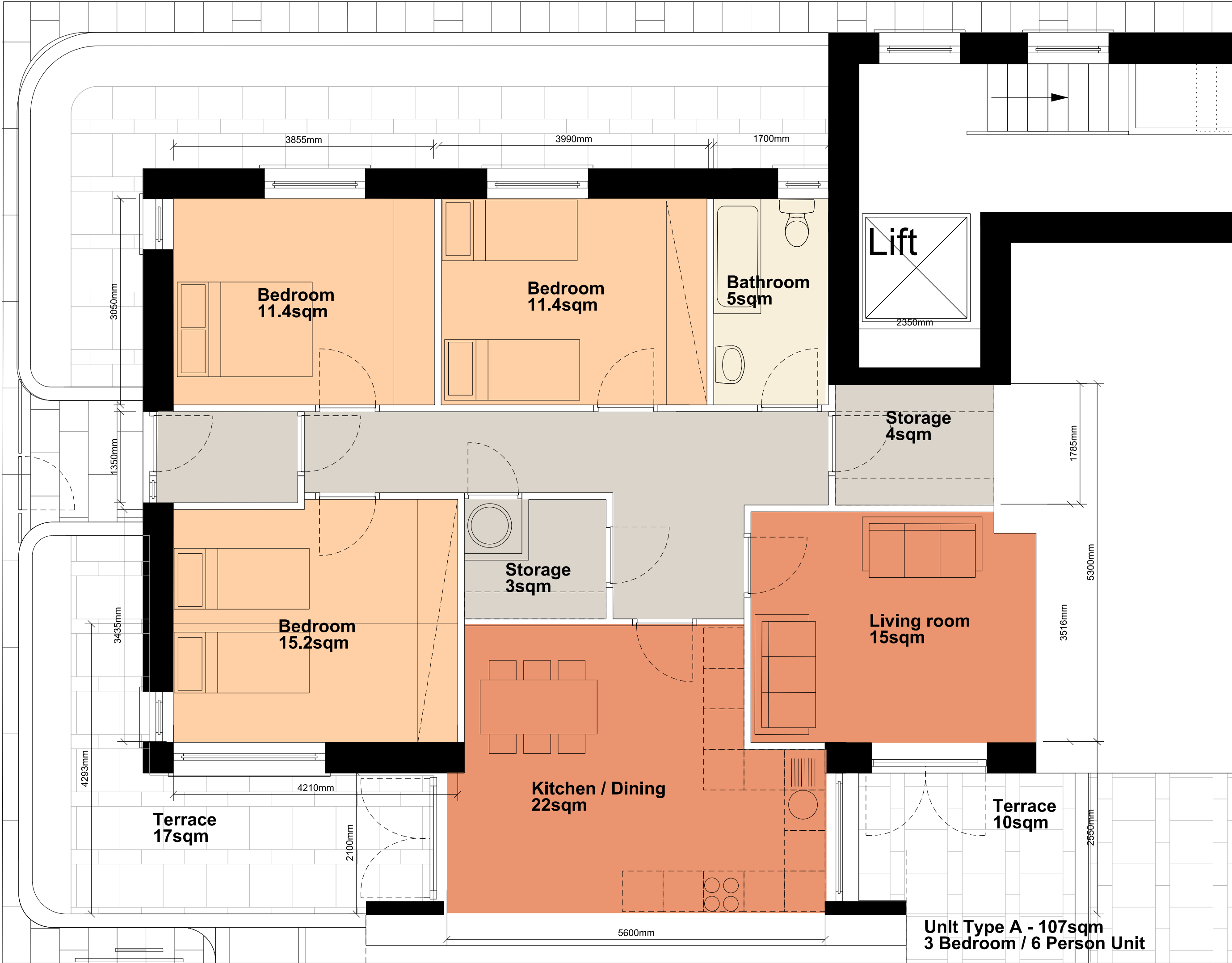
New build South side - 9 houses + 6 apartments = 15

	1 bed	2 bed	3 bed	Units
North new build	3	16	3	22
Existing blocks	36	18	9	63
South new build incl. houses	1	7	7	15
Total	40	41	19	100









