

NOTES:

- DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTS WRITTEN SPECIFICATION**
- WHERE TRADE NAMES ARE USED TO DESCRIBE THE QUALITY OF A PRODUCT THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE PRODUCT WHICH MEETS THE SAME SPECIFICATION AND PROVIDES THE SAME WARRANTIES AS THAT SPECIFIED.
- DRAWING TO BE READ IN CONJUNCTION WITH MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS AND REPORT/ SPECIFICATION.**
- DRAWING TO BE READ IN CONJUNCTION WITH CIVIL/STRUCTURAL ENGINEER'S DRAWINGS AND REPORT/ SPECIFICATION.**
- REFER TO ENGINEERS DRAWINGS FOR ALL SURFACE & FOUL DRAINAGE LAYOUTS.**

LEGEND	
PROPOSED SITE BOUNDARY SHOWN AS:	
EXISTING SITE SPOT LEVELS SHOWN AS:	+ 10.65
PROPOSED SITE SPOT LEVELS SHOWN AS:	10.405m
PROPOSED NEW CONCRETE FOOTPATHS SHOWN AS:	
PROPOSED NEW PUBLIC OPEN SPACE GRASS/LAWN AREAS SHOWN AS:	
PROPOSED NEW STRETCHER BOND PAVING IN SELECTED CURRAGH GOLD SHOWN SHADED AS:	
PROPOSED NEW PAVING IN HERRINGBONE IN SELECTED CARCOAL SHOWN SHADED AS:	
PROPOSED 6mm WASHED GOLDEN GRAVEL FINISH WITH TIMBER EDGINGS SHOWN SHADED AS:	
PROPOSED NEW TREES SHOWN AS:	
PROPOSED SHRUBBERY LANDSCAPED SHOWN COLOURED AS:	
PROPOSED SCREEN HEDGE SHOWN COLOURED AS:	

Screen hedge: Cotoneaster Franchetii (Approx. 72.5 linear metres) (60-90 x 2.5m container planted 80cm apart)

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.

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

ORDNANCE SURVEY IRELAND
LICENCE NO: AR 0005420
© GOVERNMENT OF IRELAND

REV	DATE	DRAWN	NOTES

CJFA ARCHITECTS
C.J. Falconer + Associates ARCHITECTS

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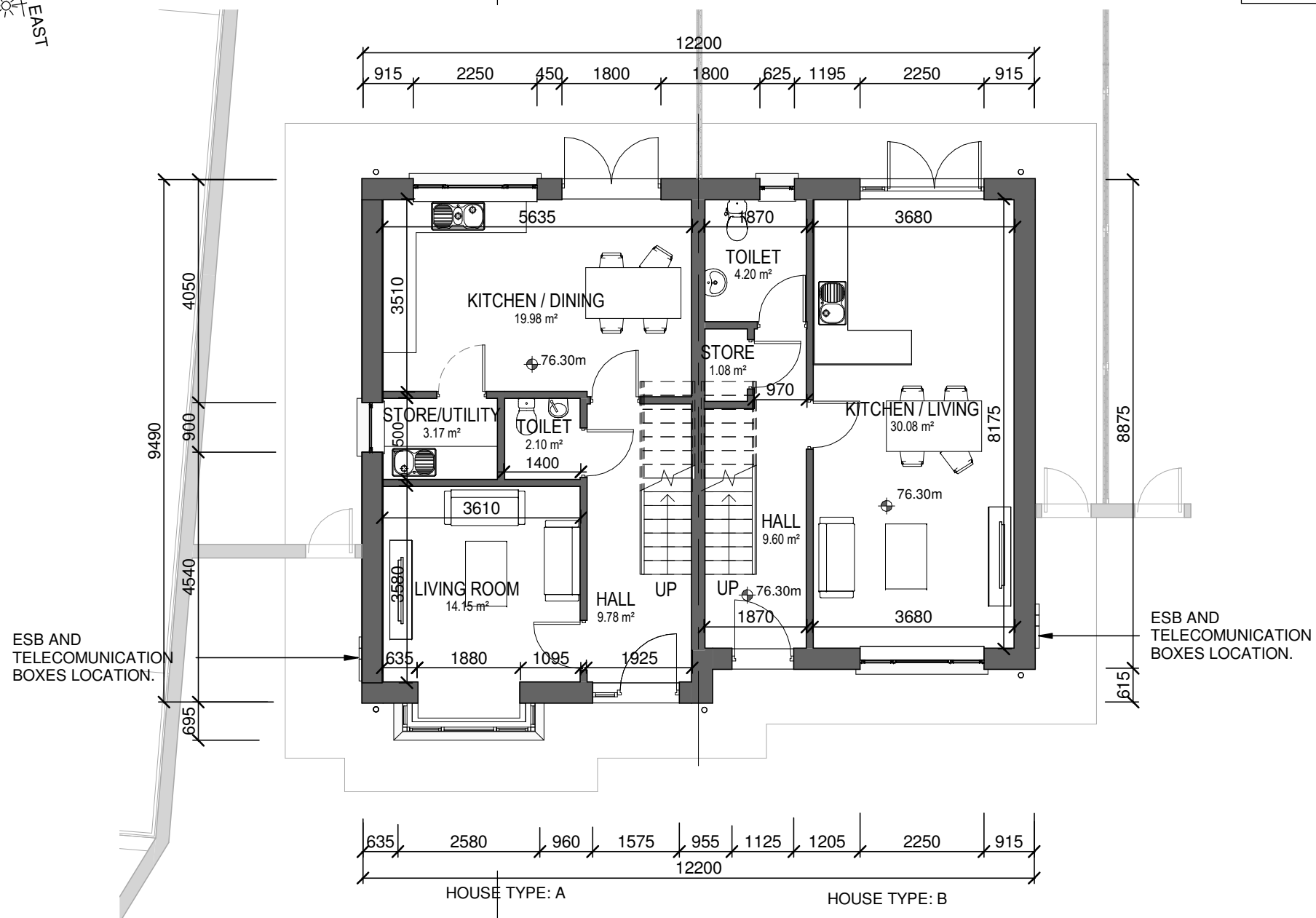
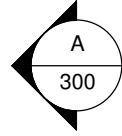
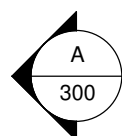
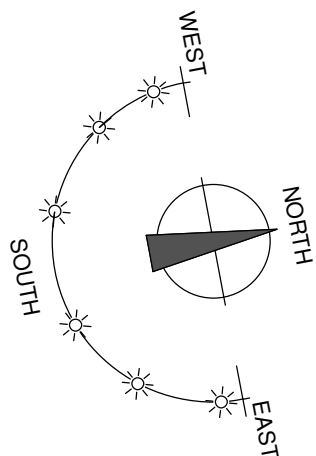
DWG. NUMBER: **PLANNING PERMISSION TO 'AN BORD PLEANLA'**

CLIENT: Kilkenny County Council
JOB: Social Housing Development at Ladywell, Thomastown, Co. Kilkenny
DRAWING: PROPOSED SITE PLAN

DATE: 17/06/2020 SCALE: A1-1:500/A3-1:1000
DRAWN: PJ Doyle CHECKED: Gary Falconer

DWG. NUMBER: 2019018 PL-104 REVISION:





GROUND FLOOR PLAN
HOUSE NO'S. 1 & 2 (SEE ARCHITECTS SITE PLAN)

HOUSE TYPE A

TERRACE 3 BED 5 PERSON HOUSE
GROUND FLOOR AREA: 50.31m²
FIRST FLOOR AREA: 46.75m²
TOTAL FLOOR AREA: 97.06m²

HOUSE TYPE B

TERRACE 2 BED 4 PERSON HOUSE
GROUND FLOOR AREA: 46.29m²
FIRST FLOOR AREA: 43.27m²
TOTAL FLOOR AREA: 89.56m²

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 (2 storey terrace)		
	Required:	Achieved:
Total area	80m²	89.56m²
Agg. Living	30m²	30.08m²
Storage	4m²	9.1m²
Room:	Req:	Achieved:
Living	13.0m²	15.04m²
Kitchen	-	15.04m²
Bedroom 1	13.0m²	13.06m²
Bedroom 2	11.4m²	11.58m²

3 BED / 5 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	92m²	97.06m²
Agg. Living	34m²	34.13m²
Storage	5m²	7.08m²
Room:	Req:	Achieved:
Living	13.0m²	14.15m²
Kitchen	-	19.98m²
Bedroom 1	13.0m²	13.03m²
Bedroom 2	11.4m²	11.4m²
Bedroom 3	7.1m²	7.17m²

REV	DATE	DRAWN	NOTES

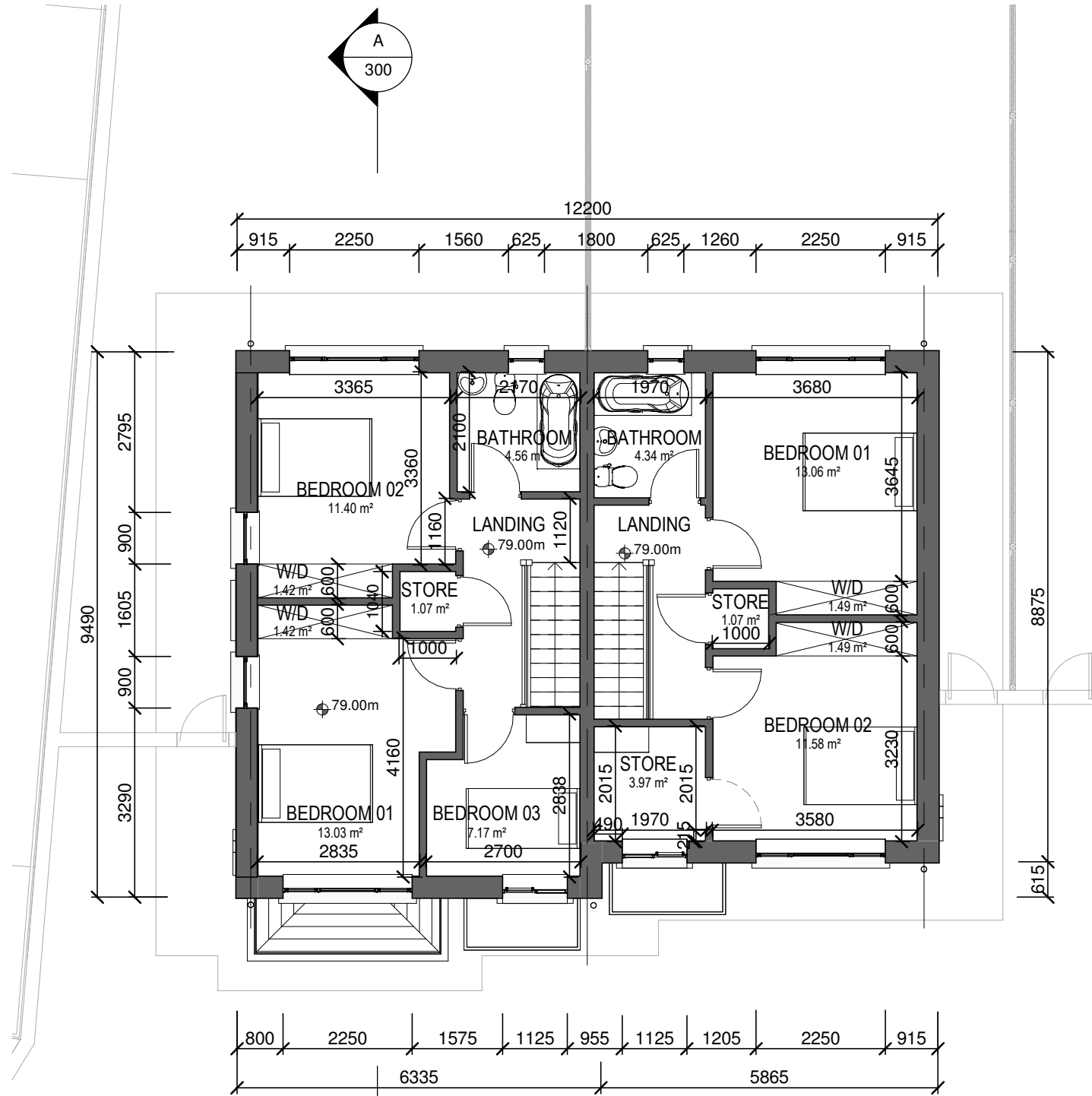
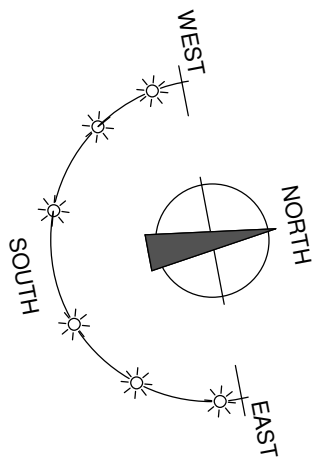


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DWG. SERIES:
PLANNING APPLICATION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	GROUND FLOOR PLAN - HOUSE TYPE A & B NO'S. 1 & 2		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER

JOB NUMBER:	DWG NUMBER:	REVISION:
2019018	PL-200	



HOUSE TYPE: A
HOUSE TYPE: B

FIRST FLOOR PLAN
HOUSE NO'S. 1 & 2 (SEE ARCHITECTS SITE PLAN)

HOUSE TYPE A

TERRACE 3 BED 5 PERSON HOUSE
GROUND FLOOR AREA: 50.31m²
FIRST FLOOR AREA: 46.75m²
TOTAL FLOOR AREA: 97.06m²

HOUSE TYPE B

TERRACE 2 BED 4 PERSON HOUSE
GROUND FLOOR AREA: 46.29m²
FIRST FLOOR AREA: 43.27m²
TOTAL FLOOR AREA: 89.56m²

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

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NOTES:

2 BED / 4 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	80m ²	89.56m ²
Agg. Living	30m ²	30.08m ²
Storage	4m ²	9.1m ²
Room:	Req:	Achieved:
Living	13.0m ²	15.04m ²
Kitchen	-	15.04m ²
Bedroom 1	13.0m ²	13.06m ²
Bedroom 2	11.4m ²	11.58m ²

3 BED / 5 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	92m ²	97.06m ²
Agg. Living	34m ²	34.13m ²
Storage	5m ²	7.08m ²
Room:	Req:	Achieved:
Living	13.0m ²	14.15m ²
Kitchen	-	19.98m ²
Bedroom 1	13.0m ²	13.03m ²
Bedroom 2	11.4m ²	11.4m ²
Bedroom 3	7.1m ²	7.17m ²

REV	DATE	DRAWN	NOTES

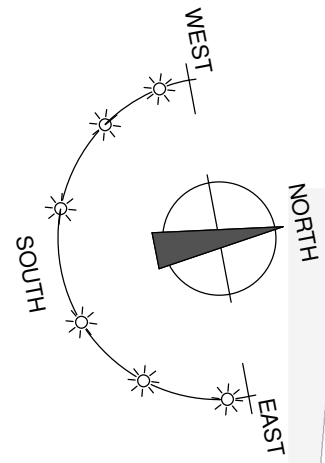


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DWG. SERIES: PLANNING APPLICATION TO 'AN BORD PLEANÁLA'

CLIENT: KILKENNY COUNTY COUNCIL
JOB: Social Housing Development at Ladywell, Thomastown, Co. Kilkenny
DRAWING: FIRST FLOOR PLAN - HOUSE TYPE A & B NO'S. 1 & 2
DATE: 17.06.2020 SCALE: 1:100 @ A3
DRAWN: PJ DOYLE CHECKED: GARY FALCONER

JOB NUMBER: 2019018 DWG NUMBER: PL-201 REVISION:



HOUSE TYPE A

TERRACE 3 BED 5 PERSON HOUSE
 GROUND FLOOR AREA: 50.31m²
 FIRST FLOOR AREA: 46.75m²
 TOTAL FLOOR AREA: 97.06m²

HOUSE TYPE B

TERRACE 2 BED 4 PERSON HOUSE
 GROUND FLOOR AREA: 46.29m²
 FIRST FLOOR AREA: 43.27m²
 TOTAL FLOOR AREA: 89.56m²

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

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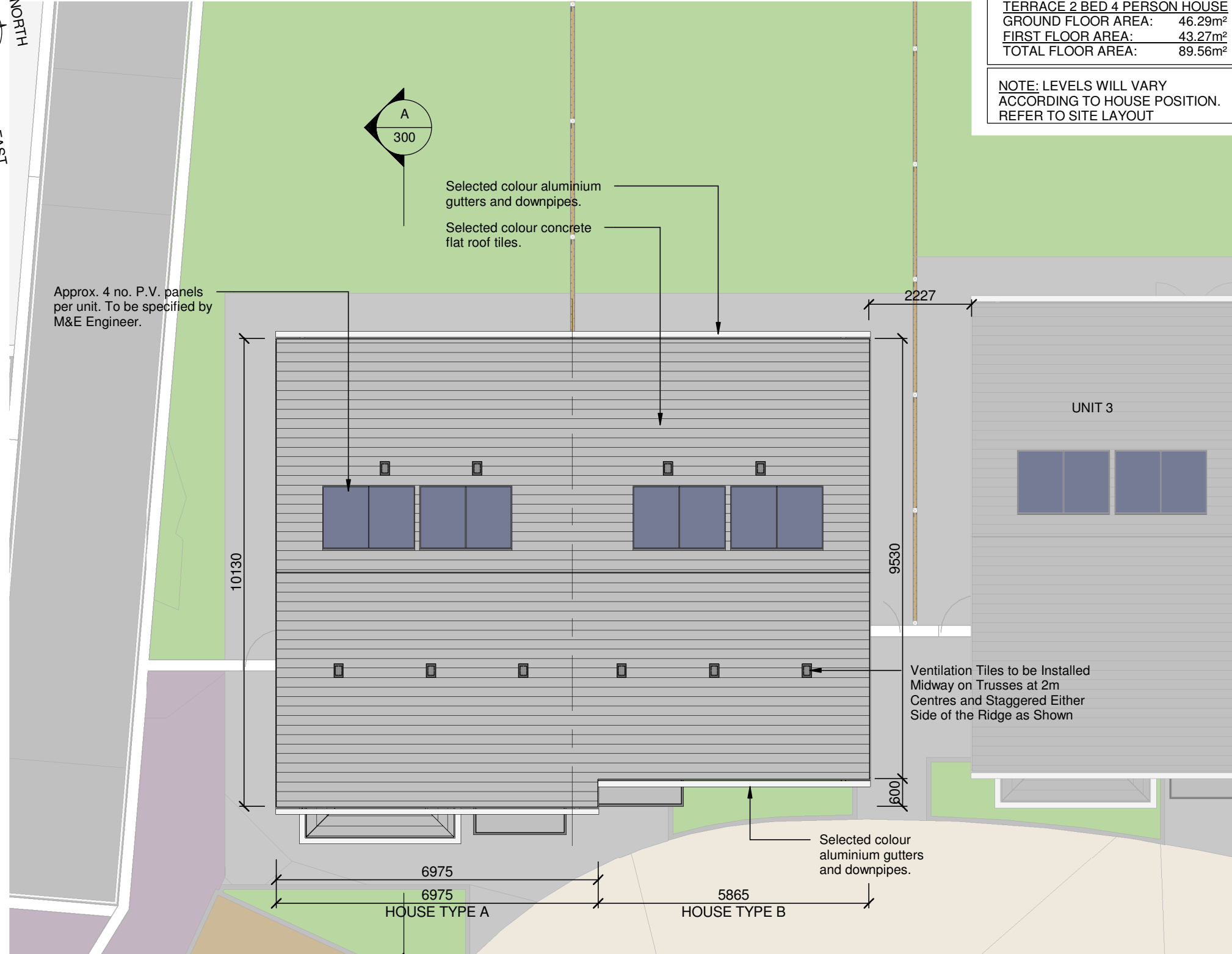
NOTES:

2 BED / 4 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	80m ²	89.56m ²
Agg. Living	30m ²	30.08m ²
Storage	4m ²	9.1m ²

Room:	Req:	Achieved:
Living	13.0m ²	15.04m ²
Kitchen	-	15.04m ²
Bedroom 1	13.0m ²	13.06m ²
Bedroom 2	11.4m ²	11.58m ²

3 BED / 5 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	92m ²	97.06m ²
Agg. Living	34m ²	34.13m ²
Storage	5m ²	7.08m ²

Room:	Req:	Achieved:
Living	13.0m ²	14.15m ²
Kitchen	-	19.98m ²
Bedroom 1	13.0m ²	13.03m ²
Bedroom 2	11.4m ²	11.4m ²
Bedroom 3	7.1m ²	7.17m ²



ROOF PLAN

REV	DATE	DRAWN	NOTES

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PLANNING APPLICATION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny
DRAWING:	ROOF PLAN - HOUSE TYPE A & B NO'S. 1 & 2
DATE:	17.06.2020
SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE
CHECKED:	GARY FALCONER

JOB NUMBER:	2019018	DWG NUMBER:	PL-202	REVISION:	
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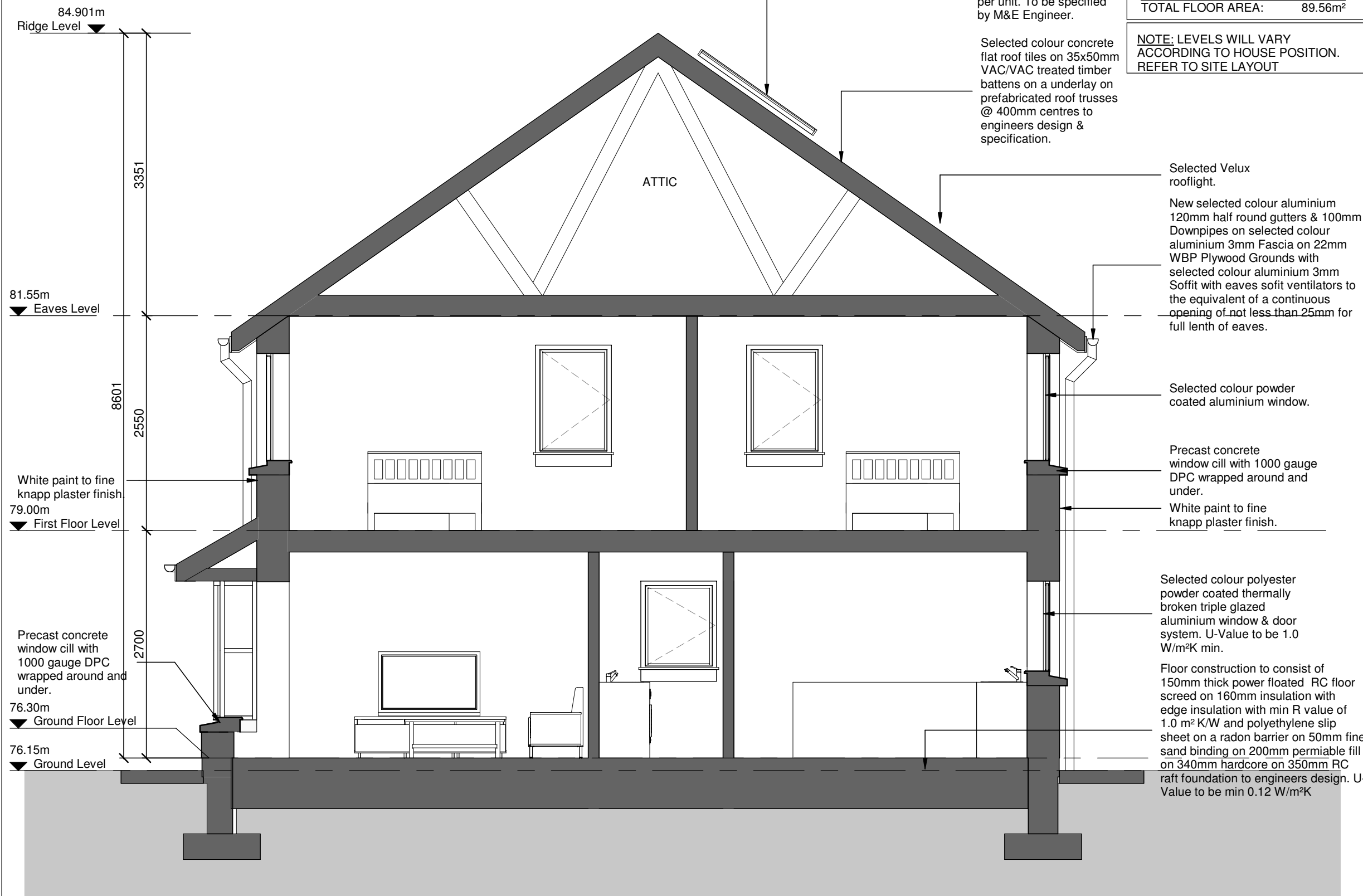
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HOUSE TYPE A	
TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	50.31m ²
FIRST FLOOR AREA:	46.75m ²
TOTAL FLOOR AREA:	97.06m ²
HOUSE TYPE B	
TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m ²
FIRST FLOOR AREA:	43.27m ²
TOTAL FLOOR AREA:	89.56m ²
NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION. REFER TO SITE LAYOUT	

NOTES:

2 BED / 4 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	80m ²	89.56m ²
Agg. Living	30m ²	30.08m ²
Storage	4m ²	9.1m ²
Room:	Req:	Achieved:
Living	13.0m ²	15.04m ²
Kitchen	-	15.04m ²
Bedroom 1	13.0m ²	13.06m ²
Bedroom 2	11.4m ²	11.58m ²
3 BED / 5 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	92m ²	97.06m ²
Agg. Living	34m ²	34.13m ²
Storage	5m ²	7.08m ²
Room:	Req:	Achieved:
Living	13.0m ²	14.15m ²
Kitchen	-	19.98m ²
Bedroom 1	13.0m ²	13.03m ²
Bedroom 2	11.4m ²	11.4m ²
Bedroom 3	7.1m ²	7.17m ²

REV	DATE	DRAWN	NOTES



SECTION A-A THRU' HOUSE TYPE A
 HOUSE NO'S. 1,3,6,8 & 10 (SEE ARCHITECTS SITE PLAN)

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DWG SERIES: **PLANNING APPLICATION TO 'AN BORD PLEANÁLA'**

CLIENT: **KILKENNY COUNTY COUNCIL**
 JOB: **Social Housing Development at Ladywell, Thomastown, Co. Kilkenny**
 DRAWING: **CROSS SECTION A-A - HOUSE TYPE A & B NO'S. 1,3,6,8 & 10**

DATE: 17.06.2020 SCALE: 1:50 @ A3
 DRAWN: PJ DOYLE CHECKED: GARY FALCONER

JOB NUMBER: 2019018 DWG NUMBER: PL-300 REVISION:

NOTES:

HOUSE TYPE A	
TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	50.31m ²
FIRST FLOOR AREA:	46.75m ²
TOTAL FLOOR AREA:	97.06m ²
HOUSE TYPE B	
TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m ²
FIRST FLOOR AREA:	43.27m ²
TOTAL FLOOR AREA:	89.56m ²

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



REV	DATE	DRAWN	NOTES

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

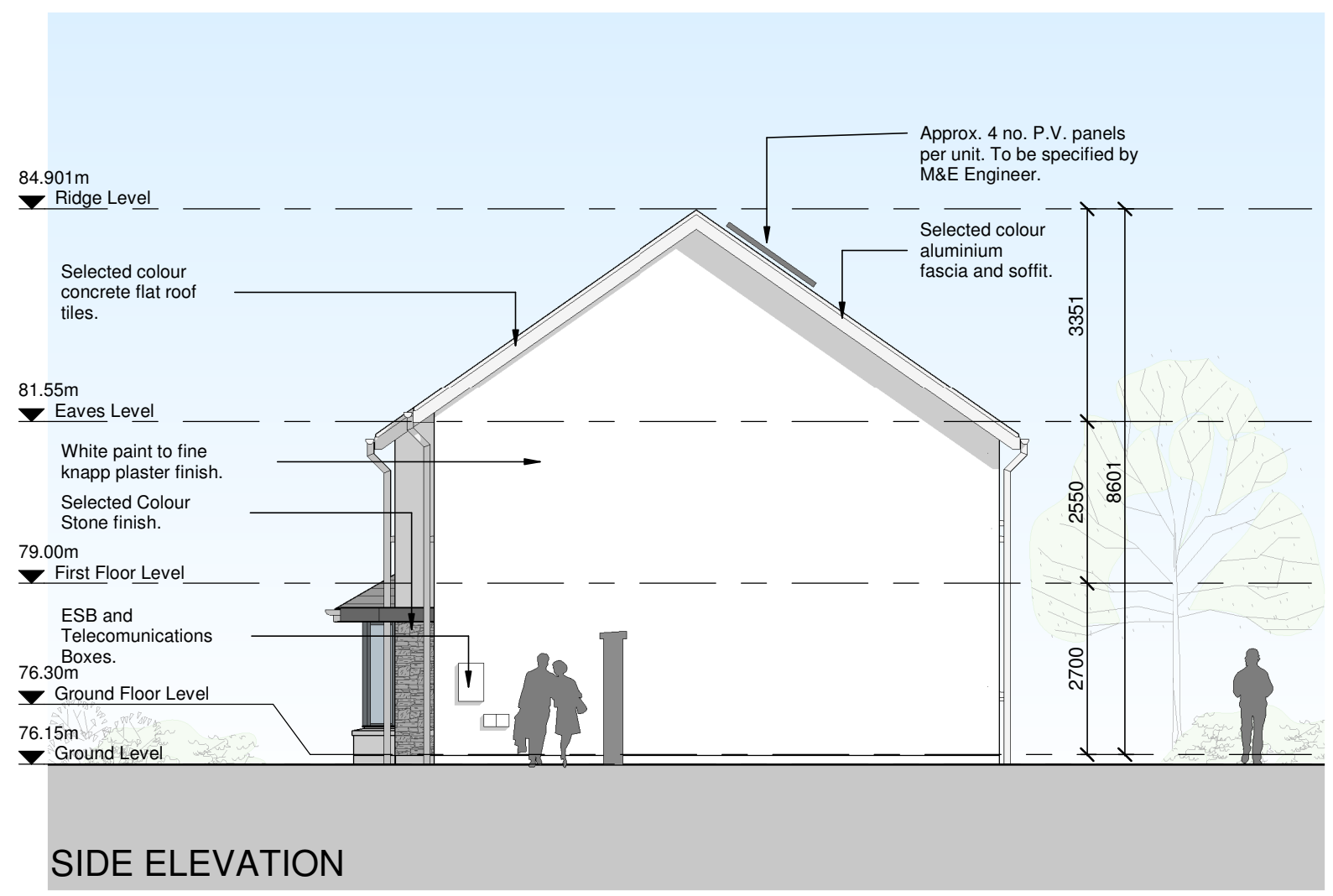
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DWG. SERIES: PLANNING APPLICATION TO 'AN BORD PLEANÁLA'

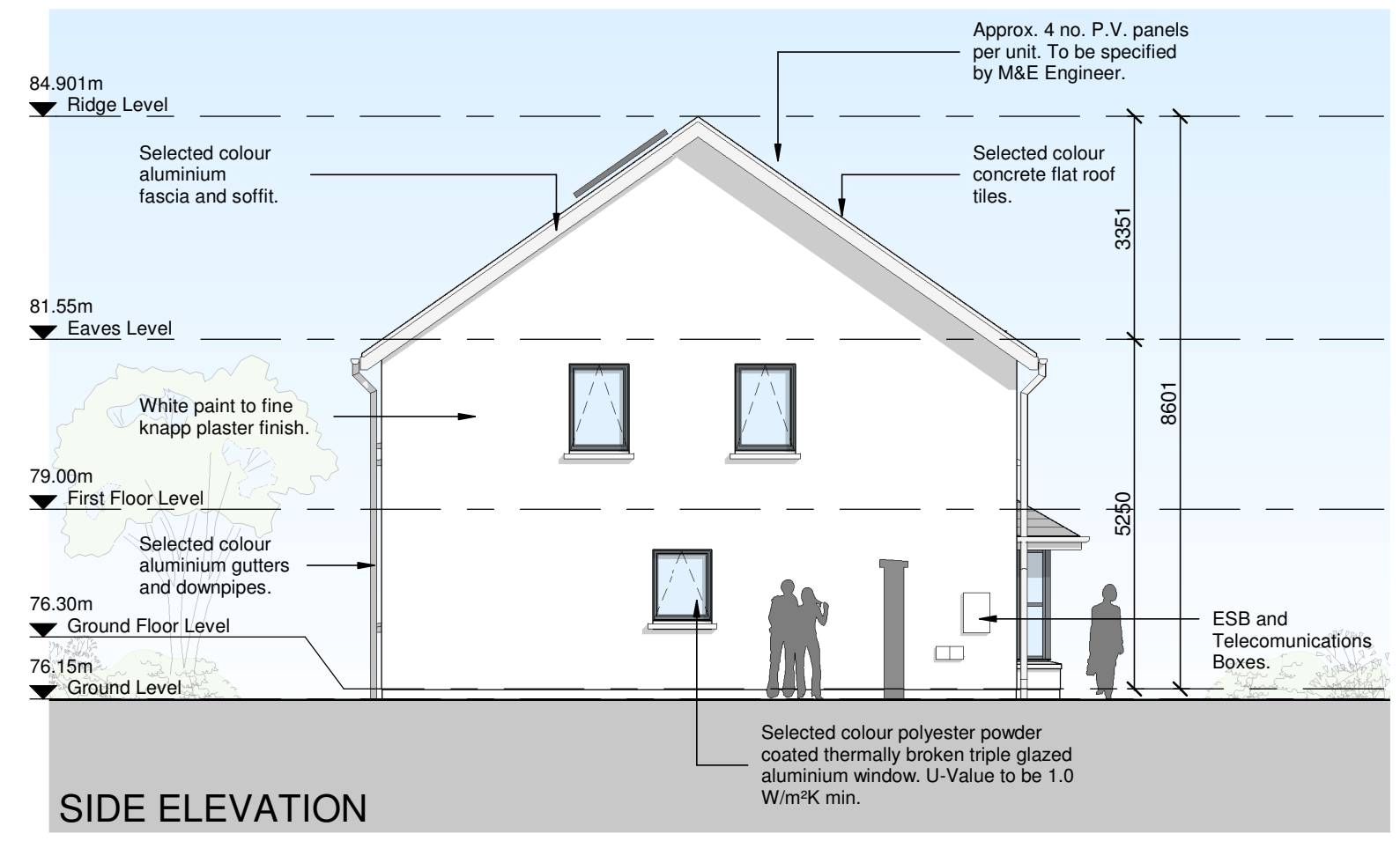
CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	ELEVATIONS - HOUSE TYPE A & B NO'S. 1 & 2		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER
JOB NUMBER:	2019018	DWG NUMBER:	PL-400
REVISION:			

NOTES:

HOUSE TYPE A	
TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	50.31m ²
FIRST FLOOR AREA:	46.75m ²
TOTAL FLOOR AREA:	97.06m ²
HOUSE TYPE B	
TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m ²
FIRST FLOOR AREA:	43.27m ²
TOTAL FLOOR AREA:	89.56m ²
NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION. REFER TO SITE LAYOUT	



SIDE ELEVATION



SIDE ELEVATION

REV	DATE	DRAWN	NOTES

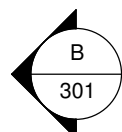
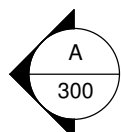
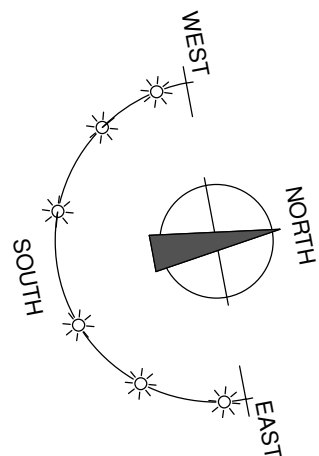
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PLANNING APPLICATION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	SIDE ELEVATIONS - HOUSE TYPE A & B NO'S. 1 & 2		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER

JOB NUMBER: 2019018	DWG NUMBER: PL-401	REVISION:
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HOUSE TYPE A

TERRACE 3 BED 5 PERSON HOUSE
 GROUND FLOOR AREA: 50.31m²
 FIRST FLOOR AREA: 46.75m²
 TOTAL FLOOR AREA: 97.06m²

HOUSE TYPE B

TERRACE 2 BED 4 PERSON HOUSE
 GROUND FLOOR AREA: 46.29m²
 FIRST FLOOR AREA: 43.27m²
 TOTAL FLOOR AREA: 89.56m²

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

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NOTES:

2 BED / 4 PERSON (2 storey terrace)

	Required:	Achieved:
Total area	80m ²	89.56m ²
Agg. Living	30m ²	30.08m ²
Storage	4m ²	9.1m ²

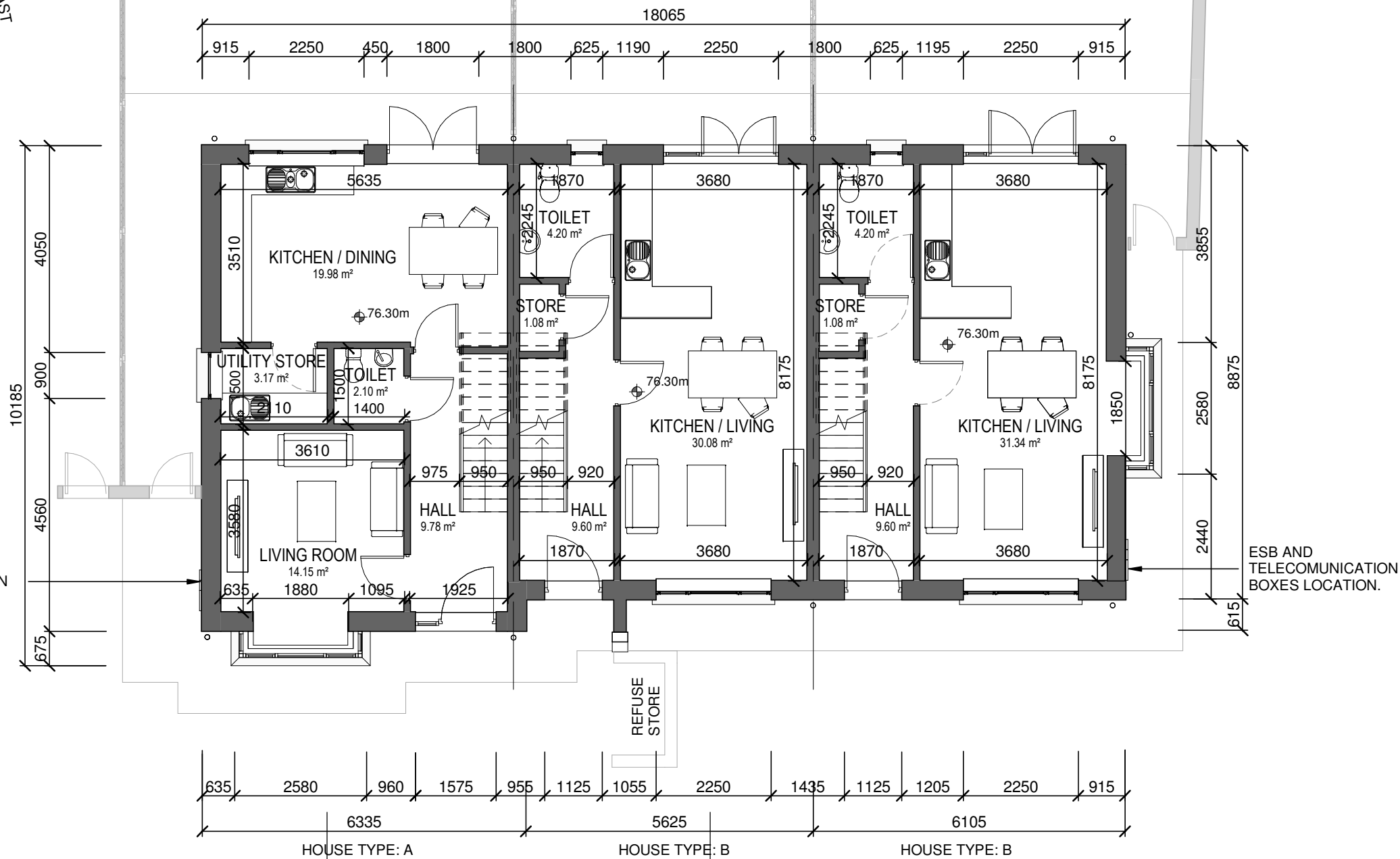
Room:	Req:	Achieved:
Living	13.0m ²	15.04m ²
Kitchen	-	15.04m ²
Bedroom 1	13.0m ²	13.06m ²
Bedroom 2	11.4m ²	11.58m ²

3 BED / 5 PERSON (2 storey terrace)

	Required:	Achieved:
Total area	92m ²	97.06m ²
Agg. Living	34m ²	34.13m ²
Storage	5m ²	7.08m ²

Room:	Req:	Achieved:
Living	13.0m ²	14.15m ²
Kitchen	-	19.98m ²
Bedroom 1	13.0m ²	13.03m ²
Bedroom 2	11.4m ²	11.4m ²
Bedroom 3	7.1m ²	7.17m ²

REV	DATE	DRAWN	NOTES



GROUND FLOOR PLAN
 HOUSE NO'S. 3,4 & 5 (SEE ARCHITECTS SITE PLAN)

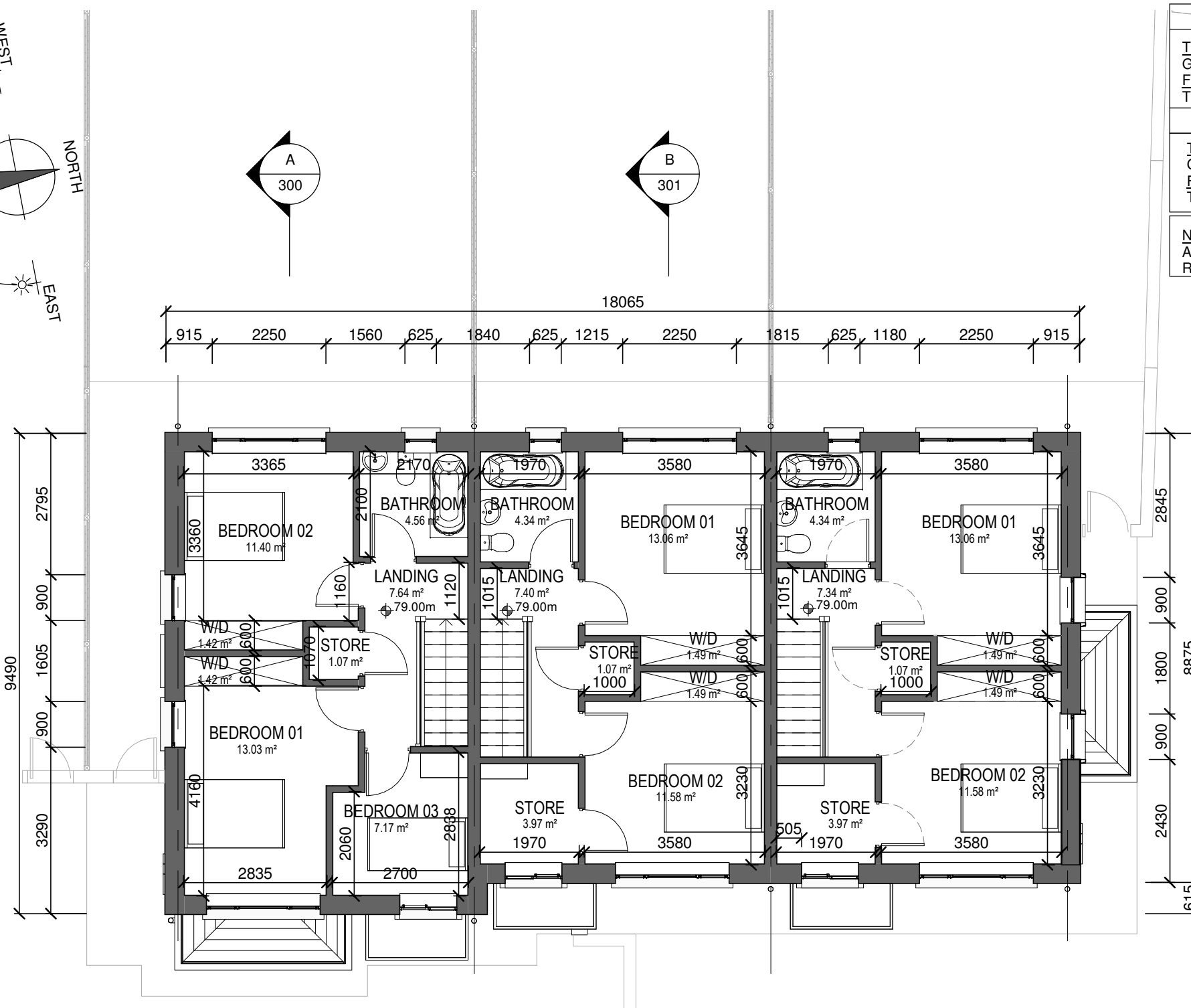
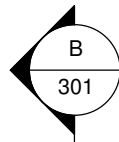
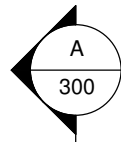
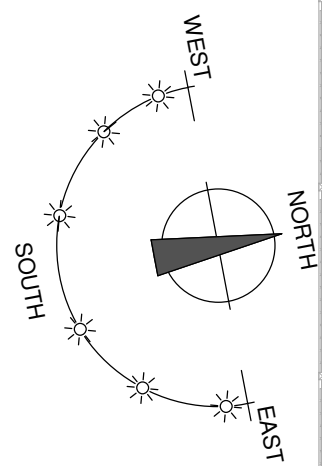


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PLANNING APPLICATION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	GROUND FLOOR PLAN - HOUSE TYPE A & B NO'S. 3,4&5		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER

JOB NUMBER:	DWG NUMBER:	REVISION:
2019018	PL-203	



FIRST FLOOR PLAN
HOUSE NO'S. 3,4&5 (SEE ARCHITECTS SITE PLAN)

HOUSE TYPE A	
TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	50.31m ²
FIRST FLOOR AREA:	46.75m ²
TOTAL FLOOR AREA:	97.06m ²

HOUSE TYPE B	
TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m ²
FIRST FLOOR AREA:	43.27m ²
TOTAL FLOOR AREA:	89.56m ²

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

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NOTES:

2 BED / 4 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	80m ²	89.56m ²
Agg. Living	30m ²	30.08m ²
Storage	4m ²	9.1m ²

Room:	Req:	Achieved:
Living	13.0m ²	15.04m ²
Kitchen	-	15.04m ²
Bedroom 1	13.0m ²	13.06m ²
Bedroom 2	11.4m ²	11.58m ²

3 BED / 5 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	92m ²	97.06m ²
Agg. Living	34m ²	34.13m ²
Storage	5m ²	7.08m ²

Room:	Req:	Achieved:
Living	13.0m ²	14.15m ²
Kitchen	-	19.98m ²
Bedroom 1	13.0m ²	13.03m ²
Bedroom 2	11.4m ²	11.4m ²
Bedroom 3	7.1m ²	7.17m ²

REV	DATE	DRAWN	NOTES

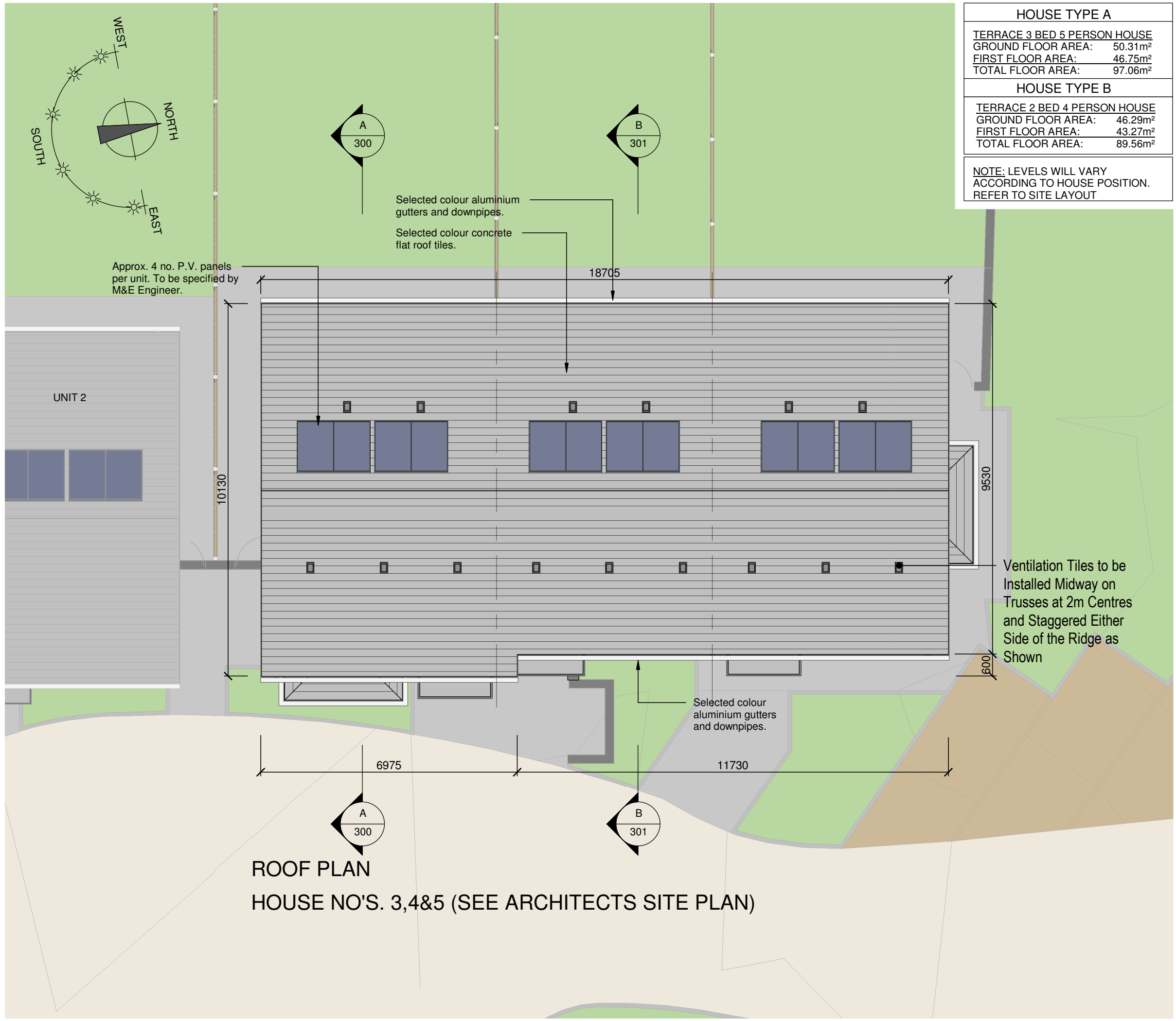
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DWG. SERIES: **PLANNING APPLICATION TO 'AN BORD PLEANÁLA'**

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	FIRST FLOOR PLAN - HOUSE TYPE A & B NO'S. 3,4&5		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER

JOB NUMBER: 2019018	DWG. NUMBER: PL-204	REVISION:
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HOUSE TYPE A	
TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	50.31m ²
FIRST FLOOR AREA:	46.75m ²
TOTAL FLOOR AREA:	97.06m ²
HOUSE TYPE B	
TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m ²
FIRST FLOOR AREA:	43.27m ²
TOTAL FLOOR AREA:	89.56m ²
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. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION. © THIS DRAWING IS COPYRIGHT AND MAY ONLY BE REPRODUCED WITH THE ARCHITECTS PERMISSION.

NOTES:

2 BED / 4 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	80m ²	89.56m ²
Agg. Living	30m ²	30.08m ²
Storage	4m ²	9.1m ²
Room:	Req:	Achieved:
Living	13.0m ²	15.04m ²
Kitchen	-	15.04m ²
Bedroom 1	13.0m ²	13.06m ²
Bedroom 2	11.4m ²	11.58m ²
3 BED / 5 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	92m ²	97.06m ²
Agg. Living	34m ²	34.13m ²
Storage	5m ²	7.08m ²
Room:	Req:	Achieved:
Living	13.0m ²	14.15m ²
Kitchen	-	19.98m ²
Bedroom 1	13.0m ²	13.03m ²
Bedroom 2	11.4m ²	11.4m ²
Bedroom 3	7.1m ²	7.17m ²

REV	DATE	DRAWN	NOTES

ROOF PLAN
HOUSE NO'S. 3,4&5 (SEE ARCHITECTS SITE PLAN)

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DWG SERIES: **PLANNING APPLICATION TO 'AN BORD PLEANÁLA'**

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	ROOF PLAN - HOUSE TYPE A & B NO'S. 3,4&5		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER
JOB NUMBER:	2019018	DWG NUMBER:	PL-205
		REVISION:	

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NOTES:

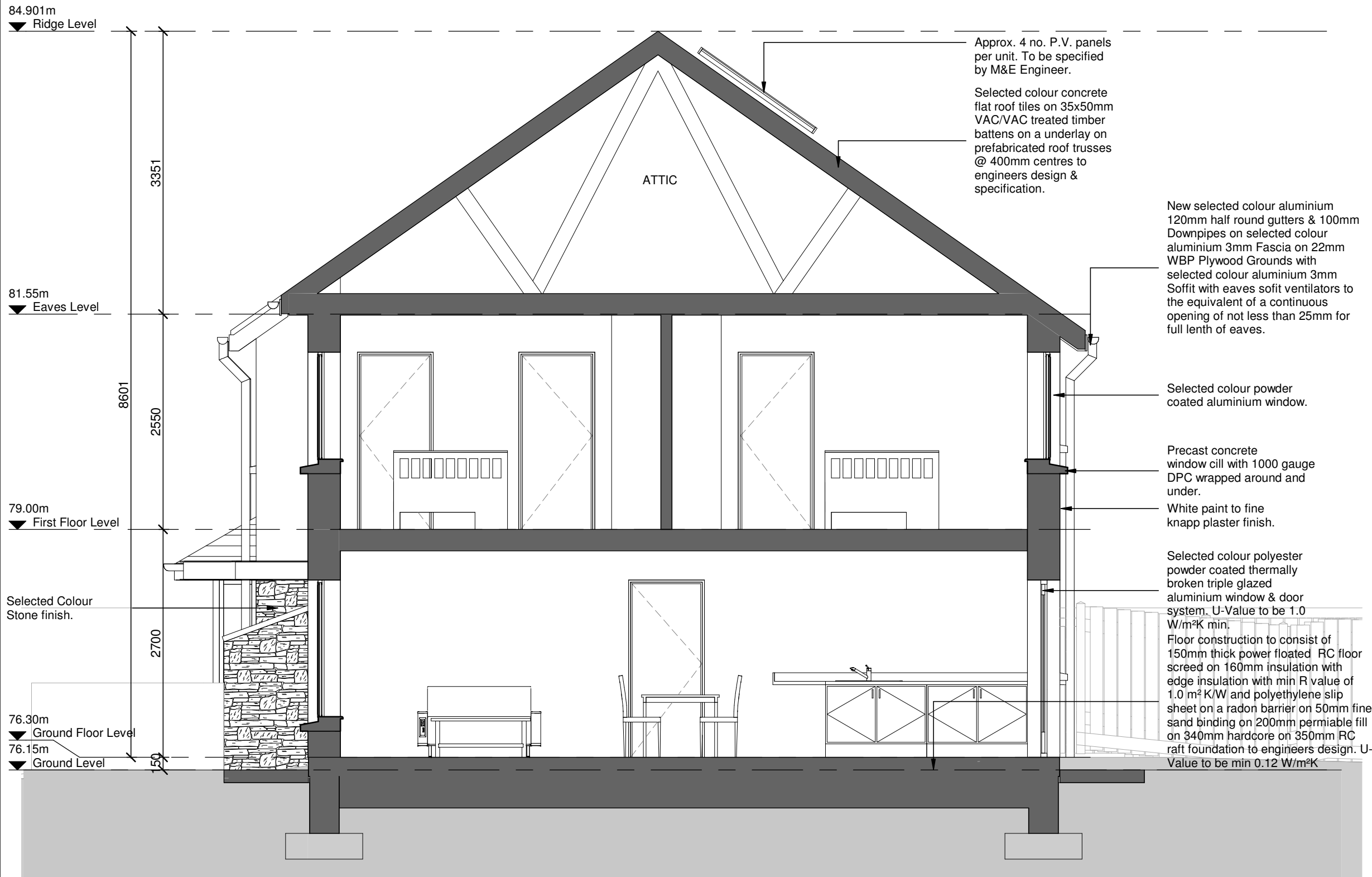
HOUSE TYPE A

TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	50.31m ²
FIRST FLOOR AREA:	46.75m ²
TOTAL FLOOR AREA:	97.06m ²

HOUSE TYPE B

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

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



SECTION B-B THRU' HOUSE TYPE B
HOUSE NO'S. 2,4,5 & 11 (SEE ARCHITECTS SITE PLAN)

REV	DATE	DRAWN	NOTES

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DWG SERIES: PLANNING APPLICATION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	CROSS SECTION B-B - HOUSE TYPE A & B NO'S. 2,4,5 & 11		
DATE:	17.06.2020	SCALE:	
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER

JOB NUMBER: 2019018	DWG NUMBER: PL-301	REVISION:
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NOTES:

HOUSE TYPE A	
TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	50.31m ²
FIRST FLOOR AREA:	46.75m ²
TOTAL FLOOR AREA:	97.06m ²
HOUSE TYPE B	
TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m ²
FIRST FLOOR AREA:	43.27m ²
TOTAL FLOOR AREA:	89.56m ²

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



FRONT ELEVATION



REAR ELEVATION

REV	DATE	DRAWN	NOTES



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DWG. SERIES: **PLANNING APPLICATION TO 'AN BORD PLEANÁLA'**

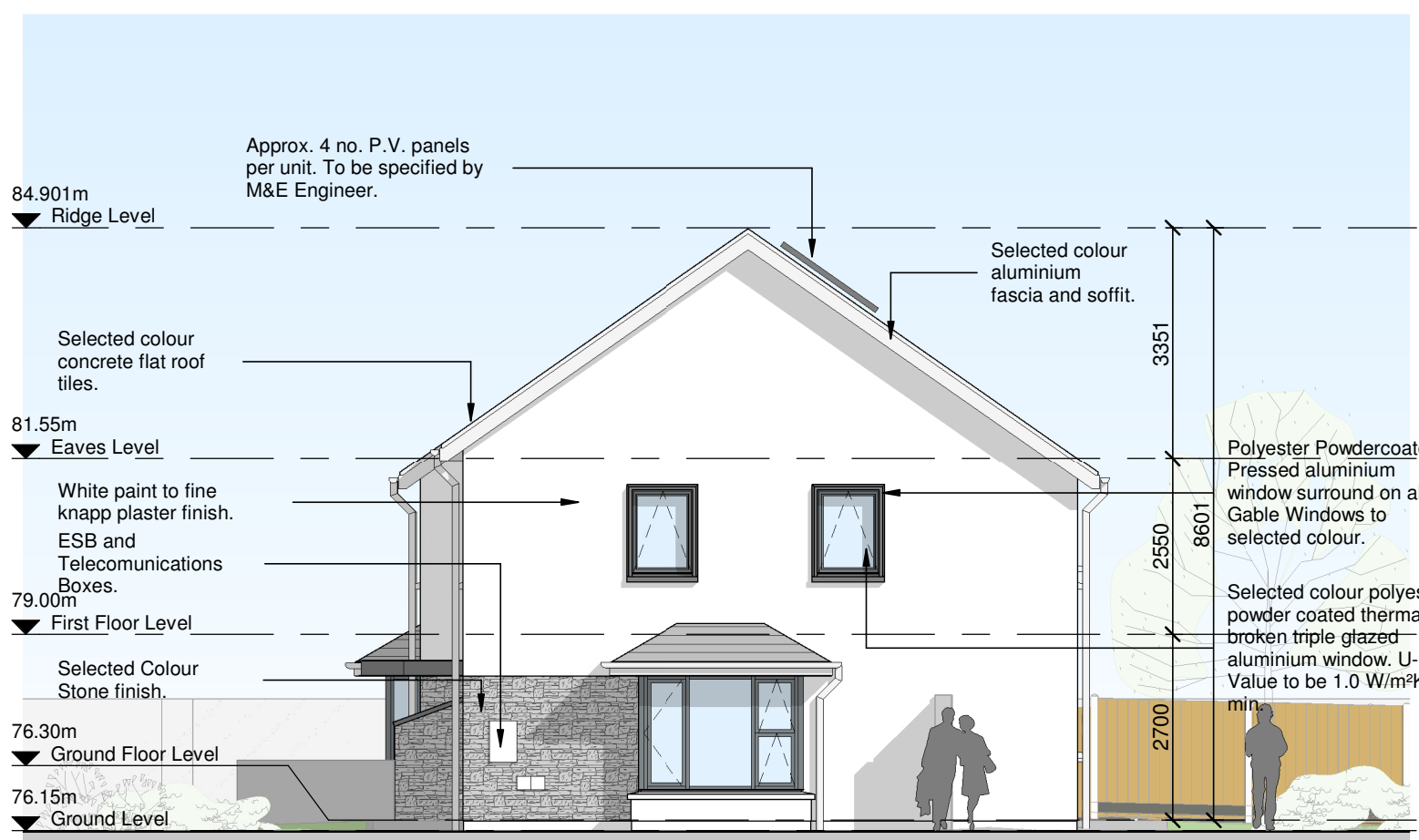
CLIENT: **KILKENNY COUNTY COUNCIL**
JOB: **Social Housing Development at Ladywell, Thomastown, Co. Kilkenny**

DRAWING: **ELEVATIONS - HOUSE TYPE A & B NO'S. 3,4&5**

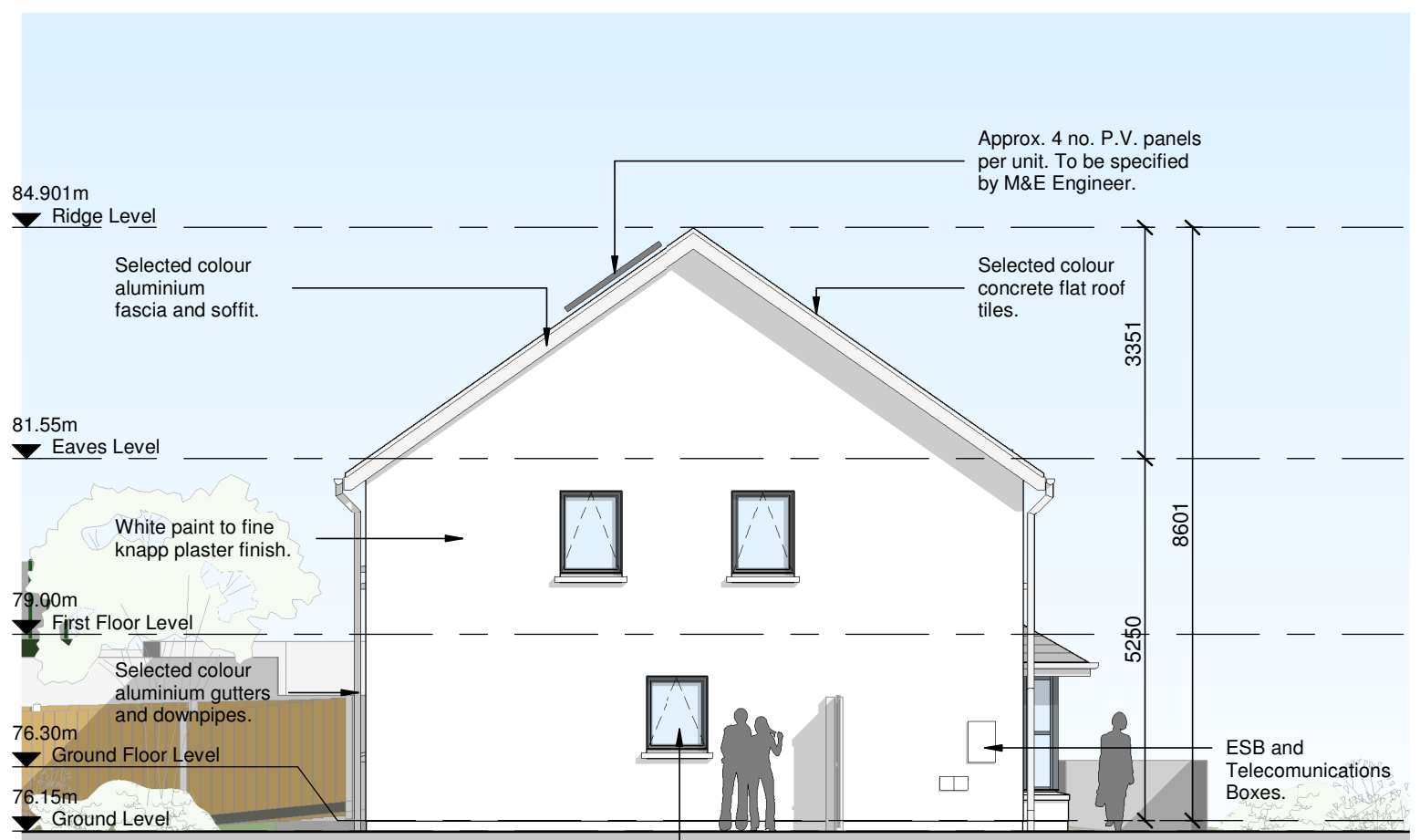
DATE: 17.06.2020 SCALE: 1:100 @ A3
DRAWN: PJ DOYLE CHECKED: GARY FALCONER

JOB NUMBER: 2019018 DWG NUMBER: PL-402 REVISION:

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SIDE ELEVATION



SIDE ELEVATION

HOUSE TYPE A	
TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	50.31m ²
FIRST FLOOR AREA:	46.75m ²
TOTAL FLOOR AREA:	97.06m ²
HOUSE TYPE B	
TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m ²
FIRST FLOOR AREA:	43.27m ²
TOTAL FLOOR AREA:	89.56m ²

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

NOTES:

REV	DATE	DRAWN	NOTES



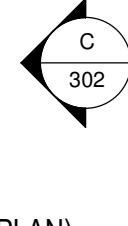
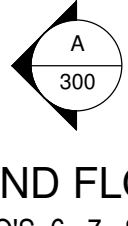
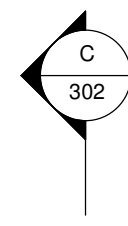
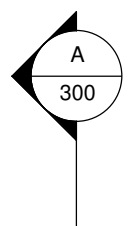
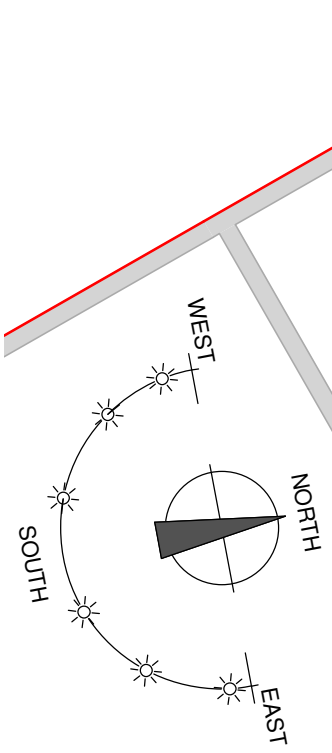
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DWG. SERIES: PLANNING APPLICATION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny
DRAWING:	SIDE ELEVATIONS - HOUSE TYPE A & B NO'S. 3,4&5

DATE:	23.07.2019	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER

JOB NUMBER:	2019018	DWG NUMBER:	PL-403	REVISION:	
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HOUSE TYPE A	
TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	50.31m ²
FIRST FLOOR AREA:	46.75m ²
TOTAL FLOOR AREA:	97.06m ²
HOUSE TYPE B	
TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m ²
FIRST FLOOR AREA:	43.27m ²
TOTAL FLOOR AREA:	89.56m ²
NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION. REFER TO SITE LAYOUT	

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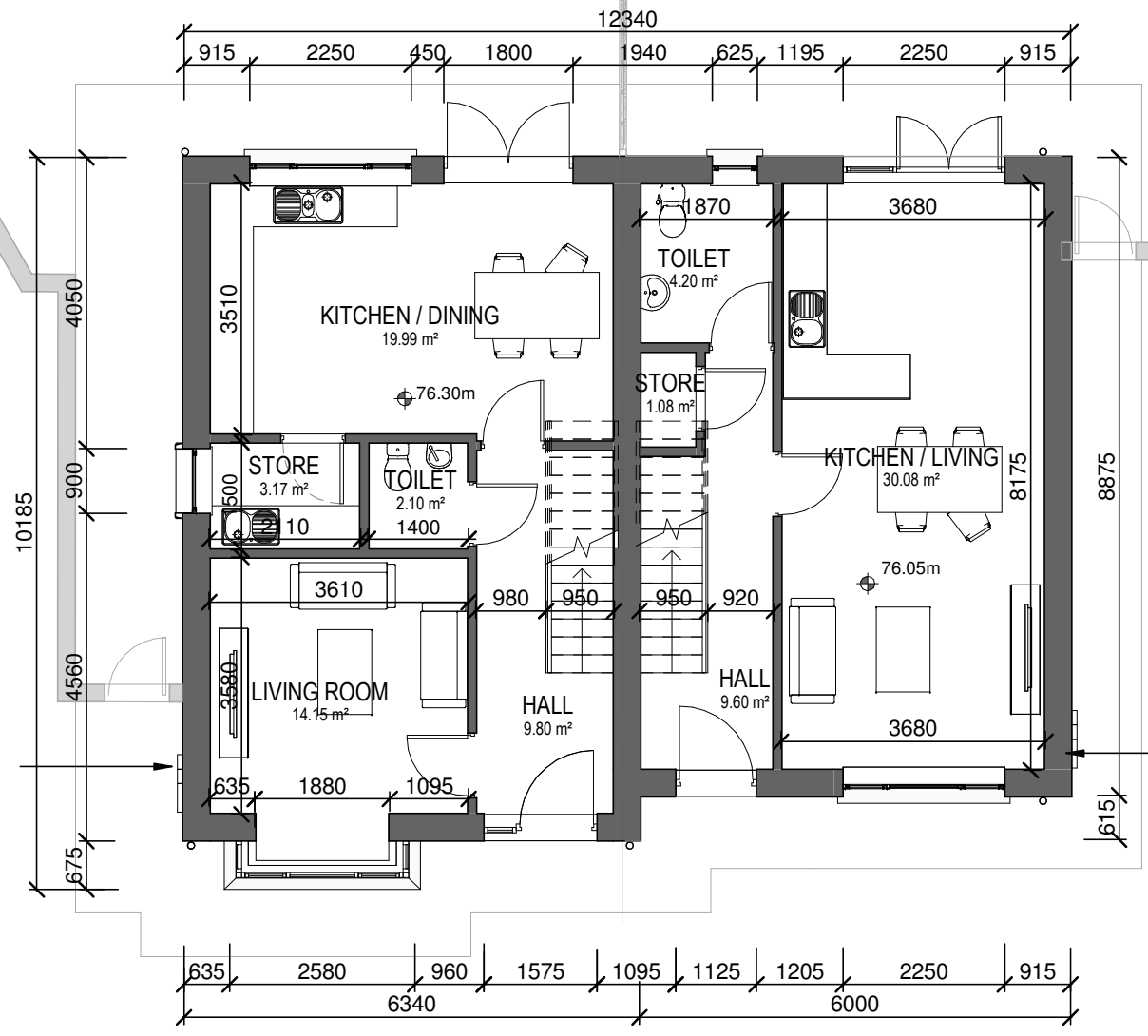
NOTES:

2 BED / 4 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	80m ²	89.56m ²
Agg. Living	30m ²	30.08m ²
Storage	4m ²	9.1m ²
Room:	Req:	Achieved:
Living	13.0m ²	15.04m ²
Kitchen	-	15.04m ²
Bedroom 1	13.0m ²	13.06m ²
Bedroom 2	11.4m ²	11.58m ²

3 BED / 5 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	92m ²	97.06m ²
Agg. Living	34m ²	34.14m ²
Storage	5m ²	7.08m ²
Room:	Req:	Achieved:
Living	13.0m ²	14.15m ²
Kitchen	-	19.99m ²
Bedroom 1	13.0m ²	13.03m ²
Bedroom 2	11.4m ²	11.4m ²
Bedroom 3	7.1m ²	7.17m ²

ESB AND TELECOMMUNICATION BOXES LOCATION.

ESB AND TELECOMMUNICATION BOXES LOCATION.



GROUND FLOOR PLAN
HOUSE NO'S. 6, 7, 8 & 9 (SEE ARCHITECTS SITE PLAN)

REV	DATE	DRAWN	NOTES



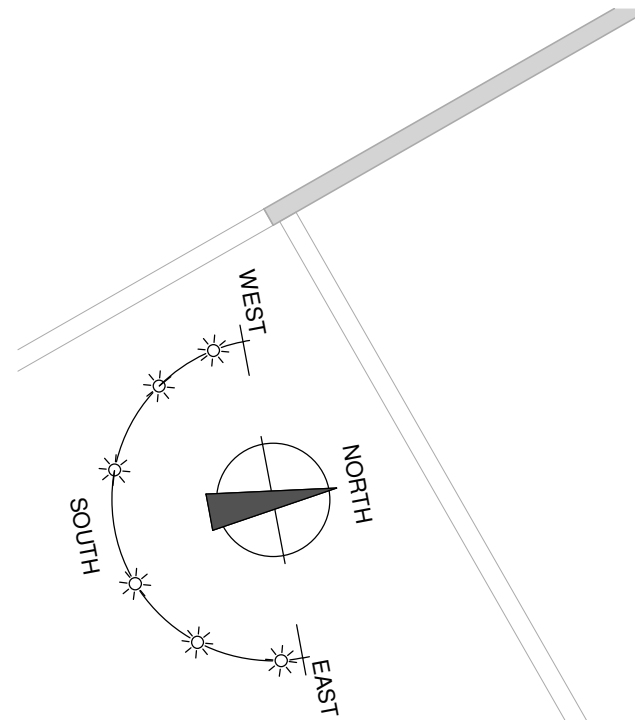
St. Patrick's House, Newtown, Waterford, Ireland X91-RR76
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DWG. SERIES: PLANNING APPLICATION TO 'AN BORD PLEANÁLA'

CLIENT: KILKENNY COUNTY COUNCIL
JOB: Social Housing Development at Ladywell, Thomastown, Co. Kilkenny
DRAWING: GROUND FLOOR PLAN - HOUSE TYPE A & B NO'S. 6,7,8 & 9

DATE: 17.06.2020 SCALE: 1:100 @ A3
DRAWN: PJ DOYLE CHECKED: GARY FALCONER

JOB NUMBER: 2019018 DWG NUMBER: PL-206 REVISION:



HOUSE TYPE A	
TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	50.31m ²
FIRST FLOOR AREA:	46.75m ²
TOTAL FLOOR AREA:	97.06m ²
HOUSE TYPE B	
TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m ²
FIRST FLOOR AREA:	43.27m ²
TOTAL FLOOR AREA:	89.56m ²

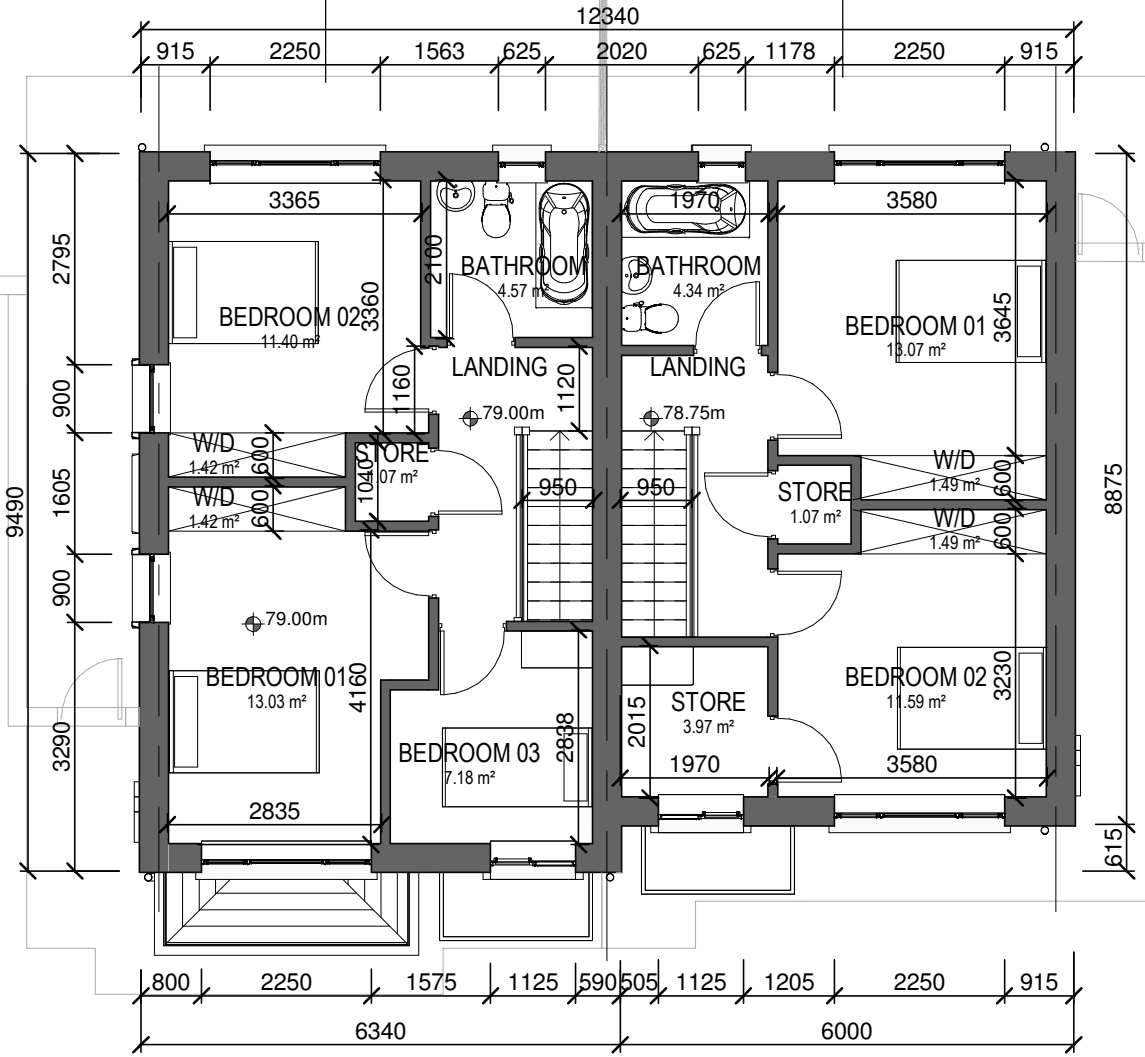
NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION. REFER TO SITE LAYOUT

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NOTES:

2 BED / 4 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	80m ²	89.56m ²
Agg. Living	30m ²	30.08m ²
Storage	4m ²	9.1m ²

Room:	Req:	Achieved:
Living	13.0m ²	15.04m ²
Kitchen	-	15.04m ²
Bedroom 1	13.0m ²	13.06m ²
Bedroom 2	11.4m ²	11.58m ²



3 BED / 5 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	92m ²	97.06m ²
Agg. Living	34m ²	34.14m ²
Storage	5m ²	7.08m ²

Room:	Req:	Achieved:
Living	13.0m ²	14.15m ²
Kitchen	-	19.99m ²
Bedroom 1	13.0m ²	13.03m ²
Bedroom 2	11.4m ²	11.4m ²
Bedroom 3	7.1m ²	7.17m ²

REV	DATE	DRAWN	NOTES

HOUSE TYPE: A HOUSE TYPE: B

A 300 C 302

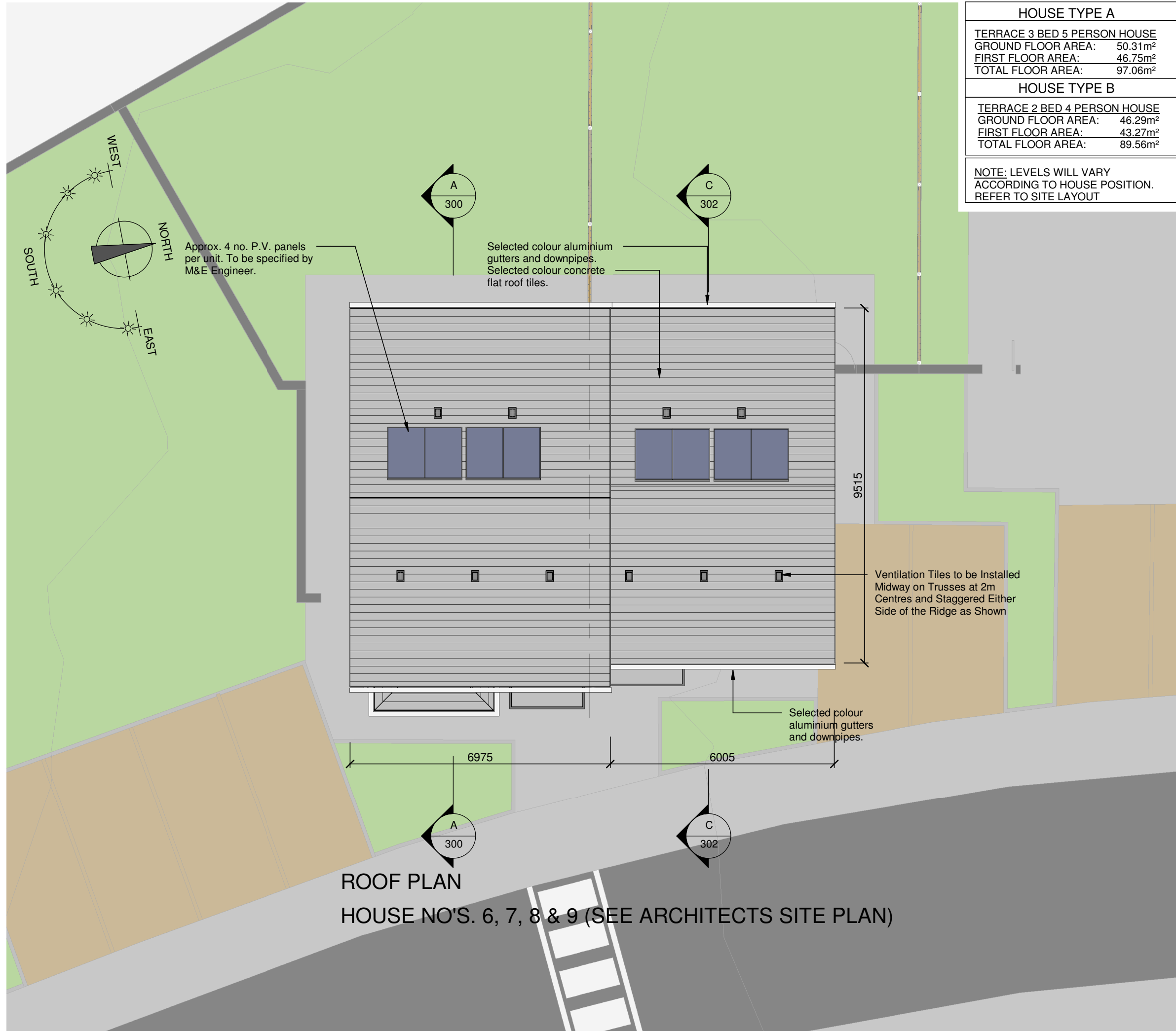
FIRST FLOOR PLAN
HOUSE NO'S. 6 , 7 , 8 & 9 (SEE ARCHITECTS SITE PLAN)



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DWG. SERIES:
PLANNING APPLICATION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	FIRST FLOOR PLAN - HOUSE TYPE A & B NO'S. 6,7,8 & 9		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER
JOB NUMBER:	2019018	DWG NUMBER:	PL-207
		REVISION:	



HOUSE TYPE A	
TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	50.31m ²
FIRST FLOOR AREA:	46.75m ²
TOTAL FLOOR AREA:	97.06m ²

HOUSE TYPE B	
TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m ²
FIRST FLOOR AREA:	43.27m ²
TOTAL FLOOR AREA:	89.56m ²

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

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NOTES:

2 BED / 4 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	80m ²	89.56m ²
Agg. Living	30m ²	30.08m ²
Storage	4m ²	9.1m ²

Room:	Req:	Achieved:
Living	13.0m ²	15.04m ²
Kitchen	-	15.04m ²
Bedroom 1	13.0m ²	13.06m ²
Bedroom 2	11.4m ²	11.58m ²

3 BED / 5 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	92m ²	97.06m ²
Agg. Living	34m ²	34.14m ²
Storage	5m ²	7.08m ²

Room:	Req:	Achieved:
Living	13.0m ²	14.15m ²
Kitchen	-	19.99m ²
Bedroom 1	13.0m ²	13.03m ²
Bedroom 2	11.4m ²	11.4m ²
Bedroom 3	7.1m ²	7.17m ²

REV	DATE	DRAWN	NOTES

ROOF PLAN
HOUSE NO'S. 6, 7, 8 & 9 (SEE ARCHITECTS SITE PLAN)



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DWG. SERIES:
PLANNING APPLICATION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	ROOF PLAN - HOUSE TYPE A & B NO'S. 6,7,8 & 9		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER

JOB NUMBER:	DWG NUMBER:	REVISION:
2019018	PL-208	

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NOTES:

2 BED / 4 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	80m ²	89.56m ²
Agg. Living	30m ²	30.08m ²
Storage	4m ²	9.1m ²
Room:		
Living	13.0m ²	15.04m ²
Kitchen	-	15.04m ²
Bedroom 1	13.0m ²	13.06m ²
Bedroom 2	11.4m ²	11.58m ²

3 BED / 5 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	92m ²	97.06m ²
Agg. Living	34m ²	34.14m ²
Storage	5m ²	7.08m ²
Room:		
Living	13.0m ²	14.15m ²
Kitchen	-	19.99m ²
Bedroom 1	13.0m ²	13.03m ²
Bedroom 2	11.4m ²	11.4m ²
Bedroom 3	7.1m ²	7.17m ²

REV	DATE	DRAWN	NOTES

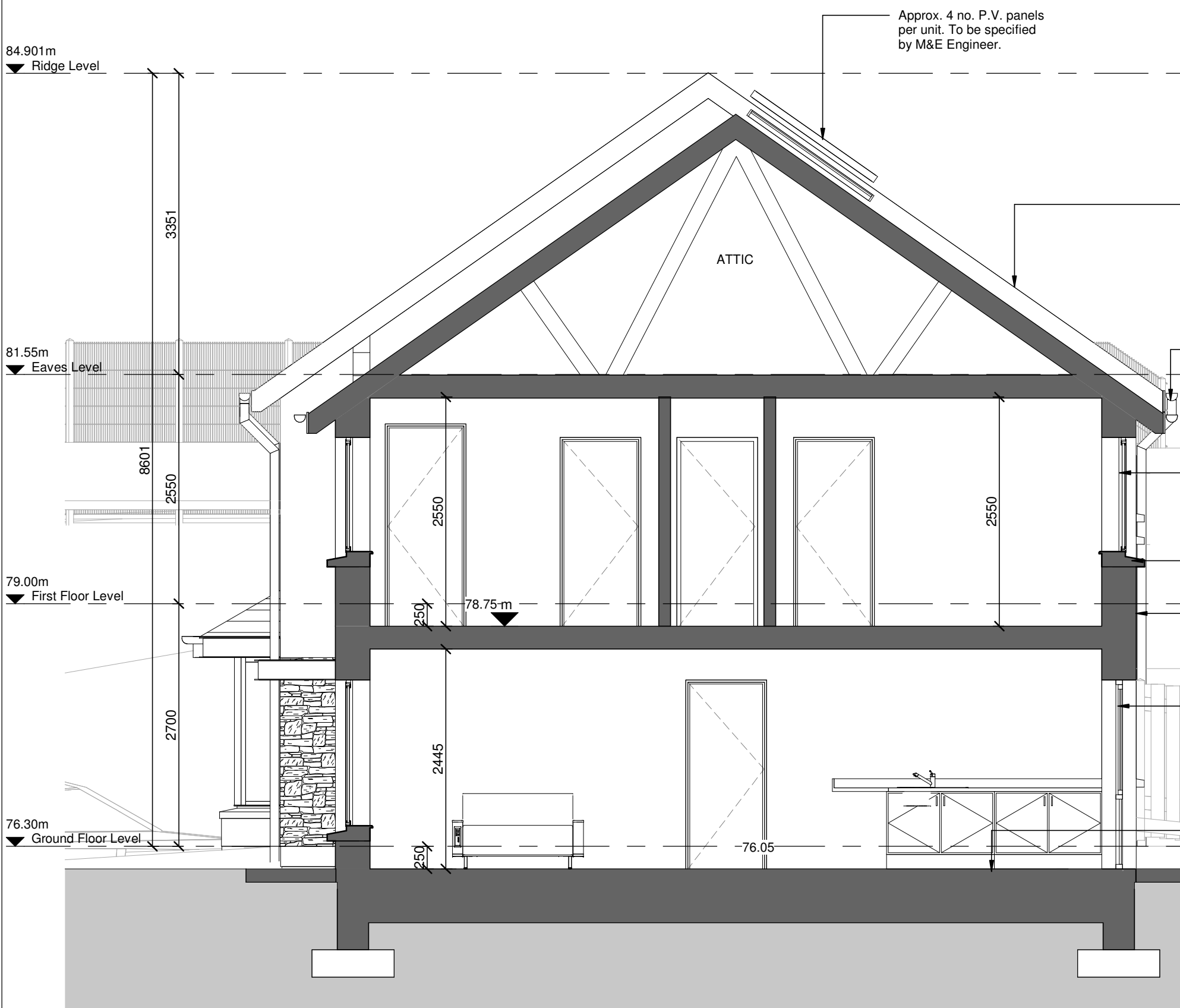
HOUSE TYPE A

TERRACE 3 BED 5 PERSON HOUSE
 GROUND FLOOR AREA: 50.31m²
 FIRST FLOOR AREA: 46.75m²
 TOTAL FLOOR AREA: 97.06m²

HOUSE TYPE B

TERRACE 2 BED 4 PERSON HOUSE
 GROUND FLOOR AREA: 46.29m²
 FIRST FLOOR AREA: 43.27m²
 TOTAL FLOOR AREA: 89.56m²

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



Selected colour concrete flat roof tiles on 35x50mm VAC/VAC treated timber battens on an underlay on prefabricated roof trusses @ 400mm centres to engineers design & specification.

New selected colour aluminium 120mm half round gutters & 100mm Downpipes on selected colour aluminium 3mm Fascia on 22mm WBP Plywood Grounds with selected colour aluminium 3mm Soffit with eaves soffit ventilators to the equivalent of a continuous opening of not less than 25mm for full length of eaves.

Selected colour powder coated aluminium window.

Precast concrete window cill with 1000 gauge DPC wrapped around and under.

White paint to fine knapp plaster finish.

Selected colour polyester powder coated thermally broken triple glazed aluminium window & door system. U-Value to be 1.0 W/m²K min.

Floor construction to consist of 150mm thick power floated RC floor screed on 160mm insulation with edge insulation with min R value of 1.0 m² K/W and polyethylene slip sheet on a radon barrier on 50mm fine sand binding on 200mm permeable fill on 340mm hardcore on 350mm RC raft foundation to engineers design. U-Value to be min 0.12 W/m²K

SECTION B-B THRU' HOUSE TYPE B
HOUSE NO'S. 7 & 9 (SEE ARCHITECTS SITE PLAN)

CJFA ARCHITECTS + Associates
 ARCHITECTS

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DWG. SERIES: PLANNING APPLICATION TO 'AN BORD PLEANÁLA'

CLIENT: KILKENNY COUNTY COUNCIL
 JOB: Social Housing Development at Ladywell, Thomastown, Co. Kilkenny
 DRAWING: CROSS SECTION C-C - HOUSE TYPE A & B NO'S. 7 & 9

DATE: 17.06.2020 SCALE: 1:50 @ A3
 DRAWN: PJ DOYLE CHECKED: GARY FALCONER

JOB NUMBER: 2019018 DWG NUMBER: PL-302 REVISION:

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NOTES:

HOUSE TYPE A	
TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	50.31m ²
FIRST FLOOR AREA:	46.75m ²
TOTAL FLOOR AREA:	97.06m ²
HOUSE TYPE B	
TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m ²
FIRST FLOOR AREA:	43.27m ²
TOTAL FLOOR AREA:	89.56m ²

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



REV	DATE	DRAWN	NOTES

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C.J. Falconer + Associates ARCHITECTS

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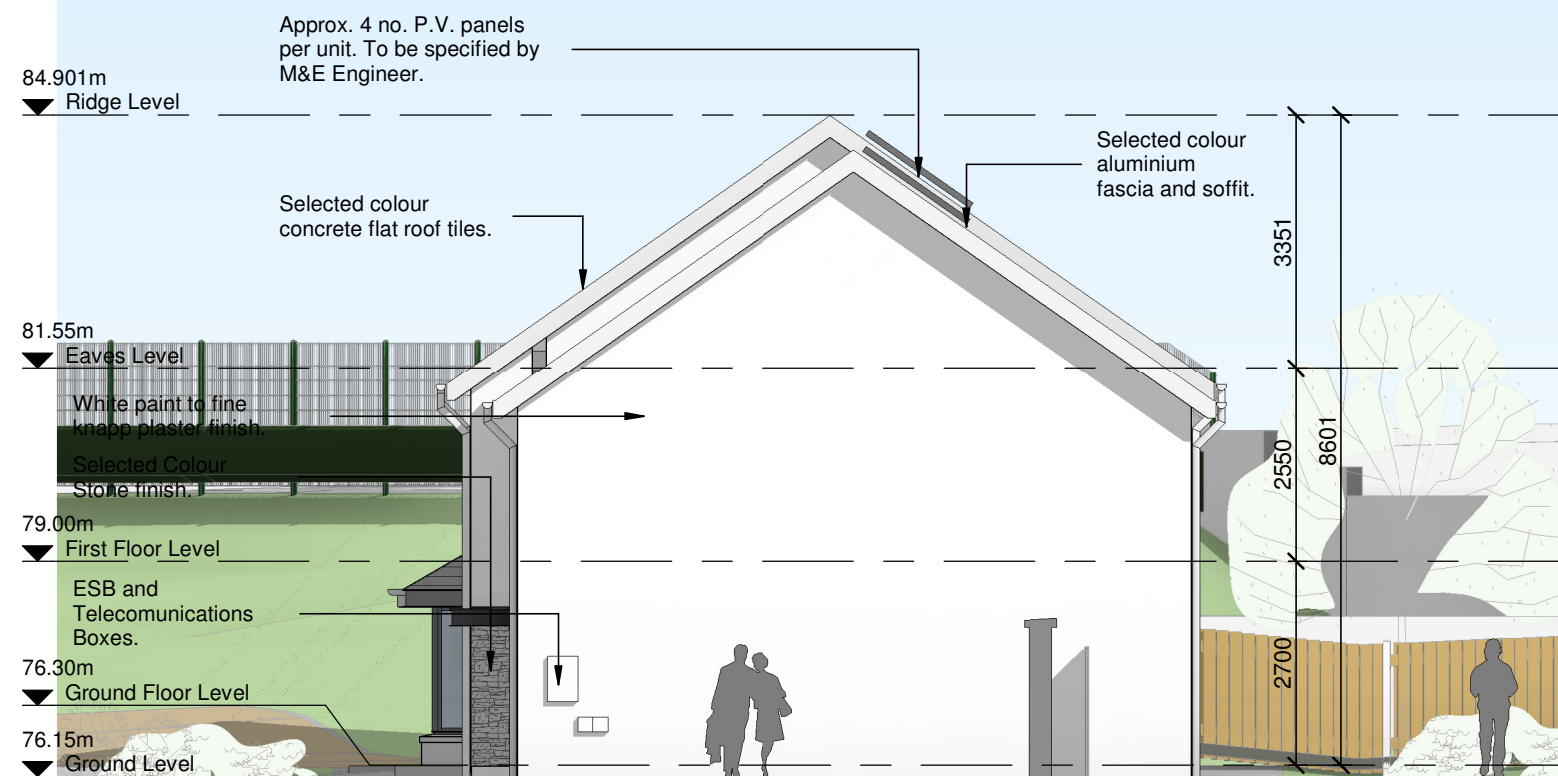
PLANNING APPLICATION TO 'AN BORD PLEANÁLA'

CLIENT: KILKENNY COUNTY COUNCIL
 JOB: Social Housing Development at Ladywell, Thomastown, Co. Kilkenny
 DRAWING: ELEVATIONS - HOUSE TYPE A & B NO'S. 6, 7, 8 & 9

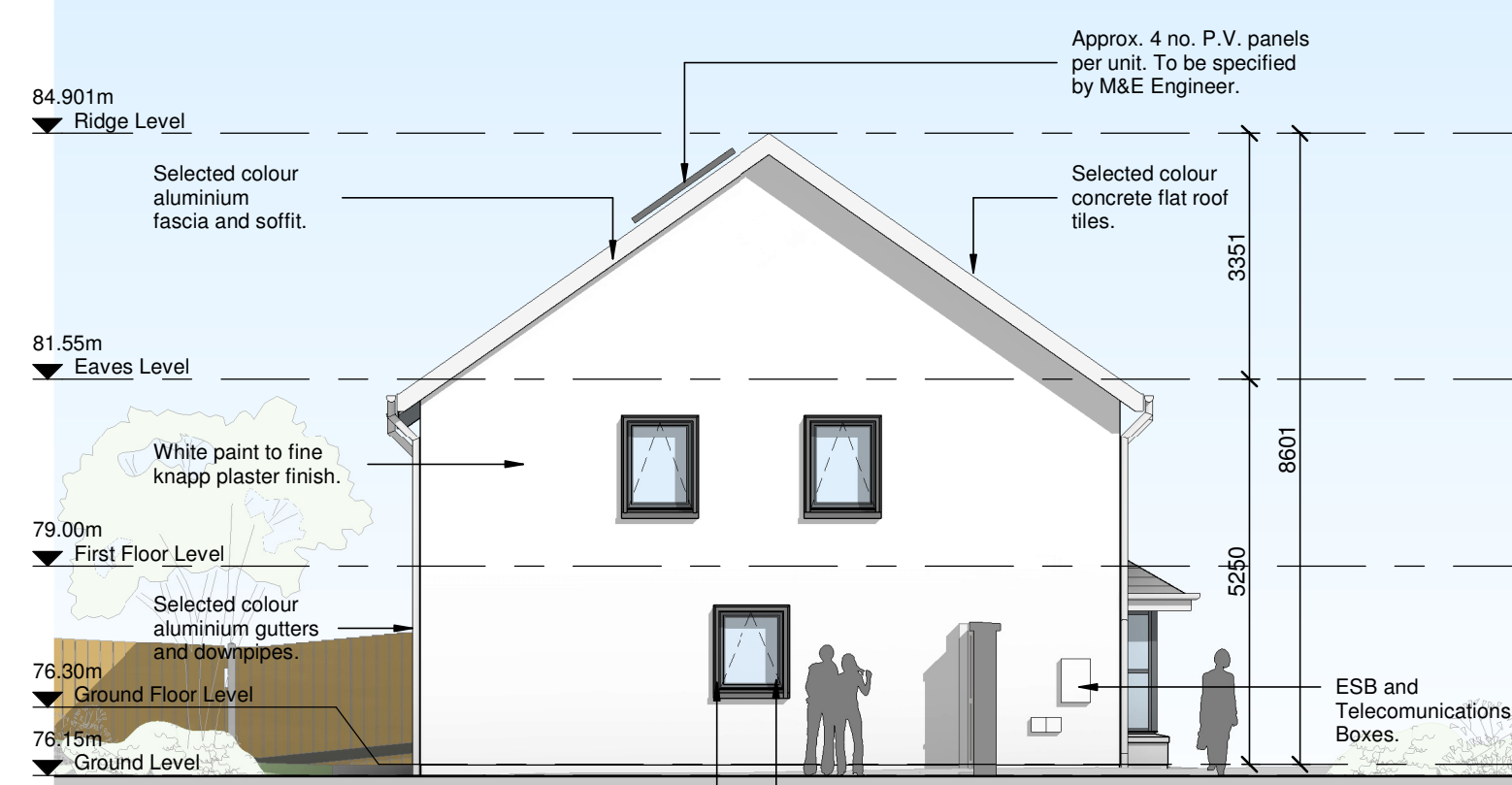
DATE: 17.06.2020 SCALE: 1:100 @ A3
 DRAWN: PJ DOYLE CHECKED: GARY FALCONER

JOB NUMBER: 2019018 DWG NUMBER: PL-404 REVISION:

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SIDE ELEVATION



SIDE ELEVATION

NOTES:

HOUSE TYPE A	
TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	50.31m ²
FIRST FLOOR AREA:	46.75m ²
TOTAL FLOOR AREA:	97.06m ²
HOUSE TYPE B	
TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m ²
FIRST FLOOR AREA:	43.27m ²
TOTAL FLOOR AREA:	89.56m ²

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

REV	DATE	DRAWN	NOTES

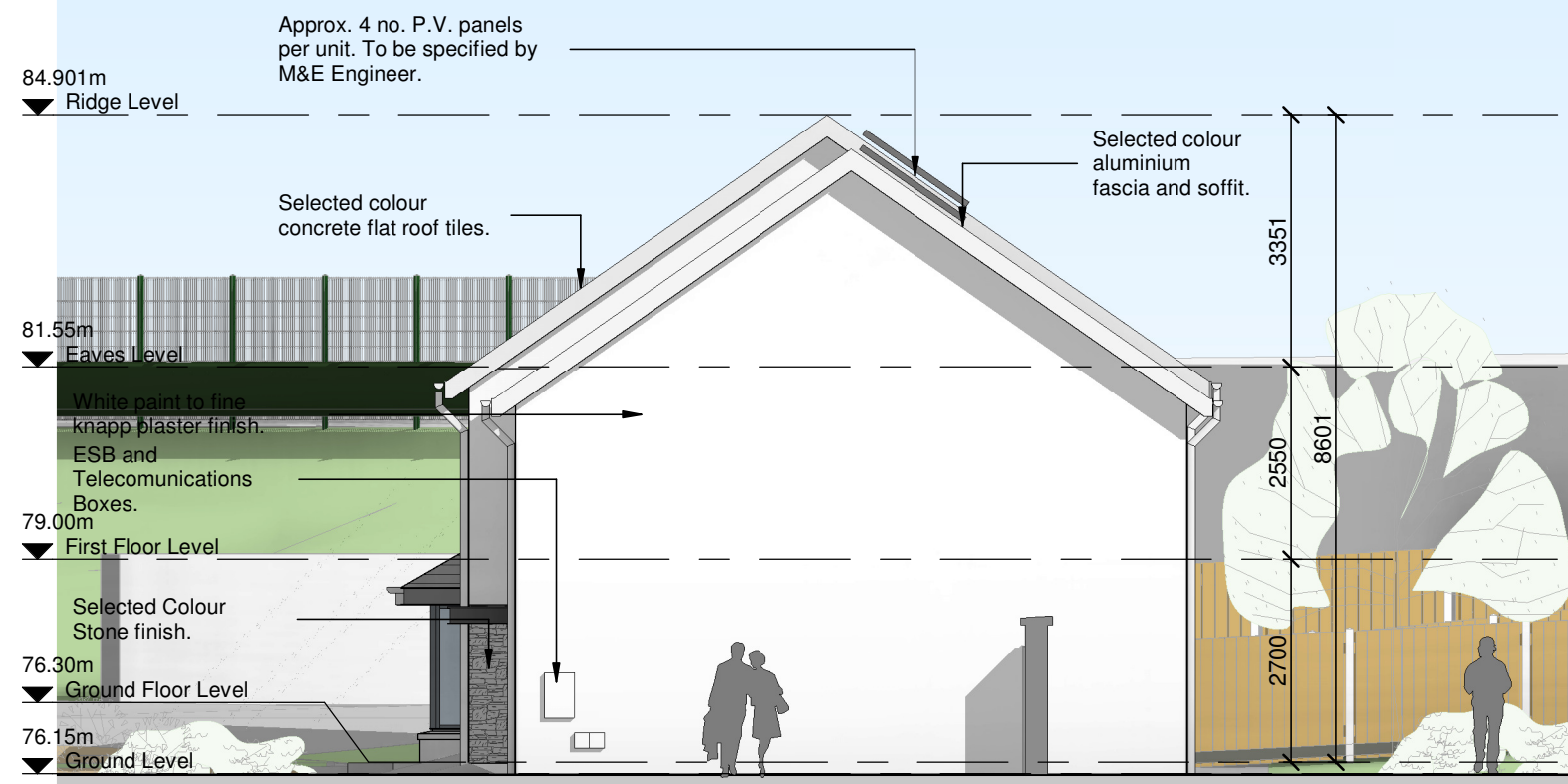
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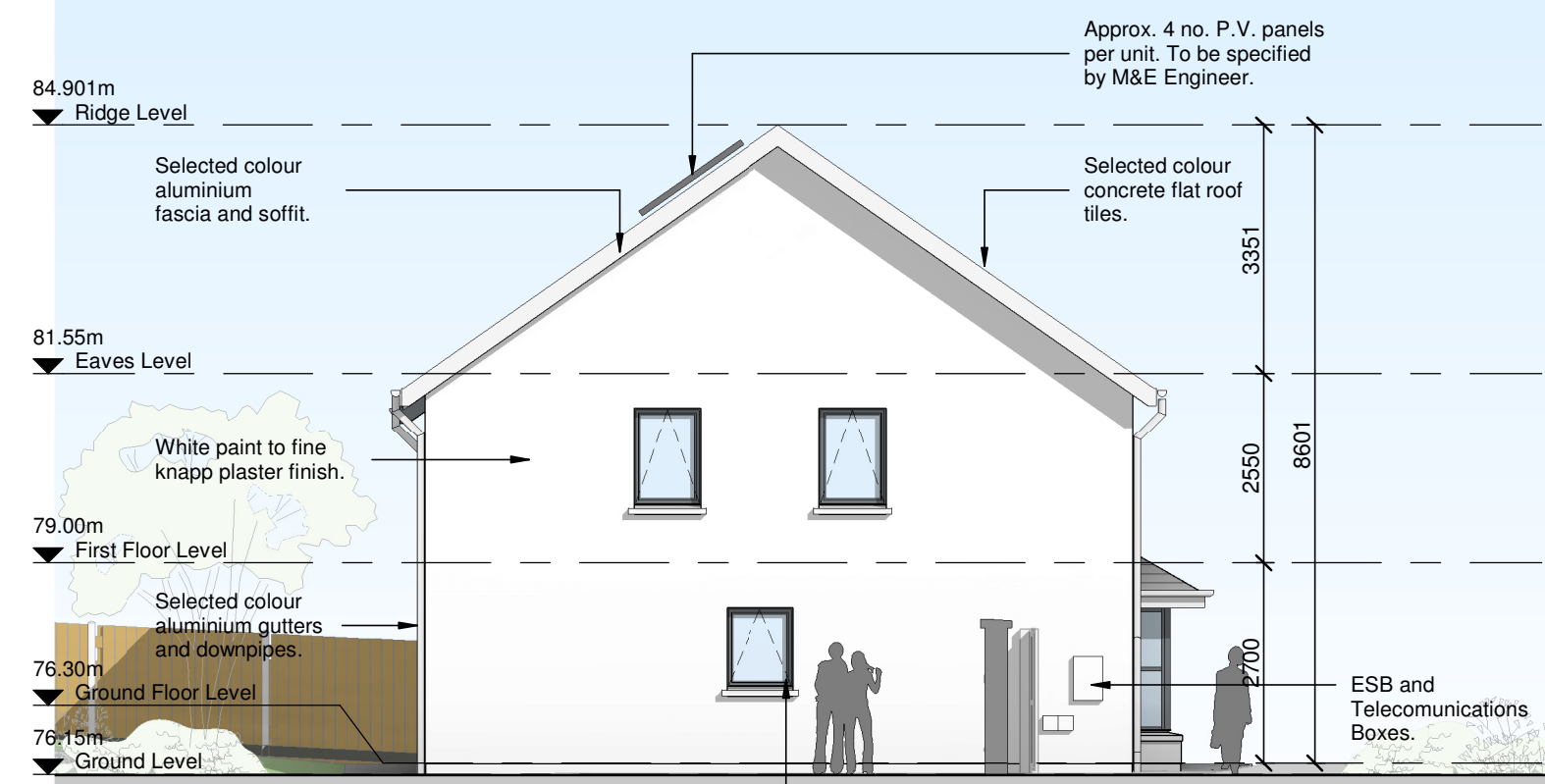
DWG SERIES:
PLANNING APPLICATION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	SIDE ELEVATIONS - HOUSE TYPE A & B NO'S. 6 & 7		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER
JOB NUMBER:	2019018	DWG NUMBER:	PL-405
REVISION:			

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SIDE ELEVATION



SIDE ELEVATION

NOTES:

HOUSE TYPE A	
TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	50.31m ²
FIRST FLOOR AREA:	46.75m ²
TOTAL FLOOR AREA:	97.06m ²
HOUSE TYPE B	
TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	46.29m ²
FIRST FLOOR AREA:	43.27m ²
TOTAL FLOOR AREA:	89.56m ²

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

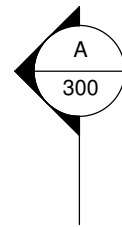
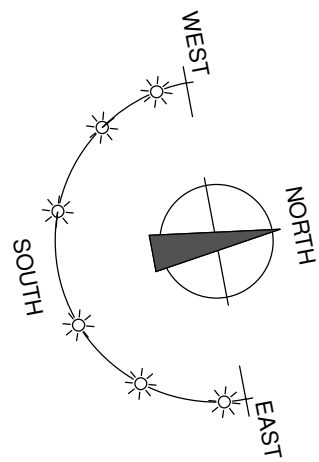
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DWG. SERIES: PLANNING APPLICATION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	SIDE ELEVATIONS - HOUSE TYPE A & B NO'S. 8 & 9		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER
JOB NUMBER:	2019018	DWG NUMBER:	PL-406
REVISION:			



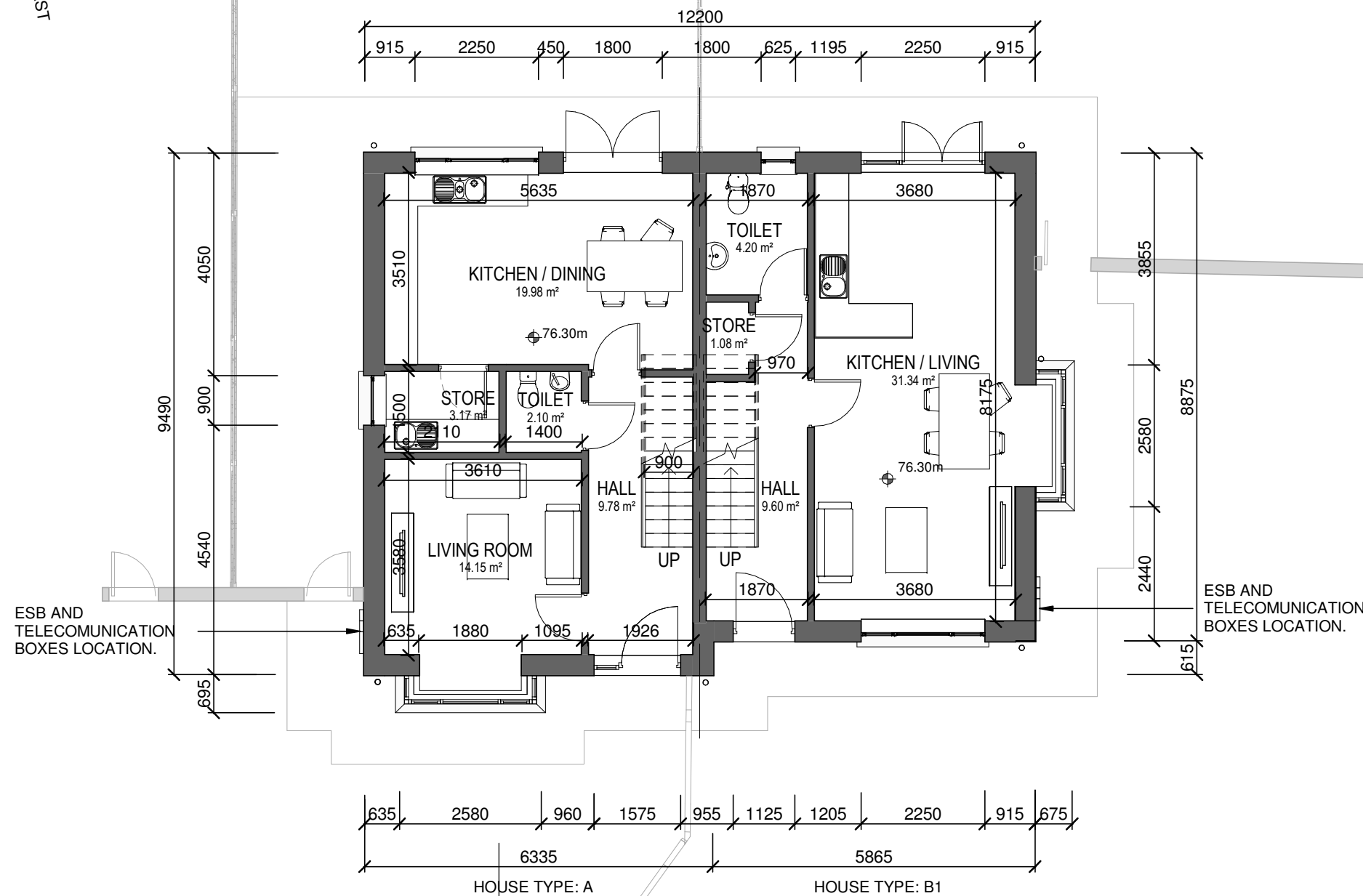
HOUSE TYPE A	
TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	50.31m ²
FIRST FLOOR AREA:	46.75m ²
TOTAL FLOOR AREA:	97.06m ²
HOUSE TYPE B1	
TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	47.26m ²
FIRST FLOOR AREA:	43.27m ²
TOTAL FLOOR AREA:	90.53m ²
NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION. REFER TO SITE LAYOUT	

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NOTES:

2 BED / 4 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	80m ²	90.53m ²
Agg. Living	30m ²	31.34m ²
Storage	4m ²	9.1m ²
Room:	Req:	Achieved:
Living	13.0m ²	15.67m ²
Kitchen	-	15.67m ²
Bedroom 1	13.0m ²	13.06m ²
Bedroom 2	11.4m ²	11.58m ²

3 BED / 5 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	92m ²	97.06m ²
Agg. Living	34m ²	34.13m ²
Storage	5m ²	7.08m ²
Room:	Req:	Achieved:
Living	13.0m ²	14.15m ²
Kitchen	-	19.98m ²
Bedroom 1	13.0m ²	13.03m ²
Bedroom 2	11.4m ²	11.4m ²
Bedroom 3	7.1m ²	7.17m ²



GROUND FLOOR PLAN
HOUSE NO'S. 10 & 11 (SEE ARCHITECTS SITE PLAN)

REV	DATE	DRAWN	NOTES

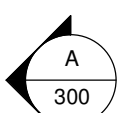
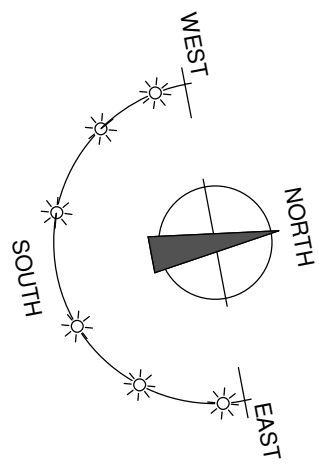


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DWG. SERIES: PLANNING PERMISSION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	GROUND FLOOR PLAN - HOUSE TYPE A & B NO'S. 10 & 11		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER

JOB NUMBER:	DWG NUMBER:	REVISION:
2019018	PL-209	



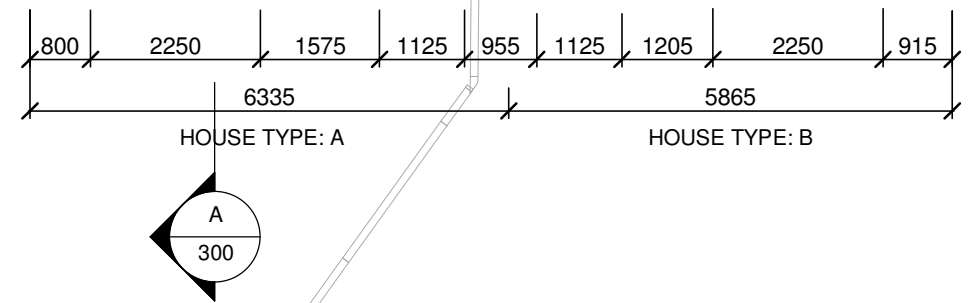
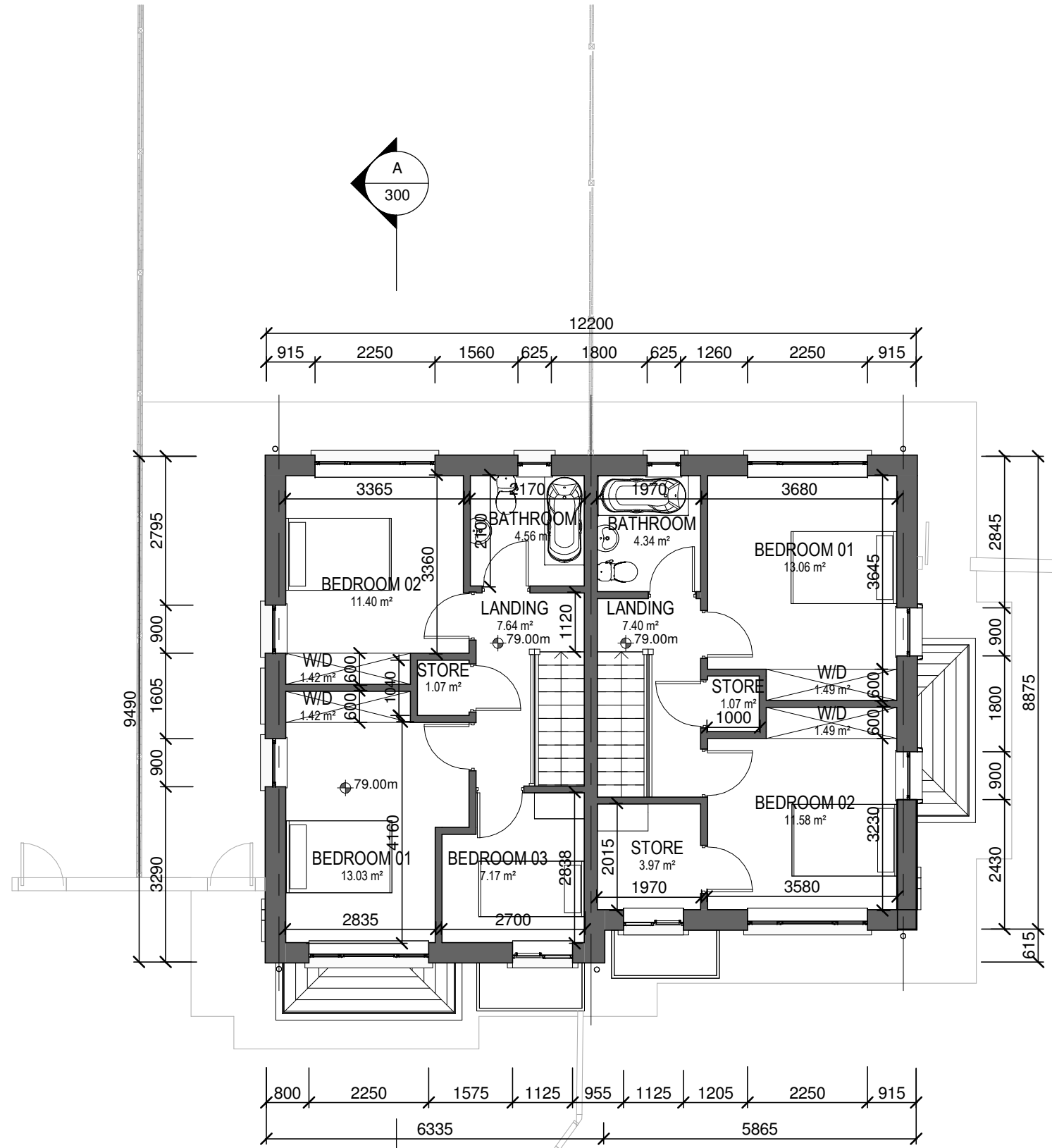
HOUSE TYPE A	
TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	50.31m ²
FIRST FLOOR AREA:	46.75m ²
TOTAL FLOOR AREA:	97.06m ²
HOUSE TYPE B1	
TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	47.26m ²
FIRST FLOOR AREA:	43.27m ²
TOTAL FLOOR AREA:	90.53m ²
NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION. REFER TO SITE LAYOUT	

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NOTES:

2 BED / 4 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	80m ²	90.53m ²
Agg. Living	30m ²	31.34m ²
Storage	4m ²	9.1m ²
Room:	Req:	Achieved:
Living	13.0m ²	15.67m ²
Kitchen	-	15.67m ²
Bedroom 1	13.0m ²	13.06m ²
Bedroom 2	11.4m ²	11.58m ²

3 BED / 5 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	92m ²	97.06m ²
Agg. Living	34m ²	34.13m ²
Storage	5m ²	7.08m ²
Room:	Req:	Achieved:
Living	13.0m ²	14.15m ²
Kitchen	-	19.98m ²
Bedroom 1	13.0m ²	13.03m ²
Bedroom 2	11.4m ²	11.4m ²
Bedroom 3	7.1m ²	7.17m ²



FIRST FLOOR PLAN
HOUSE NO'S. 10 & 11 (SEE ARCHITECTS SITE PLAN)

REV	DATE	DRAWN	NOTES



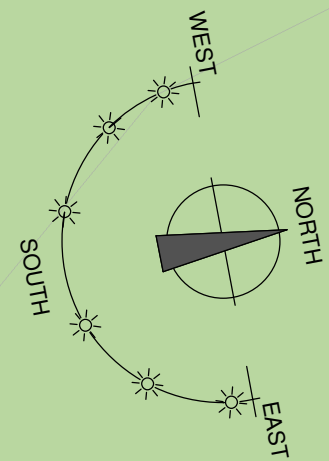
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DWG. SERIES: PLANNING PERMISSION TO 'AN BORD PLEANÁLA'

CLIENT: KILKENNY COUNTY COUNCIL
JOB: Social Housing Development at Ladywell, Thomastown, Co. Kilkenny
DRAWING: FIRST FLOOR PLAN - HOUSE TYPE A & B NO'S. 10 & 11

DATE: 17.06.2020 SCALE: 1:100 @ A3
DRAWN: PJ DOYLE CHECKED: GARY FALCONER

JOB NUMBER: 2019018 DWG NUMBER: PL-210 REVISION:



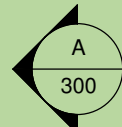
HOUSE TYPE A

TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	50.31m ²
FIRST FLOOR AREA:	46.75m ²
TOTAL FLOOR AREA:	97.06m ²

HOUSE TYPE B1

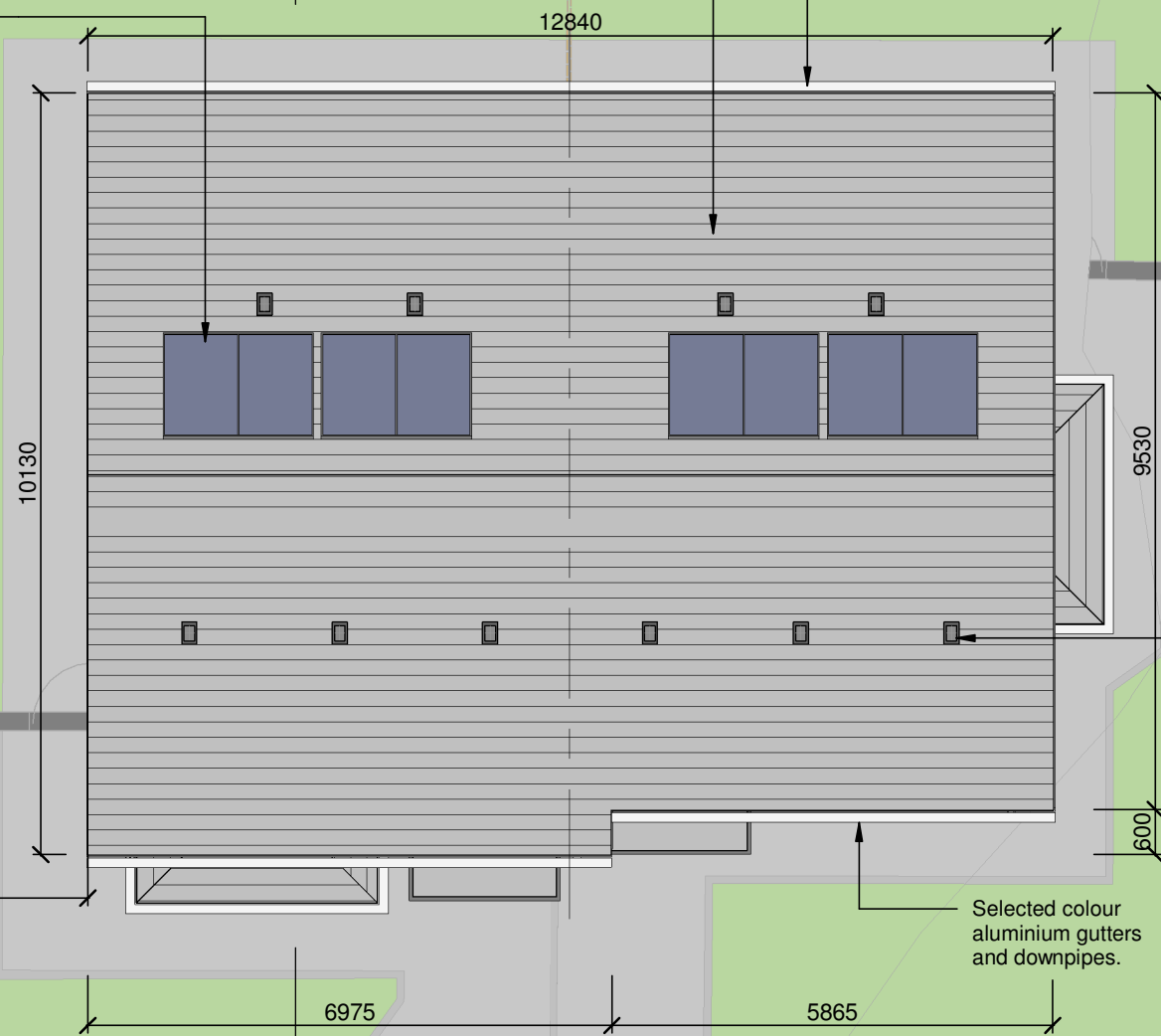
TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	47.26m ²
FIRST FLOOR AREA:	43.27m ²
TOTAL FLOOR AREA:	90.53m ²

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



Selected colour aluminium gutters and downpipes.
Selected colour concrete flat roof tiles.

Approx. 4 no. P.V. panels per unit. To be specified by M&E Engineer.



ROOF PLAN
HOUSE NO'S. 10 & 11 (SEE ARCHITECTS SITE PLAN)

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

NOTES:

2 BED / 4 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	80m ²	90.53m ²
Agg. Living	30m ²	31.34m ²
Storage	4m ²	9.1m ²
<hr/>		
Room:	Req:	Achieved:
Living	13.0m ²	15.67m ²
Kitchen	-	15.67m ²
Bedroom 1	13.0m ²	13.06m ²
Bedroom 2	11.4m ²	11.58m ²

3 BED / 5 PERSON (2 storey terrace)		
	Required:	Achieved:
Total area	92m ²	97.06m ²
Agg. Living	34m ²	34.13m ²
Storage	5m ²	7.08m ²
<hr/>		
Room:	Req:	Achieved:
Living	13.0m ²	14.15m ²
Kitchen	-	19.98m ²
Bedroom 1	13.0m ²	13.03m ²
Bedroom 2	11.4m ²	11.4m ²
Bedroom 3	7.1m ²	7.17m ²

REV	DATE	DRAWN	NOTES



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DWG. SERIES: **PLANNING PERMISSION TO 'AN BORD PLEANÁLA'**

CLIENT: KILKENNY COUNTY COUNCIL
JOB: Social Housing Development at Ladywell, Thomastown, Co. Kilkenny

DRAWING: **ROOF PLAN - HOUSE TYPE A & B NO'S. 10 & 11**

DATE: 17.06.2020 SCALE: 1:100 @ A3
DRAWN: PJ DOYLE CHECKED: GARY FALCONER

JOB NUMBER: 2019018	DWG NUMBER: PL-211	REVISION:
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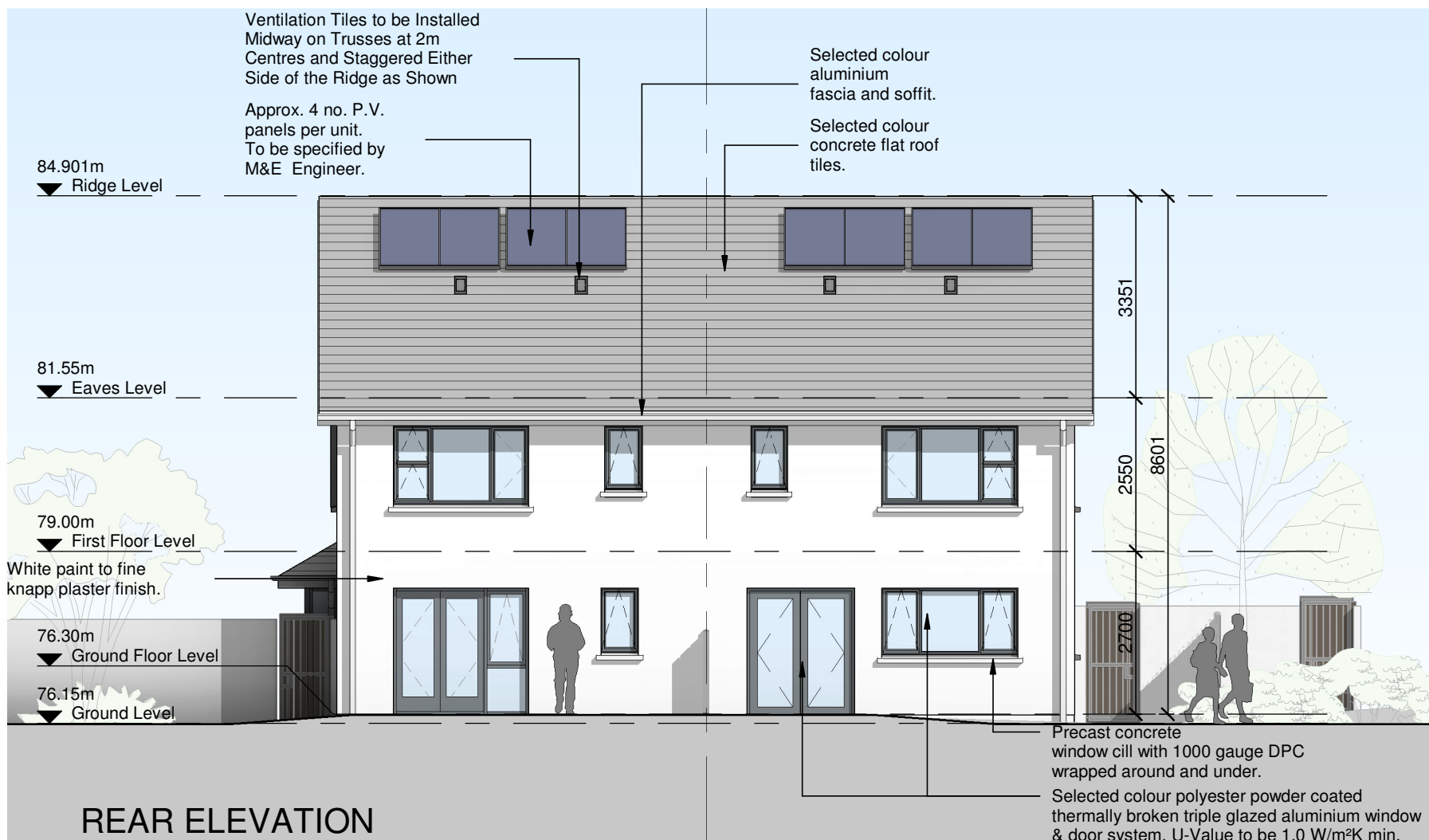
NOTES:

HOUSE TYPE A	
TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	50.31m ²
FIRST FLOOR AREA:	46.75m ²
TOTAL FLOOR AREA:	97.06m ²
HOUSE TYPE B1	
TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	47.26m ²
FIRST FLOOR AREA:	43.27m ²
TOTAL FLOOR AREA:	90.53m ²

