

KILKENNY COUNTY COUNCIL

RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY

PART 8 SUBMISSION

Job No.: 2017168

Date Issued: 17.01.2018

Prepared By: Philip Blake, Damien Browne, P.J. Doyle

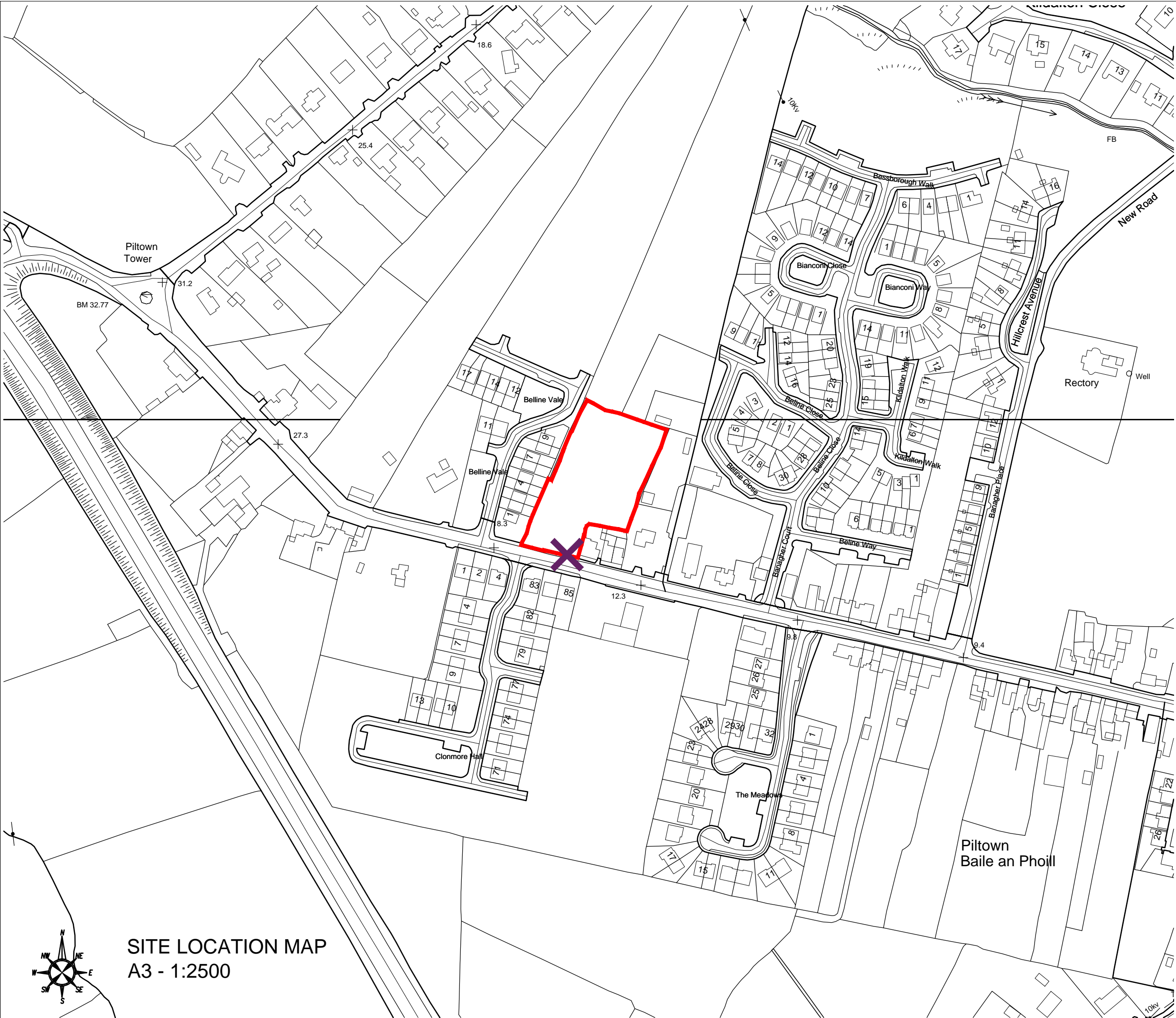
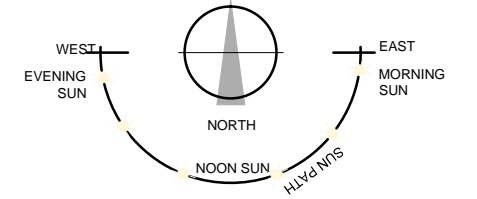


**C.J. Falconer
+ Associates**
ARCHITECTS

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LEGEND:

- SITE BOUNDARY SHOWN AS - ▬
- POSITION OF PUBLIC SITE NOTICE LOCATION SHOWN AS - ✕
- OS REF NO. 5436-a & 5436-c
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REV	DATE	DRAWN	NOTES

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DWG. SERIES: PART 8 SUBMISSION		
CLIENT:	KILKENNY COUNTY COUNCIL	
JOB:	RESIDENTIAL DEVELOPMENT AT PILLTOWN, CO. KILKENNY	
DRAWING:	SITE LOCATION MAP	
DATE:	22.09.2017	SCALE: A3 - 1:2500
DRAWN:	DAMIEN BROWNE	CHECKED: PHILIP BLAKE
JOB NUMBER:	DWG NUMBER:	REVISION:
2017168	PL-100	

SITE LOCATION MAP
A3 - 1:2500

LEGEND
Street furniture & Services

5.12 Over Head Wires (LUAS) - Pylon ESS	5.12 Bus Stop	5.12 Bench Seat	5.12 Duct
5.12 Flowerbed	5.12 Bollard	5.12 Kiosk	5.12 Gas Cover
5.12 Pipe	5.12 Beacon	5.12 Gully	5.12 CP Box
5.12 Lit	5.12 Coalhole Cover	5.12 UIG Vent	5.12 UIG Car Park Vent
5.12 Barrier	5.12 Bore Hole	5.12 Waste Bin	
5.12 Pump	5.12 Electricity Pole	5.12 Hydrant	
5.12 Trial Pit	5.12 Telegraph pole	5.12 Fire Hydrant	
5.12 Bus/Tram Shelter	5.12 OCS Pole	5.12 ESB Box	
5.12 Postbox	5.12 CCTV Camera Pole	5.12 ESB Inspection Cover	
5.12 Valve - General	5.12 Lamp Post	5.12 Traffic Control Box	
5.12 Water Valve	5.12 Foul Manhole	5.12 LUAS Technical Cubicle	
5.12 Gas Valve	5.12 Surface Water MH	5.12 Ticket Vending Machine	
5.12 Sluice Valve	5.12 Manholes	5.12 Water Meter Cover	
5.12 Air Valve	5.12 Air Conditioning Vents	5.12 Telecom Inspection Cover	
5.12 S/S Cock	5.12 Services Inspection Cover	5.12 Monument / Toilets	
5.12 CPP	5.12 Traffic Inspection Cover	5.12 Tank Storage	
5.12 Mailer Post	5.12 Cable TV Inspection Cover	5.12 Basement: MH, Cover & Pipe	
5.12 TL	5.12 ESAT Inspection Cover	5.12 DAM	5.12 Dashed Aerial Mark
5.12 Traffic Light	5.12 NTL Inspection Cover	5.12 STAY	5.12 Stay for pole
5.12 PM	5.12 Ecom Inspection Cover	5.12 PFP	5.12 Pipe Protection
5.12 Plane Aerial Mark	5.12 Rodding Eye	5.12 Washout	
5.12 Smart Card Validator	5.12 Rodding Eye		
5.12 Unknown Valve			

Natural Features

5.12 Surface Change	5.12 Water Level	5.12 FWAY	5.12 Fair Way
5.12 Land Drain	5.12 Crown Level	5.12 GREEN	5.12 Green
5.12 Bottom of Slope	5.12 Invert level	5.12 TBOX	5.12 Tee Box
5.12 Top of Slope	5.12 Bed Level		
5.12 Ditch	5.12 Spoonheight	5.12 Other	
5.12 Water Edge / Lake / Pond		5.12 Survey Station	
5.12 Hedge / Trees Dip Line / Vegetation		5.12 Photo point	
5.12 Tree Coniferous	5.12 Tree Deciduous	5.12 Top of Tree	

Built Features

5.12 Building	5.12 Fence	5.12 Floor Level
5.12 Edge of Road	5.12 Gate	5.12 Apex Height
5.12 Kerb Bottom	5.12 Road Centreline	5.12 Eaves Height
5.12 Kerb Top	5.12 Top of Wall	5.12 Parapet Height
5.12 Bridge Abutment	5.12 Hoarding	5.12 Softt Elevation
5.12 Bridge Deck	5.12 Property Line	5.12 Step Level
5.12 Bridge Parapet	5.12 Road Scar	5.12 Concrete Pad
5.12 Building Facade	5.12 Top of Fence	5.12 Track
5.12 Footpath / Platform Train & Tram	5.12 Wall / Retaining Wall	
5.12 Damp Proof Course / Verge	5.12 Railway / Tram Rail / Grating / Ramp	
5.12 Bridge Pier / Wall & Gate Pillar / LUAS Trackbed	5.12 Building Canopy / Roof / Overhang	
5.12 Cycleway / Private Landing Area		

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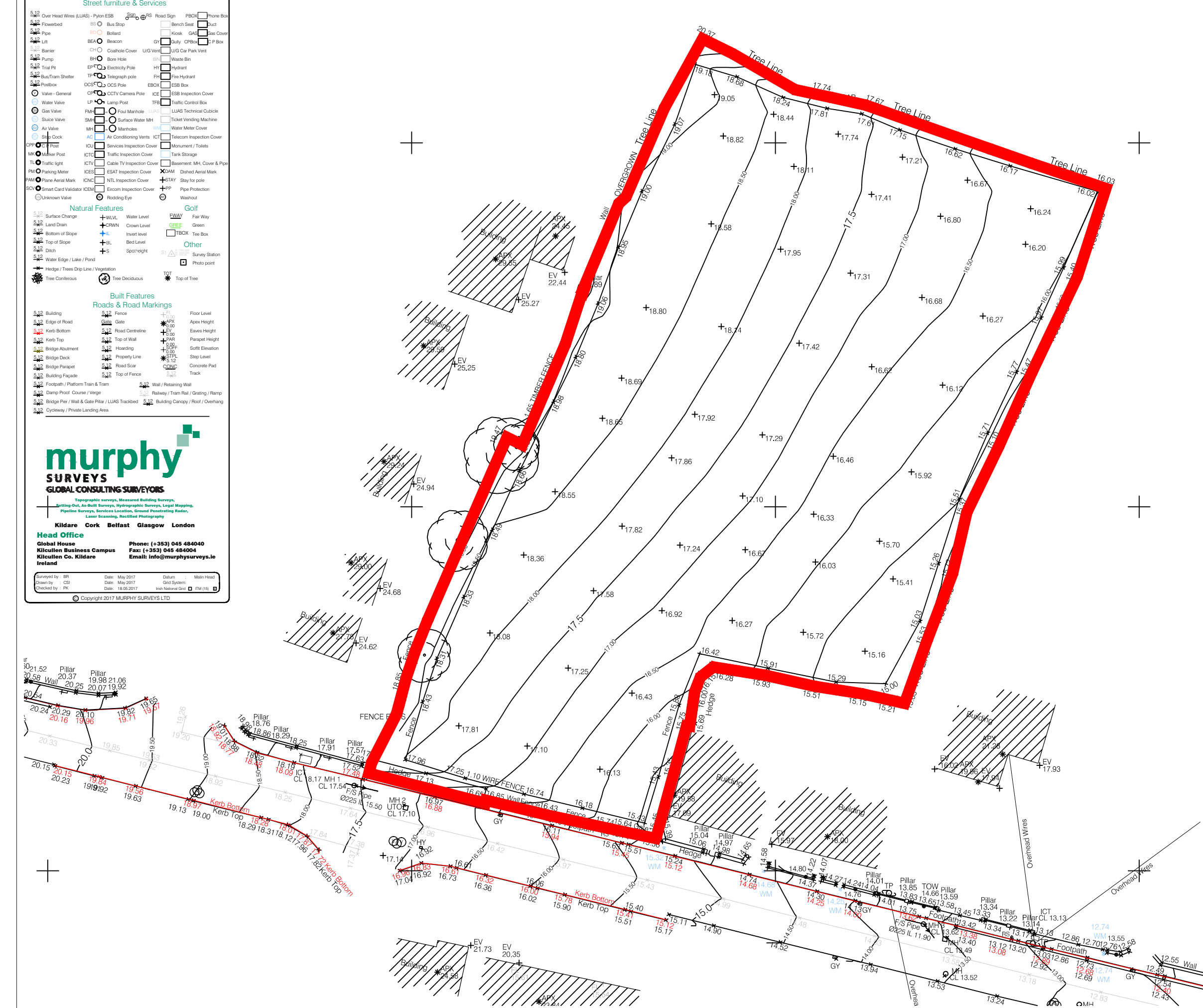
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Surveyed by: BR Date: May 2017 Datum: Irish National Grid
Drawn by: CSI Date: May 2017 Grid System: Irish National Grid
Checked by: PK Date: 18.05.2017

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WEST EVENING SUN

EAST MORNING SUN

NORTH

NOON SUN

SUN PATH

REV	DATE	DRAWN	NOTES

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DWG. SERIES: **PART 8 SUBMISSION**

CLIENT: **KILKENNY COUNTY COUNCIL**

JOB: **RESIDENTIAL DEVELOPMENT AT PILLTOWN, CO. KILKENNY**

DRAWING: **SITE SURVEY**

DATE: 22.09.2017 SCALE: A3 - 1:500
DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: **2017168** DWG NUMBER: **PL-101** REVISION:

HOUSE TYPES - 17 UNITS TOTAL



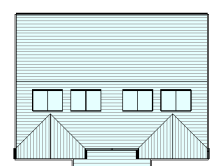
HOUSE TYPE A - 2 PERSON
1 BED SINGLE STOREY
AREA = 48.74m²

HOUSE TYPE A1 - 2 PERSON
1 BED SINGLE STOREY
AREA = 48.74m²

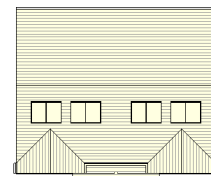


HOUSE TYPE B - 3 PERSON
2 BED SINGLE STOREY
AREA = 67.82m²

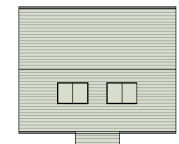
HOUSE TYPE B1 - 3 PERSON
2 BED SINGLE STOREY
AREA = 71.47m²



HOUSE TYPE C - 4 PERSON
2 BED TWO STOREY
AREA = 86.24m²



HOUSE TYPE D - 5 PERSON
3 BED TWO STOREY
AREA = 103.35m²



HOUSE TYPE E - 7 PERSON
4 BED TWO STOREY
AREA = 127.58m²

CAR PARKING REQUIREMENTS

PRIVATE PARKING
REQUIRED: 2 SPACES PER DWELLING.
TOTAL PROVIDED: 34 SPACES.

VISITOR PARKING
REQUIRED: 0.25 SPACES PER DWELLING.
TOTAL PROVIDED: 4 SPACES.

TOTAL CAR PARKING SPACES REQUIRED - 38 SPACES
TOTAL CAR PARKING SPACES PROVIDED. - 38 SPACES

SPACE REQUIREMENTS

PRIVATE OPEN SPACE
1/2 BEDROOM HOUSE: 48sqm
3+ BEDROOM HOUSE: 60-75sqm

PUBLIC OPEN SPACE
TOTAL PROVIDED: 0.079 H/A (13.3%)



DIVIDING WALLS:
PROPOSED NEW 1.8m HIGH PRECAST CONCRETE POST AND HIT AND MISS TIMBER INFILL PANELS TO FORM DIVIDING WALLS BETWEEN UNITS.

WESTERN BOUNDARY:
EXISTING HEDGEROW BOUNDARY TO BE RETAINED WITH PROPOSED NEW 1.8m HIGH BLOCK WALL & PIERS INSIDE HEDGEROW. WALLS TO BE FAIR FACED BLOCKWORK FINISH WITH RAKED JOINTS.

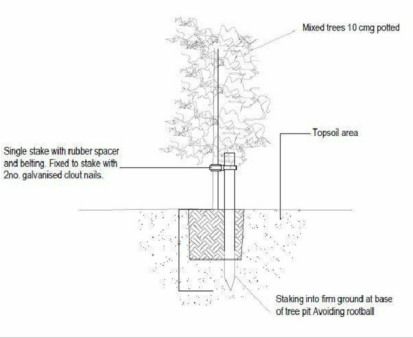
DIVIDING WALLS:
PROPOSED NEW 1.8m HIGH PRECAST CONCRETE POST AND HIT AND MISS TIMBER INFILL PANELS TO FORM DIVIDING WALLS BETWEEN UNITS.

DIVIDING WALLS:
PROPOSED NEW 1.8m HIGH PRECAST CONCRETE POST AND HIT & MISS TIMBER INFILL PANELS TO FORM DIVIDING WALLS BETWEEN UNITS.

EASTERN BOUNDARY:
EXISTING HEDGEROW BOUNDARY TO BE RETAINED WITH PROPOSED NEW 1.8m HIGH BLOCK WALL & PIERS INSIDE HEDGEROW. WALLS TO BE FAIR FACED BLOCKWORK FINISH WITH RAKED JOINTS.

LIST OF PROPOSED TREES

- List of Proposed Trees:
 2 x Tilia cordata 14-16cm b/r
 3 x Carpinus bet. 'Fastigiata' 18-20cm r/b
 1 x Fagus syl. Dawyck gold 3.5-4m tall
 1 x Sorbus aria 'Lutescens' 10-12cm b/r
 1 x Malus 'Everest' 10-12cm b/r
 1 x Amelanchier lamarckii 10-12cm r/b
 1 x Acer pseudo. 'Spaethii' 10-12cm b/r
 1 x Acer campestre 10-12cm b/r
 Large Canopy Trees:
 1 x Acer Platanoides 'Deborah' 10-12 cm b/r
 1 x Castina Sativa 10-12cm b/r
 1 x Quercus Palustris 10-12cm b/r
 1 x Tilia Cordata 'Green Spire' 10-12cm b/r



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NOTES:

LEGEND

- SITE BOUNDARY SHOWN OUTLINED RED: [Red line symbol]
 - SITE NOTICE LOCATION SHOWN AS: [Star symbol]
 - EXISTING SITE SPOT LEVELS SHOWN AS: [Crosshair symbol] 88.326
 - PROPOSED SITE SPOT LEVELS SHOWN AS: [Red dot symbol] 88.326
 - PROPOSED PUBLIC OPEN SPACE SHOWN AS: [Green square symbol]
 - PROPOSED NEW LANDSCAPED SHRUB BED SHOWN AS: [Light green square symbol]
- Selection from the following at 1.2m centres: Potentilla 'Primrose Beauty', 'Abbotswood' and 'Gold Star', Erica 'December Red' and 'Silberschmelze' (white) or similar, Spirea 'Goldmound', 'Shirobana' Euonymus 'Emerald N Gold', 'Emerald Gaiety' Hebe 'Mrs Winder' or sim, Mahonia aquifolium 'Apollo', Lavender 'Hidcote', Hydrangea 'Altona' or similar.
Singles planted within the beds at random:- Weigela fl 'Variegata', 'Purpurea', Viburnum 'Eve Price', Pittosporum, 'Tom Thumb', 'Elizabeth', 'Ilex 'Golden King', 'Silver Queen', Forsythia.

OS DATUM - LEVELS RELATE TO ORDNANCE SURVEY DATUM (MALIN HEAD)

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No. AR0005417 © Government of Ireland
Map Ref. No. 5436-a & 5436-c

REV	DATE	DRAWN	NOTES



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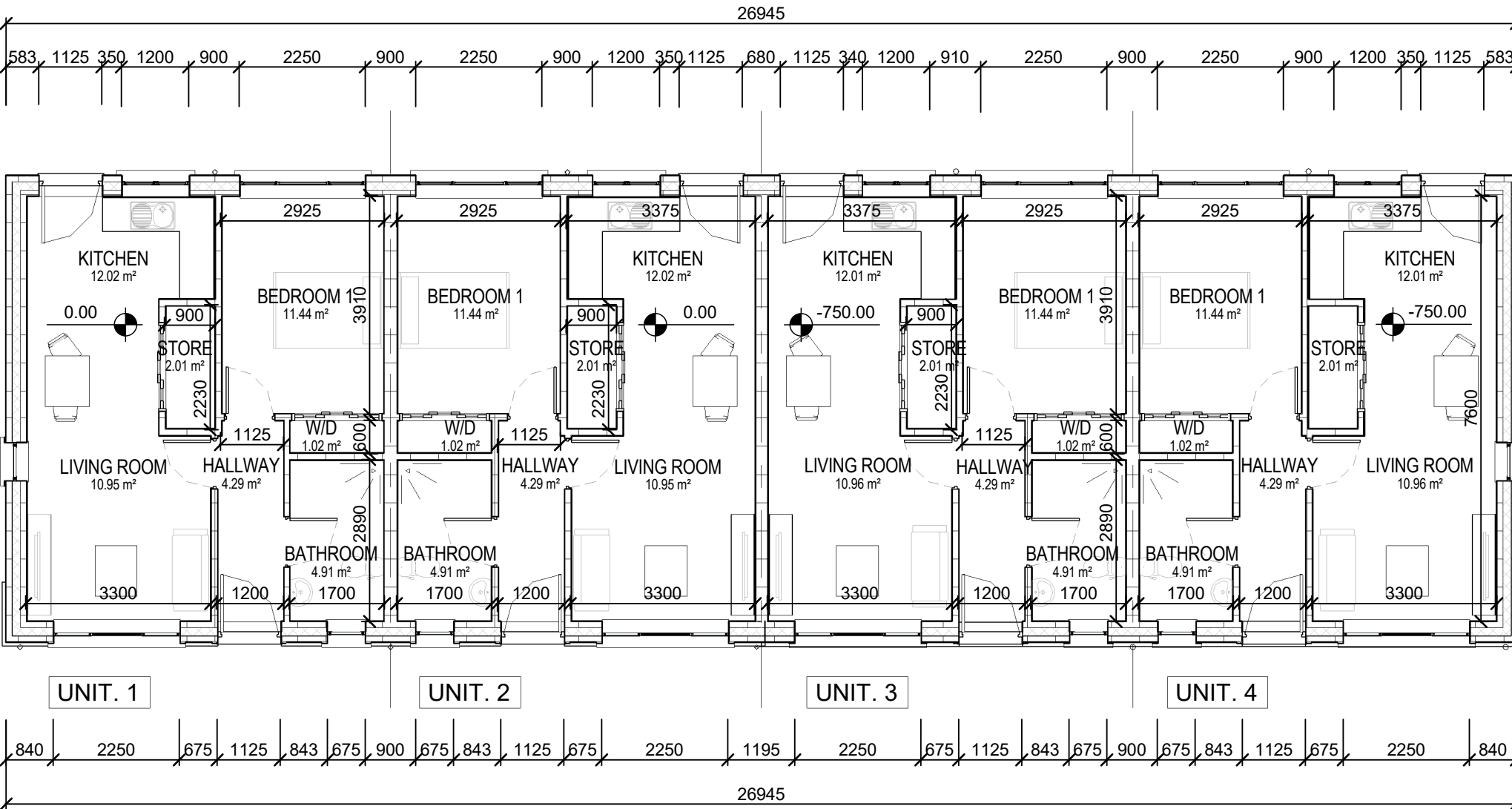
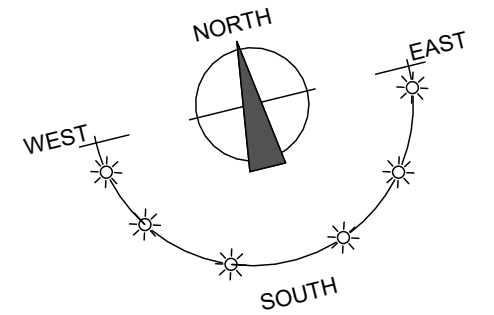
DWG. SERIES: PART 8 SUBMISSION

CLIENT:	Kilkenny County Council		
JOB:	Residential Development at Piltown, Co. Kilkenny		
DRAWING:	Site Layout Plan		
DATE:	04.12.2017	SCALE:	1:500 @ A3
DRAWN:	Damien Browne	CHECKED:	Philip Blake
JOB NUMBER:	2017168	DWG NUMBER:	PL-102
REVISION:			

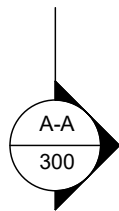
PROPOSED SITE LAYOUT PLAN
SITE AREA: 0.5957 HECTARES

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NOTES:



GROUND FLOOR PLAN



HOUSE TYPE A
TERRACED 1 BED 2 PERSON HOUSES
 GROUND FLOOR AREA: 48.74m²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

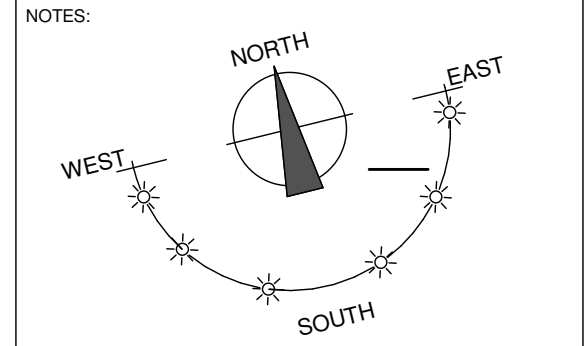
REV	DATE	DRAWN	NOTES



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CLIENT:	KILKENNY COUNTY COUNCIL	
JOB:	RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY	
DRAWING:	GROUND FLOOR PLAN - HOUSE TYPE A	
DATE: 22.11.2017	SCALE: 1:100 @ A3	
DRAWN: DAMIEN BROWNE	CHECKED: PHILIP BLAKE	
JOB NUMBER: 2017168	DWG NUMBER: PL-200	REVISION:

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NOTES:

HOUSE TYPE A
TERRACED 1 BED 2 PERSON HOUSES
GROUND FLOOR AREA: 48.74m²

**NOTE: LEVELS WILL VARY
ACCORDING TO HOUSE POSITION.**

REV	DATE	DRAWN	NOTES

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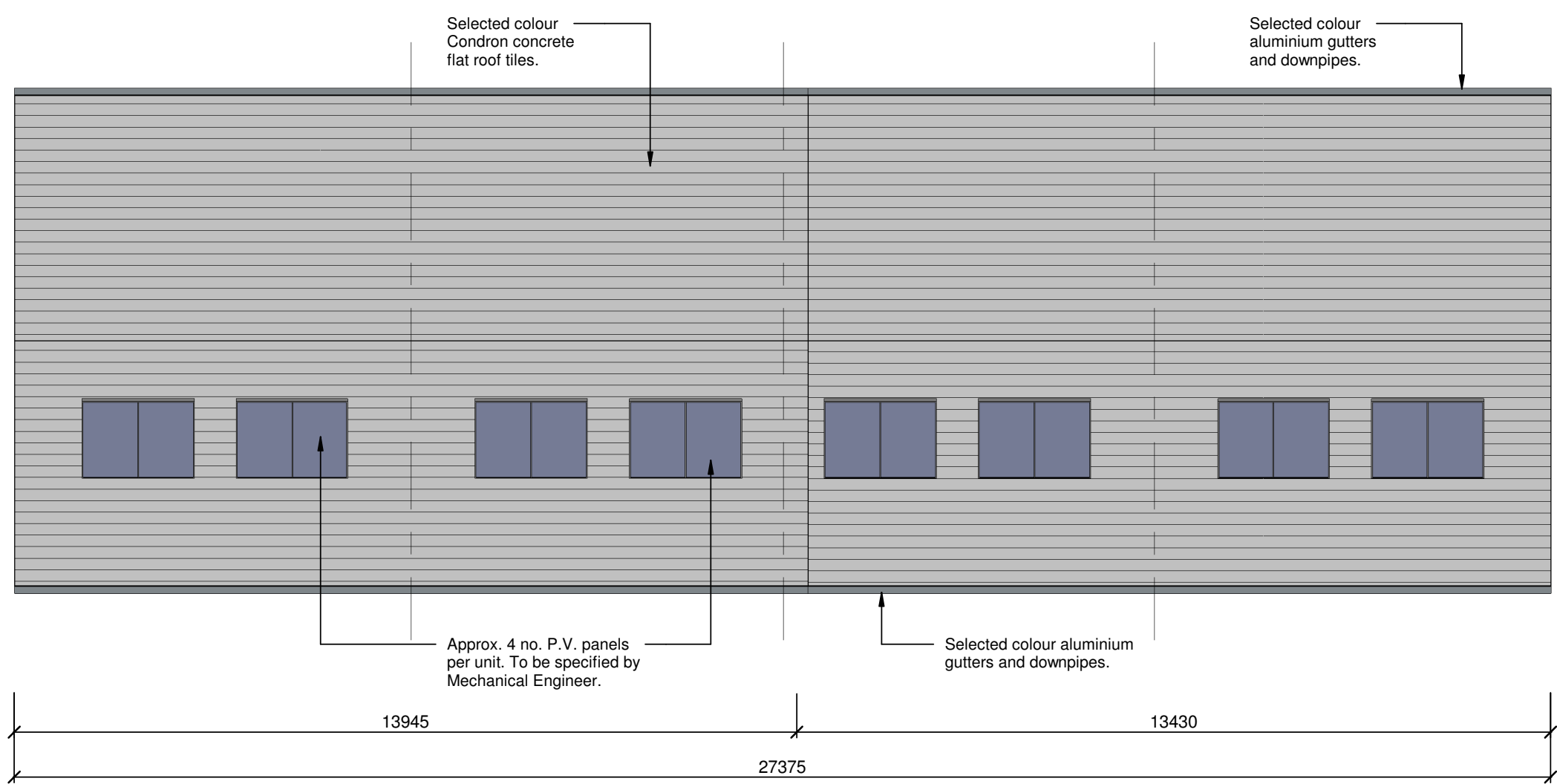
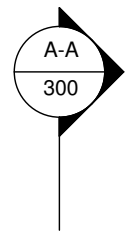
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DWG. SERIES: **PART 8 SUBMISSION**

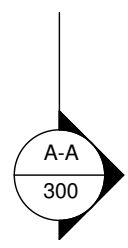
CLIENT: **KILKENNY COUNTY COUNCIL**
JOB: **RESIDENTIAL DEVELOPMENT AT PILTOWN,
CO. KILKENNY**
DRAWING: **ROOF PLAN - HOUSE TYPE A**

DATE: 22.11.2017 SCALE: 1:100 @ A3
DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: 2017168 DWG NUMBER: PL-201 REVISION:

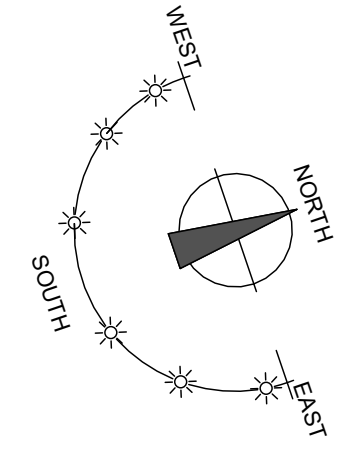


ROOF PLAN



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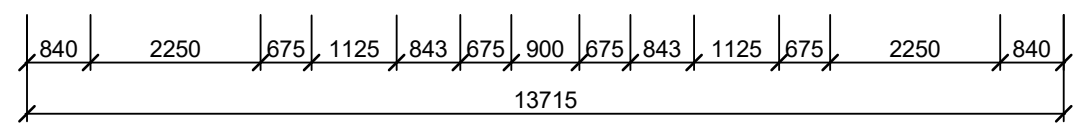
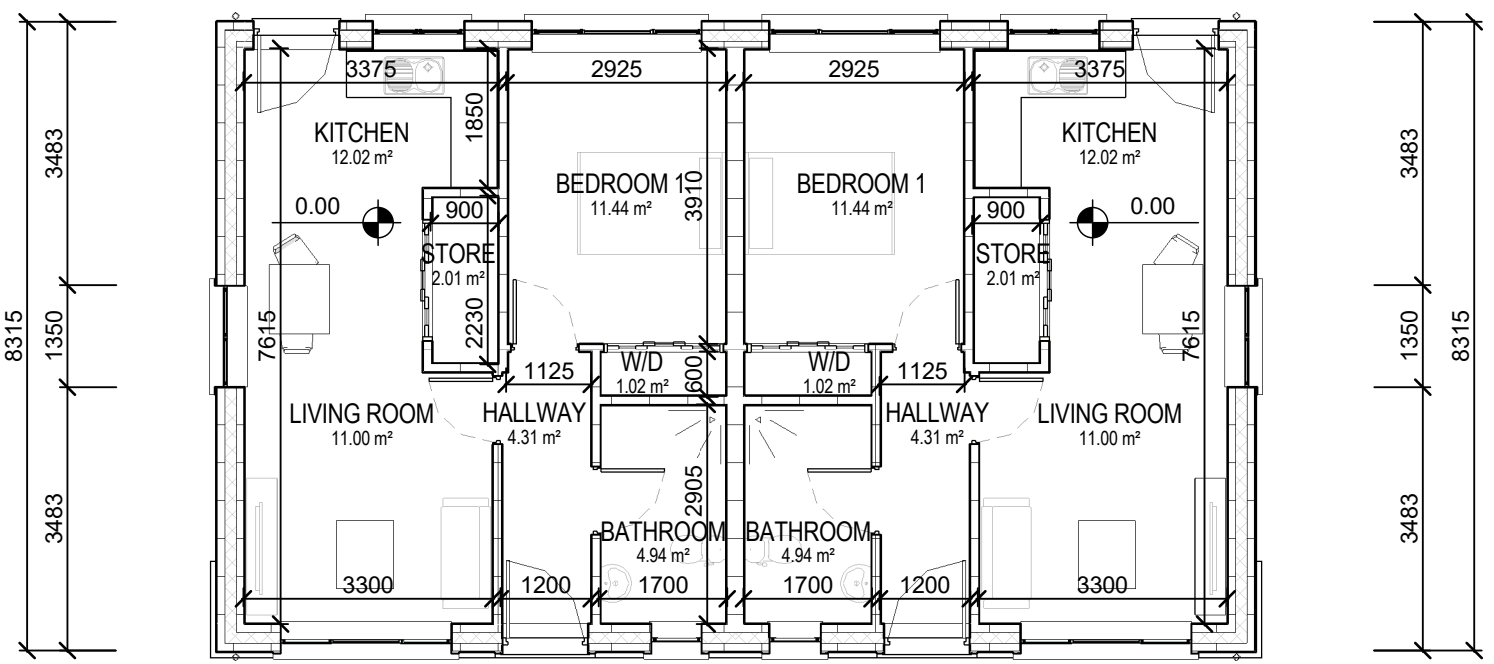
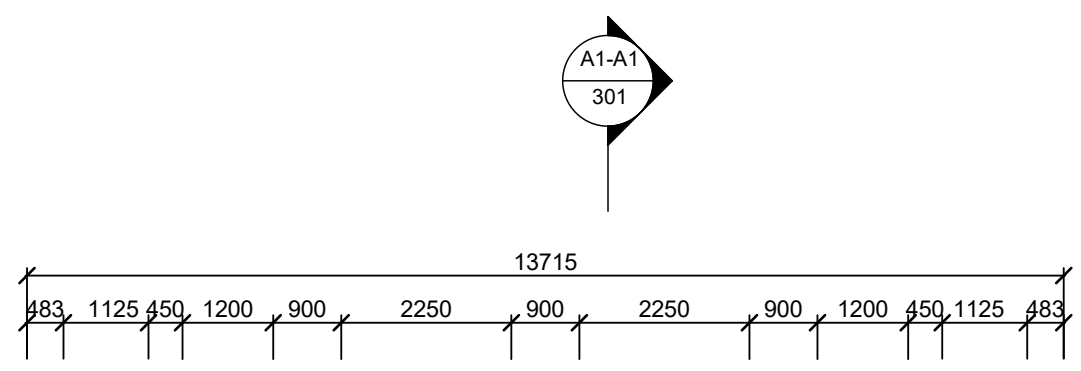


HOUSE TYPE A1

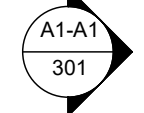
SEMI-DETACHED 1 BED 2 PERSON HOUSE
 GROUND FLOOR AREA: 48.74m²

NOTE: LEVELS WILL VARY
 ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



GROUND FLOOR PLAN

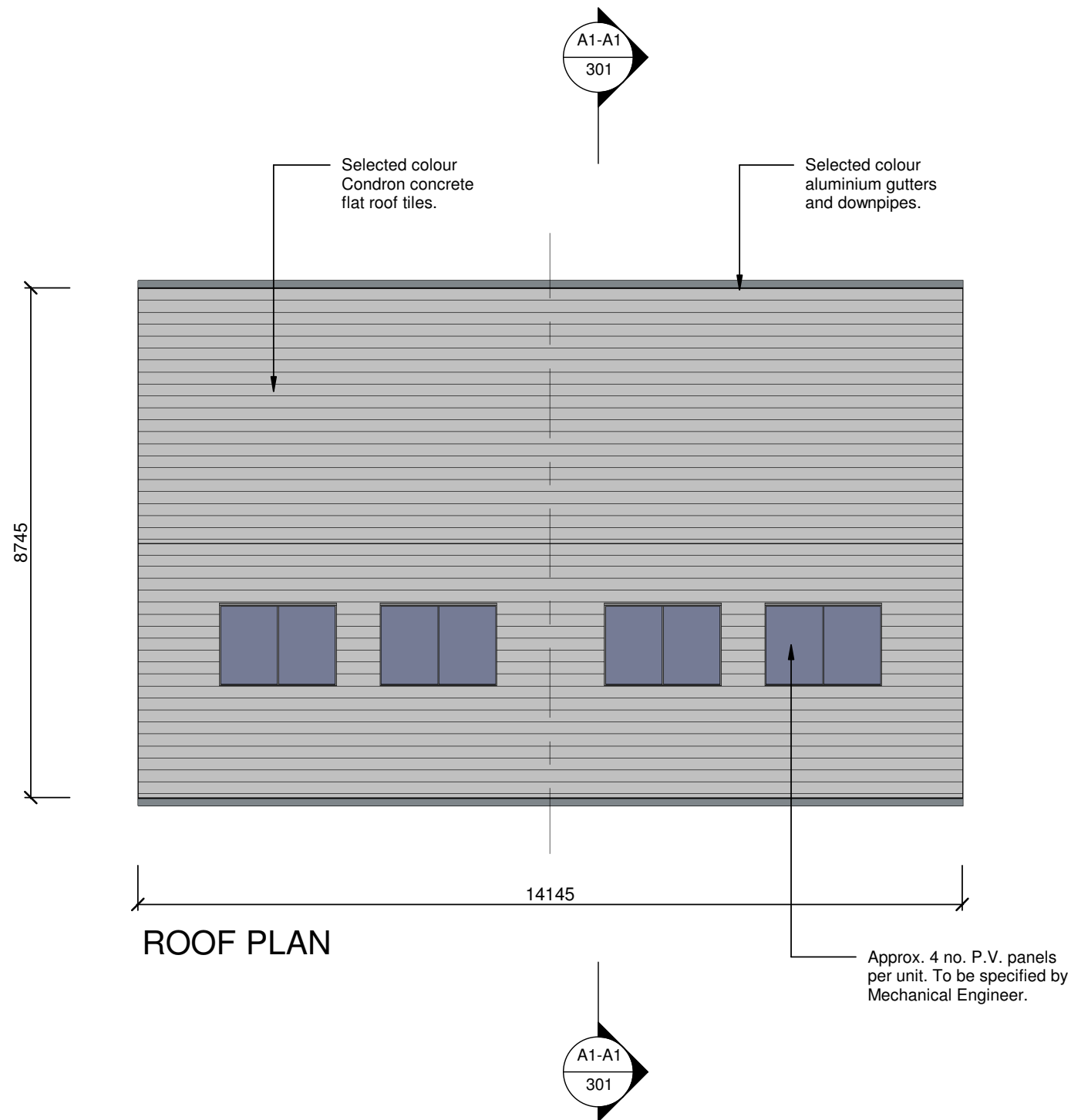
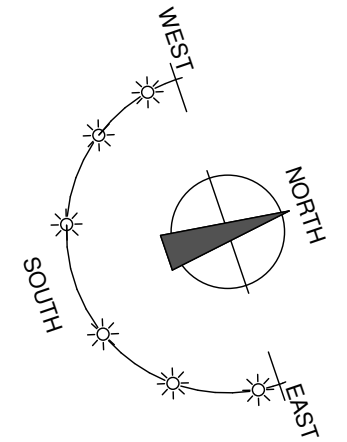


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DWG. SERIES:		PART 8 SUBMISSION	
CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY		
DRAWING:	GROUND FLOOR PLAN - HOUSE TYPE A1		
DATE:	22.11.2017	SCALE:	1:100 @ A3
DRAWN:	DAMIEN BROWNE	CHECKED:	PHILIP BLAKE
JOB NUMBER:	2017168	DWG NUMBER:	PL-202
REVISION:			

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NOTES:



ROOF PLAN

HOUSE TYPE A1
SEMI-DETACHED 1 BED 2 PERSON HOUSE
GROUND FLOOR AREA: 48.74m²

NOTE: LEVELS WILL VARY
ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES

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C.J. Falconer + Associates
ARCHITECTS

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DWG. SERIES: **PART 8 SUBMISSION**

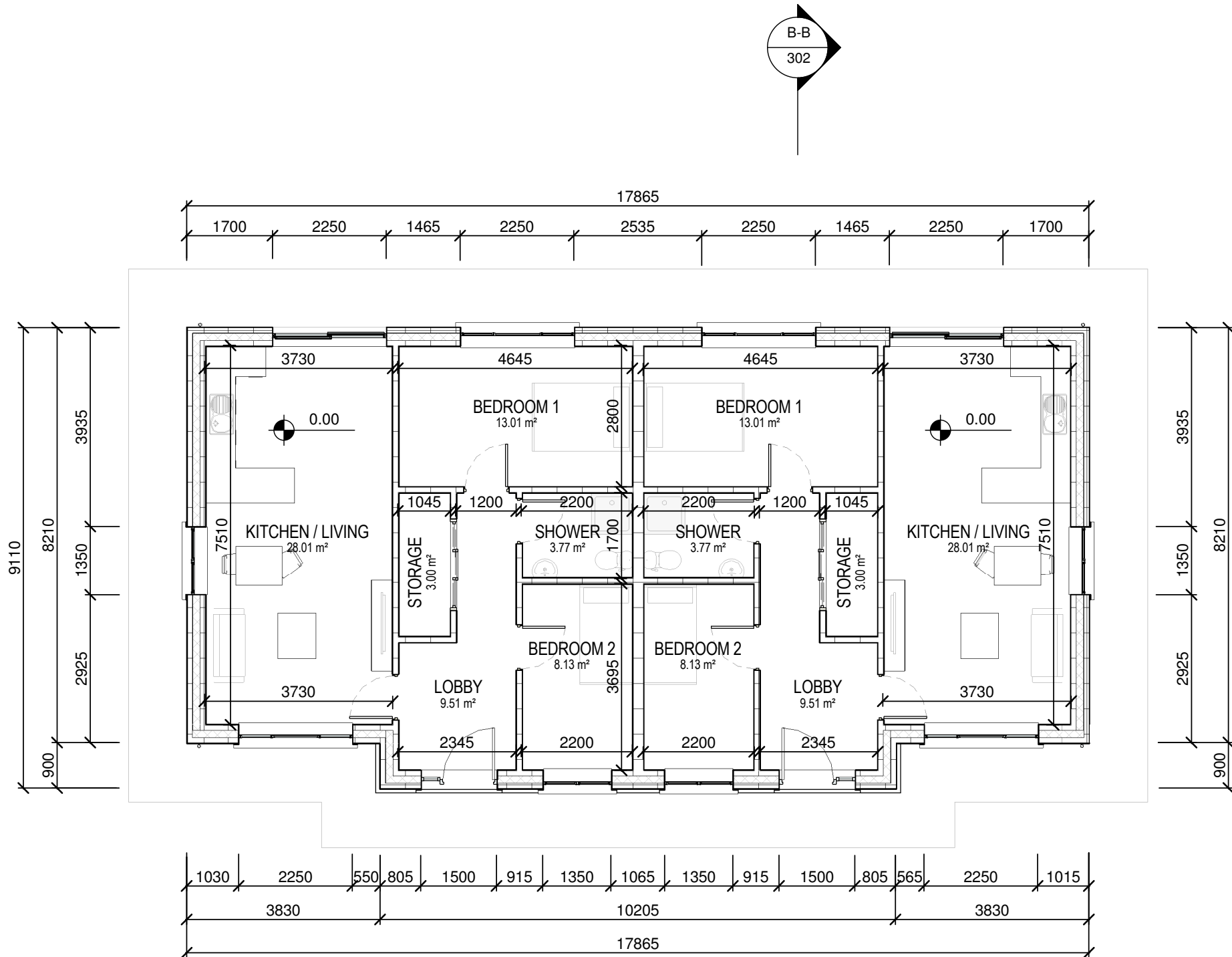
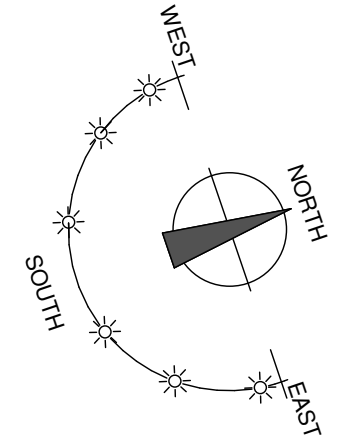
CLIENT: KILKENNY COUNTY COUNCIL
JOB: RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY
DRAWING: ROOF PLAN - HOUSE TYPE A1

DATE: 22.11.2017 SCALE: 1:100 @ A3
DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: 2017168 DWG NUMBER: PL-203 REVISION:

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NOTES:



GROUND FLOOR PLAN

HOUSE TYPE B
 SEMI-DETACHED 2 BED 3 PERSON HOUSE
 GROUND FLOOR AREA: 67.82m²

NOTE: LEVELS WILL VARY
 ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



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DWG. SERIES: **PART 8 SUBMISSION**

CLIENT: **KILKENNY COUNTY COUNCIL**
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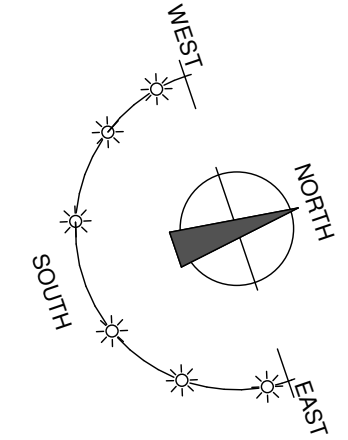
DRAWING: **GROUND FLOOR PLAN - HOUSE TYPE B**

DATE: 22.11.2017 SCALE: 1:100 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: **2017168** DWG NUMBER: **PL-204** REVISION:

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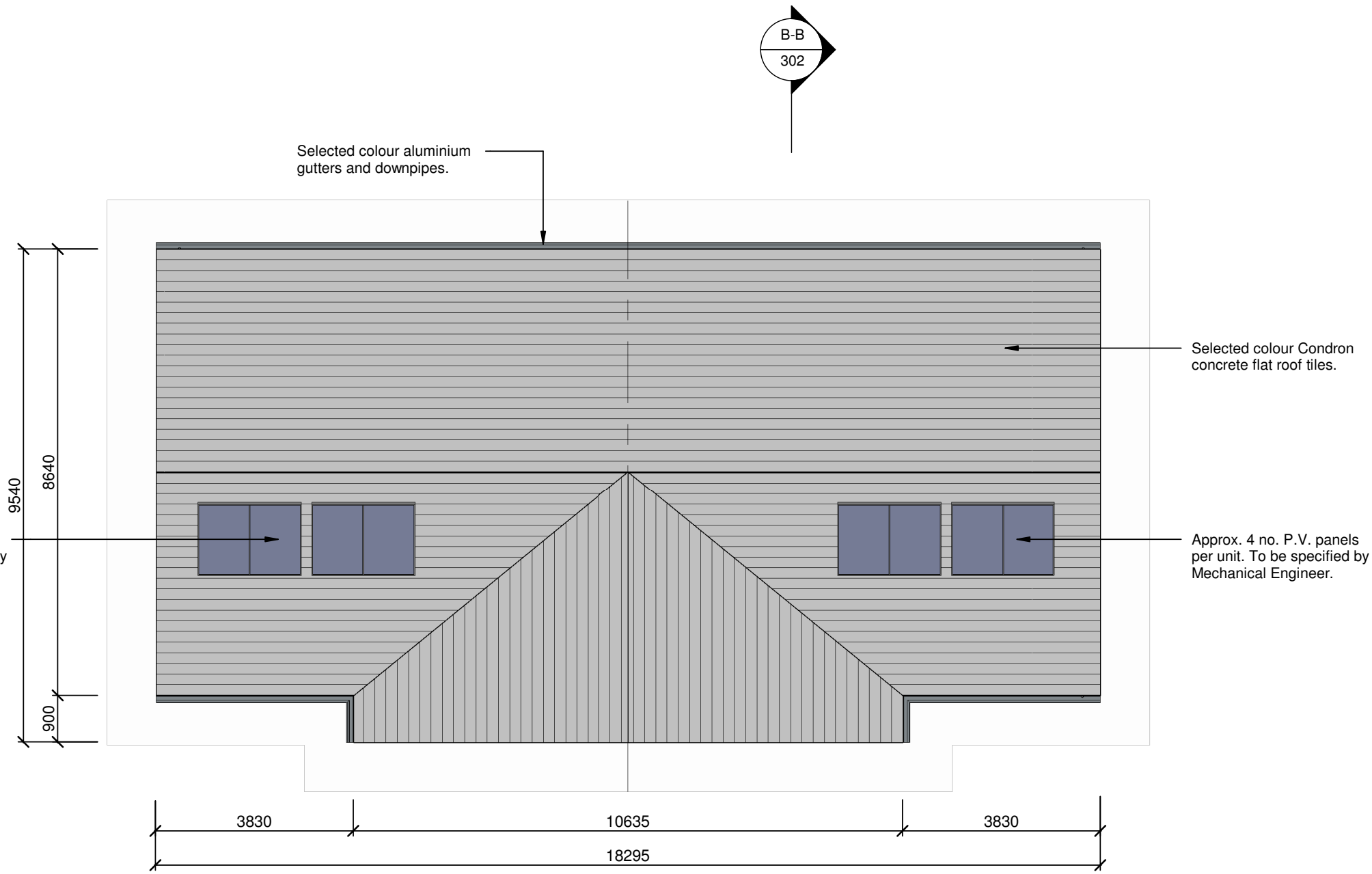


HOUSE TYPE B

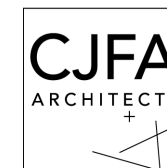
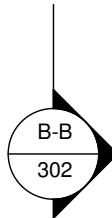
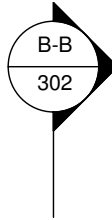
SEMI-DETACHED 2 BED 3 PERSON HOUSE
 GROUND FLOOR AREA: 67.82m²

NOTE: LEVELS WILL VARY
 ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



ROOF PLAN



**C.J. Falconer
+ Associates**
ARCHITECTS

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DWG. SERIES: **PART 8 SUBMISSION**

CLIENT: **KILKENNY COUNTY COUNCIL**
 JOB: **RESIDENTIAL DEVELOPMENT AT PILTOWN,
CO. KILKENNY**

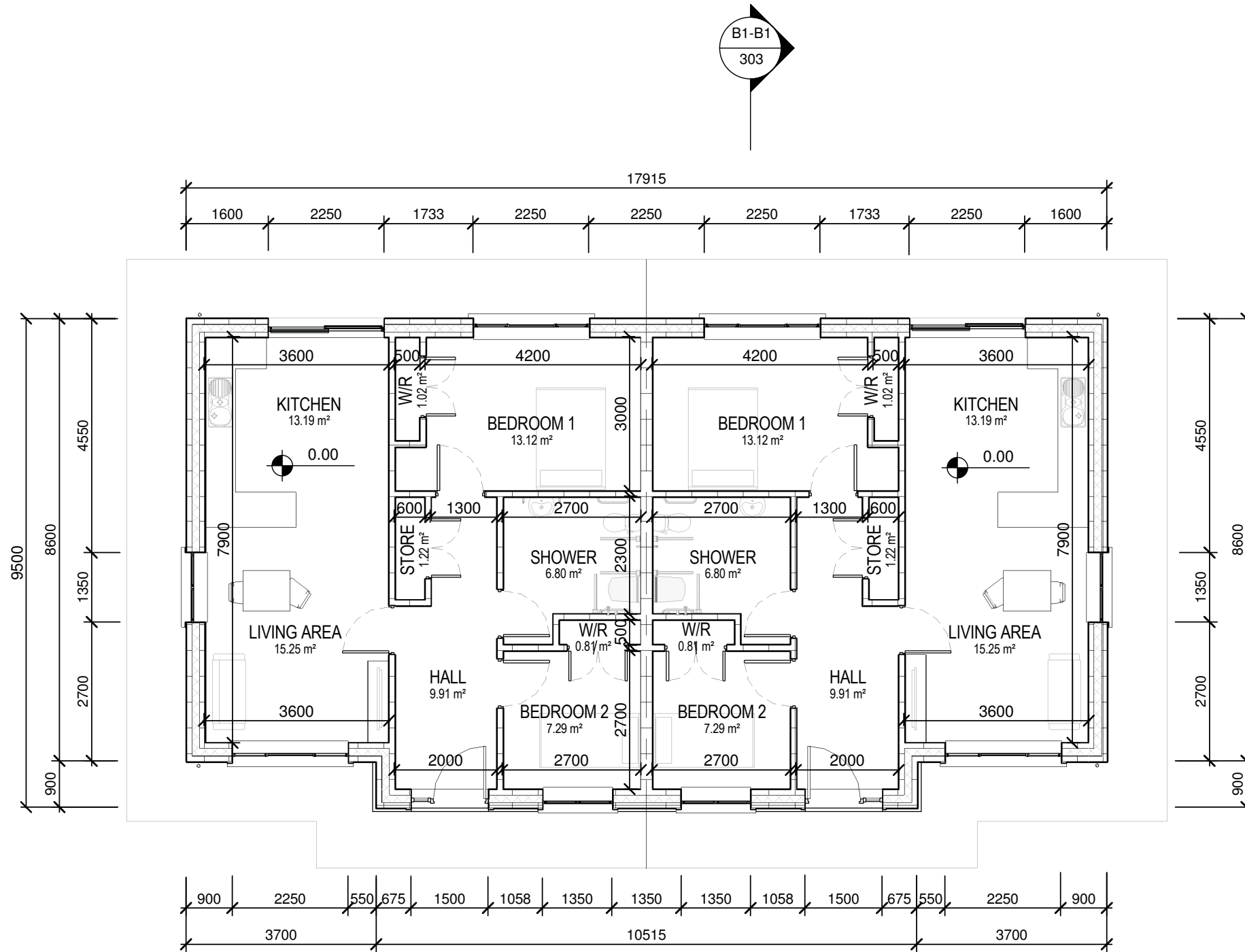
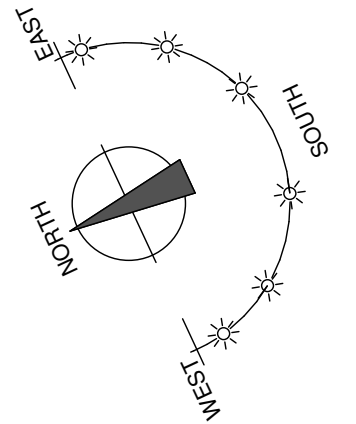
DRAWING: **ROOF PLAN - HOUSE TYPE B**

DATE: 22.11.2017 SCALE: 1:100 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: **2017168** DWG NUMBER: **PL-205** REVISION:

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NOTES:



HOUSE TYPE B1
 SEMI-DETACHED 2 BED 3 PERSON HOUSE
 GROUND FLOOR AREA: 71.47m²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES

GROUND FLOOR PLAN



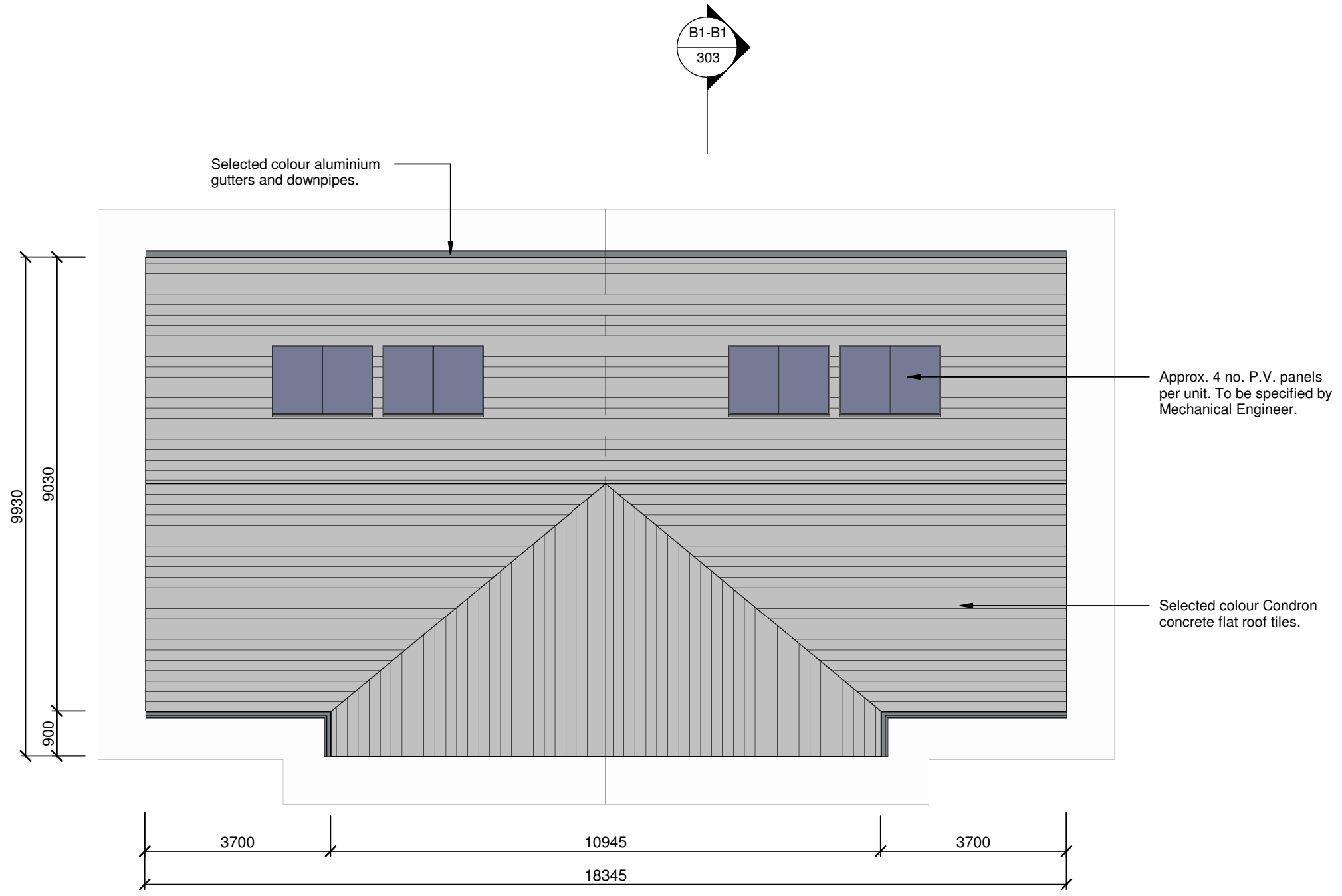
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DWG. SERIES: **PART 8 SUBMISSION**

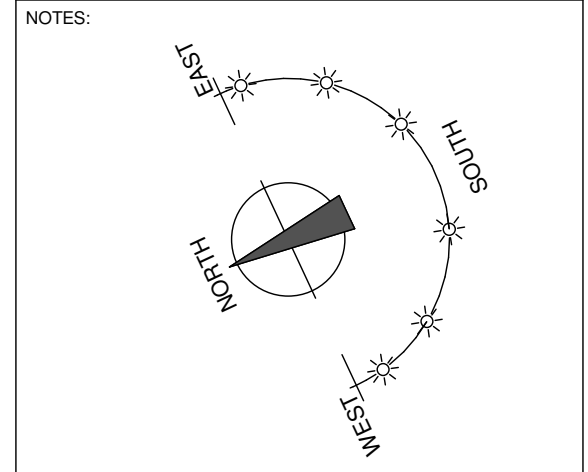
CLIENT: **KILKENNY COUNTY COUNCIL**
 JOB: **RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY**
 DRAWING: **GROUND FLOOR PLAN - HOUSE TYPE B1**

DATE: 22.11.2017 SCALE: 1:100 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: **2017168** DWG NUMBER: **PL-206** REVISION:



ROOF PLAN



NOTES:

HOUSE TYPE B1
 SEMI-DETACHED 2 BED 3 PERSON HOUSE
 GROUND FLOOR AREA: 71.47m²
 NOTE: LEVELS WILL VARY
 ACCORDING TO HOUSE POSITION.

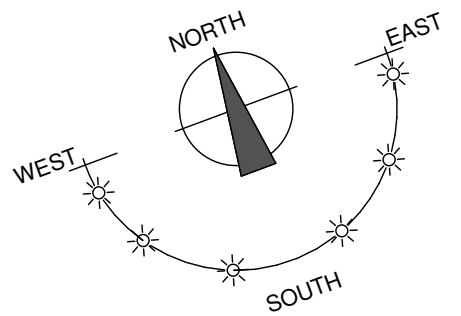
REV	DATE	DRAWN	NOTES



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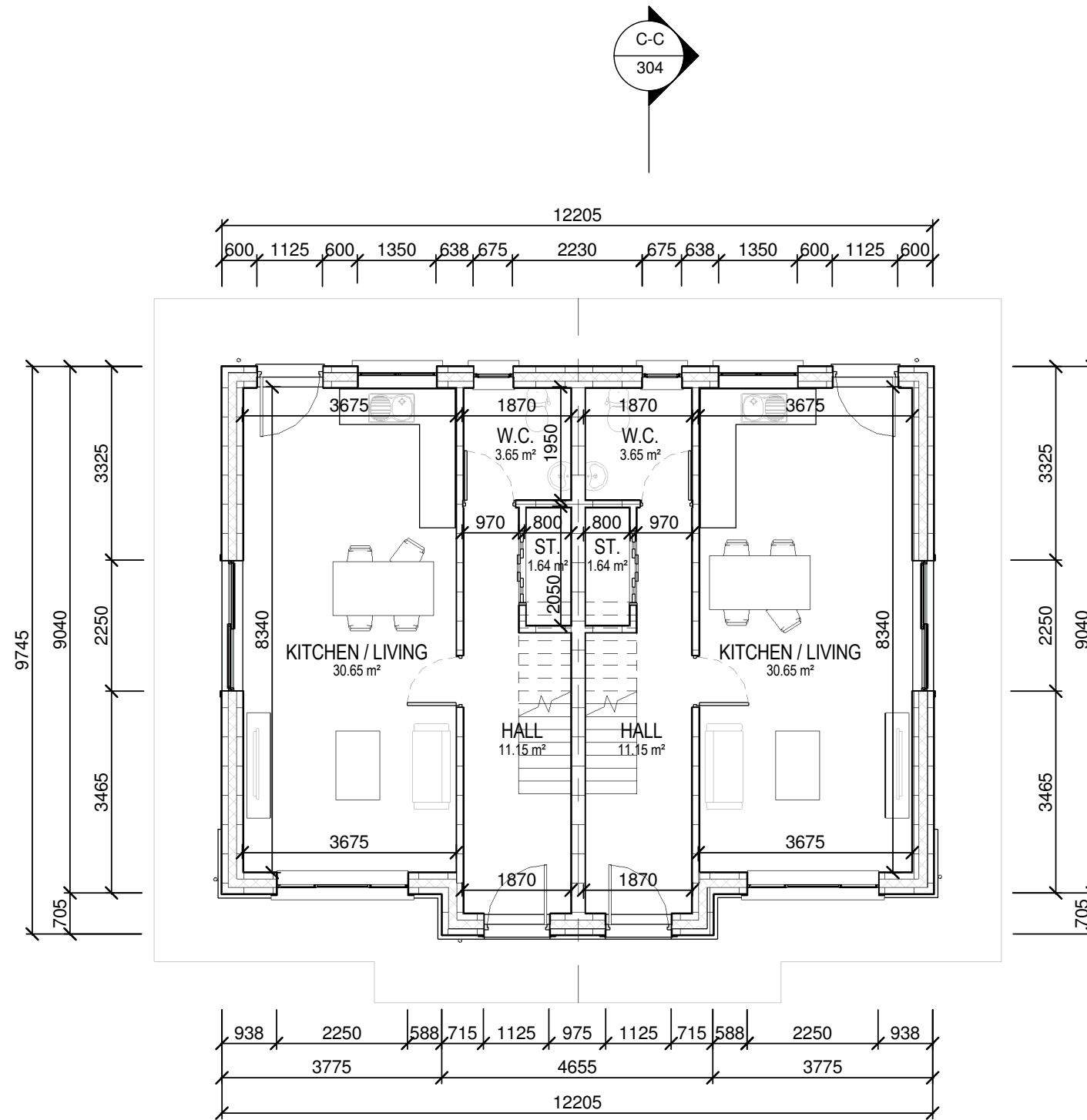
DWG. SERIES:	PART 8 SUBMISSION		
CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY		
DRAWING:	ROOF PLAN - HOUSE TYPE B1		
DATE:	22.11.2017	SCALE:	1:100 @ A3
DRAWN:	DAMIEN BROWNE	CHECKED:	PHILIP BLAKE
JOB NUMBER:	2017168	DWG NUMBER:	PL-207
		REVISION:	

NOTES:

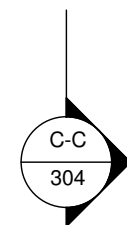


HOUSE TYPE C	
SEMI-DETACHED 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m ²
FIRST FLOOR AREA:	39.95m ²
TOTAL FLOOR AREA:	86.24m ²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.



GROUND FLOOR PLAN



REV	DATE	DRAWN	NOTES



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DWG. SERIES:	PART 8 SUBMISSION
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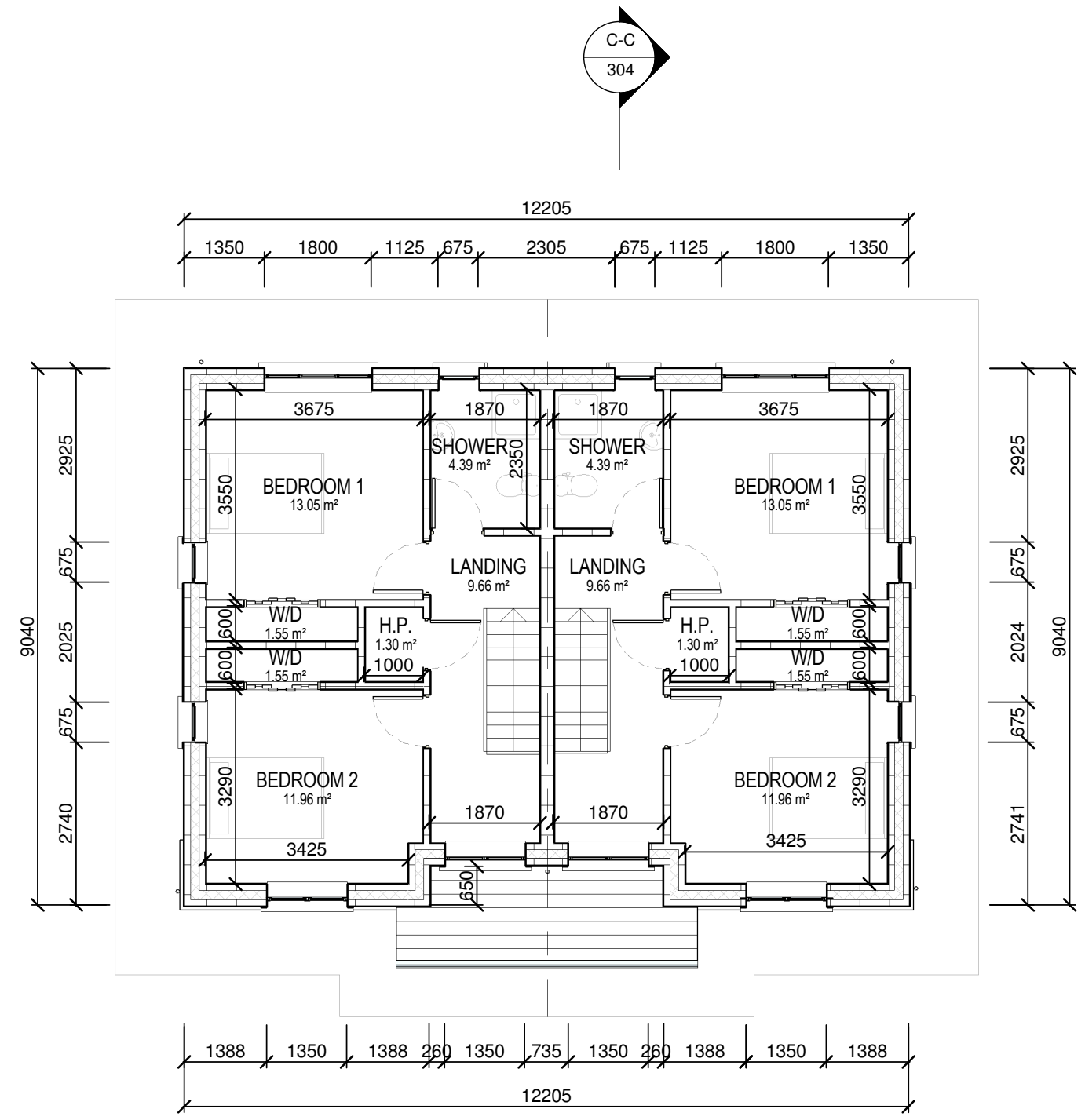
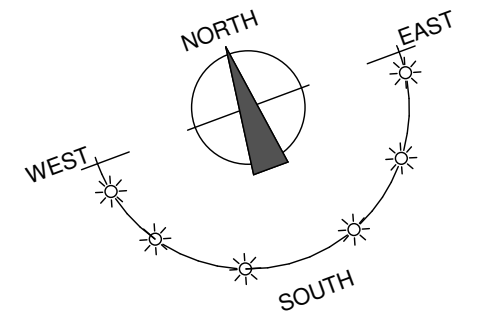
CLIENT:	KILKENNY COUNTY COUNCIL
JOB:	RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY
DRAWING:	GROUND FLOOR PLAN - HOUSE TYPE C

DATE:	22.11.2017	SCALE:	1:100 @ A3
DRAWN:	DAMIEN BROWNE	CHECKED:	PHILIP BLAKE

JOB NUMBER:	2017168	DWG NUMBER:	PL-208	REVISION:	
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NOTES:



FIRST FLOOR PLAN

HOUSE TYPE C	
SEMI-DETACHED 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m ²
FIRST FLOOR AREA:	39.95m ²
TOTAL FLOOR AREA:	86.24m ²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES

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DWG. SERIES: **PART 8 SUBMISSION**

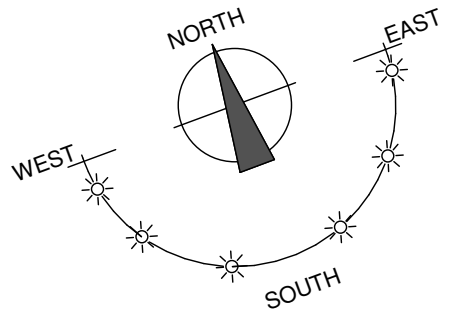
CLIENT: **KILKENNY COUNTY COUNCIL**
 JOB: **RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY**
 DRAWING: **FIRST FLOOR PLAN - HOUSE TYPE C**

DATE: 22.11.2017 SCALE: 1:100 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: **2017168** DWG NUMBER: **PL-209** REVISION:

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NOTES:

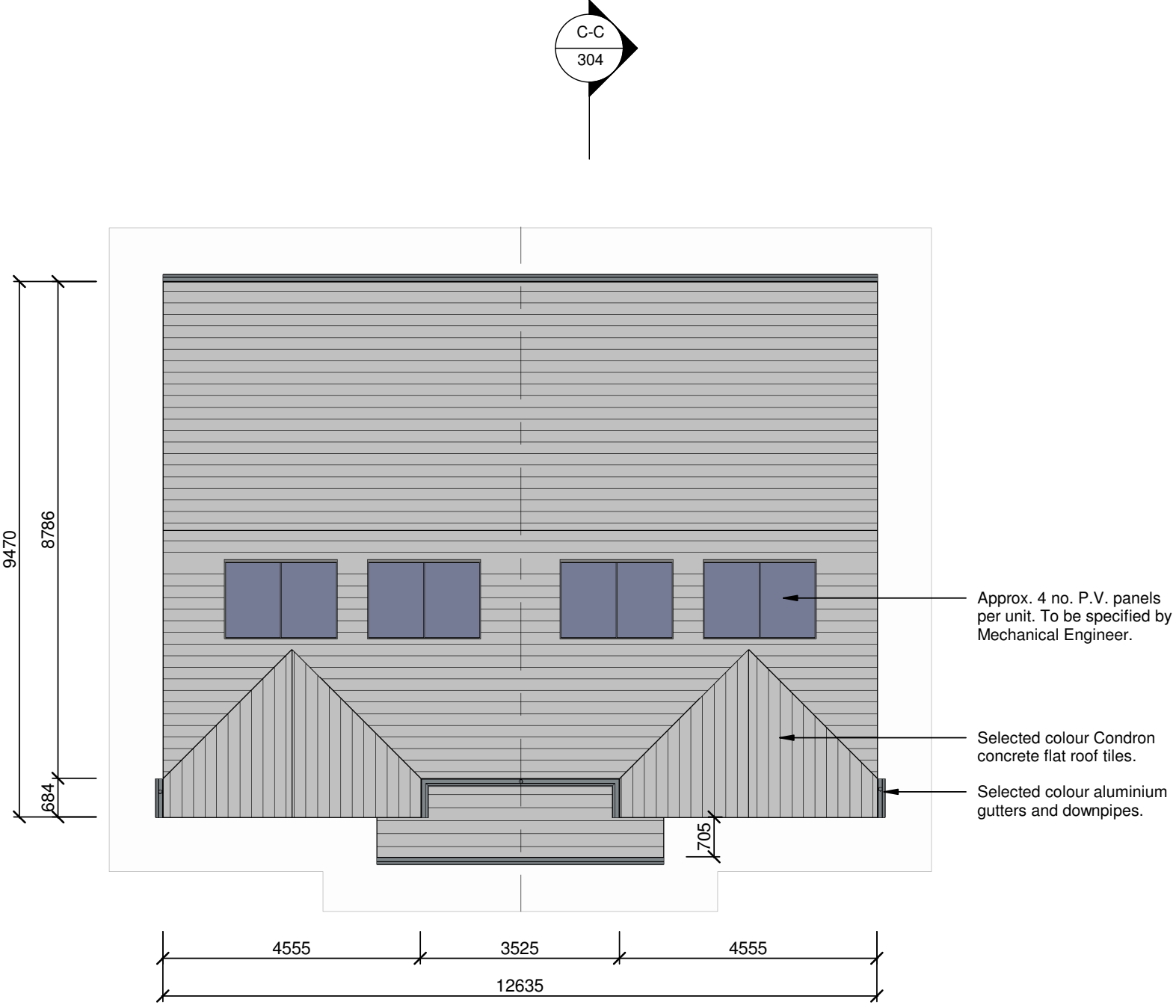


HOUSE TYPE C

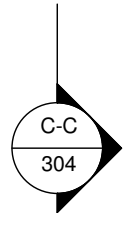
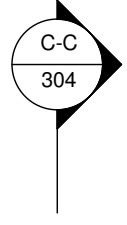
SEMI-DETACHED 2 BED 4 PERSON HOUSE
GROUND FLOOR AREA: 46.29m²
FIRST FLOOR AREA: 39.95m²
TOTAL FLOOR AREA: 86.24m²

NOTE: LEVELS WILL VARY
ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



ROOF PLAN



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DWG. SERIES: **PART 8 SUBMISSION**

CLIENT: KILKENNY COUNTY COUNCIL
JOB: RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY
DRAWING: ROOF PLAN - HOUSE TYPE C

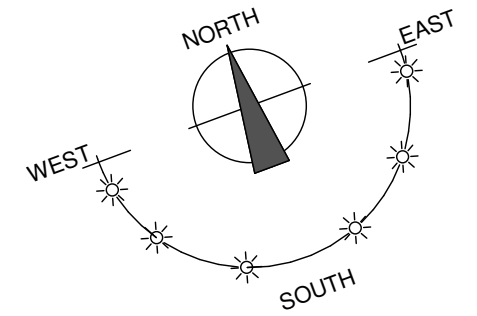
DATE: 22.11.2017 SCALE: 1:100 @ A3

DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: 2017168	DWG NUMBER: PL-210	REVISION:
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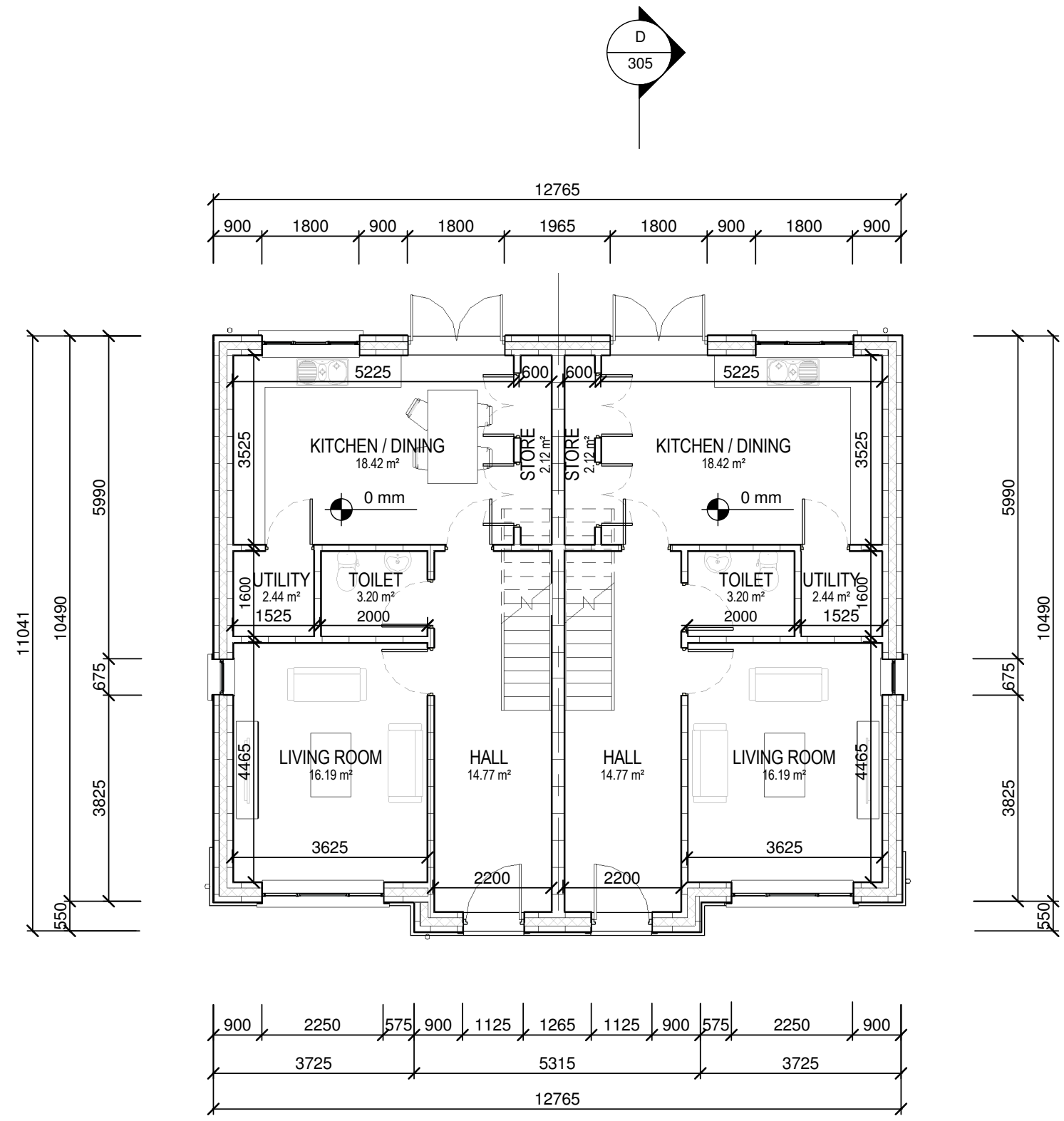
NOTES:



HOUSE TYPE D
 SEMI-DETACHED 3 BED 5 PERSON HOUSE
 GROUND FLOOR AREA: 53.23m²
 FIRST FLOOR AREA: 50.12m²
 TOTAL FLOOR AREA: 103.35m²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



GROUND FLOOR PLAN

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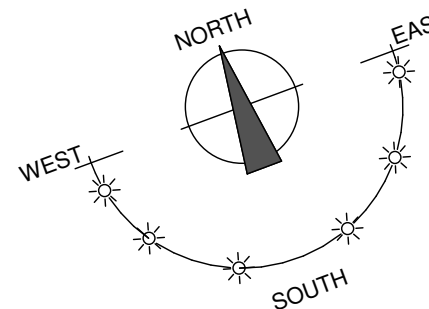
DWG. SERIES: **PART 8 SUBMISSION**

CLIENT: **KILKENNY COUNTY COUNCIL**
 JOB: **RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY**
 DRAWING: **GROUND FLOOR PLAN - HOUSE TYPE D**
 DATE: 22.11.2017 SCALE: 1:100 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: **2017168** DWG NUMBER: **PL-211** REVISION:

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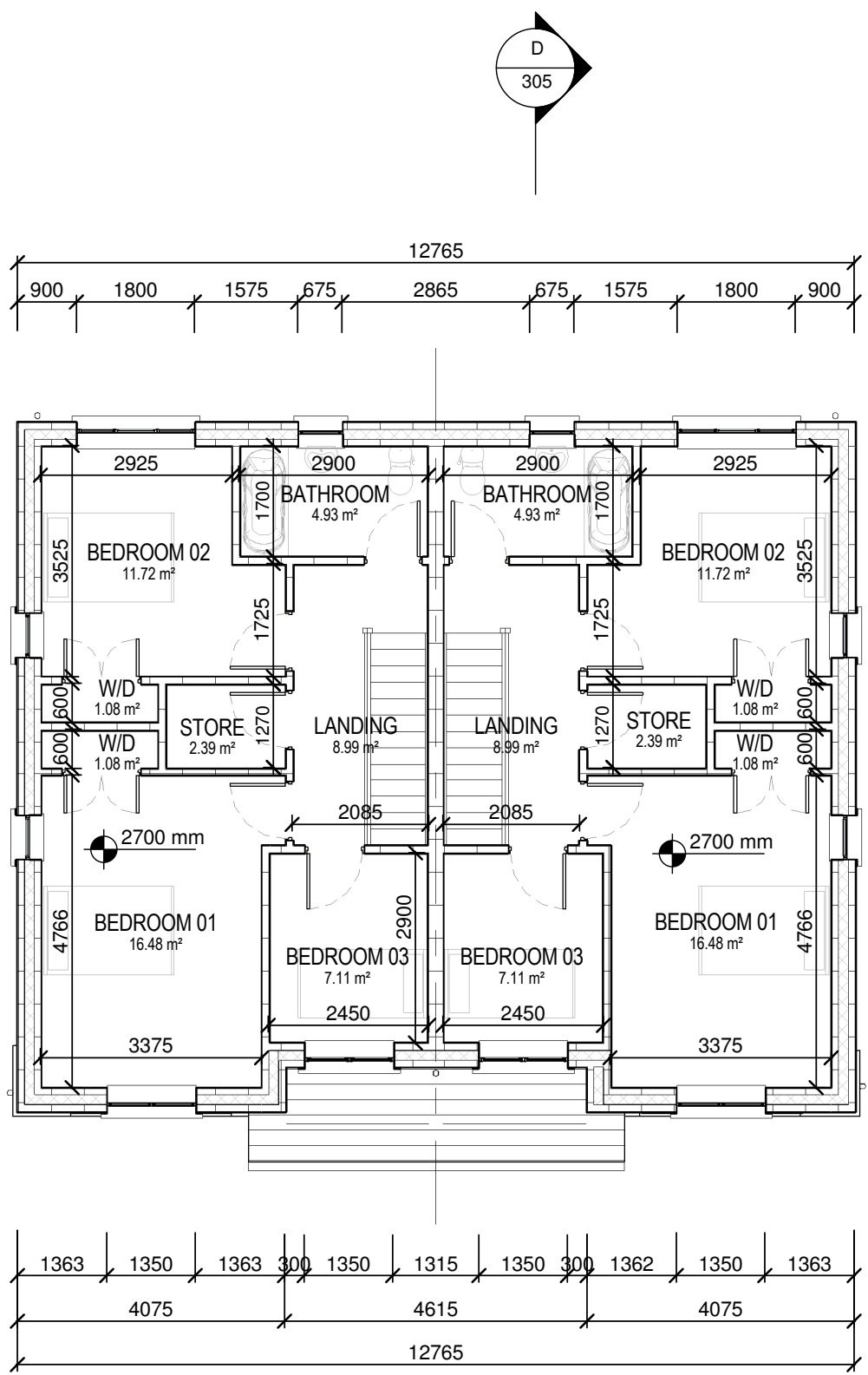
NOTES:



HOUSE TYPE D
 SEMI-DETACHED 3 BED 5 PERSON HOUSE
 GROUND FLOOR AREA: 53.23m²
 FIRST FLOOR AREA: 50.12m²
 TOTAL FLOOR AREA: 103.35m²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



FIRST FLOOR PLAN

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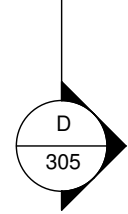
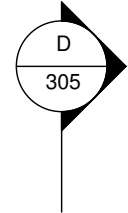
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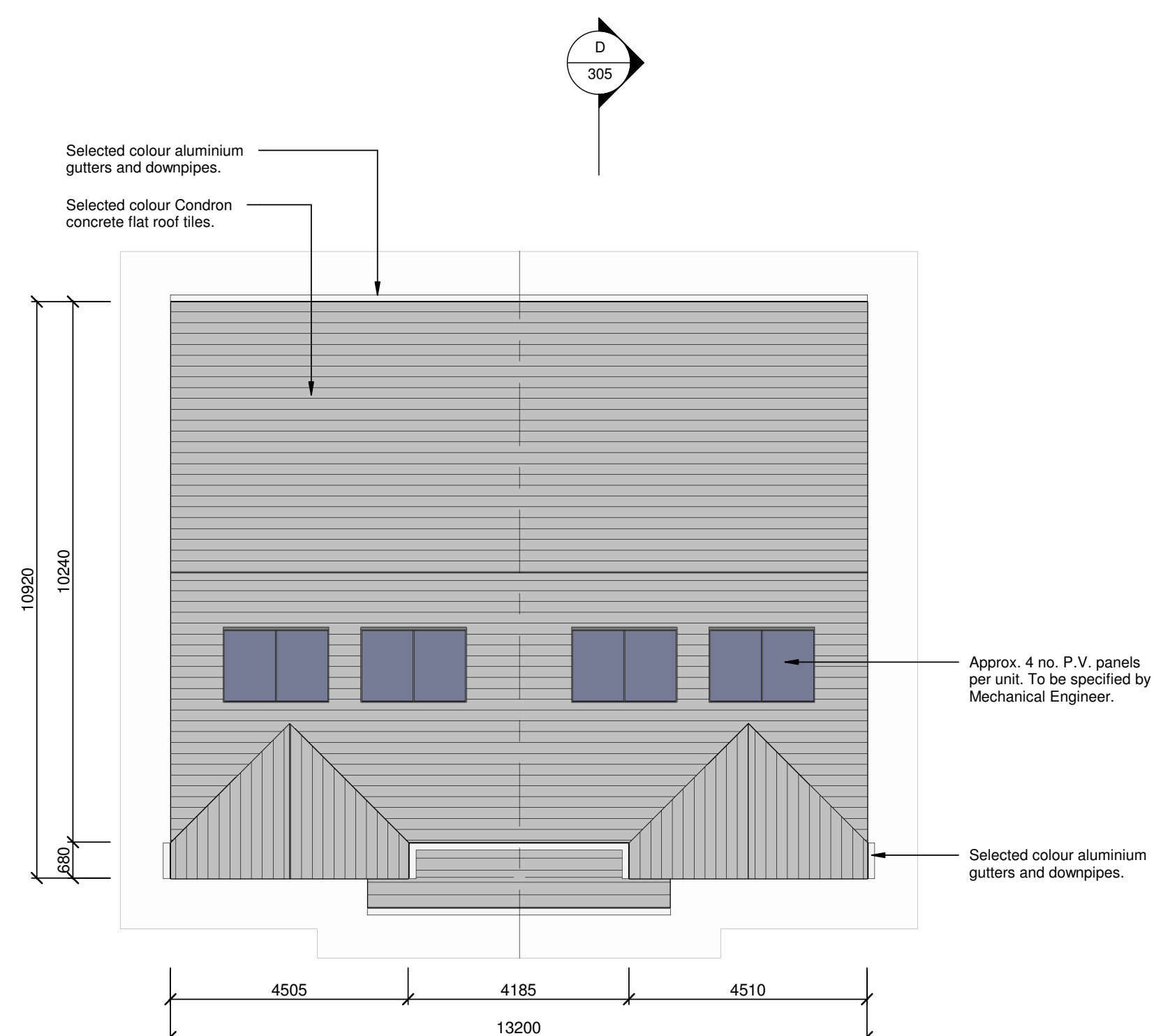
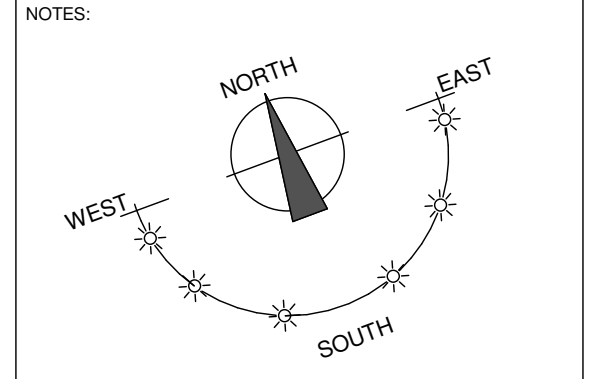
CLIENT: KILKENNY COUNTY COUNCIL
 JOB: RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY
 DRAWING: FIRST FLOOR PLAN - HOUSE TYPE D

DATE: 22.11.2017 SCALE: 1:100 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: 2017168 DWG NUMBER: PL-212 REVISION:



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HOUSE TYPE D
SEMI-DETACHED 3 BED 5 PERSON HOUSE
GROUND FLOOR AREA: 53.23m²
FIRST FLOOR AREA: 50.12m²
TOTAL FLOOR AREA: 103.35m²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES

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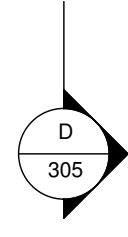
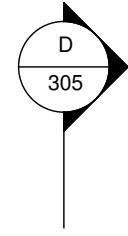
DWG. SERIES: **PART 8 SUBMISSION**

CLIENT: KILKENNY COUNTY COUNCIL
JOB: RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY
DRAWING: ROOF PLAN - HOUSE TYPE D

DATE: 22.11.2017 SCALE: 1:100 @ A3
DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

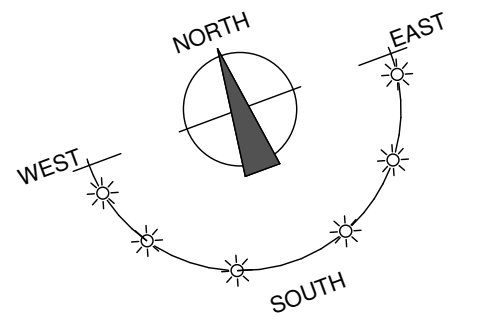
JOB NUMBER: 2017168 DWG NUMBER: PL-213 REVISION:

ROOF PLAN



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NOTES:



HOUSE TYPE E
DETACHED 4 BED 7 PERSON HOUSE
 GROUND FLOOR AREA: 66.12m²
 FIRST FLOOR AREA: 61.46m²
 TOTAL FLOOR AREA: 127.58m²

NOTE: LEVELS WILL VARY
 ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



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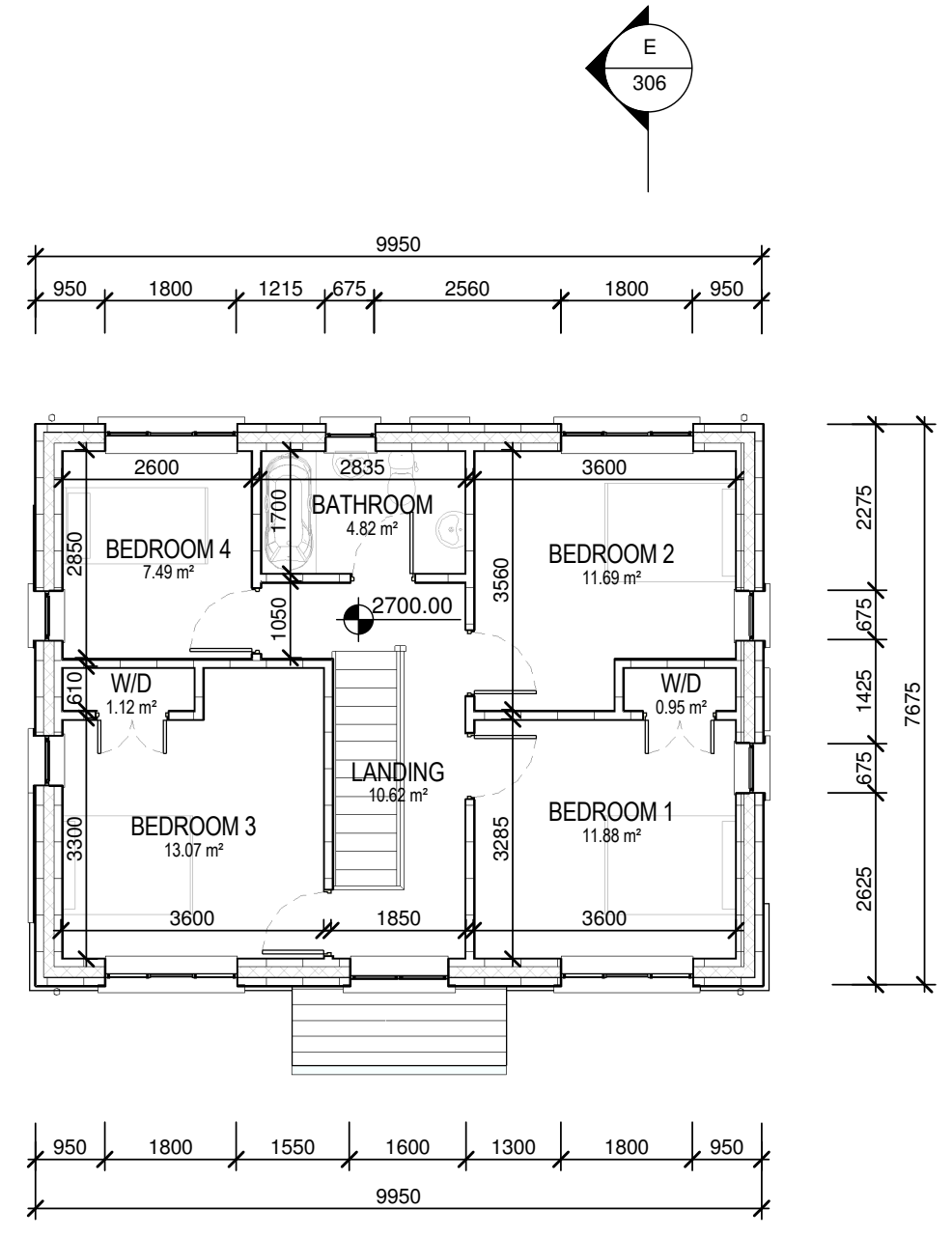
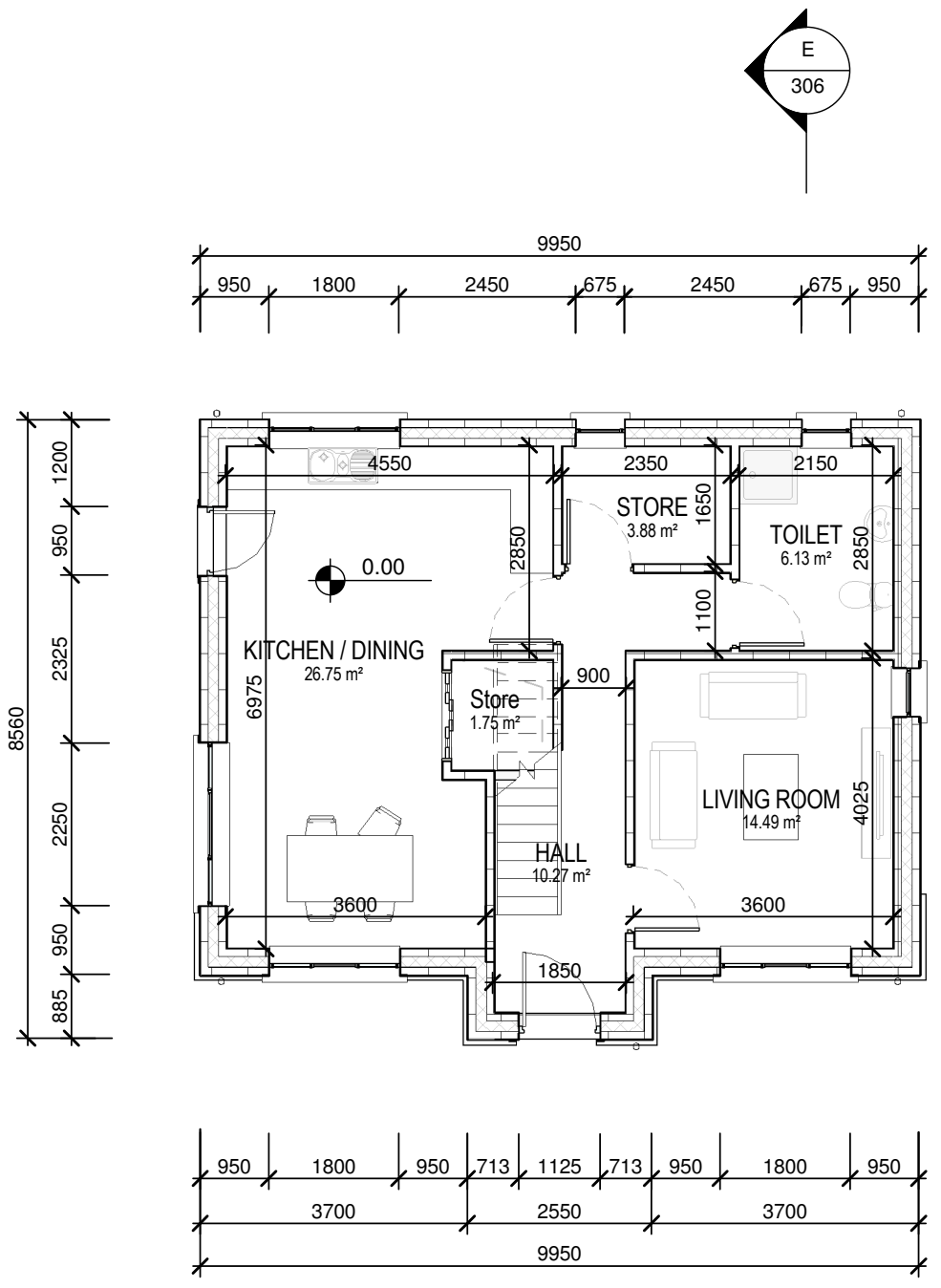
DWG. SERIES: PART 8 SUBMISSION

CLIENT: KILKENNY COUNTY COUNCIL
 JOB: RESIDENTIAL DEVELOPMENT AT PILTOWN,
 CO. KILKENNY

DRAWING: FLOOR PLANS - HOUSE TYPE E

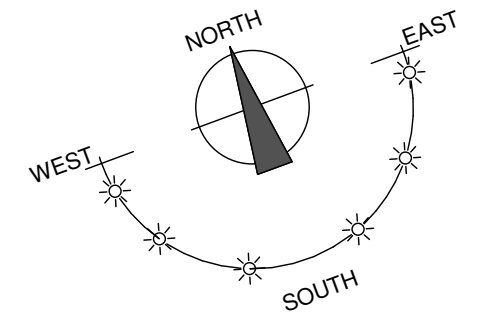
DATE: 22.11.2017 SCALE: 1:100 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: 2017168 DWG NUMBER: PL-214 REVISION:



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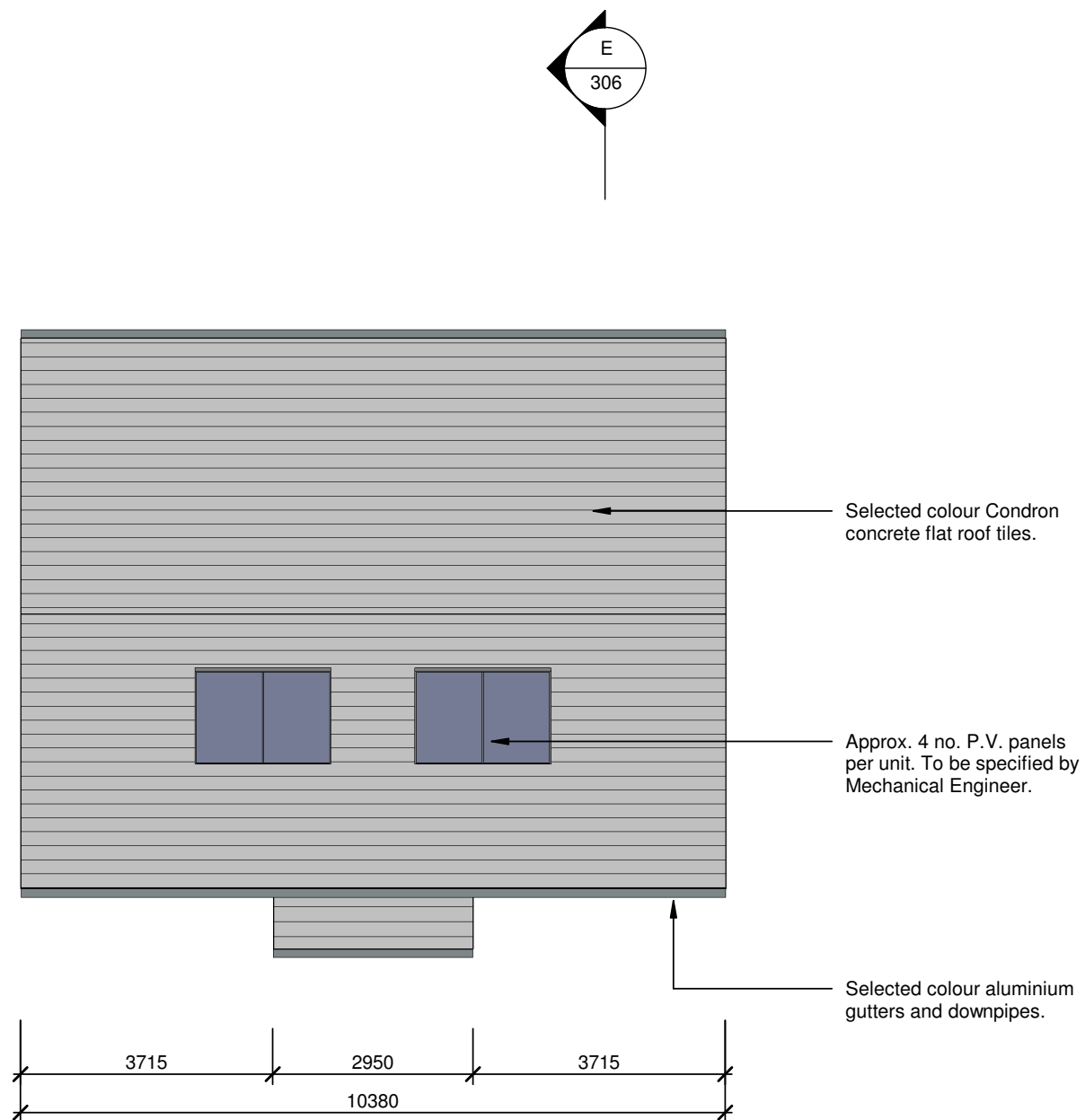
NOTES:



HOUSE TYPE E	
DETACHED 4 BED 7 PERSON HOUSE	
GROUND FLOOR AREA:	66.12m ²
FIRST FLOOR AREA:	61.46m ²
TOTAL FLOOR AREA:	127.58m ²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



ROOF PLAN



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DWG. SERIES: PART 8 SUBMISSION	
CLIENT:	KILKENNY COUNTY COUNCIL
JOB:	RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY
DRAWING:	ROOF PLAN - HOUSE TYPE E
DATE:	27.11.2017
SCALE:	1:100 @ A3
DRAWN:	DAMIEN BROWNE
CHECKED:	PHILIP BLAKE
JOB NUMBER:	2017168
DWG NUMBER:	PL-215
REVISION:	

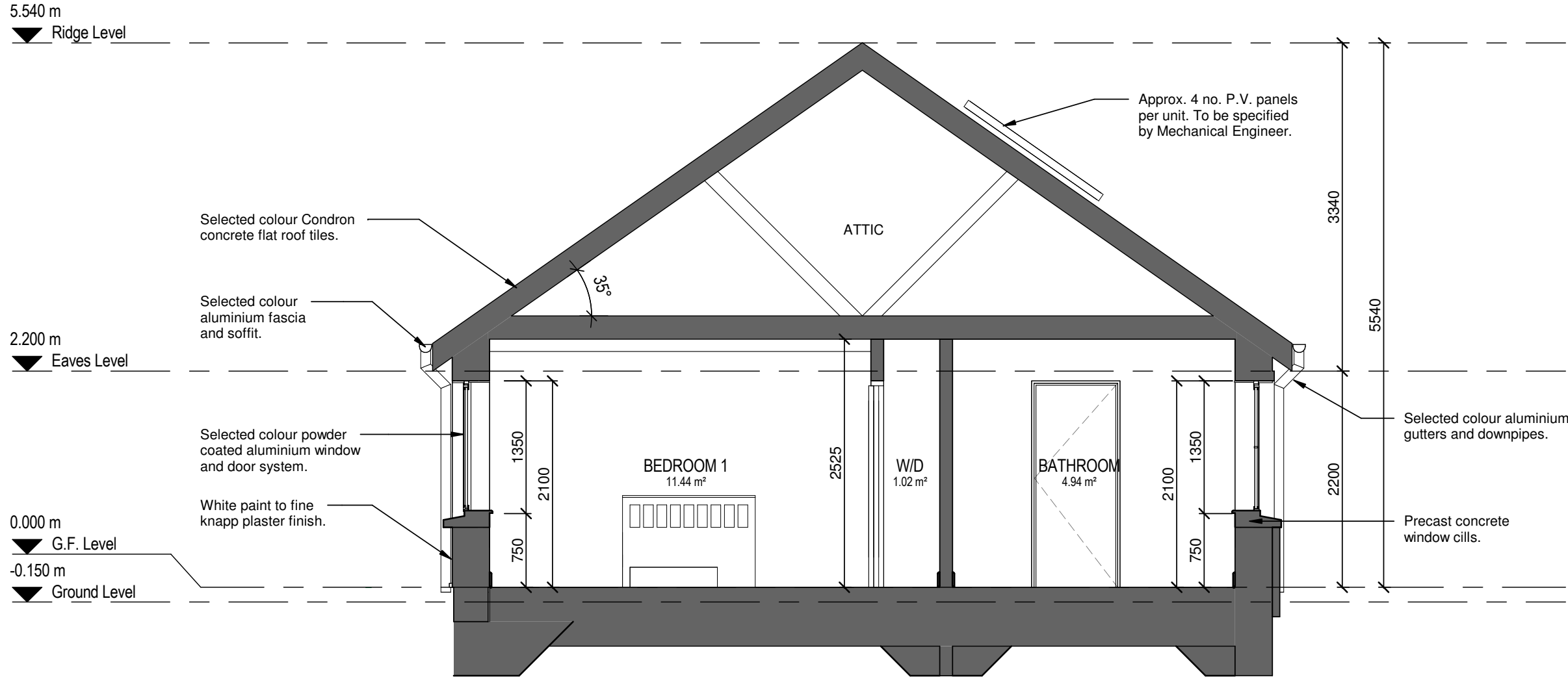
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NOTES:

HOUSE TYPE A1
SEMI-DETACHED 1 BED 2 PERSON HOUSE
GROUND FLOOR AREA: 48.74m²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



CROSS SECTION A1-A1

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DWG. SERIES: **PART 8 SUBMISSION**

CLIENT: **KILKENNY COUNTY COUNCIL**
 JOB: **RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY**
 DRAWING: **CROSS SECTION A1-A1 - HOUSE TYPE A1**

DATE: 22.11.2017 SCALE: 1:50 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: **2017168** DWG NUMBER: **PL-301** REVISION:

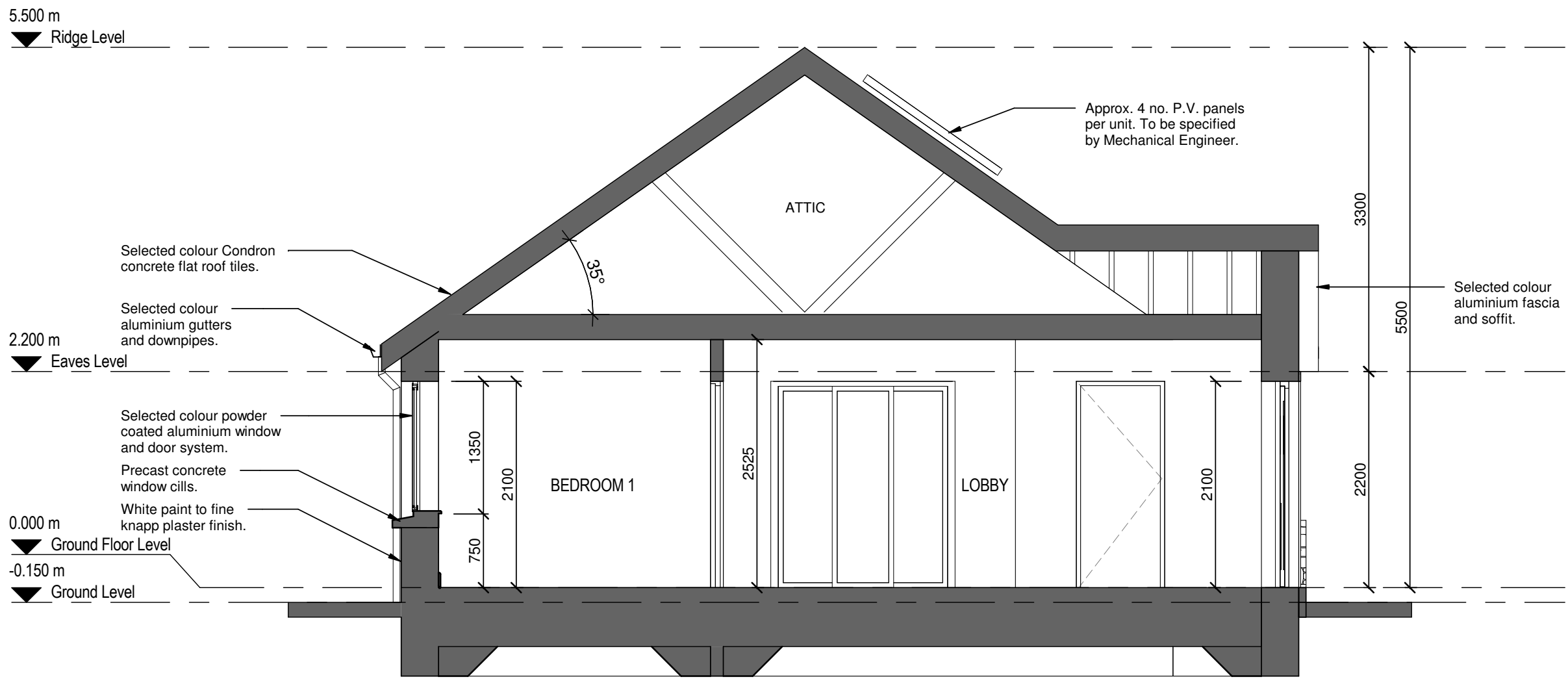
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NOTES:

HOUSE TYPE B
SEMI-DETACHED 2 BED 3 PERSON HOUSE
GROUND FLOOR AREA: 67.82m²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



CROSS SECTION B-B

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DWG. SERIES: **PART 8 SUBMISSION**

CLIENT: **KILKENNY COUNTY COUNCIL**
JOB: **RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY**
DRAWING: **CROSS SECTION B-B - HOUSE TYPE B**

DATE: 22.10.2017	SCALE: 1:50 @ A3
DRAWN: DAMIEN BROWNE	CHECKED: PHILIP BLAKE

JOB NUMBER: 2017168	DWG NUMBER: PL-302	REVISION:
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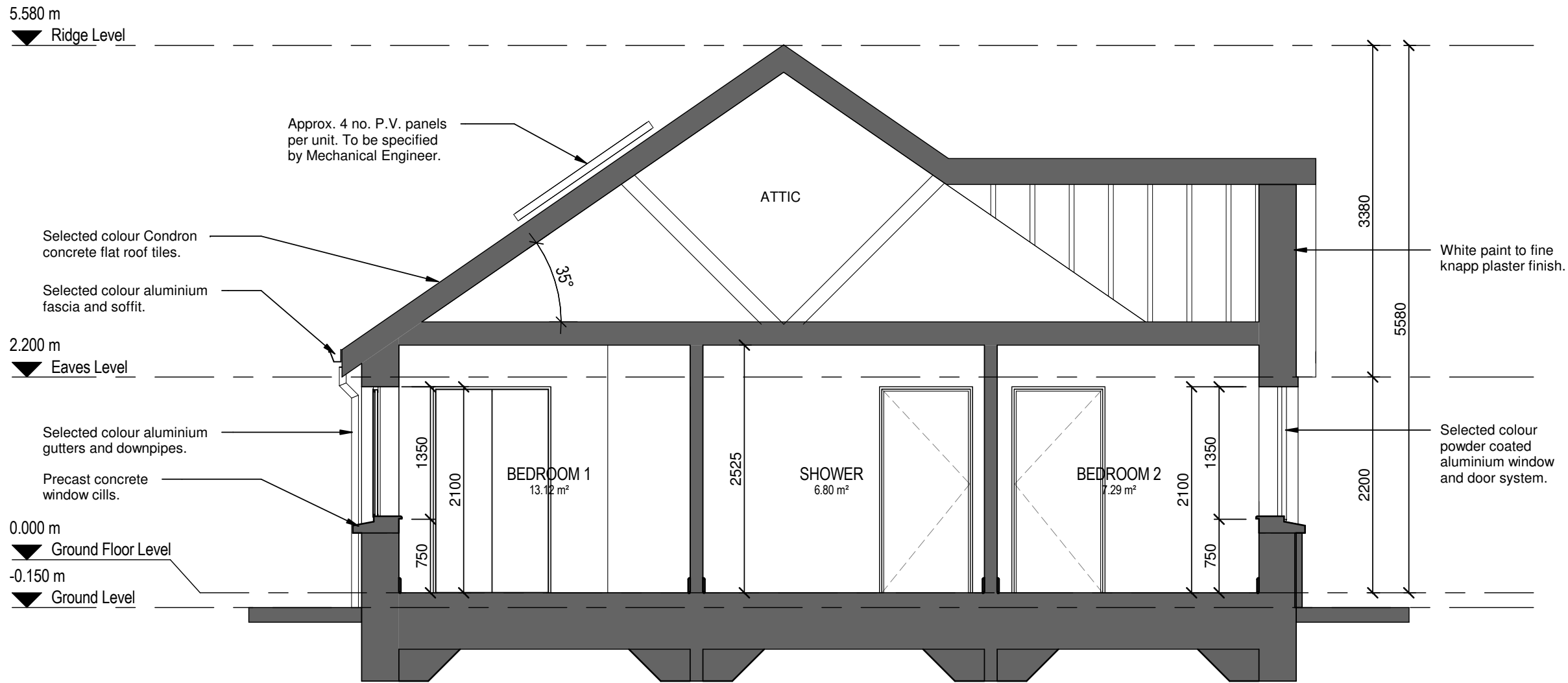
NOTES:

HOUSE TYPE B1

SEMI-DETACHED 2 BED 3 PERSON HOUSE
 GROUND FLOOR AREA: 71.47m²

NOTE: LEVELS WILL VARY
 ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



CROSS SECTION B1-B1



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DWG. SERIES: **PART 8 SUBMISSION**

CLIENT: **KILKENNY COUNTY COUNCIL**
 JOB: **RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY**
 DRAWING: **CROSS SECTION B1-B1 - HOUSE TYPE B1**

DATE: 22.11.2017 SCALE: 1:50 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: **2017168** DWG NUMBER: **PL-303** REVISION:

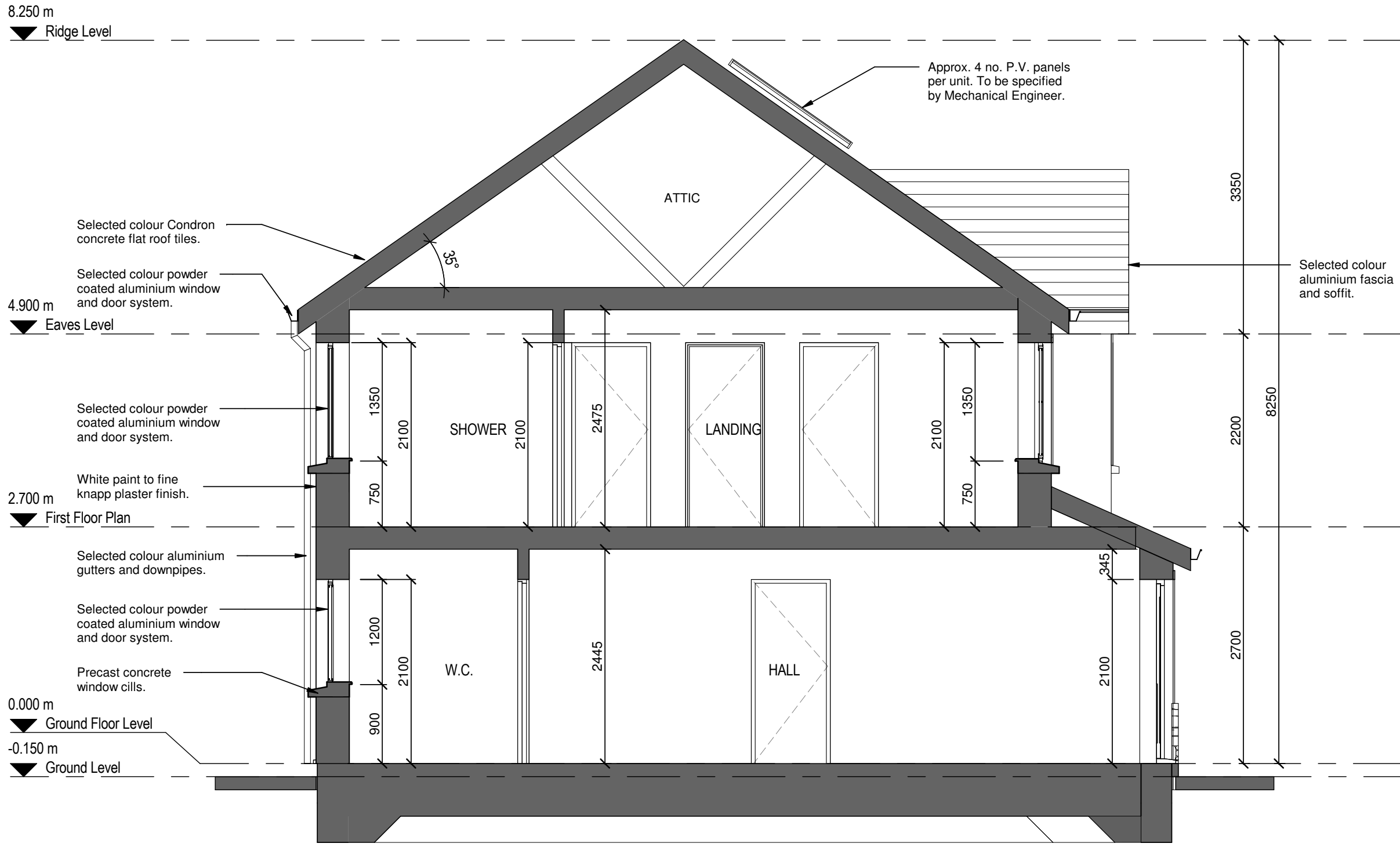
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NOTES:

HOUSE TYPE C	
SEMI-DETACHED 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m ²
FIRST FLOOR AREA:	39.95m ²
TOTAL FLOOR AREA:	86.24m ²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



CROSS SECTION C-C

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DWG. SERIES: PART 8 SUBMISSION

CLIENT: KILKENNY COUNTY COUNCIL
 JOB: RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY
 DRAWING: CROSS SECTION C-C - HOUSE TYPE C

DATE: 22.11.2017 SCALE: 1:100 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: 2017168 DWG NUMBER: PL-304 REVISION:

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NOTES:

HOUSE TYPE D

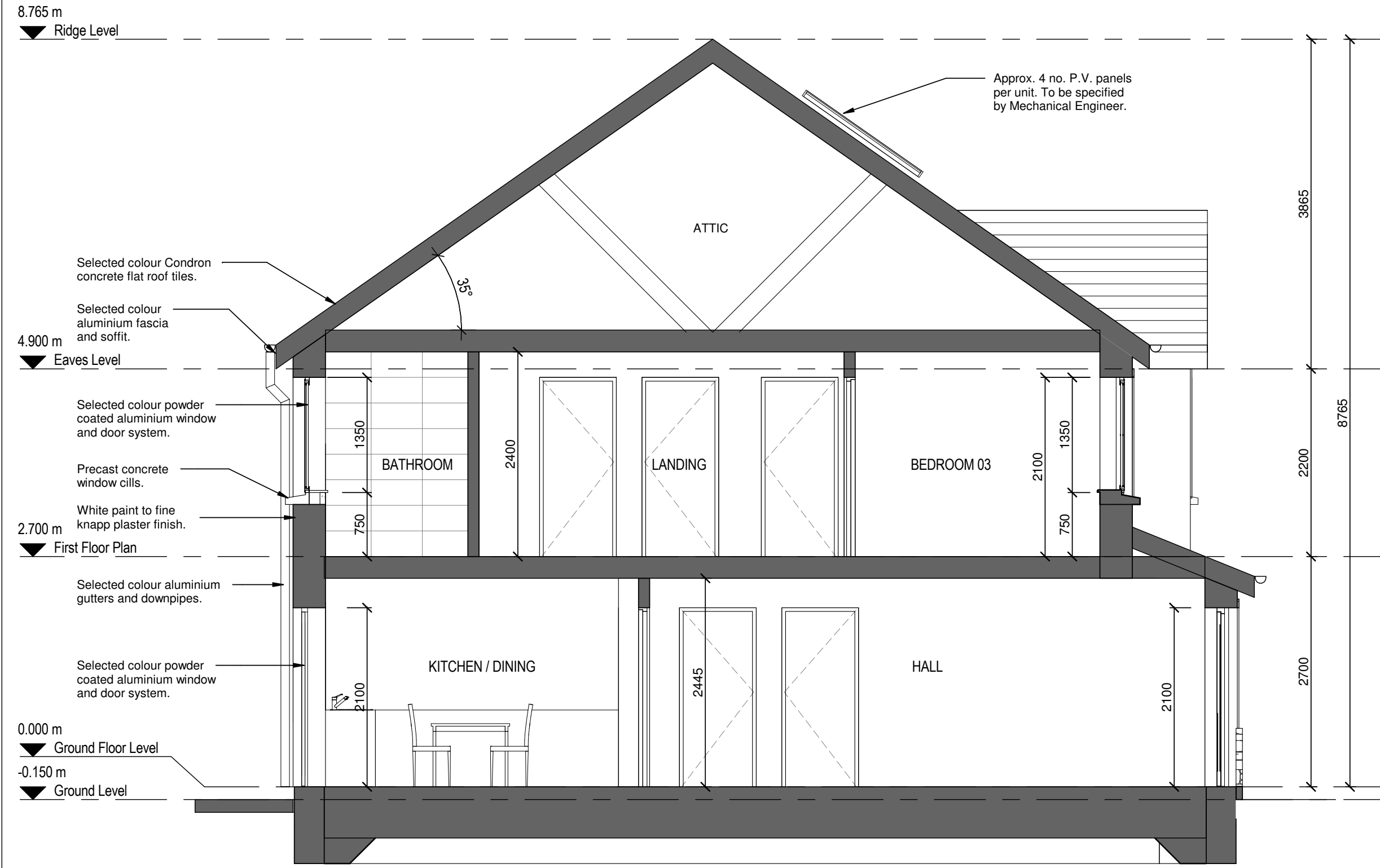
SEMI-DETACHED 3 BED 5 PERSON HOUSE

GROUND FLOOR AREA: 53.23m²

FIRST FLOOR AREA: 50.12m²

TOTAL FLOOR AREA: 103.35m²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.



CROSS SECTION D-D

REV	DATE	DRAWN	NOTES

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+ Associates

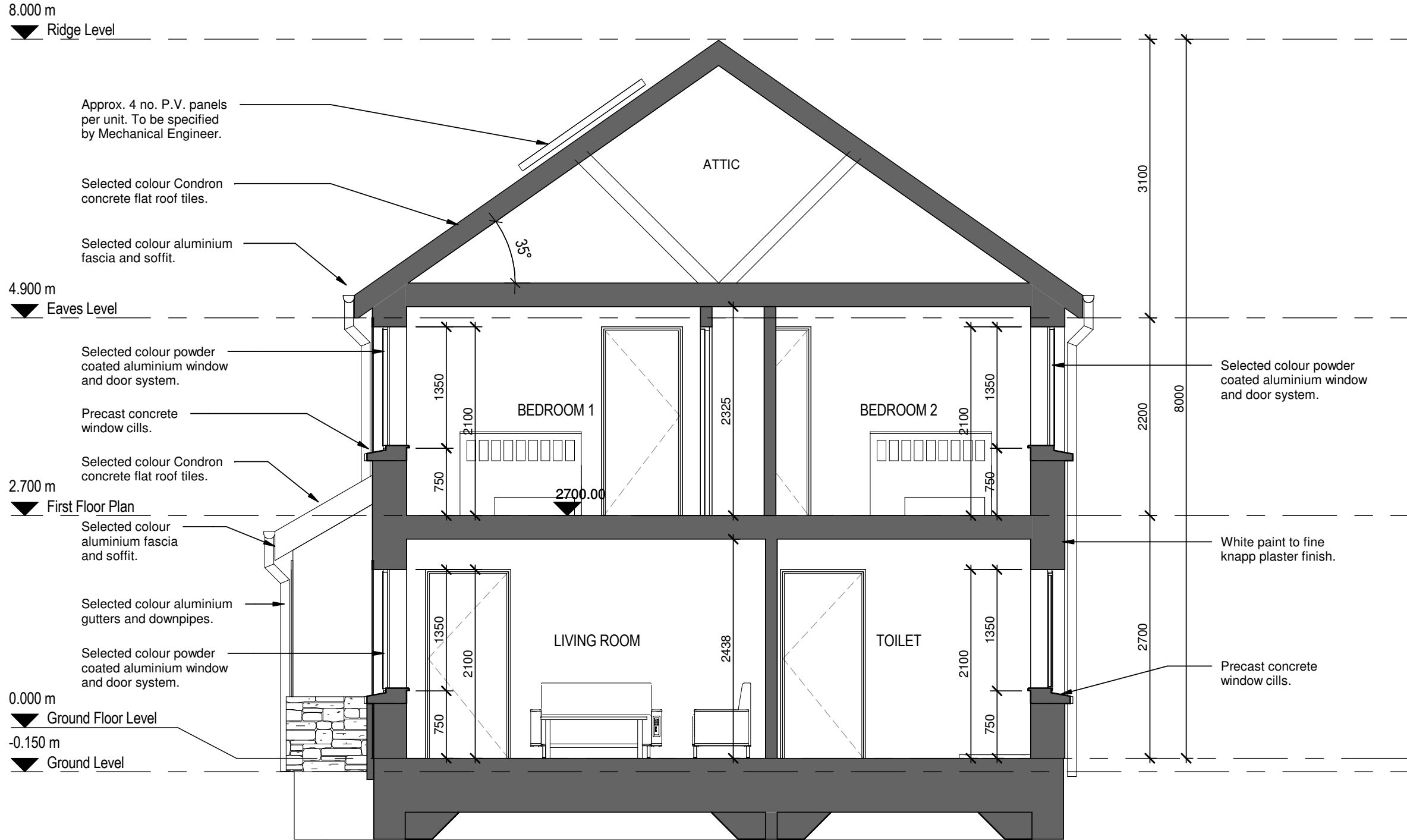
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DWG. SERIES: PART 8 SUBMISSION	
CLIENT: KILKENNY COUNTY COUNCIL	JOB: RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY
DRAWING: CROSS SECTION D-D - HOUSE TYPE D	
DATE: 22.11.2017	SCALE: 1:50 @ A3
DRAWN: DAMIEN BROWNE	CHECKED: PHILIP BLAKE
JOB NUMBER: 2017168	DWG NUMBER: PL-305
REVISION:	

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NOTES:



CROSS SECTION E-E

HOUSE TYPE E

DETACHED 4 BED 7 PERSON HOUSE
 GROUND FLOOR AREA: 66.12m²
 FIRST FLOOR AREA: 61.46m²
 TOTAL FLOOR AREA: 127.58m²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES

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DWG. SERIES: PART 8 SUBMISSION

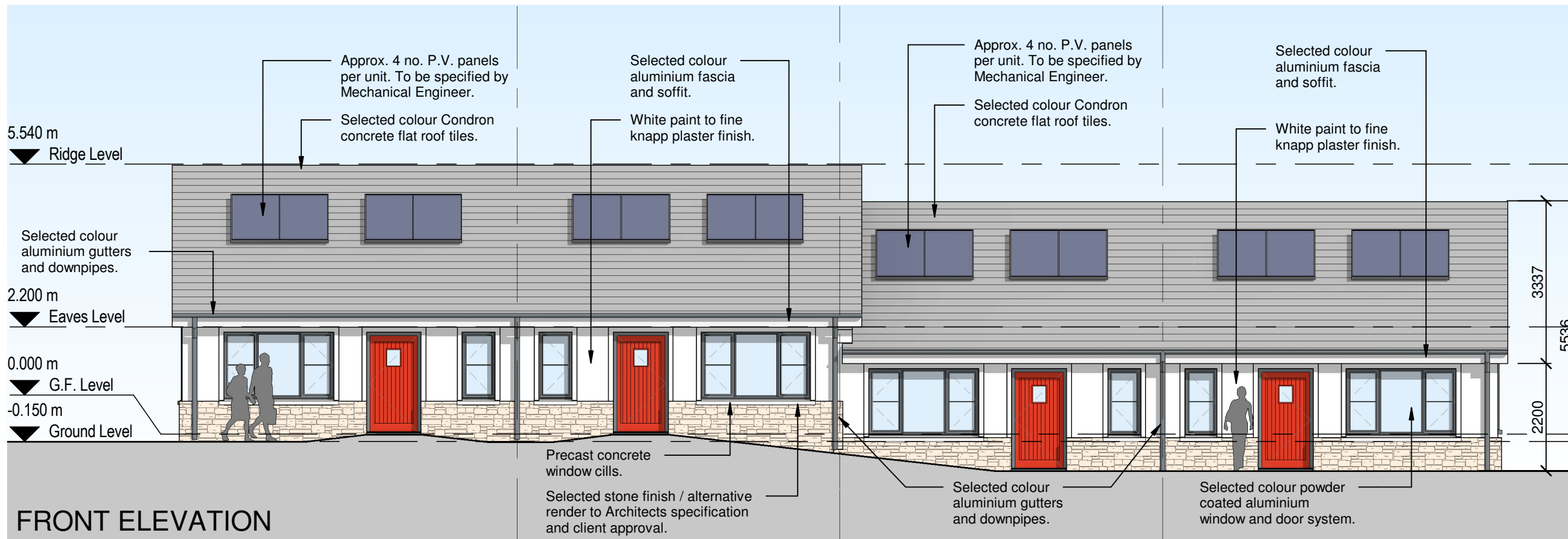
CLIENT: KILKENNY COUNTY COUNCIL
 JOB: RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY
 DRAWING: CROSS SECTION E-E - HOUSE TYPE E

