

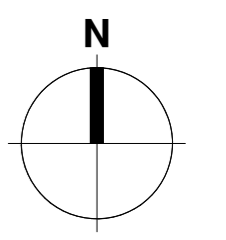
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# Talbot's Court Cúirt an Talbóidigh



SITE BOUNDARY OUTLINED IN RED  
 SITE AREA = 1352m<sup>2</sup> / 0.3274 ACRES


REV.	NOTE.	DATE.

**CLIENT:**  
PRIVATE




**DEVELOPMENT:**  
RESIDENTIAL DEVELOPMENT

**LOCATION:**  
DUNNINGSTOWN ROAD, CO. KILKENNY

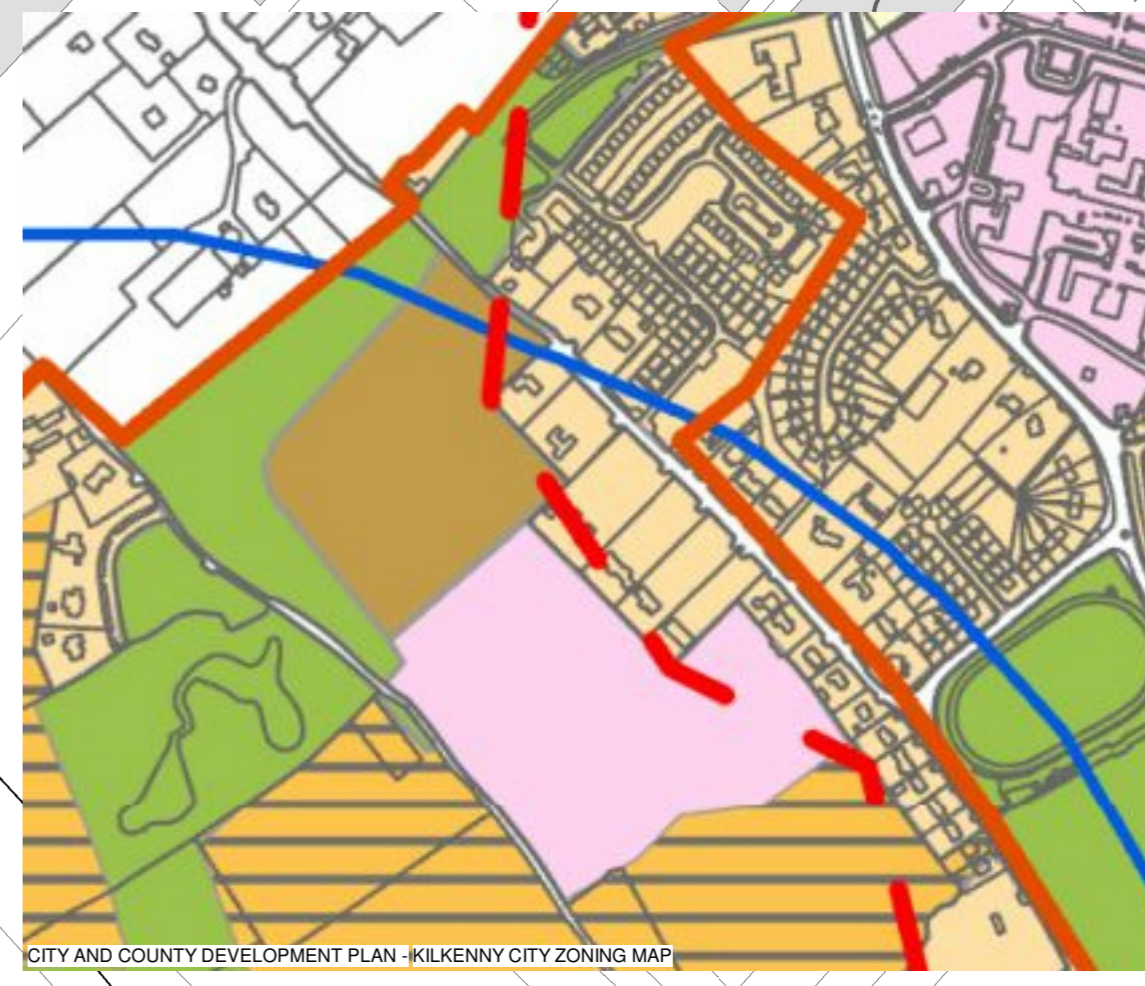
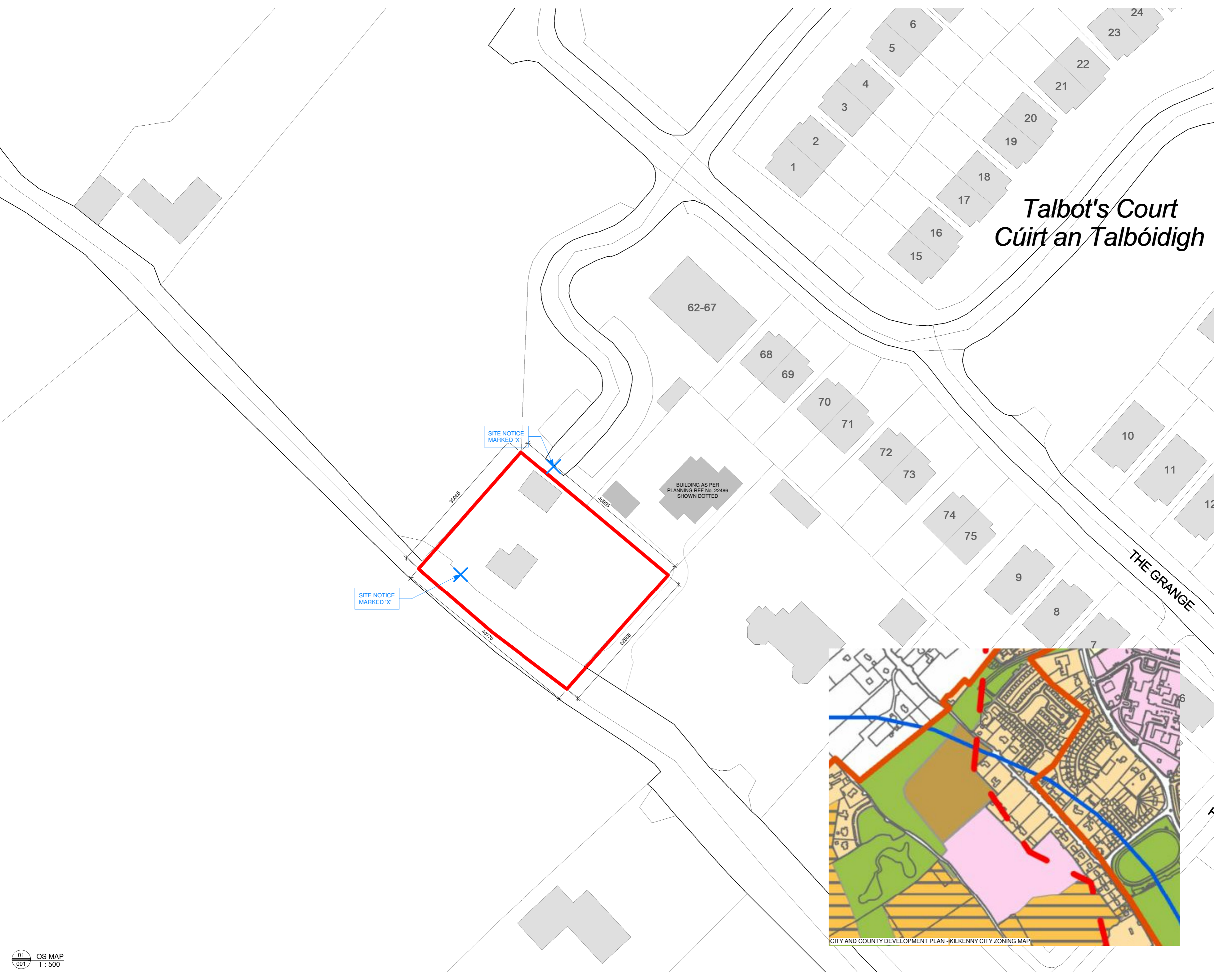
**DRAWING TITLE:**  
DIGITAL OS MAP



Address: 15 Patrick Street, Kilkenny  
 Telephone: 056 7813015  
 E-Mail: info@bdarchitects.ie  
 Website: www.briandunloparchitects.com

 INSTITUTE OF THE ARCHITECTS OF IRELAND	<b>PLANNING DRAWINGS</b>	
	Job No.	2239
 hga ISO 9001 Quality Management	Dwg No.	2239-P-001
	Date	JUNE 2023
 PRACTICE ACCREDITED IN CONSERVATION G3 RIAI	Scale	1 : 500@A2
	Drawn By	ND
	Issued By	BD
	Checked By	BD

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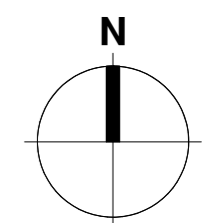
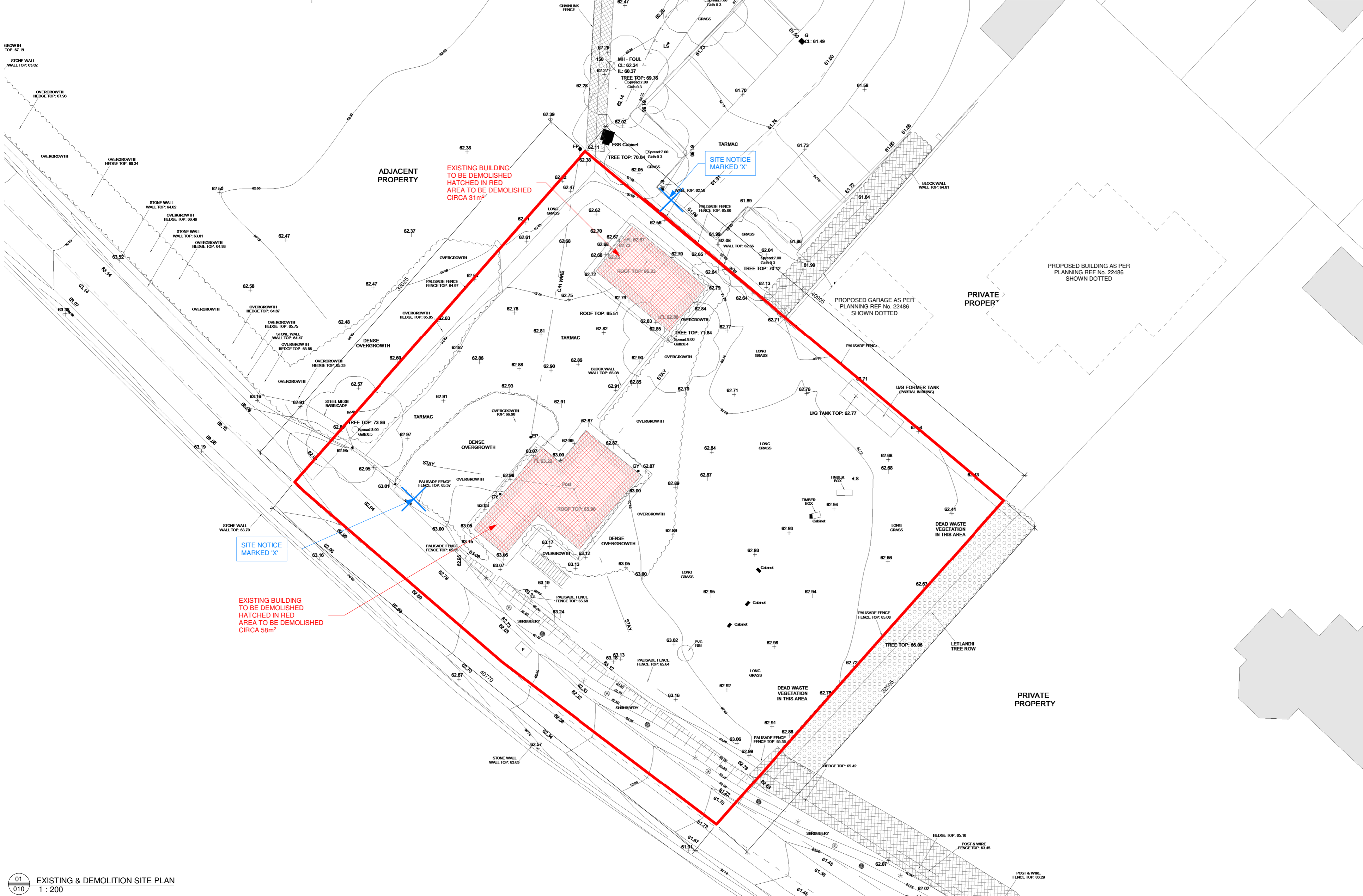


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— SITE BOUNDARY OUTLINED IN RED  
 SITE AREA = 1352m² / 0.3274 ACRES


REV.	NOTE.	DATE.

**CLIENT:**  
PRIVATE

**DEVELOPMENT:**  
RESIDENTIAL DEVELOPMENT

**LOCATION:**  
DUNNINGSTOWN ROAD, CO. KILKENNY

**DRAWING TITLE:**  
EXISTING & DEMOLITION SITE PLAN



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	<b>PLANNING DRAWINGS</b>	
	Job No.	2239
	Dwg No.	2239-P-010
	Date	JUNE 2023
	Scale	1 : 200@A2
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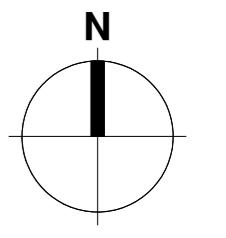
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RED LINE SITE AREA = 1352m <sup>2</sup> / 0.1352ha
DEVELOPMENT AREA = 1156m <sup>2</sup> / 0.1156ha
6 No. APARTMENTS
PROPOSED DENSITY = 44.34 UNITS PER HECTARE
PRIVATE OPEN SPACE REQUIRED 15% OF DEVELOPMENT AREA = 173m <sup>2</sup>
PRIVATE OPEN SPACE PROVIDED = 182m <sup>2</sup> (16%)
MIN. STANDARD OF 1 CYCLE STORAGE SPACE PER BEDROOM = 8 REQUIRED
VISITOR CYCLE PARKING PROVIDED AT A STANDARD OF 1 SPACE PER 2 RESIDENTIAL UNITS = 3 REQUIRED
11 No. CYCLE STORAGE SPACES REQUIRED
11 No. CYCLE STORAGE SPACES PROVIDED
8 No. CAR PARKING SPACES PROVIDED INCLUDING 1 No. ACCESSIBLE
PROPOSED FINISHED FLOOR LEVEL +62.925



— SITE BOUNDARY OUTLINED IN RED  
SITE AREA = 1352m<sup>2</sup> / 0.3274 ACRES


REV.	NOTE.	DATE.

**CLIENT:**  
PRIVATE

**DEVELOPMENT:**  
RESIDENTIAL DEVELOPMENT

**LOCATION:**  
DUNNINGSTOWN ROAD, CO. KILKENNY

**DRAWING TITLE:**  
PROPOSED SITE PLAN



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	<b>PLANNING DRAWINGS</b>	
	Job No.	2239
	Dwg No.	2239-P-020
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01 PROPOSED SITE PLAN  
020 1 : 200



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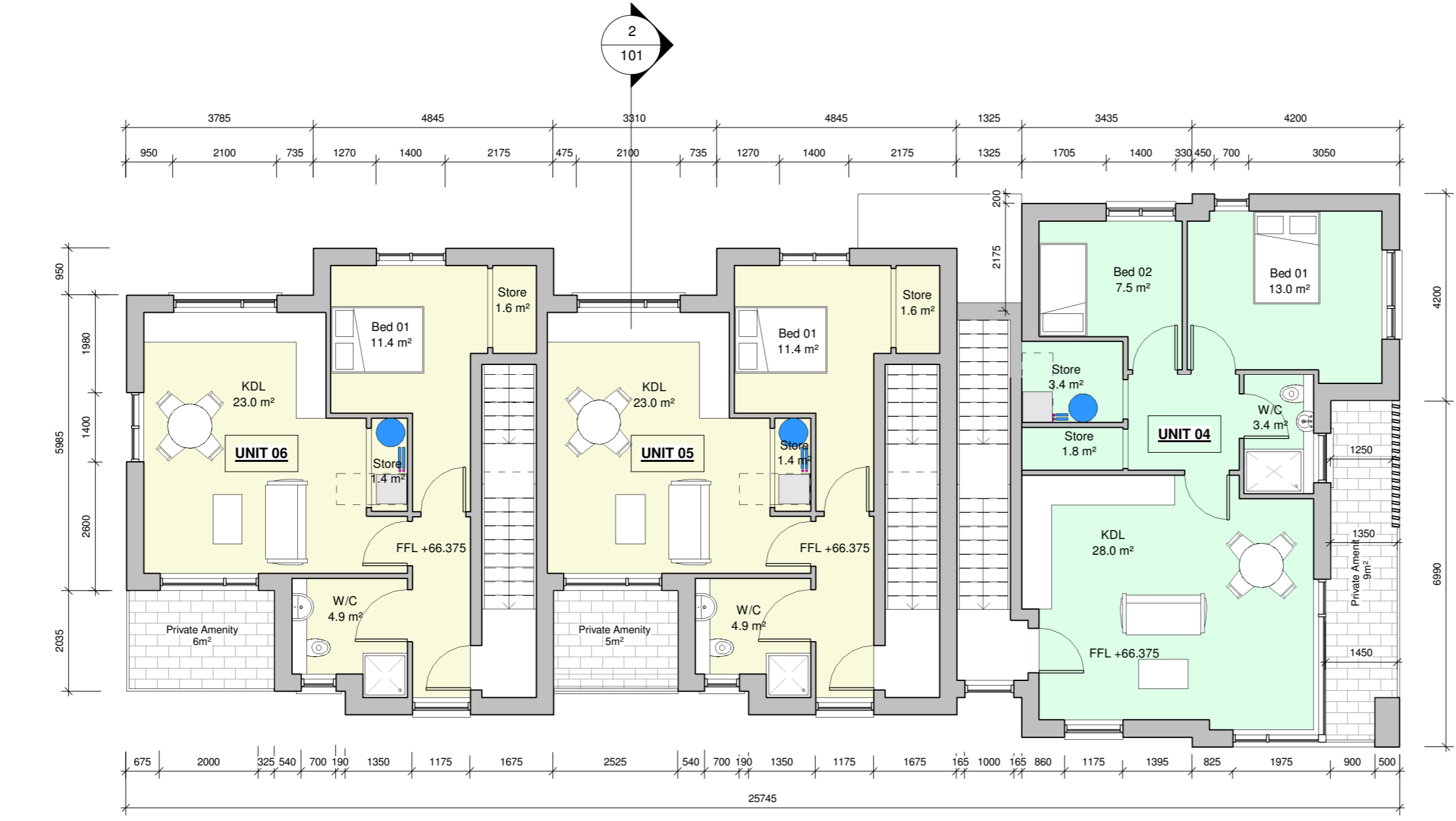
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**ONE BEDROOM FFL APARTMENTS**

OVERALL AREA REQUIRED = 45m <sup>2</sup>
OVERALL AREA PROVIDED = 48m <sup>2</sup>
KDL FLOOR AREA REQ. = 23m <sup>2</sup>
KDL FLOOR AREA PROVIDED = 23m <sup>2</sup>
BEDROOM FLOOR AREA REQ. = 11.4m <sup>2</sup>
BEDROOM FLOOR AREA PROVIDED = 11.4m <sup>2</sup>
STORAGE AREA REQUIRED = 3m <sup>2</sup>
STORAGE AREA PROVIDED = 3m <sup>2</sup>
PRIVATE AMENITY REQUIRED = 5m <sup>2</sup>
PRIVATE AMENITY PROVIDED = 6/5m <sup>2</sup>

**TWO BEDROOM FFL APARTMENT**

OVERALL AREA REQUIRED = 63m <sup>2</sup>
OVERALL AREA PROVIDED = 63m <sup>2</sup>
KDL FLOOR AREA REQ. = 28m <sup>2</sup>
KDL FLOOR AREA PROVIDED = 28m <sup>2</sup>
BEDROOM FLOOR AREA REQ. = 13 + 7.1m <sup>2</sup>
BEDROOM FLOOR AREA PROVIDED = 13 + 7.5m <sup>2</sup>
STORAGE AREA REQUIRED = 5m <sup>2</sup>
STORAGE AREA PROVIDED = 5.2m <sup>2</sup>
PRIVATE AMENITY REQUIRED = 6m <sup>2</sup>
PRIVATE AMENITY PROVIDED = 9m <sup>2</sup>



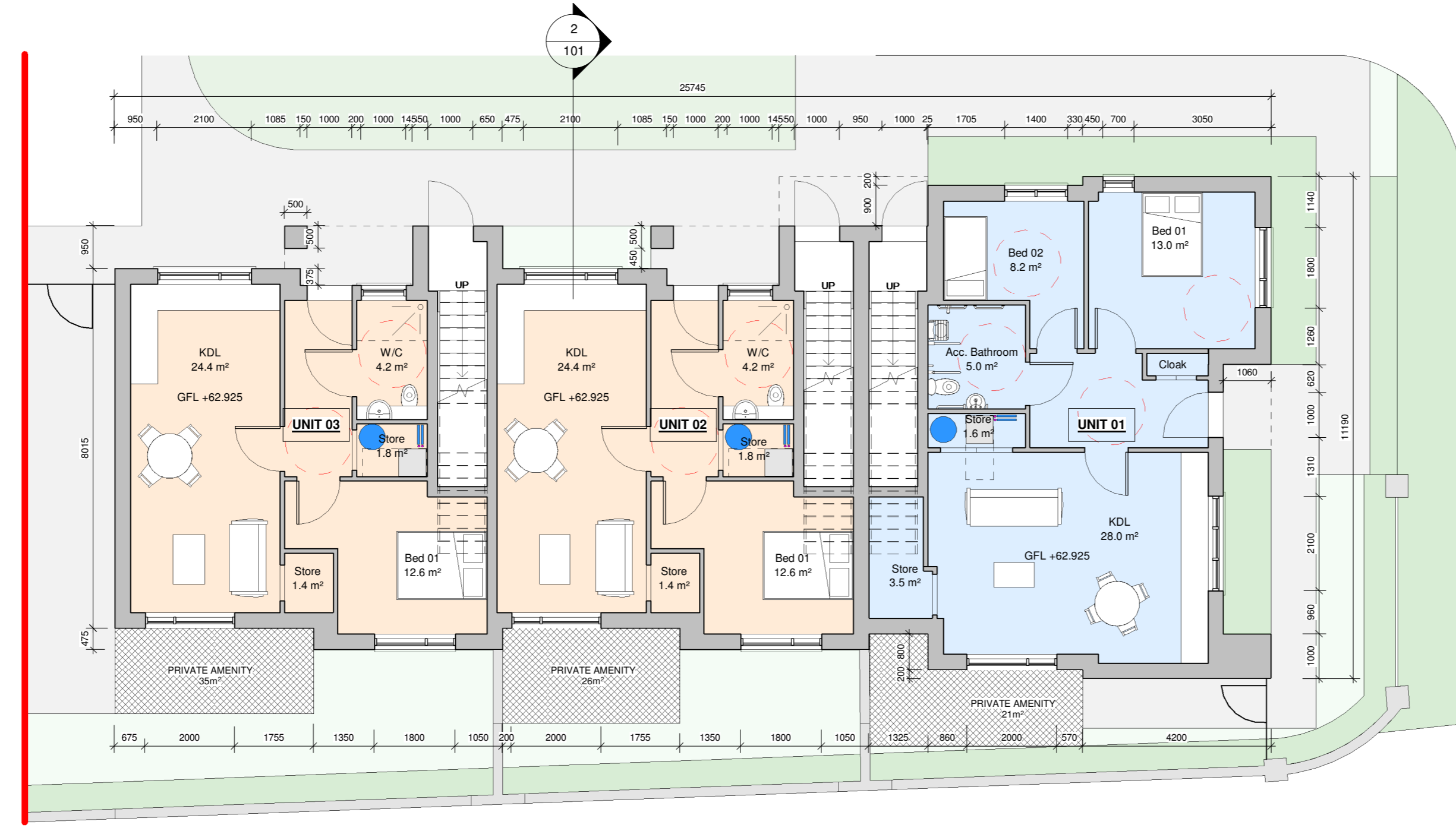
02 PROPOSED FIRST FLOOR PLAN  
1 : 100

**ONE BEDROOM GFL AGE FRIENDLY APTS.**

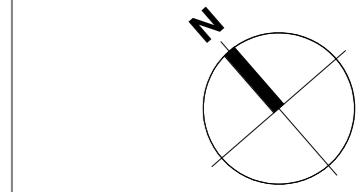
OVERALL AREA REQUIRED = 45m <sup>2</sup>
OVERALL AREA PROVIDED = 52m <sup>2</sup>
KDL FLOOR AREA REQ. = 23m <sup>2</sup>
KDL FLOOR AREA PROVIDED = 24.4m <sup>2</sup>
BEDROOM FLOOR AREA REQ. = 11.4m <sup>2</sup>
BEDROOM FLOOR AREA PROVIDED = 12.6m <sup>2</sup>
STORAGE AREA REQUIRED = 3m <sup>2</sup>
STORAGE AREA PROVIDED = 3.2m <sup>2</sup>
PRIVATE AMENITY REQUIRED = 5m <sup>2</sup>
PRIVATE AMENITY PROVIDED = 35/26m <sup>2</sup>

**TWO BEDROOM GFL ACCESSIBLE APARTMENT**

OVERALL AREA REQUIRED = 63m <sup>2</sup>
OVERALL AREA PROVIDED = 70m <sup>2</sup>
KDL FLOOR AREA REQ. = 28m <sup>2</sup>
KDL FLOOR AREA PROVIDED = 28m <sup>2</sup>
BEDROOM FLOOR AREA REQ. = 13 + 7.1m <sup>2</sup>
BEDROOM FLOOR AREA PROVIDED = 13 + 8.2m <sup>2</sup>
STORAGE AREA REQUIRED = 5m <sup>2</sup>
STORAGE AREA PROVIDED = 5.1m <sup>2</sup>
PRIVATE AMENITY REQUIRED = 6m <sup>2</sup>
PRIVATE AMENITY PROVIDED = 21m <sup>2</sup>



01 PROPOSED GROUND FLOOR PLAN  
1 : 100




REV.	NOTE.	DATE.

**CLIENT:**  
PRIVATE

**DEVELOPMENT:**  
RESIDENTIAL DEVELOPMENT

**LOCATION:**  
DUNNINGSTOWN ROAD, CO. KILKENNY

**DRAWING TITLE:**  
PROPOSED GROUND & FIRST FLOOR PLANS



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Date	JUNE 2023
Scale	1 : 100@A2
Drawn By	ND
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hga  
ISO 9001  
Quality  
Management

PRACTICE ACCREDITED IN CONSERVATION  
G3  
RIAI

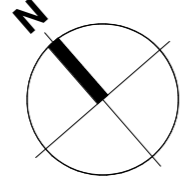
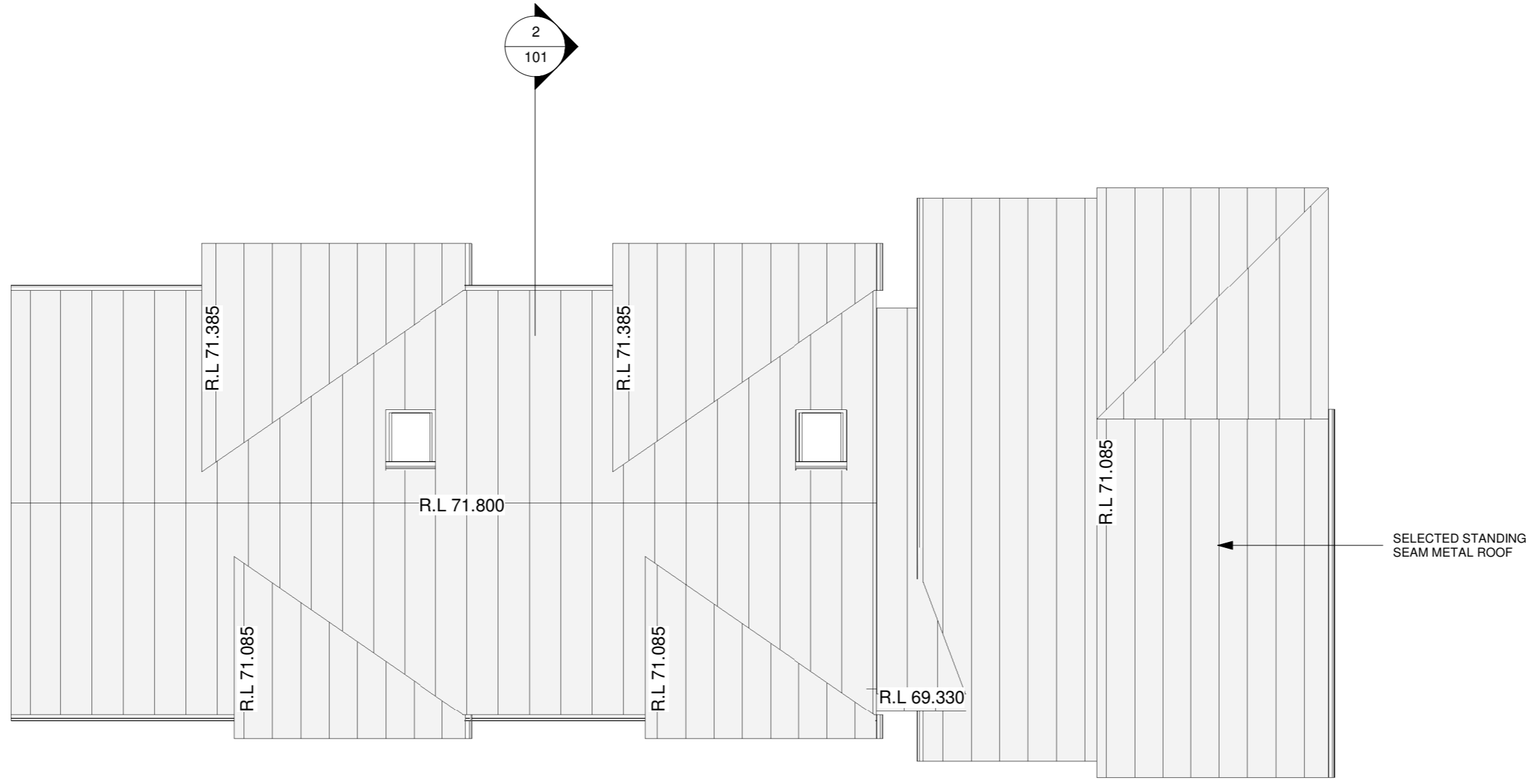
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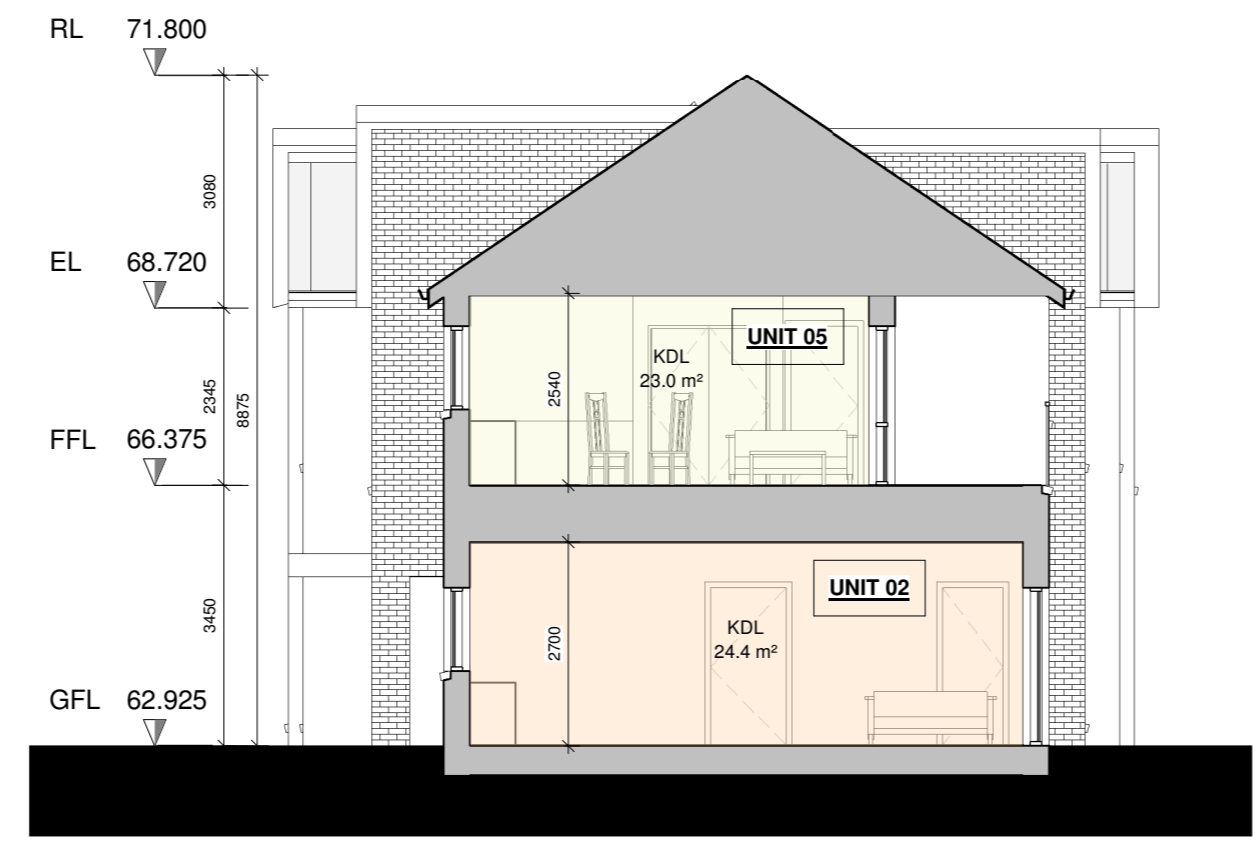
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01 PROPOSED ROOF PLAN  
101 1 : 100



02 PROPOSED SECTION  
101 1 : 100


REV.	NOTE.	DATE.

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**LOCATION:**  
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**DRAWING TITLE:**  
PROPOSED ROOF PLAN & SECTION



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	Dwg No.	2239-P-101
	Date	JUNE 2023
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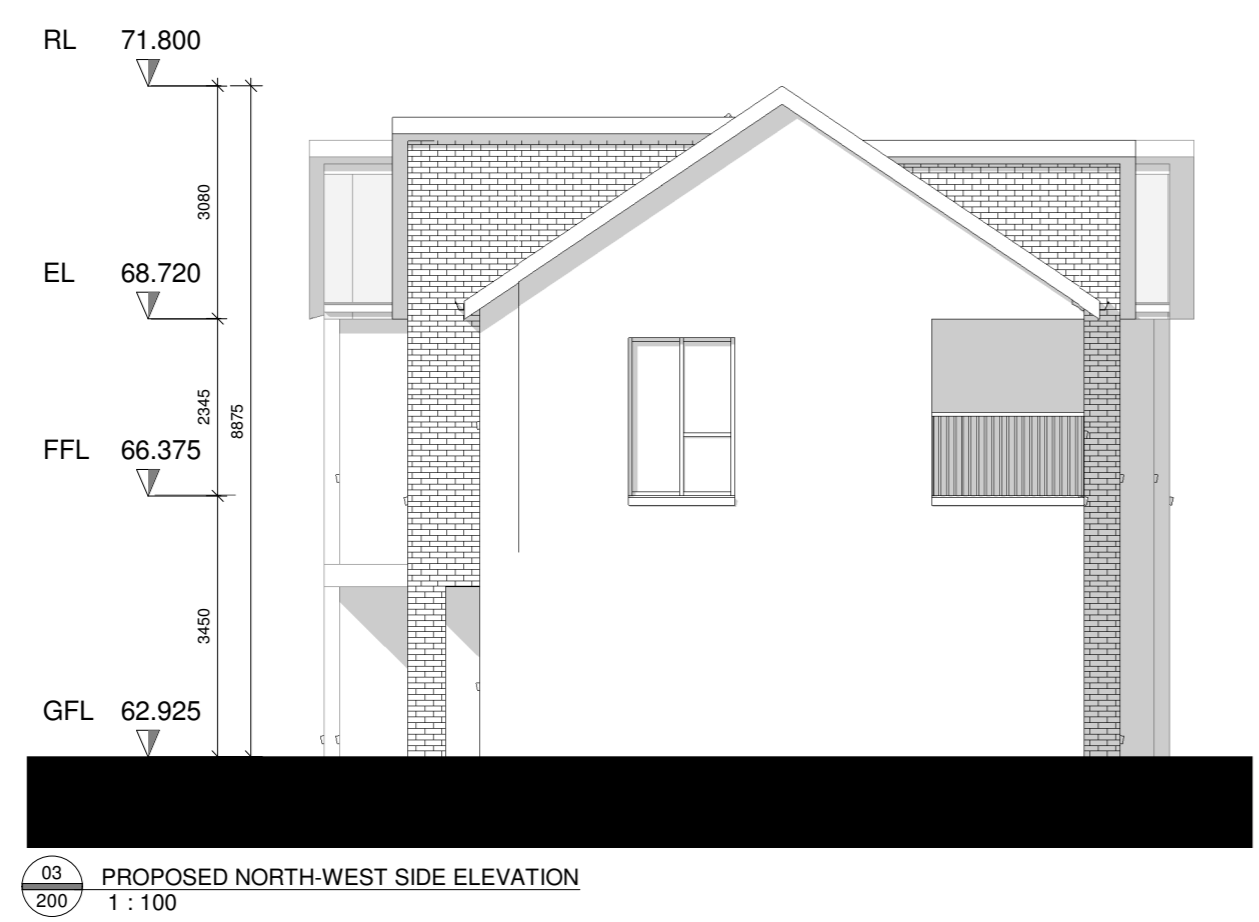
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RESIDENTIAL DEVELOPMENT

LOCATION:  
DUNNINGSTOWN ROAD, CO. KILKENNY

DRAWING TITLE:  
PROPOSED ELEVATIONS



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	Job No.	2239
	Dwg No.	2239-P-200
	Date	JUNE 2023
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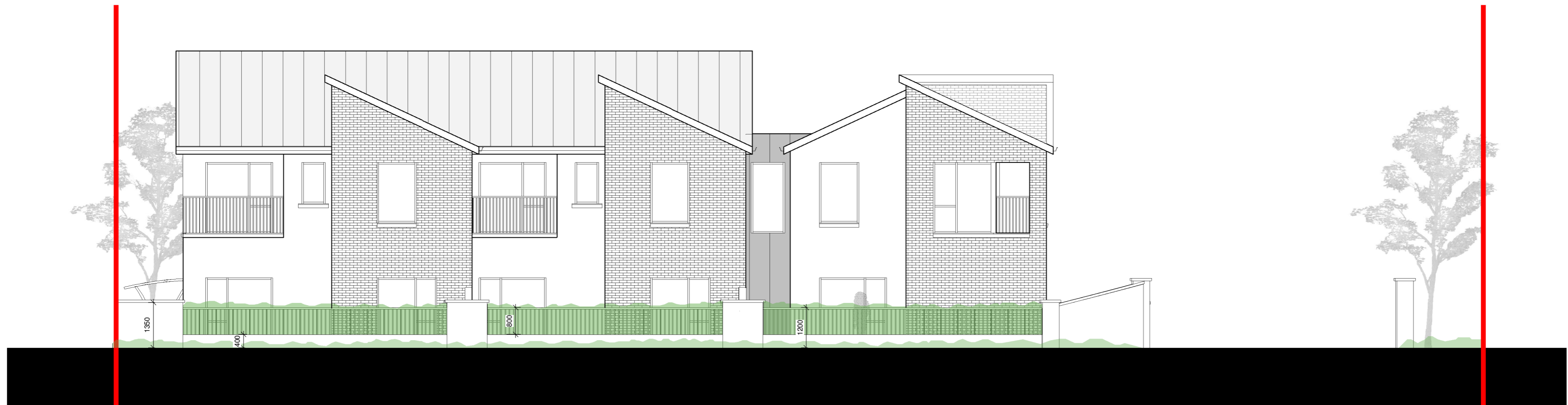


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01 PROPOSED SOUTH-WEST ROAD SIDE CONTIGUOUS ELEVATION  
201 1 : 100



PROPOSED SOUTH-EAST 3D VIEW - NTS



PROPOSED NORTH-EAST 3D VIEW - NTS



02 PROPOSED NORTH-EAST FRONT CONTIGUOUS ELEVATION  
201 1 : 100

REV.	NOTE.	DATE.

REV. NOTE. DATE.

CLIENT:  
PRIVATE

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RESIDENTIAL DEVELOPMENT

LOCATION:  
DUNNINGSTOWN ROAD, CO. KILKENNY

DRAWING TITLE:  
PROPOSED CONTEXTUAL ELEVATIONS



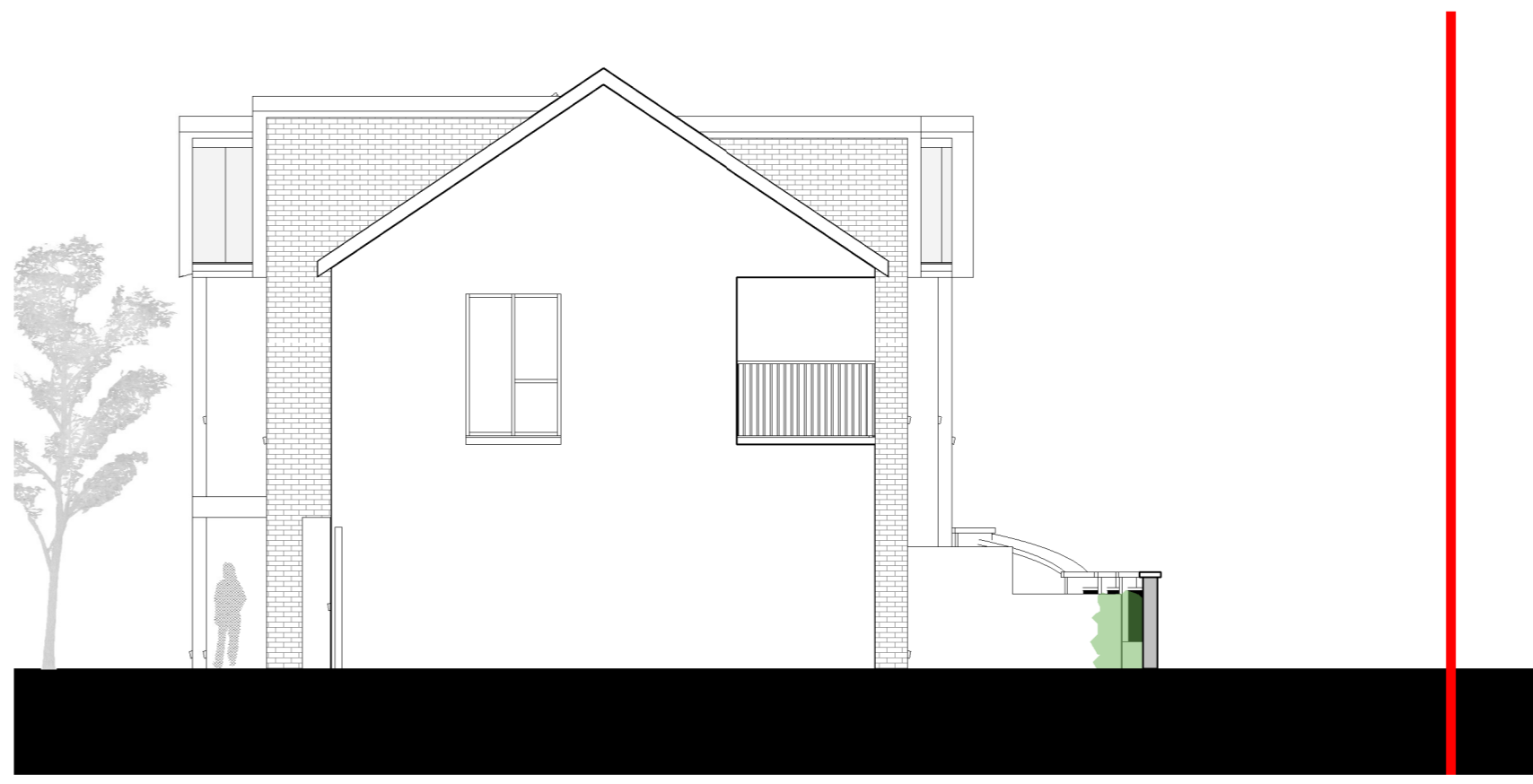
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	Job No.	2239
	Dwg No.	2239-P-201
	Date	JUNE 2023
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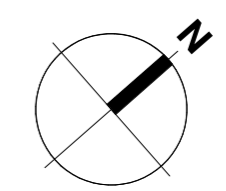
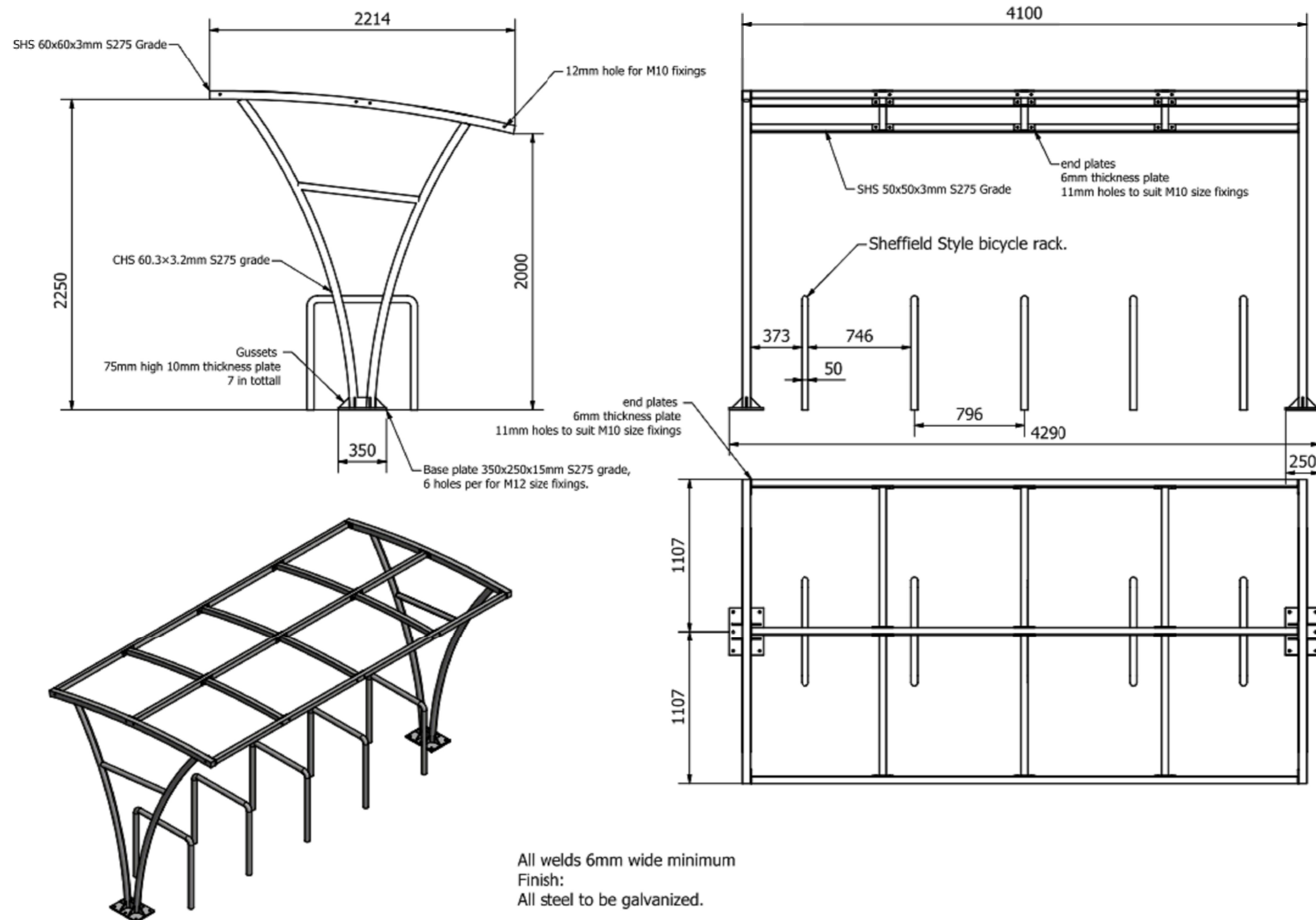


03 PROPOSED SOUTH-EAST SIDE ELEVATION  
201 1 : 100



04 PROPOSED NORTH-WEST SIDE ELEVATION  
201 1 : 100

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**CLIENT:**  
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**DEVELOPMENT:**  
RESIDENTIAL DEVELOPMENT

**LOCATION:**  
DUNNINGSTOWN ROAD, CO. KILKENNY

**DRAWING TITLE:**  
PROPOSED BIKE SHELTER DETAILS



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	<b>PLANNING DRAWINGS</b>	
	Job No.	2239
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	Date	JUNE 2023
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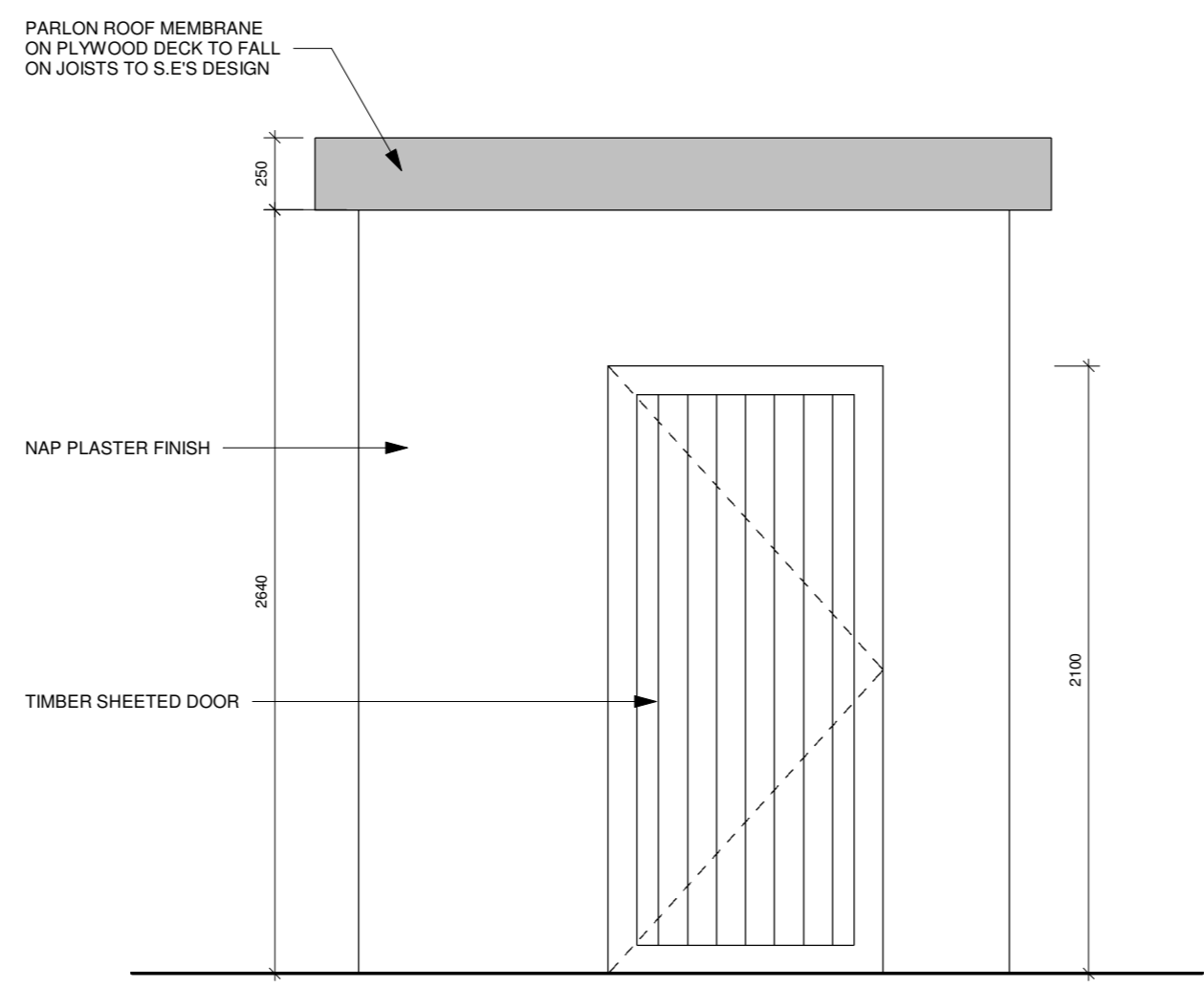


NOTES RELEVANT TO PARTICULAR JOB STAGE:

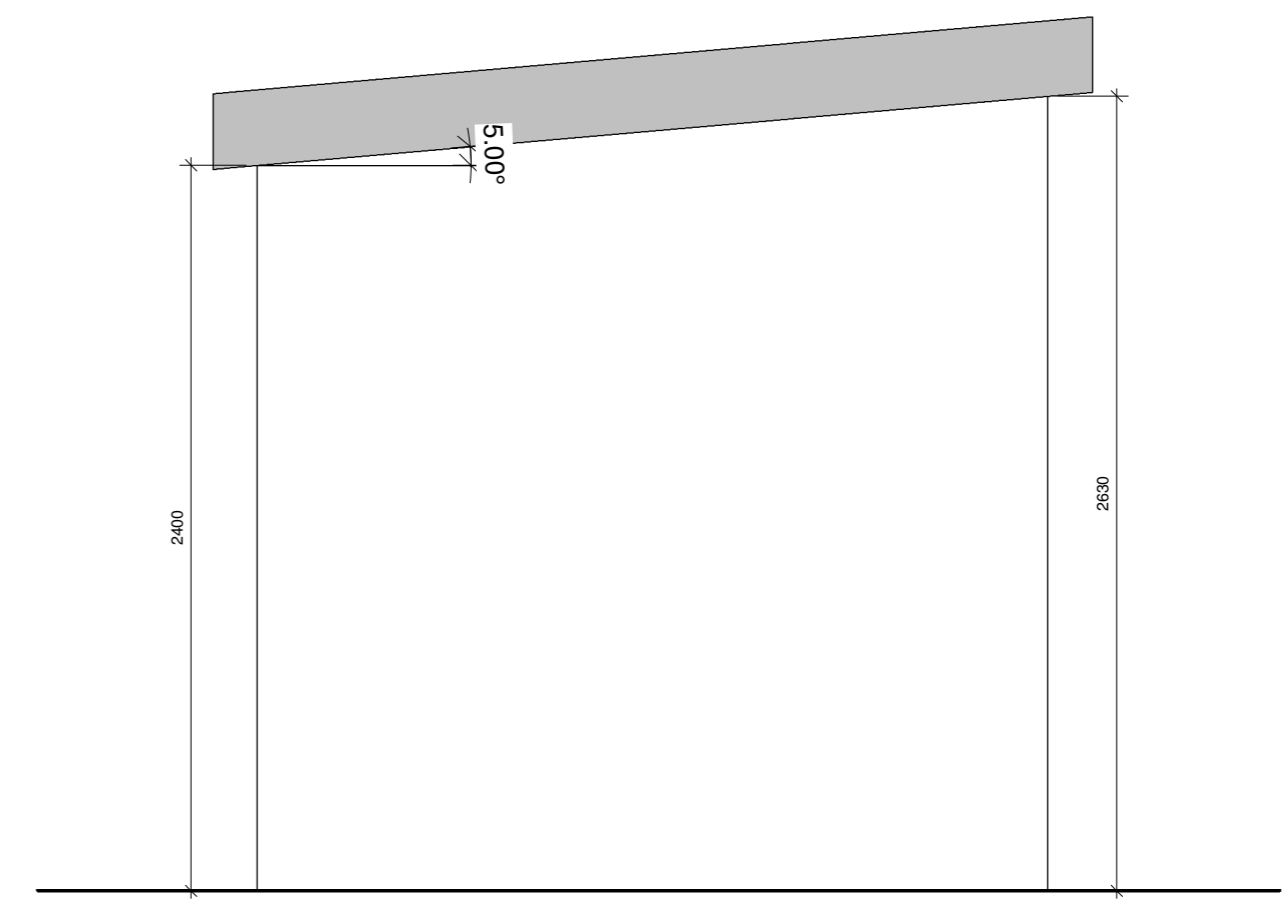
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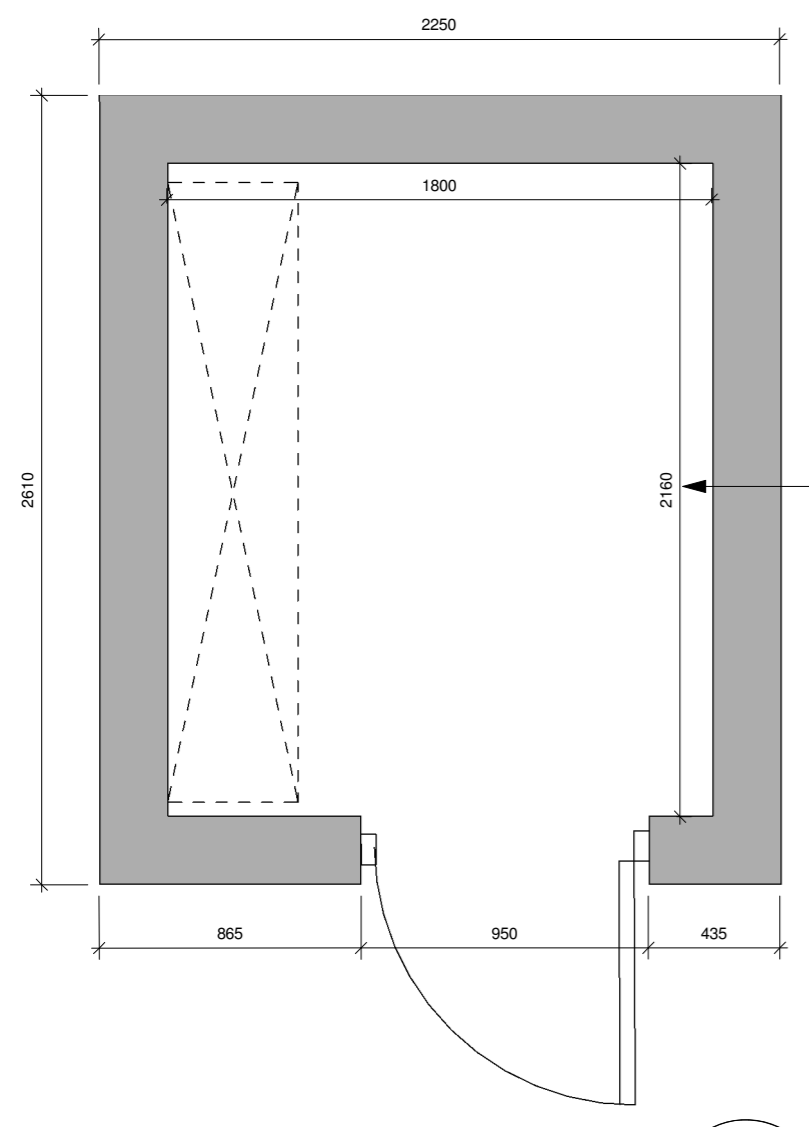
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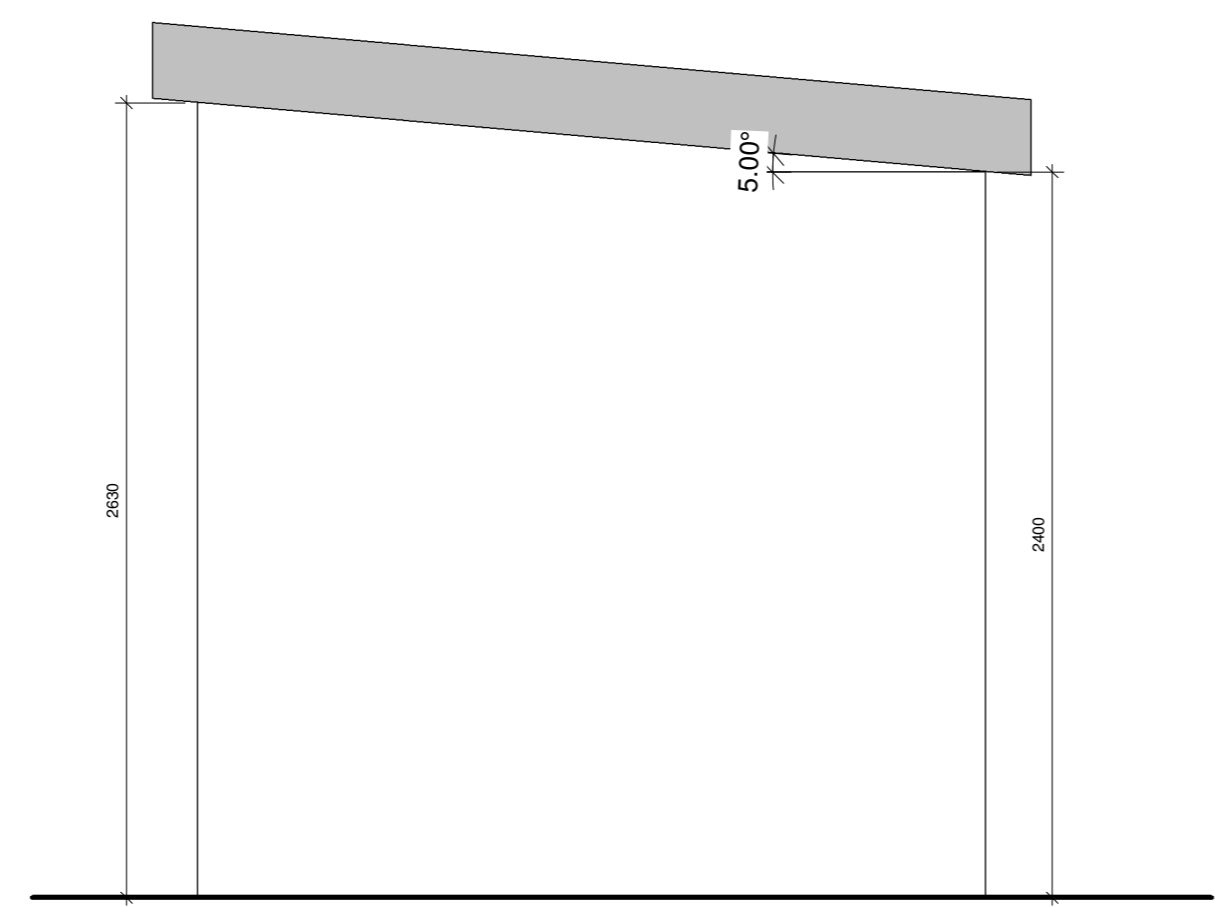
02 ELECTRICAL SWITCHROOM FRONT ELEVATION  
301 1 : 25



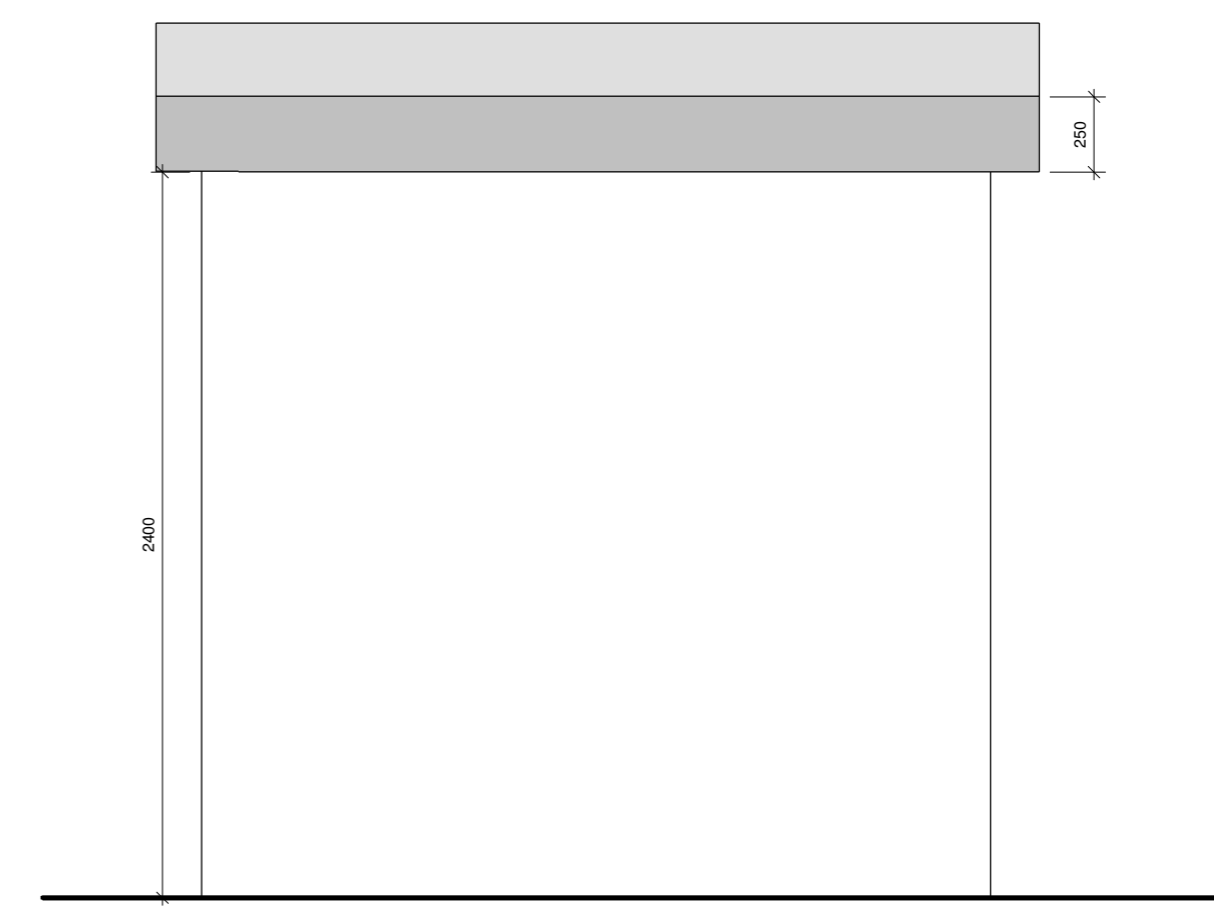
03 ELECTRICAL SWITCHROOM SIDE ELEVATION  
301 1 : 25



01 ELECTRICAL SWITCHROOM FLOOR PLAN  
301 1 : 25



04 ELECTRICAL SWITCHROOM SIDE ELEVATION  
301 1 : 25



05 ELECTRICAL SWITCHROOM REAR ELEVATION  
301 1 : 25


REV.	NOTE.	DATE.

**CLIENT:**  
PRIVATE

**DEVELOPMENT:**  
RESIDENTIAL DEVELOPMENT

**LOCATION:**  
DUNNINGSTOWN ROAD, CO. KILKENNY

**DRAWING TITLE:**  
PROPOSED ELECTRICAL SWITCHROOM DETAILS



Address: 15 Patrick Street, Kilkenny  
Telephone: 056 7813015  
E-Mail: info@bdarchitects.ie  
Website: www.briandunloparchitects.com

	<b>PLANNING DRAWINGS</b>
	Job No. 2239
	Dwg No. 2239-P-301
	Date JUNE 2023
	Scale 1 : 25@A2
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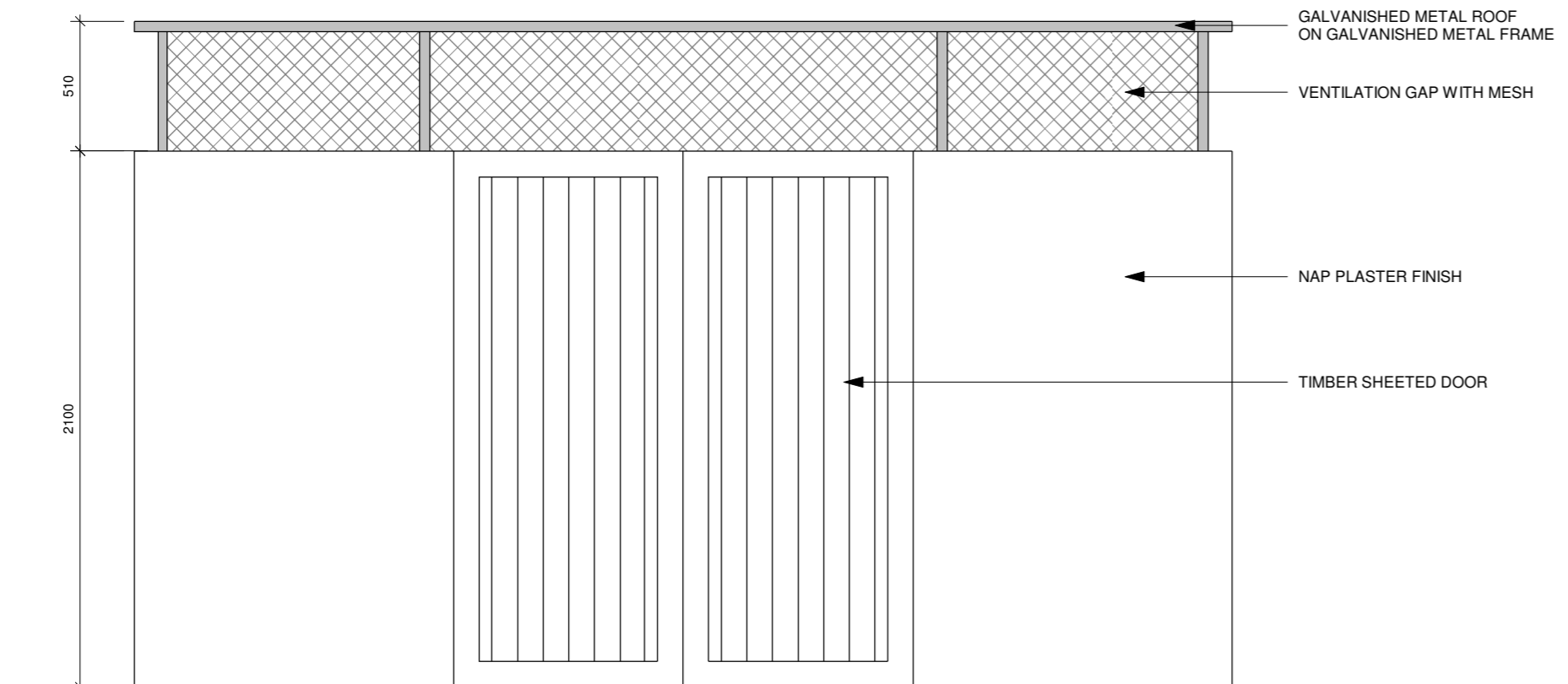
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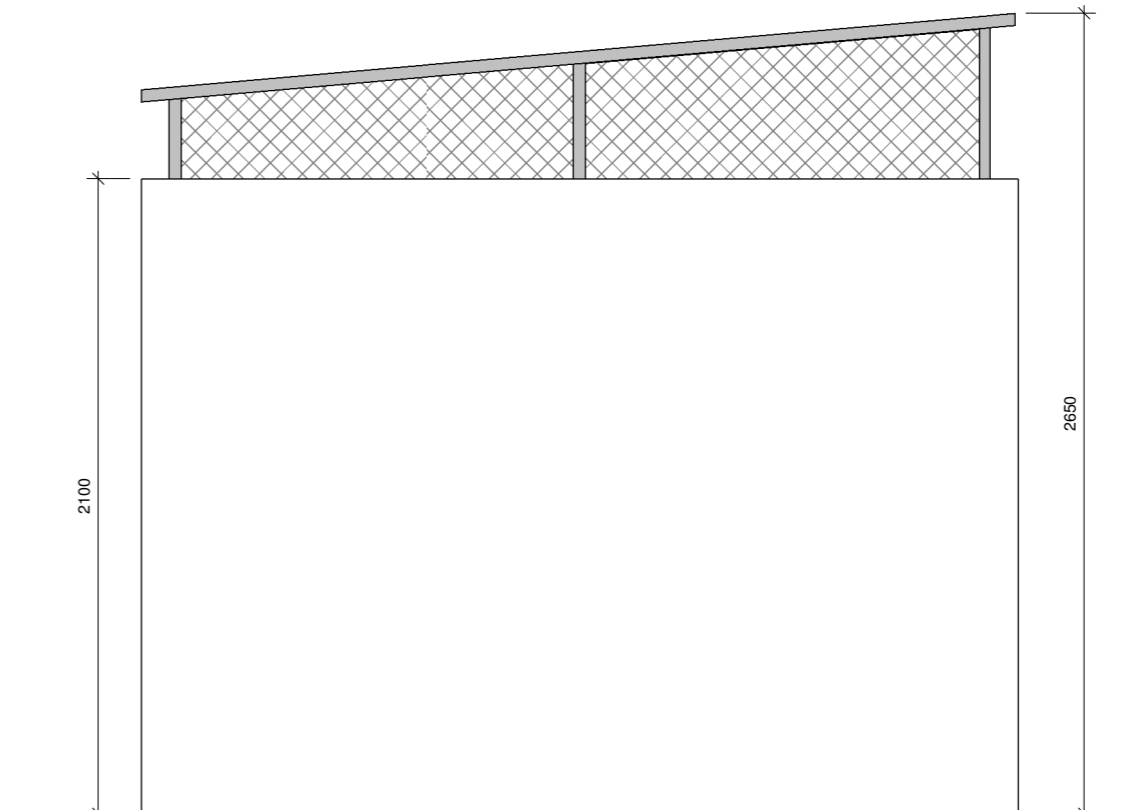
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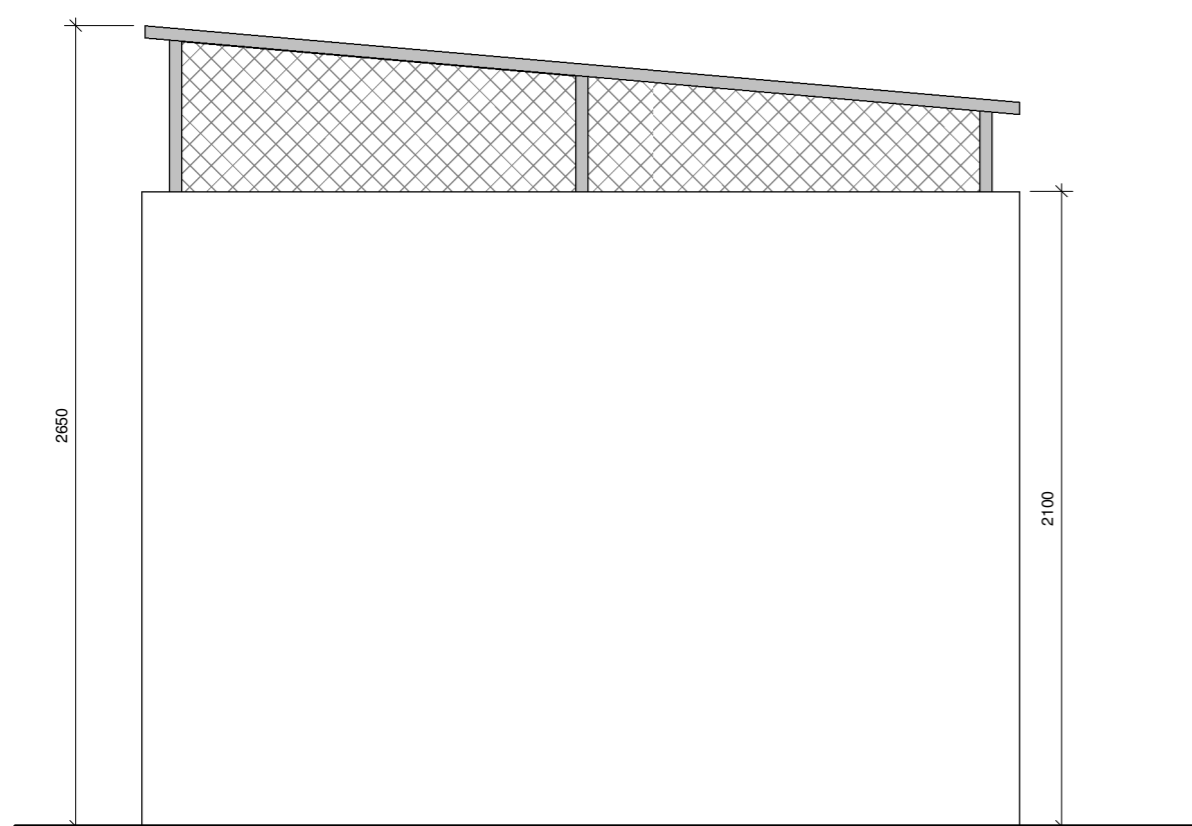
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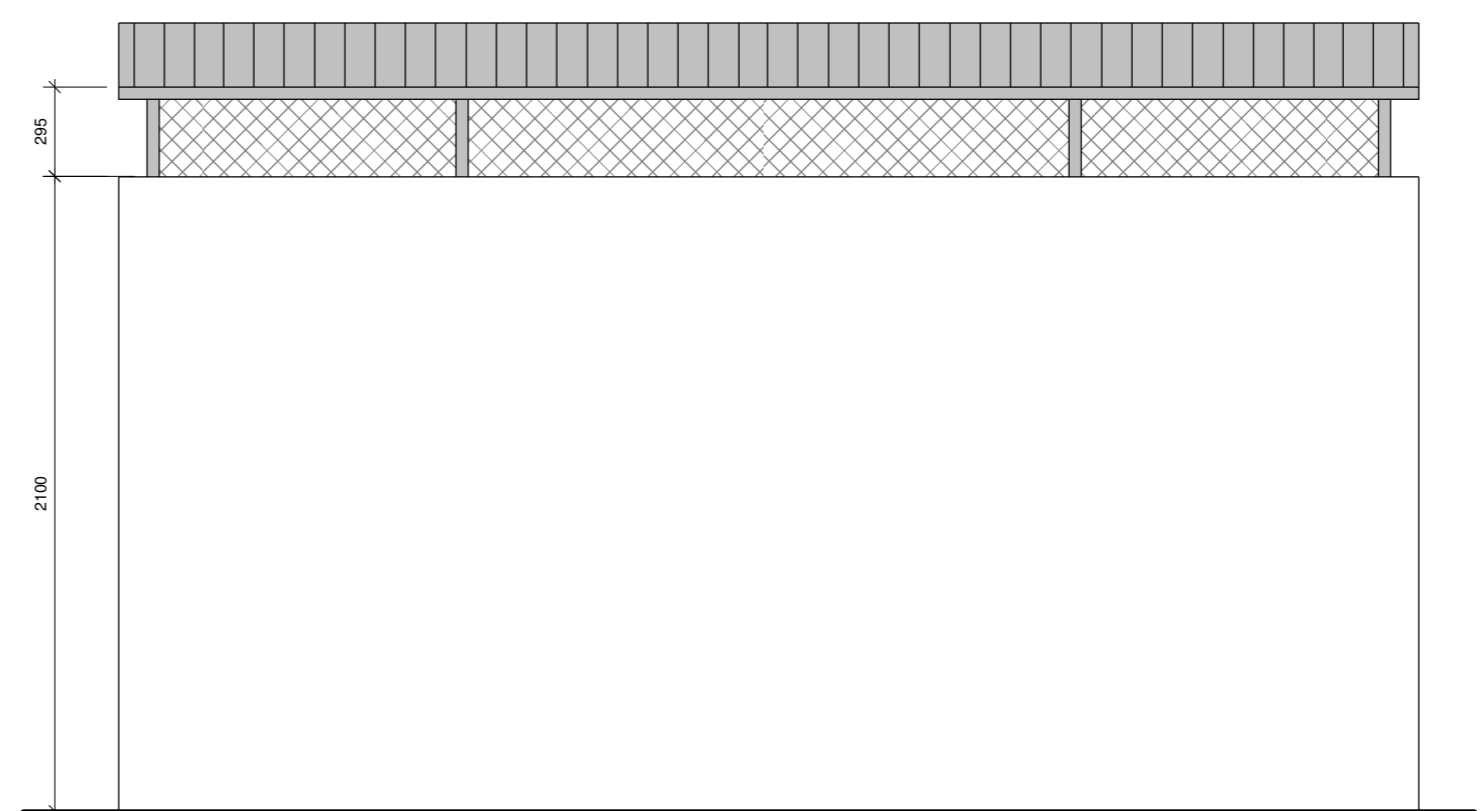
02  
302 COMMUNAL BIN STORE FRONT ELEVATION  
1 : 25



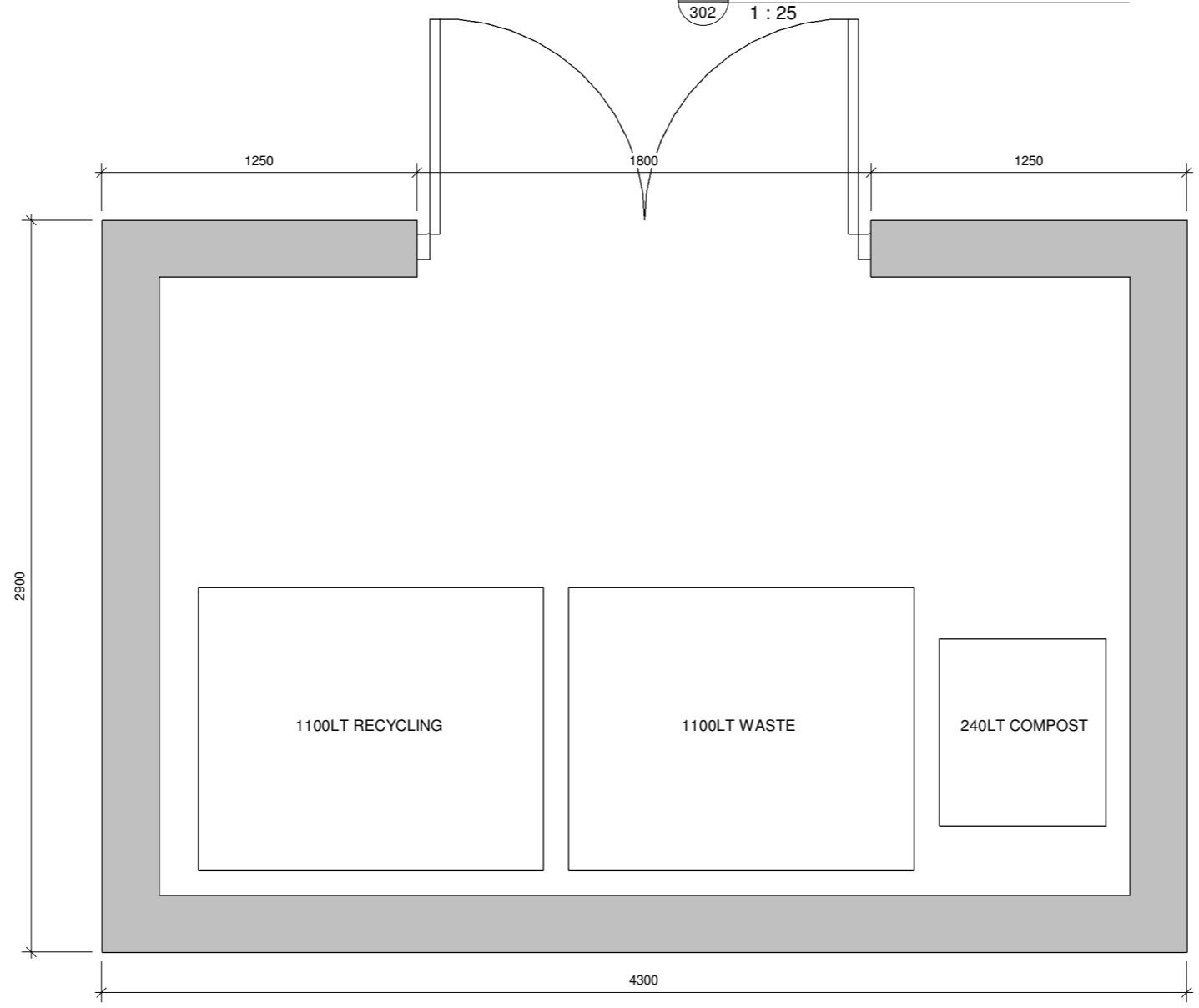
03  
302 COMMUNAL BIN STORE SIDE ELEVATION  
1 : 25



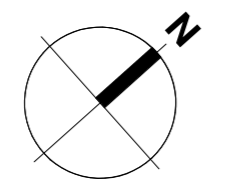
04  
302 COMMUNAL BIN STORE SIDE ELEVATION  
1 : 25



05  
302 COMMUNAL BIN STORE REAR ELEVATION  
1 : 25



01  
302 COMMUNAL BIN STORE PLAN  
1 : 25




REV.	NOTE.	DATE.

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PRIVATE

**DEVELOPMENT:**  
RESIDENTIAL DEVELOPMENT

**LOCATION:**  
DUNNINGSTOWN ROAD, CO. KILKENNY

**DRAWING TITLE:**  
PROPOSED COMMUNAL BIN STORE DETAILS



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 Website: www.briandunloparchitects.com

	<b>PLANNING DRAWINGS</b>
	Job No. 2239
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