

**KILKENNY COUNTY COUNCIL**

**RESIDENTIAL DEVELOPMENT AT BALLYRAGGET, CO. KILKENNY**

**PART 8 SUBMISSION**

**Job No.: 2017166**

**Date Issued: 09.03.2018**

**Prepared By: John Lennon, Jason Barry, P.J. Doyle**



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

## NOTES

SITE BOUNDARY  
SHOWN AS -

✕

Diagram illustrating the Sun's path in the sky. The path is shown as a semi-circle above the horizon, starting from the West (Evening Sun) and ending at the East (Morning Sun). The highest point of the path is labeled 'NOON SUN' and 'NORTH'. The path is labeled 'SUN PATH'.

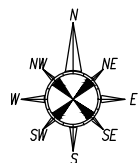
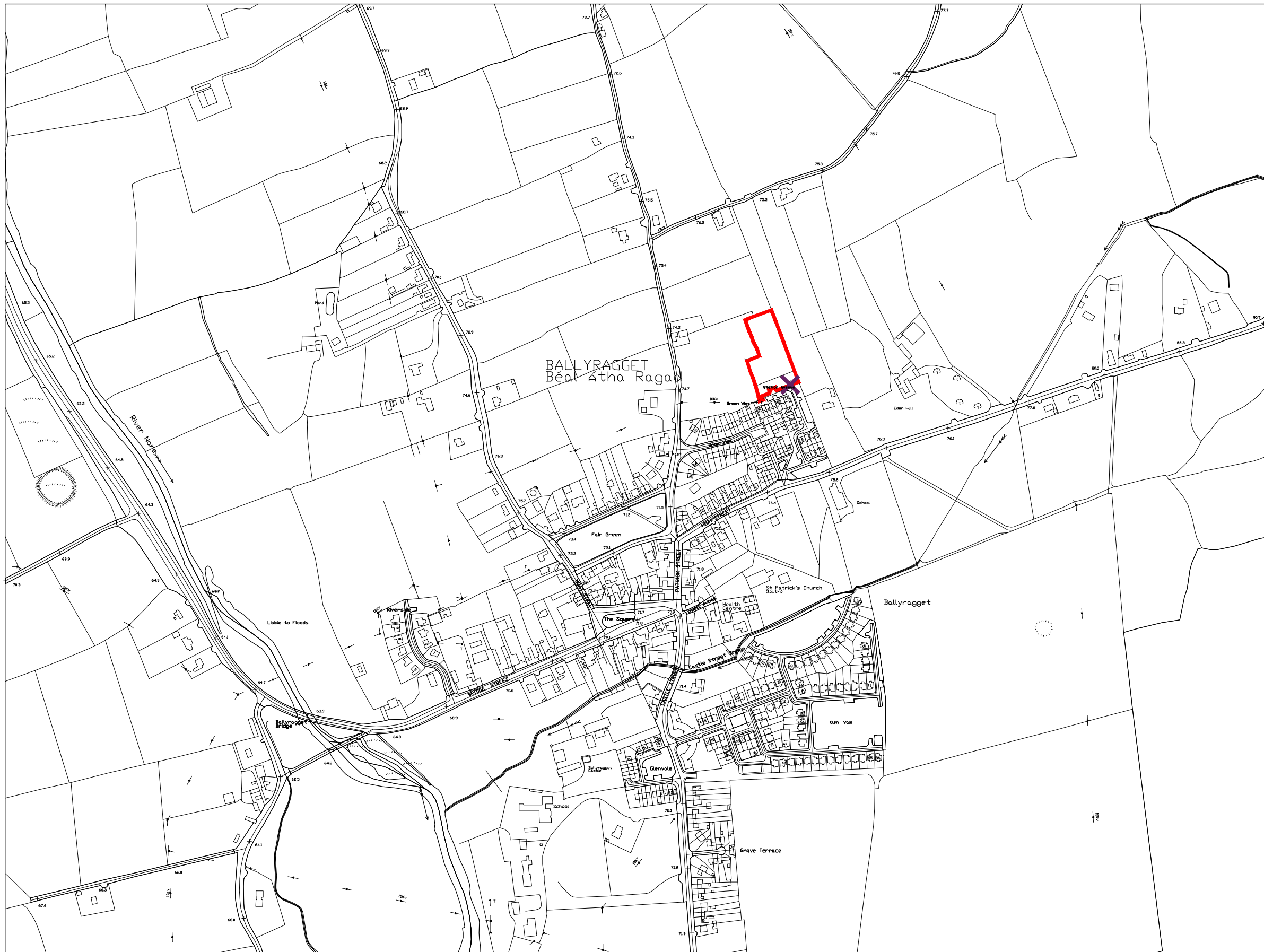
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DWG. SERIES: **PART 8 SUBMISSION**

JOB: RESIDENTIAL DEVELOPMENT AT  
BALLYRAGGET, CO. KILKENNY

DATE:	11.01.2018	SCALE:	A3 - 1:2500
DRAWN:	DAMIEN O'REILLY	CHECKED:	JOHN LENNON

JOB NUMBER: 2017166	DWG NUMBER: PL-100	REVISION: *
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# SITE LOCATION MAP

## A3 - 1:2,500

LEGEND

Street furniture & Services

5.12

Over Head Wires (LUAS) - Pylon ESB

5.12

Flowerbed

5.12

Pipe

5.12

Lit

5.12

Barrier

5.12

Pump

5.12

Trail Pit

5.12

Bus/Tram Shelter

5.12

Postbox

5.12

Valve - General

5.12

Water Valve

5.12

Gas Valve

5.12

Sluice Valve

5.12

Air Valve

5.12

Stop Cock

5.12

C P Post

5.12

Marker Post

5.12

Traffic light

5.12

Parking Meter

5.12

Plane Aerial Mark

5.12

Smart Card Validator

5.12

Unknown Valve

5.12

Bus Stop

5.12

Bollard

5.12

Beacon

5.12

Coalhole Cover

5.12

Bore Hole

5.12

Electricity Pole

5.12

Telegraph pole

5.12

OCS Pole

5.12

CCTV Camera Pole

5.12

Lamp Post

5.12

Foul Manhole

5.12

Surface Water MH

5.12

Manholes

5.12

Air Conditioning Vents

5.12

Services Inspection Cover

5.12

Traffic Inspection Cover

5.12

Cable TV Inspection Cover

5.12

ESAT Inspection Cover

5.12

NTL Inspection Cover

5.12

Eircom Inspection Cover

5.12

Unknown Valve

5.12

Phone Box

5.12

Duct

5.12

Gas Cover

5.12

C P Box

5.12

Waste Bin

5.12

Hydrant

5.12

Fire Hydrant

5.12

ESS Box

5.12

ESS Inspection Cover

5.12

Traffic Control Box

5.12

LUAS Technical Cubicle

5.12

Ticket Vending Machine

5.12

Water Meter Cover

5.12

Telemeter Inspection Cover

5.12

Monument / Toilets

5.12

Tank Storage

5.12

Basement: MH, Cover & Pipe

5.12

Dished Aerial Mark

5.12

Stay for pole

5.12

Pipe Protection

5.12

Washout

Natural Features

5.12

Surface Change

5.12

Land Drain

5.12

Bottom of Slope

5.12

Top of Slope

5.12

Ditch

5.12

Water Edge / Lake / Pond

5.12

Hedge / Trees Drip Line / Vegetation

5.12

Tree Coniferous

5.12

Tree Deciduous

5.12

Water Level

5.12

Crown Level

5.12

Invert level

5.12

Bed Level

5.12

Spotheight

5.12

Top of Tree

5.12

Fair Way

5.12

Green

5.12

Tee Box

5.12

Other

5.12

Survey Station

5.12

Photo point

Built Features

5.12

Building

5.12

Fence

5.12

Edge of Road

5.12

Kerb Bottom

5.12

Kerb Top

5.12

Bridge Abutment

5.12

Bridge Deck

5.12

Bridge Parapet

5.12

Building Facade

5.12

Footpath / Platform Train & Tram

5.12

Damp Proof Course / Verge

5.12

Bridge Pier / Wall & Gate Pillar / LUAS Trackbed

5.12

Cycleway / Private Landing Area

5.12

Apex Height

5.12

Eaves Height

5.12

Parapet Height

5.12

Soffit Elevation

5.12

Step Level

5.12

Concrete Pad

5.12

Track

5.12

Wall / Retaining Wall

5.12

Railway / Tram Rail / Grating / Ramp

5.12

Building Canopy / Roof / Overhang

murphy

SURVEYS

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Surveyed by: BR

Date: May 2017

Datum: Grid System

Main Head

Drawn by: CSI

Date: May 2017

With National Grid

ITM (15)

Checked by: PK

Date: 18.05.2017

ITM (15)

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The drawing is a topographical survey of a residential development site. A prominent red boundary outlines the site area. Numerous elevation points are marked throughout the site, with some points labeled with 'EV' (elevation) and others with 'TOF' (top of fence). The site includes several roads and paths, some of which are marked with 'Fence' and 'Gate'. There are also several drains and ditches shown, with labels like 'Land Drain' and 'Overhead Wires'. The drawing includes a legend in the top left corner, a title block in the top right corner, and a north arrow in the bottom right corner. The title block contains the following information:

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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 BALLYRAGGET, CO. KILKENNY

DRAWING: TOPOGRAPHICAL SURVEY

DATE: 11.01.2018 SCALE: A3 - 1:500

DRAWN: JASON BARRY CHECKED: JOHN LENNON

JOB NUMBER: 2017166 DWG NUMBER: PL-101 REVISION:

REV.	DATE.	DRAWN.	NOTES.

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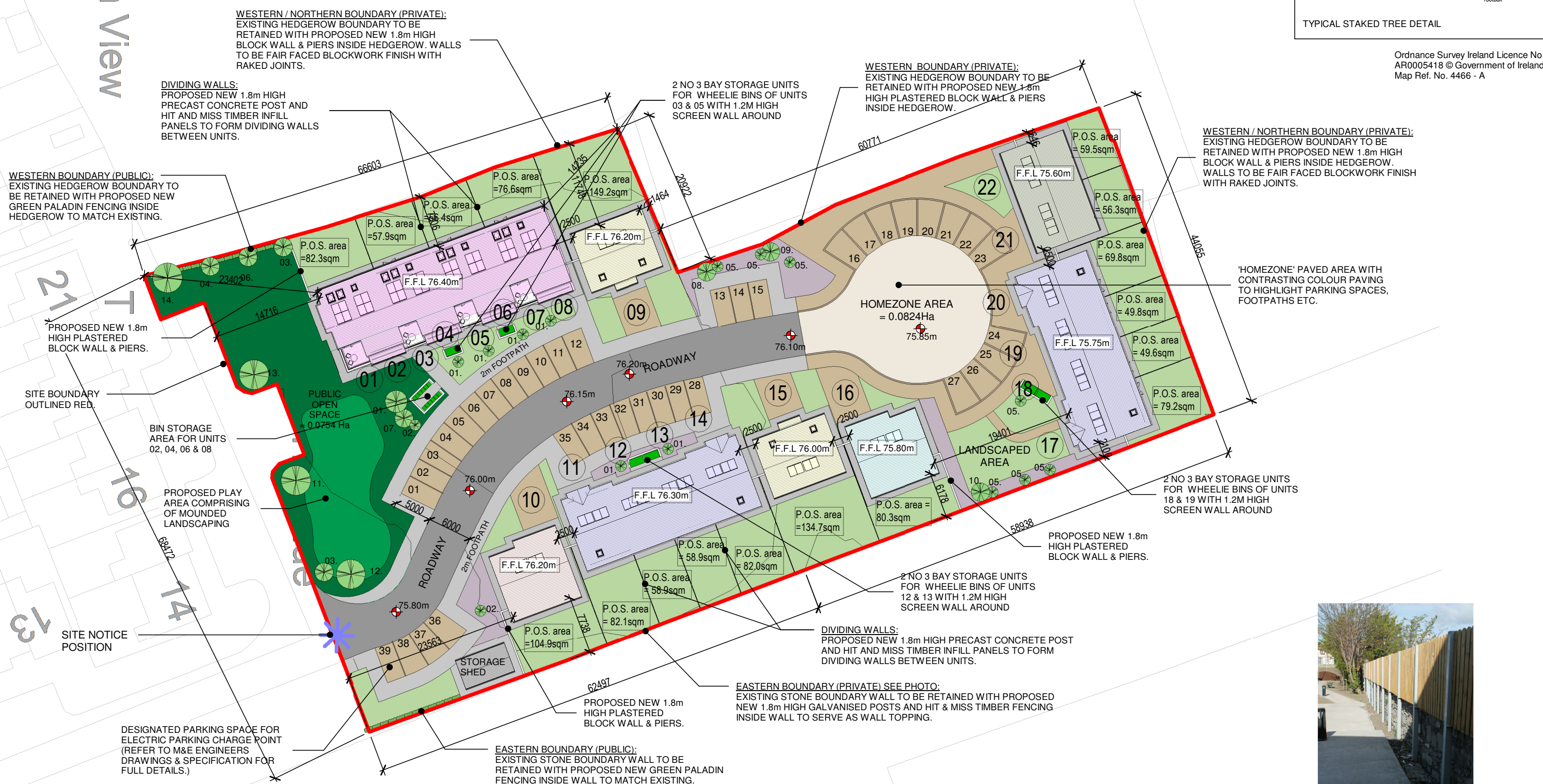
DWG. SERIES: PART 8 SUBMISSION

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	RESIDENTIAL DEVELOPMENT AT BALLYRAGGET, CO. KILKENNY		
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DRAWN:	JASON BARRY	CHECKED:	JOHN LENNON

JOB NUMBER:	DWG NUMBER:	REVISION:
2017166	PL-101	



# Green View



### PROPOSED EASTERN BOUNDARY TREATMENT

<b><u>CAR PARKING REQUIREMENTS</u></b>	
<b>PRIVATE PARKING</b>	
REQUIRED:	2 SPACES PER DWELLING.
	1.25 SPACES PER APARTMENT.
TOTAL PROVIDED:	41 SPACES (INCLUDING 8 SPACES ON DRIVEWAYS OF DETACHED DWELLINGS.)
<b>VISITOR PARKING</b>	
REQUIRED:	0.25 SPACES PER DWELLING.
TOTAL PROVIDED:	6 SPACES.
<b><u>TOTAL CAR PARKING SPACES REQ. &amp; PROVIDED</u></b>	<b><u>- 47 SPACES</u></b>
<b><u>SPACE REQUIREMENTS</u></b>	
<b>PRIVATE OPEN SPACE</b>	
1/2 BEDROOM HOUSE:	48sqm
3 BEDROOM HOUSE:	60-75sqm
4+ BEDROOM HOUSE:	60-75sqm
<b>PUBLIC OPEN SPACE</b>	
REQUIRED:	15% OF OVERALL AREA = 0.0999 Ha
TOTAL PROVIDED:	
(Combined Green & Homezone Area)	= 0.1578 Ha


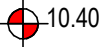







**HOUSE TYPES - 22 UNITS TOTAL**

The diagram illustrates six house types arranged in a 2x3 grid. Each house type is represented by a colored footprint with internal room divisions and a small 3D perspective view below it.