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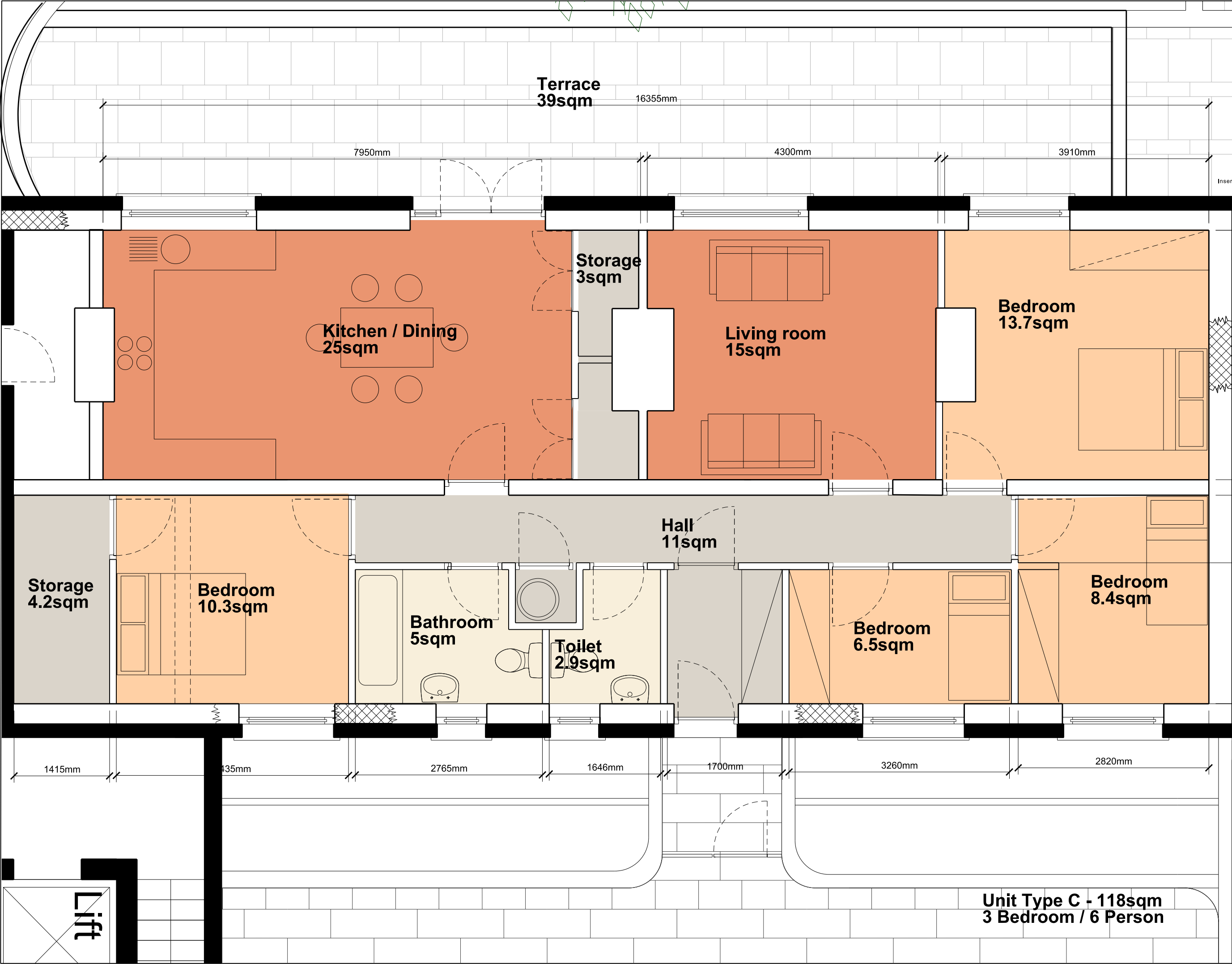
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PLN-F	plan production	PLN-F	plan final	
UTL-F	utility production	UTL-F	utility final	
TEND-F	tender production	TEND-F	tender final	
CONS-F	construction production	CONS-F	construction final	
BUILT-F	built production	BUILT-F	built final	



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PROJECT ARCHITECT	SITE		
STEFAN LOWE	DOLPHIN HOUSE		
PROJECT TEAM	RIALTO		
GERARD BRADY	DUBLIN 8		
CLAIRE FARREN	SCALE		
DATE	1:50		
04/02/2013			
DRAWING TITLE			
Unit A			
REFERENCE NO.	ISSUE STATUS	DWG. NO.	VER.
H00077	PLAN-F	21001	A



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PLN-P	the production	PLN-F	the final
UTL-P	planning production	UTL-F	planning final
TEND-P	utility production	TEND-F	tender final
CONS-P	tender production	CONS-F	construction final
DEFT-P	construction production	DEFT-F	defect liability final
BUILT-P	defect liability production	BUILT-F	as-built final



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PROJECT TITLE

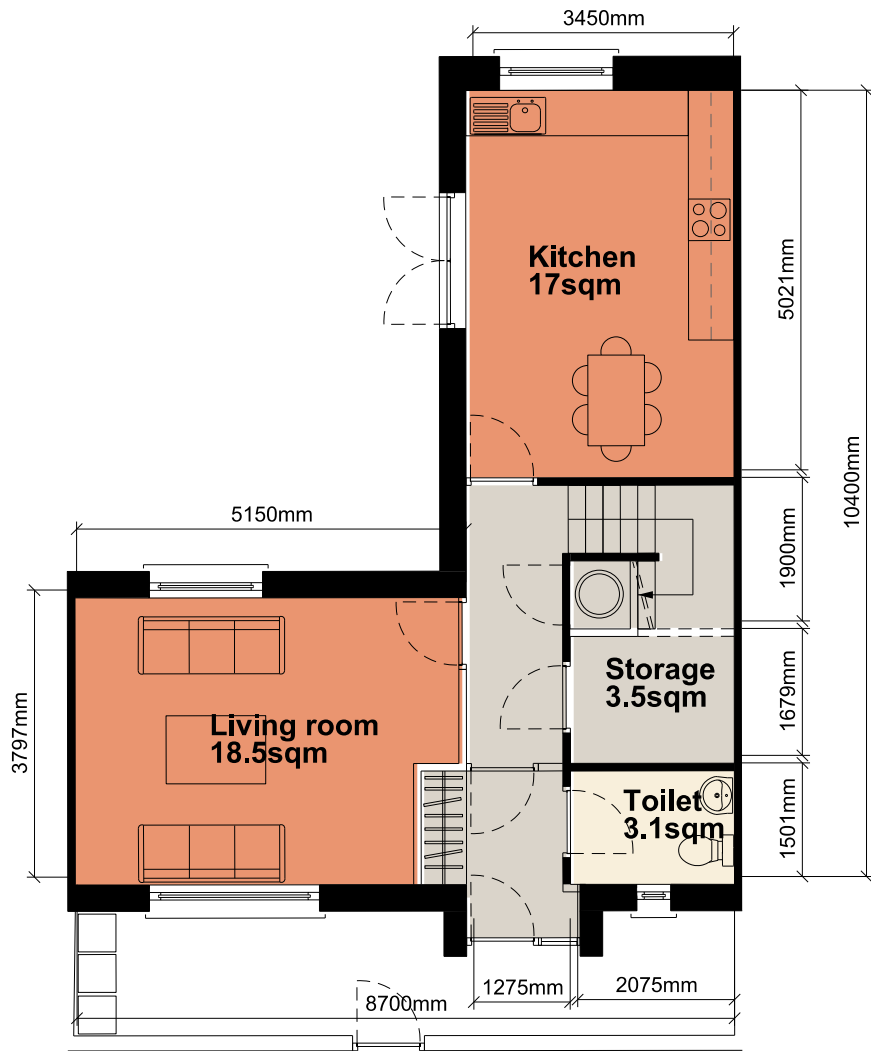
Dolphin House Regeneration

PROJECT ARCHITECT	SITE
STEFAN LOWE	DOLPHIN HOUSE
PROJECT TEAM	RIALTO
GERARD BRADY	DUBLIN 8
CLAIRE FARREN	SCALE
DATE	1:50
04/02/2013	

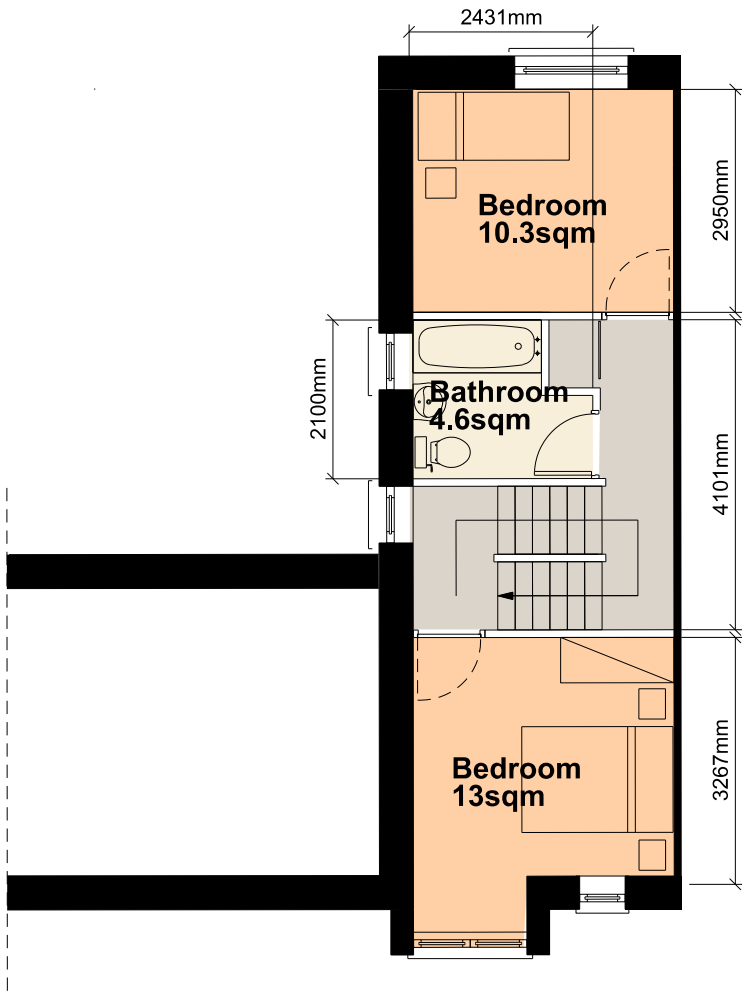
DRAWING TITLE

Unit C

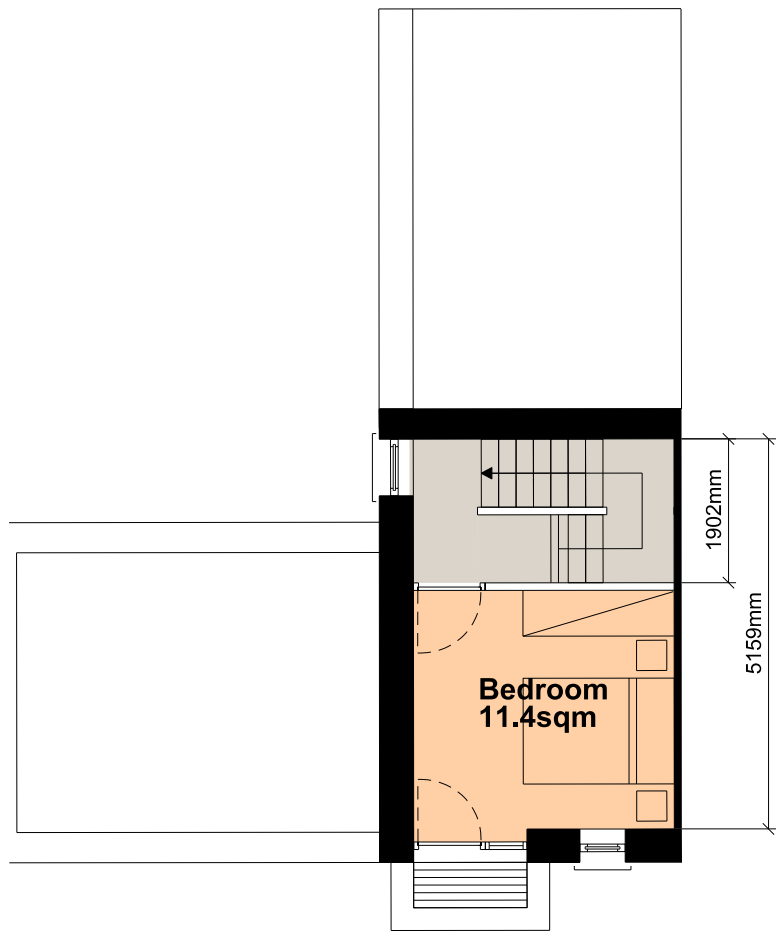
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H00077	PLAN-F	21003	A



3 Bedroom/ 5 Person Unit - Ground floor 55sqm
Total Area - 112sqm



First floor 39sqm



Second floor 18.5sqm

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DEFT-P	defect liability production		
		BULT-F	as-built final



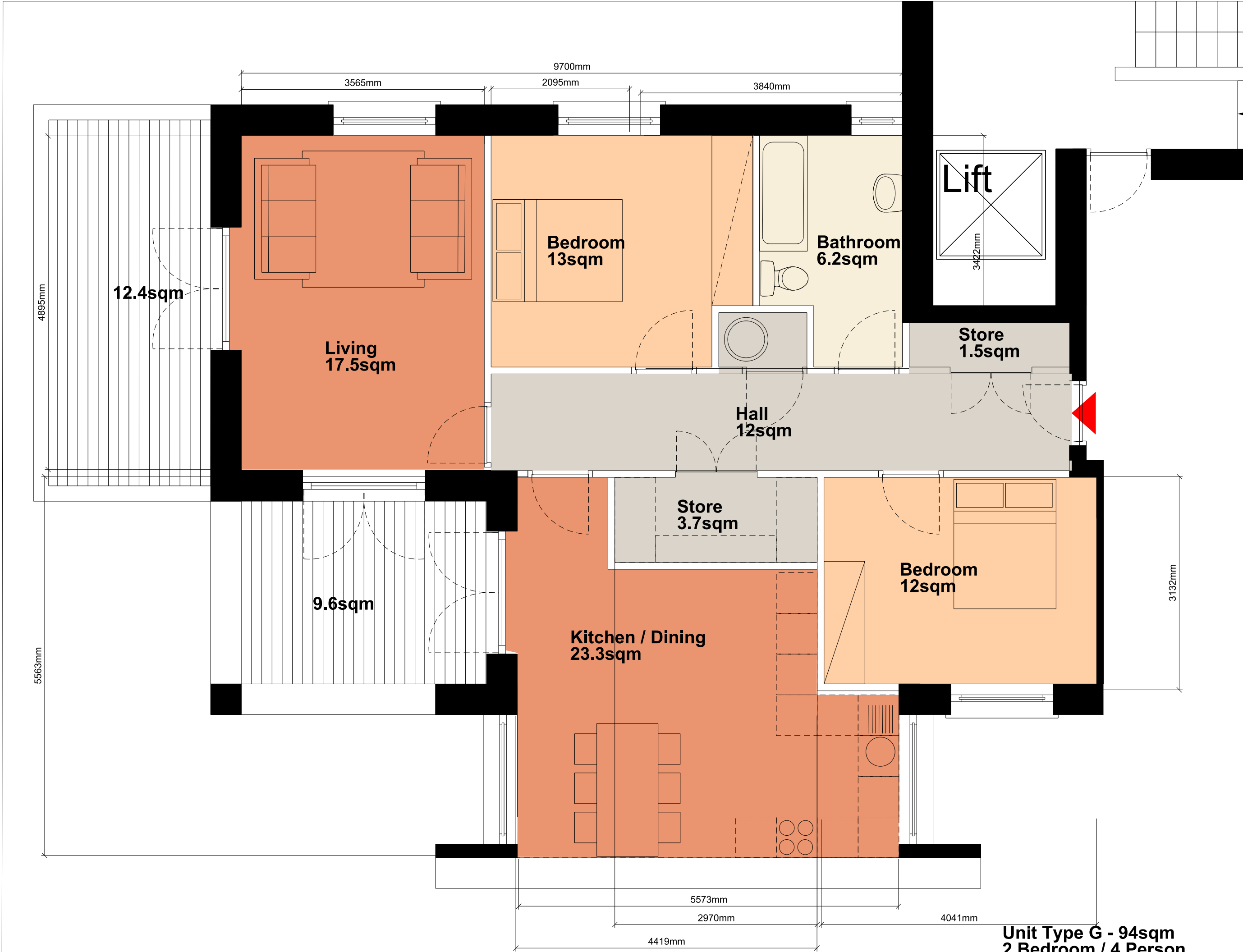
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STEFAN LOWE	DOLPHIN HOUSE
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GERARD BRADY	DUBLIN 8
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DATE	1:50
04/02/2013	

DRAWING TITLE
Unit F

REFERENCE NO.	ISSUE STATUS	DWG. NO.	VER.
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Unit Type G - 94sqm
2 Bedroom / 4 Person

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FEAS-P

feasibility production

PREL-P

preliminary production

PLAN-P

planning production

UTIL-P

utility production

TEND-P

tender production

CONS-P

construction production

DEFT-P

general monthly production

-

-

SURV-F

survey final

FEAS-F

feasibility final

PREL-F

preliminary final

PLAN-F

planning final

UTIL-F

utility final

TEND-F

tender final

CONS-F

construction final

BULT-F

as-built final

-

-

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PROJECT ARCHITECT

STEFAN LOWE

PROJECT TEAM

GERARD BRADY
CLAIRE FARREN

DATE

04/02/2013

SITE

DOLPHIN HOUSE

RIALTO

DUBLIN 8

SCALE

1:50

DRAWING TITLE

Unit G

REFERENCE NO.	ISSUE STATUS	DWG. NO.	VER.
H00077	PLAN-F	21007-A	