DATE: 22.11.2017 SCALE: 1:50 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: 2017168 DWG NUMBER: PL-306 REVISION:

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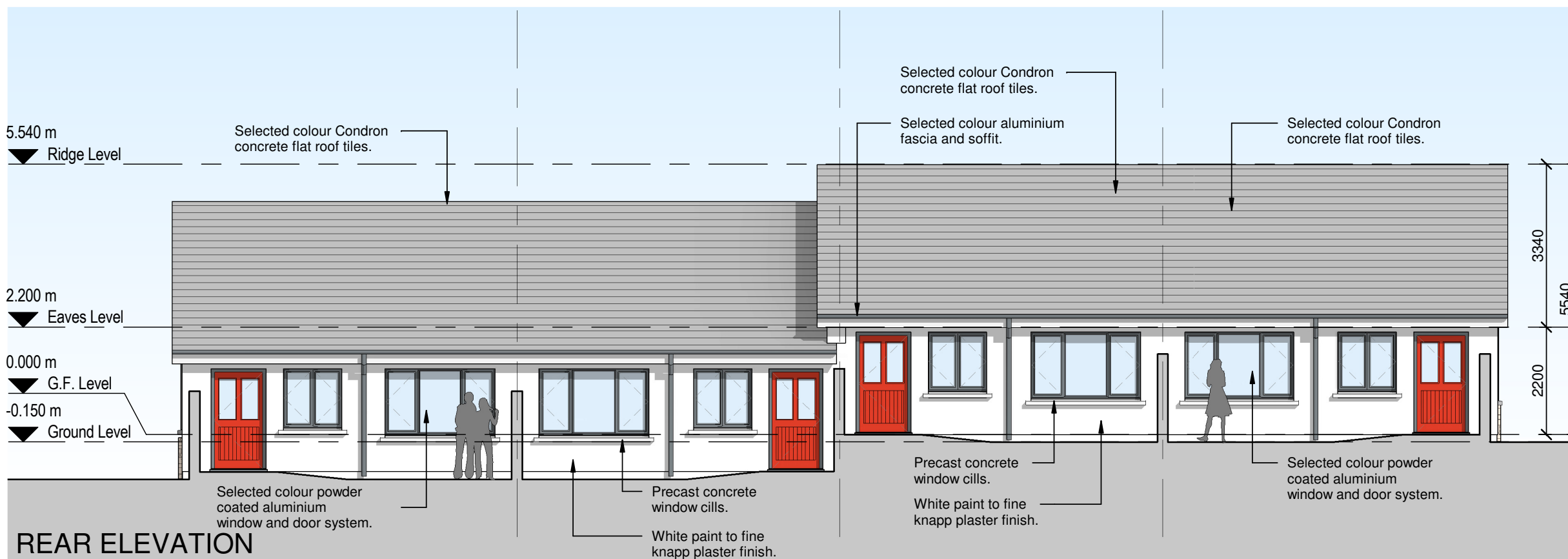
NOTES:



HOUSE TYPE A
TERRACED 1 BED 2 PERSON HOUSES
GROUND FLOOR AREA: 48.74m²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



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DWG. SERIES: **PART 8 SUBMISSION**

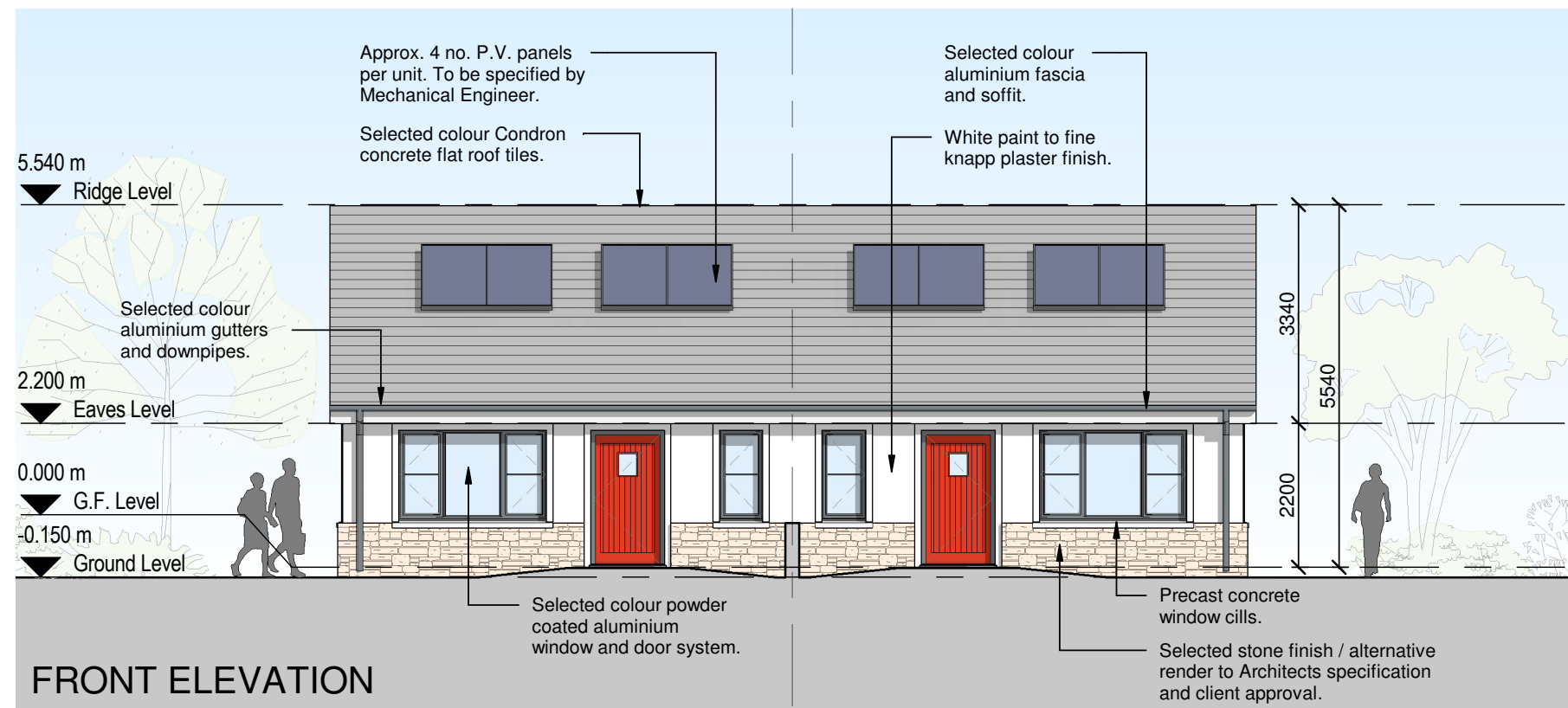
CLIENT: **KILKENNY COUNTY COUNCIL**
 JOB: **RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY**
 DRAWING: **ELEVATIONS - HOUSE TYPE A**

DATE: 22.11.2017 SCALE: 1:100 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: **2017168** DWG NUMBER: **PL-400** REVISION:

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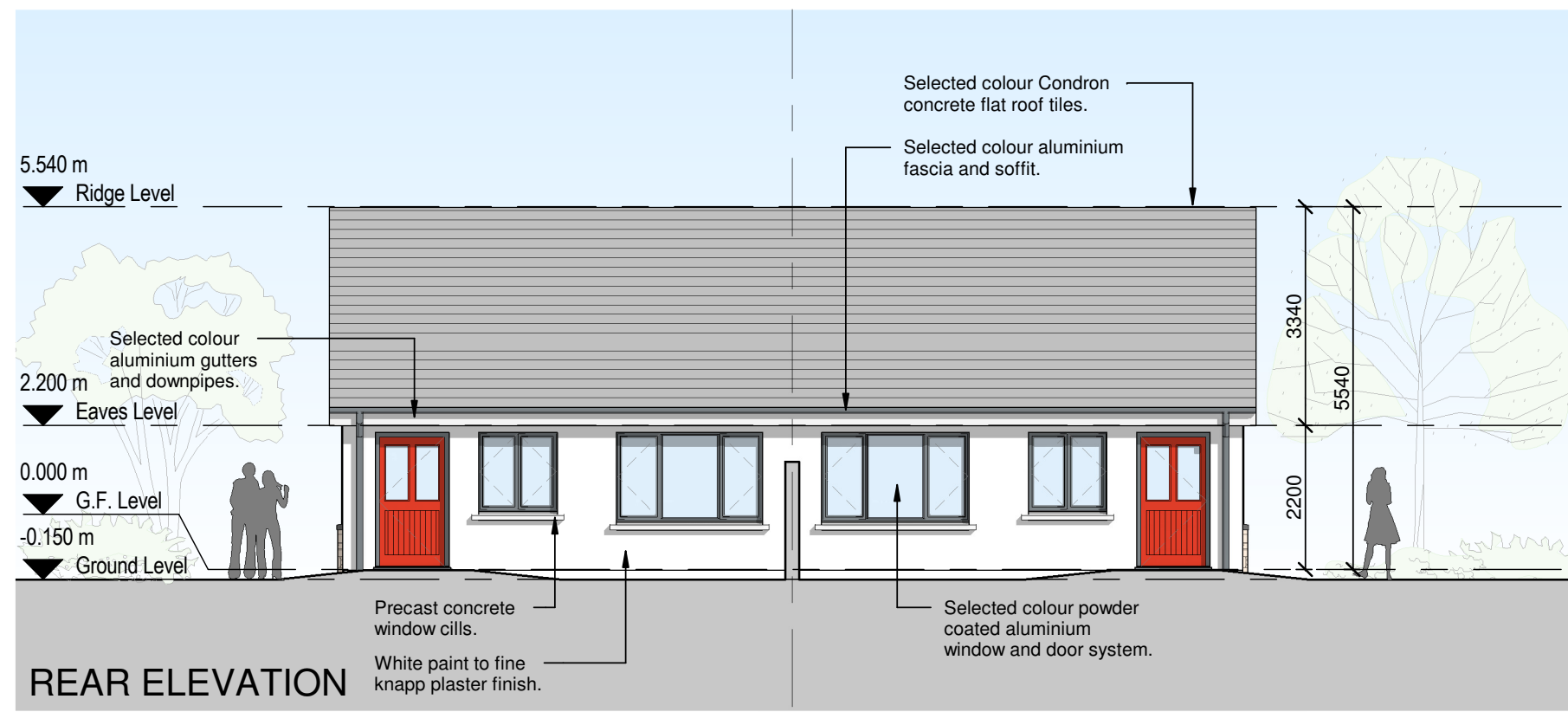
NOTES:



HOUSE TYPE A1
SEMI-DETACHED 1 BED 2 PERSON HOUSE
 GROUND FLOOR AREA: 48.74m²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



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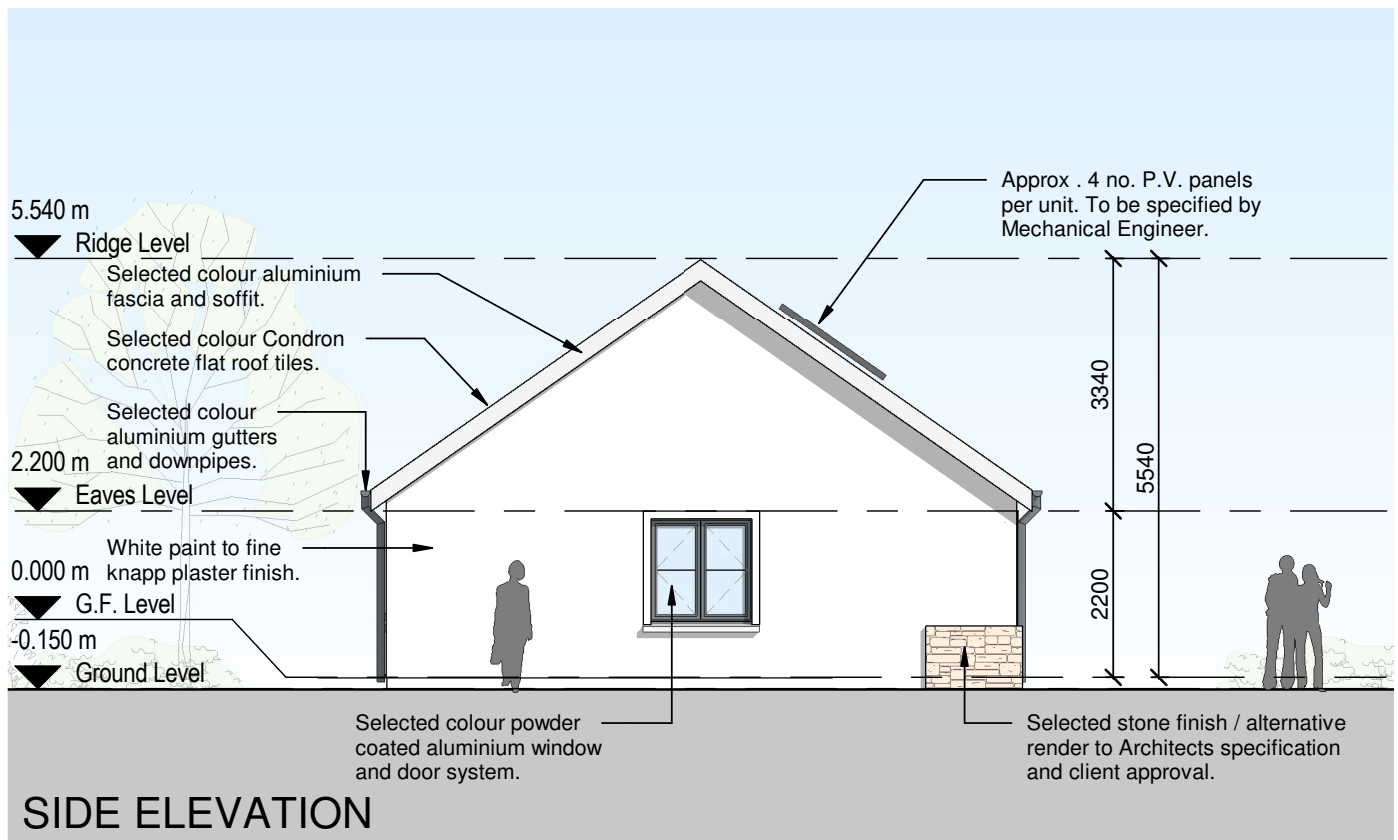
DRAWING: **ELEVATIONS - HOUSE TYPE A1**

DATE: 22.11.2017 SCALE: 1:100 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: **2017168** DWG NUMBER: **PL-402** REVISION:

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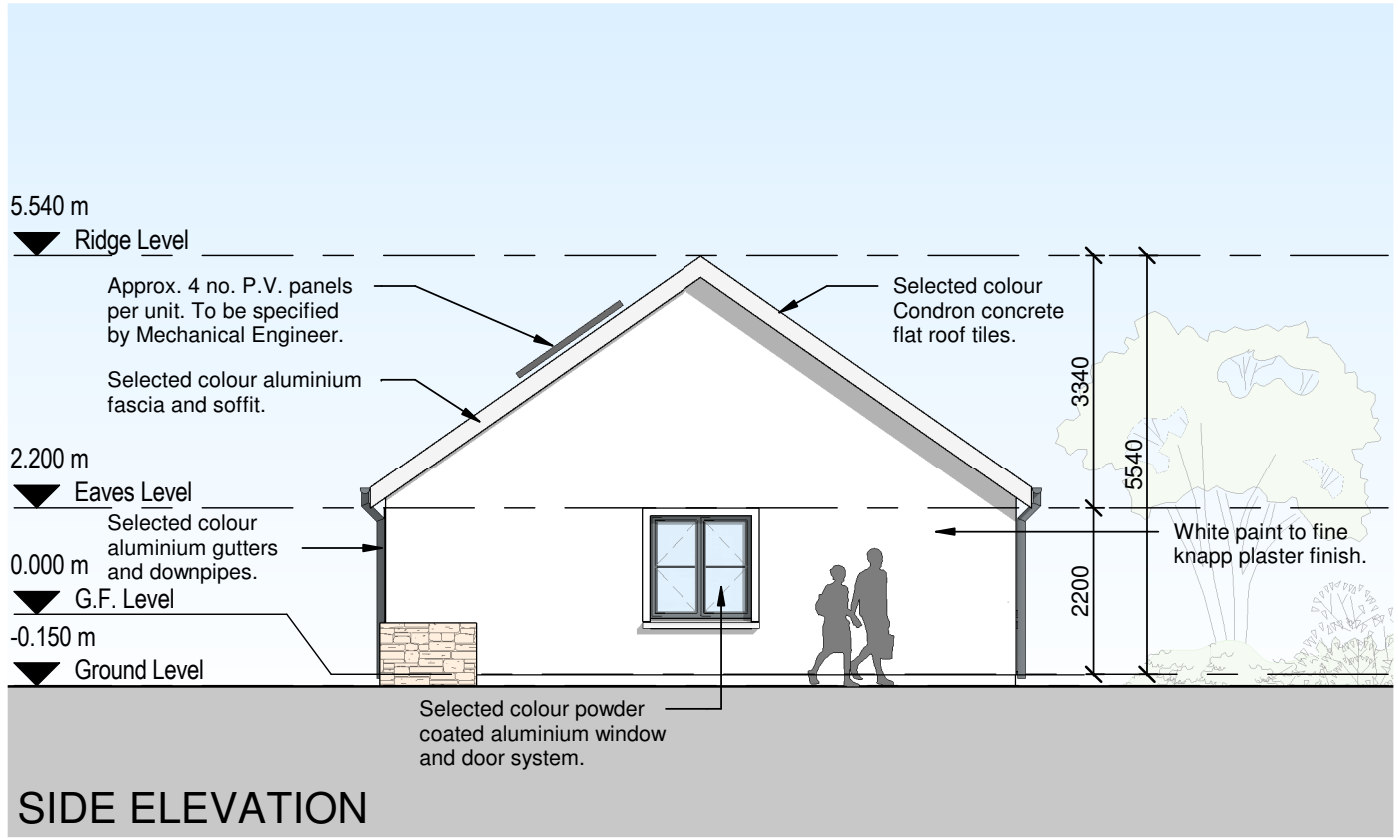
NOTES:



HOUSE TYPE A1
SEMI-DETACHED 1 BED 2 PERSON HOUSE
GROUND FLOOR AREA: 48.74m²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



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DWG. SERIES: **PART 8 SUBMISSION**

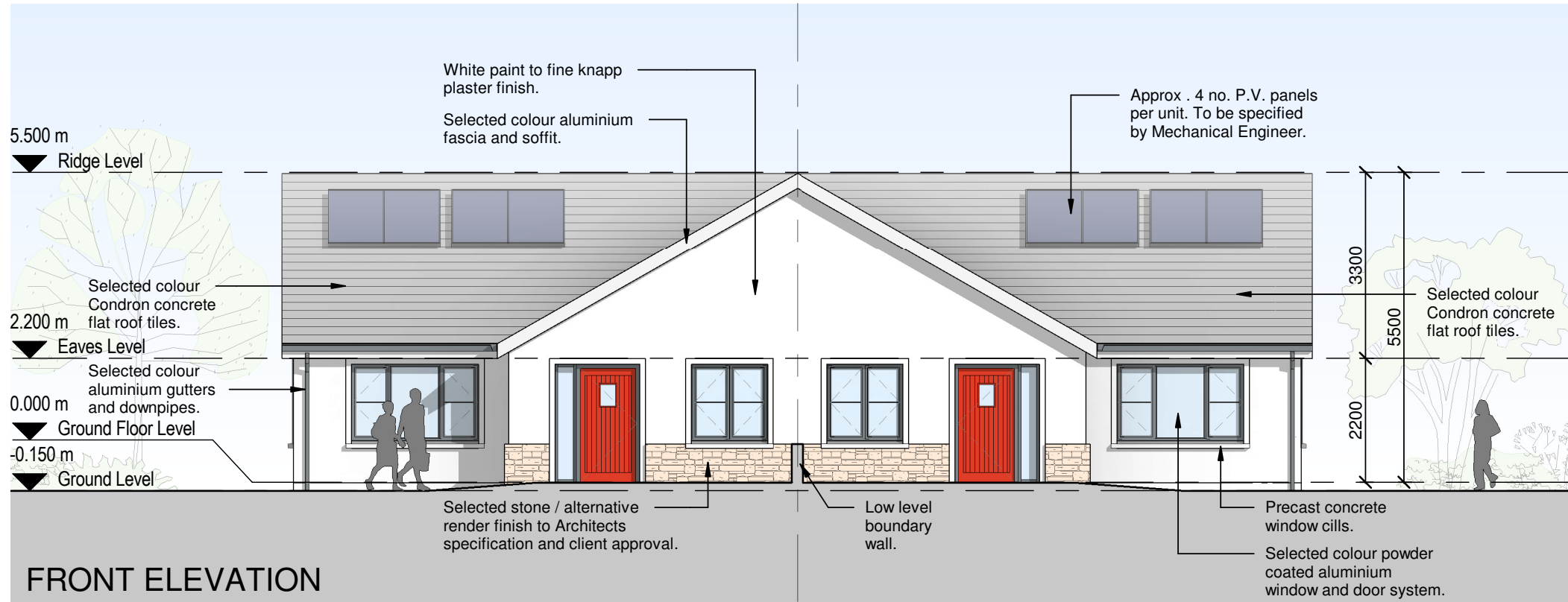
CLIENT: **KILKENNY COUNTY COUNCIL**
 JOB: **RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY**
 DRAWING: **ELEVATIONS - HOUSE TYPE A1**

DATE: 22.11.2017 SCALE: 1:100 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: **2017168** DWG NUMBER: **PL-403** REVISION:

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NOTES:

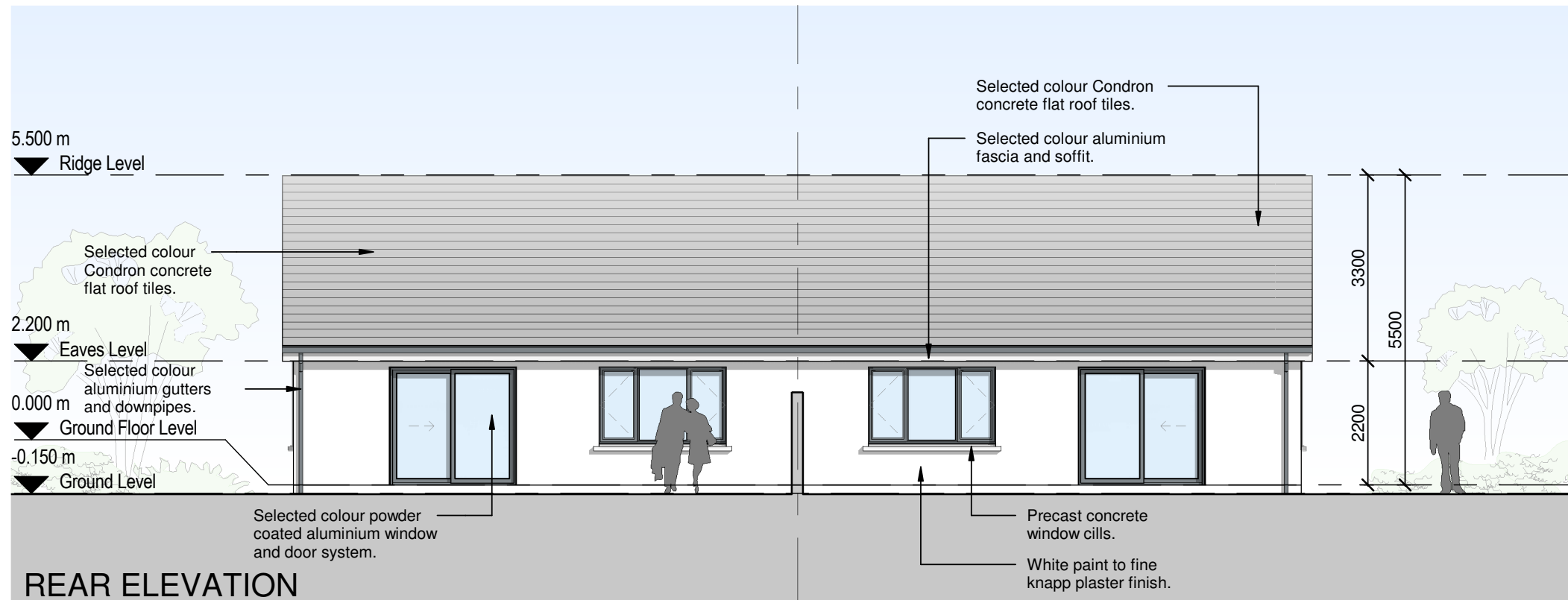


FRONT ELEVATION

HOUSE TYPE B
 SEMI-DETACHED 2 BED 3 PERSON HOUSE
 GROUND FLOOR AREA: 67.82m²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



REAR ELEVATION

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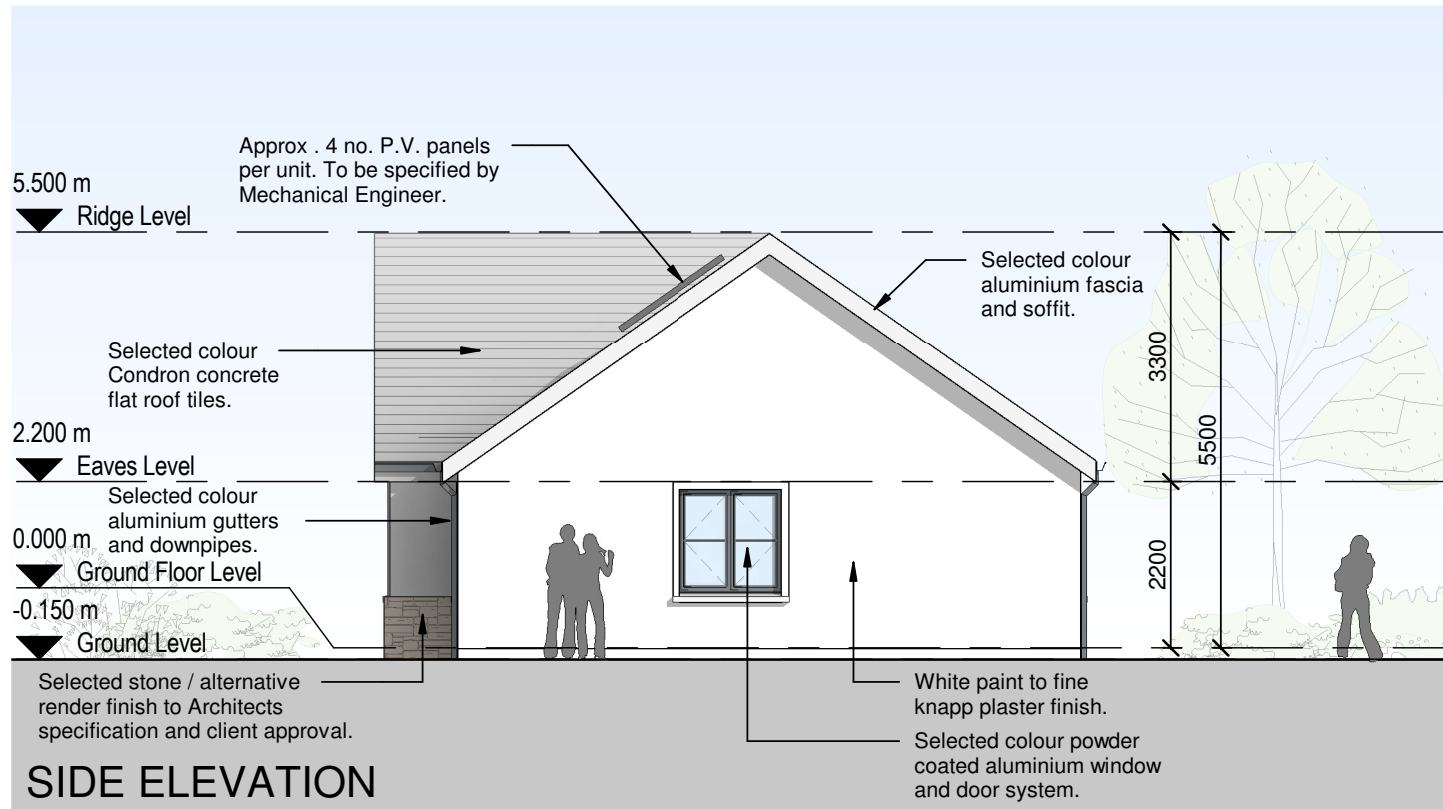
DWG. SERIES: PART 8 SUBMISSION

CLIENT: KILKENNY COUNTY COUNCIL
 JOB: RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY
 DRAWING: ELEVATIONS - HOUSE TYPE B

DATE: 22.11.2017 SCALE: 1:100 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: 2017168 DWG NUMBER: PL-404 REVISION:

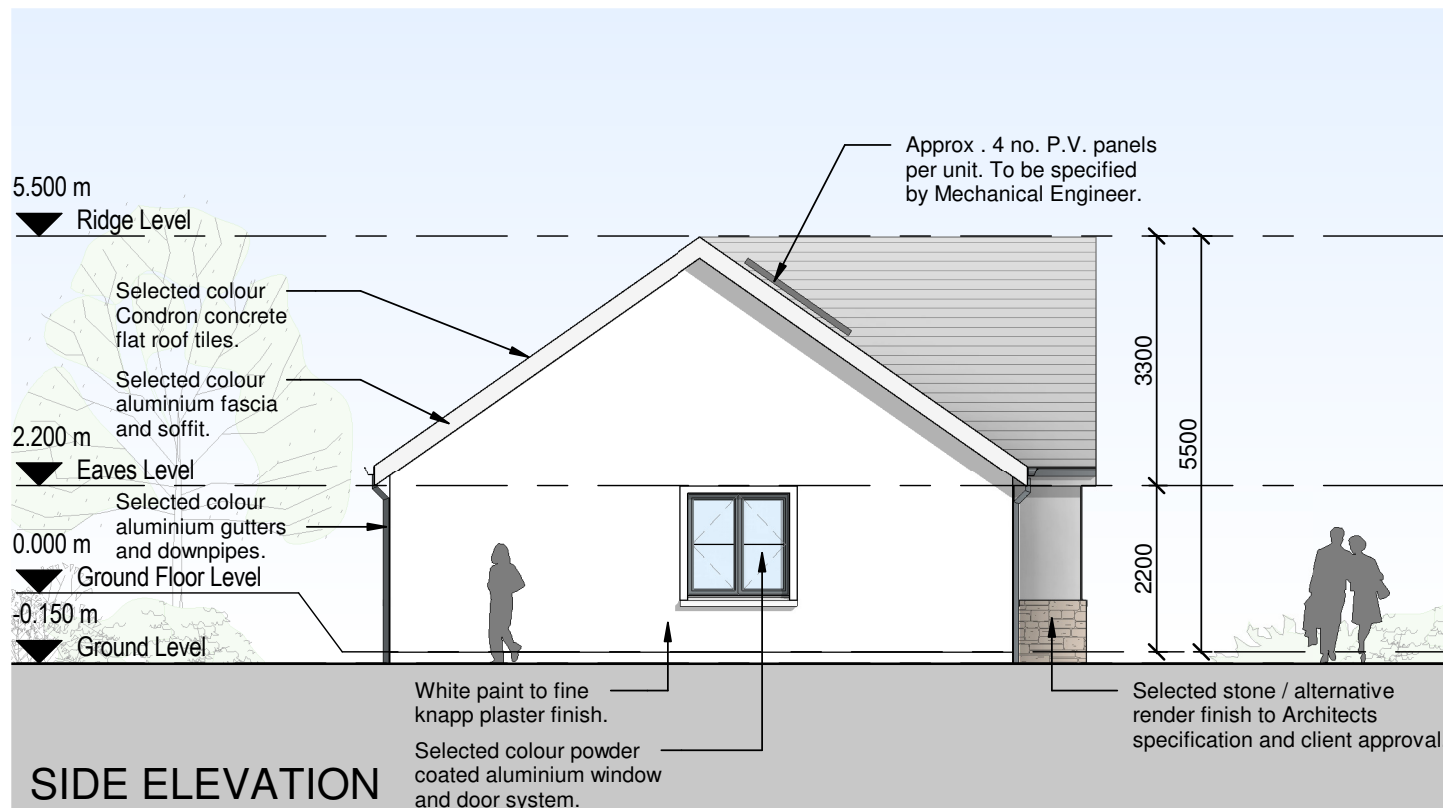
NOTES:



HOUSE TYPE B

SEMI-DETACHED 2 BED 3 PERSON HOUSE
 GROUND FLOOR AREA: 67.82m²

NOTE: LEVELS WILL VARY
 ACCORDING TO HOUSE POSITION.



REV	DATE	DRAWN	NOTES

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DWG. SERIES: **PART 8 SUBMISSION**

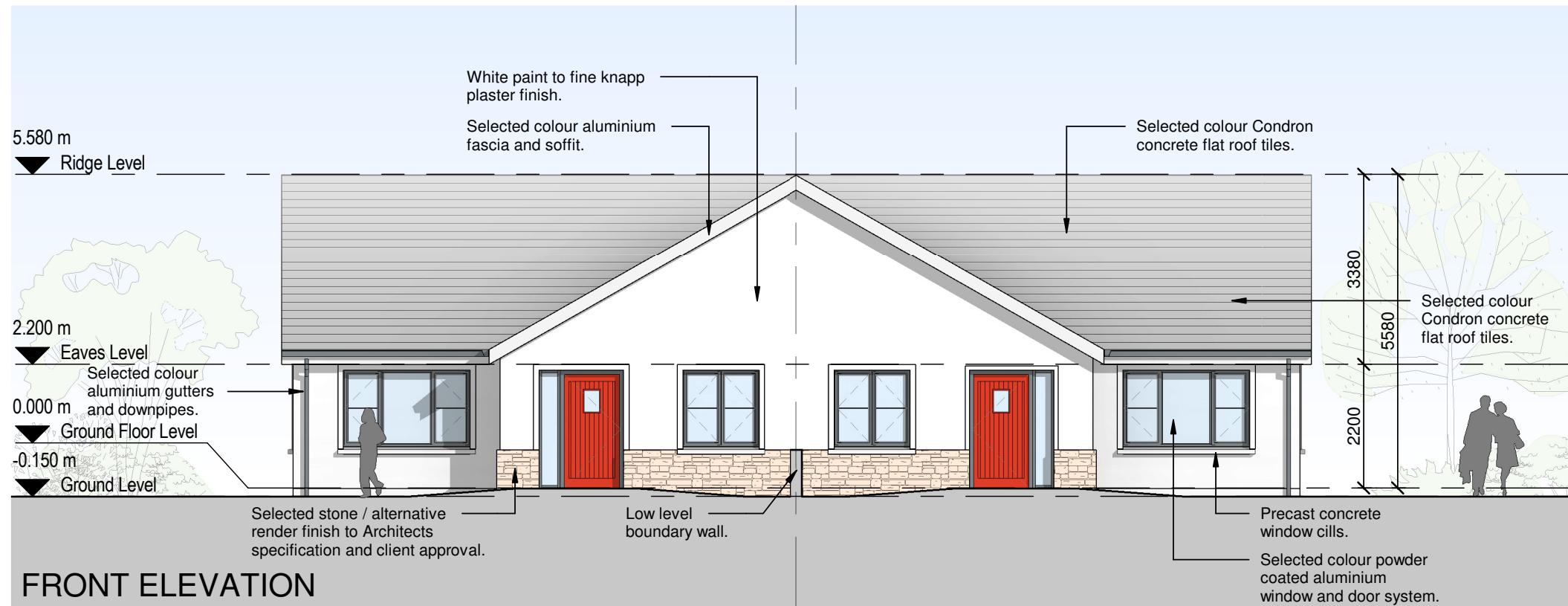
CLIENT: **KILKENNY COUNTY COUNCIL**
 JOB: **RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY**
 DRAWING: **SIDE ELEVATIONS - HOUSE TYPE B**

DATE: 22.11.2017	SCALE: 1:100 @ A3
DRAWN: DAMIEN BROWNE	CHECKED: PHILIP BLAKE

JOB NUMBER: 2017168	DWG NUMBER: PL-405	REVISION:
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NOTES:



FRONT ELEVATION

HOUSE TYPE B1
 SEMI-DETACHED 2 BED 3 PERSON HOUSE
 GROUND FLOOR AREA: 71.47m²

NOTE: LEVELS WILL VARY
 ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



REAR ELEVATION



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DWG. SERIES: PART 8 SUBMISSION

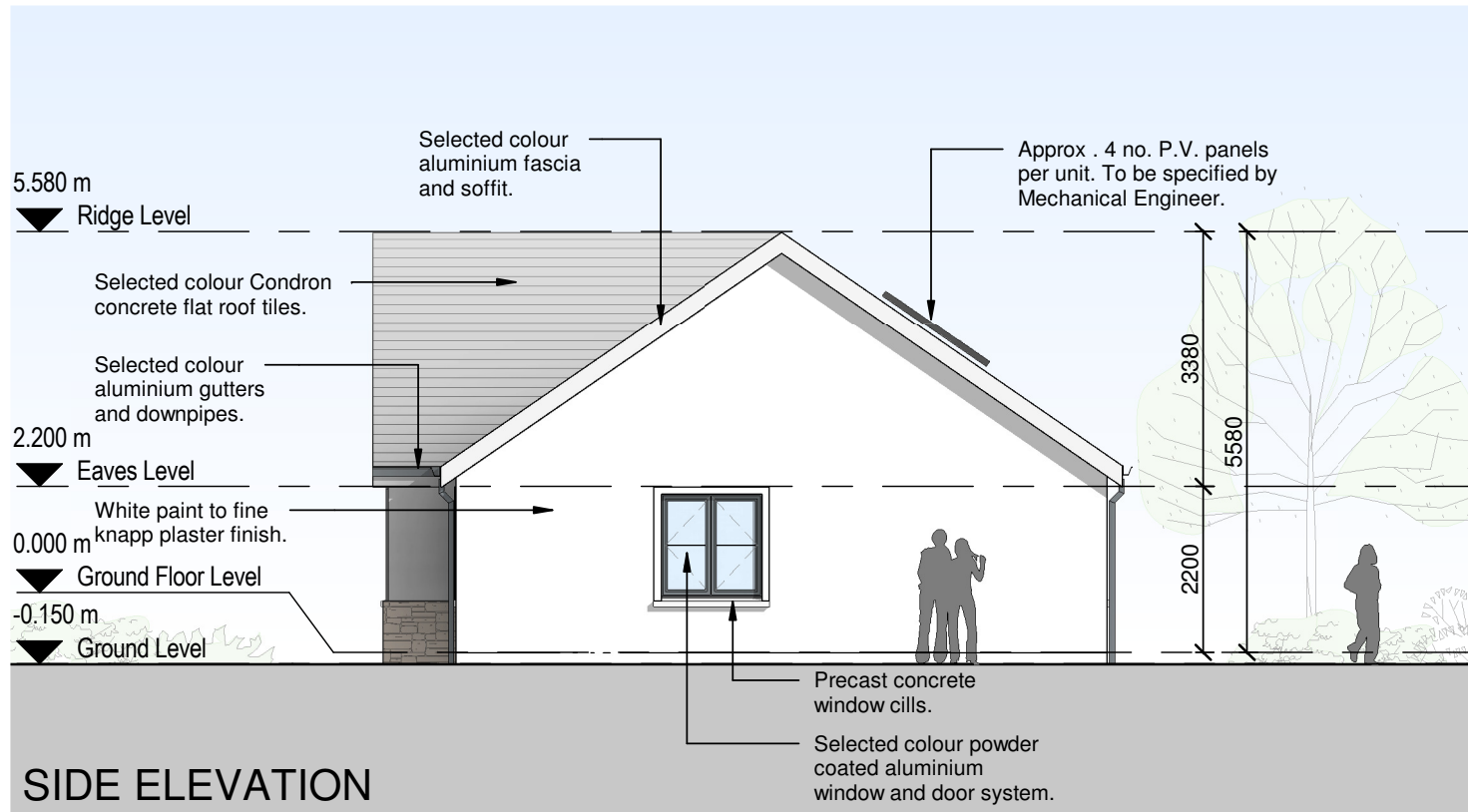
CLIENT: KILKENNY COUNTY COUNCIL
 JOB: RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY

DRAWING: ELEVATIONS - HOUSE TYPE B1

DATE: 22.11.2017 SCALE: 1:100 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: 2017168 DWG NUMBER: PL-406 REVISION:

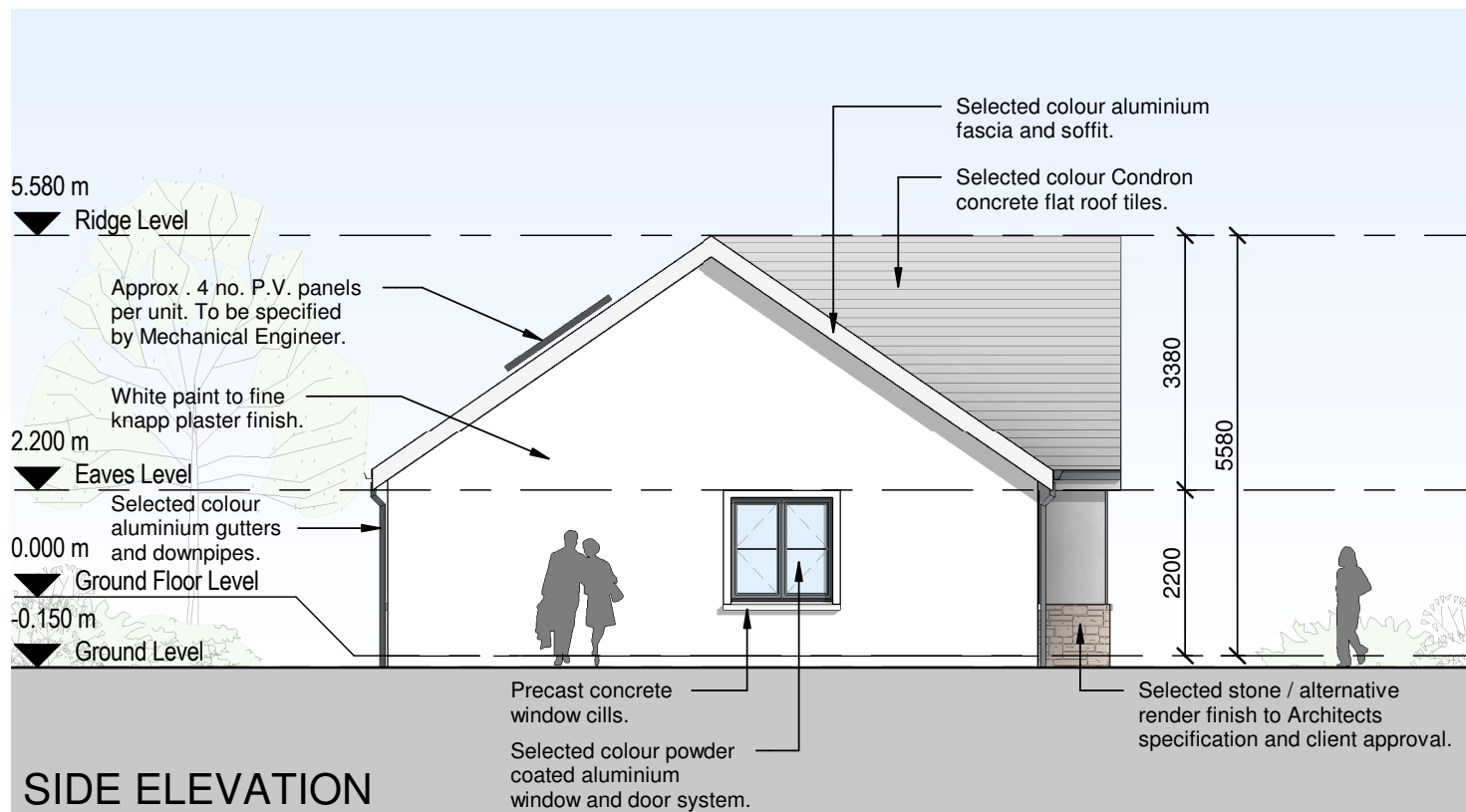
NOTES:



HOUSE TYPE B1
SEMI-DETACHED 2 BED 3 PERSON HOUSE
GROUND FLOOR AREA: 71.47m²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



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DWG. SERIES: **PART 8 SUBMISSION**

CLIENT: **KILKENNY COUNTY COUNCIL**
 JOB: **RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY**
 DRAWING: **SIDE ELEVATIONS - HOUSE TYPE B1**

DATE: 22.11.2017	SCALE: 1:100 @ A3
DRAWN: DAMIEN BROWNE	CHECKED: PHILIP BLAKE

JOB NUMBER: 2017168	DWG NUMBER: PL-407	REVISION:
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NOTES:



HOUSE TYPE C	
SEMI-DETACHED 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m ²
FIRST FLOOR AREA:	39.95m ²
TOTAL FLOOR AREA:	86.24m ²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES

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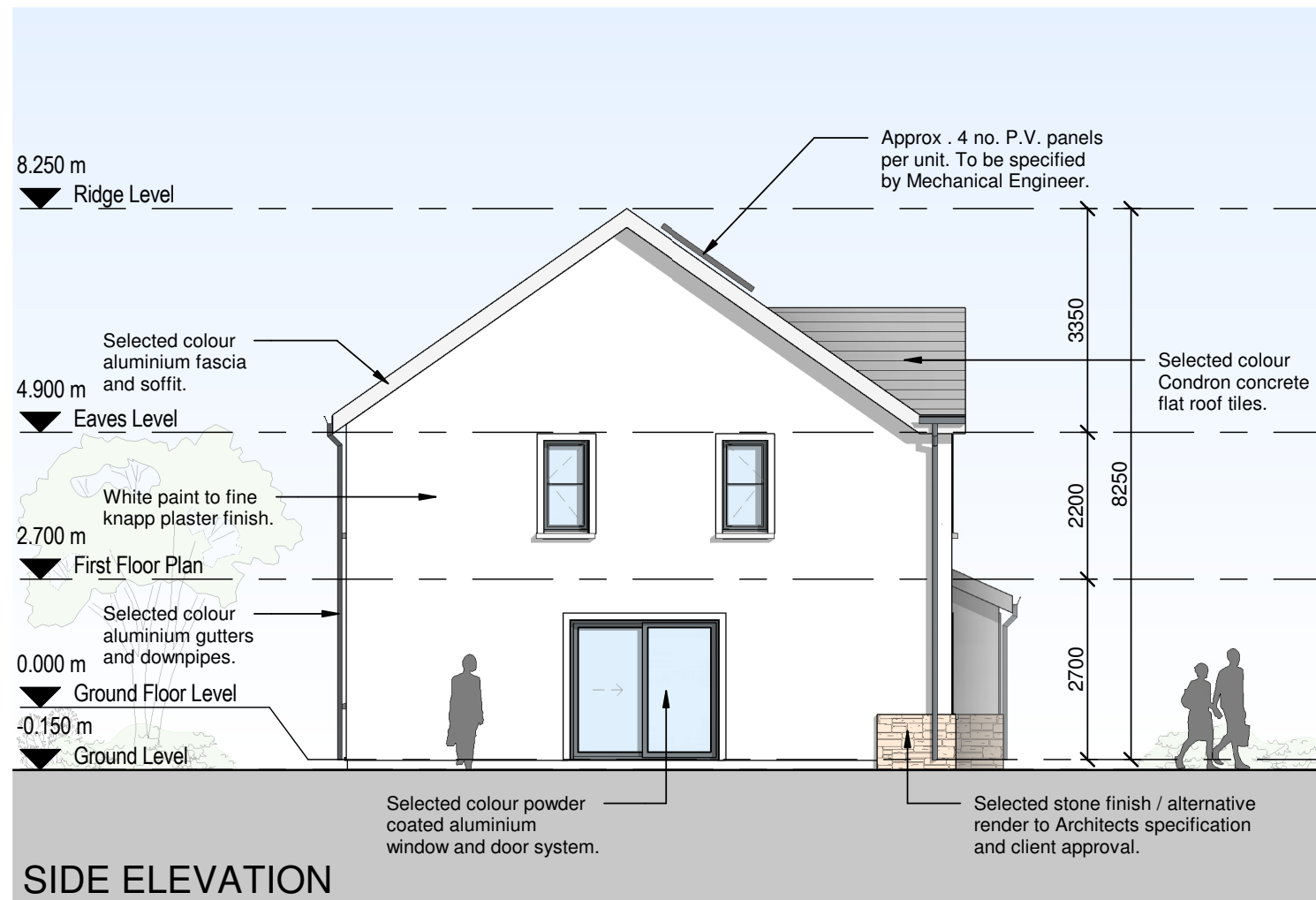
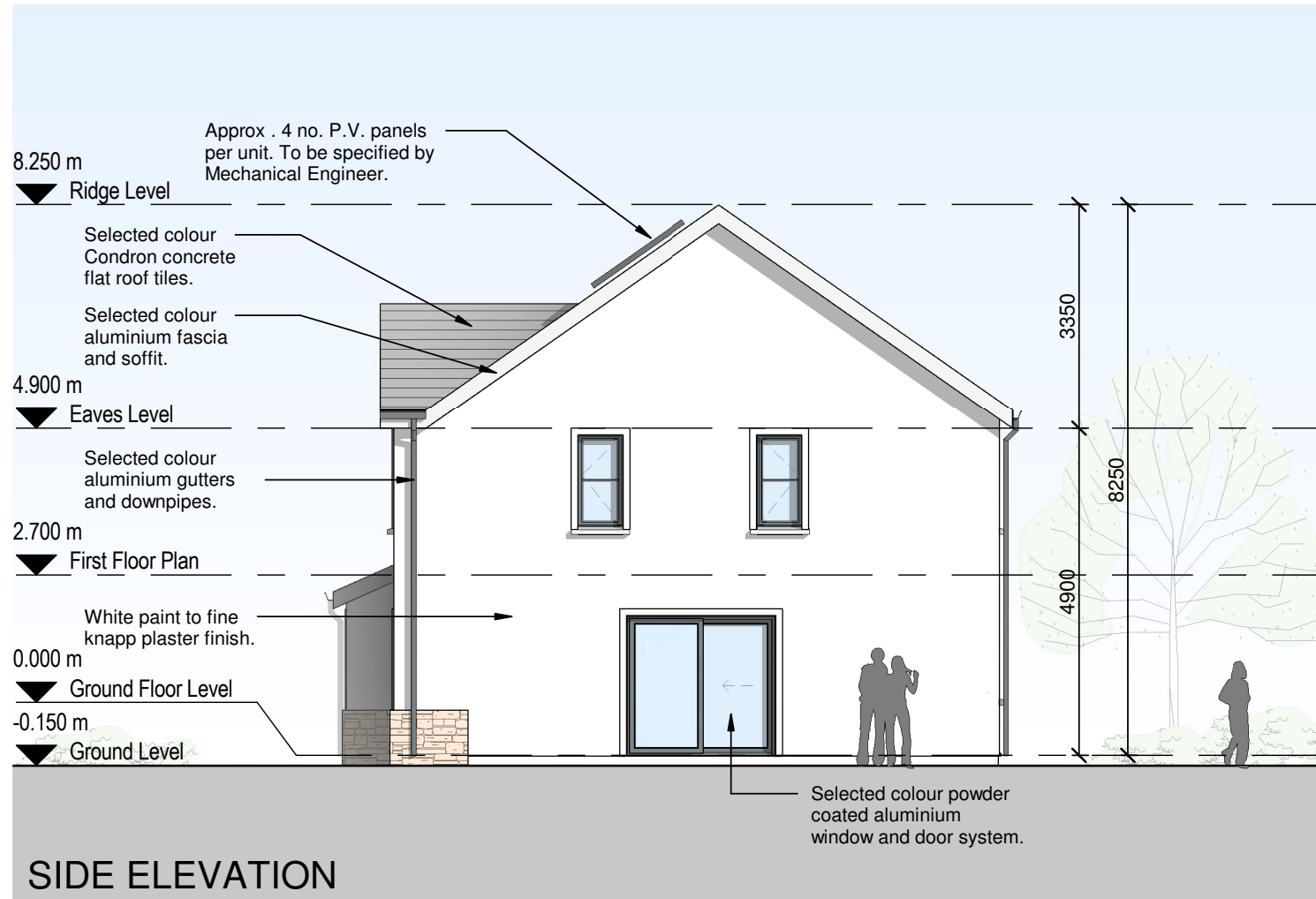
DWG. SERIES: PART 8 SUBMISSION

CLIENT: KILKENNY COUNTY COUNCIL
 JOB: RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY
 DRAWING: ELEVATIONS - HOUSE TYPE C

DATE: 22.11.2017 SCALE: 1:100 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: 2017168 DWG NUMBER: PL-408 REVISION:

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NOTES:

HOUSE TYPE C	
SEMI-DETACHED 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m ²
FIRST FLOOR AREA:	39.95m ²
TOTAL FLOOR AREA:	86.24m ²
NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.	