- HOUSE TYPE A - 7 PERSONS**  
4 BED TWO STOREY | DETACHED  
AREA = 124.15m<sup>2</sup>
- HOUSE TYPE B - 4 PERSON & 5 PERSON**  
2 & 3 BED TWO STOREY | TERRACED  
AREA = 89.56m<sup>2</sup> & 103.35m<sup>2</sup>
- HOUSE TYPE C - 4 PERSON & 2 PERSON**  
1 & 2 BED | TERRACED DUPLEX  
AREA = 77.72m<sup>2</sup> & 63.59m<sup>2</sup>
- HOUSE TYPE D - 3 PERSON**  
2 BED SINGLE STOREY | DETACHED  
AREA = 70.95m<sup>2</sup>  
WHEELCHAIR LIVEABLE HOUSE
- HOUSE TYPE E - 3 PERSON**  
2 BED SINGLE STOREY | DETACHED  
AREA = 70.95m<sup>2</sup>  
WHEELCHAIR LIVEABLE HOUSE
- HOUSE TYPE F - 2 PERSON**  
1 BED SINGLE STOREY | SEMI-DETACHED  
AREA = 48.74m<sup>2</sup>

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NOTES:

LEGEND	
PROPOSED SITE BOUNDARY SHOWN AS:	
EXISTING SITE SPOT LEVELS SHOWN AS:	+ 10.65
PROPOSED SITE SPOT LEVELS SHOWN AS:	
PROPOSED NEW CONCRETE FOOTPATHS SHOWN AS:	
PROPOSED NEW PUBLIC OPEN SPACE GRASS/LAWN AREAS SHOWN AS:	
PROPOSED NEW KILSARAN SLANE 200X100X80 STRETCHER BOND PAVING IN SELECTED CURRAGH GOLD SHOWN SHADED AS:	
PROPOSED NEW KILSARAN SLANE 200x100x80 PAVING IN HERRINGBONE IN SELECTED CARCOAL WITH NATURAL COLOUR FOR LINES SHOWN SHADED AS:	
PROPOSED NEW TREES SHOWN AS:	
PROPOSED NEW LANDSCAPED SHRUB BED SHOWN COLOURED AS:	
<p>Selection from the following at 1.2m centres:</p> <p>Potentilla 'Primrose Beauty', 'Abbotswood' and 'Gold Star', Erica 'December Red' and 'Silberschmelze'(white) or similar, Spirea 'Goldmound', 'Shirobana' 'Gronium', 'Emerald N Gold', 'Emerald Gaiety', Hebe 'Mrs Winder' or sim, Mahonia aquifolium 'Apollo', 'Lavender 'Hidcote', 'Hydrangea 'Altona' or similar.</p> <p>Shrubs planted within the beds at random:</p> <p>Weigela 'F. Variegata', Purpurea. Viburnum 'Eve Price', Pittosporum, 'Tom Thump', 'Elizabeth', 'Ilex Golden King', 'Silver Queen', Forsythia.</p>	
PROPOSED SCREEN HEDGE SHOWN COLOURED AS =	
<p>Screen hedge Cotoneaster Franchetii (Approx. 7.5 linear metres) (60-90 Ltr container planted 80cm apart)</p>	
<p>NOTE: TREES TO BE TIED AND STAKED TO A 150cm 10/12cm TANTALISED ROUND STAKE. SHRUBS TO BE 2 LTR. CONTAINER 40-60cm PLANTING FROM SEPTEMBER UNTIL APRIL.</p>	
LIST OF PROPOSED NEW TREES:	
1.	6 x Carpinus bet. 'Frans Fontaine' 10-12cm br
2.	2 x Tilia cordata 14-16cm br
3.	3 x Carpinus bet. 'Fastigiata' 18-20cm r/b
4.	1 x Fagus syl. Dawyack gold 3.5-4m tall
5.	7 x Cotoneaster 'Cornubia' 15Ltr pot 2m
6.	1 x Sorbus aca 'Lutescens' 10-12cm br
7.	1 x Malus 'Everest' 10-12cm br
8.	1 x Amelanchier lamarckii 10-12cm r/b
9.	1 x Acer pseudo. 'Spaethii' 10-12cm br
10.	1 x Acer campestre 10-12cm br
<p>Large Canopy Trees:</p>	
11.	1 x Acer Platanoides 'Deborah' 10-12 cm br/r
12.	1 x Castina Salvia 10-12cm br
13.	1 x Quercus Palustris 10-12cm br/r
14.	1 x Tilia Cordata 'Green Spire' 10-12cm br/r
<p>Landscape design and Specification by  R&amp;H Dool Landscape Architects  Orchardstown Garden Centre,  Cork Road,  Waterford  Tel: 051 384273 M: 087 2621280</p>	

[illegible]

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DWG. SERIES: **PART 8 SUBMISSION**

CLIENT: KILKENNY COUNTY COUNCIL

JOB: RESIDENTIAL DEVELOPMENT AT BALLYRAGGET,  
CO. KILKENNY

DRAWING: PROPOSED SITE LAYOUT PLAN

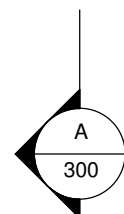
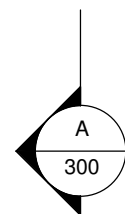
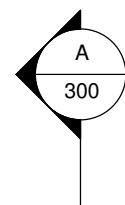
DATE: 09.03.2018	SCALE: A2 - 1:500, A3 - NTS
DRAWN: JASON BARRY	CHECKED: JOHN LENNON

JOB NUMBER: 2017166	DWG NUMBER: PL-102	REVISION:
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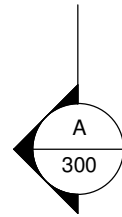
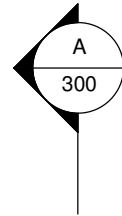
## PROPOSED SITE LAYOUT PLAN

SITE AREA: 0.6662 HECTARES



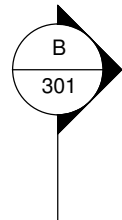


JOB NUMBER: 2017166	DWG NUMBER: PL-200	REVISION
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REVISION:





**NOTE: LEVELS WILL VARY  
ACCORDING TO HOUSE POSITION.  
REFER TO SITE LAYOUT**

NOTES:

3 BED / 5 PERSON (2 storey terrace)		
	<u>Required:</u>	<u>Achieved:</u>
Total area	92m <sup>2</sup>	103.35m <sup>2</sup>
Agg. Living	34m <sup>2</sup>	35.68m <sup>2</sup>
Storage	5m <sup>2</sup>	7.61m <sup>2</sup>
<u>Room:</u>	<u>Req:</u>	<u>Achieved:</u>
Living	13.0m <sup>2</sup>	14.67m <sup>2</sup>
Kitchen	-	21.01m <sup>2</sup>
Bedroom 1	13.0m <sup>2</sup>	13.67m <sup>2</sup>
Bedroom 2	11.4m <sup>2</sup>	11.86m <sup>2</sup>
Bedroom 3	7.1m <sup>2</sup>	7.11m <sup>2</sup>

**CJFA**  
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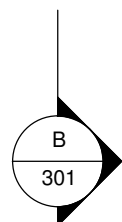
DWG. SERIES: **PART 8 SUBMISSION**

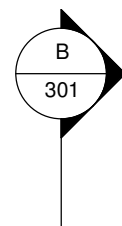
DATE:	23.02.2018	SCALE:	1:100 @ A3
DRAWN:	JASON BARRY	CHECKED:	JOHN LENNON

JOB NUMBER: <b>2017166</b>	DWG NUMBER: <b>PL-202</b>	REVISION:
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FLOOR AREA: 46.29m<sup>2</sup> & 53.23m<sup>2</sup>





**NOTE:** LEVELS WILL VARY  
ACCORDING TO HOUSE POSITION.  
REFER TO SITE LAYOUT

NOTES:

3 BED / 5 PERSON (2 storey terrace)		
	<u>Required:</u>	<u>Achieved:</u>
Total area	92m <sup>2</sup>	103.35m <sup>2</sup>
Agg. Living	34m <sup>2</sup>	35.68m <sup>2</sup>
Storage	5m <sup>2</sup>	7.61m <sup>2</sup>
<u>Room:</u>	<u>Req:</u>	<u>Achieved:</u>
Living	13.0m <sup>2</sup>	14.67m <sup>2</sup>
Kitchen	-	21.01m <sup>2</sup>
Bedroom 1	13.0m <sup>2</sup>	13.67m <sup>2</sup>
Bedroom 2	11.4m <sup>2</sup>	11.86m <sup>2</sup>
Bedroom 3	7.1m <sup>2</sup>	7.11m <sup>2</sup>

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**C.J. Falconer**  
+ **Associates**  
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DWG. SERIES: **PART 8 SUBMISSION**

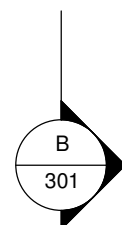
CLIENT:	KILKENNY COUNTY COUNCIL
JOB:	RESIDENTIAL DEVELOPMENT AT BALLYRAGGET, CO. KILKENNY
DRAWING:	FIRST FLOOR PLAN - HOUSE TYPE B

DATE:	23.02.2018	SCALE:	1:100 @ A3
DRAWN:	JASON BARRY	CHECKED:	JOHN LENNON

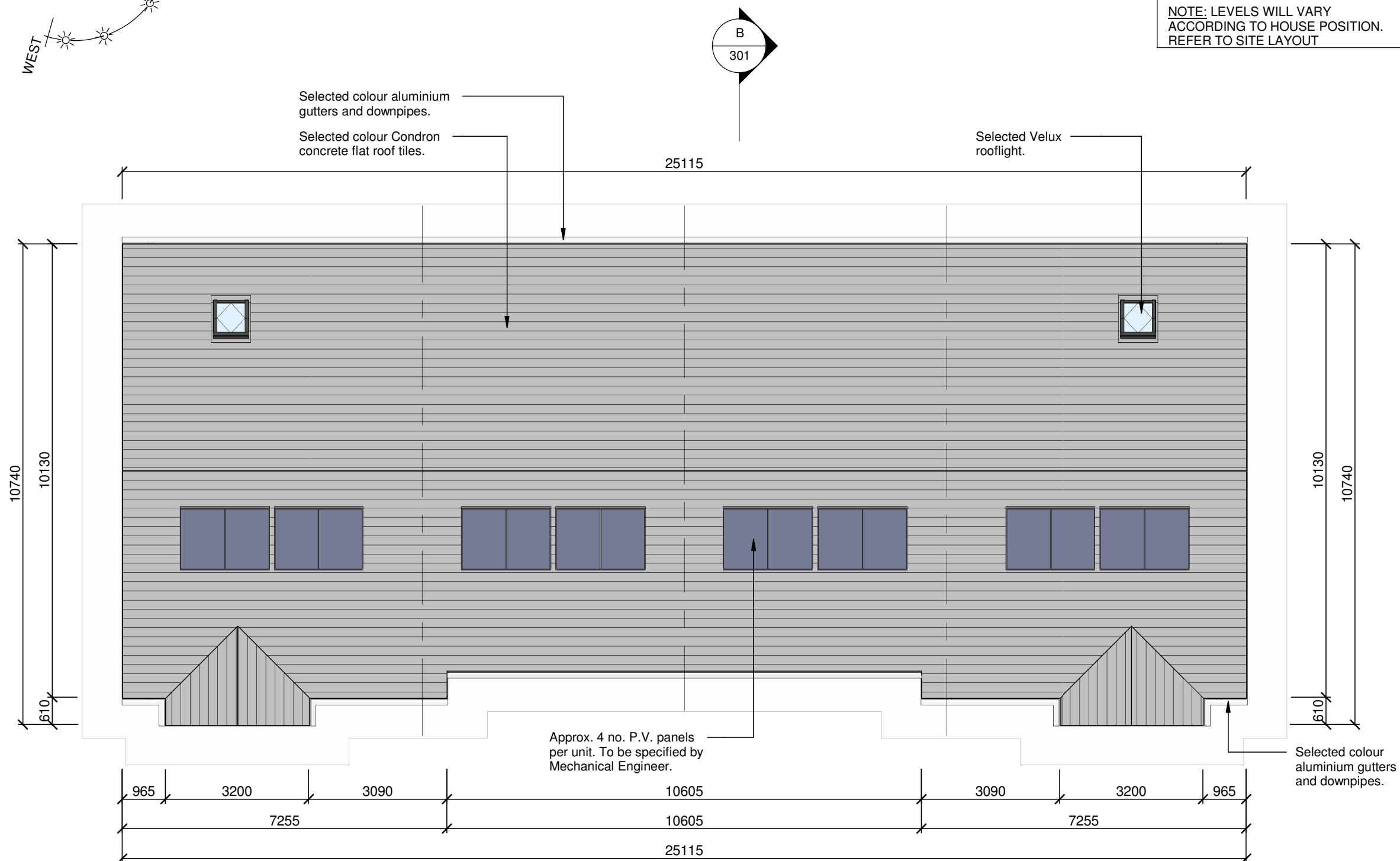
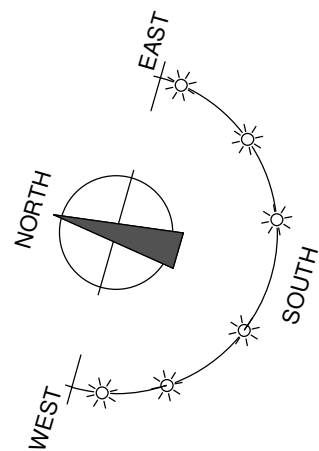
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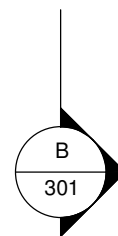
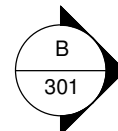
FLOOR AREA: 43.27m<sup>2</sup> & 50.12m<sup>2</sup>







## ROOF PLAN



## HOUSE TYPE B

TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m <sup>2</sup>
FIRST FLOOR AREA:	43.27m <sup>2</sup>
TOTAL FLOOR AREA:	89.56m <sup>2</sup>

<b>TERRACE 3 BED 5 PERSON HOUSE</b>	
<b>GROUND FLOOR AREA:</b>	<b>53.23m<sup>2</sup></b>
<b>FIRST FLOOR AREA:</b>	<b>50.12m<sup>2</sup></b>
<b>TOTAL FLOOR AREA:</b>	<b>103.35m<sup>2</sup></b>

**NOTE: LEVELS WILL VARY  
ACCORDING TO HOUSE POSITION.  
REFER TO SITE LAYOUT**

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NOTES:

2 BED / 4 PERSON (2 storey terrace)		
	<u>Required:</u>	<u>Achieved:</u>
Total area	80m <sup>2</sup>	89.56m <sup>2</sup>
Agg. Living	30m <sup>2</sup>	30.14m <sup>2</sup>
Storage	4m <sup>2</sup>	6.62m <sup>2</sup>
<u>Room:</u>	<u>Req:</u>	<u>Achieved:</u>
Living	13.0m <sup>2</sup>	15.07m <sup>2</sup>
Kitchen	-	15.07m <sup>2</sup>
Bedroom 1	13.0m <sup>2</sup>	13.01m <sup>2</sup>
Bedroom 2	11.4m <sup>2</sup>	11.54m <sup>2</sup>

3 BED / 5 PERSON (2 storey terrace)		
	<u>Required:</u>	<u>Achieved:</u>
Total area	92m <sup>2</sup>	103.35m <sup>2</sup>
Agg. Living	34m <sup>2</sup>	35.68m <sup>2</sup>
Storage	5m <sup>2</sup>	7.61m <sup>2</sup>
<u>Room:</u>	<u>Req:</u>	<u>Achieved:</u>
Living	13.0m <sup>2</sup>	14.67m <sup>2</sup>
Kitchen	-	21.01m <sup>2</sup>
Bedroom 1	13.0m <sup>2</sup>	13.67m <sup>2</sup>
Bedroom 2	11.4m <sup>2</sup>	11.86m <sup>2</sup>
Bedroom 3	7.1m <sup>2</sup>	7.11m <sup>2</sup>

REV	DATE	DRAWN	NOTES



C.J. Falconer  
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ARCHITECTS

St. Patrick's House, Newtown, Waterford, Ireland X91-RR76  
t: +353 (0)51 878888 f: +353 (0)51 878794 e: mail@cjfa.ie w: www.cjfa.ie

DWG. SERIES:

PART 8 SUBMISSION

CLIENT: KILKENNY COUNTY COUNCIL

JOB: RESIDENTIAL DEVELOPMENT AT  
BALLYRAGGET, CO. KILKENNY

DRAWING: ROOF PLAN - HOUSE TYPE B

DATE: 23.02.2018

SCALE: 1:100 @ A3

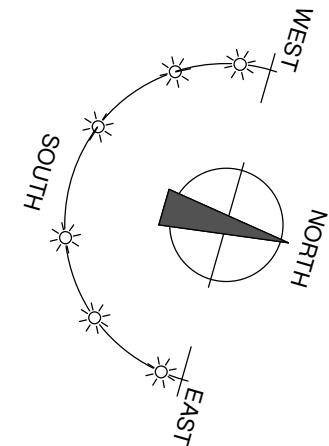
DRAWN:	JASON BARRY
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CHECKED:	JOHN LENNON
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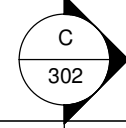
JOB NUMBER:

DWG NUMBER:  
PL-204

REVISION:



FLOOR AREA: 77.72m<sup>2</sup> & 3.37m<sup>2</sup>



FLOOR AREA: 57.73m<sup>2</sup>

NOTES:

2 BED / 4 PERSON (single storey terrace)		
	Required:	Achieved:
Total area	73m <sup>2</sup>	77.72m <sup>2</sup>
Agg. Living	30m <sup>2</sup>	30m <sup>2</sup>
Storage	6m <sup>2</sup>	6.52m <sup>2</sup>
Room:	Req:	Achieved:
Living	13.0m <sup>2</sup>	16.61m <sup>2</sup>
Kitchen	-	13.38m <sup>2</sup>
Bedroom 1	13.0m <sup>2</sup>	13.10m <sup>2</sup>
Bedroom 2	11.4m <sup>2</sup>	11.41m <sup>2</sup>

1 BED / 2 PERSON (2 storey duplex)		
	<u>Required:</u>	<u>Achieved:</u>
Total area	45m <sup>2</sup>	63.59m <sup>2</sup>
Agg. Living	23m <sup>2</sup>	25.33m <sup>2</sup>
Storage	3m <sup>2</sup>	4.89m <sup>2</sup>
<u>Room:</u>	<u>Req:</u>	<u>Achieved:</u>
Living	11.0m <sup>2</sup>	13.24m <sup>2</sup>
Kitchen	-	12.09m <sup>2</sup>
Bedroom 1	13.0m <sup>2</sup>	13.63m <sup>2</sup>

[illegible]

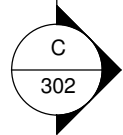
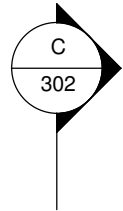
DWG. SERIES: **PART 8 SUBMISSION**

DRAWING:  
FLOOR PLANS - HOUSE TYPE C

DATE: 17.11.2017	SCALE: 1:100 @ A2
DRAWN: JASON BARRY	CHECKED: JOHN LENNON

JOB NUMBER: <b>2017166</b>	DWG NUMBER: <b>PL-205</b>	REVISION:
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NOTES:

HOUSE TYPE C	
DUPLICATE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	77.72m <sup>2</sup>
DUPLEX 1 BED 2 PERSON HOUSE	
GROUND FLOOR AREA:	3.37m <sup>2</sup>
FIRST FLOOR AREA:	60.22m <sup>2</sup>
GROUND FLOOR AREA:	63.59m <sup>2</sup>
<b>NOTE:</b> LEVELS WILL VARY ACCORDING TO HOUSE POSITION. REFER TO SITE LAYOUT	

2 BED / 4 PERSON (single storey terrace)		
	Required:	Achieved:
Total area	73m <sup>2</sup>	77.72m <sup>2</sup>
Agg. Living	30m <sup>2</sup>	30m <sup>2</sup>
Storage	6m <sup>2</sup>	6.52m <sup>2</sup>
Room:	Req:	Achieved:
Living	13.0m <sup>2</sup>	16.61m <sup>2</sup>
Kitchen	-	13.38m <sup>2</sup>
Bedroom 1	13.0m <sup>2</sup>	13.10m <sup>2</sup>
Bedroom 2	11.4m <sup>2</sup>	11.41m <sup>2</sup>

1 BED / 2 PERSON (2 storey duplex)		
	Required:	Achieved:
Total area	45m <sup>2</sup>	63.59m <sup>2</sup>
Agg. Living	23m <sup>2</sup>	25.33m <sup>2</sup>
Storage	3m <sup>2</sup>	4.89m <sup>2</sup>
Room:	Req:	Achieved:
Living	11.0m <sup>2</sup>	13.24m <sup>2</sup>
Kitchen	-	12.09m <sup>2</sup>
Bedroom 1	13.0m <sup>2</sup>	13.63m <sup>2</sup>

[illegible]

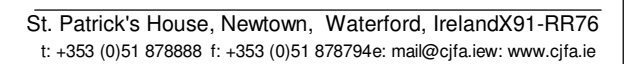
St. Patrick's House, Newtown, Waterford, Ireland. X91-RR76  
t: +353 (0)51 878888 f: +353 (0)51 878794 e: mail@cjfa.ie w: www.cjfa.ie

DWG. SERIES:			PART 8 SUBMISSION		
CLIENT:			KILKENNY COUNTY COUNCIL		
JOB:			RESIDENTIAL DEVELOPMENT AT BALLYRAGGET, CO. KILKENNY		
DRAWING:			ROOF PLAN - HOUSE TYPE C		
DATE: 23.02.2018		SCALE: 1:100 @ A2			
DRAWN: JASON BARRY		CHECKED: JASON BARRY			
JOB NUMBER: 2017166		DWG NUMBER: PL-206		REVISION:	

NOTES:

HOUSE TYPE D

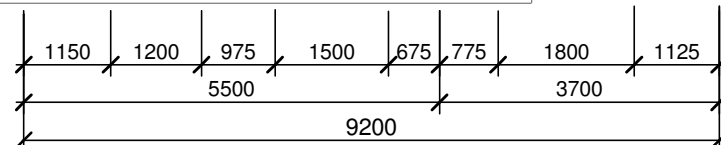
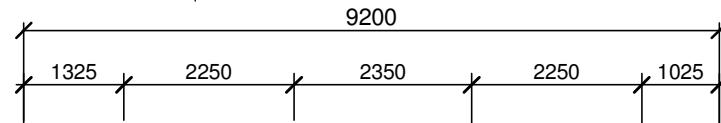
**NOTE:**  
LEVELS WILL VARY ACCORDING  
TO HOUSE POSITION. REFER TO SITE  
LAYOUT

[illegible]

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

DATE:	23.02.2018	SCALE:	1:100 @ A3
DRAWN:	JASON BARRY	CHECKED:	JOHN LENNON

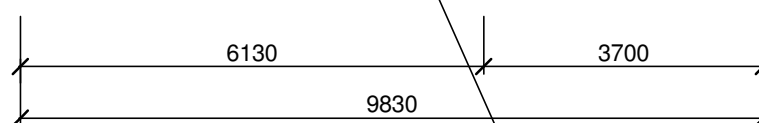
JOB NUMBER: 2017166	DWG NUMBER: PL-207	REVISION:
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FLOOR AREA: 70.95m<sup>2</sup>



Approx. 4 no. P.V. panels  
— per unit. To be specified  
by Mechanical Engineer.

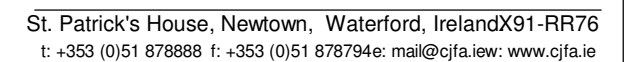




NOTES:

HOUSE TYPE E

**NOTE:**  
LEVELS WILL VARY ACCORDING  
TO HOUSE POSITION. REFER TO SITE  
LAYOUT

[illegible]

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

DATE:	23.02.2018	SCALE:	1:100 @ A3
DRAWN:	JASON BARRY	CHECKED:	JOHN LENNON

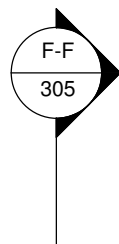
JOB NUMBER: 2017166	DWG NUMBER: PL-208	REVISION:
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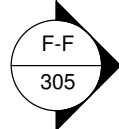
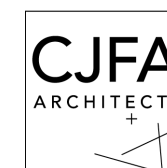
FLOOR AREA: 70.95m<sup>2</sup>



— Approx. 4 no. P.V. panels per unit. To be specified by Mechanical Engineer.

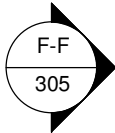
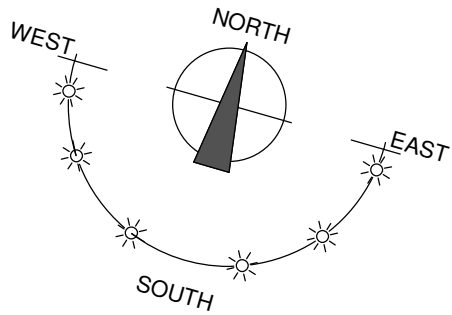


FLOOR AREA: 48.74m<sup>2</sup> (per unit)

[illegible]

C.J. Falconer  
+ Associates  
ARCHITECTS

JOB NUMBER: <b>2017166</b>	DWG NUMBER: <b>PL-209</b>	REVISION:
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Selected colour aluminium  
gutters and downpipes.

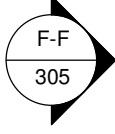
Selected colour Condron  
concrete flat roof tiles.

14345

8945



ROOF PLAN



Approx. 4 no. P.V. panels  
per unit. To be specified by  
Mechanical Engineer.

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NOTES:

1 BED / 2 PERSON (single storey Semi-detached)		
	Required:	Achieved:
Total area	45m <sup>2</sup>	48.74m <sup>2</sup>
Agg. Living	23m <sup>2</sup>	23.02m <sup>2</sup>
Storage	3m <sup>2</sup>	3.23m <sup>2</sup>
Room:	Req:	Achieved:
Living	11.0m <sup>2</sup>	11.00m <sup>2</sup>
Kitchen	-	12.02m <sup>2</sup>
Bedroom 1	11.0m <sup>2</sup>	11.41m <sup>2</sup>

HOUSE TYPE F	
SEMI-DETACHED 1 BED 2 PERSON HOUSE	
GROUND FLOOR AREA:	48.74m <sup>2</sup>

NOTE:  
LEVELS MAY VARY ACCORDING TO  
HOUSE POSITION. REFER TO SITE  
LAYOUT

REV	DATE	DRAWN	NOTES

CJFA

ARCHITECTS

C.J. Falconer

+ Associates

ARCHITECTS

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t: +353 (0)51 878888 f: +353 (0)51 878794e: mail@cjfa.ie: www.cjfa.ie

DWG. SERIES: PART 8 SUBMISSION

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	RESIDENTIAL DEVELOPMENT AT BALLYRAGGET, CO. KILKENNY		
DRAWING:	ROOF PLAN - HOUSE TYPE F		
DATE:	26.02.2018	SCALE:	1:100 @ A3
DRAWN:	JASON BARRY	CHECKED:	JOHN LENNON

JOB NUMBER:	DWG NUMBER:	REVISION:
2017166	PL-210	



NOTES:

HOUSE TYPE A

**NOTE: LEVELS WILL VARY  
ACCORDING TO HOUSE POSITION.  
REFER TO SITE LAYOUT**

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

DWG. SERIES: **PART 8 SUBMISSION**

CLIENT: KILKENNY COUNTY COUNCIL

JOB: RESIDENTIAL DEVELOPMENT AT  
BALLYRAGGET, CO. KILKENNY

DRAWING: CROSS SECTION A-A - HOUSE TYPE A

DATE:	23.02.2018	SCALE:	1:50 @ A3
DRAWN:	JASON BARRY	CHECKED:	JOHN LENNON

JOB NUMBER: 2017166	DWG NUMBER: PL-300	REVISION:
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HOUSE TYPE B	
TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m <sup>2</sup>
FIRST FLOOR AREA:	43.27m <sup>2</sup>
TOTAL FLOOR AREA:	89.56m <sup>2</sup>
TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	53.23m <sup>2</sup>
FIRST FLOOR AREA:	50.12m <sup>2</sup>
TOTAL FLOOR AREA:	103.35m <sup>2</sup>

NOTE: LEVELS WILL VARY  
ACCORDING TO HOUSE POSITION.  
REFER TO SITE LAYOUT

NOTES:

2 BED / 4 PERSON (2 storey terrace)		
	<u>Required:</u>	<u>Achieved:</u>
Total area	80m <sup>2</sup>	89.56m <sup>2</sup>
Agg. Living	30m <sup>2</sup>	30.14m <sup>2</sup>
Storage	4m <sup>2</sup>	6.62m <sup>2</sup>
<u>Room:</u>	<u>Req:</u>	<u>Achieved:</u>
Living	13.0m <sup>2</sup>	15.07m <sup>2</sup>
Kitchen	-	15.07m <sup>2</sup>
Bedroom 1	13.0m <sup>2</sup>	13.01m <sup>2</sup>
Bedroom 2	11.4m <sup>2</sup>	11.54m <sup>2</sup>

3 BED / 5 PERSON (2 storey terrace)		
	<u>Required:</u>	<u>Achieved:</u>
Total area	92m <sup>2</sup>	103.35m <sup>2</sup>
Agg. Living	34m <sup>2</sup>	35.68m <sup>2</sup>
Storage	5m <sup>2</sup>	7.61m <sup>2</sup>
<u>Room:</u>	<u>Req:</u>	<u>Achieved:</u>
Living	13.0m <sup>2</sup>	14.67m <sup>2</sup>
Kitchen	-	21.01m <sup>2</sup>
Bedroom 1	13.0m <sup>2</sup>	13.67m <sup>2</sup>
Bedroom 2	11.4m <sup>2</sup>	11.86m <sup>2</sup>
Bedroom 3	7.1m <sup>2</sup>	7.11m <sup>2</sup>

REV	DATE	DRAWN	NOTES



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DWG. SERIES: **PART 8 SUBMISSION**

CLIENT: KILKENNY COUNTY COUNCIL

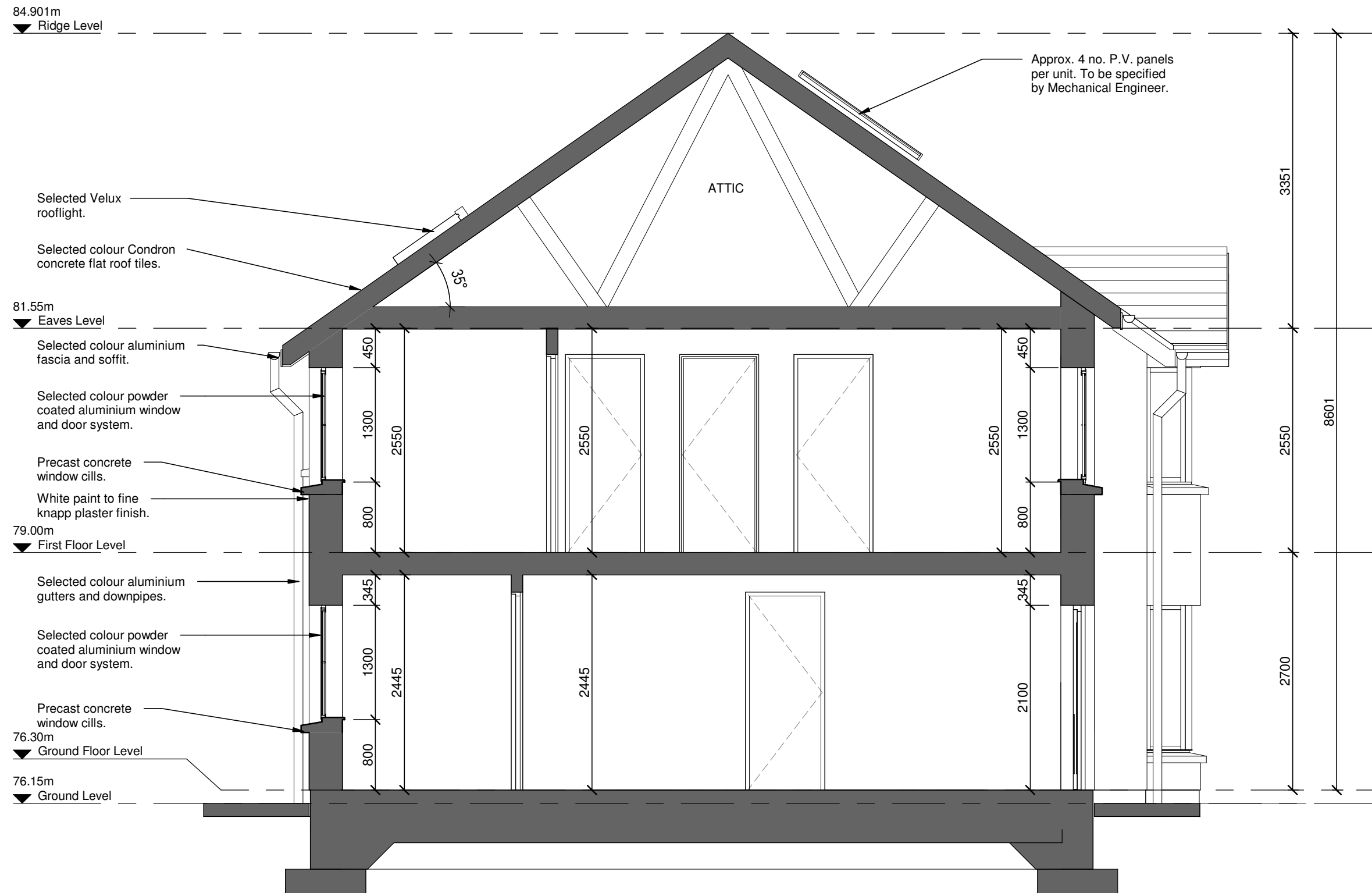
JOB: RESIDENTIAL DEVELOPMENT AT  
BALLYRAGGET, CO. KILKENNY

DRAWING: CROSS SECTION B-B - HOUSE TYPE B

DATE:	23.02.2018	SCALE:	1:50 @ A3
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DRAWN:	JASON BARRY	CHECKED:	JOHN LENNON
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JOB NUMBER: 2017166	DWG NUMBER: PL-301	REVISION:
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CROSS SECTION B-B

DUPLEX 2 BED 4 PERSON HOUSE  
GROUND FLOOR AREA: 77.72m<sup>2</sup>

DUPLEX 1 BED 2 PERSON HOUSE  
GROUND FLOOR AREA: 3.37m<sup>2</sup>  
FIRST FLOOR AREA: 60.22m<sup>2</sup>  
GROUND FLOOR AREA: 63.59m<sup>2</sup>

**NOTE:**  
LEVELS WILL VARY ACCORDING  
TO HOUSE POSITION. REFER TO SITE  
LAYOUT

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2 BED / 4 PERSON (single storey terrace)

	<u>Required:</u>	<u>Achieved:</u>
Total area	73m <sup>2</sup>	77.72m <sup>2</sup>
Agg. Living	30m <sup>2</sup>	30m <sup>2</sup>
Storage	6m <sup>2</sup>	6.52m <sup>2</sup>

Room:	Req:	Achieved:
Living	13.0m <sup>2</sup>	16.61m <sup>2</sup>
Kitchen	-	13.38m <sup>2</sup>
Bedroom 1	13.0m <sup>2</sup>	13.10m <sup>2</sup>
Bedroom 2	11.4m <sup>2</sup>	11.41m <sup>2</sup>

1 BED / 2 PERSON (2 storey duplex)

	<u>Required:</u>	<u>Achieved:</u>
Total area	45m <sup>2</sup>	63.59m <sup>2</sup>
Agg. Living	23m <sup>2</sup>	25.33m <sup>2</sup>
Storage	3m <sup>2</sup>	4.89m <sup>2</sup>

Room:	Req:	Achieved:
Living	11.0m <sup>2</sup>	13.24m <sup>2</sup>
Kitchen	-	12.09m <sup>2</sup>
Bedroom 1	13.0m <sup>2</sup>	13.63m <sup>2</sup>

[illegible]

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DWG. SERIES: **PART 8 SUBMISSION**

CLIENT: KILKENNY COUNTY COUNCIL

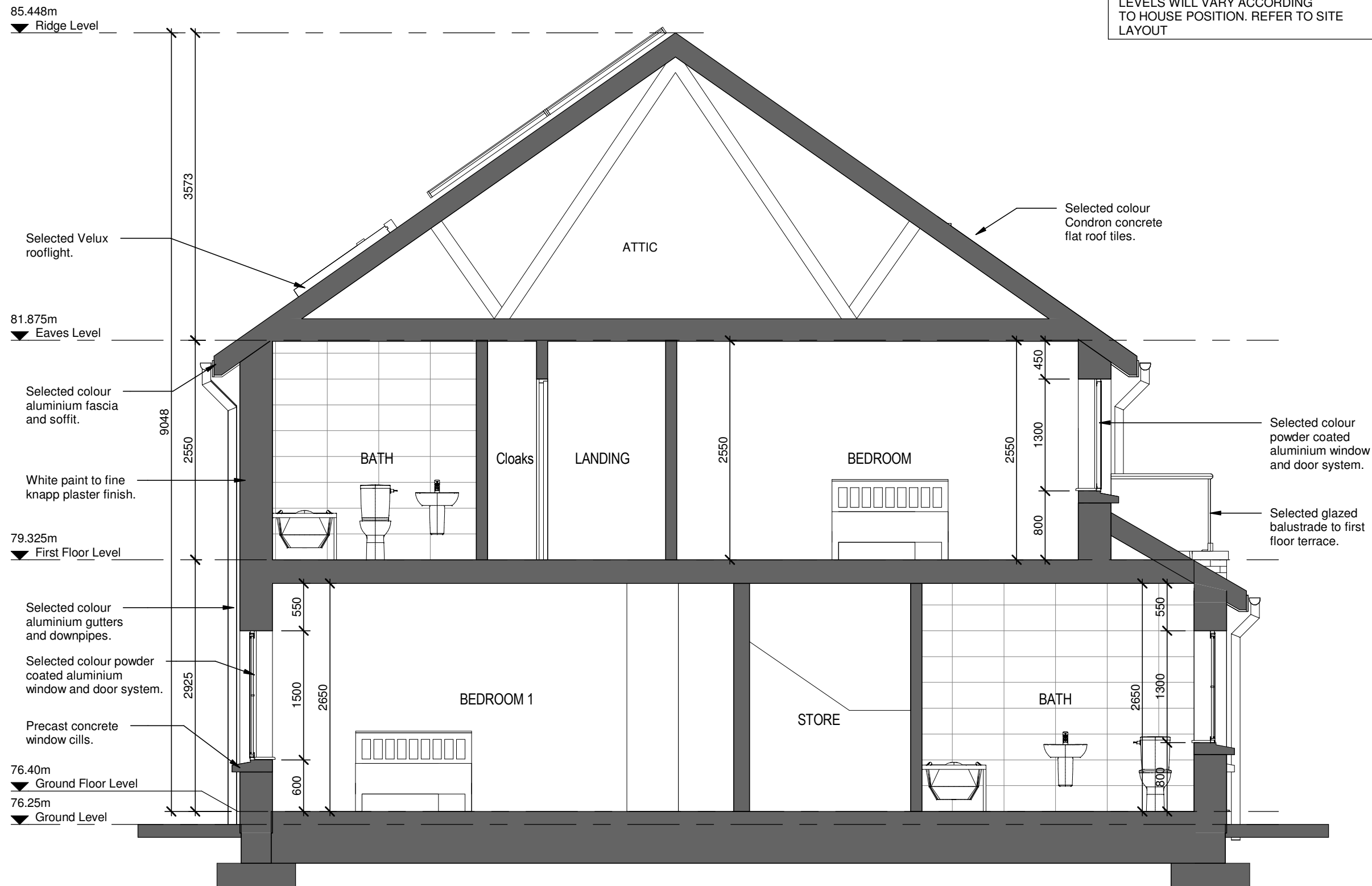
JOB: RESIDENTIAL DEVELOPMENT AT  
BALLYRAGGET, CO. KILKENNY

DRAWING: CROSS SECTION C-C - HOUSE TYPE C

DATE:	23.02.2018	SCALE:	1:50 @ A3
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DRAWN:	JASON BARRY	CHECKED:	JOHN LENNON
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JOB NUMBER: 2017166	DWG NUMBER: PL-302	REVISION:
------------------------	-----------------------	-----------



CROSS SECTION C-C



NOTES:

HOUSE TYPE D

**NOTE:**  
LEVELS WILL VARY ACCORDING  
TO HOUSE POSITION. REFER TO SITE  
LAYOUT

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

DWG. SERIES: **PART 8 SUBMISSION**

DRAWING: CROSS SECTION D-D - HOUSE TYPE D

JOB NUMBER: <b>2017166</b>	DWG NUMBER: <b>PL-303</b>	REVISION:
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### CROSS SECTION D-D

ATTIC

BEDROOM 1

SHOWER

BEDROOM 2

- White paint to fine knapp plaster finish.

NOTES:

2 BED / 3 PERSON (single storey detached)		
	<u>Required:</u>	<u>Achieved:</u>
Total area	60m <sup>2</sup>	70.95m <sup>2</sup>
Agg. Living	28m <sup>2</sup>	28.44m <sup>2</sup>
Storage	3m <sup>2</sup>	3.33m <sup>2</sup>
<u>Room:</u>	<u>Req:</u>	<u>Achieved:</u>
Living	13.0m <sup>2</sup>	13.19m <sup>2</sup>
Kitchen	-	15.25m <sup>2</sup>
Bedroom 1	13.0m <sup>2</sup>	13.23m <sup>2</sup>
Bedroom 2	7.1m <sup>2</sup>	7.25m <sup>2</sup>

DETACHED 2 BED 3 PERSON HOUSE  
GROUND FLOOR AREA: 70.95m<sup>2</sup>

**NOTE:**  
LEVELS WILL VARY ACCORDING  
TO HOUSE POSITION. REFER TO SITE  
LAYOUT

REV	DATE	DRAWN	NOTES



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DWG. SERIES: **PART 8 SUBMISSION**

JOB: RESIDENTIAL DEVELOPMENT AT  
BALLYRAGGET, CO. KILKENNY

DRAWING: CROSS SECTION E-E - HOUSE TYPE E

DATE:	23.02.2018	SCALE:	1:100 @ A3
DRAWN:	JASON BARRY	CHECKED:	JOHN LENNON

JOB NUMBER: 2017166	DWG NUMBER: PL-304	REVISION:
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75.65m  
▼ Ground Level

9530

BEDROOM 2

SHOWER

- White paint to fine knapp plaster finish.

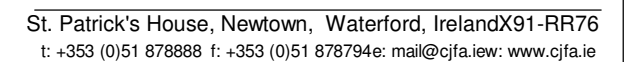
CROSS SECTION E-E

NOTES:

1 BED / 2 PERSON (single storey Semi-detached)		
	Required:	Achieved:
Total area	45m <sup>2</sup>	48.74m <sup>2</sup>
Agg. Living	23m <sup>2</sup>	23.02m <sup>2</sup>
Storage	3m <sup>2</sup>	3.23m <sup>2</sup>
Room:	Req:	Achieved:
Living	11.0m <sup>2</sup>	11.00m <sup>2</sup>
Kitchen	-	12.02m <sup>2</sup>
Bedroom 1	11.0m <sup>2</sup>	11.41m <sup>2</sup>

SEMI-DETACHED 1 BED 2 PERSON HOUSE  
GROUND FLOOR AREA: 48.74m<sup>2</sup>

**NOTE:**  
LEVELS MAY VARY ACCORDING TO  
HOUSE POSITION. REFER TO SITE  
LAYOUT

[illegible]

DATE:	23.02.2018	SCALE:	1:100 @ A3
DRAWN:	JASON BARRY	CHECKED:	JOHN LENNON

JOB NUMBER:  
2017166

DWG NUMBER:  
PL-305

EVISION:

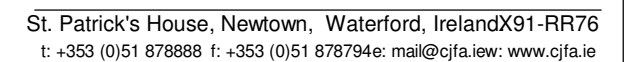
CROSS SECTION F-F



NOTES:

HOUSE TYPE A

**NOTE: LEVELS WILL VARY  
ACCORDING TO HOUSE POSITION.  
REFER TO SITE LAYOUT**

[illegible]

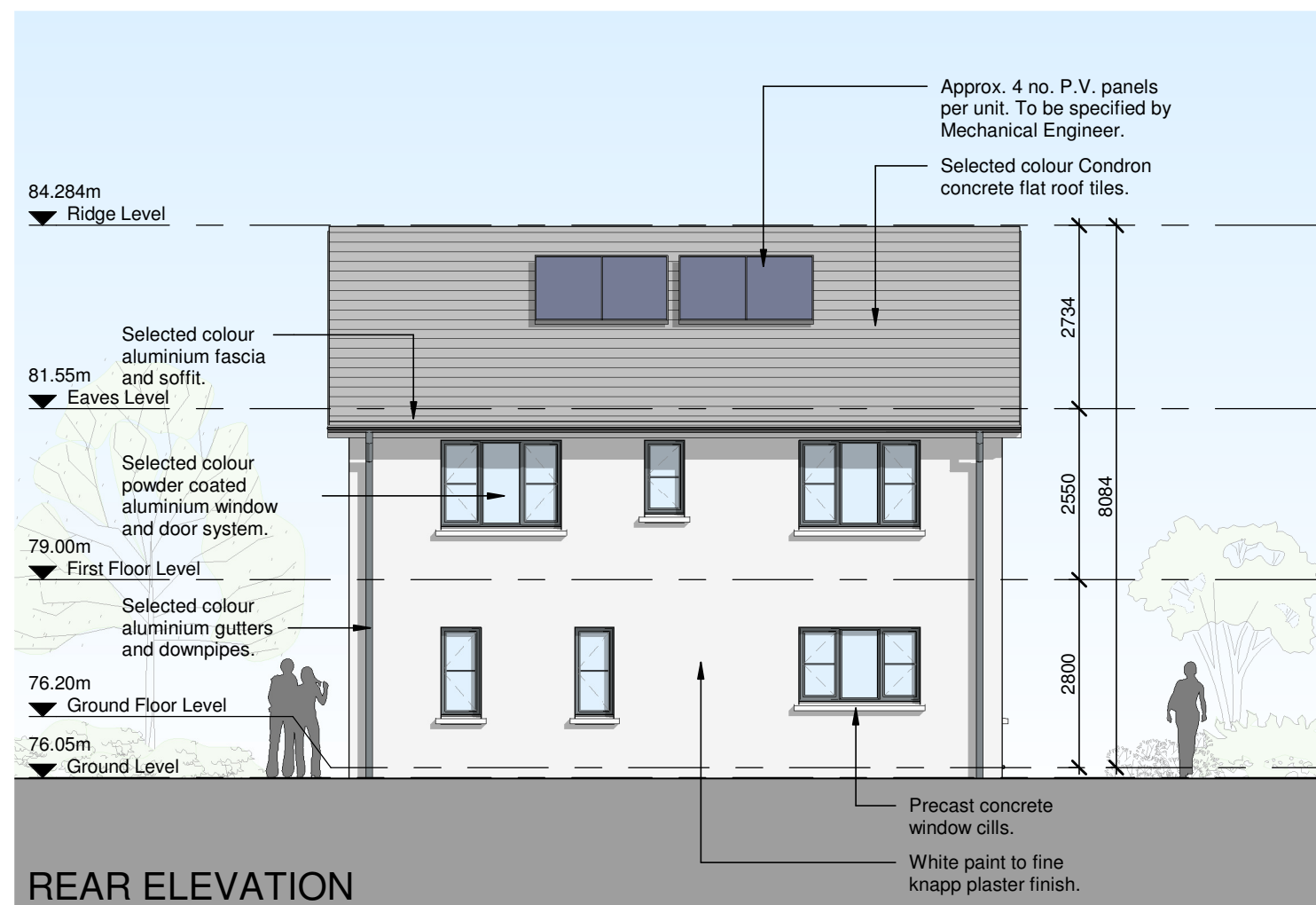
CLIENT: KILKENNY COUNTY COUNCIL

JOB: RESIDENTIAL DEVELOPMENT AT  
BALLYRAGGET, CO. KILKENNY

DRAWING: ELEVATIONS - HOUSE TYPE A

DATE:	23.02.2018	SCALE:	1:100 @ A3
DRAWN:	JASON BARRY	CHECKED:	JOHN LENNON

JOB NUMBER: 2017166	DWG NUMBER: PL-400	REVISION:
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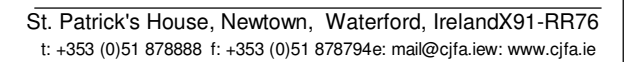


NOTES:

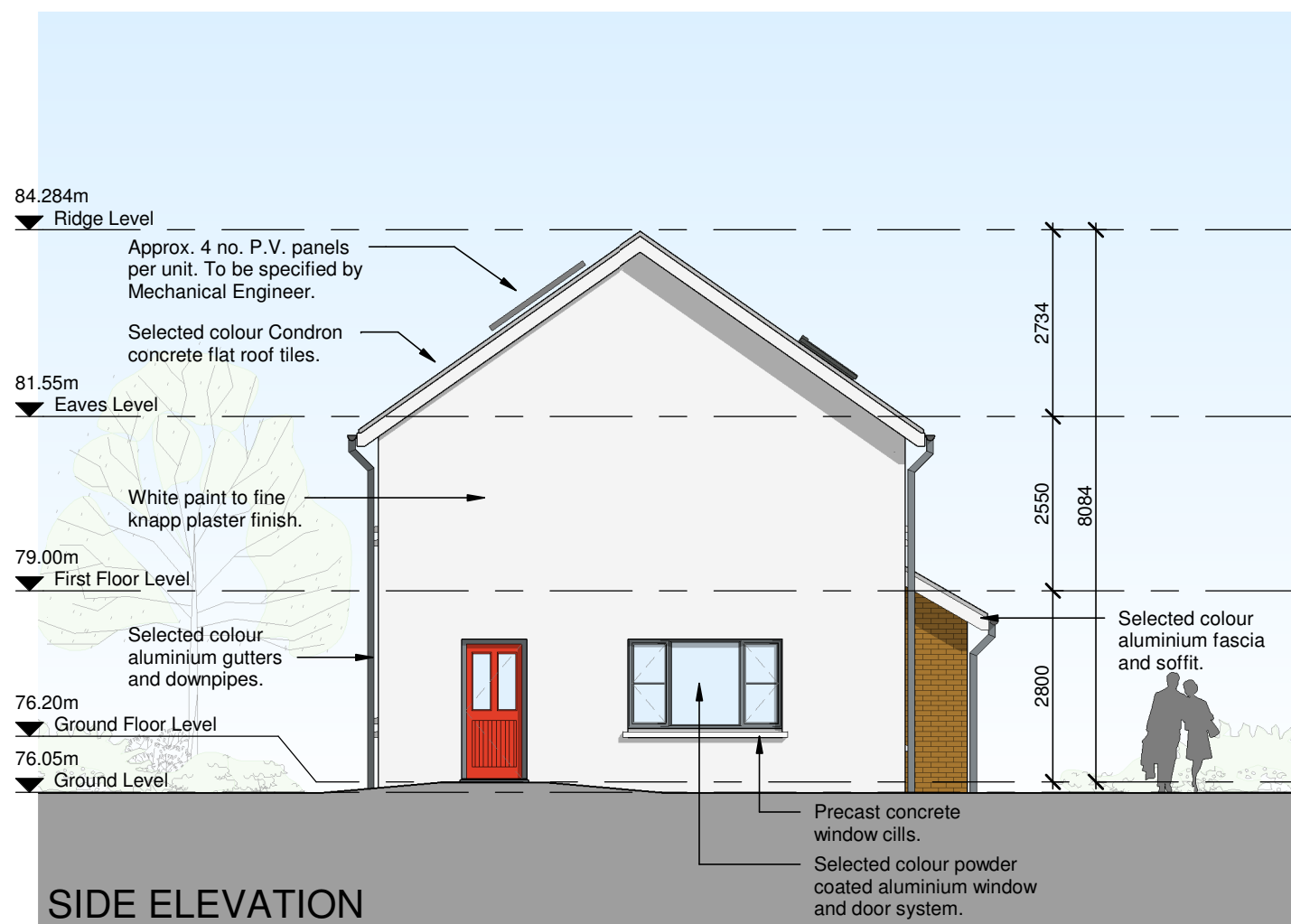
<u>Room:</u>	<u>Req:</u>	<u>Achieved:</u>
Living	15.0m <sup>2</sup>	15.01m <sup>2</sup>
Kitchen/Dining	-	25.10m <sup>2</sup>
Bedroom 1	13.0m <sup>2</sup>	13.19m <sup>2</sup>
Bedroom 2	11.4m <sup>2</sup>	11.40m <sup>2</sup>
Bedroom 3	11.4m <sup>2</sup>	12.24m <sup>2</sup>
Bedroom 4	7.1m <sup>2</sup>	7.77m <sup>2</sup>

<b>DETACHED 4 BED 7 PERSON HOUSE</b>	
<b>GROUND FLOOR AREA:</b>	<b>64.44m<sup>2</sup></b>
<b>FIRST FLOOR AREA:</b>	<b>59.71m<sup>2</sup></b>
<b>TOTAL FLOOR AREA:</b>	<b>124.15m<sup>2</sup></b>

**NOTE: LEVELS WILL VARY  
ACCORDING TO HOUSE POSITION.  
REFER TO SITE LAYOUT**

[illegible]

JOB NUMBER: <b>2017166</b>	DWG NUMBER: <b>PL-401</b>	REVISION:
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NOTES:

<b>TERRACE 2 BED 4 PERSON HOUSE</b>	
<b>GROUND FLOOR AREA:</b>	<b>46.29m<sup>2</sup></b>
<b>FIRST FLOOR AREA:</b>	<b>43.27m<sup>2</sup></b>
<b>TOTAL FLOOR AREA:</b>	<b>89.56m<sup>2</sup></b>

<b>TERRACE 3 BED 5 PERSON HOUSE</b>	
<b>GROUND FLOOR AREA:</b>	<b>53.23m<sup>2</sup></b>
<b>FIRST FLOOR AREA:</b>	<b>50.12m<sup>2</sup></b>
<b>TOTAL FLOOR AREA:</b>	<b>103.35m<sup>2</sup></b>

84.901m  
▼ Ridge Level

Selected colour  
Condron concrete  
flat roof tiles.

81.55m  
▼ Eaves Level

Selected colour  
aluminium gutters  
and downpipes.

79.00m  
▼ First Floor Level

76.30m  
▼ Ground Floor Level

76.15m  
▼ Ground Level

6.17 m

3351

8601

5250

Selected colour  
aluminium  
fascia and soffit.

White paint to  
fine knapp  
plaster finish.

Selected Colour  
Brick finish.

Precast concrete  
window cills.

Selected colour powder  
coated aluminium  
window and door system.

FRONT ELEVATION

**REAR ELEVATION**

84.901m  
▼ Ridge Level

Selected Velux rooflight.

Selected colour aluminium fascia and soffit.

81.55m  
▼ Eaves Level

Selected colour aluminium gutters and downpipes.

79.00m  
▼ First Floor Level

White paint to fine knapp plaster finish.

76.30m  
▼ Ground Floor Level

76.15m  
▼ Ground Level

Selected colour Condron concrete flat roof tiles.

3351

2550

8601

2700

Precast concrete window cills.

Selected colour powder coated aluminium window and door system.

[illegible]

**CJFA**  
ARCHITECTS  
+

C.J. Falconer  
+ Associates  
ARCHITECTS

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DWG. SERIES: **PART 8 SUBMISSION**

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

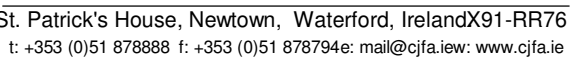
DATE:	17.11.2017	SCALE:	1:100 @ A3
DRAWN:	JASON BARRY	CHECKED:	JOHN LENNON

JOB NUMBER: 2017166	DWG NUMBER: PL-402	REVISION:
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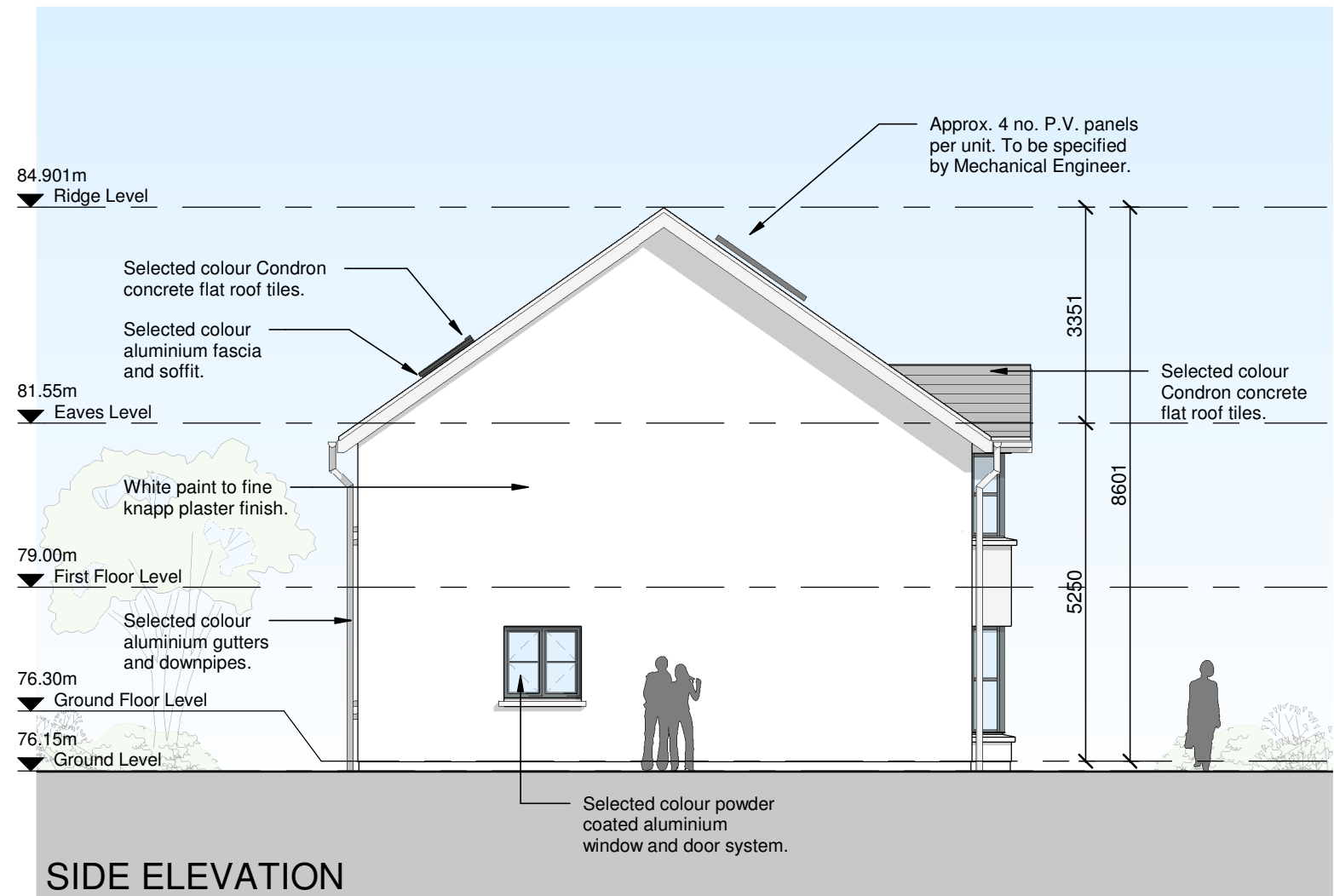
NOTES:

NOTE: LEVELS WILL VARY  
ACCORDING TO HOUSE POSITION.  
REFER TO SITE LAYOUT

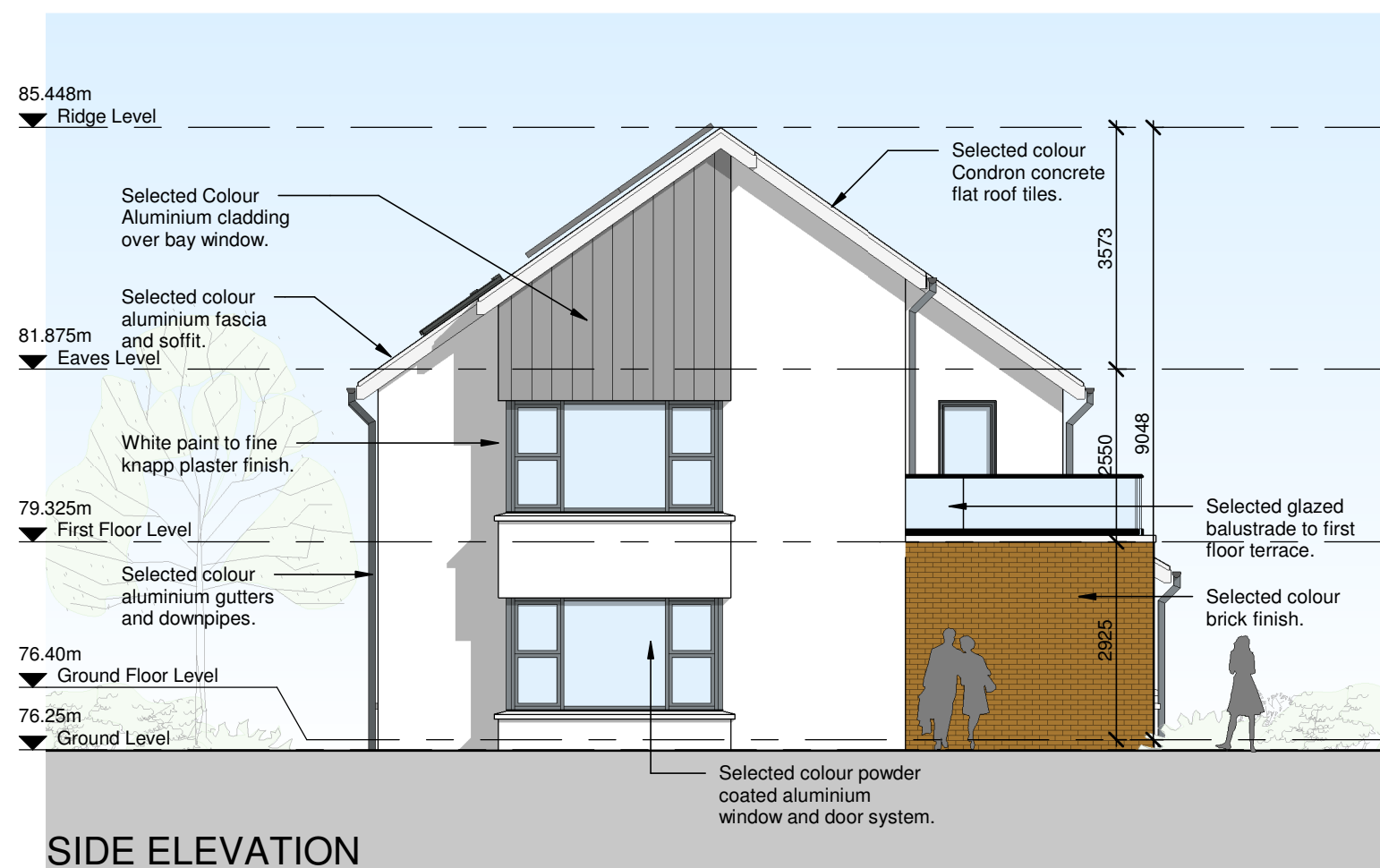
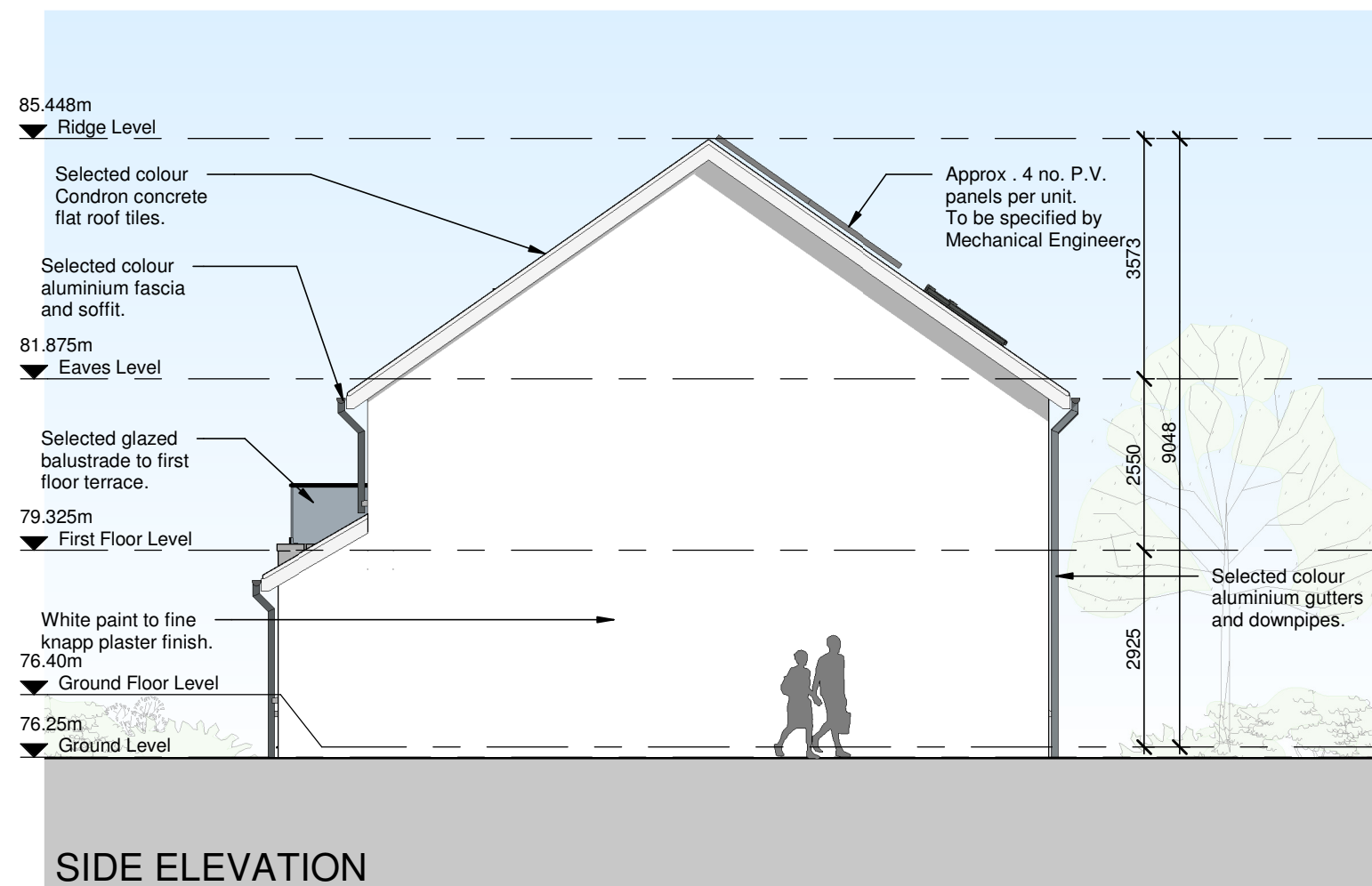
[illegible]

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

JOB NUMBER: 2017166	DWG NUMBER: PL-403	REVISION:
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## HOUSE TYPE C

DUPLEX 2 BED 4 PERSON HOUSE  
GROUND FLOOR AREA: 77.72m<sup>2</sup>

<b>DUPLEX 1 BED 2 PERSON HOUSE</b>	
GROUND FLOOR AREA:	3.37m <sup>2</sup>
FIRST FLOOR AREA:	60.22m <sup>2</sup>
GROUND FLOOR AREA:	63.59m <sup>2</sup>

**NOTE:**  
LEVELS WILL VARY ACCORDING  
TO HOUSE POSITION. REFER TO SITE  
LAYOUT

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES.  
VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS IMMEDIATELY.  
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NOTES:

2 BED / 4 PERSON (single storey terrace)		
	<u>Required:</u>	<u>Achieved:</u>
Total area	73m <sup>2</sup>	77.72m <sup>2</sup>
Agg. Living	30m <sup>2</sup>	30m <sup>2</sup>
Storage	6m <sup>2</sup>	6.52m <sup>2</sup>
<u>Room:</u>	<u>Req:</u>	<u>Achieved:</u>
Living	13.0m <sup>2</sup>	16.61m <sup>2</sup>
Kitchen	-	13.38m <sup>2</sup>
Bedroom 1	13.0m <sup>2</sup>	13.10m <sup>2</sup>
Bedroom 2	11.4m <sup>2</sup>	11.41m <sup>2</sup>

1 BED / 2 PERSON (2 storey duplex)		
	<u>Required:</u>	<u>Achieved:</u>
Total area	45m <sup>2</sup>	63.59m <sup>2</sup>
Agg. Living	23m <sup>2</sup>	25.33m <sup>2</sup>
Storage	3m <sup>2</sup>	4.89m <sup>2</sup>
<u>Room:</u>	<u>Req:</u>	<u>Achieved:</u>
Living	11.0m <sup>2</sup>	13.24m <sup>2</sup>
Kitchen	-	12.09m <sup>2</sup>
Bedroom 1	13.0m <sup>2</sup>	13.63m <sup>2</sup>

[illegible]

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DWG. SERIES: PART 8 SUBMISSION

CLIENT: KILKENNY COUNTY COUNCIL

JOB: RESIDENTIAL DEVELOPMENT AT  
BALLYRAGGET, CO. KILKENNY

DRAWING: SIDE ELEVATIONS - HOUSE TYPE C

DATE:	23.02.2018	SCALE:	A3 - 1:100
DRAWN:	JASON BARRY	CHECKED:	JOHN LENNON

JOB NUMBER: 2017166	DWG NUMBER: PL-405	REVISION:
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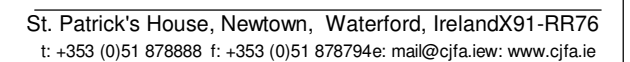
NOTES:

2 BED / 3 PERSON (single storey detached)		
	<u>Required:</u>	<u>Achieved:</u>
Total area	60m <sup>2</sup>	70.95m <sup>2</sup>
Agg. Living	28m <sup>2</sup>	28.44m <sup>2</sup>
Storage	3m <sup>2</sup>	3.33m <sup>2</sup>
<u>Room:</u>	<u>Req:</u>	<u>Achieved:</u>
Living	13.0m <sup>2</sup>	13.19m <sup>2</sup>
Kitchen	-	15.25m <sup>2</sup>
Bedroom 1	13.0m <sup>2</sup>	13.23m <sup>2</sup>
Bedroom 2	7.1m <sup>2</sup>	7.25m <sup>2</sup>

DETACHED 2 BED 3 PERSON HOUSE  
GROUND FLOOR AREA: 70.95m<sup>2</sup>

**NOTE:**  
LEVELS WILL VARY ACCORDING  
TO HOUSE POSITION. REFER TO SITE  
LAYOUT

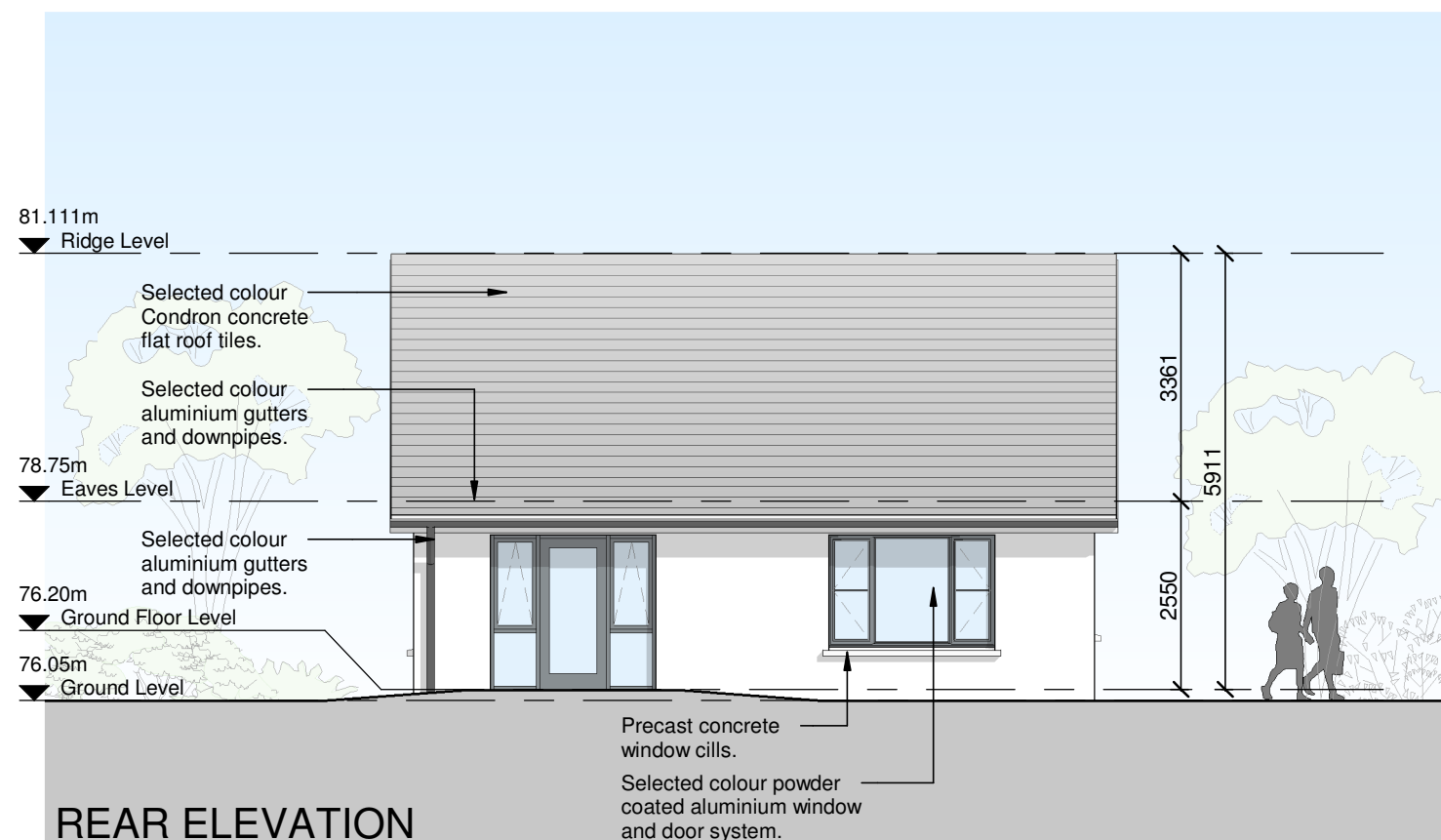
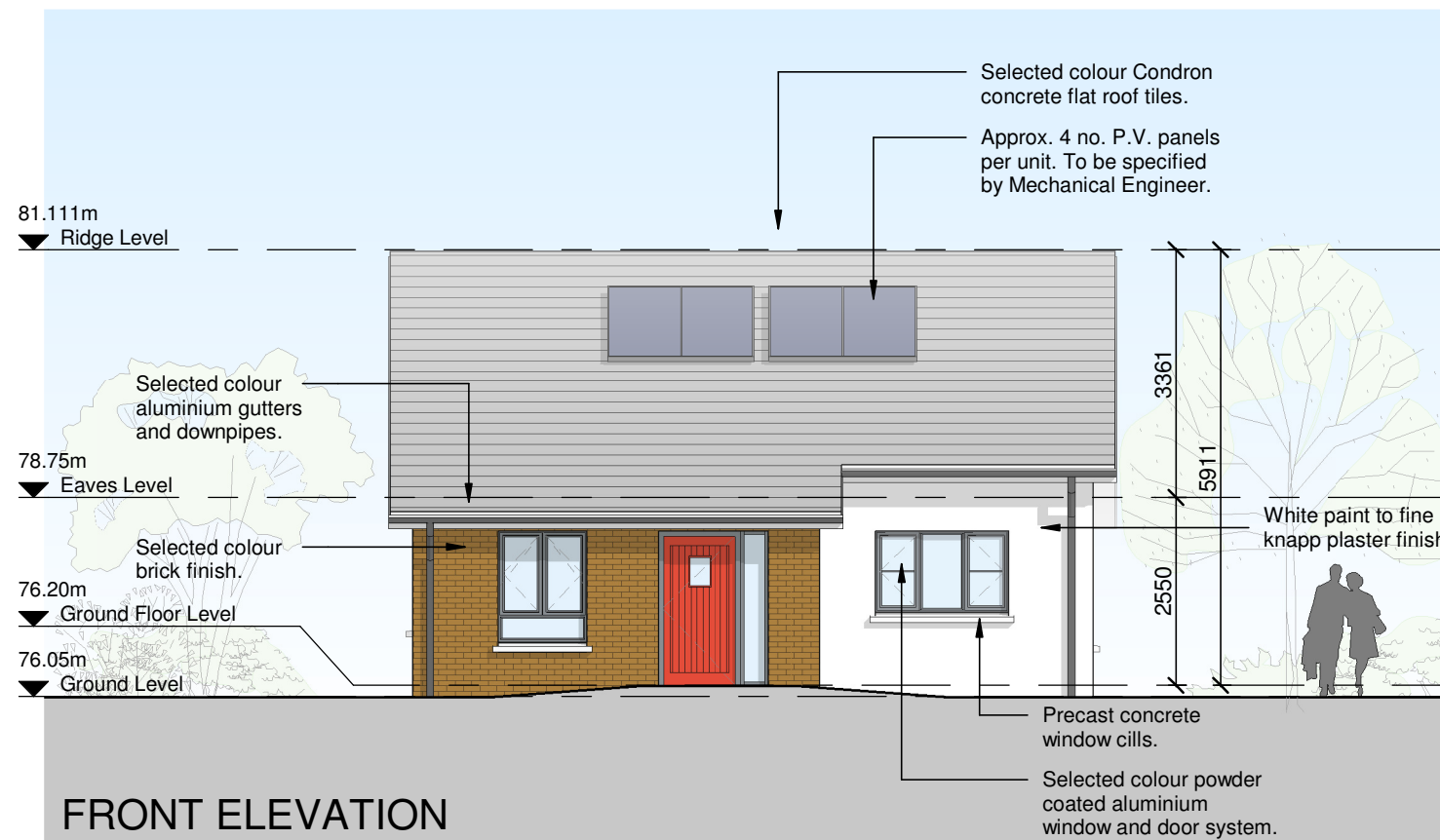
REV	DATE	DRAWN	NOTES



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

DATE:	23.10.2017	SCALE:	1:100 @ A3
DRAWN:	DAMIEN BROWNE	CHECKED:	PHILIP BLAKE

JOB NUMBER: 2017166	DWG NUMBER: PL-406	REVISION:
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NOTES:

2 BED / 3 PERSON (single storey detached)		
	Required:	Achieved:
Total area	60m <sup>2</sup>	70.95m <sup>2</sup>
Agg. Living	28m <sup>2</sup>	28.44m <sup>2</sup>
Storage	3m <sup>2</sup>	3.33m <sup>2</sup>
Room:	Req:	Achieved:
Living	13.0m <sup>2</sup>	13.19m <sup>2</sup>
Kitchen	-	15.25m <sup>2</sup>
Bedroom 1	13.0m <sup>2</sup>	13.23m <sup>2</sup>
Bedroom 2	7.1m <sup>2</sup>	7.25m <sup>2</sup>

HOUSE TYPE D

DETACHED 2 BED 3 PERSON HOUSE  
GROUND FLOOR AREA: 70.95m<sup>2</sup>

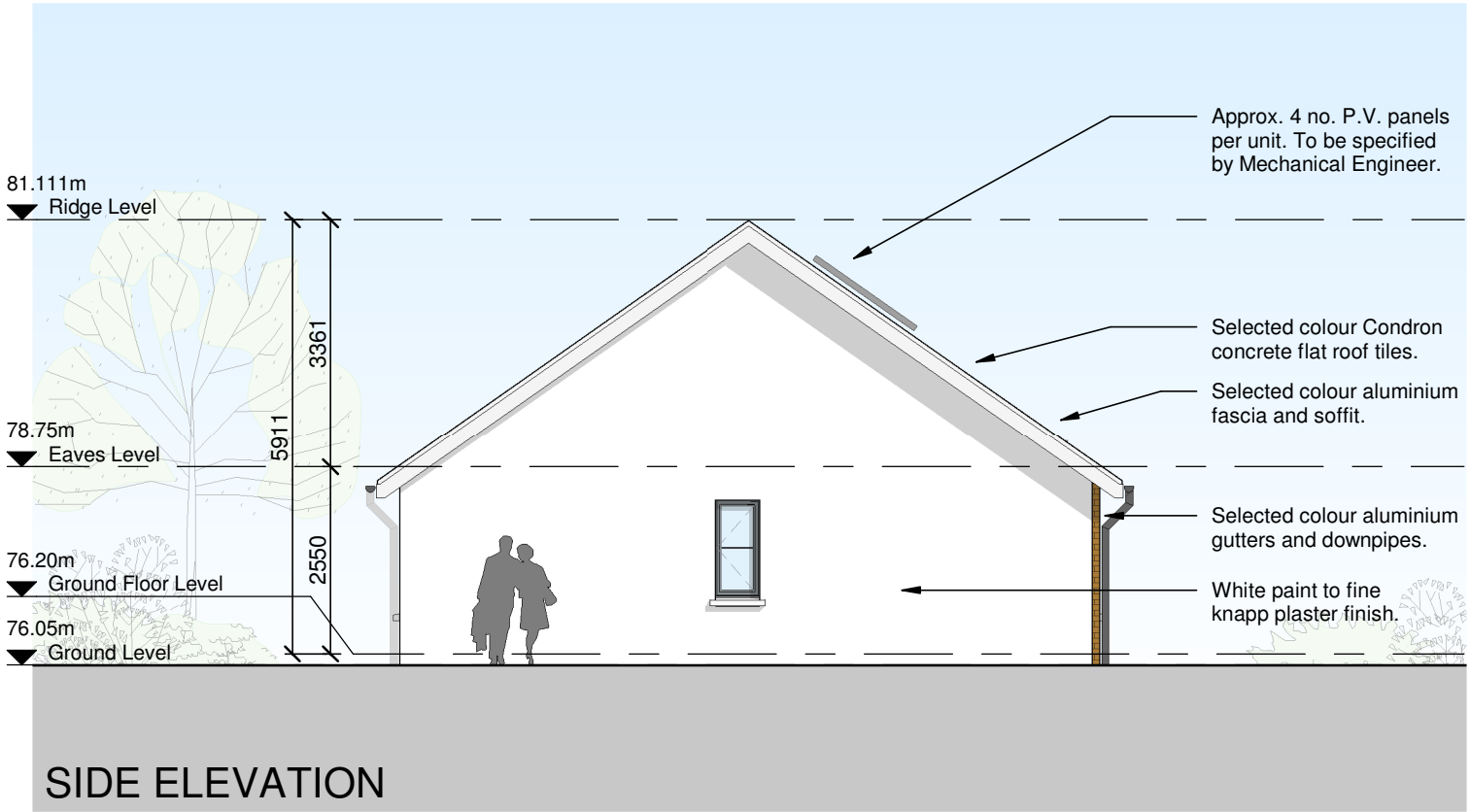
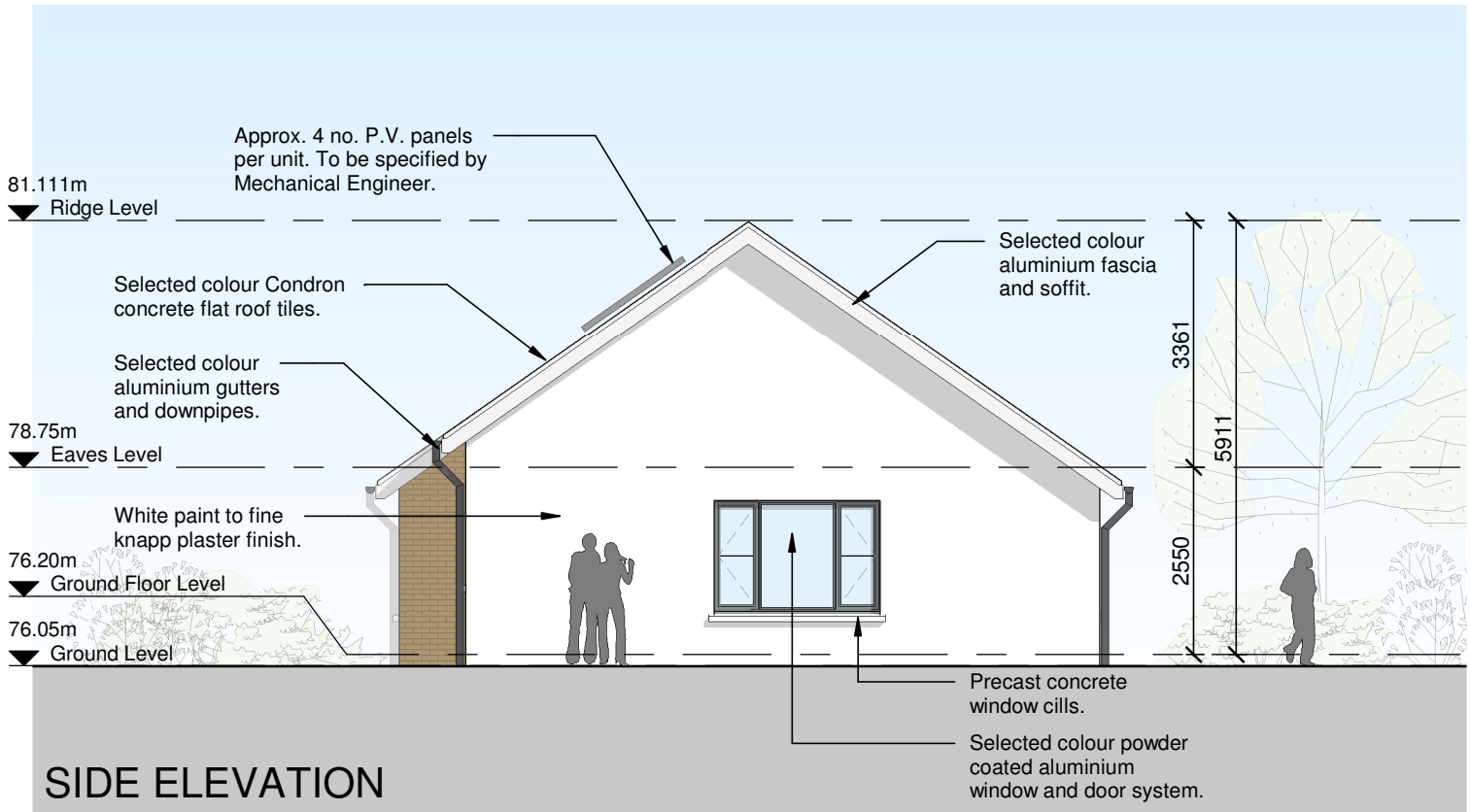
NOTE:  
LEVELS WILL VARY ACCORDING  
TO HOUSE POSITION. REFER TO SITE  
LAYOUT

REV	DATE	DRAWN	NOTES



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DWG. SERIES: PART 8 SUBMISSION		
CLIENT: KILKENNY COUNTY COUNCIL		
JOB: RESIDENTIAL DEVELOPMENT AT BALLYRAGGET, CO. KILKENNY		
DRAWING: SIDE ELEVATIONS - HOUSE TYPE D		
DATE: 20.11.2017	SCALE: 1:100 @ A3	
DRAWN: DAMIEN BROWNE	CHECKED: PHILIP BLAKE	
JOB NUMBER: 2017166	DWG NUMBER: PL-407	REVISION:



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NOTES:

2 BED / 3 PERSON (single storey detached)		
	Required:	Achieved:
Total area	60m <sup>2</sup>	70.95m <sup>2</sup>
Agg. Living	28m <sup>2</sup>	28.44m <sup>2</sup>
Storage	3m <sup>2</sup>	3.33m <sup>2</sup>
Room:	Req:	Achieved:
Living	13.0m <sup>2</sup>	13.19m <sup>2</sup>
Kitchen	-	15.25m <sup>2</sup>
Bedroom 1	13.0m <sup>2</sup>	13.23m <sup>2</sup>
Bedroom 2	7.1m <sup>2</sup>	7.25m <sup>2</sup>

HOUSE TYPE E

DETACHED 2 BED 3 PERSON HOUSE  
GROUND FLOOR AREA: 70.95m<sup>2</sup>

NOTE:  
LEVELS WILL VARY ACCORDING  
TO HOUSE POSITION. REFER TO SITE  
LAYOUT

REV	DATE	DRAWN	NOTES



C.J. Falconer  
+ Associates  
ARCHITECTS

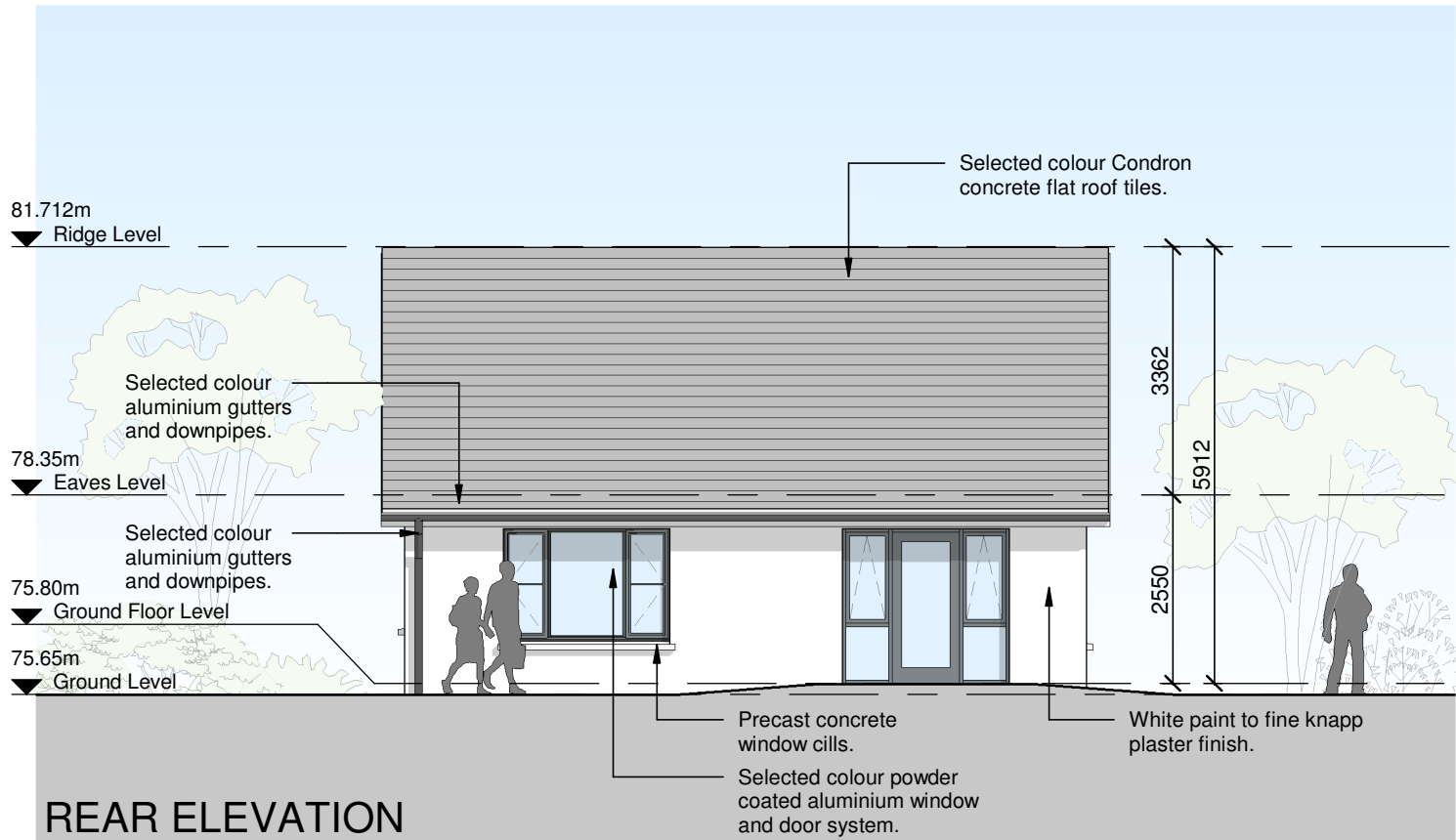
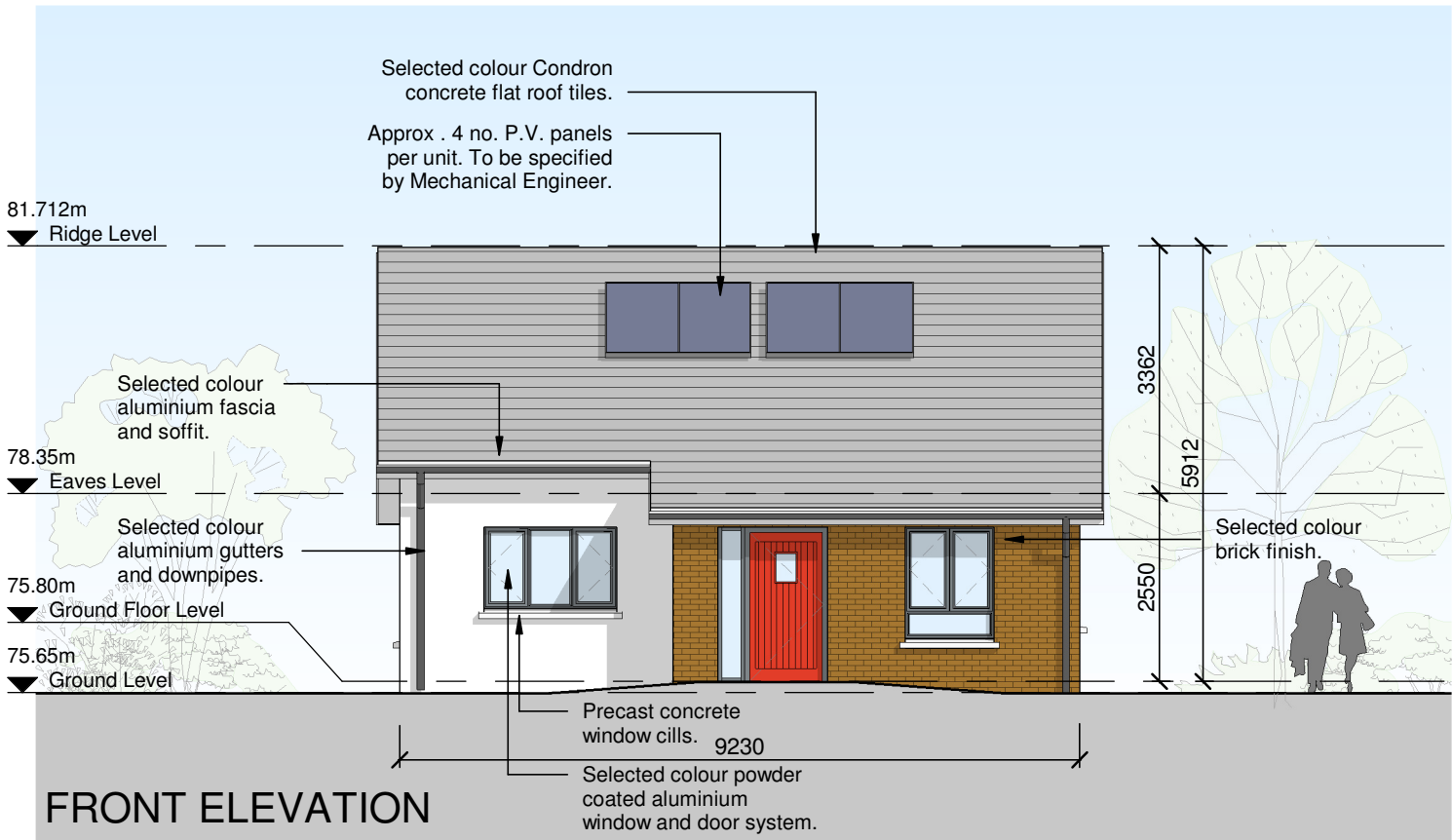
St. Patrick's House, Newtown, Waterford, IrelandX91-RR76  
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DWG. SERIES: PART 8 SUBMISSION

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

DATE: 23.02.2018 SCALE: 1:100 @ A3  
DRAWN: JASON BARRY CHECKED: JOHN LENNON

JOB NUMBER: 2017166 DWG NUMBER: PL-408 REVISION:

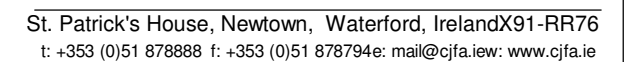


NOTES:

HOUSE TYPE E

**NOTE:**  
LEVELS WILL VARY ACCORDING  
TO HOUSE POSITION. REFER TO SITE  
LAYOUT

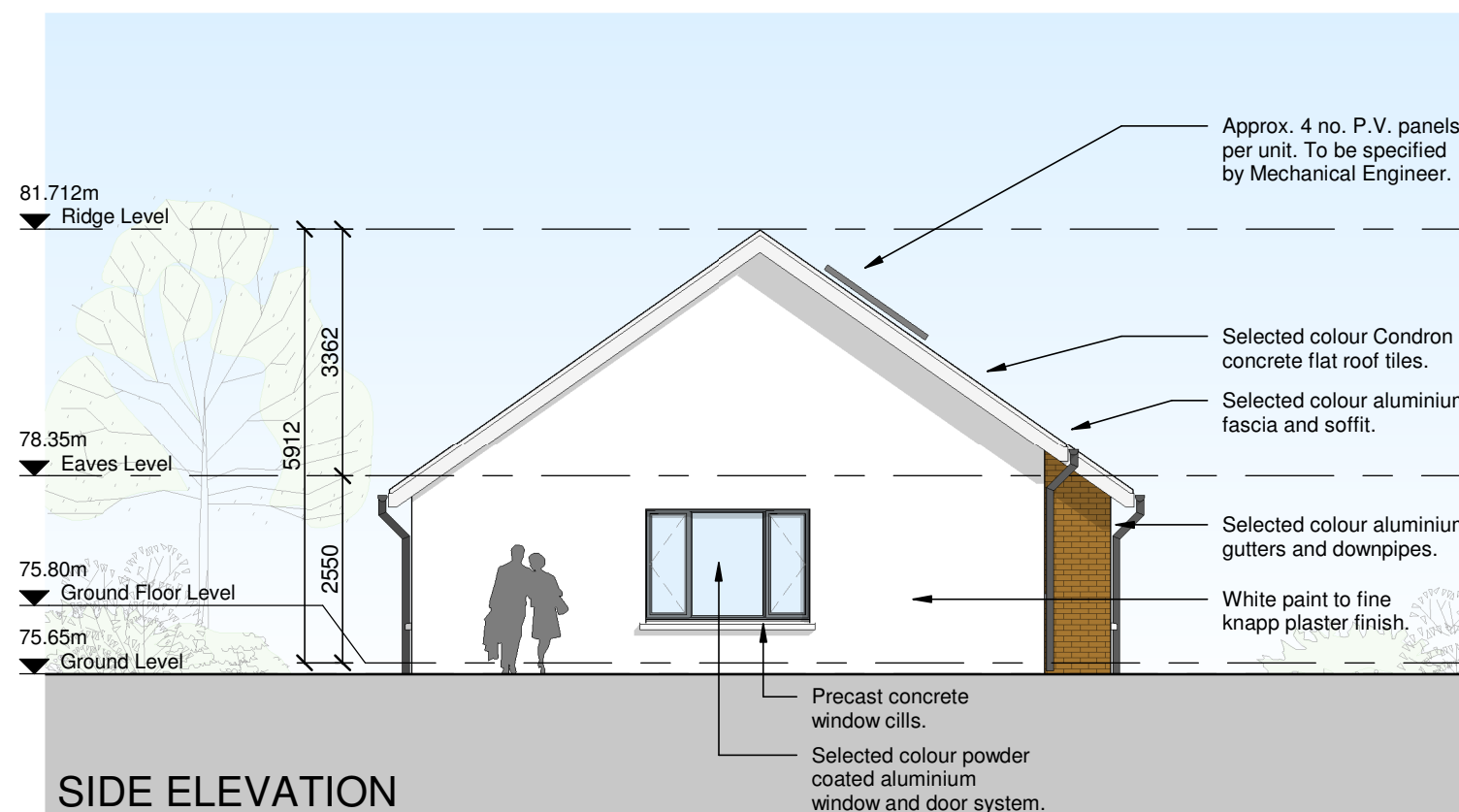
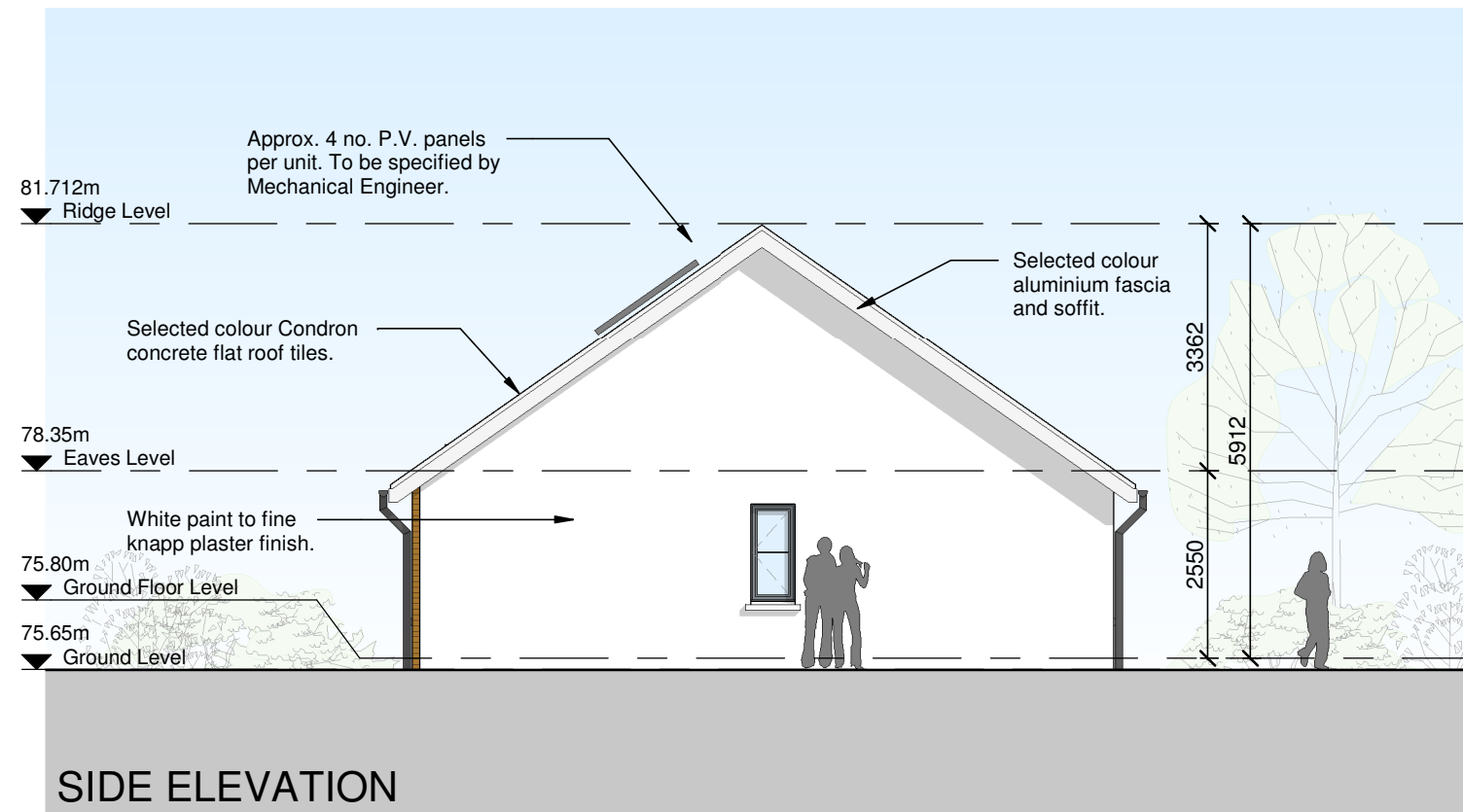
REV	DATE	DRAWN	NOTES



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

DATE:	23.02.2018	SCALE:	1:100 @ A3
DRAWN:	JASON BARRY	CHECKED:	JOHN LENNON

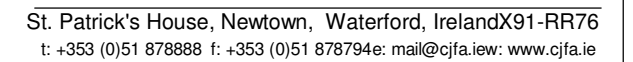
JOB NUMBER: <b>2017166</b>	DWG NUMBER: <b>PL-409</b>	REVISION:
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NOTES:

HOUSE TYPE F

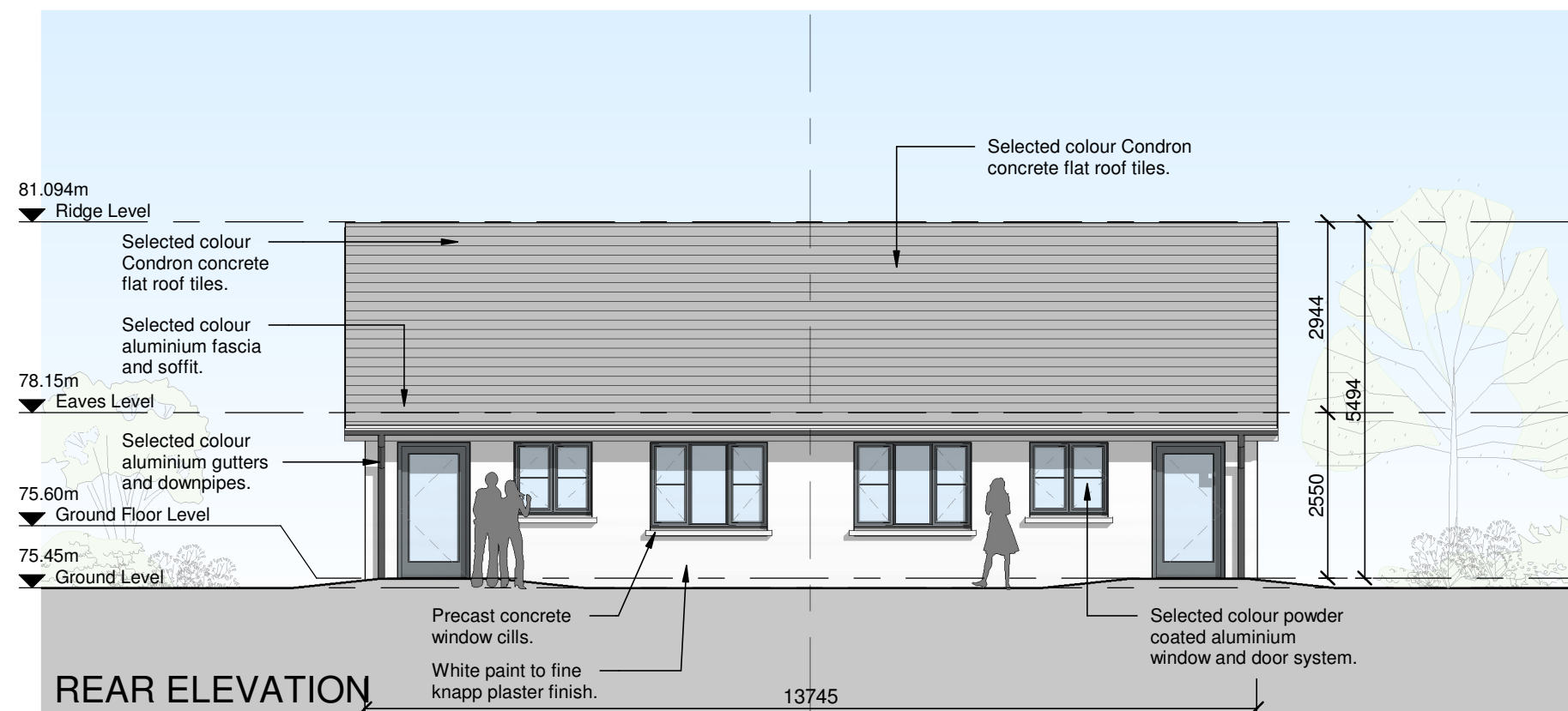
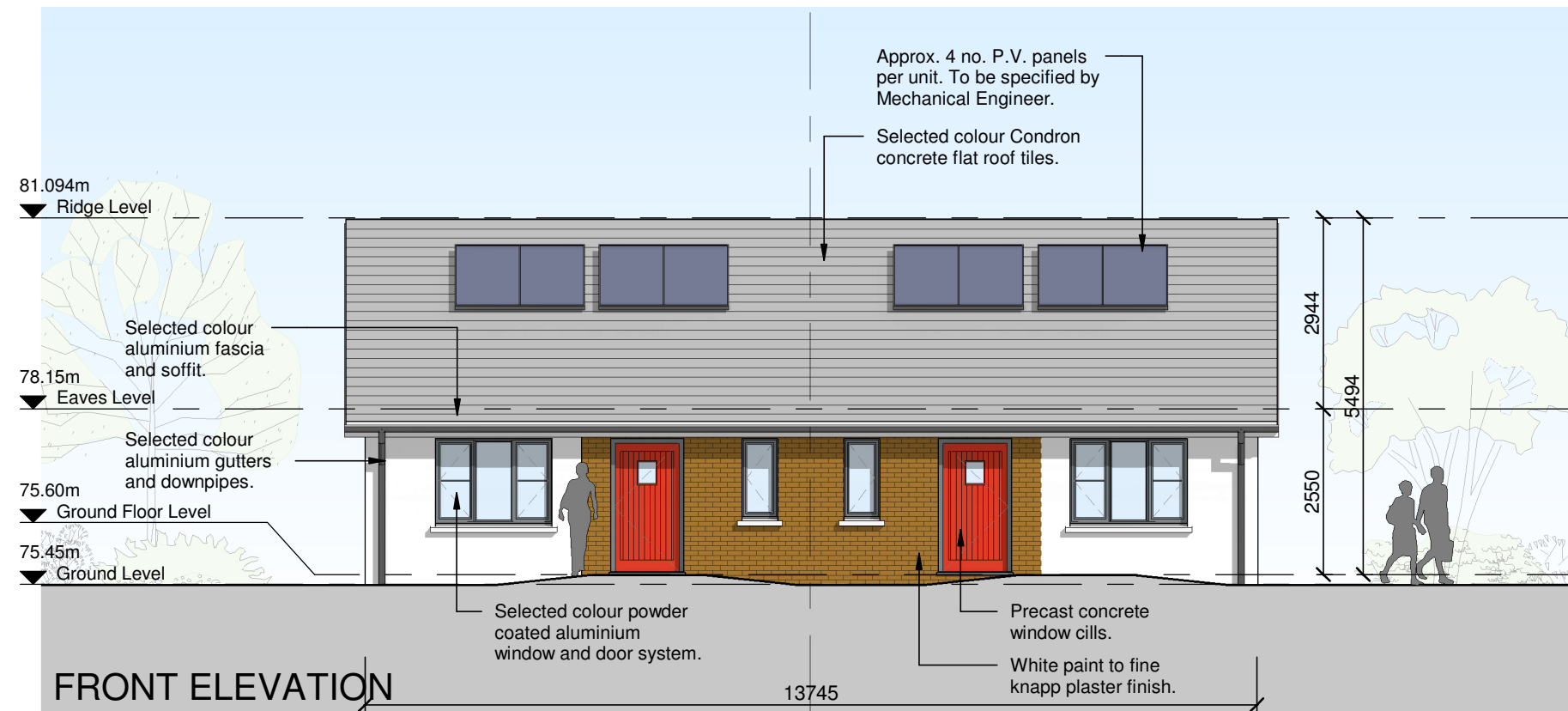
**NOTE:**  
LEVELS MAY VARY ACCORDING TO  
HOUSE POSITION. REFER TO SITE  
LAYOUT

[illegible]

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

DATE:	23.02.2018	SCALE:	1:100 @ A3
DRAWN:	JASON BARRY	CHECKED:	JOHN LENNON

JOB NUMBER: <b>2017166</b>	DWG NUMBER: <b>PL-410</b>	REVISION:
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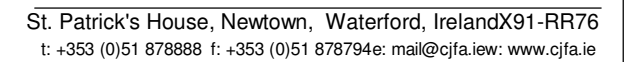




NOTES:

HOUSE TYPE F

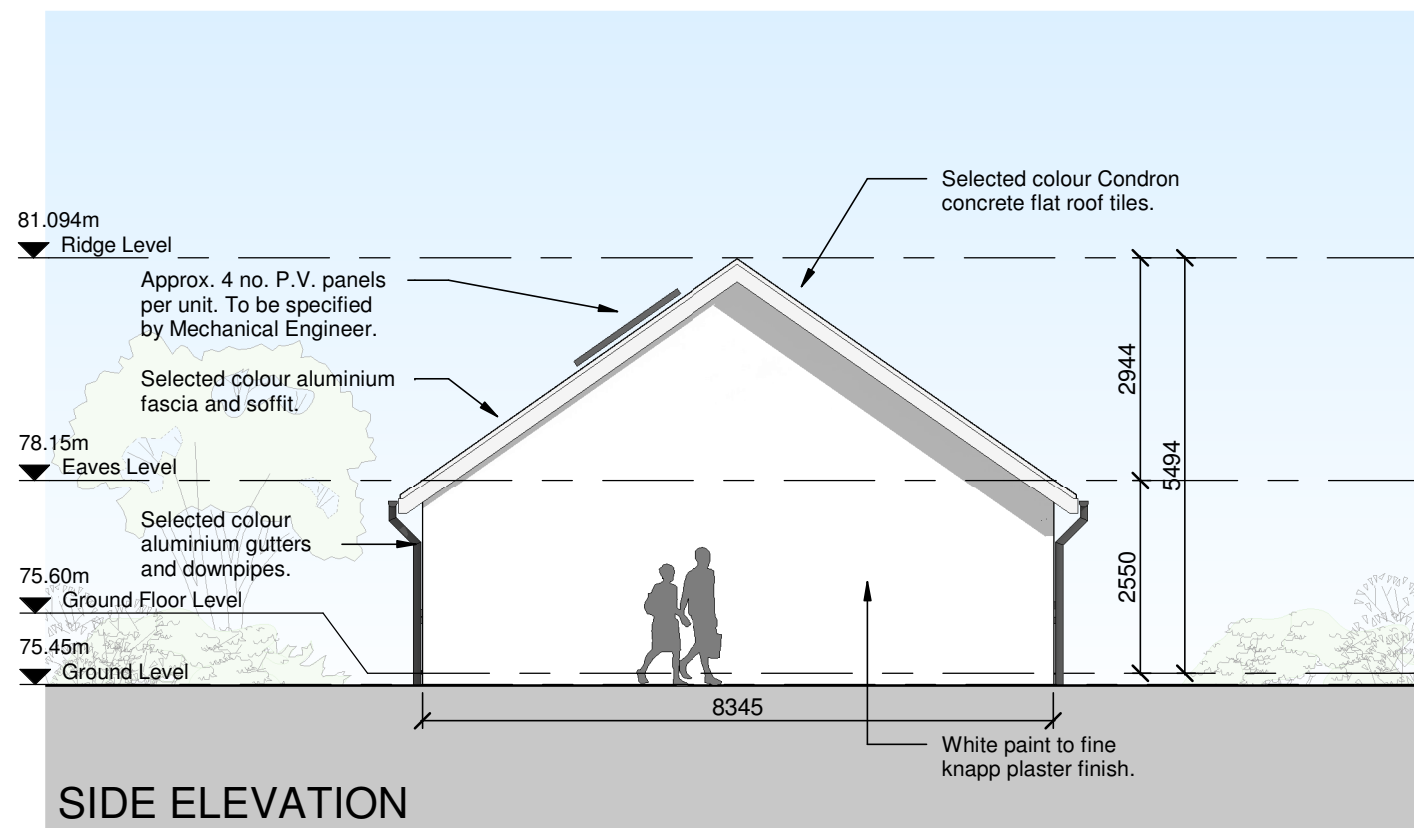
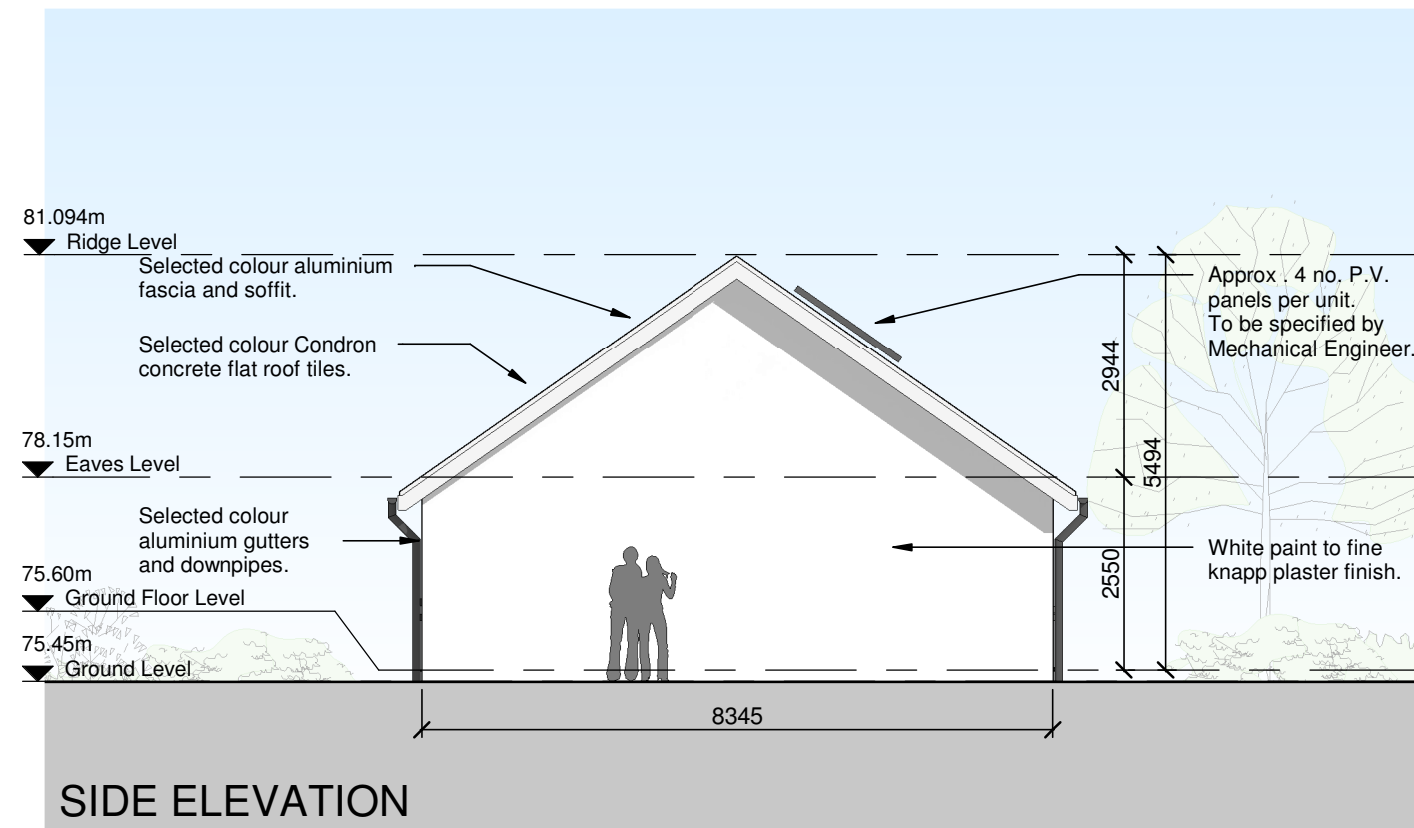
**NOTE:**  
LEVELS MAY VARY ACCORDING TO  
HOUSE POSITION. REFER TO SITE  
LAYOUT

[illegible]

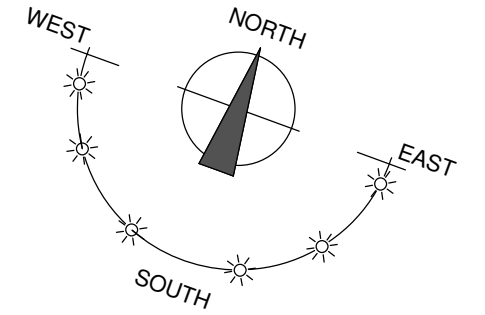
CLIENT: KILKENNY COUNTY COUNCIL

DRAWING: SIDE ELEVATIONS - HOUSE TYPE F

JOB NUMBER: <b>2017166</b>	DWG NUMBER: <b>PL-411</b>	REVISION:
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NOTES:

[illegible]

**CJFA**  
ARCHITECTS  
+

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

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DWG. SERIES: PART 8 SUBMISSION

CLIENT:	KILKENNY COUNTY COUNCIL
JOB:	RESEDENTIAL DEVELOPMENT AT BALLYRAGGET, CO. KILKENNY

DRAWING: PROPOSED NEW STORAGE SHED

DATE:	09.02.2017	SCALE:	A3 - 1:100
DRAWN:	JASON BARRY	CHECKED:	JOHN LENNON

JOB NUMBER: 2017166	DWG NUMBER: PL-800	REVISION:
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