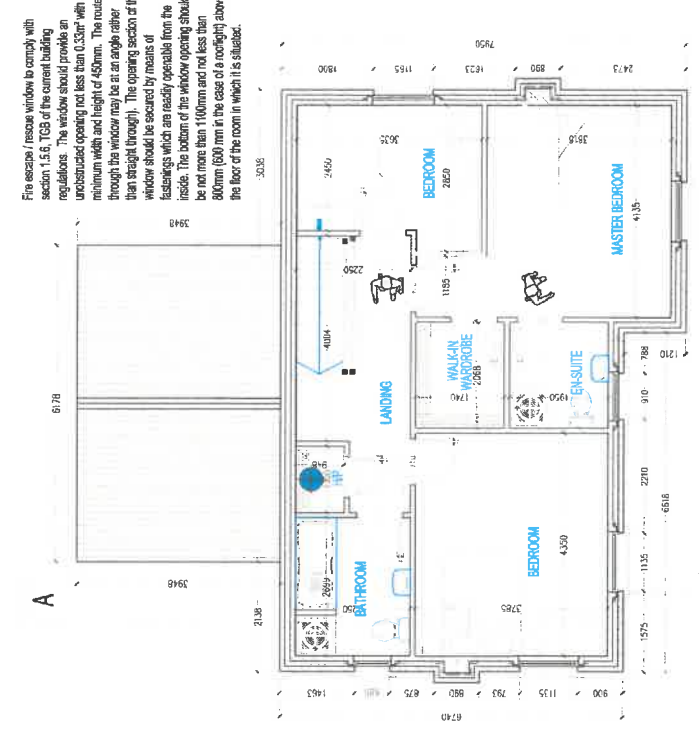


Provides 1 in 12 ramp to entrance to comply with current building regulations



GROUND FLOOR PLAN
1:100



1:100



FIRST FLOOR PLAN
1:100

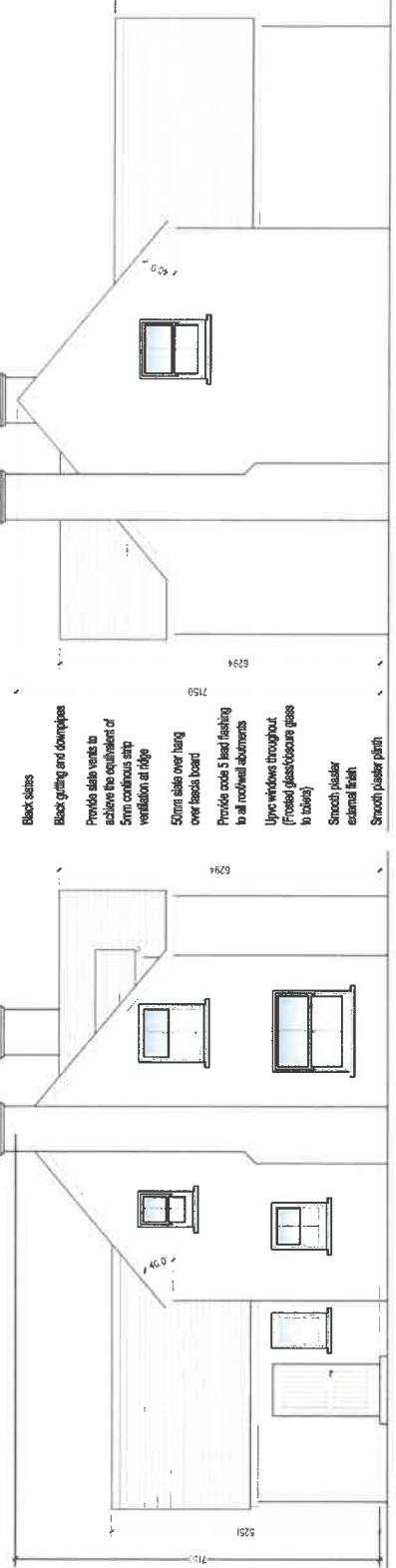
AREA OF DWELLINGHOUSE		
LEVEL	M ²	FT ²
GROUND	99	1071
FIRST	71	765
TOTAL	164	1736

NOTES

NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL OTHER APPLICABLE LEGISLATION.
 2. THE DRAWING IS TO BE READ IN CONJUNCTION WITH THE EXPLANATORY NOTES AND THE SPECIFICATION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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PLANNING DRAWING ONLY



CLIENT
 PROPOSED STOREY AND A HALF HOUSE & DOMESTIC GARAGE AT DRUMLANE, CASTLEBLAYNEY, CO. MONAGHAN

JOB NUMBER
 01

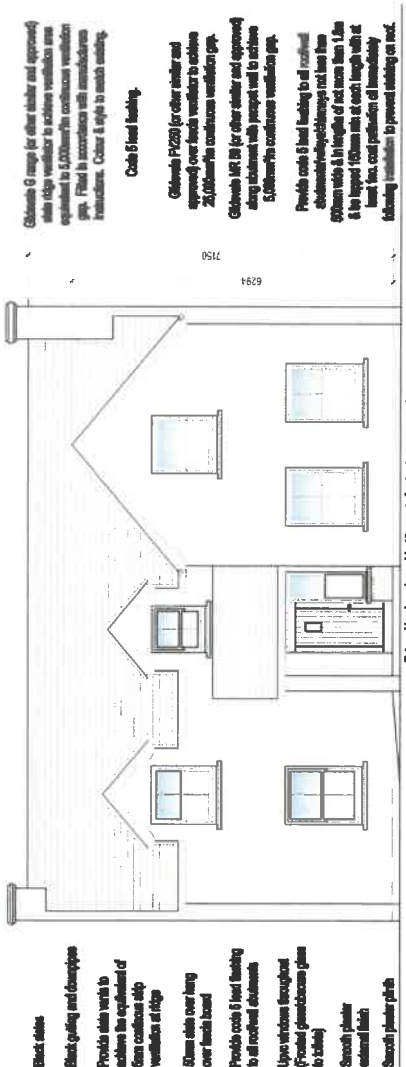
DATE 21.11.18
SCALE 1:100
CHKD CHECKED

DWG. SERIES
 GROUND & FIRST FLOOR PLANS SIDE (NORTH & SOUTH) ELEVATIONS

PLANNING DRAWING ONLY

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS SHALL BE TAKEN FROM THE ARCHITECT'S INTENT. ANY DISCREPANCY SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE ARCHITECT'S PERMISSION.

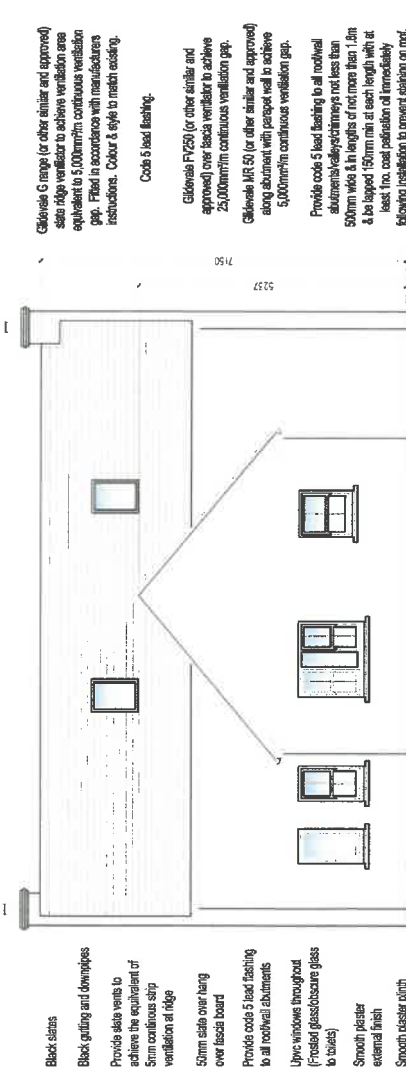
NOTES



1 in 12 eave to lead entrance to comply with current building regulations

FRONT (EAST) ELEVATION

1:40



1 in 12 eave to lead entrance to comply with current building regulations

REAR (WEST) ELEVATION

1:40



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PLANNING DRAWING ONLY

CLIENT: [REDACTED]

JOB: PROPOSED STOREY AND A HALF HOUSE & DOMESTIC GARAGE AT DRUMLANE, CASTLEBLAYNEY, CO. MONAGHAN

DWG. SERIES: FRONT (EAST) & REAR (WEST) ELEVATIONS

DATE:	21.12.18	SCALE:	1:40
REV:		CREATED:	

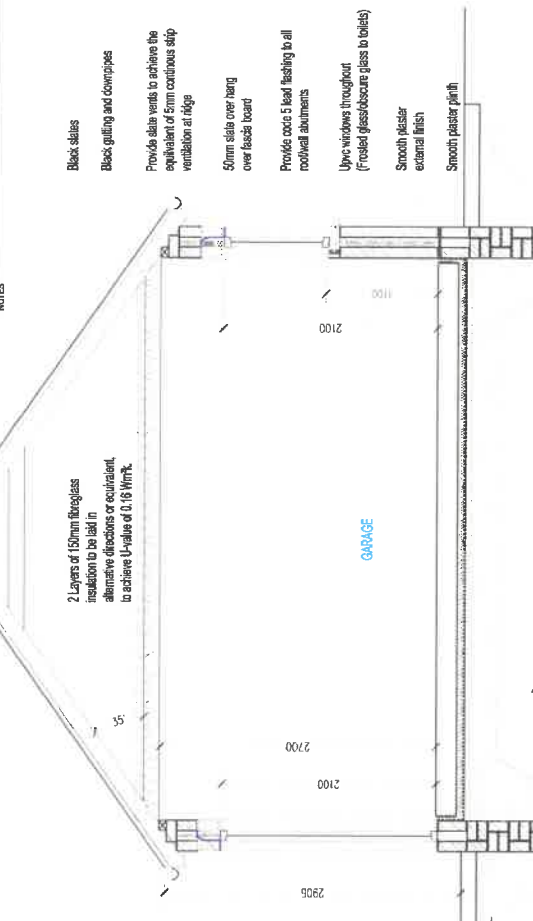
JOB MANAGER: [REDACTED]

02

PLANNING DRAWING ONLY

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS, 2014. THE DRAWING IS TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.



SECTION B-B
1:50

400mm - 35N
A303 Mesh - 35N

400mm - 35N
A303 Mesh - 35N

AREA OF DOMESTIC GARAGE		
LEVEL	M ²	FT ²
GROUND	42	452
TOTAL	42	452

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PLANNING DRAWING ONLY

CLIENT

JOB

PROPOSED STOREY AND A HALF HOUSE & DOMESTIC GARAGE AT DRUMLANE, CASTLEBLAYNEY, CO. MONAGHAN

DRAWINGS

GARAGE FLOOR PLAN, ELEVATIONS & SECTION B-B

DATE 21.12.18
SCALE 1:50 & 1:100
UN CHECKED

DWG SERIES

PLANNING DRAWING ONLY

JOB NUMBER 04
DWG NUMBER

Provide 2mm min continuous ventilation between insulation and roof slope.

Provide the vents to achieve the equivalent of 5mm continuous strip ventilation at ridge

Slate colour - Butwick to match existing PVC fascia.

All new blackback to have 150mm stepped DPC at base of cavity wall and bonded to rafter membrane.

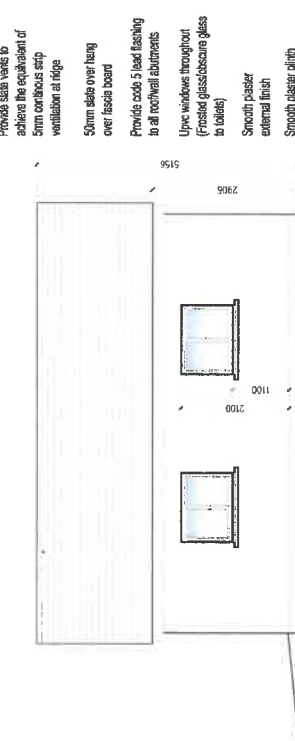
Rafter membrane taken across internal walls to keep complete seal over total floor area.

DPC to be minimum of 150mm above GL.

Provide 2mm vertical insulation to perimeter of new floor as shown.

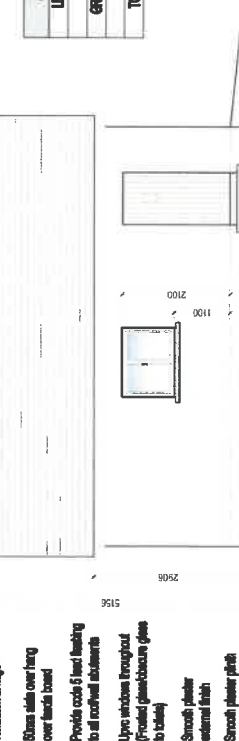
FOUNDATIONS
Concrete strip foundations as shown to be 35N min. in strength.
All open trenches to be inspected prior to pouring foundations.
All foundation depths will depend on soil conditions on excavation.

Black slates
Black gullies and downpipes
Provide slate vents to achieve the equivalent of 5mm continuous strip ventilation at ridge
50mm slate over hery over fascia board
Provide cold 5 lead flashing to all roofwall abutments
Upric windows throughout (Frosted glassobscure glass to tiles)
Smooth plaster external finish
Smooth plaster pinth



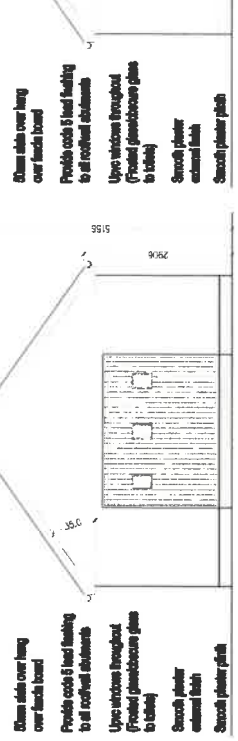
SIDE ELEVATION
1:50

Black slates
Black gullies and downpipes
Provide slate vents to achieve the equivalent of 5mm continuous strip ventilation at ridge
50mm slate over hery over fascia board
Provide cold 5 lead flashing to all roofwall abutments
Upric windows throughout (Frosted glassobscure glass to tiles)
Smooth plaster external finish
Smooth plaster pinth

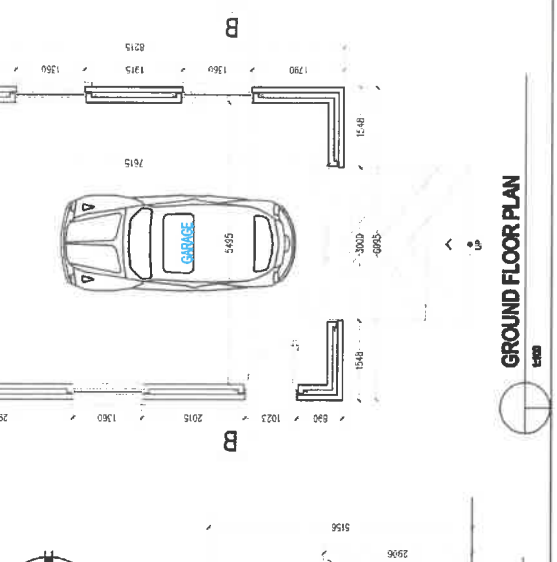


FRONT ELEVATION
1:50

Black slates
Black gullies and downpipes
Provide slate vents to achieve the equivalent of 5mm continuous strip ventilation at ridge
50mm slate over hery over fascia board
Provide cold 5 lead flashing to all roofwall abutments
Upric windows throughout (Frosted glassobscure glass to tiles)
Smooth plaster external finish
Smooth plaster pinth



REAR ELEVATION
1:50



GROUND FLOOR PLAN
1:50

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS SHALL TAKE PRIORITY OVER ANY DIMENSIONS TAKEN FROM THE DRAWING. THE DRAWING IS THE SOLE AUTHORITY IN THE EVENT OF ANY DISCREPANCY BETWEEN THE DRAWING AND THE PROJECT INFORMATION. THE DRAWING IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN HIS/HERS.

NOTES

Putlin resting 100mm block wall below with 3 the entire depth.

Provide 25mm min continuous ventilation between insulation and roof of roof slope.

Provide tie vents to achieve the equivalent of 5mm continuous strip ventilation at ridge.

Slate colour - Blueback to match existing

PVC fascia.

All new blockwork to have 150mm sloped DPC at base of every wall and bonded to existing masonry.

Plaster masonry below external walls to keep complete and over full floor level.

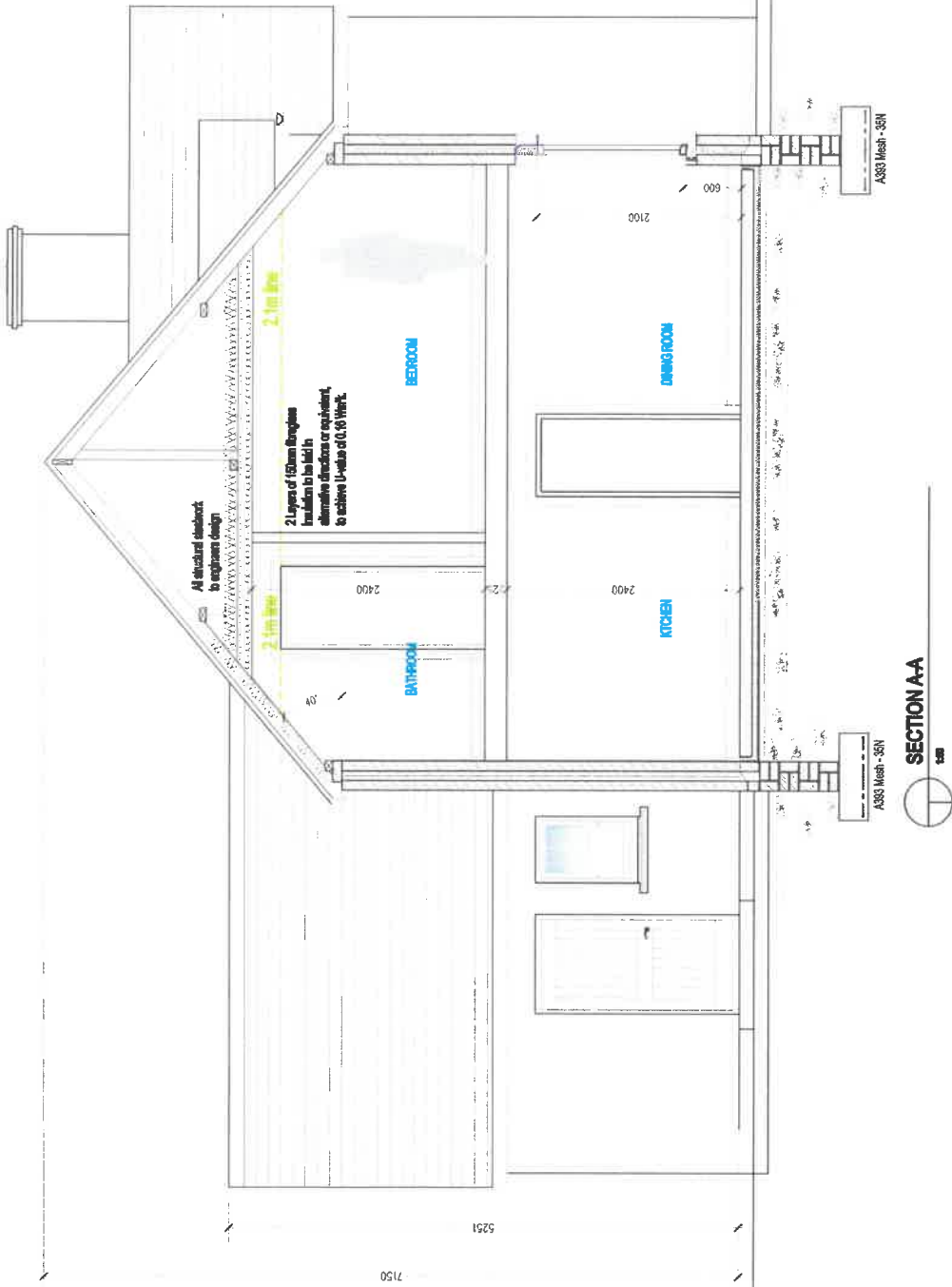
DPC to be minimum of 150mm above G.L.

Provide 25mm vertical insulation to perimeter of new floor as shown.

FOUNDATIONS
Concrete strip foundations as shown to be 30N min. in strength.

All open trenches to be inspected prior to pouring foundations.

All foundation depths will depend on soil conditions on excavation.



SECTION A-A

6294

5291

7150

PLANNING DRAWING ONLY

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JOB: PROPOSED STOREY AND A HALF HOUSE & DOMESTIC GARAGE AT DRUMLANE, CASTLEBLAYNEY, CO. MONAGHAN

DWG. SERIES: SECTION A-A

DATE:	21.12.18	SCALE:	1:50
DWG. NO.:		STATUS:	ISSUED

DWG. SERIES: SECTION A-A

PLANNING DRAWING ONLY

JOB NUMBER: [REDACTED]

DWG. NUMBER: 03

DRUMLANE XXIV-7

AREA OF SITE ~ OUTLINED RED

SITE	MF	ACRES	HECTARES
TOTAL	2400	0.593	0.240

PROPOSED CLAY MOUND & PLANTING

Proposed 1200mm high clay mound to be provided along the northern boundary of the site as indicated.

The mound shall be densely planted with semi-mature native trees as shown and detail in the landscaping plan & schedule

These measures to be implemented in the first available planting season following commencement of building operations on site. Any plant which fails shall be replaced in the next available planting season.

These proposals shall help to screen the development from the northern approach to the dwelling and therefore soften the visual impact of the proposed dwellinghouse and give shelter and maturity to the site.

The planting will also help screen the dwellinghouse from the approach roads to the site and to help integrate into the existing landscape

Existing poles and overhead electricity cables to be relocated so as to ensure that there is a minimum 20 metre buffer to proposed dwelling

Applicant to seek and receive consent from electricity provider prior to works commencing on site

EXISTING ROADSIDE HEDGEROW TO BE REPLACED

The existing hedgerow required to be removed to facilitate sightlines will be replaced with a new hedgerow behind the sightlines as indicated. The new hedgerow will comprise 4-4 native species plants comprising whitethorn, blackthorn and holly.

Existing telecom poles affecting sightlines to be relocated behind the necessary sightlines

PROPOSED PLANTING

Planting to consist of native species trees and hedgerow to form a dense screening belt along the northern boundary of the site.

Species will include thorn, beech, oak, ash, hazel, sycamore and holly.

Planting will be carried out in the first available planting season following completion of works on site.

Any plant which fails in the first shall be replaced.

LEGEND	
DESCRIPTION	SYMBOL
Levels existing	96.27
Levels proposed	LV 100.000 ⊕
Existing ground level contours	
Proposed floor levels	F.F.L. 67.000
Proposed Hedgerow	
Existing Mature Hedgerow	
Hedgerow to be Removed	

VISIBILITY SPLAYS

Sight visibility splay of 100 metres can be achieved in the Northern direction by way of carrying out site improvement works.

The extent of the sightlines are clearly indicated.

The section of hedgerow marked C - D and shaded orange measuring 20m to be cut trimmed and maintained in order to achieve and maintain the necessary sightlines of 100 metres in the northern direction.

Full visibility shall be made available for 100 metres on either side of the entrance from a point 3m back in from the edge of the laneway over a height of 1.05m above road level to a point measured to the nearside edge of the road in each direction. The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter. Any pole or column materially affecting visibility must be relocated.

Legal agreements are not required as the sightlines are fully achievable within the applicants landholding.

PROPOSED FINISHED FLOOR LEVEL

Proposed dwelling
F.F.L. - 46.00

Note:

Ridge height of proposed dwelling house is 1.450 metres lower than the ridgeheight of the previously approved dwellinghouse on this site.

The proposed dwellinghouse has been lowered into the existing landscape and this combined with the existing rising land on the adjoining site ensures that the proposed dwelling will be successfully integrated into the landscape

Dwelling House proposed will be at a level in the landscape which is 1 metre lower than the level at which the previously approved dwelling was proposed

THEREFORE OVERALL RIDGE HEIGHT OF DWELLINGHOUSE LOWERED BY 2.450 METRES

A.B.M ON
AV=50.00

Location of public notice (marked 'X')

Existing telecom poles affecting sightlines to be relocated behind the necessary sightlines

VISIBILITY SPLAYS

Sight visibility splay of 100 metres can be achieved in the Northern direction by way of carrying out site improvement works.

The extent of the sightlines are clearly indicated.

The section of hedgerow marked A - B and shaded orange measuring 80m to be cut trimmed and maintained in order to achieve and maintain the necessary sightlines of 100 metres in the southern direction.

Full visibility shall be made available for 100 metres on either side of the entrance from a point 3m back in from the edge of the laneway over a height of 1.05m above road level to a point measured to the nearside edge of the road in each direction. The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter. Any pole or column materially affecting visibility must be relocated.

Legal agreements are not required as the sightlines are not fully achievable within the applicants landholding.

PLANNING DRAWING ONLY

LEGEND - WATER PROTECTION PLAN

- FOUL WATER DRAINAGE SYSTEM
- SURFACE WATER DRAINAGE SYSTEM

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TREE	DESCRIPTION	GIRTH	HEIGHT	HEIGHT @ MATURITY (10 YEARS)
T1	Beech	10-12CM	2M	7M
T2	Holly	10-12CM	7M	7M
T3	Oak	10-12CM	2M	10M
T4	Ash	10-12CM	1.5M	6M

SITE LAYOUT PLAN

1:500

PLANNING DRAWING ONLY

CLIENT: [REDACTED]

JOB: PROPOSED STOREY AND A HALF HOUSE & DOMESTIC GARAGE AT DRUMLANE, CASTLEBLAYNEY, CO. MONAGHAN

DRAWING

SITE LAYOUT PLAN & SITE DRAINAGE PLAN

DATE: 12.18
DWN: [REDACTED]

SCALE: 1:500
CHECKED: [REDACTED]

JOB NUMBER: 06

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES. VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION. THIS DRAWING IS COPYRIGHT AND MAY ONLY BE REPRODUCED WITH THE ARCHITECTS PERMISSION.

Existing two-storey dwellinghouse
F.F.L. - 51.50