REV	DATE	DRAWN	NOTES



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DWG. SERIES: **PART 8 SUBMISSION**

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY		
DRAWING:	SIDE ELEVATIONS - HOUSE TYPE C		
DATE:	22.11.2017	SCALE:	1:100 @ A3
DRAWN:	DAMIEN BROWNE	CHECKED:	PHILIP BLAKE
JOB NUMBER:	2017168	DWG NUMBER:	PL-409
		REVISION:	

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NOTES:



HOUSE TYPE D	
SEMI-DETACHED 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	53.23m ²
FIRST FLOOR AREA:	50.12m ²
TOTAL FLOOR AREA:	103.35m ²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



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DWG. SERIES: PART 8 SUBMISSION

CLIENT: KILKENNY COUNTY COUNCIL
 JOB: RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY

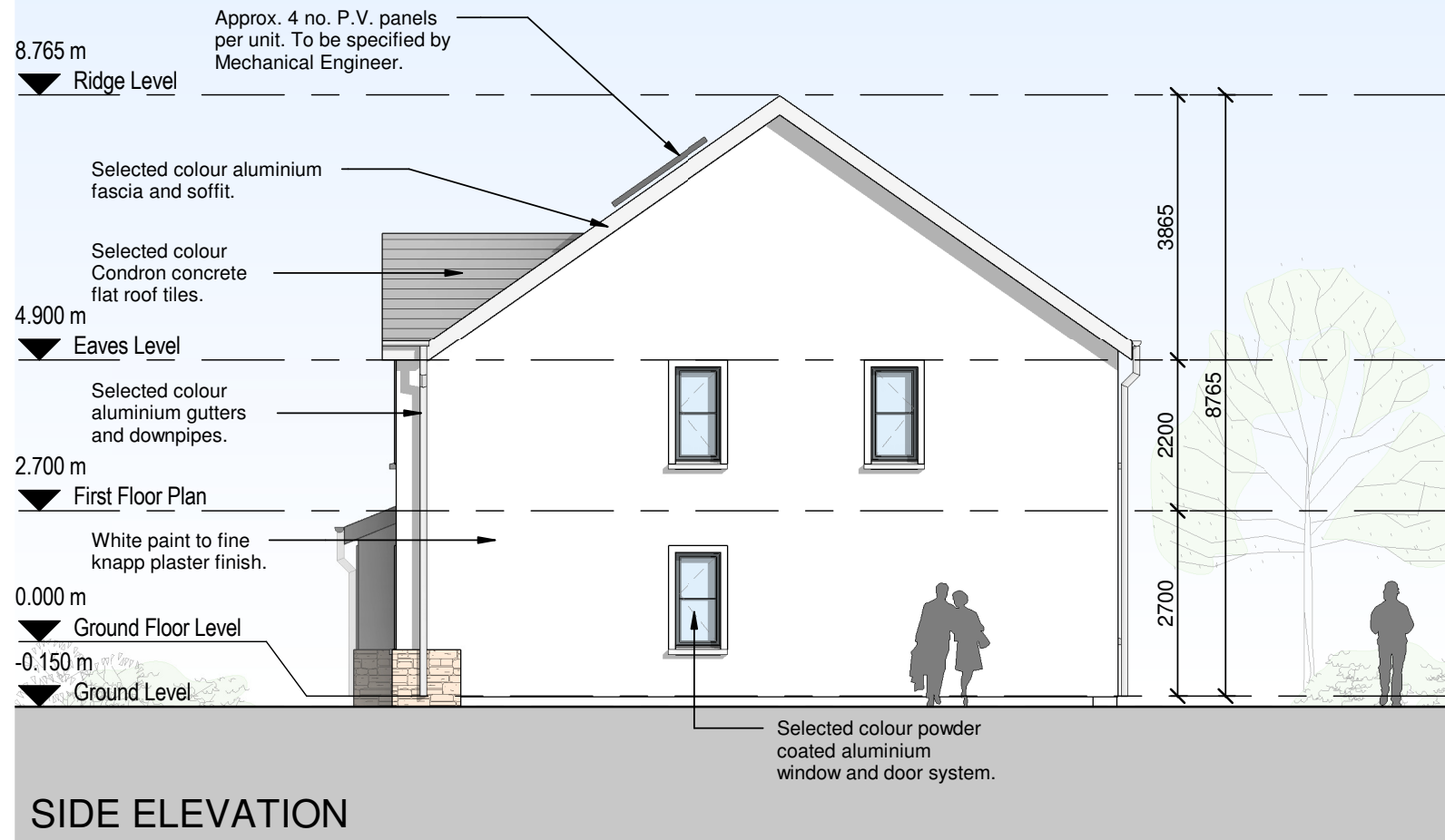
DRAWING: ELEVATIONS - HOUSE TYPE D

DATE: 13.11.2017 SCALE: 1:100 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: 2017168 DWG NUMBER: PL-410 REVISION:

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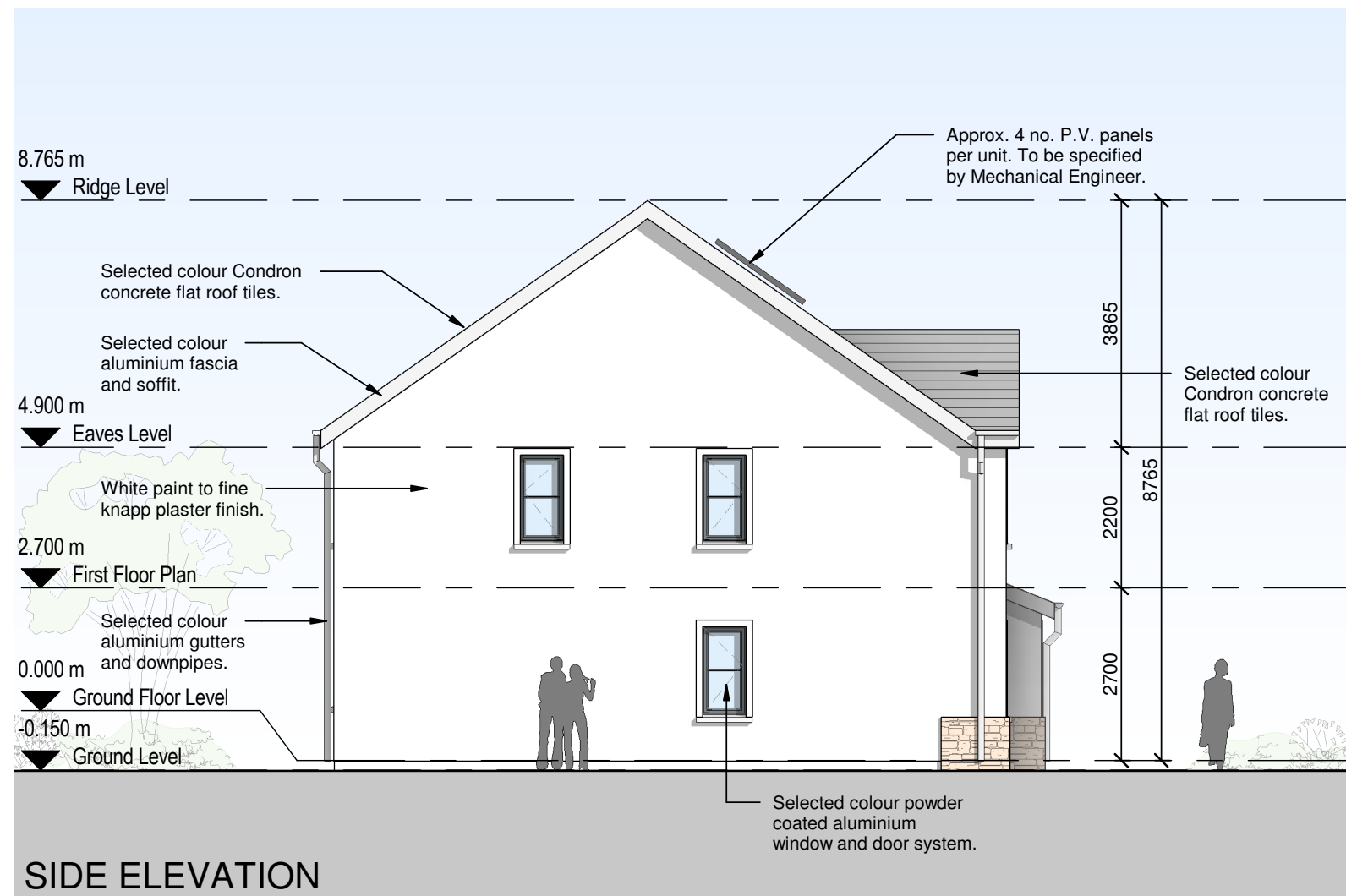
NOTES:



HOUSE TYPE D	
SEMI-DETACHED 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	53.23m ²
FIRST FLOOR AREA:	50.12m ²
TOTAL FLOOR AREA:	103.35m ²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



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DWG. SERIES: **PART 8 SUBMISSION**

CLIENT: KILKENNY COUNTY COUNCIL
 JOB: RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY

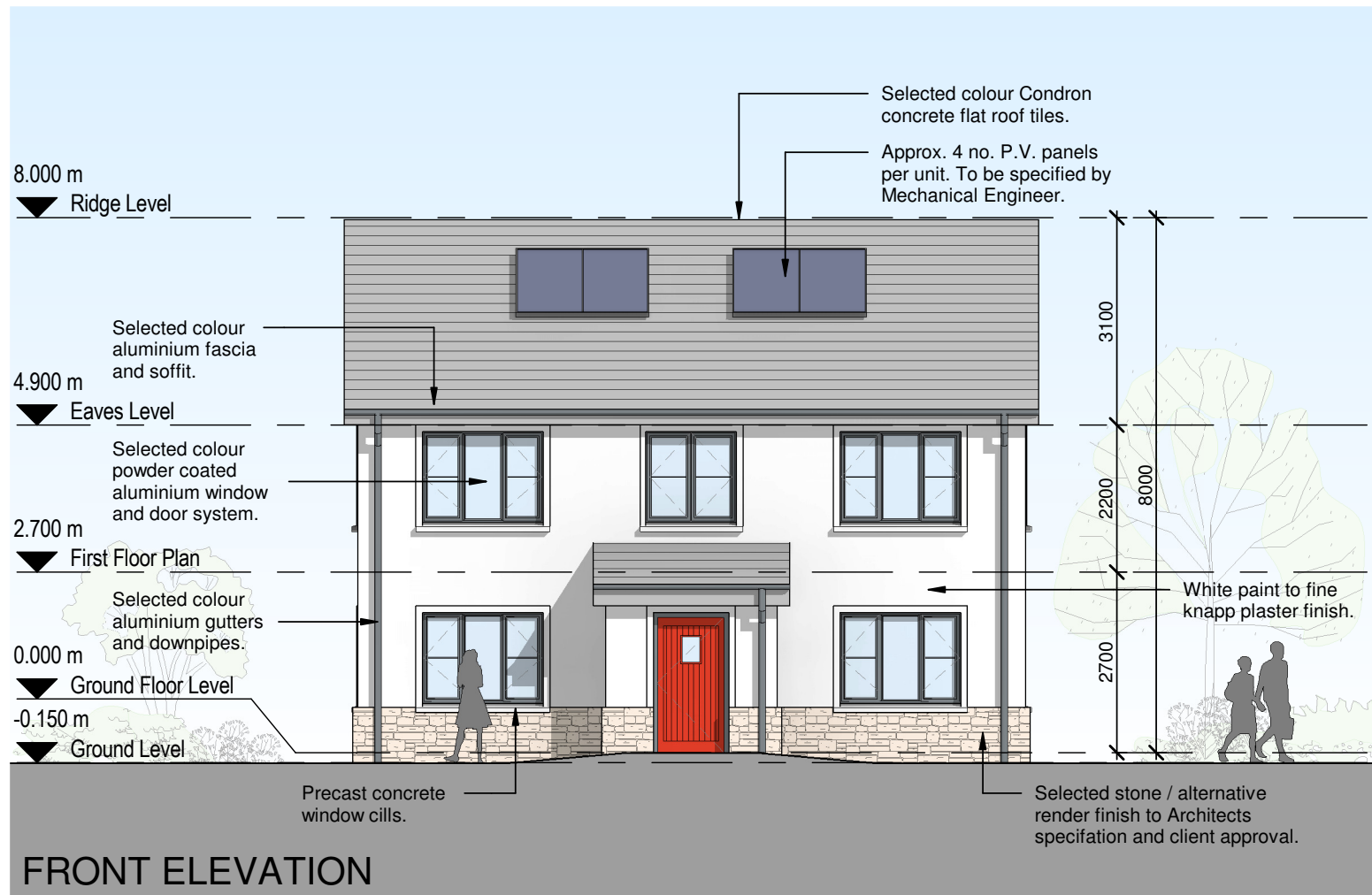
DRAWING: **SIDE ELEVATIONS - HOUSE TYPE D**

DATE: 13.11.2017 SCALE: 1:100 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: 2017168 DWG NUMBER: PL-411 REVISION:

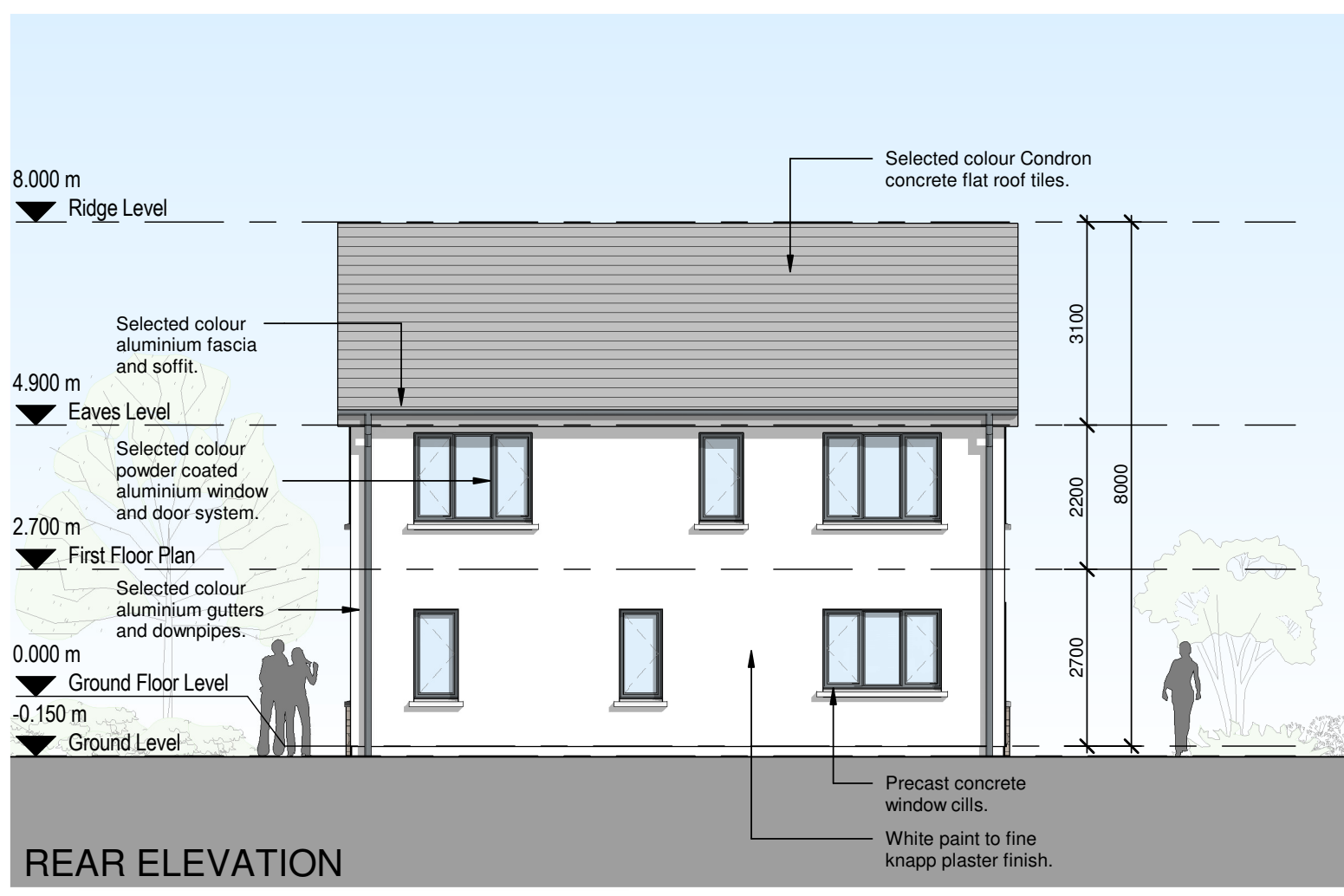
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NOTES:



HOUSE TYPE E			
DETACHED 4 BED 7 PERSON HOUSE			
GROUND FLOOR AREA:	66.12m ²		
FIRST FLOOR AREA:	61.46m ²		
TOTAL FLOOR AREA:	127.58m ²		
NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.			

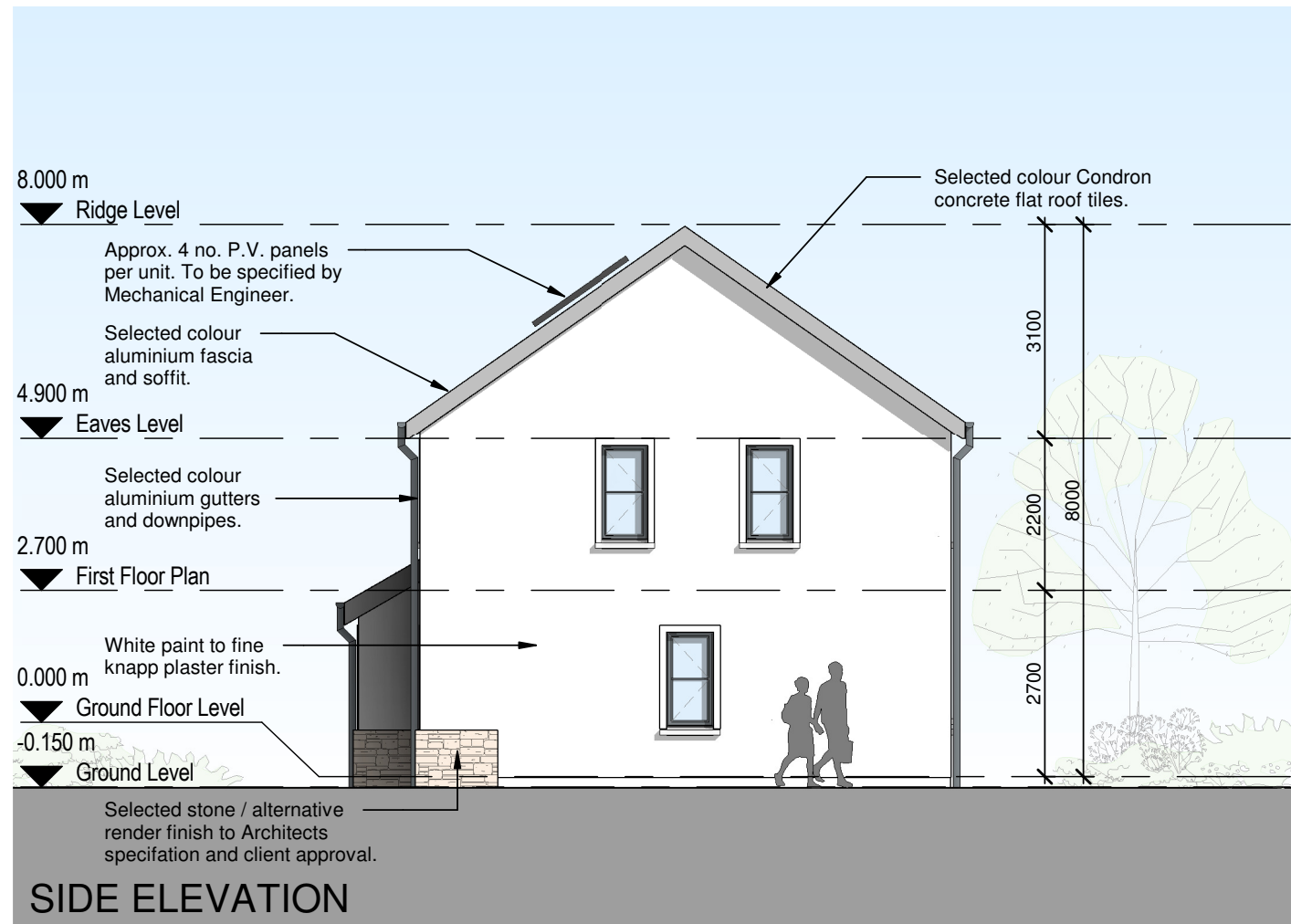
REV	DATE	DRAWN	NOTES



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DWG. SERIES:	PART 8 SUBMISSION		
CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY		
DRAWING:	ELEVATIONS - HOUSE TYPE E		
DATE:	27.11.2017	SCALE:	1:100 @ A3
DRAWN:	DAMIEN BROWNE	CHECKED:	PHILIP BLAKE
JOB NUMBER:	2017168	DWG NUMBER:	PL-412
REVISION:			

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 TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION.
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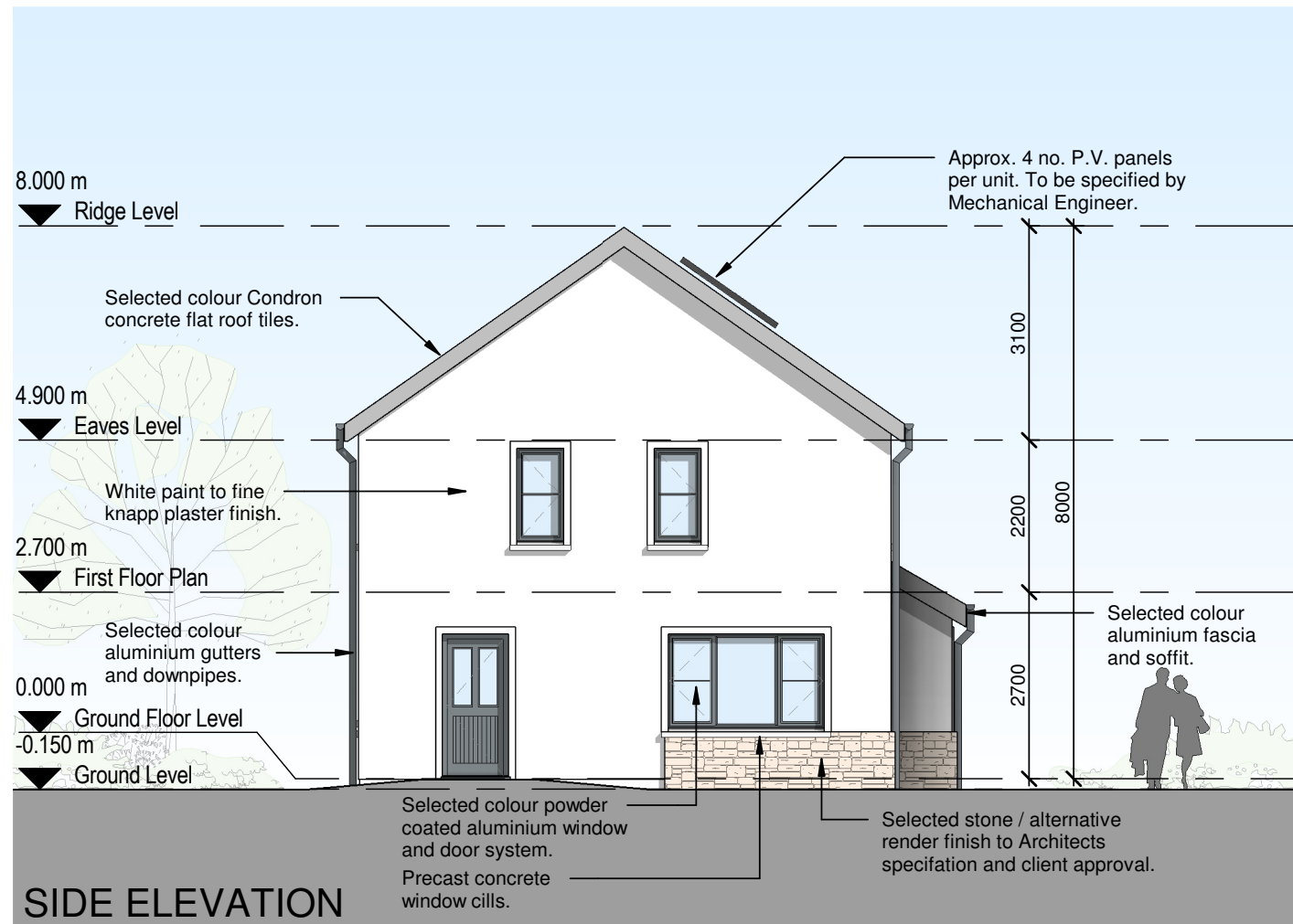


NOTES:

HOUSE TYPE E	
DETACHED 4 BED 7 PERSON HOUSE	
GROUND FLOOR AREA:	66.12m ²
FIRST FLOOR AREA:	61.46m ²
TOTAL FLOOR AREA:	127.58m ²

NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION.

REV	DATE	DRAWN	NOTES



CJFA ARCHITECTS + **C.J. Falconer + Associates** ARCHITECTS

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DWG. SERIES: **PART 8 SUBMISSION**

CLIENT: **KILKENNY COUNTY COUNCIL**
 JOB: **RESIDENTIAL DEVELOPMENT AT PILTOWN, CO. KILKENNY**

DRAWING: **SIDE ELEVATIONS - HOUSE TYPE E**

DATE: 27.10.2017 SCALE: 1:100 @ A3
 DRAWN: DAMIEN BROWNE CHECKED: PHILIP BLAKE

JOB NUMBER: **2017168** DWG NUMBER: **PL-413** REVISION: