

BOTHAR STIOFAN UPDATED

3D RENDERS

19 MAY 2024



CAISEAL UR

No.31

No.32

No.23
FFL 26.45

No.22
FFL 26.60

No.20a
FFL 26.90

No.20b
FFL 26.90

No.19a
FFL 27.25

2no EV CHARGING POINTS

2no EV CHARGING POINTS

BOTHAR STIOFAN

SITE NOTICE

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01 PROPOSED SITE PLAN 1:200

Project:	PROPOSED DWELLINGS, BOTHAR STIOFAN
Drg. No.:	01-0524
Title:	PROPOSED SITE LAYOUT PLANNING
Scale:	1:200 on A3
Client:	PATRICK FLANAGAN
Date:	13th MAY 2024
Drawn By:	KENNETH O' HARA
Phone:	086 3431269



Ryehill Planning & Design
Cobhills Road, Monivea, Co. Galway



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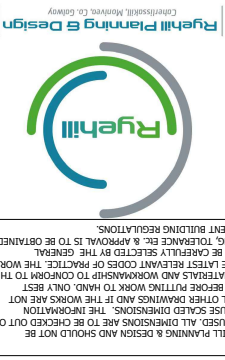
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Site Area:	445 m ²
Private Amenities Area:	155 m ²
78m² Per Dwelling	62% of Floor Area
Unit 21 A: (3 Bed / 5 Person Dwelling)	125.42 m ²
Second Floor Area	32.20 m ²
Ground Floor Area	42.26 m ²
First Floor Area	42.26 m ²
Unit 21 B: (3 Bed / 5 Person Dwelling)	125.42 m ²
Second Floor Area	32.20 m ²
Ground Floor Area	42.26 m ²
First Floor Area	42.26 m ²
Total Floor Areas:	125.42 m ²
Second Floor Area	32.20 m ²
Ground Floor Area	42.26 m ²
First Floor Area	42.26 m ²

Room Area Schedule:	
(Proposed)	125.42 m ²
(Target)	102 m ²
Living Room	14.75 m ²
Kitchen / Dining	19.10 m ²
Total Combined Living Area:	33.85 m ²
Utility	3.65 m ²
WC	1.20 m ²
Bath	4.15 m ²
En Suite	5.41 m ²
Ground Floor Store:	2.20 m ²
First Floor Store:	2.60 m ²
Attic Store:	5.25 m ²
Total Combined Storage:	10.65 m ²
Bed 1	13.40 m ²
Bed 2	7.80 m ²
Bed 3	15.60 m ²
Total Combined Bedrooms:	36.80 m ²
NA	3.65 m ²
NA	1.20 m ²
NA	4.15 m ²
NA	5.41 m ²
NA	2.20 m ²
NA	2.60 m ²
NA	5.25 m ²
NA	10.65 m ²
NA	13.40 m ²
NA	7.80 m ²
NA	15.60 m ²
NA	36.80 m ²

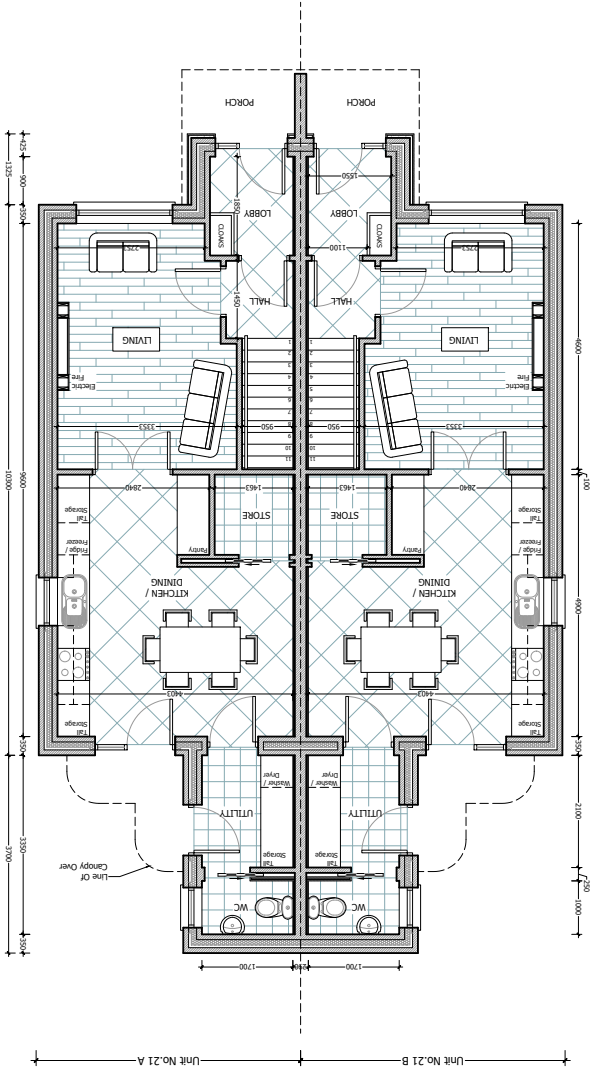
Notes:
 Target Room Areas as per Quality Housing for Sustainable Communities Published By the Department of the Environment, Housing & Local Government.

Project:	PROPOSED DWELLINGS, BOTHAR STOFAN
Drwg. No.:	02-0524
Title:	PROPOSED FLOOR PLANS
Scale:	1:100 on A3
Client:	PATRICK FLANAGAN
Date:	13th MAY 2024
Drawn By:	KENNETH O'HARA
Phone:	086 3431269

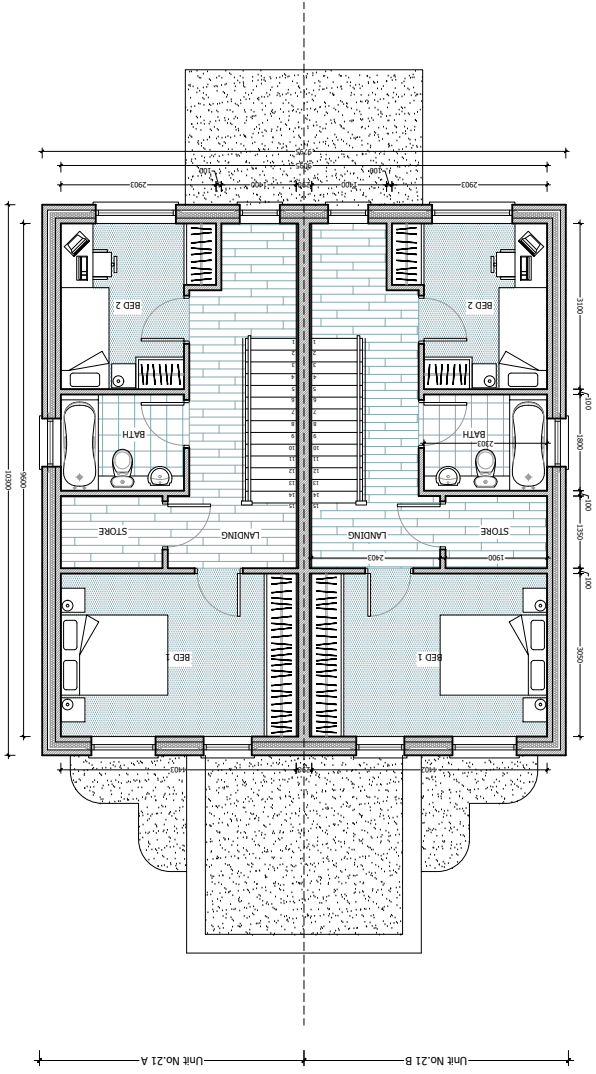


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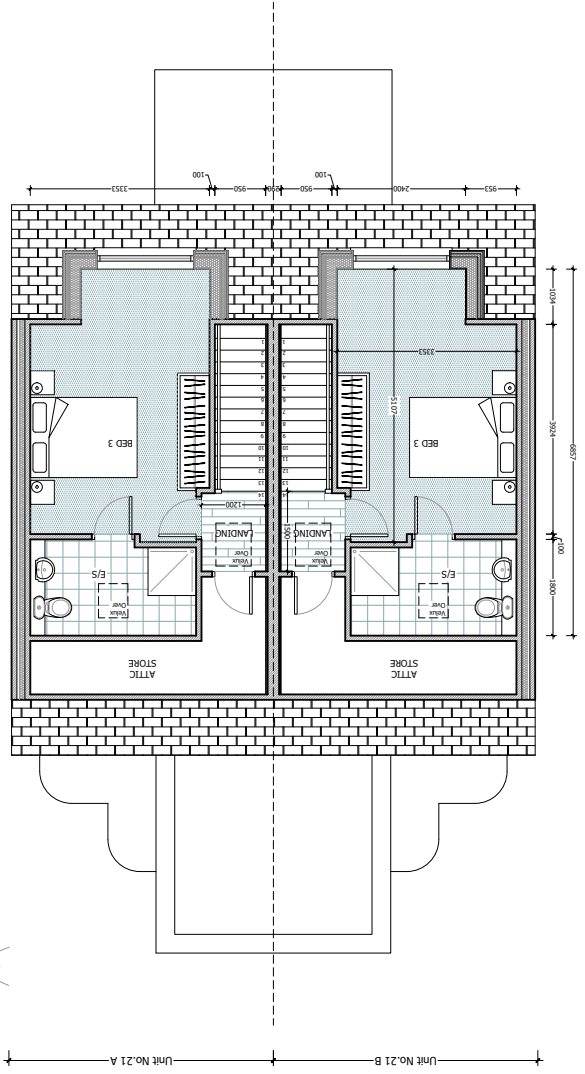
02 PROPOSED GROUND FLOOR PLAN 1:100



02 PROPOSED FIRST FLOOR PLAN 1:100



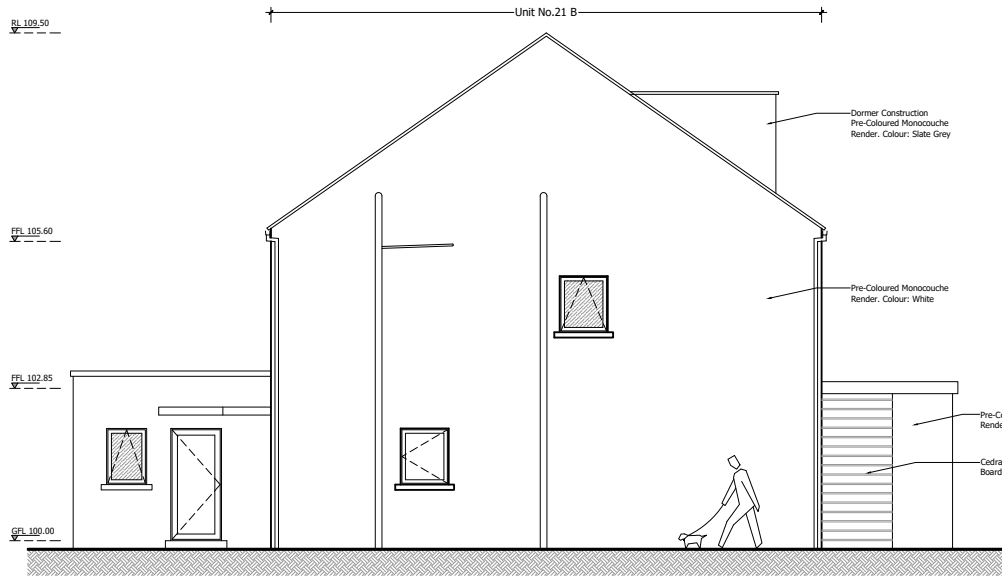
02 PROPOSED SECOND FLOOR PLAN 1:100



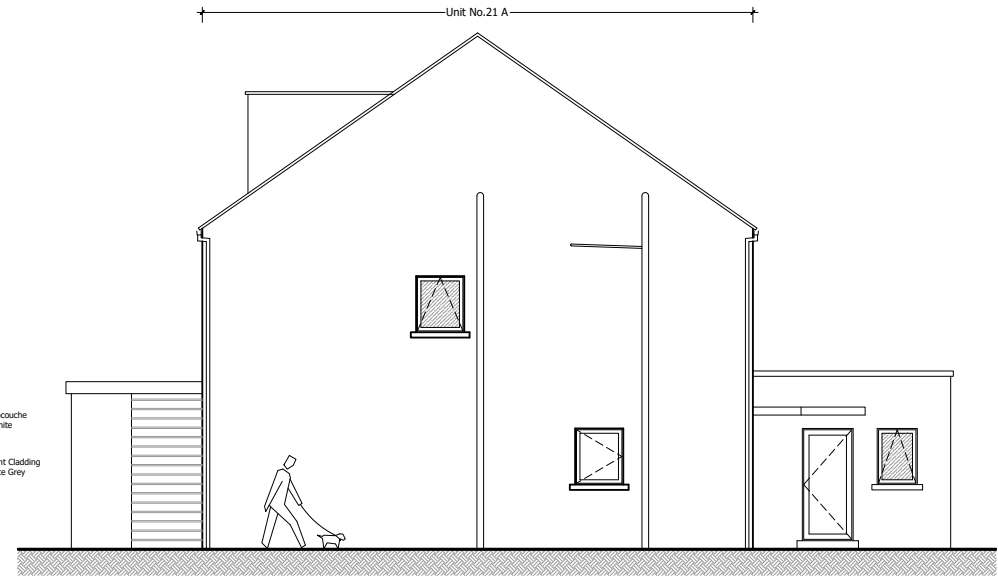
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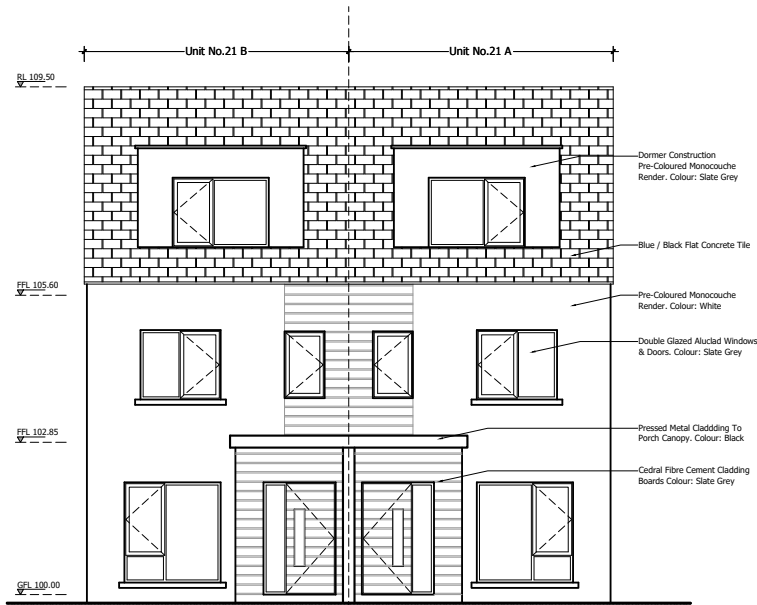




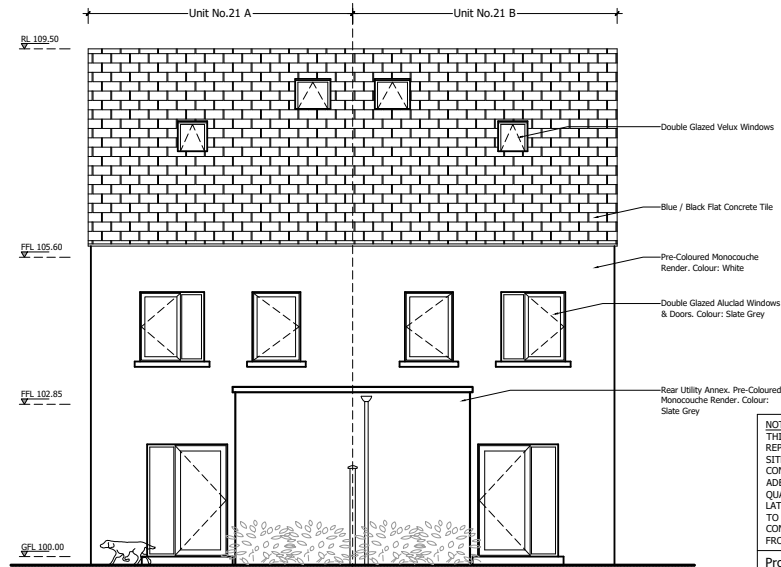
03
01 PROPOSED SIDE ELEVATION
Southern 1:100



03
02 PROPOSED SIDE ELEVATION
Northern 1:100



03
03 PROPOSED FRONT ELEVATION
Eastern 1:100



03
04 PROPOSED REAR ELEVATION
Western 1:100



03
05 CEDRAL CLADDING
SLATE GREY

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Project:	PROPOSED DWELLINGS, BOTHAR STIOFAN
Drg. No.:	03-0524
Title:	PROPOSED ELEVATIONS PLANNING
Scale:	1:100 on A3
Client:	PATRICK FLANAGAN
Date:	13th MAY 2024
Drawn By:	KENNETH O' HARA
Phone:	086 3431269

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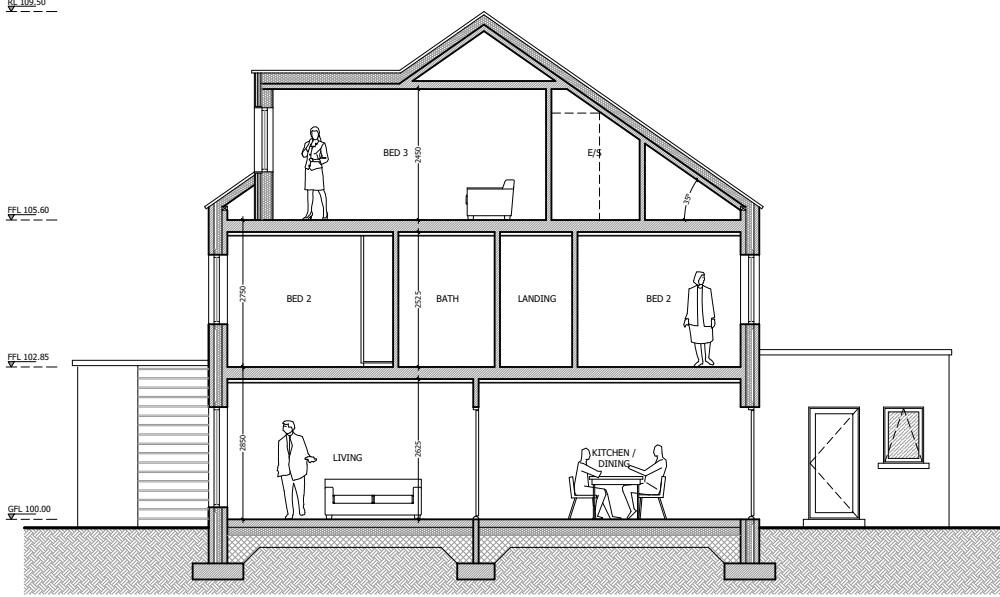
Aidan Brady
DIRECTOR OF PROJECTS + DESIGN



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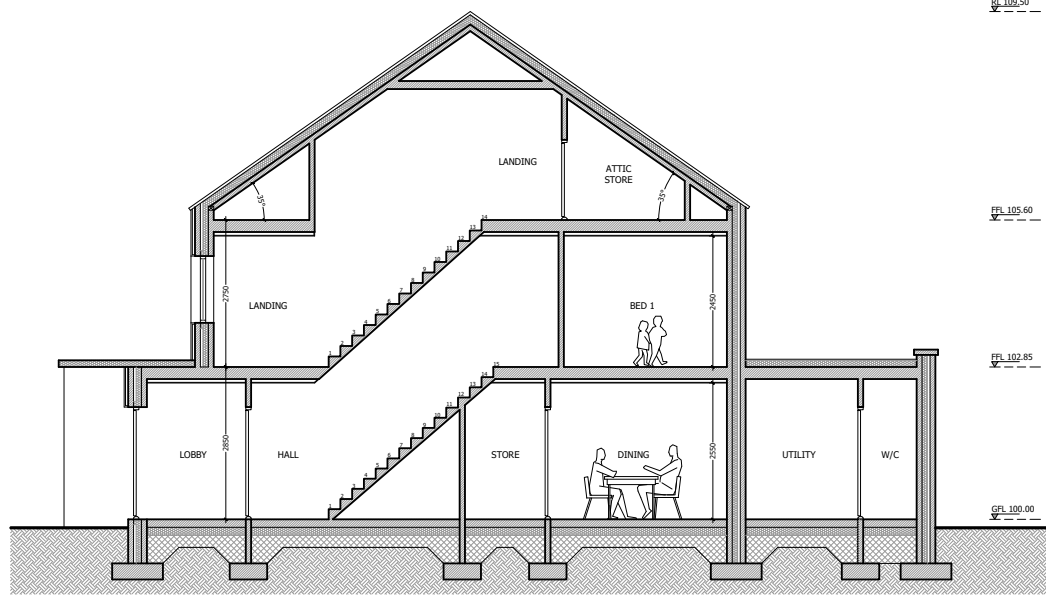
04
01

PROPOSED SECTION A-A
1:100



04
02

PROPOSED SECTION B-B
1:100



04
03

PROPOSED STREET ELEVATION
1:250

GENERAL SPECIFICATION:

Floors:
65mm Scream On 25mm Sand Blinding On 120mm Mannok Therm MF Insulation Board With 25mm Mannok Therm Insulation Perimeter Strips To All External Edging Over Concrete Slab & DPM To Engineers Specification.

- U-Value of Floor - 0.14W/m²K

Walls (Masonry):
350mm Cavity Wall Construction. 100mm Concrete Block Internal Leaf (Sand & Cement render with a skim finish), 150mm Cavity With 100mm Mannok Therm MC Cavity Wall Insulation Board (Min λ Value 0.022w/m²). 100mm Concrete Block External Leaf With A Pre-Coloured Monocouche Render. Colour: White.

- U-Value of Wall - 0.17W/m²K

Clad Locally With Horizontal Cedral Fibre Cement Cladding Board.

Pitched Roof (Warm):
Blue / Black Flat Concrete Tiles On Treated Slating Batten On Counter Batten On IKO Ultima HS Breathable Roofing Membrane On Timber Rafters To Engineers Specification With 130mm Mannok Therm Roof MR Insulation Board (Min λ Value 0.022w/m²) Between Rafters. Vario KM Duplex Airtightness / Vapour Control Membrane To Underside of Rafters. All Junctions To Be Taped With Appropriate Air Tight Tapes. 62.5mm Mannok Therm Laminate-Foil MLF Insulation Plasterboard With Skim Finish Internally.

Provide Proprietary Ridge Ventilation Roll, Fixed To Ridge Board To Give 5mm Equivalent Continuous Ventilation Strip With Glidevale Over Fascia Ventilator at Eaves.

- U-Value of Roof - 0.13W/m²K

Walls (First Floor Dormer):
280mm Construction Consisting of Cedral Fibre Cement Cladding On 25mm Treated Vertical Battens With IKO Ultima HS Breathable Membrane Behind On 18mm OSB or Ply Sheathing On 150mm Timber Stud Wall To Engineers Specification. 150mm Mannok Therm Roof MR Insulation Board (Min λ Value 0.022w/m²) Between Studs With Vario KM Duplex Airtightness / Vapour Control Membrane To Inner Edge of Stud. 62.5mm Mannok Therm Laminate-Foil MLF Insulation Plasterboard With Skim Finish Internally.

- U-Value of Wall - 0.13W/m²K

Windows:
Hardwood Aluclad Double Glazed Passive Windows. Colour: Slate Grey

- U-Value of 0.11W/m²K

Heating & Ventilation:
Nibe F730 Exhaust Heat Recovery Heat Pump To Supply All Heating, Hot Water & Ventilation Demands.

Air Permeability:
All Door & Window Openings Fitted With Pro Clima Contega Solido SL Air Tightness Tapes. Sealed To Windows & Plastered Into Position. Blowerproof Liquid Paint Membrane To All Other Masonry Junctions

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Project:	PROPOSED DWELLINGS, BOTHAR STIOFAN
Drg. No.:	04-0524
Title:	PROPOSED SECTIONS & ELEVATIONS PLANNING
Scale:	AS SHOWN on A3
Client:	PATRICK FLANAGAN
Date:	13th MAY 2025
Drawn By:	KENNETH O' HARA
Phone:	086 3431269



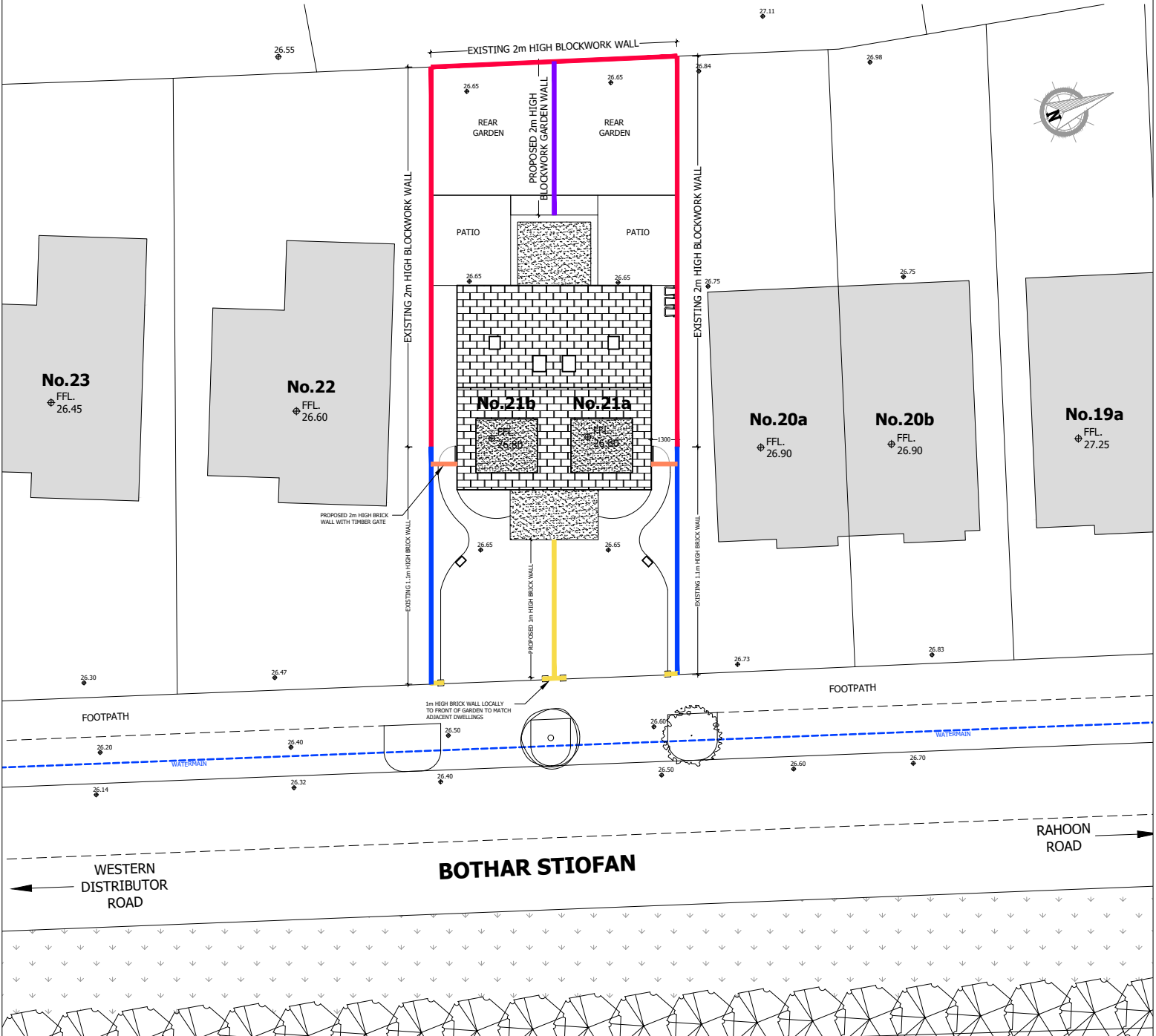
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02
05 EXISTING ADJACENT BRICK GARDEN WALL TO FRONT BOUNDARY



01
05 PROPOSED BOUNDARY TREATMENT 1:200

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Project:	PROPOSED DWELLINGS, BOTHAR STIOFAN
Drg. No.:	05-0524
Title:	PROPOSED BOUNDARY TREATMENT PLANNING
Scale:	1:200 on A3
Client:	PATRICK FLANAGAN
Date:	13th MAY 2024
Drawn By:	KENNETH O' HARA
Phone:	086 3431269



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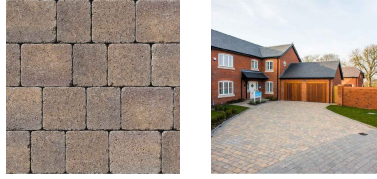
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Cobhills Road, Monivae, Co. Galway

Tree Schedule:		
T1 -	Corylus Avellana - 'Hazel Tree' 12-14 centimeter girth, minimum height 3.5m, clear stemmed to 1.5m.	3no
T2 -	Quercus robur - 'Common Oak'. 12-14 centimeter girth, minimum height 3m, clear stemmed to 1.5m.	2no

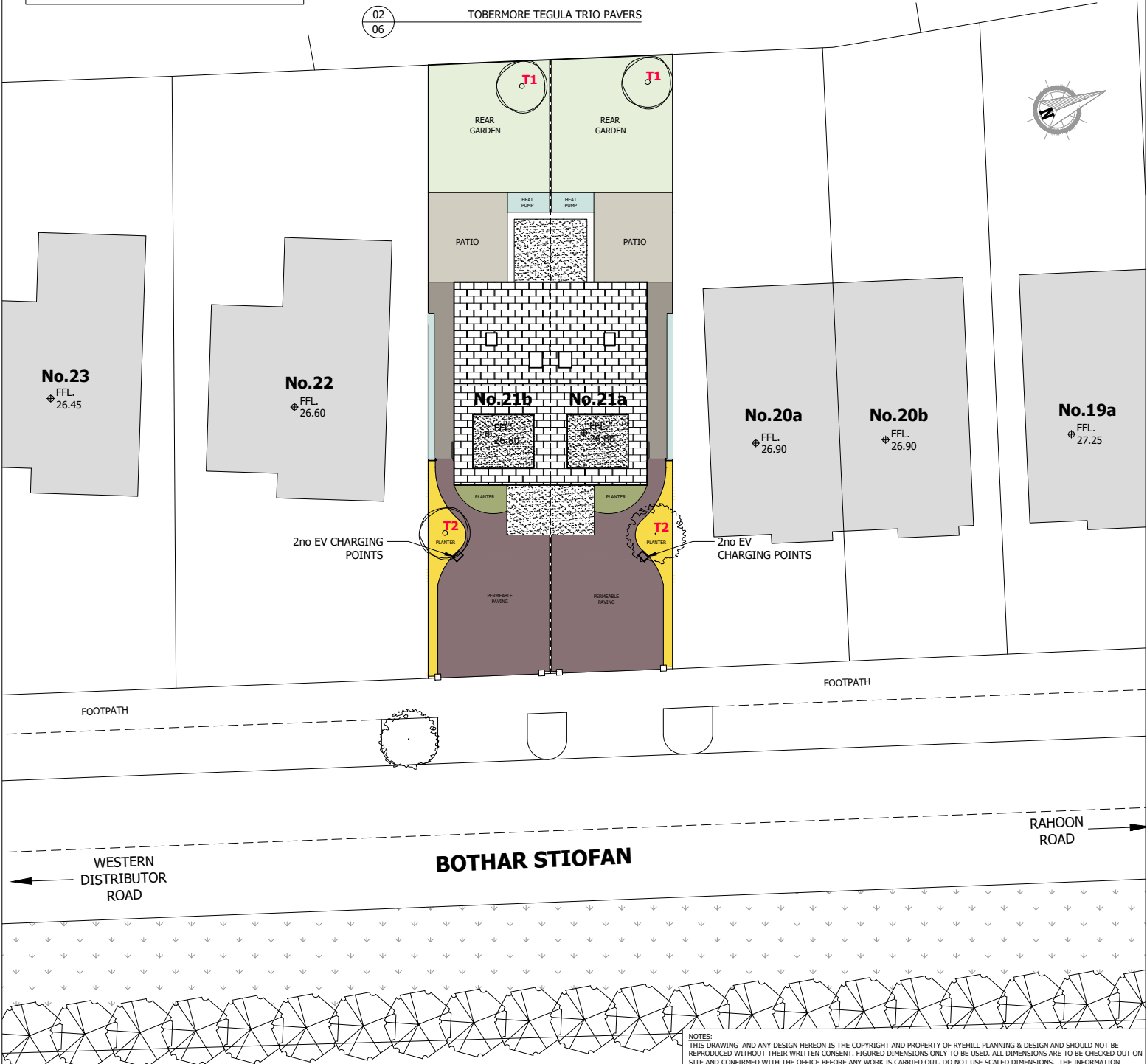
Planter Schedule:		
Planter Areas To Be Pollinator Friendly & Consist of The Following:		
• Nemesia	-	'Blue Bicolour'
• Lavandula Bandera Pink	-	'Butterfly Lavender'
• Dianthus Cranmere Pool	-	'Hardy Pink'
• Dianthus Charmy	-	'Sunflor Charmy'
• Nepeta Glechoma	-	'Ground Ivy'
• Hedera Helix Variegata	-	'Common Ivy'
• Cosmos	-	'Mexican Aster'
• Camassia	-	'Wild Hyacinth'
• Osteospermum 'Lady Lettrim'	-	'African Daisy'
• Bacopa	-	'Water Hyssop'
• Allium Millenium	-	'Ornamental Onion'
• Creeping Jenny	-	'Moneywort'

FINISHES LEGEND:	
	Pea Gravel Drainage To Under Heat Pump Inverter & To Laneway Drainage Channel
	Grass Lawn To Rear Garden
	Tobermore Tegula Trio Permeable Paving To Front Parking Area
	Brushed Concrete Pathway To Side Laneway
	Permeable Paving To Patio Over A Terram Weed Suppressant Membrane
	Planter 1 (See Schedule)
	PLANTER 2 (See Schedule)

- Notes:**
- Planting to commence in first season after completion of hard surface construction programme & debris removed off site.
 - All soil movement should take place during dry weather (when topsoil is not wet).
 - Trees to be supported by staking depending on size: (1.4 - 1.5m trees planted in prepared tree pits, 900 x 900 x 1000mm. Secured with double stake and cross bar)
 - Shrubs to be planted at any time of the year but avoiding periods of frost, water logging or drought.
 - Bareroot trees to be planted in the period of November to March.
 - All planter areas to have minimum 400mm clear topsoil with Terram or equivalent weed suppressant mat below mulch / pea gravel.
 - Planter 1 to receive 75mm horticultural pea gravel.
 - Planter 2 to receive 75mm fine bark mulch and replenished annually to maintain depth.



02
06 TOBERMORE TEGULA TRIO PAVERS



01
06 PROPOSED LANDSCAPING
1:200

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Project:	PROPOSED DWELLINGS, BOTHAR STIOFAN
Dr. No.:	06-0524
Title:	PROPOSED LANDSCAPING PLANNING
Scale:	1:200 on A3
Client:	PATRICK FLANAGAN
Date:	13th MAY 2024
Drawn By:	KENNETH O' HARA
Phone:	086 3431269



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www.aidanbrady.ie

AB Studio,
Barna,
Galway,
Ireland.
H91 YEK4



