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



FRONT ELEVATION



REAR ELEVATION

REV	DATE	DRAWN	NOTES

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C.J. Falconer + Associates
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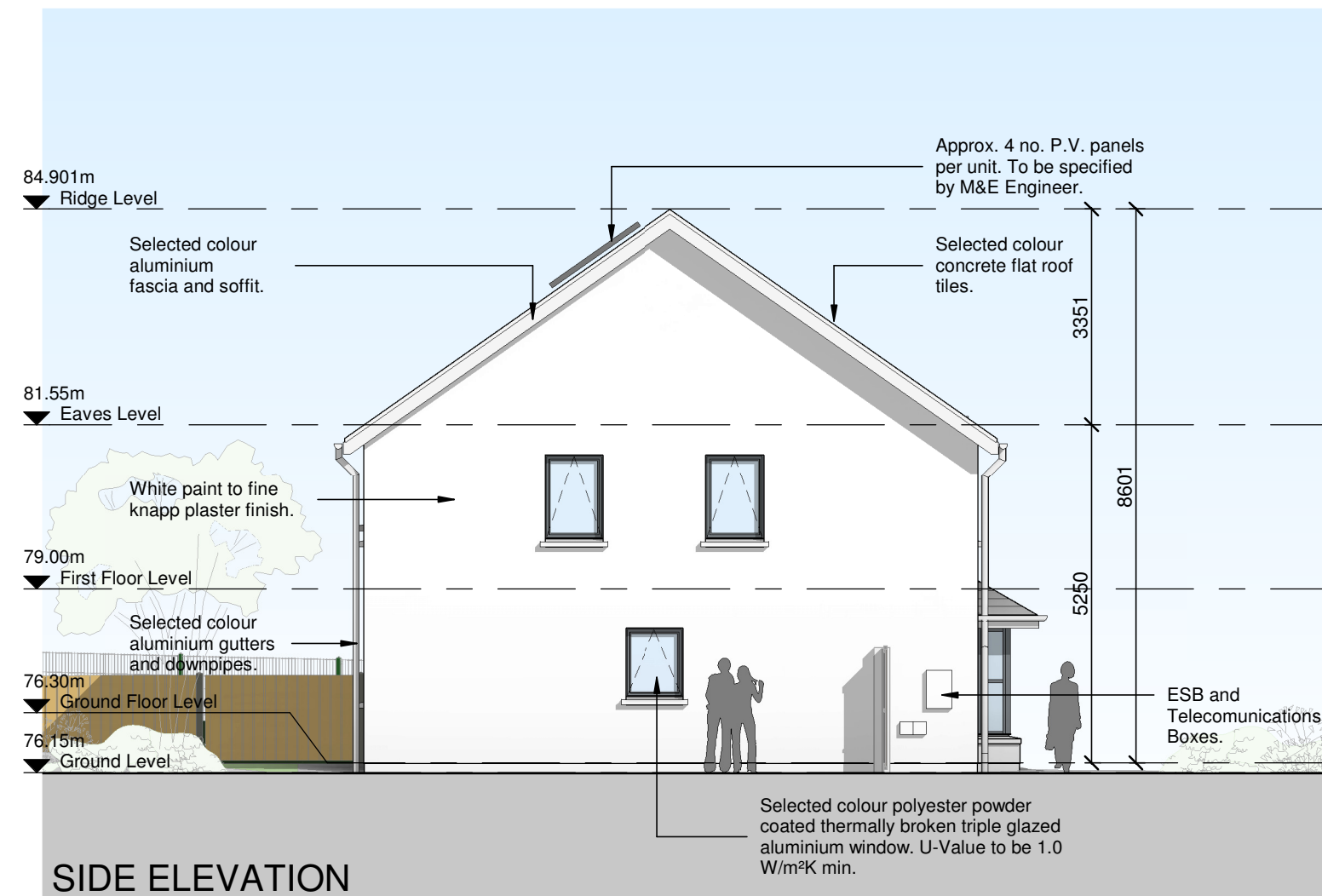
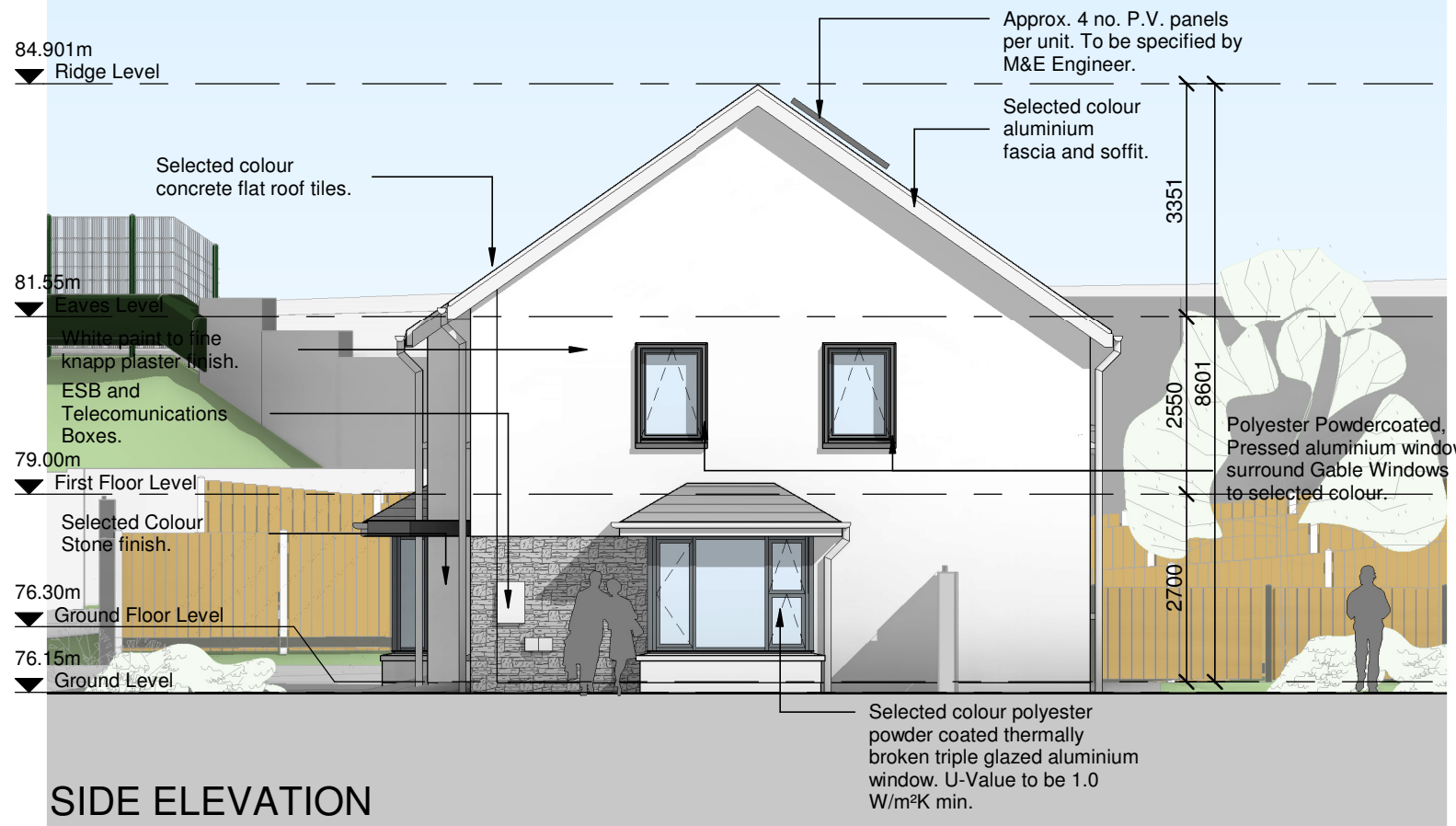
DWG. SERIES: PLANNING PERMISSION TO 'AN BORD PLEANÁLA'

CLIENT: KILKENNY COUNTY COUNCIL
 JOB: Social Housing Development at Ladywell, Thomastown, Co. Kilkenny
 DRAWING: ELEVATIONS - HOUSE TYPE A & B NO'S. 10 & 11

DATE: 17.06.2020 SCALE: 1:100 @ A3
 DRAWN: PJ DOYLE CHECKED: GARY FALCONER

JOB NUMBER: 2019018 DWG NUMBER: PL-407 REVISION:

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NOTES:

HOUSE TYPE A	
TERRACE 3 BED 5 PERSON HOUSE	
GROUND FLOOR AREA:	50.31m ²
FIRST FLOOR AREA:	46.75m ²
TOTAL FLOOR AREA:	97.06m ²

HOUSE TYPE B1	
TERRACE 2 BED 4 PERSON HOUSE	
GROUND FLOOR AREA:	47.26m ²
FIRST FLOOR AREA:	43.27m ²
TOTAL FLOOR AREA:	90.53m ²

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

REV	DATE	DRAWN	NOTES

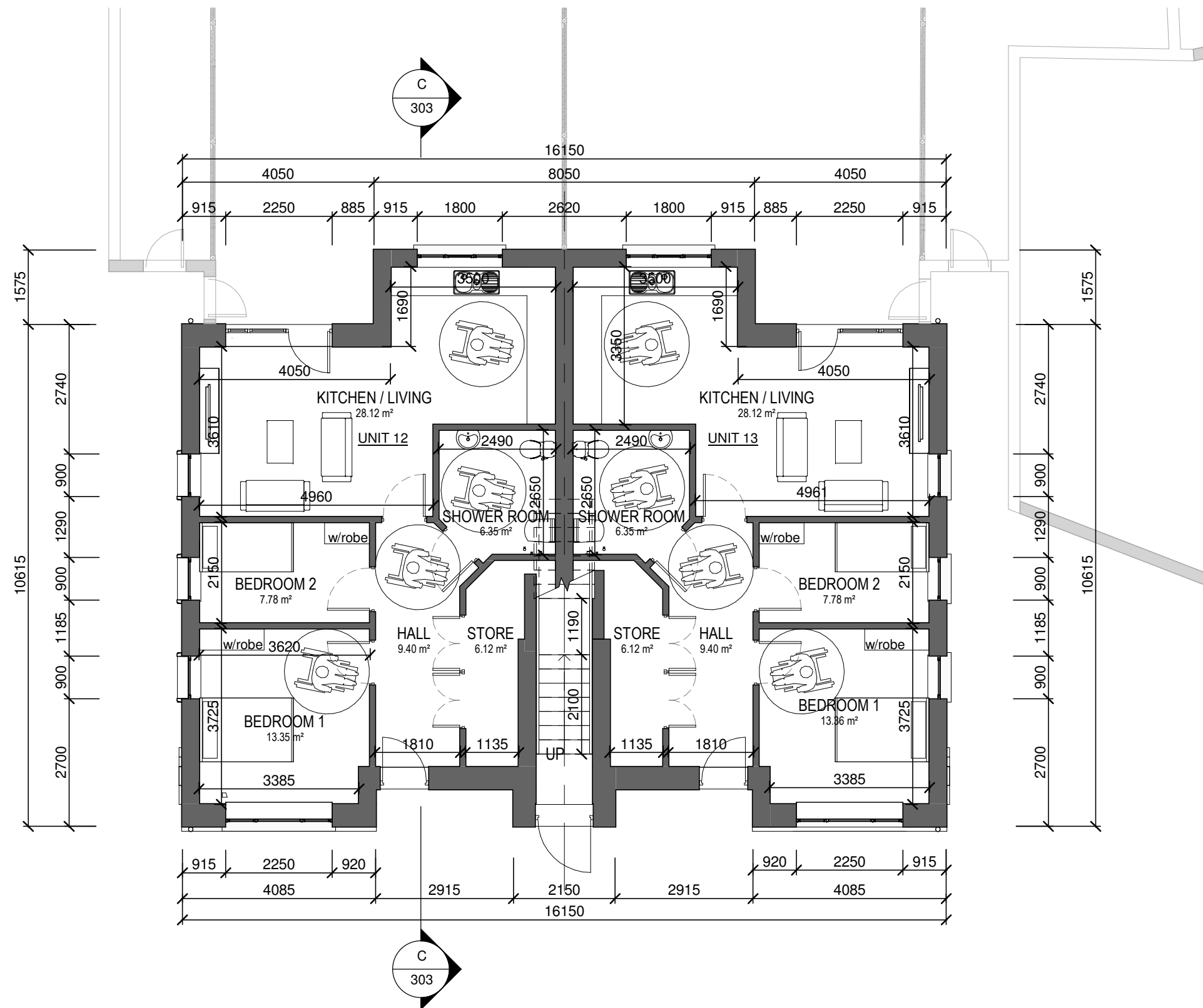
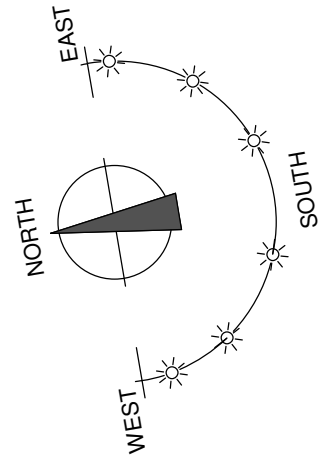
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DWG. SERIES: PLANNING PERMISSION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	SIDE ELEVATIONS - HOUSE TYPE A & B NO'S. 10 & 11		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER
JOB NUMBER:	2019018	DWG NUMBER:	PL-408
		REVISION:	

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GROUND FLOOR PLAN
UNIT NO'S. 12 & 13 (SEE ARCHITECTS SITE PLAN)

NOTES:

2 BED / 3 PERSON (ground floor unit)		
	Required:	Achieved:
Total area	63m ²	73.29 ²
Agg. Living	28m ²	28.12m ²
Storage	5m ²	6.12m ²
Private Amenity Spc. Unit 12.	6m ²	78.8m ²
Private Amenity Spc. Unit 13.	6m ²	78.8m ²

Room:	Req:	Achieved:
Living	28.0m ²	16.4m ²
Kitchen	-	11.72m ²
Bedroom 1	11.4m ²	13.36m ²
Bedroom 2	7.1m ²	7.78m ²

HOUSE TYPE C

2 BED 3 PERSON APARTMENT
GROUND FLOOR AREA: 73.29m²

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

REV	DATE	DRAWN	NOTES

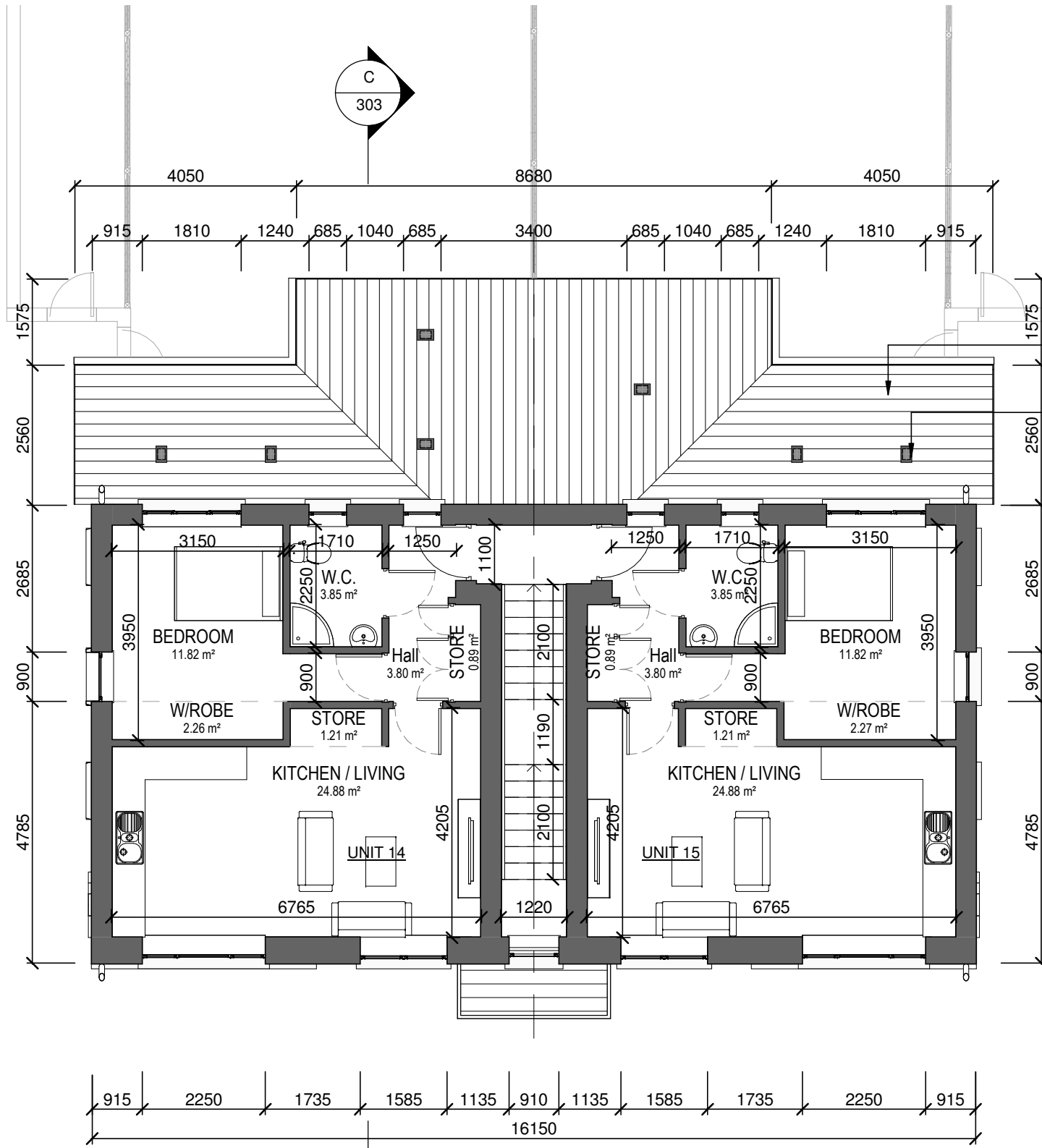
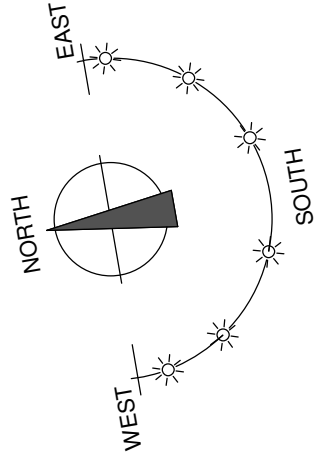


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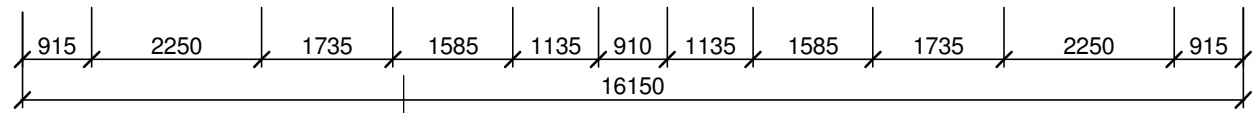
DWG. SERIES: **PLANNING PERMISSION TO 'AN BORD PLEANÁLA'**

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	GROUND FLOOR PLAN - HOUSE TYPE C NO'S. 12 - 15		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER
JOB NUMBER:	2019018	DWG NUMBER:	PL-212
REVISION:			

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- Selected colour concrete flat roof tiles.
- Ventilation Tiles to be Installed Midway on Trusses at 2m Centres and Staggered Either Side of the Ridge as Shown



FIRST FLOOR PLAN
 UNIT NO'S. 14 & 15 (SEE ARCHITECTS SITE PLAN)

NOTES:

1 BED / 2 PERSON (first floor unit)		
	Required:	Achieved:
Total area	45m ²	50.45m ²
Agg. Living	23m ²	24.88m ²
Storage	3m ²	4.37m ²
Private Amenity Spc.	5m ²	135m ²

Room:	Req:	Achieved:
Living	23.0m ²	12.44m ²
Kitchen	-	12.44m ²
Bedroom 1	11.4m ²	11.82m ²

HOUSE TYPE C

1 BED 2 PERSON APARTMENT
 FIRST FLOOR AREA: 50.45m² (Per Unit)

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

REV	DATE	DRAWN	NOTES

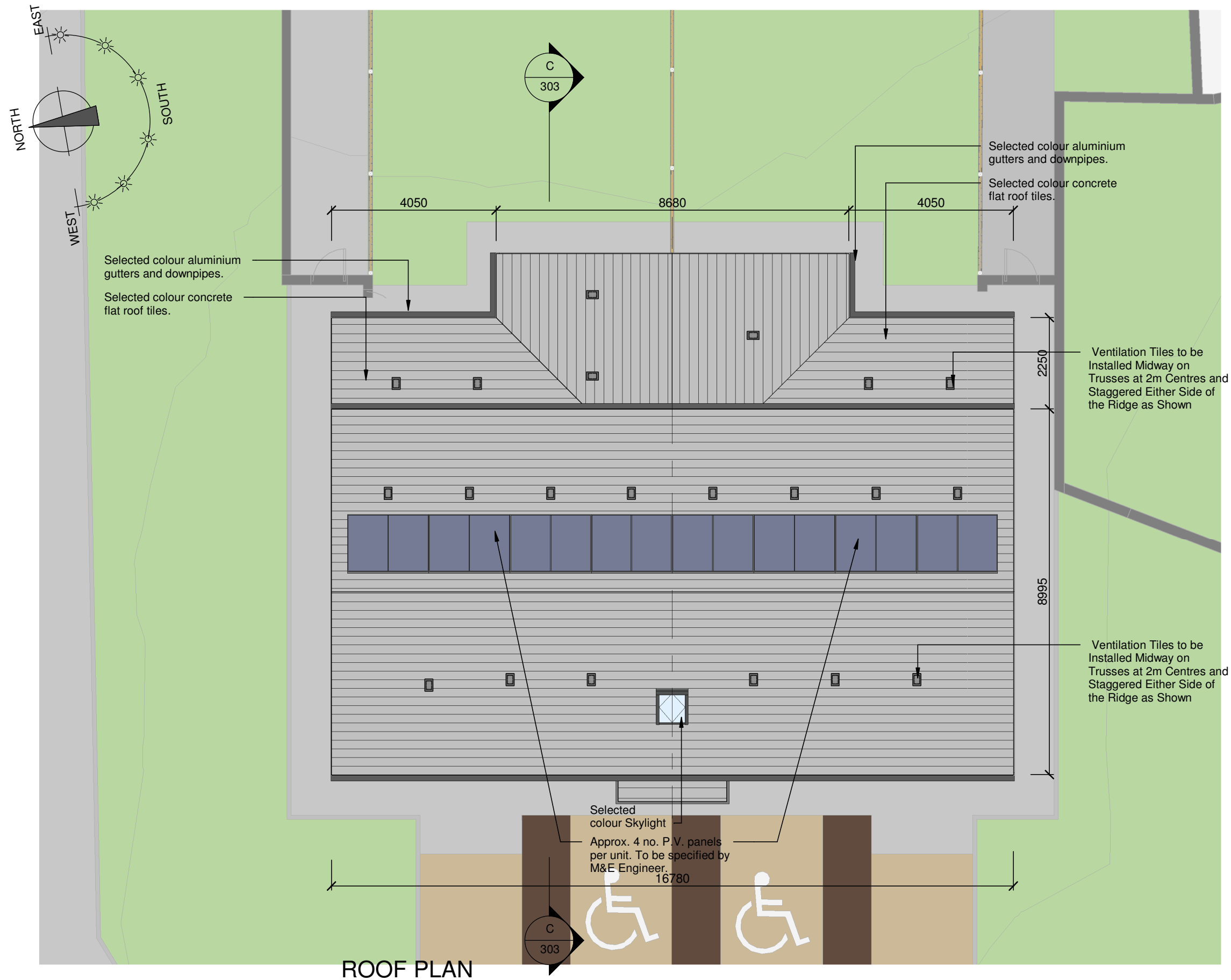
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 ARCHITECTS

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DWG. SERIES: 'PLANNING PERMISSION TO 'AN BORD PLEANÁLA''

CLIENT:	KILKENNY COUNTY COUNCIL
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny
DRAWING:	FIRST FLOOR PLAN - HOUSE TYPE C NOS. 12 - 15
DATE:	17.06.2020
SCALE:	A3 - 1:100
DRAWN:	PJ DOYLE
CHECKED:	GARY FALCONER
JOB NUMBER:	2019018
DWG NUMBER:	PL-213
REVISION:	

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ROOF PLAN

NOTES:

HOUSE TYPE C	
2 BED 3 PERSON & 1 BED 2 PERSON APARTMENTS	
GROUND FLOOR AREA:	73.29m ²
FIRST FLOOR AREA:	50.45m ²

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

REV	DATE	DRAWN	NOTES

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

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DWG SERIES: PLANNING PERMISSION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny
DRAWING:	ROOF PLAN - HOUSE TYPE C NO'S. 12 - 15

DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER

JOB NUMBER:	2019018	DWG NUMBER:	PL-214	REVISION:	
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NOTES:

HOUSE TYPE C
 2 BED 3 PERSON & 1 BED 2 PERSON APARTMENTS
 GROUND FLOOR AREA: 73.29m²
 FIRST FLOOR AREA: 50.45m²

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

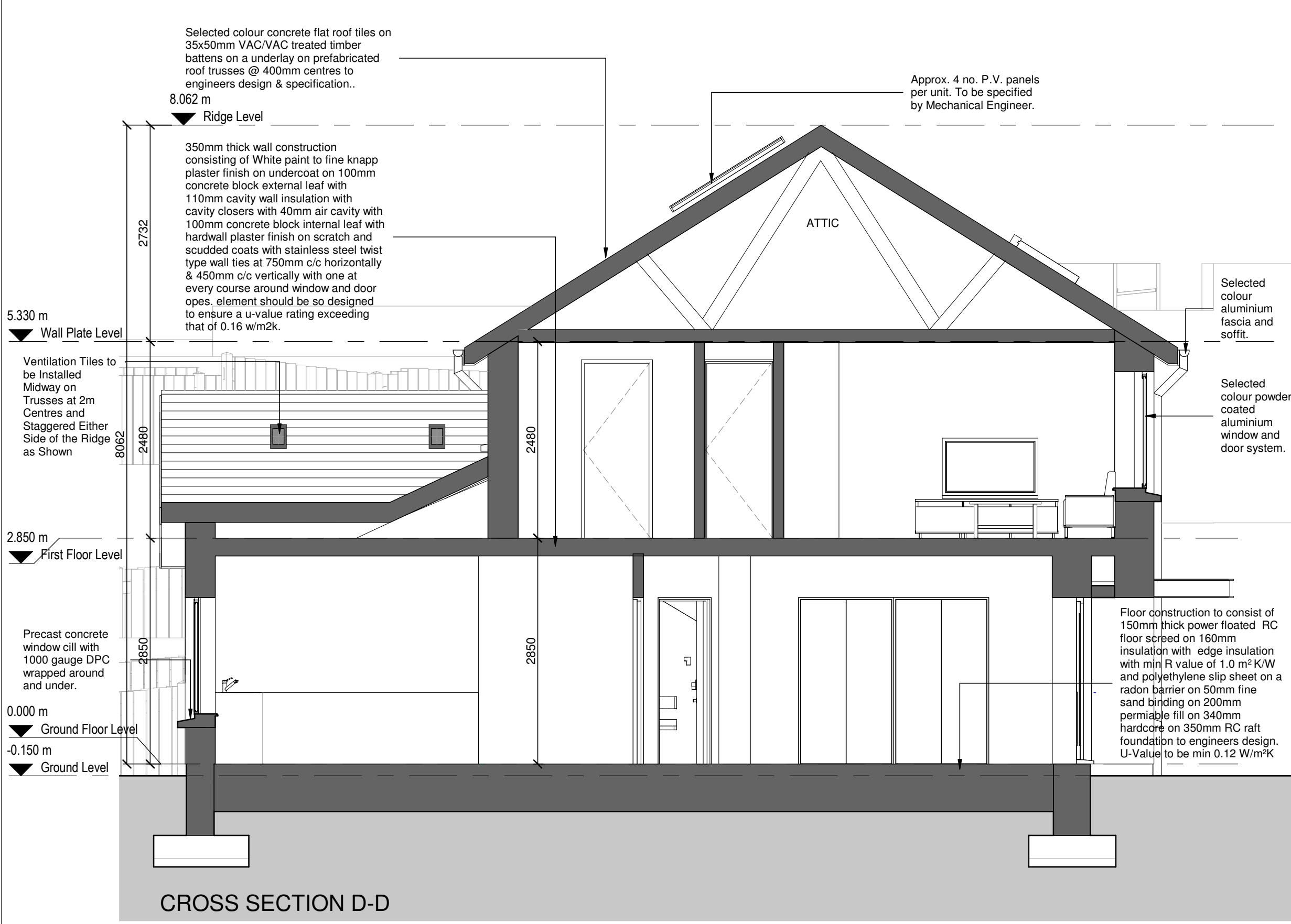
REV	DATE	DRAWN	NOTES

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DWG. SERIES: PLANNING PERMISSION TO 'AN BORD PLEANÁLA'

CLIENT: KILKENNY COUNTY COUNCIL
 JOB: Social Housing Development at Ladywell, Thomastown, Co. Kilkenny
 DRAWING: CROSS SECTION D-D - HOUSE TYPE C NO'S. 12 - 15
 DATE: 17.06.2020 SCALE: 1:100 @ A3
 DRAWN: PJ DOYLE CHECKED: GARY FALCONER
 JOB NUMBER: 2019018 DWG NUMBER: PL-303 REVISION:



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NOTES:



FRONT ELEVATION

HOUSE TYPE C	
2 BED 3 PERSON & 1 BED 2 PERSON APARTMENTS	
GROUND FLOOR AREA:	73.29m ²
FIRST FLOOR AREA:	50.45m ²

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

REV	DATE	DRAWN	NOTES



REAR ELEVATION

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DWG. SERIES: **PLANNING PERMISSION TO 'AN BORD PLEANÁLA'**

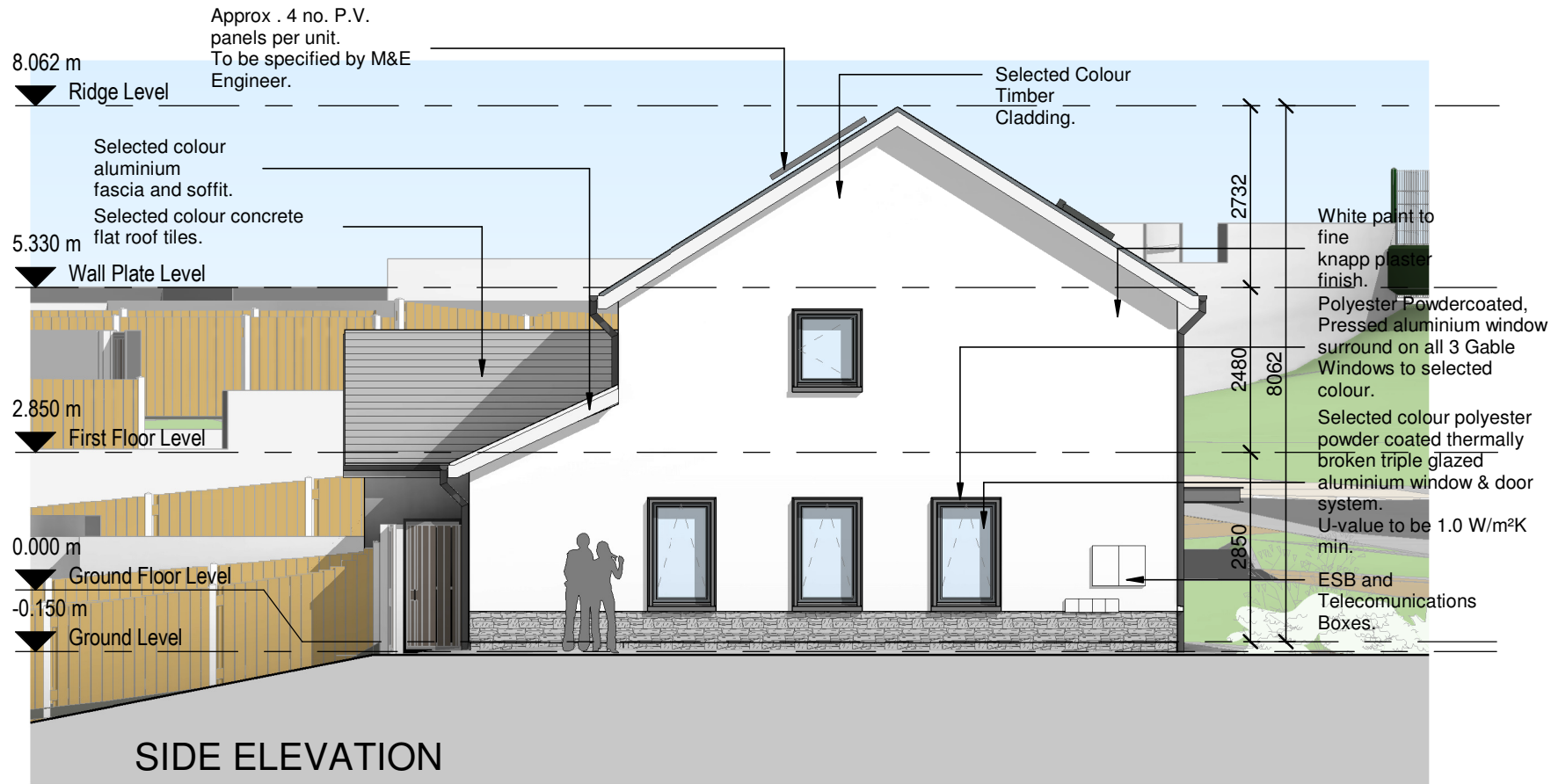
CLIENT: **KILKENNY COUNTY COUNCIL**
 JOB: **Social Housing Development at Ladywell, Thomastown, Co. Kilkenny**
 DRAWING: **ELEVATIONS - HOUSE TYPE C NO'S. 12 - 15**

DATE: 17.06.2020 SCALE: 1:100 @ A3
 DRAWN: PJ DOYLE CHECKED: GARY FALCONER

JOB NUMBER: 2019018 DWG NUMBER: PL-409 REVISION:

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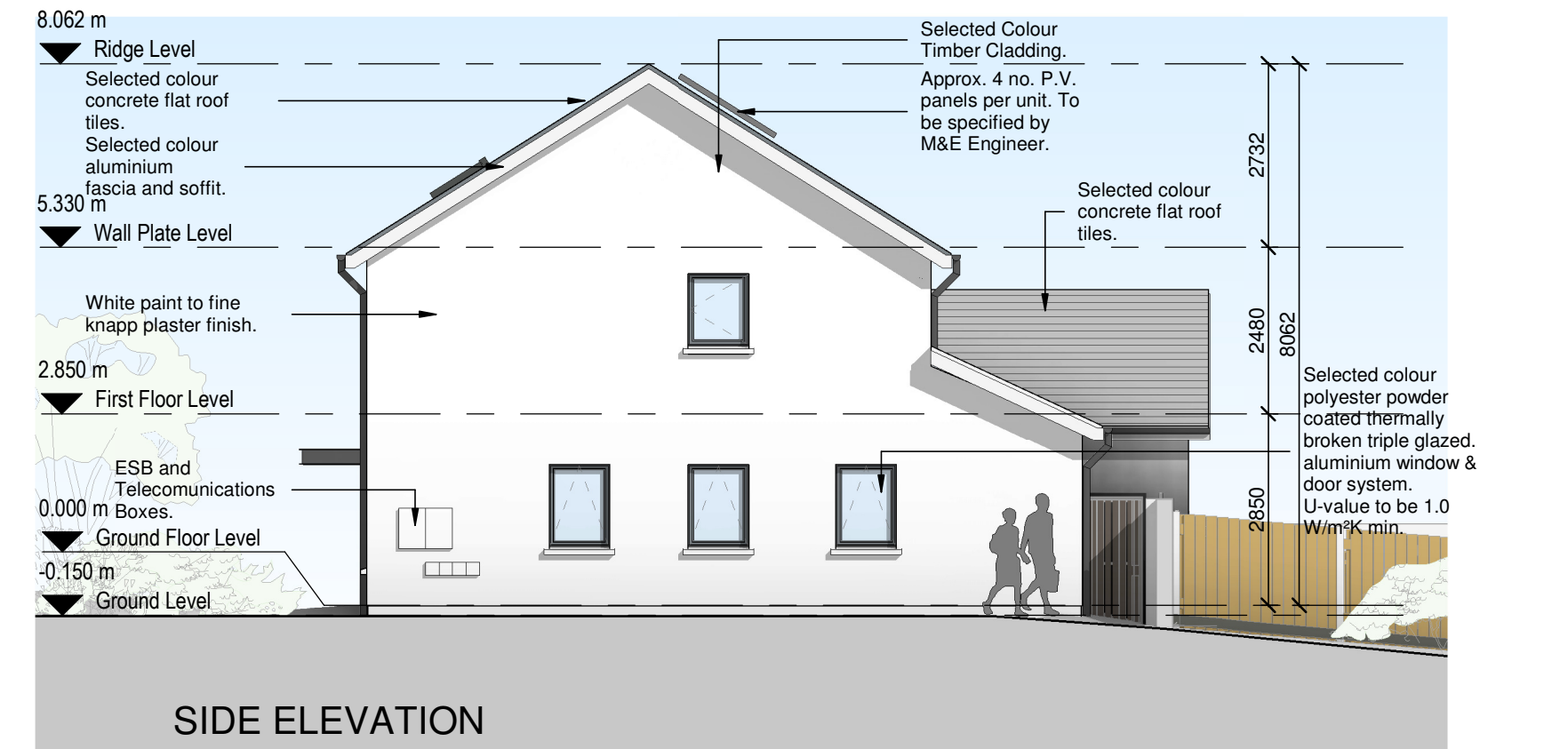
NOTES:



HOUSE TYPE C	
2 BED 3 PERSON & 1 BED 2 PERSON APARTMENTS	
GROUND FLOOR AREA:	73.29m ²
FIRST FLOOR AREA:	50.45m ²

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

REV	DATE	DRAWN	NOTES



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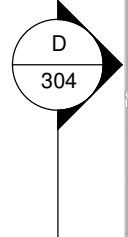
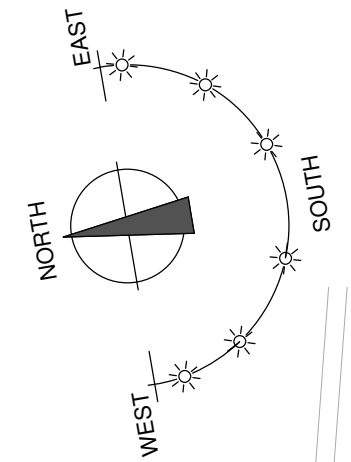
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DWG SERIES: **'PLANNING PERMISSION TO 'AN BORD PLEANÁLA'**

CLIENT: **KILKENNY COUNTY COUNCIL**
 JOB: **Social Housing Development at Ladywell, Thomastown, Co. Kilkenny**
 DRAWING: **SIDE ELEVATIONS - HOUSE TYPE C NO'S. 12 - 15**

DATE: 17.06.2020	SCALE: 1:100 @ A3
DRAWN: PJ DOYLE	CHECKED: GARY FALCONER

JOB NUMBER: 2019018	DWG NUMBER: PL-410	REVISION:
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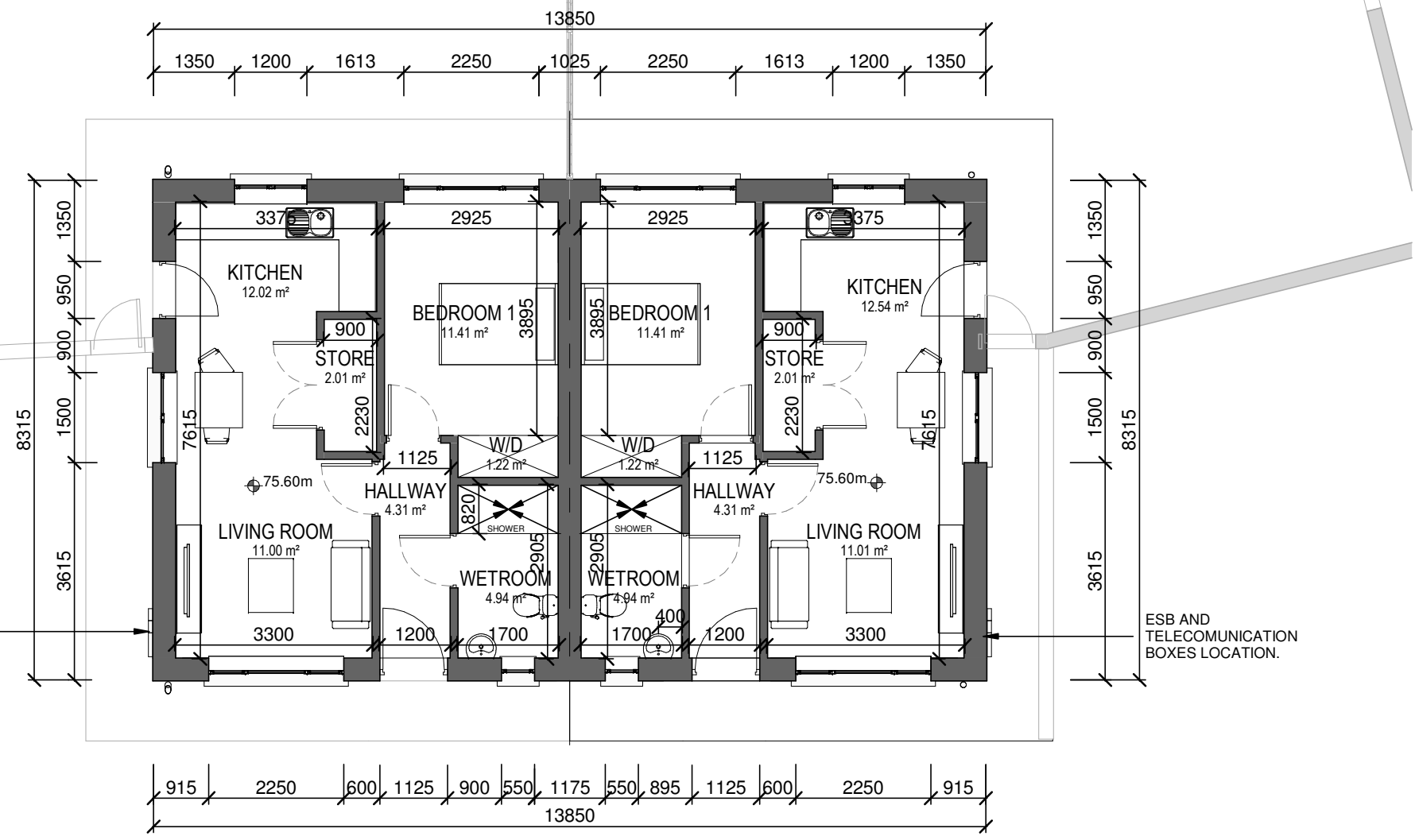


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NOTES:

1 BED / 2 PERSON (single storey Semi-detached)		
	Required:	Achieved:
Total area	45m ²	48.74m ²
Agg. Living	23m ²	23.02m ²
Storage	3m ²	3.23m ²

Room:	Req:	Achieved:
Living	11.0m ²	11.00m ²
Kitchen	-	12.02m ²
Bedroom 1	11.0m ²	11.41m ²

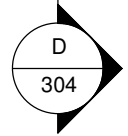


HOUSE TYPE D
 SEMI-DETACHED 1 BED 2 PERSON HOUSE
 GROUND FLOOR AREA: 48.74m²

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

REV	DATE	DRAWN	NOTES

GROUND FLOOR PLAN
 HOUSE NO'S. 16, 17, 18, 19 (SEE ARCHITECTS SITE PLAN)



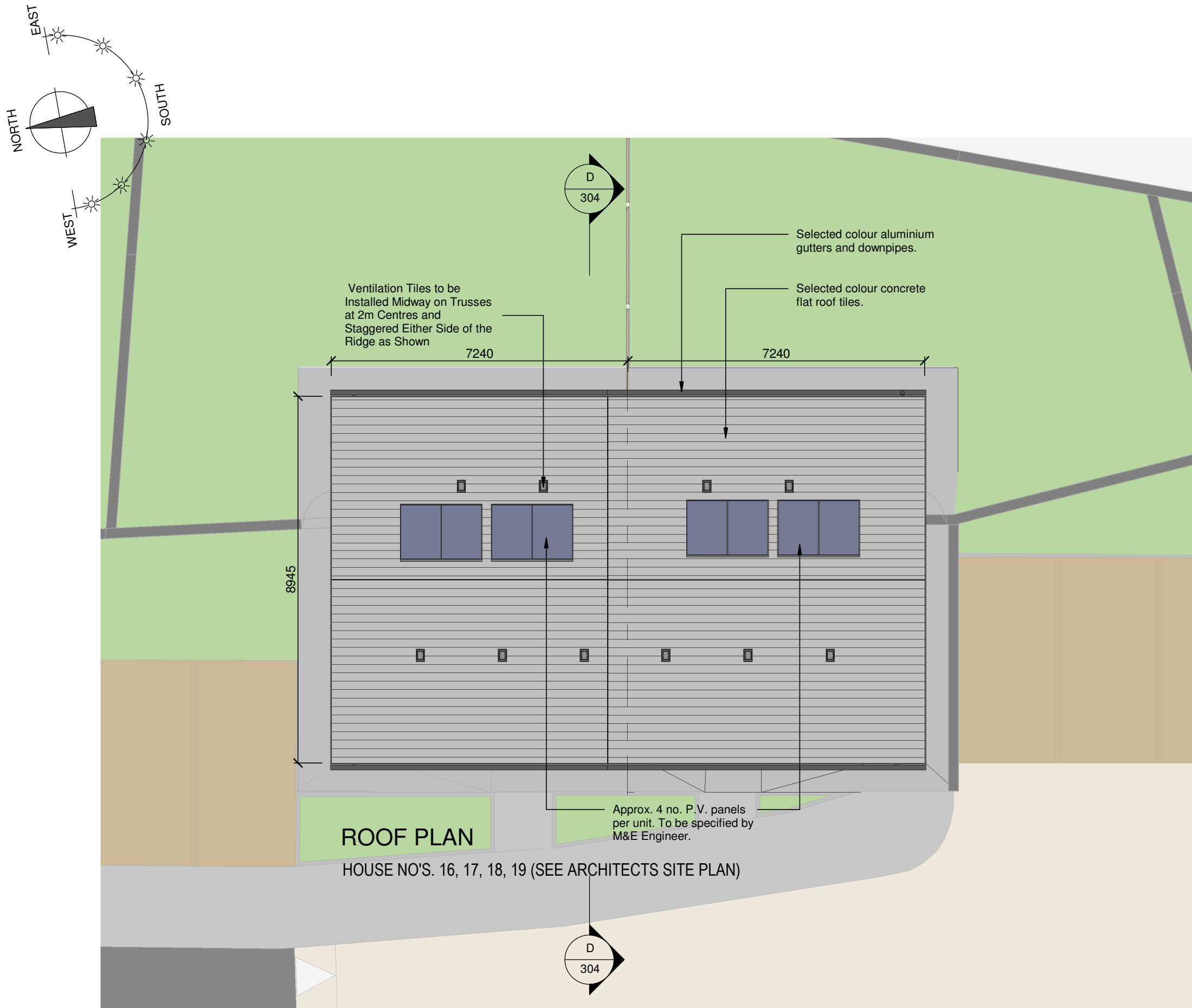
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DWG. SERIES:
 PLANNING PERMISSION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny
DRAWING:	GROUND FLOOR PLAN - HOUSE TYPE D NO'S. 16, 17, 18, 19
DATE:	17.06.2020
SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE
CHECKED:	GARY FALCONER

JOB NUMBER:	2019018	DWG NUMBER:	PL-215	REVISION:	
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NOTES:

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

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

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

REV	DATE	DRAWN	NOTES

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C.J. Falconer + Associates
 ARCHITECTS

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DWG SERIES:
PLANNING PERMISSION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	ROOF PLAN - HOUSE TYPE D NO'S. 16, 17, 18, 19		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER
JOB NUMBER:	2019018	DWG NUMBER:	PL-216
		REVISION:	

NOTES:

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

HOUSE TYPE D

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

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

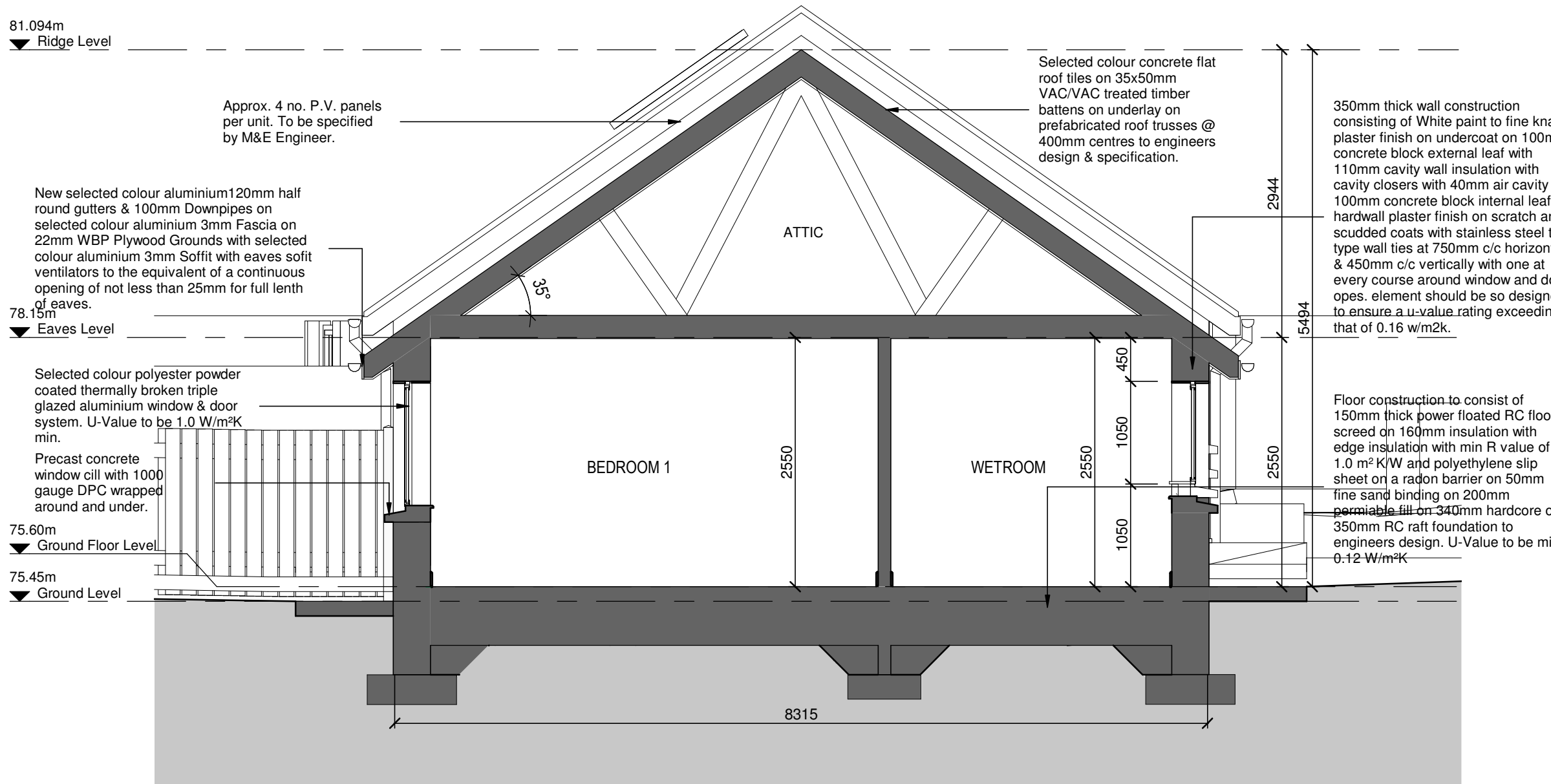
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DWG. SERIES:
 PLANNING PERMISSION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	CROSS SECTION E-E - HOUSE TYPE D NO'S. 16,17,18 & 19		
DATE:	17.06.2020	SCALE:	1:50 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER
JOB NUMBER:	2019018	DWG NUMBER:	PL-304
		REVISION:	



CROSS SECTION E-E

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NOTES:

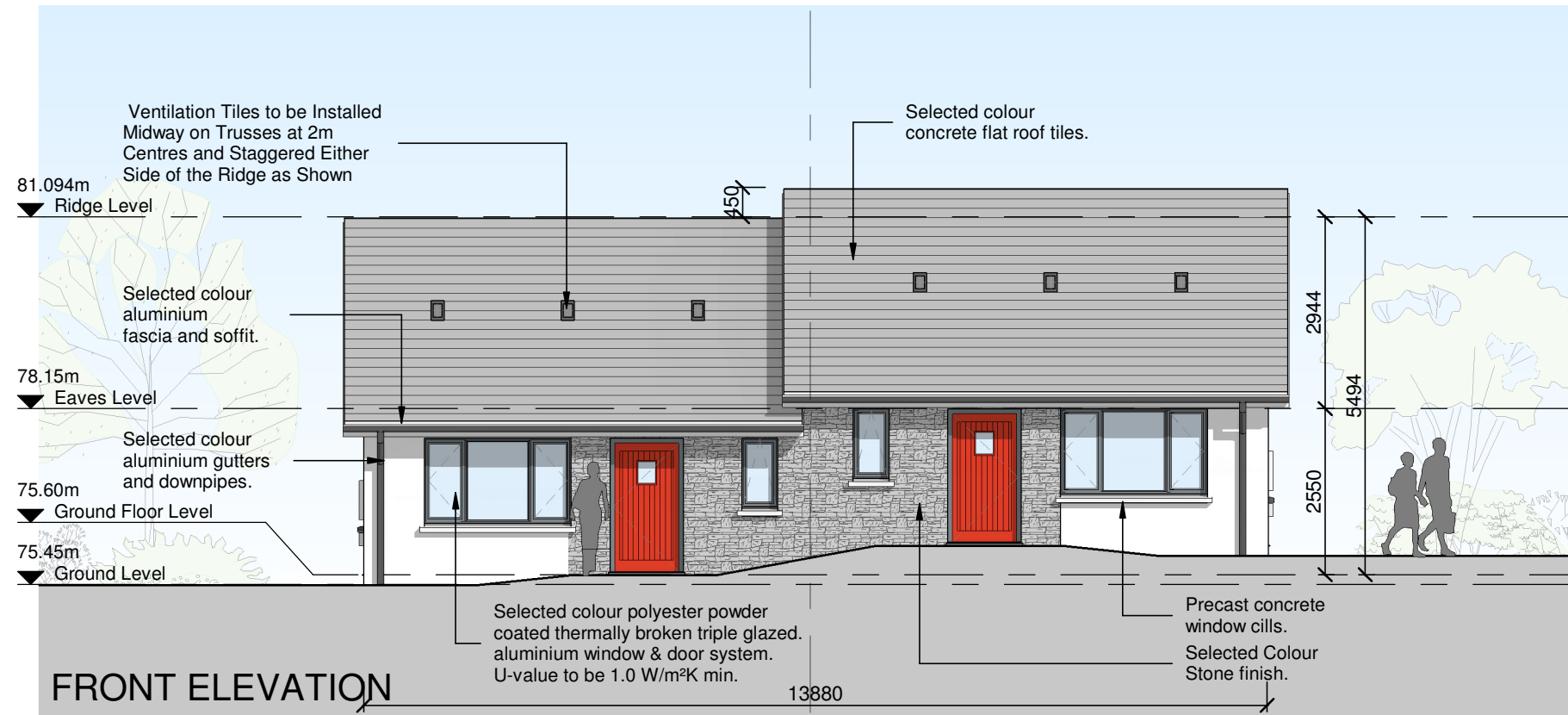
1 BED / 2 PERSON (single storey detached)		
	Required:	Achieved:
Total area	45m ²	48.74m ²
Agg. Living	23m ²	23.02m ²
Storage	3m ²	3.23m ²
Room:	Req:	Achieved:
Living	11.0m ²	11.00m ²
Kitchen	-	12.02m ²
Bedroom 1	11.0m ²	11.41m ²

HOUSE TYPE D

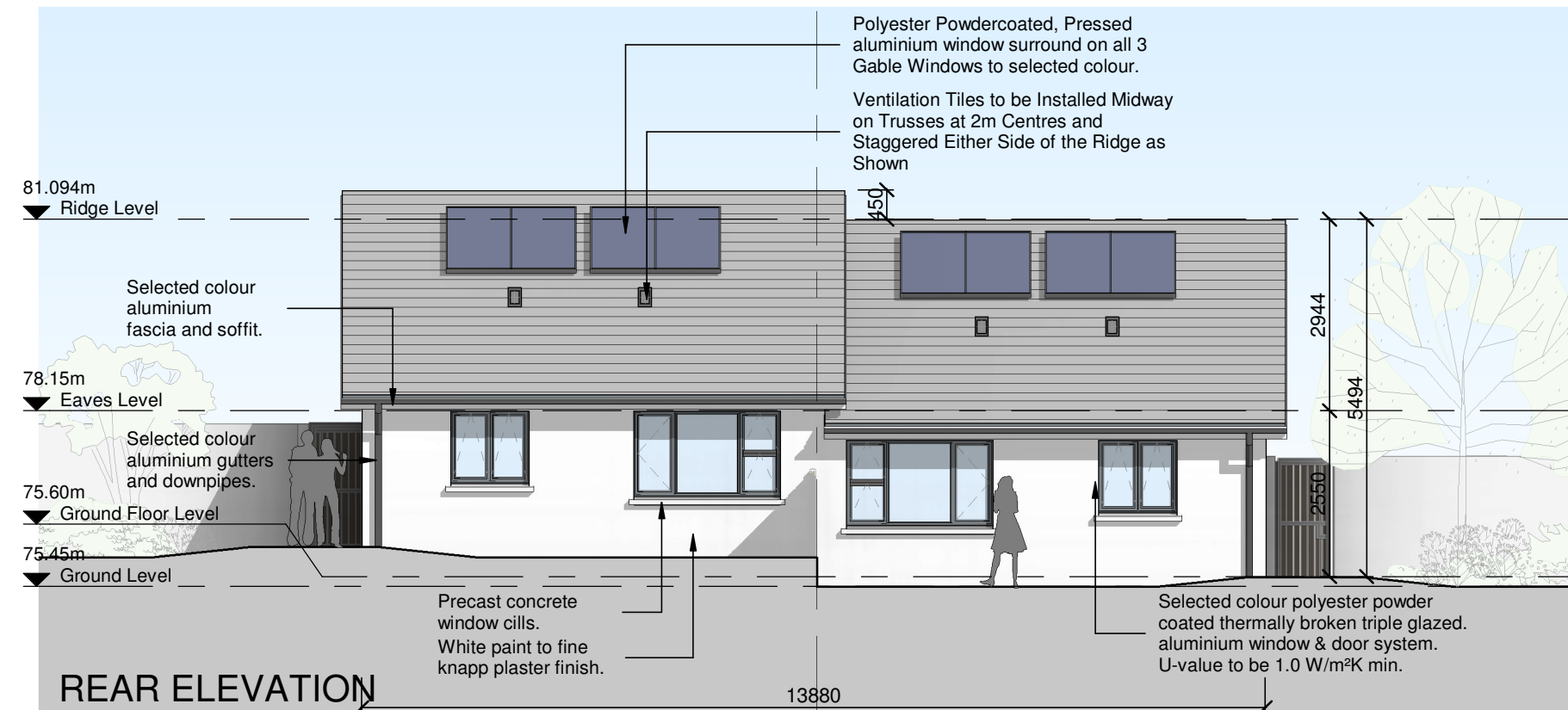
SEMI-DETACHED 1 BED 2 PERSON HOUSE
GROUND FLOOR AREA: 48.74m²

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

REV	DATE	DRAWN	NOTES



FRONT ELEVATION



REAR ELEVATION



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DWG. SERIES:
PLANNING PERMISSION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	ELEVATIONS - HOUSE TYPE D NO'S. 16,17,18 & 19		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER
JOB NUMBER:	2019018	DWG NUMBER:	PL-411
		REVISION:	

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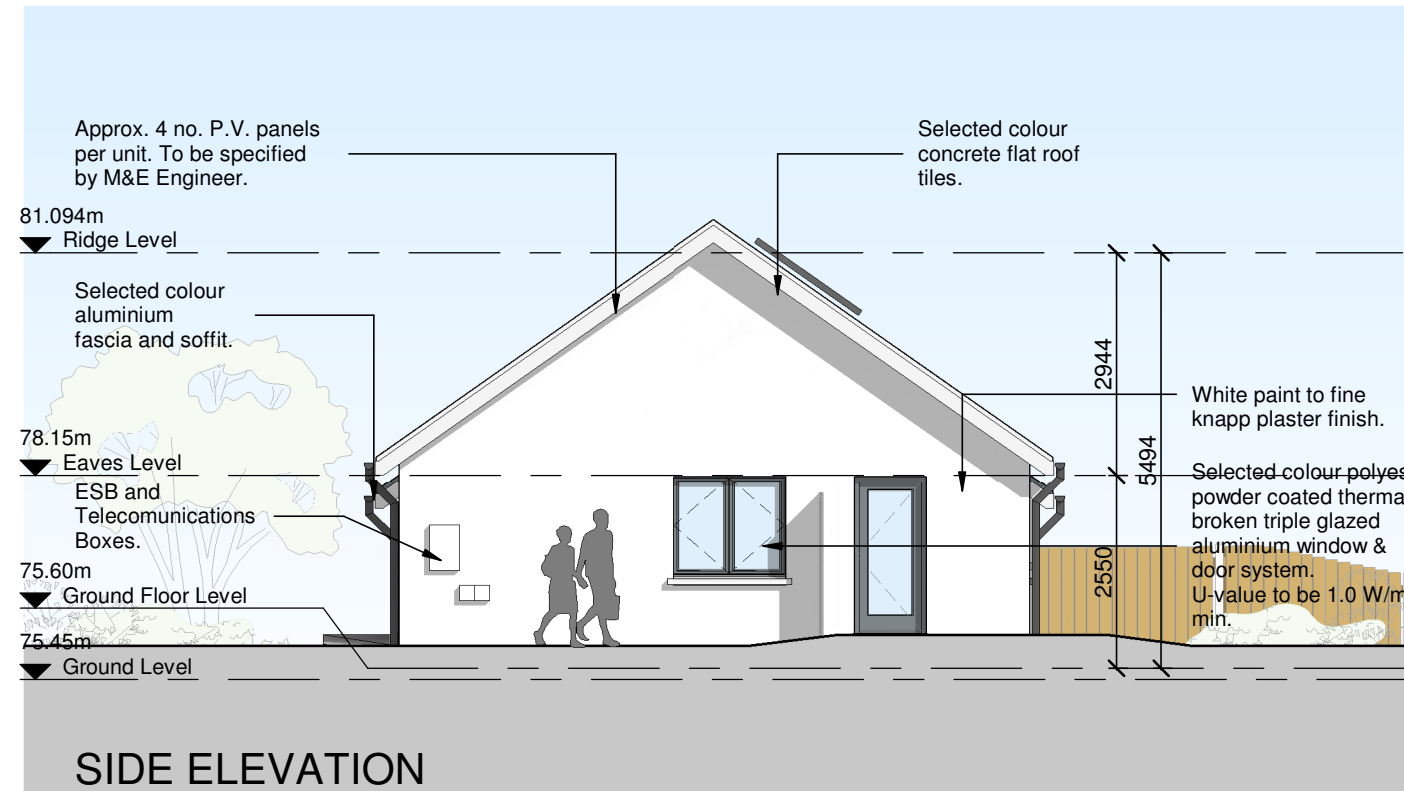
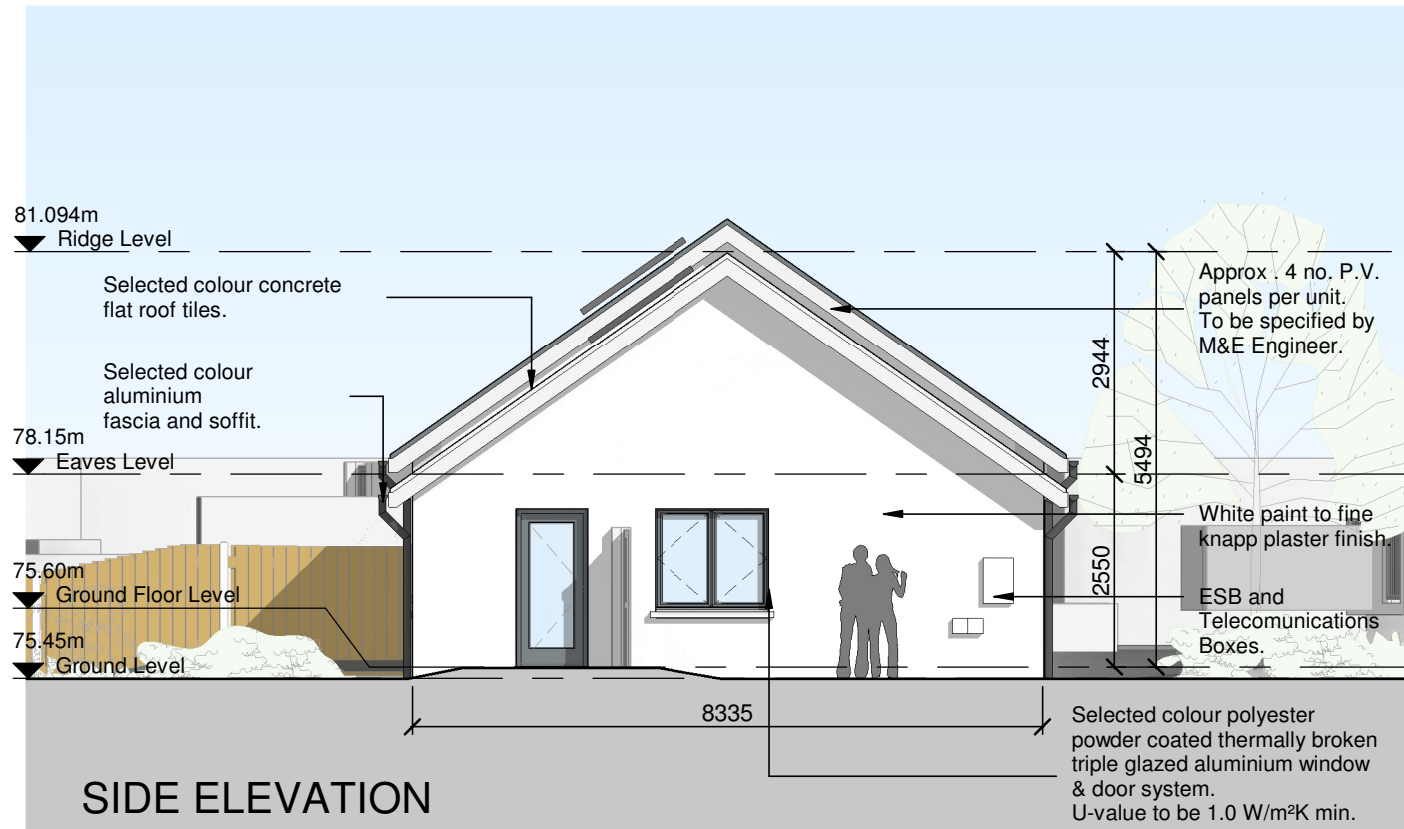
NOTES:

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

HOUSE TYPE D	
SEMI-DETACHED 1 BED 2 PERSON HOUSE	GROUND FLOOR AREA: 48.74m ²

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

REV	DATE	DRAWN	NOTES



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DWG. SERIES: **PLANNING PERMISSION TO 'AN BORD PLEANÁLA'**

CLIENT:	KILKENNY COUNTY COUNCIL
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny
DRAWING:	SIDE ELEVATIONS - HOUSE TYPE D NO'S. 16,17,18 & 19
DATE:	17.06.2020
SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE
CHECKED:	GARY FALCONER

JOB NUMBER:	DWG NUMBER:	REVISION:
2019018	PL-412	

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NOTES:

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

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

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

REV	DATE	DRAWN	NOTES

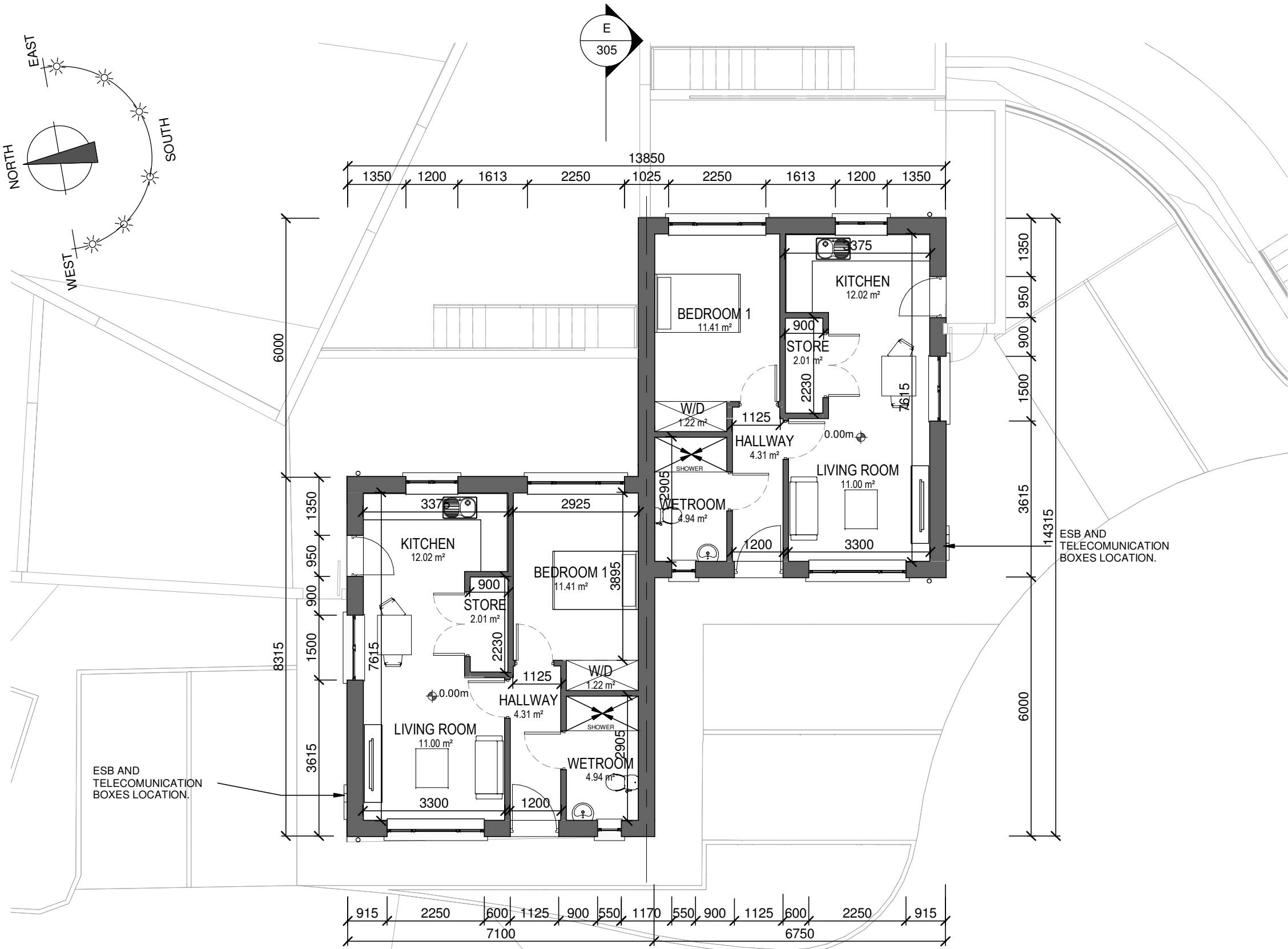


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DWG. SERIES:
PLANNING PERMISSION TO 'AN BORD PLEANÁLA'

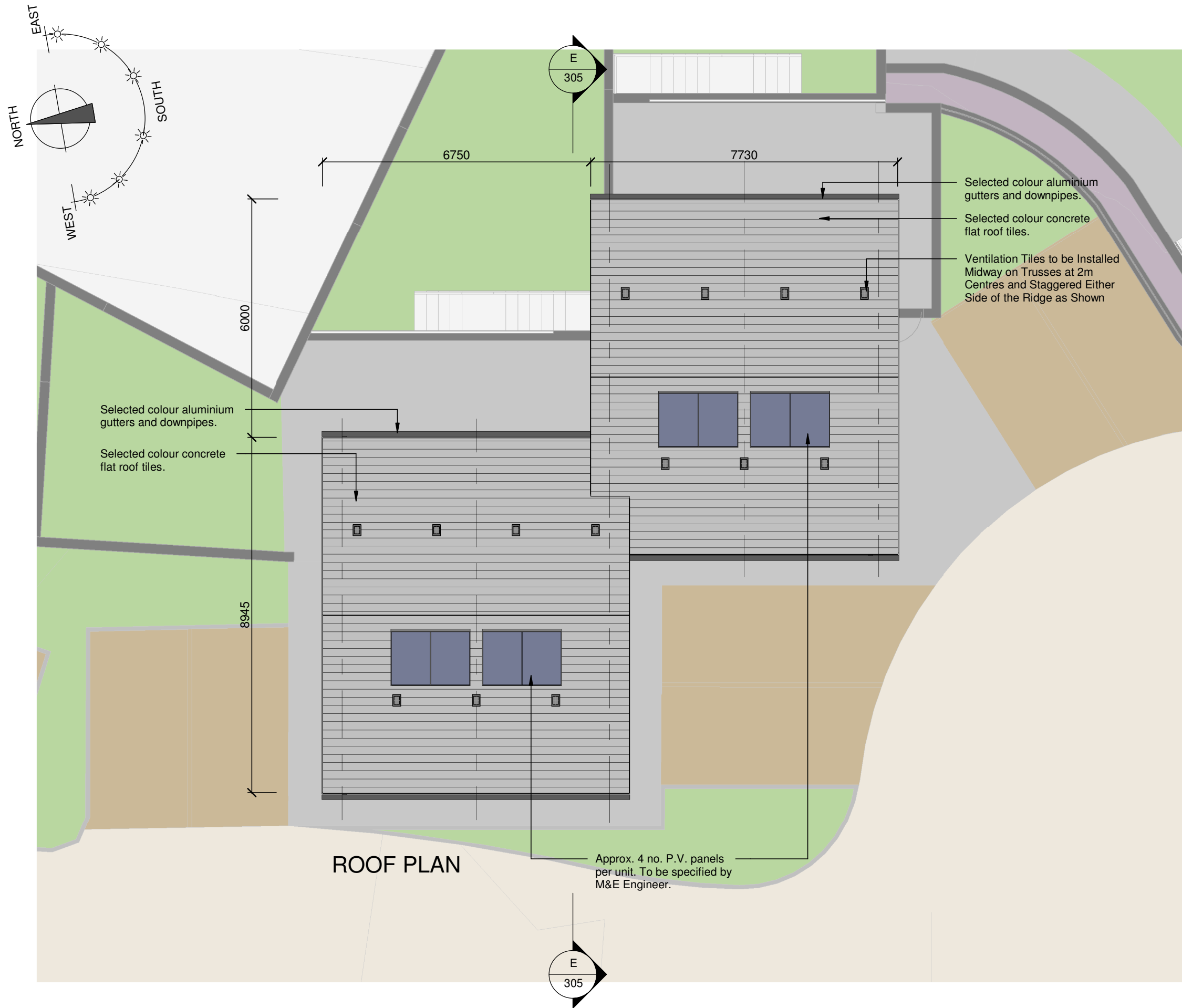
CLIENT: KILKENNY COUNTY COUNCIL
 JOB: Social Housing Development at Ladywell, Thomastown, Co. Kilkenny
 DRAWING: GROUND FLOOR PLAN - HOUSE TYPE D NO'S. 20 & 21
 DATE: 17.06.2020 SCALE: 1:100 @ A3
 DRAWN: PJ DOYLE CHECKED: GARY FALCONER

JOB NUMBER: 2019018 DWG NUMBER: PL-217 REVISION:



GROUND FLOOR PLAN
 HOUSE NO'S. 20, 21 (SEE ARCHITECTS SITE PLAN)

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NOTES:

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

HOUSE TYPE D

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

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

REV	DATE	DRAWN	NOTES

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 ARCHITECTS
 +
C.J. Falconer
 +
Associates
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DWG. SERIES:
 'PLANNING PERMISSION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny
DRAWING:	ROOF PLAN - HOUSE TYPE D NOS. 20 & 21
DATE:	17.06.2020
SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE
CHECKED:	GARY FALCONER
JOB NUMBER:	2019018
DWG NUMBER:	PL-218
REVISION:	

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NOTES:

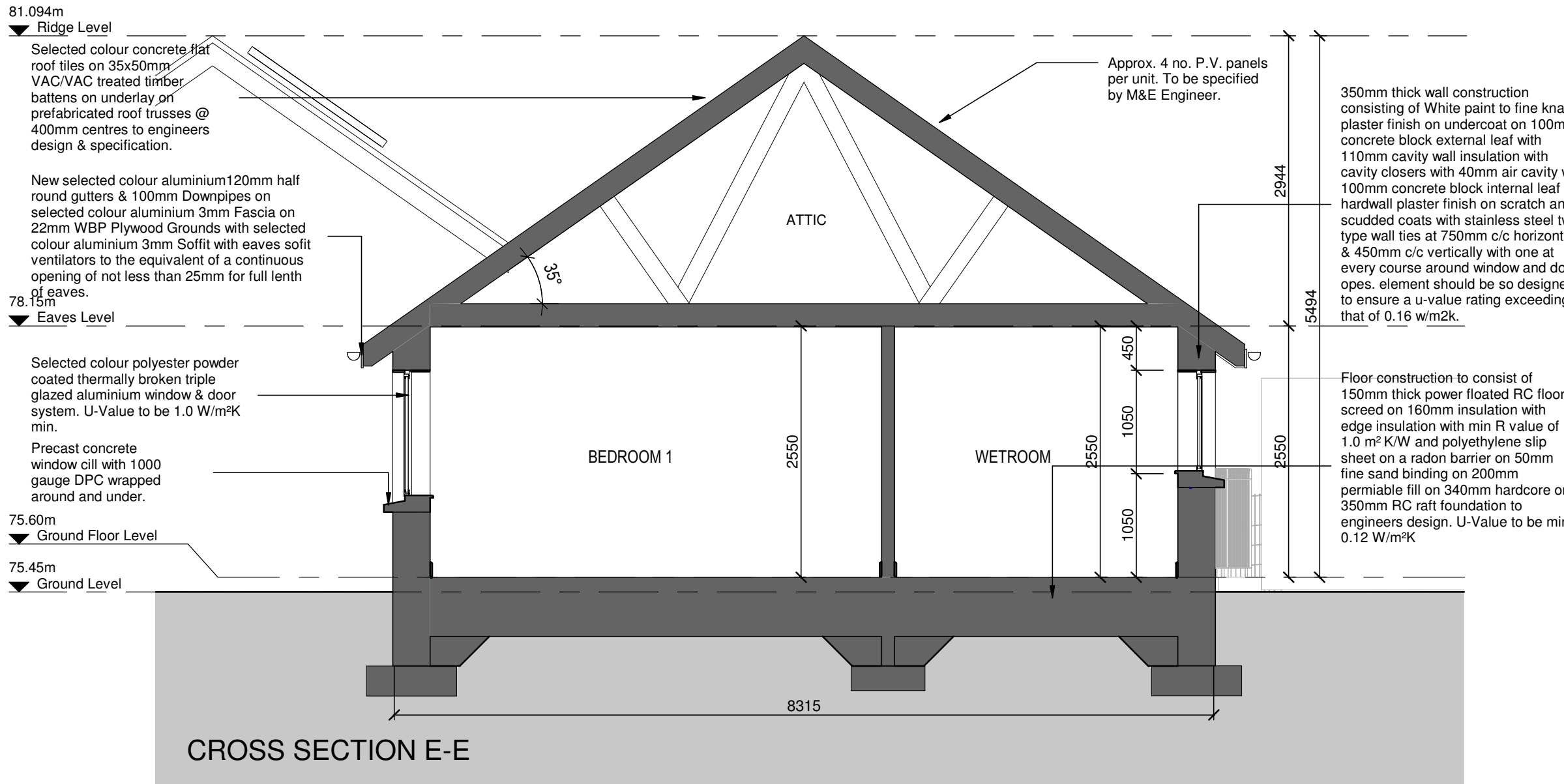
1 BED / 2 PERSON (single storey Semi-detached)		
	Required:	Achieved:
Total area	45m ²	48.74m ²
Agg. Living	23m ²	23.02m ²
Storage	3m ²	3.23m ²
Room:	Req:	Achieved:
Living	11.0m ²	11.00m ²
Kitchen	-	12.02m ²
Bedroom 1	11.0m ²	11.41m ²

HOUSE TYPE D

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

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

REV	DATE	DRAWN	NOTES



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DWG. SERIES: **PLANNING PERMISSION TO 'AN BORD PLEANÁLA'**

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	CROSS SECTION F-F - HOUSE TYPE D NO'S. 20 & 21		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER

JOB NUMBER:	DWG NUMBER:	REVISION:
2019018	PL-305	

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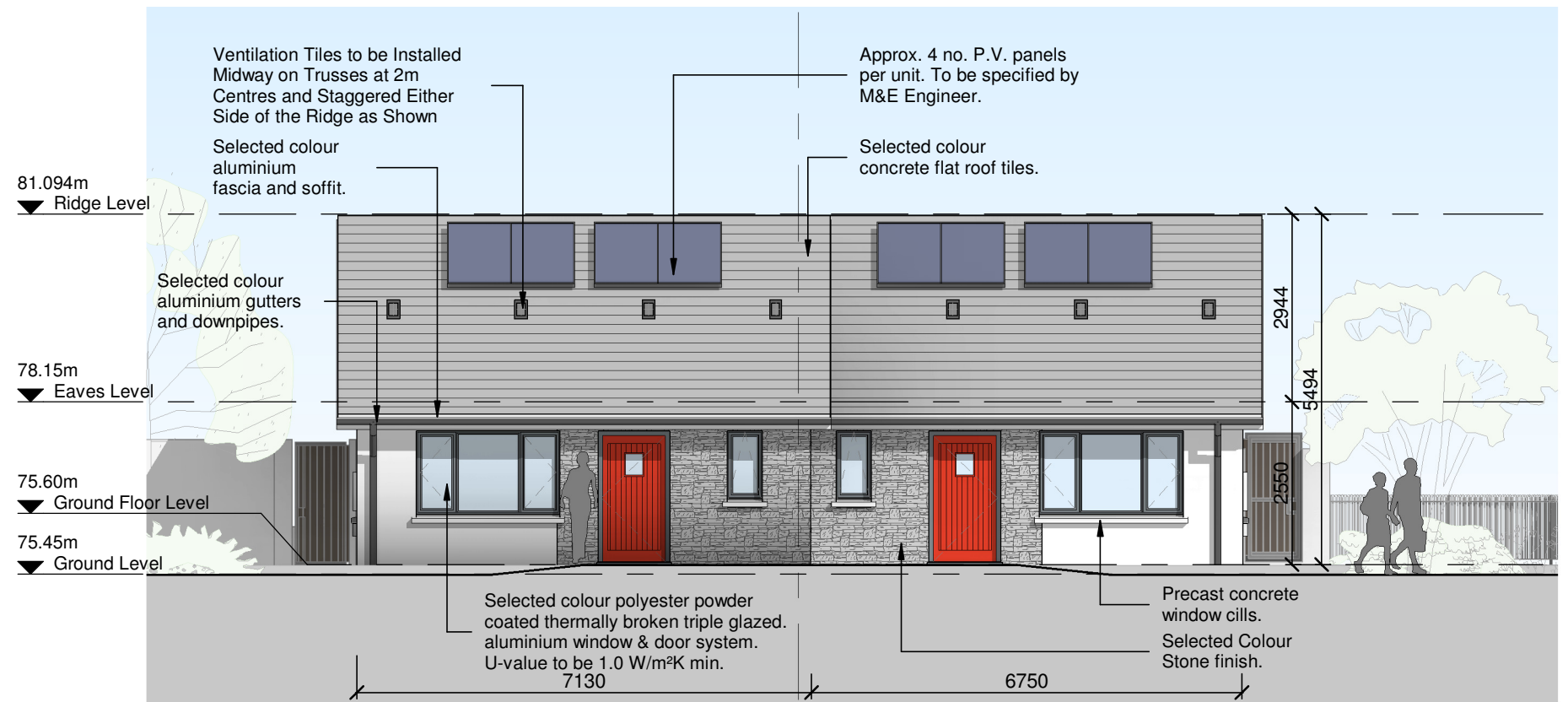
NOTES:

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

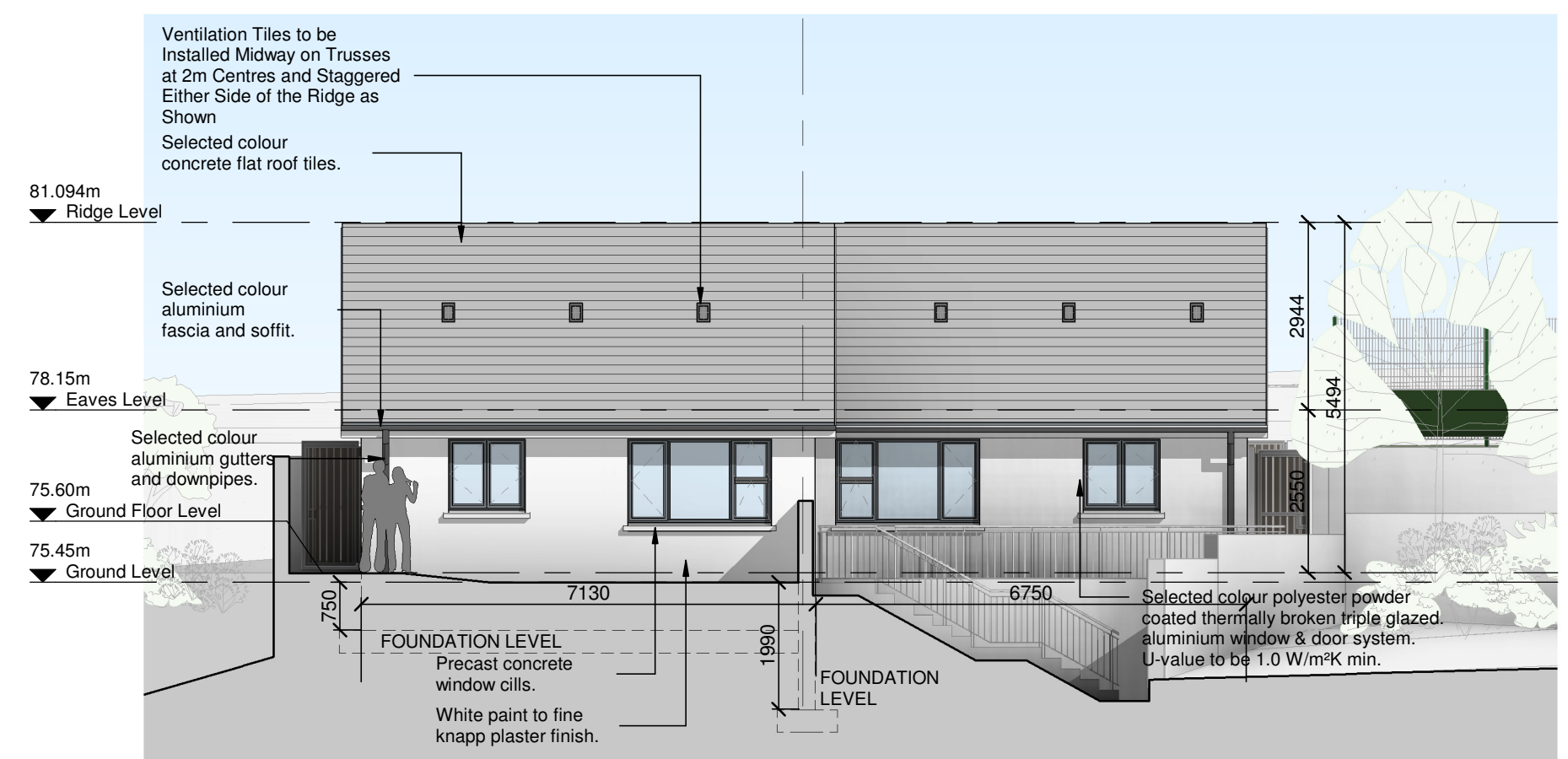
HOUSE TYPE D
 SEMI-DETACHED 1 BED 2 PERSON HOUSE
 GROUND FLOOR AREA: 48.74m²

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

REV	DATE	DRAWN	NOTES



FRONT ELEVATION



REAR ELEVATION

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DWG SERIES: 'PLANNING PERMISSION TO 'AN BORD PLEANÁLA''

CLIENT: **KILKENNY COUNTY COUNCIL**
 JOB: **Social Housing Development at Ladywell, Thomastown, Co. Kilkenny**

DRAWING: **ELEVATIONS - HOUSE TYPE D NO'S. 20 & 21**

DATE: 17.06.2020 SCALE: 1:100 @ A3
 DRAWN: PJ DOYLE CHECKED: GARY FALCONER

JOB NUMBER: 2019018 DWG NUMBER: PL-413 REVISION:

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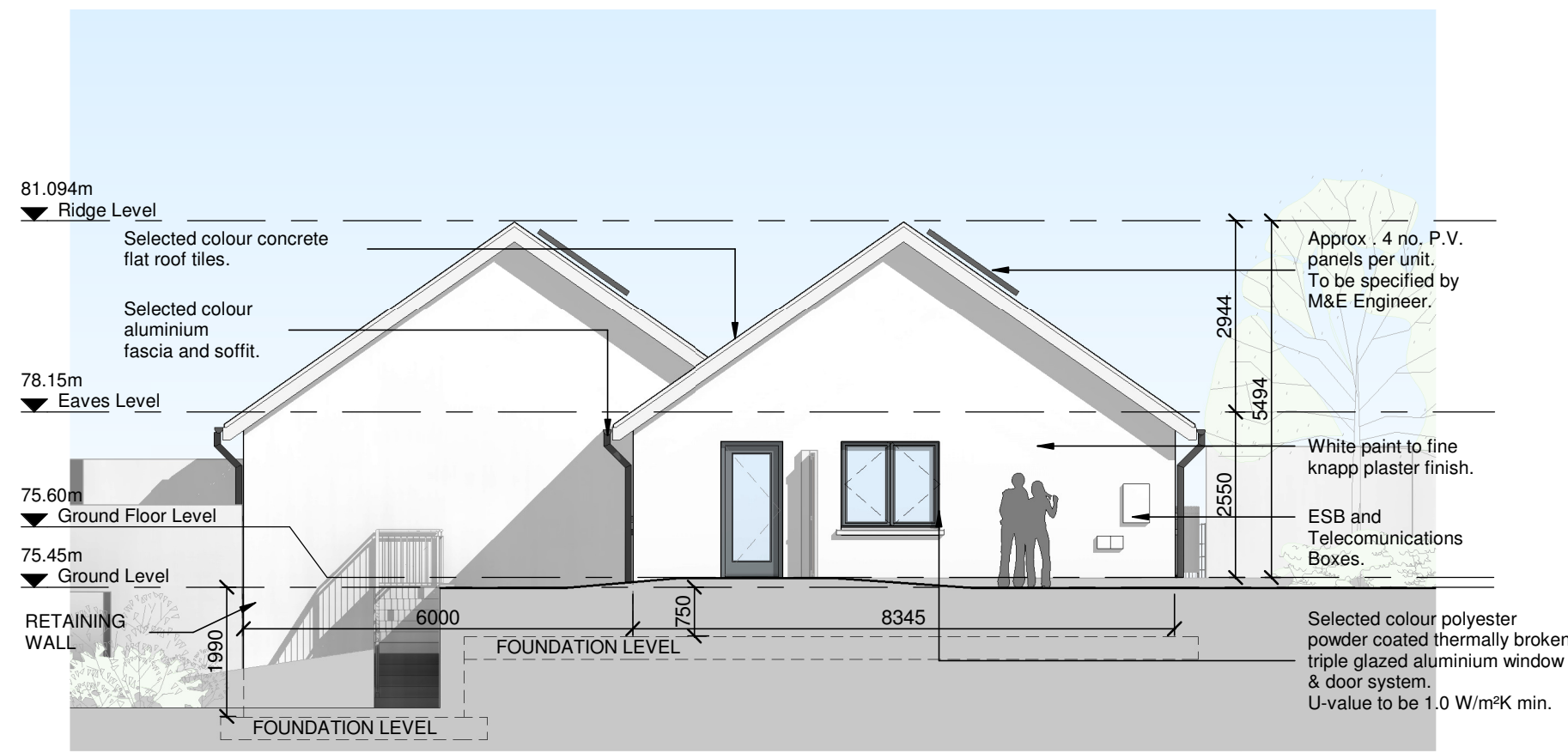
NOTES:

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

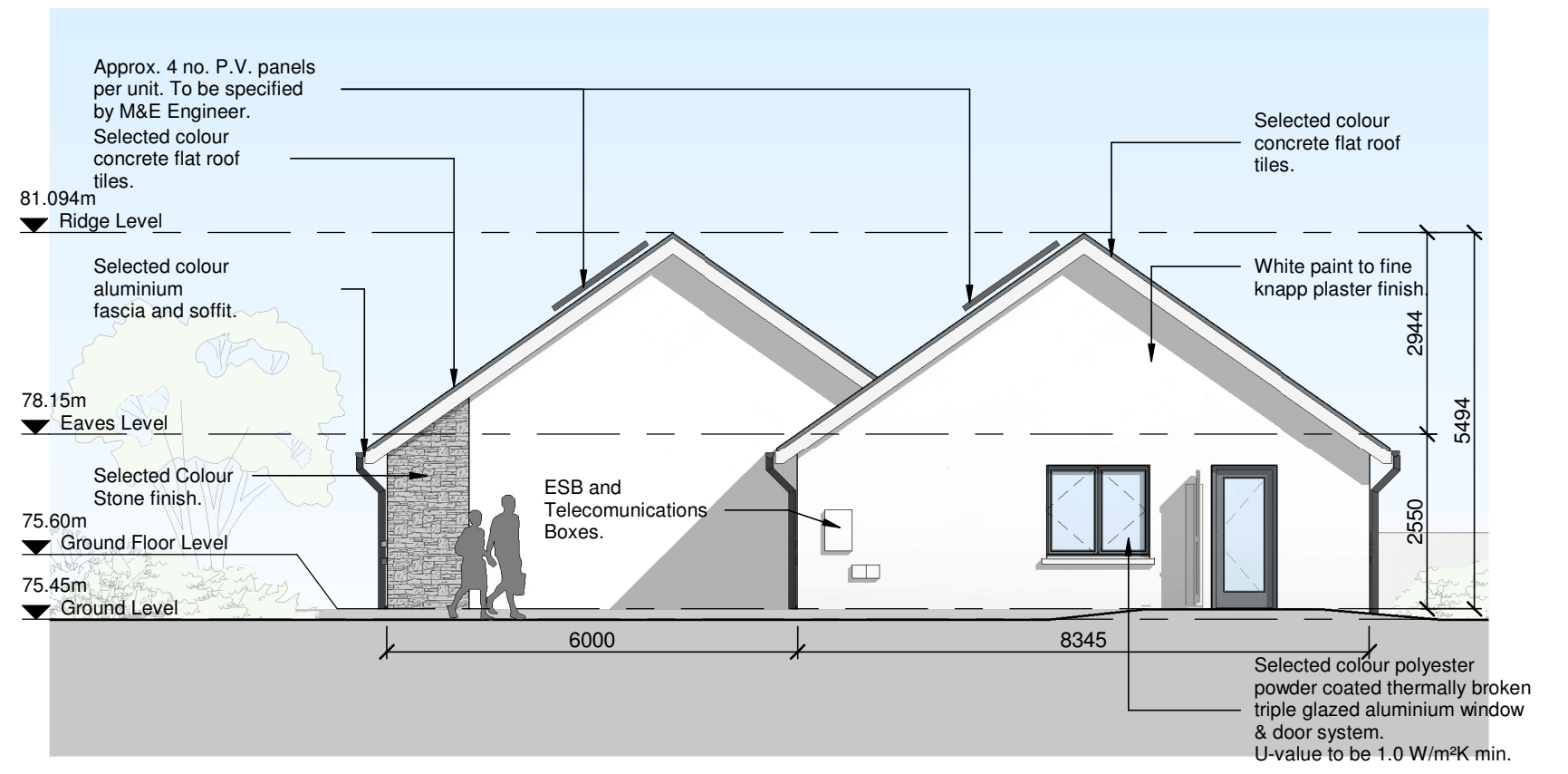
HOUSE TYPE D
SEMI-DETACHED 1 BED 2 PERSON HOUSE
GROUND FLOOR AREA: 48.74m²

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

REV	DATE	DRAWN	NOTES



SIDE ELEVATION



SIDE ELEVATION

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DWG. SERIES: PLANNING PERMISSION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	SIDE ELEVATIONS - HOUSE TYPE D NO'S. 20 & 21		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER

JOB NUMBER:	2019018	DWG NUMBER:	PL-414	REVISION:	
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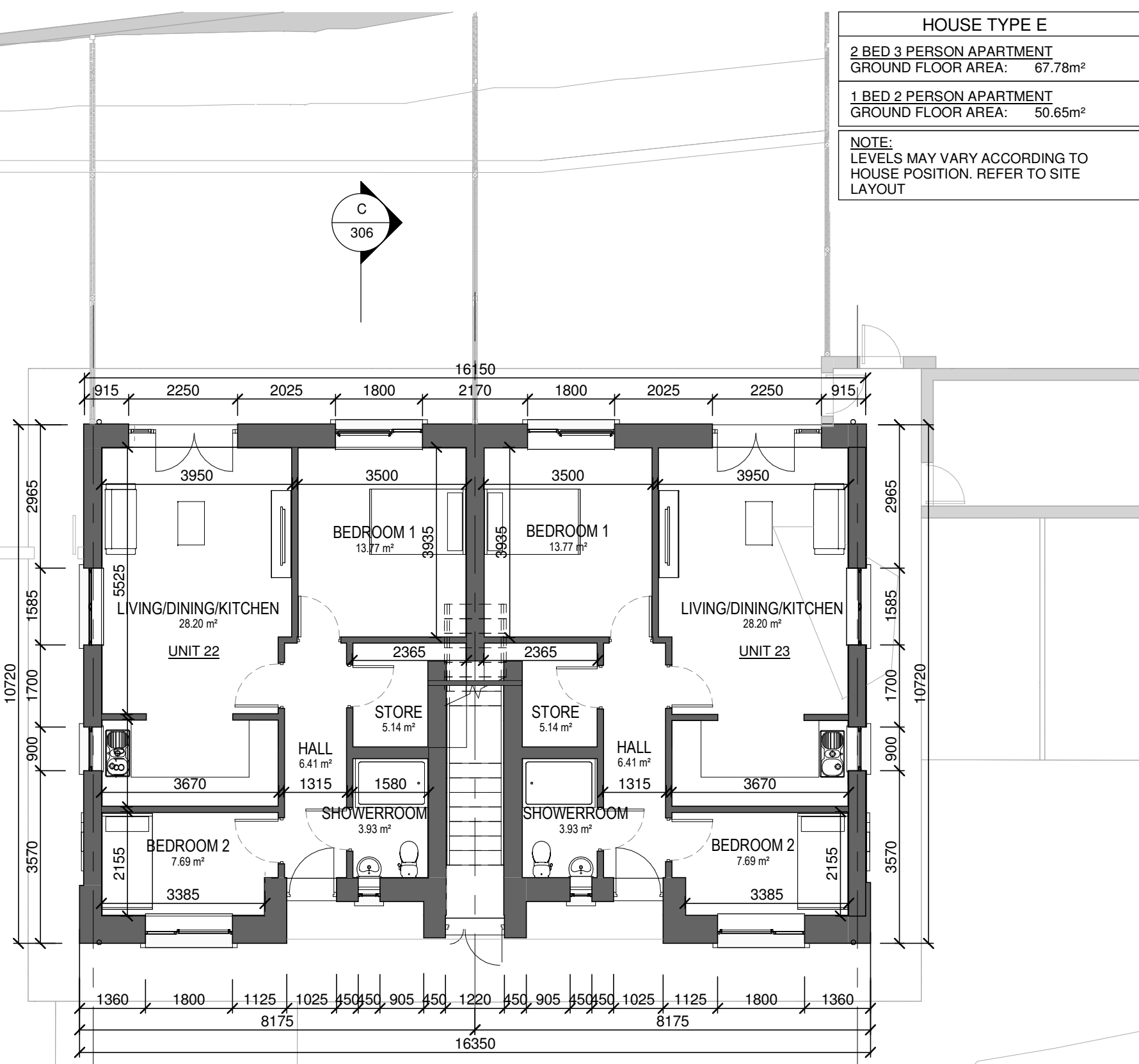
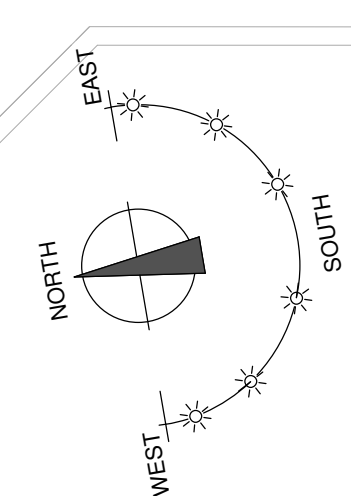
HOUSE TYPE E	
2 BED 3 PERSON APARTMENT	GROUND FLOOR AREA: 67.78m ²
1 BED 2 PERSON APARTMENT	GROUND FLOOR AREA: 50.65m ²
NOTE: LEVELS MAY VARY ACCORDING TO HOUSE POSITION. REFER TO SITE LAYOUT	

NOTES:

2 BED / 3 PERSON		
	Required:	Achieved:
Total area	63m ²	67.78m ²
Agg. Living	28m ²	28.20m ²
Storage	5m ²	5.14m ²
Room:	Req:	Achieved:
Living	13.0m ²	21.7m ²
Kitchen	-	6.5m ²
Bedroom 1	11.0m ²	13.77m ²
Bedroom 2	7.1m ²	7.69m ²

1 BED / 2 PERSON (Two storey Semi-detached)		
	Required:	Achieved:
Total area	45m ²	51.21m ²
Agg. Living	23m ²	24.32m ²
Storage	3m ²	4.02m ²
Room:	Req:	Achieved:
Living	13.0m ²	12.16m ²
Kitchen	-	12.16m ²
Bedroom 1	11.4m ²	12.29m ²

REV	DATE	DRAWN	NOTES



GROUND FLOOR PLAN
 HOUSE NO'S. 22 & 23 (SEE ARCHITECTS SITE PLAN)

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DWG. SERIES:
PLANNING PERMISSION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	GROUND FLOOR PLAN - HOUSE TYPE E NO'S. 22 & 23		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER

JOB NUMBER:	DWG NUMBER:	REVISION:
2019018	PL-219	

HOUSE TYPE E

2 BED 3 PERSON APARTMENT	GROUND FLOOR AREA: 67.78m ²
1 BED 2 PERSON APARTMENT	GROUND FLOOR AREA: 50.65m ²

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

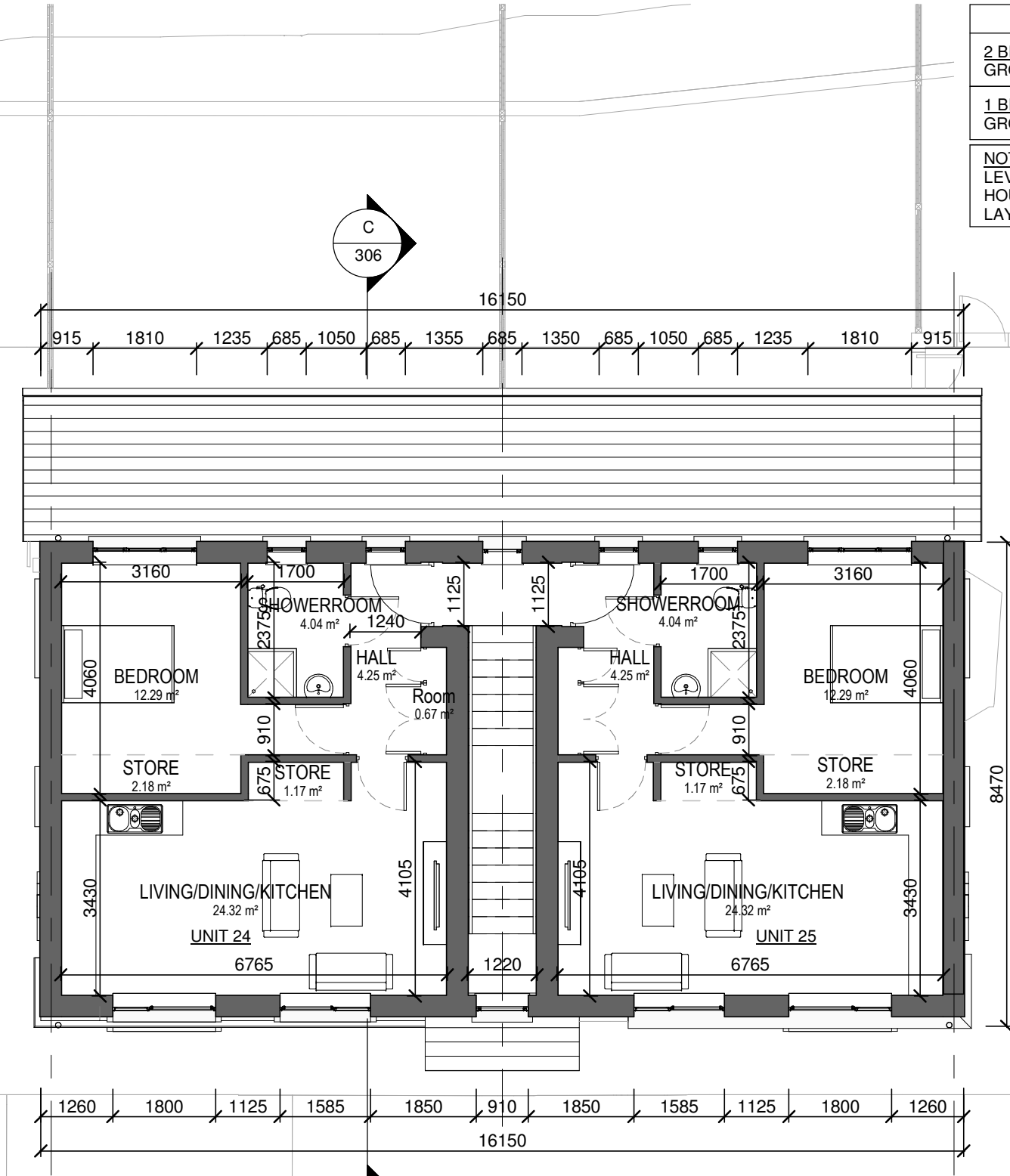
NOTES:

2 BED / 3 PERSON		
	Required:	Achieved:
Total area	63m ²	67.78m ²
Agg. Living	28m ²	28.20m ²
Storage	5m ²	5.14m ²

Room:	Req:	Achieved:
Living	13.0m ²	21.7m ²
Kitchen	-	6.5m ²
Bedroom 1	11.0m ²	13.77m ²
Bedroom 2	7.1m ²	7.69m ²

1 BED / 2 PERSON (Two storey Semi-detached)		
	Required:	Achieved:
Total area	45m ²	51.21m ²
Agg. Living	23m ²	24.32m ²
Storage	3m ²	4.02m ²

Room:	Req:	Achieved:
Living	13.0m ²	12.16m ²
Kitchen	-	12.16m ²
Bedroom 1	11.4m ²	12.29m ²



FIRST FLOOR PLAN
 HOUSE NO'S. 24 & 25 (SEE ARCHITECTS SITE PLAN)

REV	DATE	DRAWN	NOTES

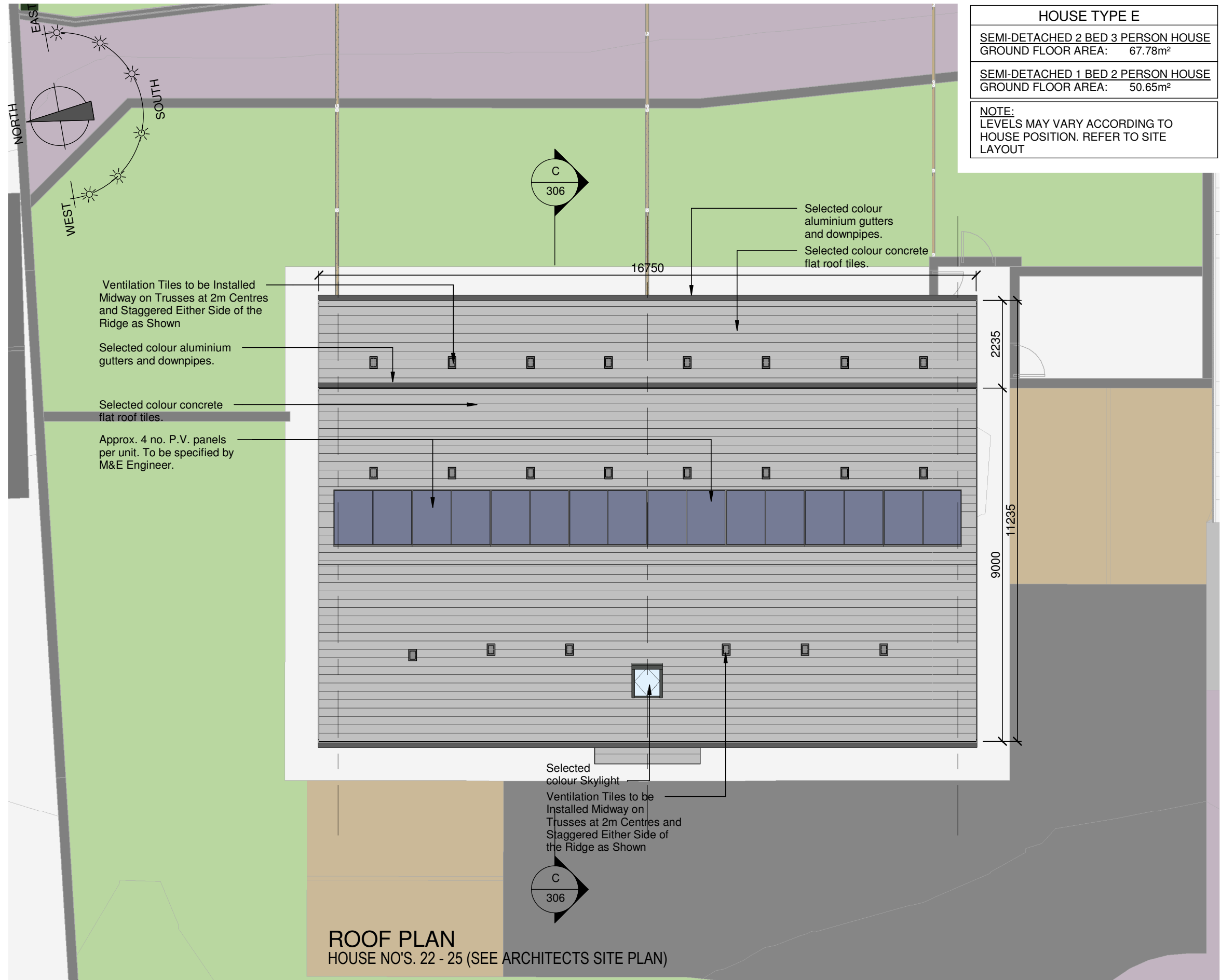


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DWG SERIES:
 PLANNING PERMISSION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	FIRST FLOOR PLAN - HOUSE TYPE E NO'S. 24 & 25		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER
JOB NUMBER:	2019018	DWG NUMBER:	PL-220
REVISION:			

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NOTES:

2 BED / 3 PERSON		
	Required:	Achieved:
Total area	63m ²	67.78m ²
Agg. Living	28m ²	28.20m ²
Storage	5m ²	5.14m ²

Room:	Req:	Achieved:
Living	13.0m ²	21.7m ²
Kitchen	-	6.5m ²
Bedroom 1	11.0m ²	13.77m ²
Bedroom 2	7.1m ²	7.69m ²

1 BED / 2 PERSON (Two storey Semi-detached)		
	Required:	Achieved:
Total area	45m ²	51.21m ²
Agg. Living	23m ²	24.32m ²
Storage	3m ²	4.02m ²

Room:	Req:	Achieved:
Living	13.0m ²	12.16m ²
Kitchen	-	12.16m ²
Bedroom 1	11.4m ²	12.29m ²

REV	DATE	DRAWN	NOTES

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DWG. SERIES: **'PLANNING PERMISSION TO 'AN BORD PLEANÁLA'**

CLIENT: **KILKENNY COUNTY COUNCIL**
 JOB: **Social Housing Development at Ladywell, Thomastown, Co. Kilkenny**
 DRAWING: **ROOF PLAN - HOUSE TYPE E NO'S. 22-25**

DATE: **17.06.2020** SCALE: **1:100 @ A3**
 DRAWN: **PJ DOYLE** CHECKED: **GARY FALCONER**

JOB NUMBER: **2019018** DWG NUMBER: **PL-221** REVISION:

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HOUSE TYPE E

SEMI-DETACHED 2 BED 3 PERSON HOUSE
GROUND FLOOR AREA: 67.78m²

SEMI-DETACHED 1 BED 2 PERSON HOUSE
GROUND FLOOR AREA: 50.65m²

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

NOTES:

2 BED / 3 PERSON		
	Required:	Achieved:
Total area	63m ²	67.78m ²
Agg. Living	28m ²	28.20m ²
Storage	5m ²	5.14m ²
<hr/>		
Room:	Req:	Achieved:
Living	13.0m ²	21.7m ²
Kitchen	-	6.5m ²
Bedroom 1	11.0m ²	13.77m ²
Bedroom 2	7.1m ²	7.69m ²

1 BED / 2 PERSON (Two storey Semi-detached)		
	Required:	Achieved:
Total area	45m ²	51.21m ²
Agg. Living	23m ²	24.32m ²
Storage	3m ²	4.02m ²
<hr/>		
Room:	Req:	Achieved:
Living	13.0m ²	12.16m ²
Kitchen	-	12.16m ²
Bedroom 1	11.4m ²	12.29m ²

REV	DATE	DRAWN	NOTES

Selected colour concrete flat roof tiles on 35x50mm VAC/VAC treated timber battens on a underlay on prefabricated roof trusses @ 400mm centres to engineers design & specification.

Selected colour aluminium fascia and soffit.

8.063 m
▼ Ridge Level

350mm thick wall construction consisting of White paint to fine knapp plaster finish on undercoat on 100mm concrete block external leaf with 110mm cavity wall insulation with cavity closers with 40mm air cavity with 100mm concrete block internal leaf with hardwall plaster finish on scratch and scudded coats with stainless steel twist type wall ties at 750mm c/c horizontally & 450mm c/c vertically with one at every course around window and door opes. element should be so designed to ensure a u-value rating exceeding that of 0.16 w/m²k.

5.330 m
▼ Wall Plate Level

Precast concrete window cill with 1000 gauge DPC wrapped around and under.

2.850 m
▼ First Floor Level

Precast concrete window cill with 1000 gauge DPC wrapped around and under.

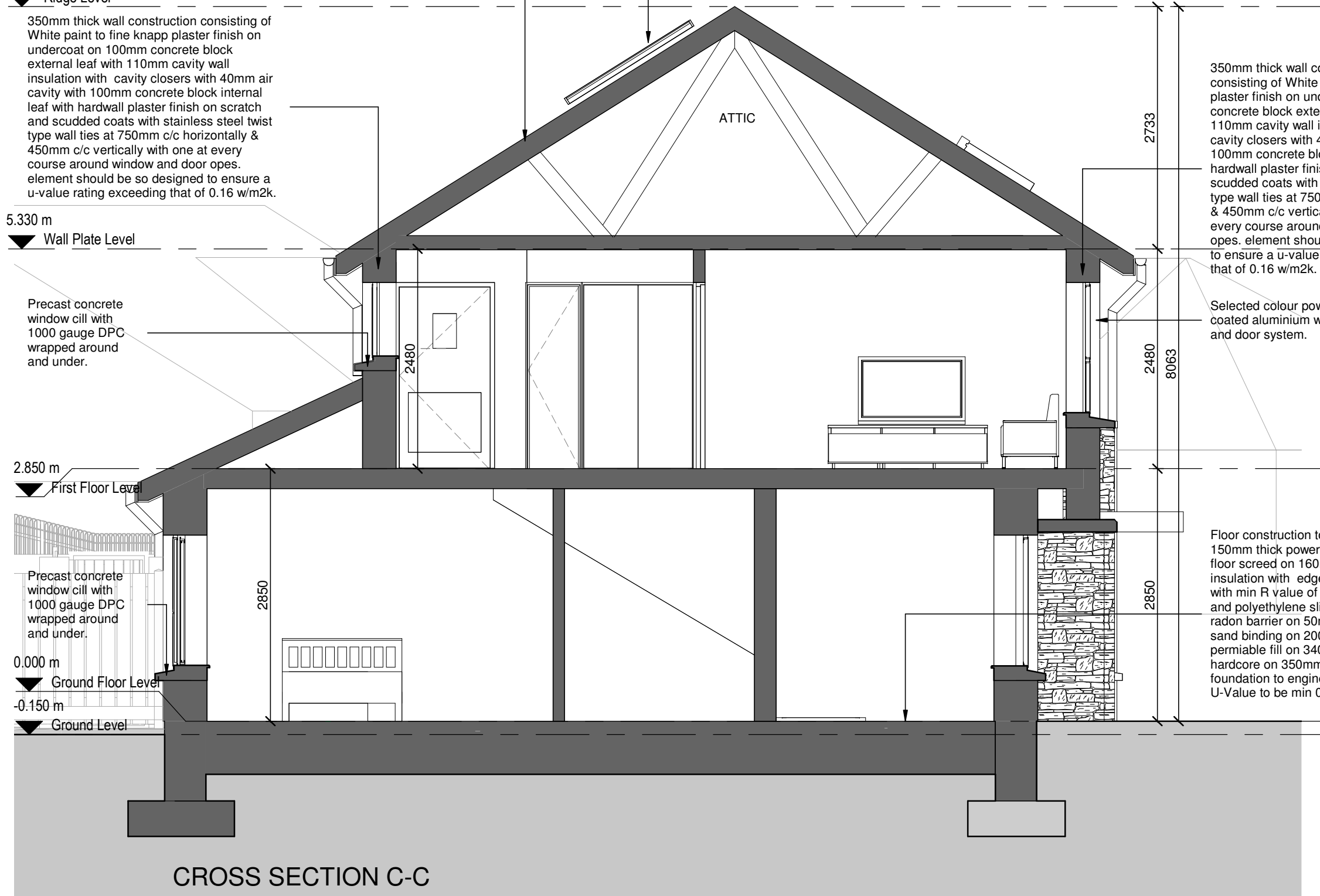
0.000 m
▼ Ground Floor Level

-0.150 m
▼ Ground Level

350mm thick wall construction consisting of White paint to fine knapp plaster finish on undercoat on 100mm concrete block external leaf with 110mm cavity wall insulation with cavity closers with 40mm air cavity with 100mm concrete block internal leaf with hardwall plaster finish on scratch and scudded coats with stainless steel twist type wall ties at 750mm c/c horizontally & 450mm c/c vertically with one at every course around window and door opes. element should be so designed to ensure a u-value rating exceeding that of 0.16 w/m²k.

Selected colour powder coated aluminium window and door system.

Floor construction to consist of 150mm thick power floated RC floor screed on 160mm insulation with edge insulation with min R value of 1.0 m² K/W and polyethylene slip sheet on a radon barrier on 50mm fine sand binding on 200mm permeable fill on 340mm hardcore on 350mm RC raft foundation to engineers design. U-Value to be min 0.12 W/m²K



CROSS SECTION C-C

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DWG. SERIES: PLANNING PERMISSION TO 'AN BORD PLEANÁLA'

CLIENT: KILKENNY COUNTY COUNCIL
JOB: Social Housing Development at Ladywell, Thomastown, Co. Kilkenny

DRAWING: CROSS SECTION G-G - HOUSE TYPE E
NO'S. 22-25

DATE: 17.06.2020 SCALE: 1:100 @ A3
DRAWN: PJ DOYLE CHECKED: GARY FALCONER

JOB NUMBER: 2019018 DWG NUMBER: PL-306 REVISION:

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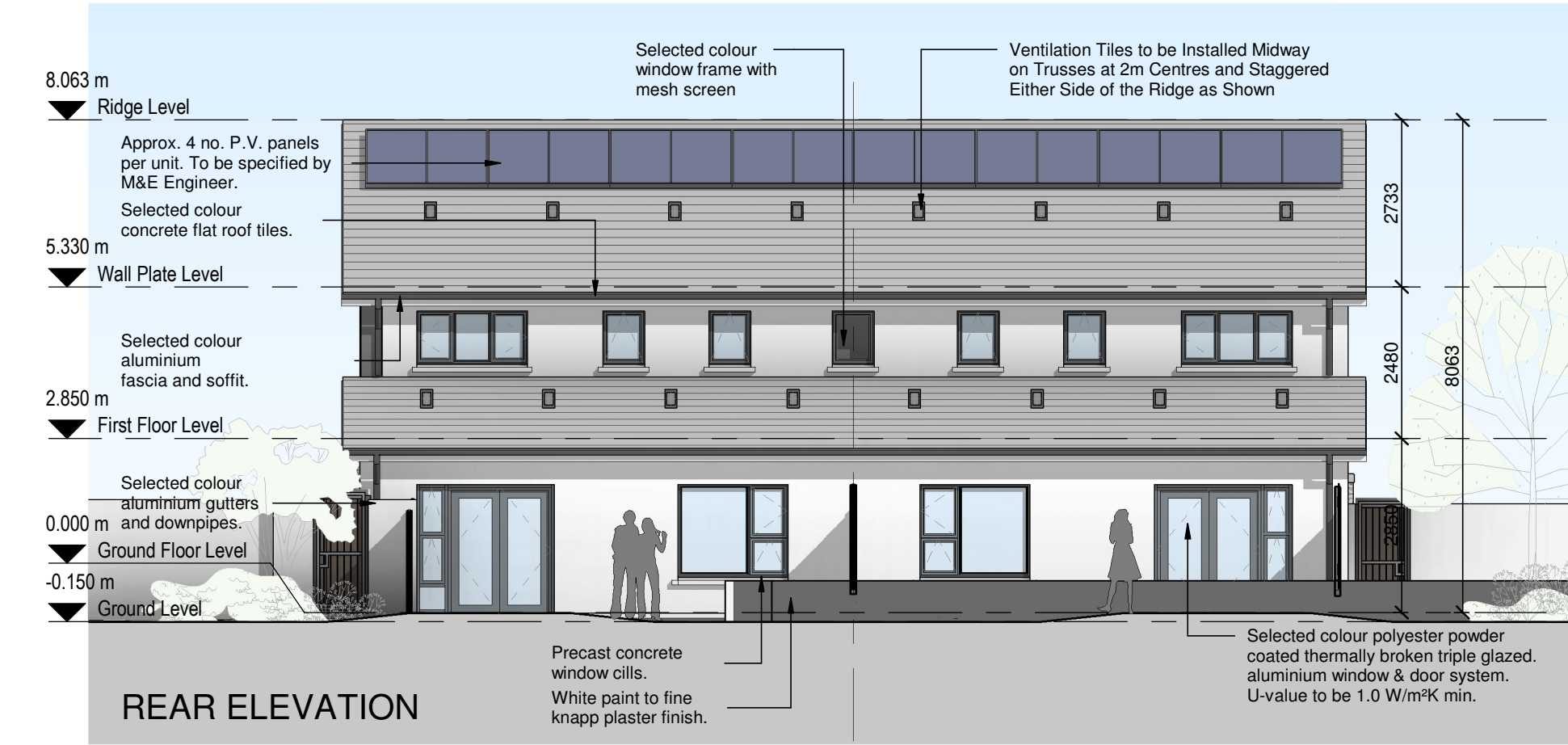
NOTES:



FRONT ELEVATION

HOUSE TYPE E	
SEMI-DETACHED 2 BED 3 PERSON HOUSE	GROUND FLOOR AREA: 67.78m ²
SEMI-DETACHED 1 BED 2 PERSON HOUSE	GROUND FLOOR AREA: 50.65m ²
NOTE: LEVELS MAY VARY ACCORDING TO HOUSE POSITION. REFER TO SITE LAYOUT	

REV	DATE	DRAWN	NOTES



REAR ELEVATION



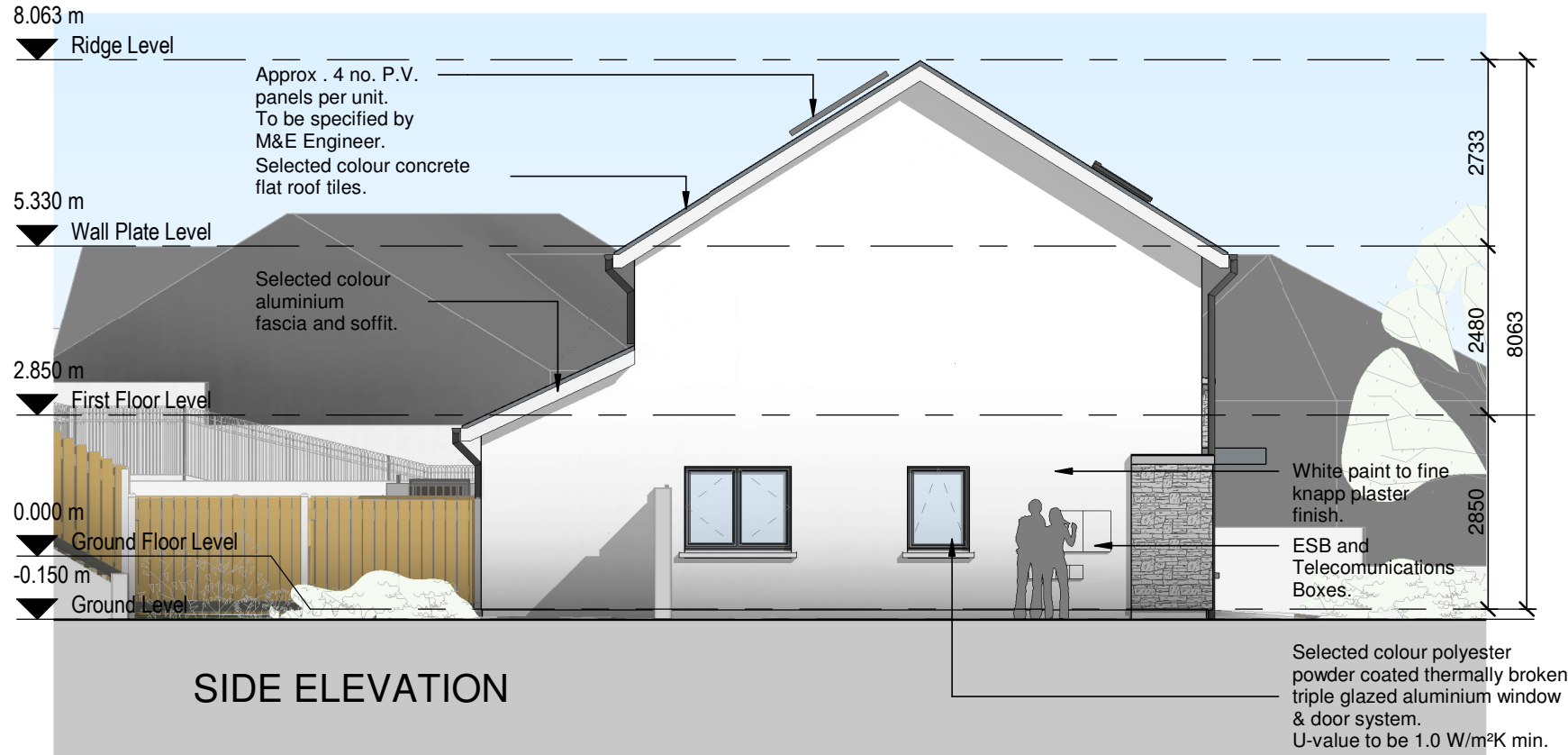
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DWG SERIES: PLANNING PERMISSION TO 'AN BORD PLEANÁLA'

CLIENT:	KILKENNY COUNTY COUNCIL		
JOB:	Social Housing Development at Ladywell, Thomastown, Co. Kilkenny		
DRAWING:	ELEVATIONS - HOUSE TYPE E NO'S. 22 - 25		
DATE:	17.06.2020	SCALE:	1:100 @ A3
DRAWN:	PJ DOYLE	CHECKED:	GARY FALCONER
JOB NUMBER:	2019018	DWG NUMBER:	PL-415
REVISION:			

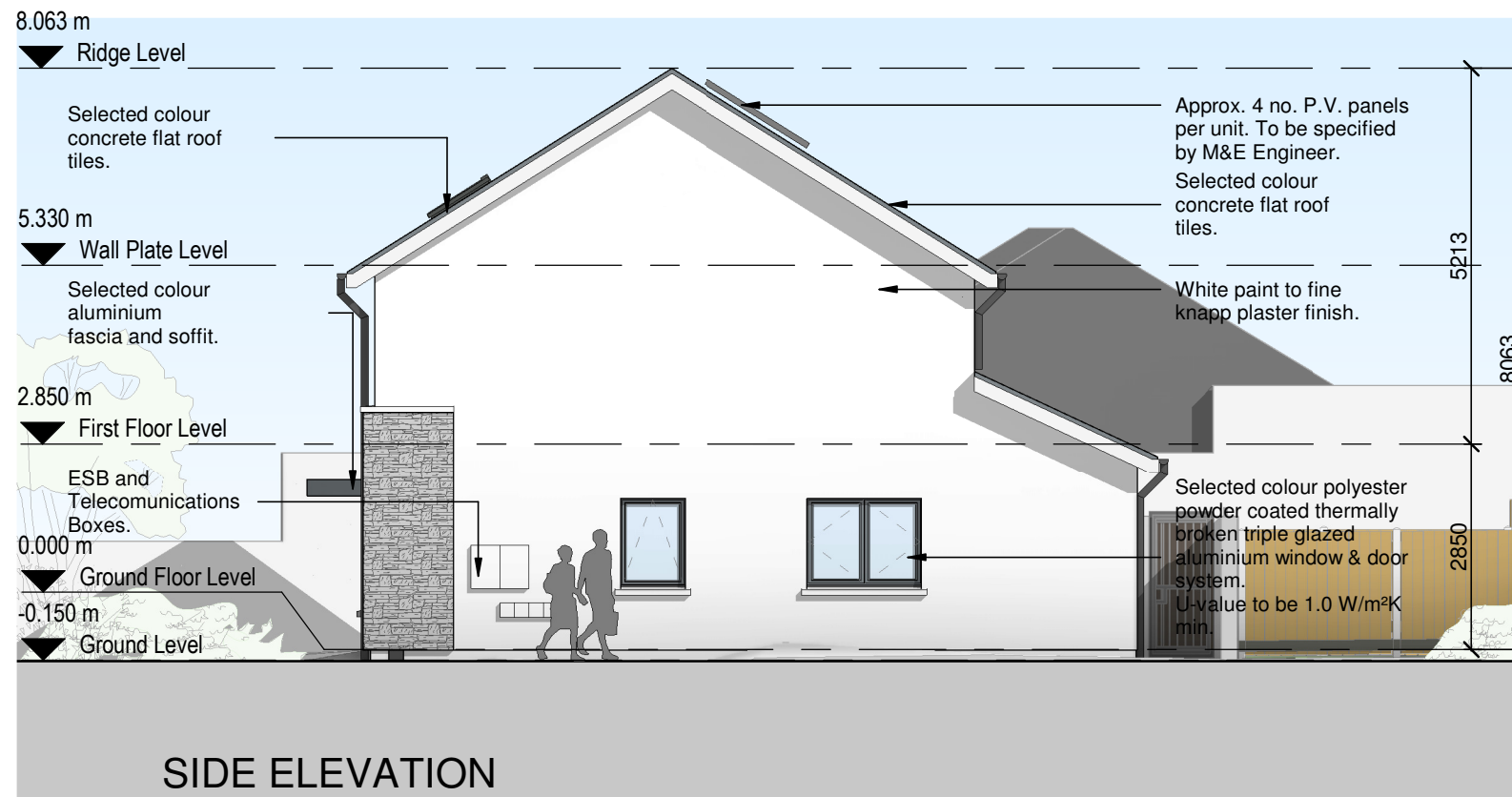
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NOTES:



SIDE ELEVATION

HOUSE TYPE E	
SEMI-DETACHED 2 BED 3 PERSON HOUSE	GROUND FLOOR AREA: 67.78m ²
SEMI-DETACHED 1 BED 2 PERSON HOUSE	GROUND FLOOR AREA: 50.65m ²
NOTE: LEVELS MAY VARY ACCORDING TO HOUSE POSITION. REFER TO SITE LAYOUT	



SIDE ELEVATION

REV	DATE	DRAWN	NOTES

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DWG. SERIES: **PLANNING PERMISSION TO 'AN BORD PLEANÁLA'**

CLIENT: KILKENNY COUNTY COUNCIL
 JOB: Social Housing Development at Ladywell, Thomastown, Co. Kilkenny
 DRAWING: SIDE ELEVATIONS - HOUSE TYPE E NO'S. 22 - 25

DATE: 17.06.2020 SCALE: 1:100 @ A3
 DRAWN: PJ DOYLE CHECKED: GARY FALCONER

JOB NUMBER: 2019018 DWG NUMBER: PL-416 REVISION: