



# Offaly County Council Housing Capital Section

10 No SOCIAL HOUSES  
AT  
SYCAMORE DRIVE,  
BALLYCUMBER, Co OFFALY

**Part 8 ISSUE**

Housing Capital Section  
Offaly County Council  
Áras an Chontae  
Charleville Road,  
Tullamore, Co Offaly  
Tel: (057) 9346800.  
Fax: (057) 9346868



**Tionscadal Éireann**  
**Project Ireland**  
**2040**

Ms. Jean Ryan,  
A/Director of Services,  
Housing Section  
Offaly County Council  
Áras an Chontae  
Charleville Road,  
Tullamore, Co Offaly

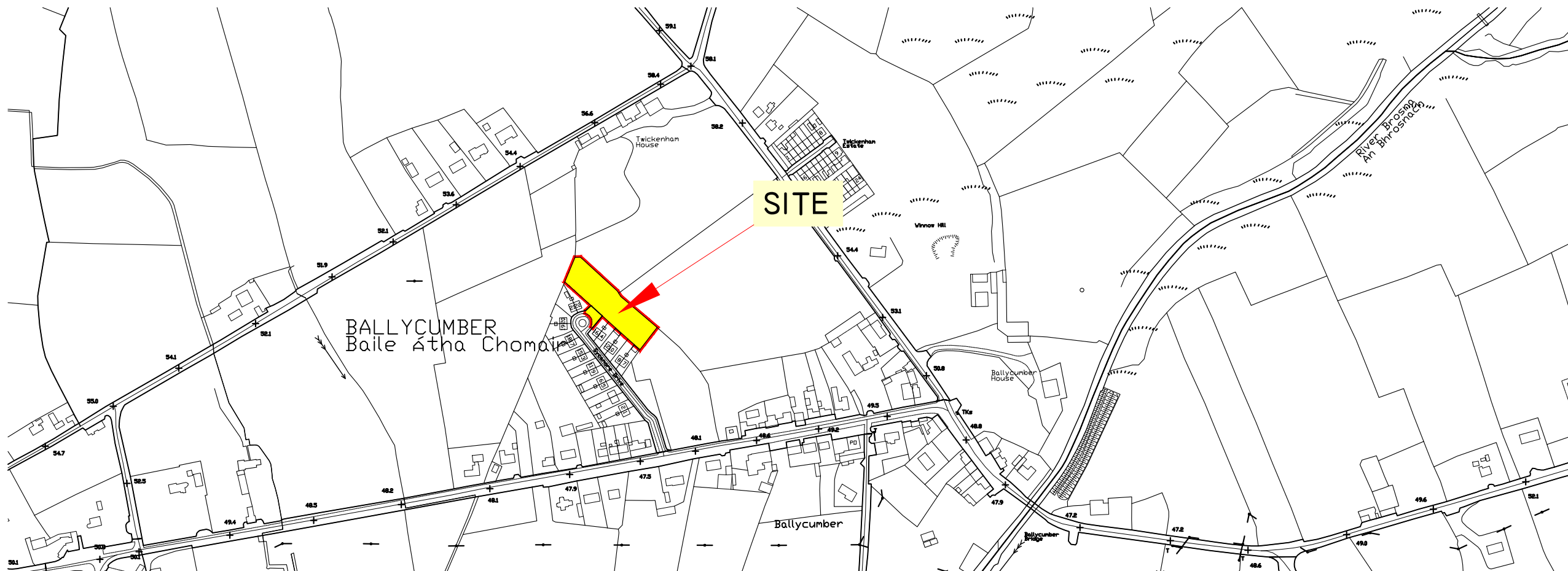


**SITE OUTLINED IN RED**  
 SITE AREA = 0.92 acres / 0.372 hectare



OSI Discovery Series Map: 2222 & 2022

SITE AREA MAP  
 SCALE 1:25,000/A3



OSI ITM MAP: 3305-A

SITE LOCATION MAP  
 SCALE 1:5,000/A3

**PART 8 ISSUE**

			C
			B
Revised submission	20.02.24	JJC	A
DESCRIPTION	DATE	INIT	REV

**Offaly County Council**  
 Housing Capital,  
 Áras an Chontae, Tullamore  
 ☎ 057 9346800

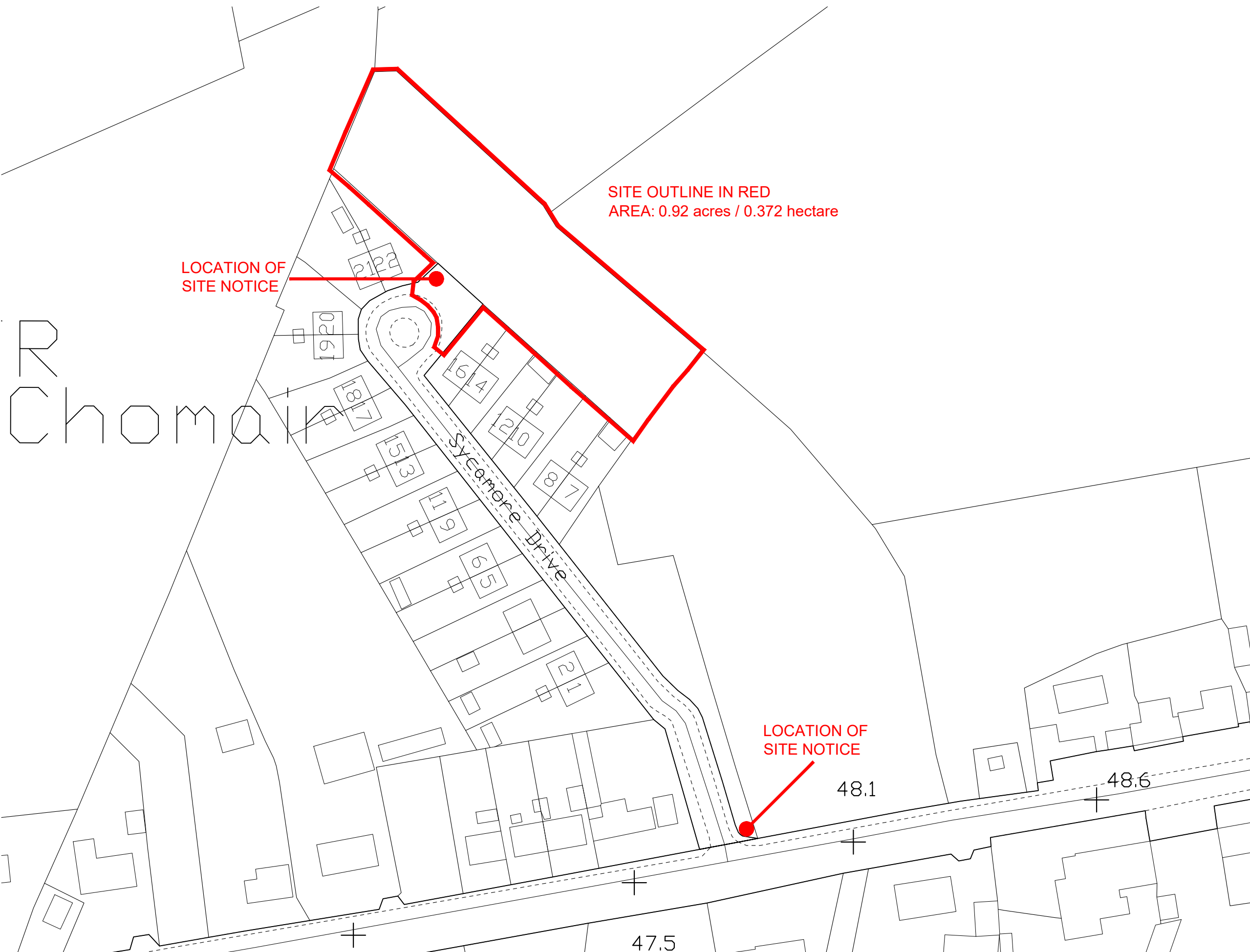
Ms. Jean Ryan, A Director of Services

**PROJECT:** 10 No SOCIAL HOUSES AT SYCAMORE DRIVE, BALLYCUMBER, Co OFFALY

**TITLE:** SITE LOCATION MAPS

SCALE: N.T.S	PROJECT No: 19-10	DRAWING No: P8-000	REVISION:
DATE: Feb '23	DRAWN BY: JJC	CHECKED: BK	APPROVED: J.C

Note: This drawing should not be scaled, only figured dimensions to be used. Any discrepancies to be notified to O.C.C. immediately.  
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SITE OUTLINE IN RED  
AREA: 0.92 acres / 0.372 hectare

LOCATION OF  
SITE NOTICE

LOCATION OF  
SITE NOTICE

CR  
Chomairk

Sycamore Drive

48.1

48.6

47.5

SITE LOCATION MAP  
SCALE 1:1,000/A3

OSI ITM MAP: 3305-A

**PART 8 ISSUE**

Revised application	20.02.24	JJC	A
DESCRIPTION	DATE	INIT	REV

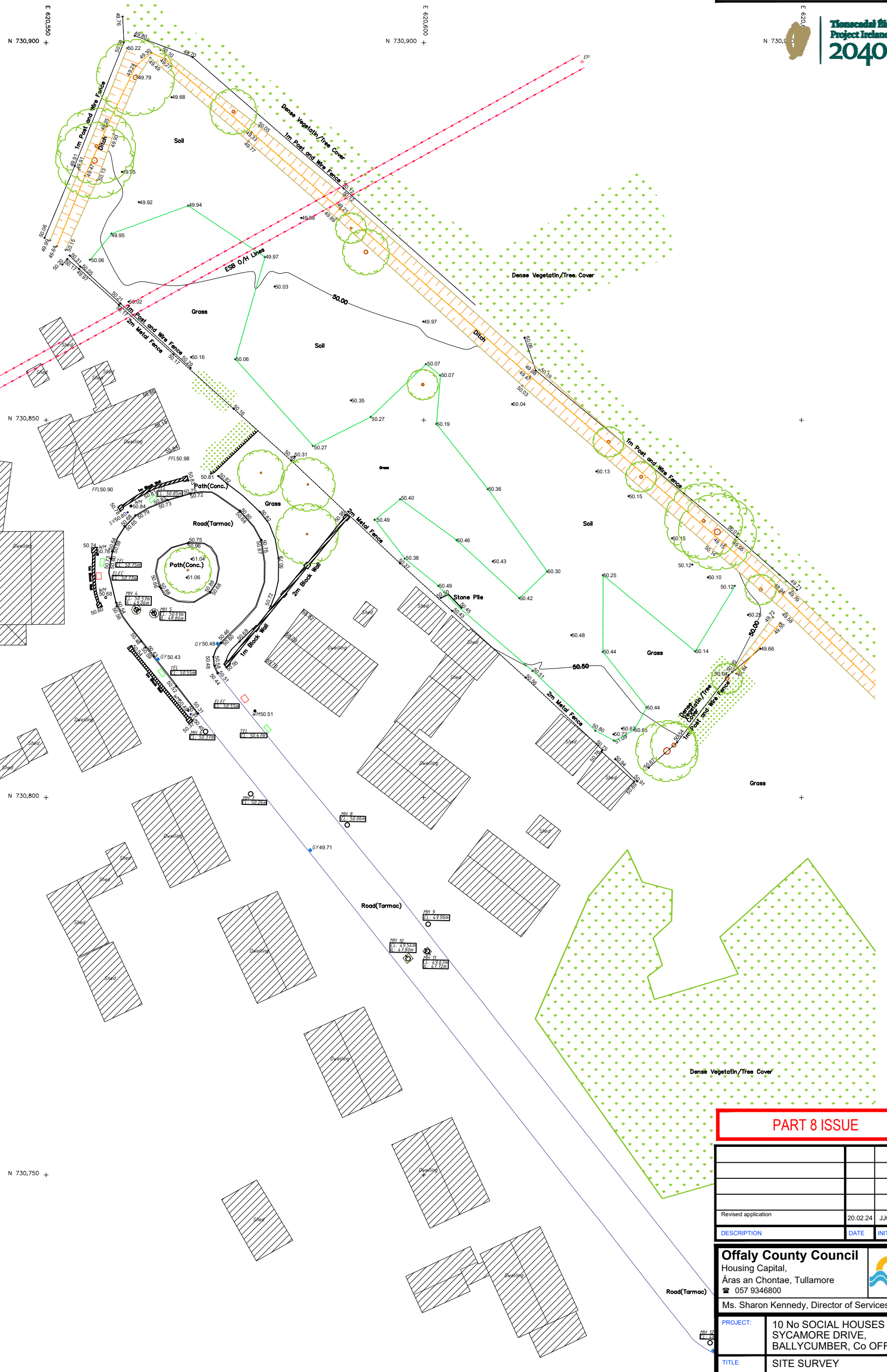
**Offaly County Council**  
Housing Capital,  
Áras an Chontae, Tullamore  
☎ 057 9346800



Ms. Jean Ryan, A Director of Services

PROJECT:	10 No SOCIAL HOUSES AT SYCAMORE DRIVE, BALLYCUMBER, Co OFFALY		
TITLE:	SITE LOCATION MAP SITE NOTICE LOCATION		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1:1,000 @A3	19.10	P8-001	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Feb '23	J.H	BK	J.C

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**SITE SURVEY**  
**SCALE 1:500/A3**

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Housing Capital,  
Áras an Chontae, Tullamore  
☎ 057 9346800



Ms. Sharon Kennedy, Director of Services

**PROJECT:** 10 No SOCIAL HOUSES AT SYCAMORE DRIVE, BALLYCUMBER, Co OFFALY

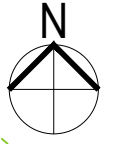
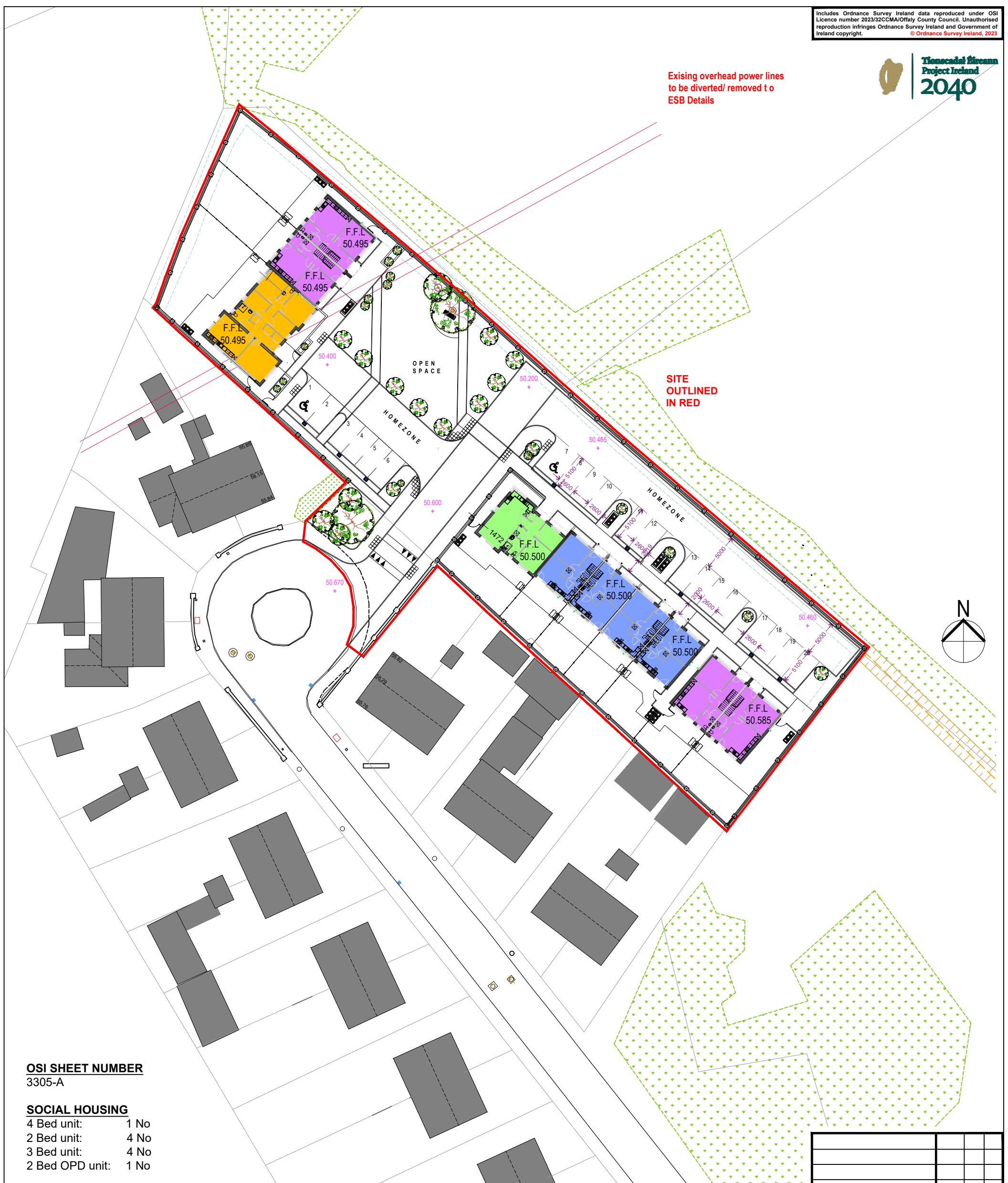
**TITLE:** SITE SURVEY

SCALE: 1:500 @ A3	PROJECT No: 19-10	DRAWING No: P8-002	REVISION: A
DATE: Feb '23	DRAWN BY: J.H	CHECKED: BK	APPROVED: J.C

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Existing overhead power lines to be diverted/ removed to ESB Details

SITE OUTLINED IN RED



**OSI SHEET NUMBER**  
3305-A

**SOCIAL HOUSING**  
4 Bed unit: 1 No  
2 Bed unit: 4 No  
3 Bed unit: 4 No  
2 Bed OPD unit: 1 No

**SITE DENSITY**  
Dev Site Area: 0.35Ha  
Density: 35 per Ha

**SITE AREA**

Area: 3537m<sup>2</sup>

Public Open space:  
As indicated 13.5%

**SITE LEGEND**

- House Type A: 4 Bedroom Bungalow : Medical needs 1 No.
- House Type B: 3 Bedroom Semi-Detached 4 No.
- House Type C: 2 Bedroom Semi D/Terrace 4 No.
- House Type D: 2 Bedroom Single Storey End Terrace OPD 1 No.

# Site Layout

Scale 1:1500@A3

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Housing Capital,  
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☎ 057 9346800

Ms. Sharon Kennedy, Director of Services

**PROJECT:** 10 No SOCIAL HOUSES AT SYCAMORE DRIVE, BALLYCUMBER, Co OFFALY

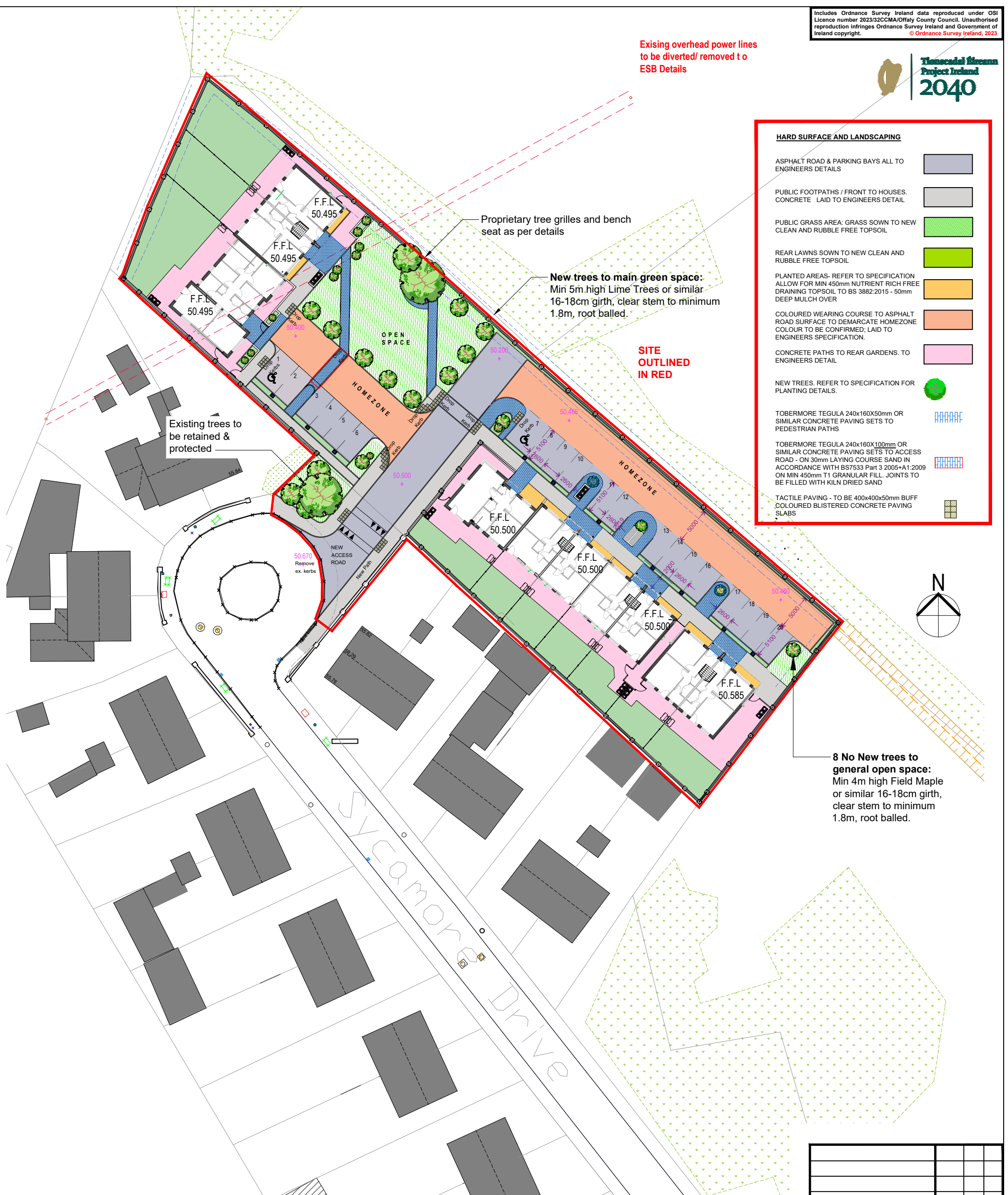
**TITLE:** SITE LAYOUT PLAN

SCALE: 1:500 @ A3	PROJECT No: 19.10	DRAWING No: PB-005	REVISION: A
DATE: Feb '23	DRAWN BY: J.H	CHECKED: N.MG	APPROVED: J.C

Note: This drawing should not be scaled, only figured dimensions to be used. Any discrepancies to be notified to O.C.C. immediately.

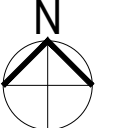
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Existing overhead power lines to be diverted/ removed to ESB Details



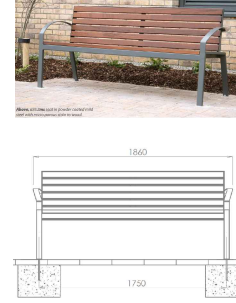
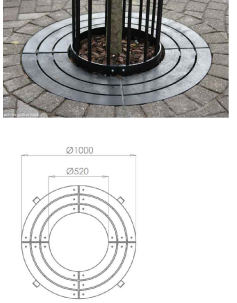
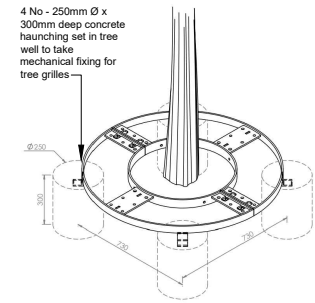
**HARD SURFACE AND LANDSCAPING**

ASPHALT ROAD & PARKING BAYS ALL TO ENGINEERS DETAILS	
PUBLIC FOOTPATHS / FRONT TO HOUSES. CONCRETE LAID TO ENGINEERS DETAIL	
PUBLIC GRASS AREA: GRASS SOWN TO NEW CLEAN AND RUBBLE FREE TOPSOIL	
REAR LAWNS SOWN TO NEW CLEAN AND RUBBLE FREE TOPSOIL	
PLANTED AREAS- REFER TO SPECIFICATION ALLOW FOR MIN 450mm NUTRIENT RICH FREE DRAINING TOPSOIL TO BS 3882:2015 - 50mm DEEP MULCH OVER	
COLOURED WEARING COURSE TO ASPHALT ROAD SURFACE TO DEMARCAT HOMEZONE COLOUR TO BE CONFIRMED; LAID TO ENGINEERS SPECIFICATION.	
CONCRETE PATHS TO REAR GARDENS. TO ENGINEERS DETAIL	
NEW TREES. REFER TO SPECIFICATION FOR PLANTING DETAILS.	
TOBERMORE TEGULA 240x160x50mm OR SIMILAR CONCRETE PAVING SETS TO PEDESTRIAN PATHS	
TOBERMORE TEGULA 240x160x100mm OR SIMILAR CONCRETE PAVING SETS TO ACCESS ROAD - ON 30mm LAYING COURSE SAND IN ACCORDANCE WITH BS7533 Part 3 2005+A1:2009 ON MIN 450mm T1 GRANULAR FILL. JOINTS TO BE FILLED WITH KILN DRIED SAND	
TACTILE PAVING - TO BE 400x400x50mm BUFF COLOURED BLISTERED CONCRETE PAVING SLABS	



# Site Layout - Landscape

Scale 1:1500@A3



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Ms. Sharon Kennedy, Director of Services

**PROJECT:** 10 No SOCIAL HOUSES AT SYCAMORE DRIVE, BALLYCUMBER, Co OFFALY

**TITLE:** LANDSCAPE PLAN

SCALE: 1:500 @ A3	PROJECT No: 19-10	DRAWING No: PB-006	REVISION: A
DATE: Feb '23	DRAWN BY: J.H	CHECKED: N.MG	APPROVED: J.C

Note: This drawing should not be scaled, only figured dimensions to be used. Any discrepancies to be notified to O.C.C. immediately.

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**PART 8 ISSUE**

WALL & BOUNDARY TYPES	
(A) 1.8m HIGH GARDEN WALLS [HALF CONCRETE POST & PLANK + HALF TIMBER INFILL]	
(B) 1.8M GATE TO REAR 1.2M WIDE GALVANIZED BOX SECTION WITH TREATED SOFTWOOD BOARDS	
(C) 1.2M GATE TO FRONT 1.2M WIDE GALVANIZED BOX SECTION WITH TREATED SOFTWOOD BOARDS - 2 NO.	
(D) 2m HIGH CONCRETE BLOCK WALL	
(E) 1.8m HIGH CONCRETE BLOCK WALL	
(F) 1.2m HIGH BLOCK WALL	
(G) BRICK WALL TO BIN STORES (As Per Details S3-311)	
(H) 900mm BLOCK / PLANTER WALL	
(J) 900mm BRICK WALL	



BOUNDARY LEGEND  
SCALE 1:500/A3

DESCRIPTION	DATE	INIT	REV
Revised application	20.02.24	JJC	A

**Offaly County Council**  
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Áras an Chontae, Tullamore  
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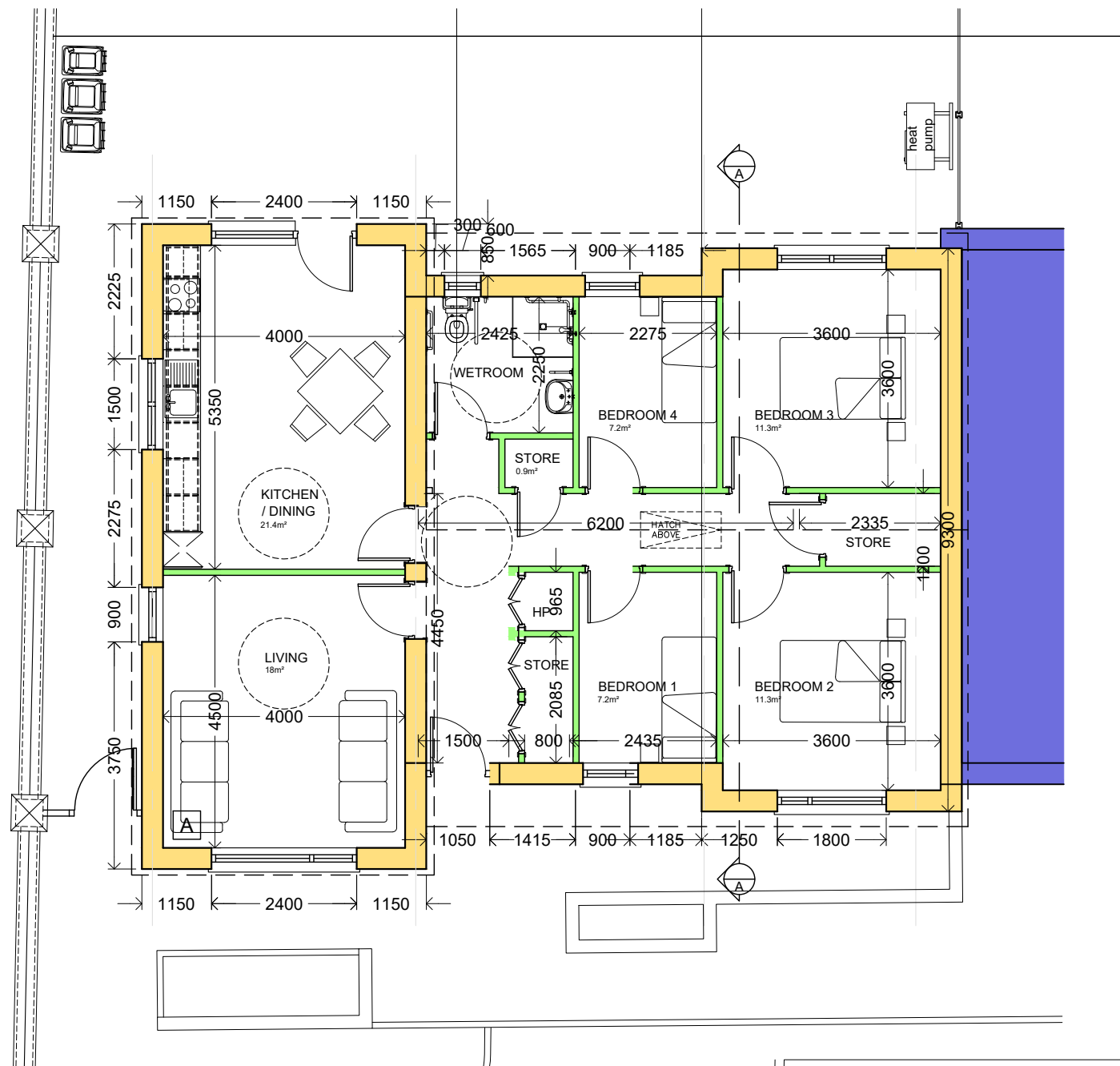
Ms. Sharon Kennedy, Director of Services

PROJECT: 10 No SOCIAL HOUSES AT SYCAMORE DRIVE, BALLYCUMBER, Co OFFALY  
TITLE: BOUNDARY LEGEND

SCALE: 1:500 @ A3	PROJECT No: 19.10	DRAWING No: T-007	REVISION: -
DATE: Feb '23	DRAWN BY: J.H	CHECKED: N.MG	APPROVED: J.C





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**PART 8 ISSUE**



FLOOR PLAN  
SCALE 1:100/A3

**STRUCTURE**

	<b>350MM CAVITY:</b>	100mm INNER LEAF 150mm CAVITY WITH 110mm INSULATION 100mm OUTER LEAF
	<b>INTERNAL WALL:</b>	100mm SOLID BLOCK WORK
	<b>PARTY WALL:</b>	215MM SOLID BLOCK WORK
	<b>PARTITIONS:</b>	STUD PARTITION

**AREA SCHEDULE**

Room	Area M²	Aggregate M²
Kitchen / Dining	21.4	39.4
Living Room	18.0	
Store [plant]	0.8	
Store [hall]	1.6	5.0
Store [hall]	2.6	
Bedroom 1	7.2	34.8
Bedroom 2	11.3	
Bedroom 3	11.3	
Bedroom 4	7.2	
<b>TOTAL AREA</b>	<b>106.2</b>	

**NOTE:**

ELEMENT	U-VALUE MAX
WALL	0.15W/m²k
FLOOR	0.15W/m²k
ROOF (SLOPING)	0.16W/m²k
ROOF (CEILING)	0.14W/m²k
FLAT ROOF	0.20W/m²k
WINDOW/DOOR	1.2W/m²k / 1.1W/m²k

- All details to be in accordance with technical guidance document part L - acceptable construction details
- All works to be carried out in conjunction with Architectural, Engineering & M&E drawings & specifications.
- All works to be carried out in accordance with current Technical Guidance Documents /Building Regulations and Building Standards.



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**PROJECT:** 10 No SOCIAL HOUSES AT SYCAMORE DRIVE, BALLYCUMBER, Co OFFALY

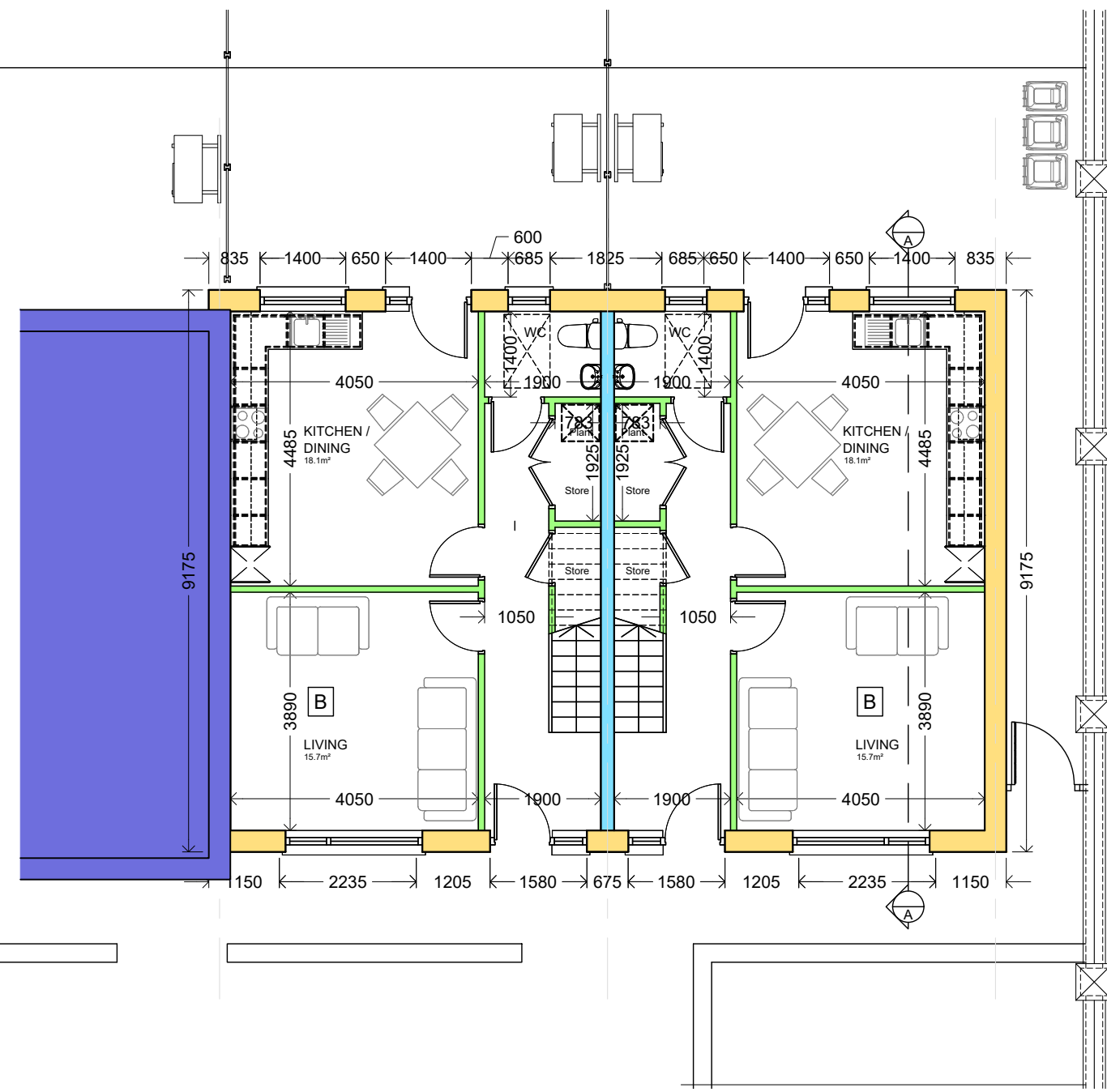
**TITLE:** 4 BED HOUSE: TYPE A MEDICAL NEEDS BUNGALOW: FLOOR PLAN

SCALE: 1:100 @A3	PROJECT No: 19-10	DRAWING No: PB-100	REVISION: A
DATE: Feb '24	DRAWN BY: J.H	CHECKED: BK	APPROVED: J.C

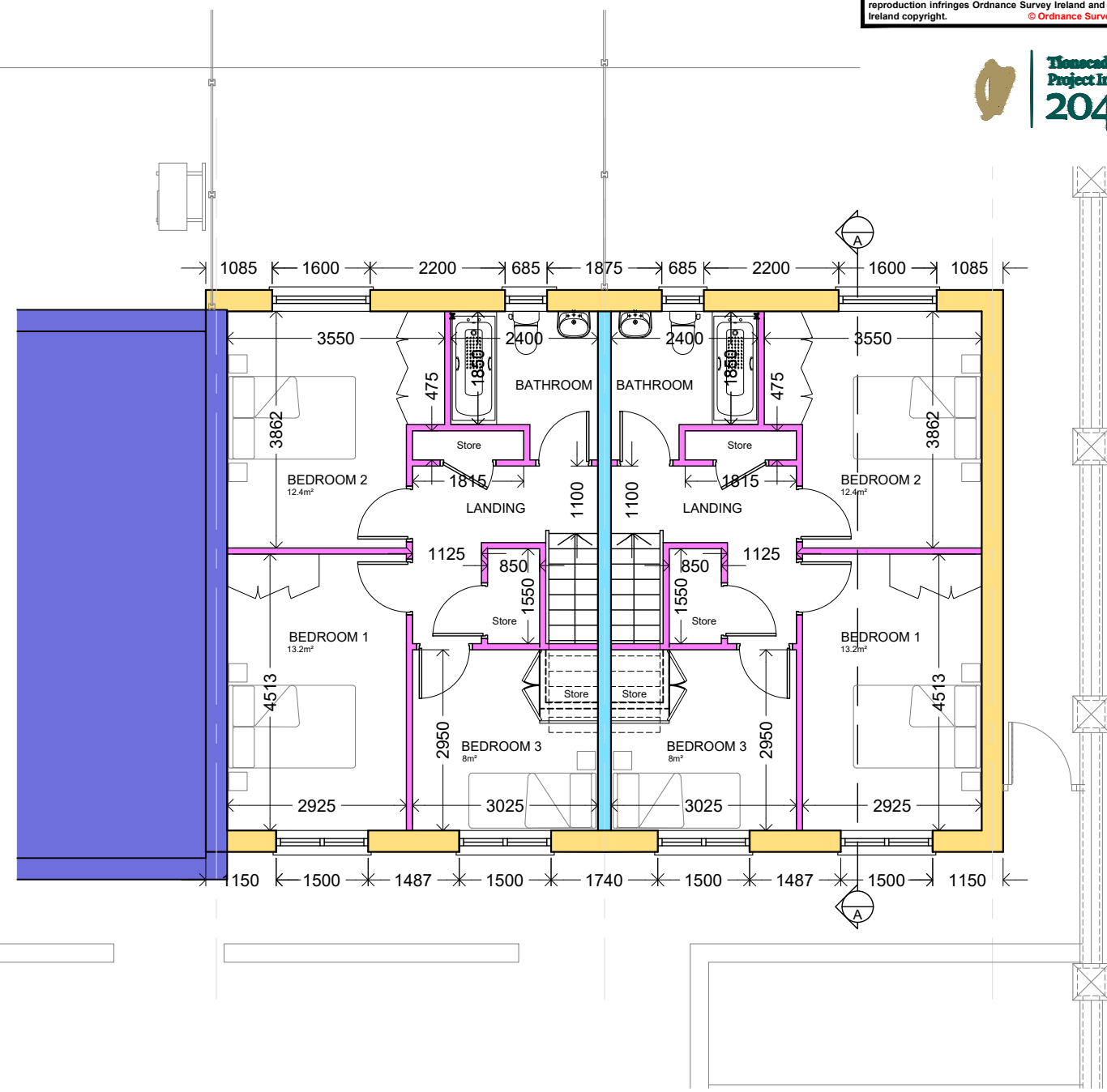
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**GROUND FLOOR PLAN**  
SCALE 1:100/A3



**FIRST FLOOR PLAN**  
SCALE 1:100/A3

**STRUCTURE**

	<b>350MM CAVITY:</b>	100mm INNER LEAF 150mm CAVITY WITH 110mm INSULATION 100mm OUTER LEAF
	<b>INTERNAL WALL:</b>	100mm SOLID BLOCK WORK
	<b>PARTY WALL:</b>	215MM SOLID BLOCK WORK
	<b>PARTITIONS:</b>	STUD PARTITION

AREA SCHEDULE			
Room	Area M²		Aggregate M²
Kitchen / Dining	18.1	}	33.8
Living Room	15.7		
Store [plant]	1.4	}	4.9
Under Stairs [store]	1.4		
First Floor [store]	0.8		
Bedroom 1	13.2		
Bedroom 2	12.4		
Bedroom 3	8.0		
<b>TOTAL AREA</b>	<b>102.4</b>		

**NOTE:**

ELEMENT	U-VALUE MAX
WALL	0.15W/m²k
FLOOR	0.15W/m²k
ROOF (SLOPING)	0.16W/m²k
ROOF (CEILING)	0.14W/m²k
FLAT ROOF	0.20W/m²k
WINDOW/DOOR	1.2W/m²k / 1.1W/m²k

- All details to be in accordance with technical guidance document part L - acceptable construction details
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**PART 8 ISSUE**

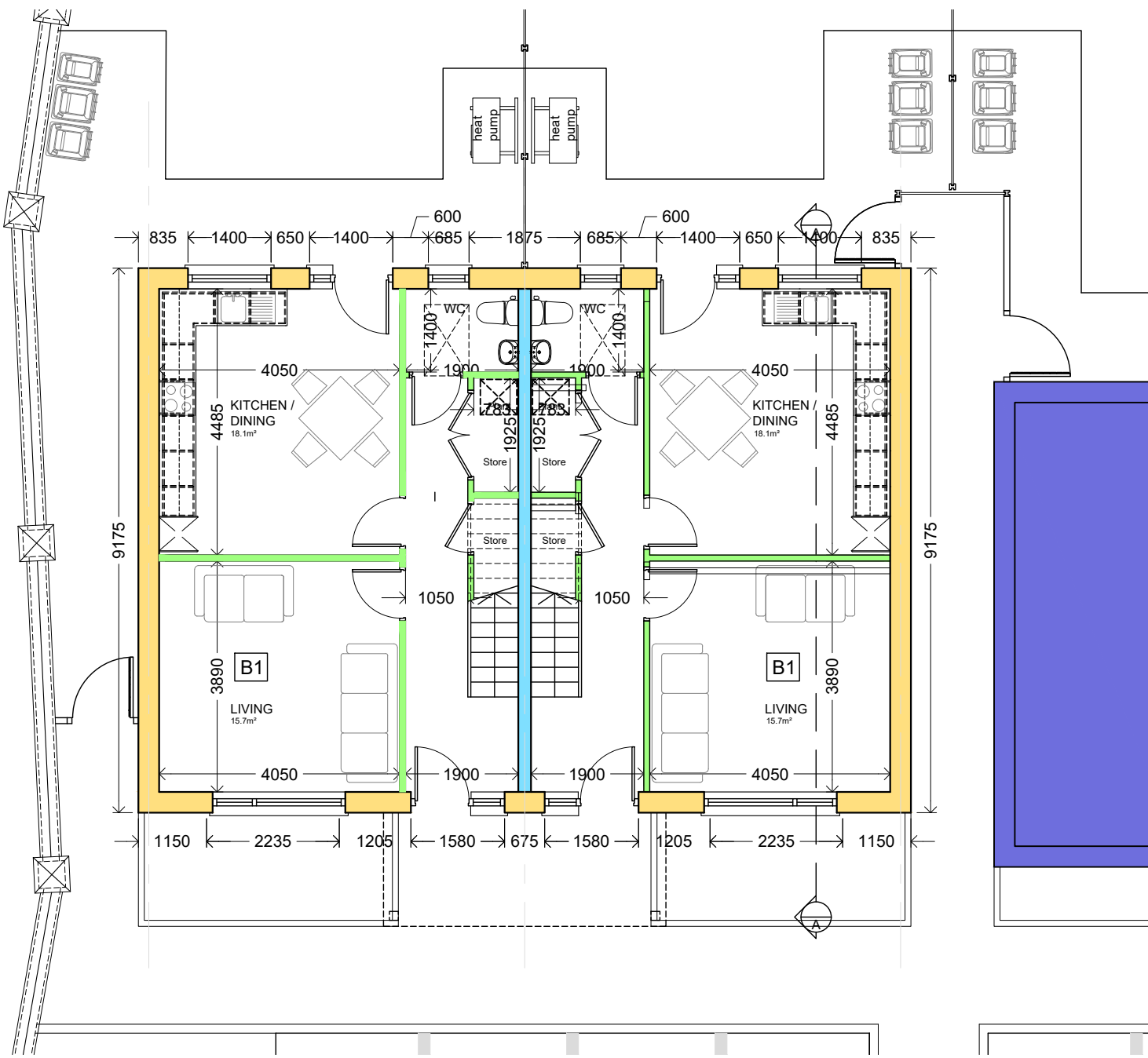
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**Offaly County Council**  
Housing Capital,  
Áras an Chontae, Tullamore  
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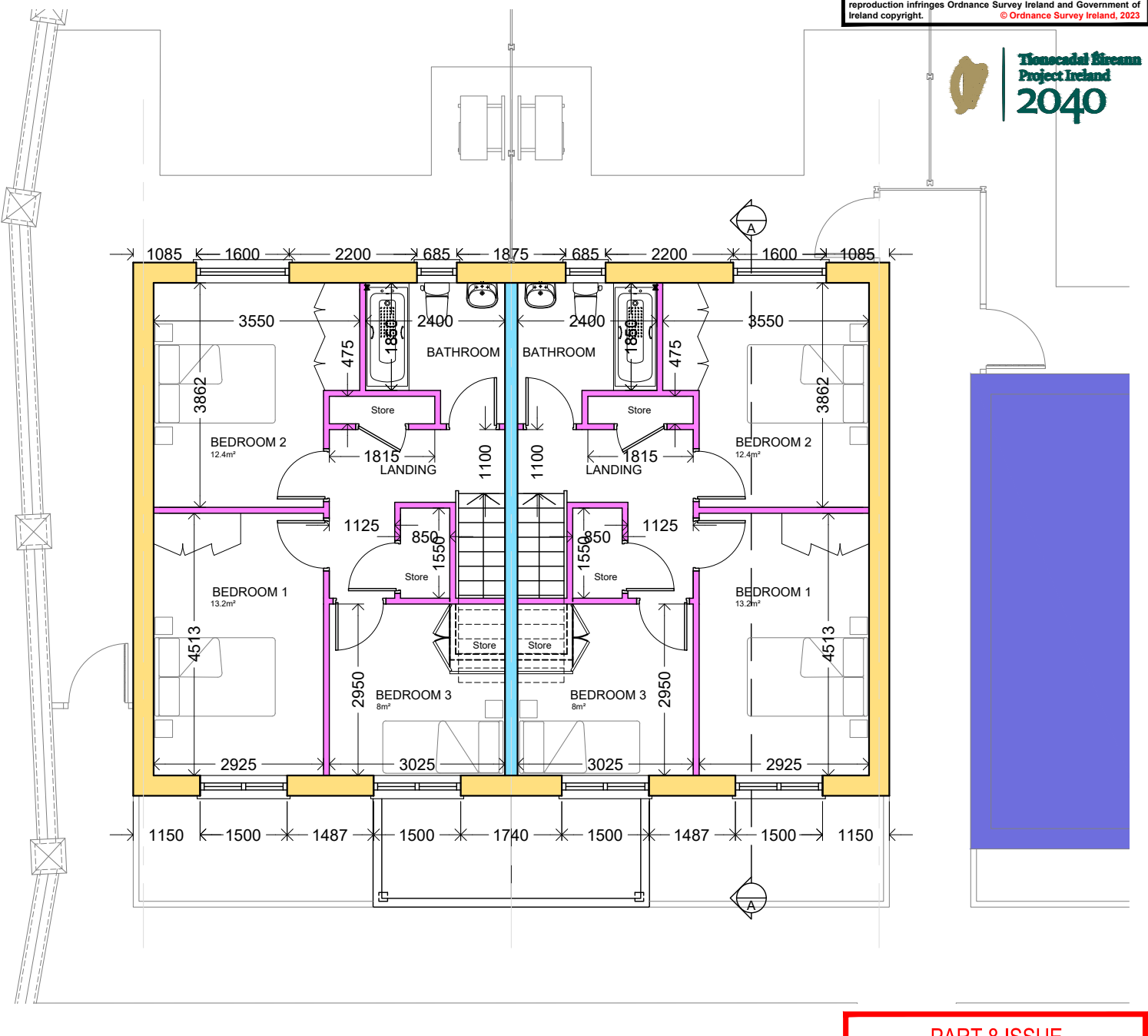
Ms. Jean Ryan, A Director of Services

<b>PROJECT:</b>	10 No SOCIAL HOUSES AT SYCAMORE DRIVE, BALLYCUMBER, Co OFFALY		
<b>TITLE:</b>	3 BED HOUSE: TYPE B TWO STOREY FLOOR PLAN		
<b>SCALE:</b>	<b>PROJECT No:</b>	<b>DRAWING No:</b>	<b>REVISION:</b>
1:100 @A3	19-10	P8-101	A
<b>DATE:</b>	<b>DRAWN BY:</b>	<b>CHECKED:</b>	<b>APPROVED:</b>
Feb '24	J.H	BK	J.C

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**GROUND FLOOR PLAN**  
SCALE 1:100/A3



**FIRST FLOOR PLAN**  
SCALE 1:100/A3

**STRUCTURE**

	<b>350MM CAVITY:</b>	100mm INNER LEAF 150mm CAVITY WITH 110mm INSULATION 100mm OUTER LEAF
	<b>INTERNAL WALL:</b>	100mm SOLID BLOCK WORK
	<b>PARTY WALL:</b>	215MM SOLID BLOCK WORK
	<b>PARTITIONS:</b>	STUD PARTITION

AREA SCHEDULE			
Room	Area M²		Aggregate M²
Kitchen / Dining	18.1	}	33.8
Living Room	15.7		
Store [plant]	1.4	}	4.9
Under Stairs [store]	1.4		
First Floor [store]	0.8		
Bedroom 1	13.2		
Bedroom 2	12.4		
Bedroom 3	8.0		
<b>TOTAL AREA</b>	<b>102.4</b>		

**NOTE:**

ELEMENT	U-VALUE MAX
WALL	0.15W/m²k
FLOOR	0.15W/m²k
ROOF (SLOPING)	0.16W/m²k
ROOF (CEILING)	0.14W/m²k
FLAT ROOF	0.20W/m²k
WINDOW/DOOR	1.2W/m²k / 1.1W/m²k

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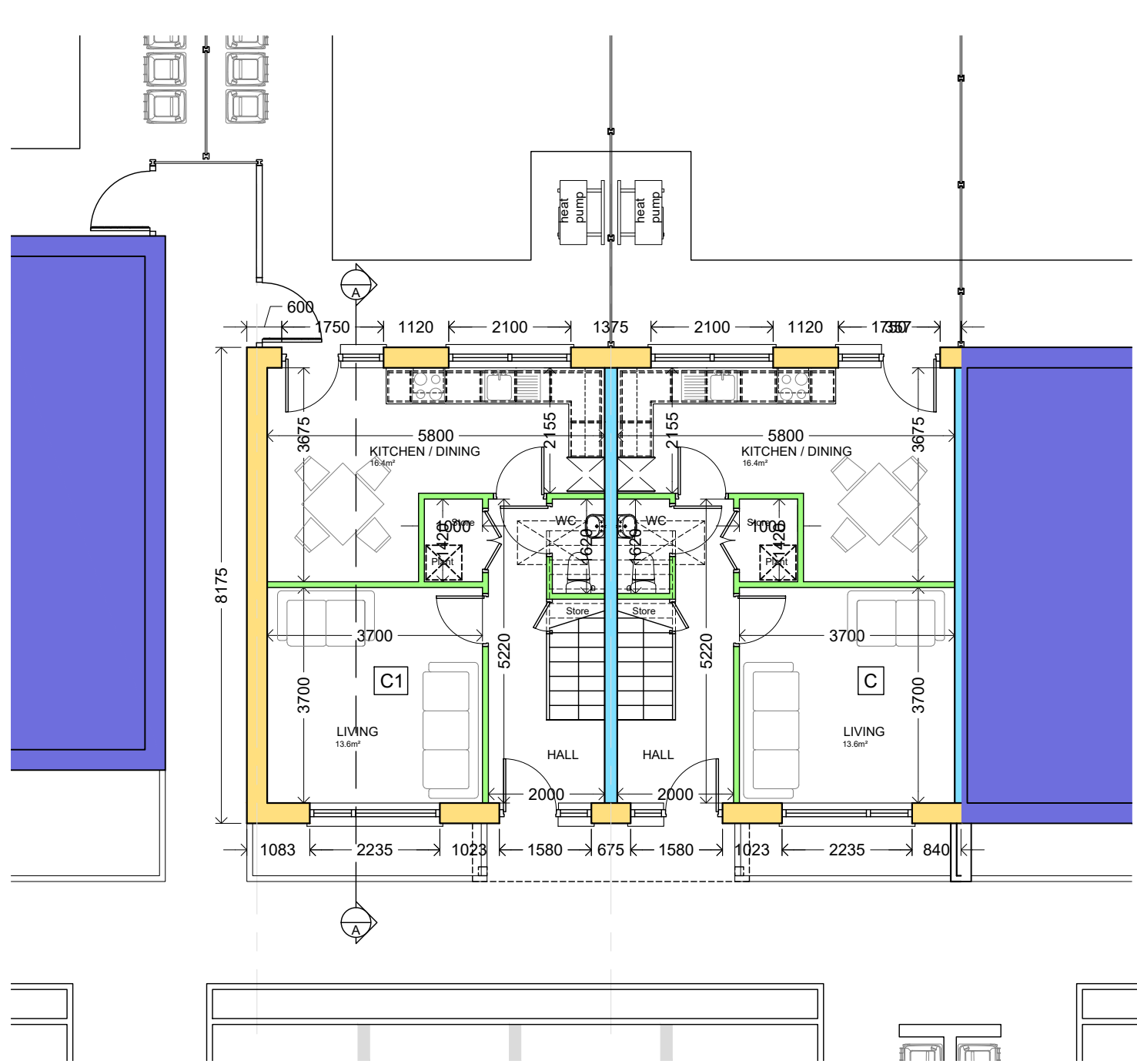
**Offaly County Council**  
Housing Capital,  
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☎ 057 9346800

Ms. Jean Ryan, A Director of Services

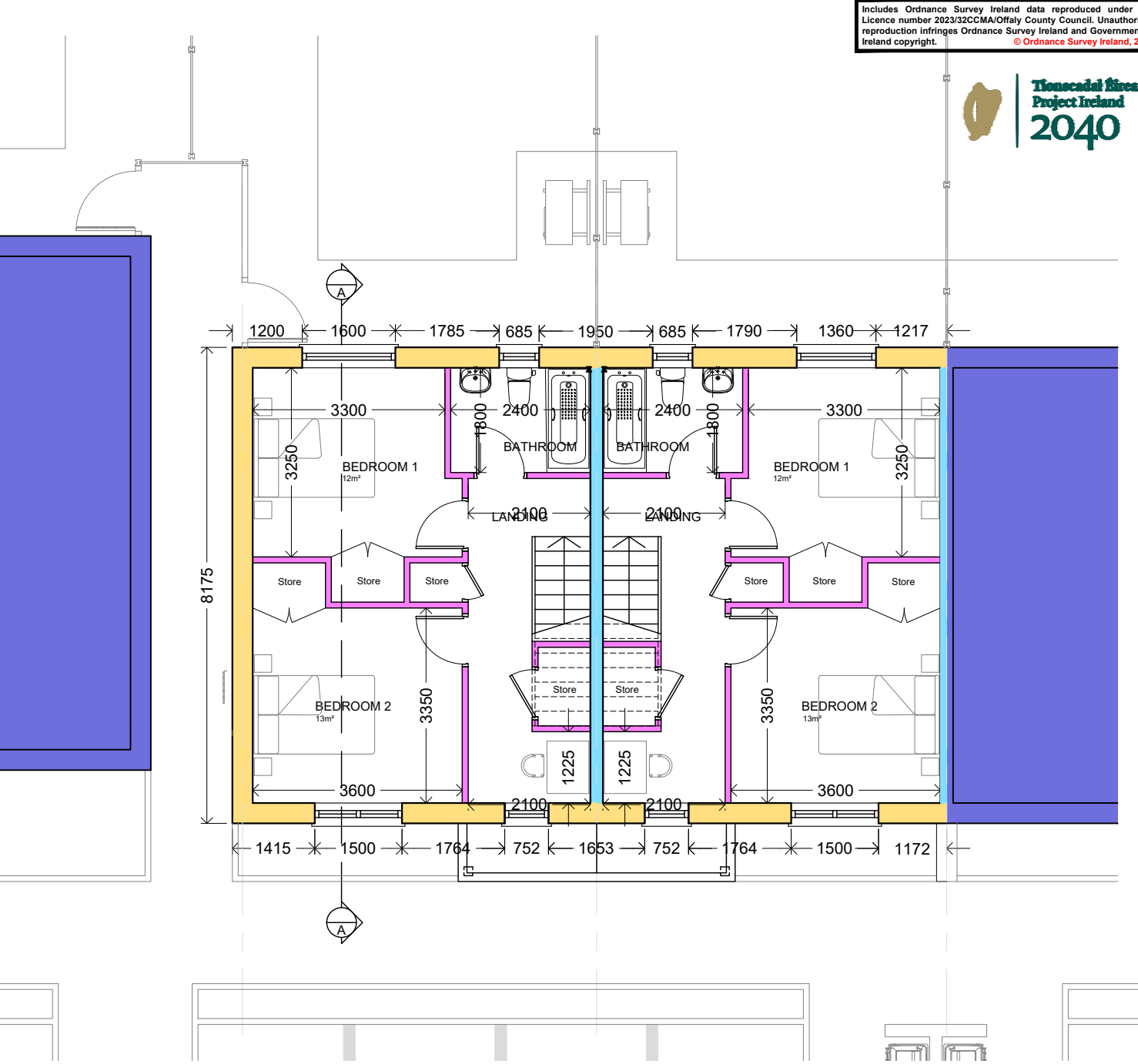
<b>PROJECT:</b>	10 No SOCIAL HOUSES AT SYCAMORE DRIVE, BALLYCUMBER, Co OFFALY		
<b>TITLE:</b>	3 BED HOUSE: TYPE B1 TWO STOREY FLOOR PLAN		
<b>SCALE:</b>	<b>PROJECT No:</b>	<b>DRAWING No:</b>	<b>REVISION:</b>
1:100 @A3	19-10	P8-102	
<b>DATE:</b>	<b>DRAWN BY:</b>	<b>CHECKED:</b>	<b>APPROVED:</b>
Feb '24	J.H	N.MG	J.C

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**PART 8 ISSUE**



**GROUND FLOOR PLAN**  
SCALE 1:100/A3



**FIRST FLOOR PLAN**  
SCALE 1:100/A3

**STRUCTURE**

	<b>350MM CAVITY:</b>	100mm INNER LEAF 150mm CAVITY WITH 110mm INSULATION 100mm OUTER LEAF
	<b>INTERNAL WALL:</b>	100mm SOLID BLOCK WORK
	<b>PARTY WALL:</b>	215MM SOLID BLOCK WORK
	<b>PARTITIONS:</b>	STUD PARTITION

AREA SCHEDULE			
Room	Area M²		Aggregate M²
Kitchen / Dining	16.4	}	30.0
Living Room	13.6		
Store [plant]	1.4	}	4.0
Under Stairs [store]	0.8		
First Floor [store]	0.6		
First Floor [store]	1.2		
Bedroom 1	12.0		
Bedroom 2	13.0		
<b>TOTAL AREA</b>	<b>86.7</b>		

**NOTE:**  
**ELEMENT**                      **U-VALUE MAX**  
WALL                                      0.15W/m²k  
FLOOR                                      0.15W/m²k  
ROOF (SLOPING)                      0.16W/m²k  
ROOF (CEILING)                      0.14W/m²k  
FLAT ROOF                                0.20W/m²k  
WINDOW/DOOR                      1.2W/m²k / 1.1W/m²k

- All details to be in accordance with technical guidance document part L - acceptable construction details
- All works to be carried out in conjunction with Architectural, Engineering & M&E drawings & specifications.
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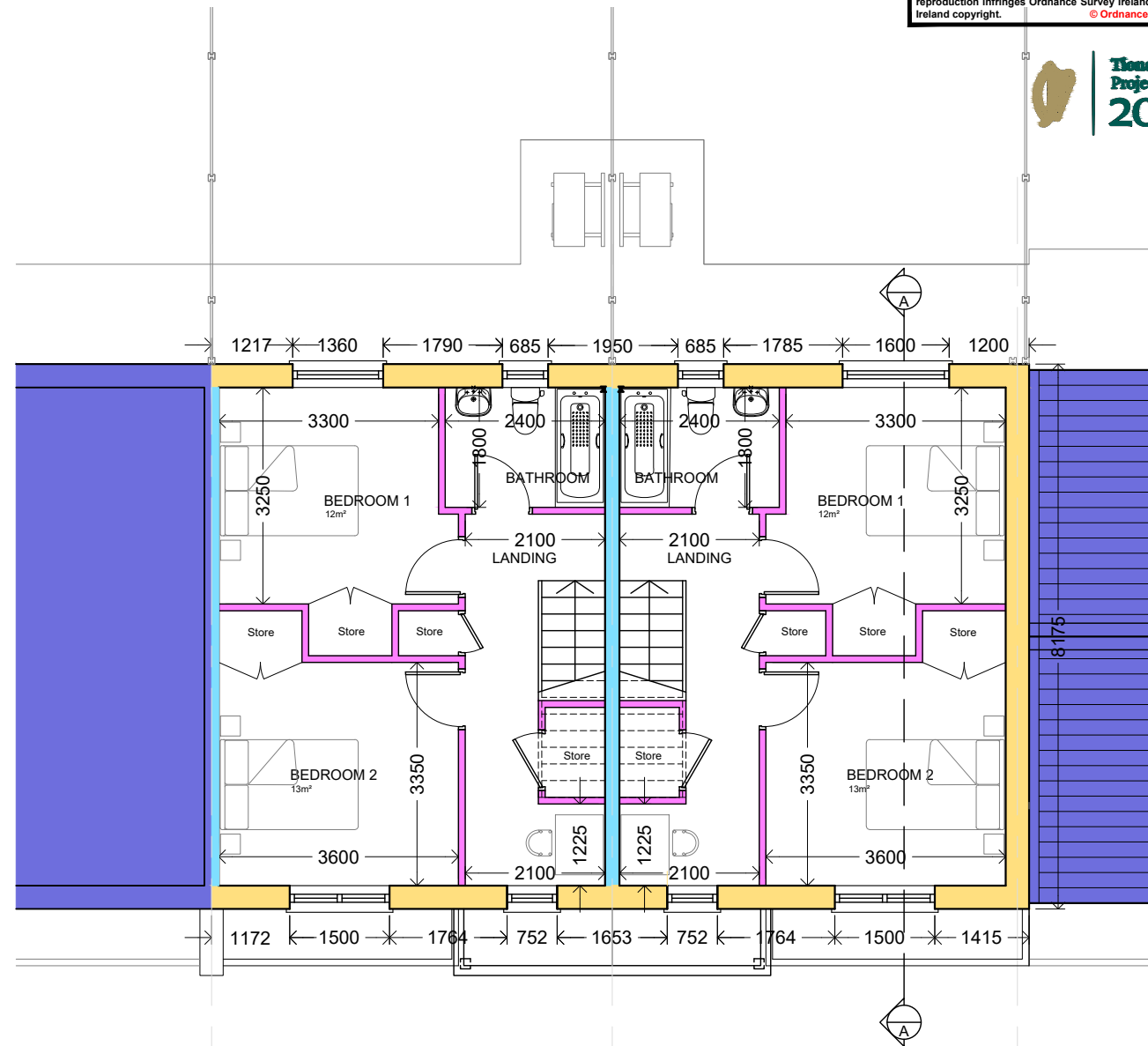
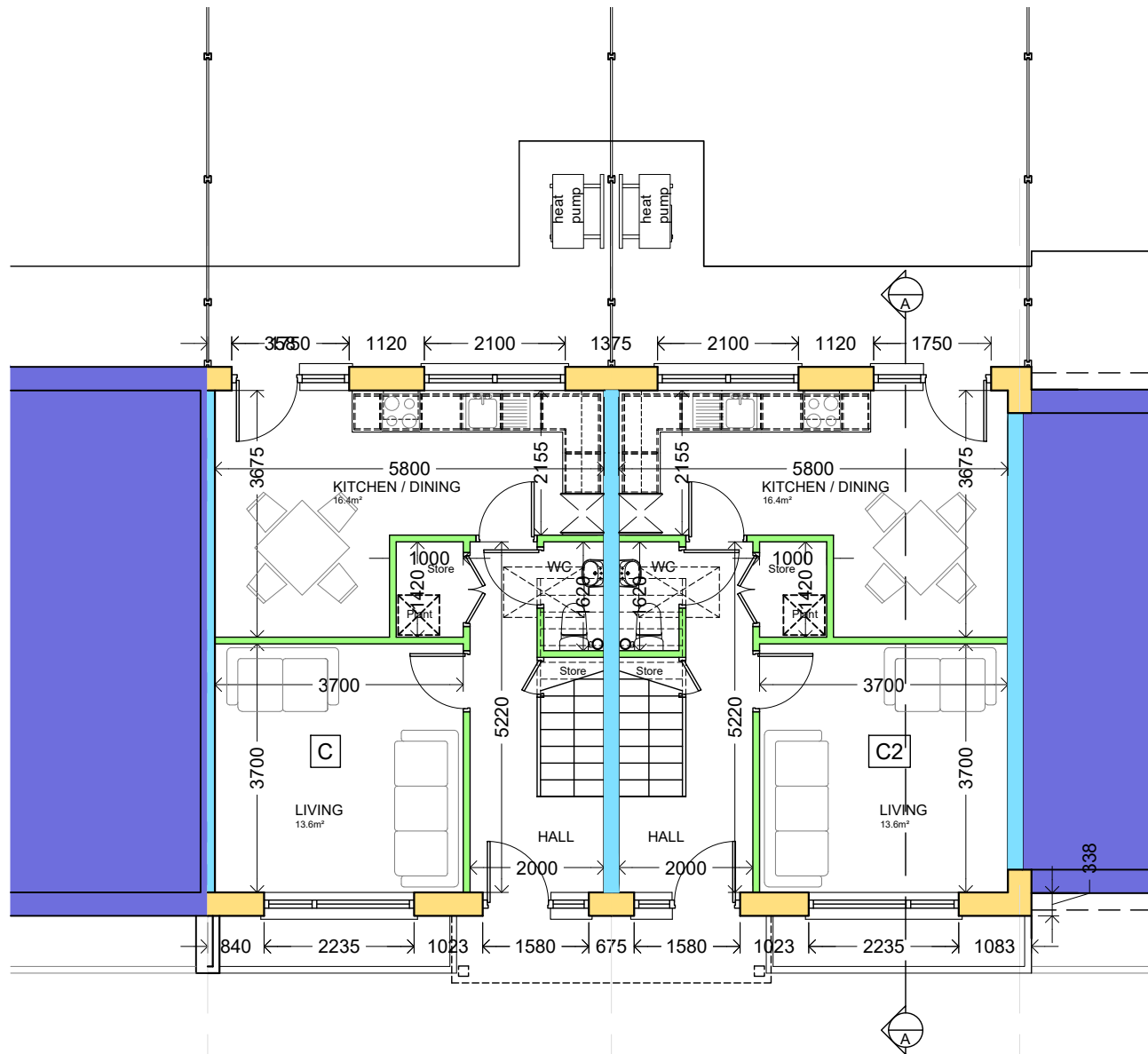
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Housing Capital,  
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☎ 057 9346800

PROJECT:	10 No SOCIAL HOUSES AT SYCAMORE DRIVE, BALLYCUMBER, Co OFFALY		
TITLE:	2 BED HOUSE: TYPE C & C1 TWO STOREY TERRACED FLOOR PLAN		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1:100 @A3	19-10	P8-103	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Feb '24	J.H	N.MG	J.C

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**GROUND FLOOR PLAN**  
SCALE 1:100/A3

**FIRST FLOOR PLAN**  
SCALE 1:100/A3

**STRUCTURE**

	<b>350MM CAVITY:</b>	100mm INNER LEAF 150mm CAVITY WITH 110mm INSULATION 100mm OUTER LEAF
	<b>INTERNAL WALL:</b>	100mm SOLID BLOCK WORK
	<b>PARTY WALL:</b>	215MM SOLID BLOCK WORK
	<b>PARTITIONS:</b>	STUD PARTITION

AREA SCHEDULE			
	Room	Area M <sup>2</sup>	Aggregate M <sup>2</sup>
2 BED HOUSE TYPE C & C2	Kitchen / Dining	16.4	30.0
	Living Room	13.6	
	Store [plant]	1.4	4.0
	Under Stairs [store]	0.8	
First Floor [store]	0.6		
First Floor [store]	1.2		
	Bedroom 1	12.0	
	Bedroom 2	13.0	
	<b>TOTAL AREA</b>	<b>86.7</b>	

**NOTE:**  
ELEMENT U-VALUE MAX  
WALL 0.15W/m<sup>2</sup>k  
FLOOR 0.15W/m<sup>2</sup>k  
ROOF (SLOPING) 0.16W/m<sup>2</sup>k  
ROOF (CEILING) 0.14W/m<sup>2</sup>k  
FLAT ROOF 0.20W/m<sup>2</sup>k  
WINDOW/DOOR 1.2W/m<sup>2</sup>k / 1.1W/m<sup>2</sup>k

- All details to be in accordance with technical guidance document part L - acceptable construction details
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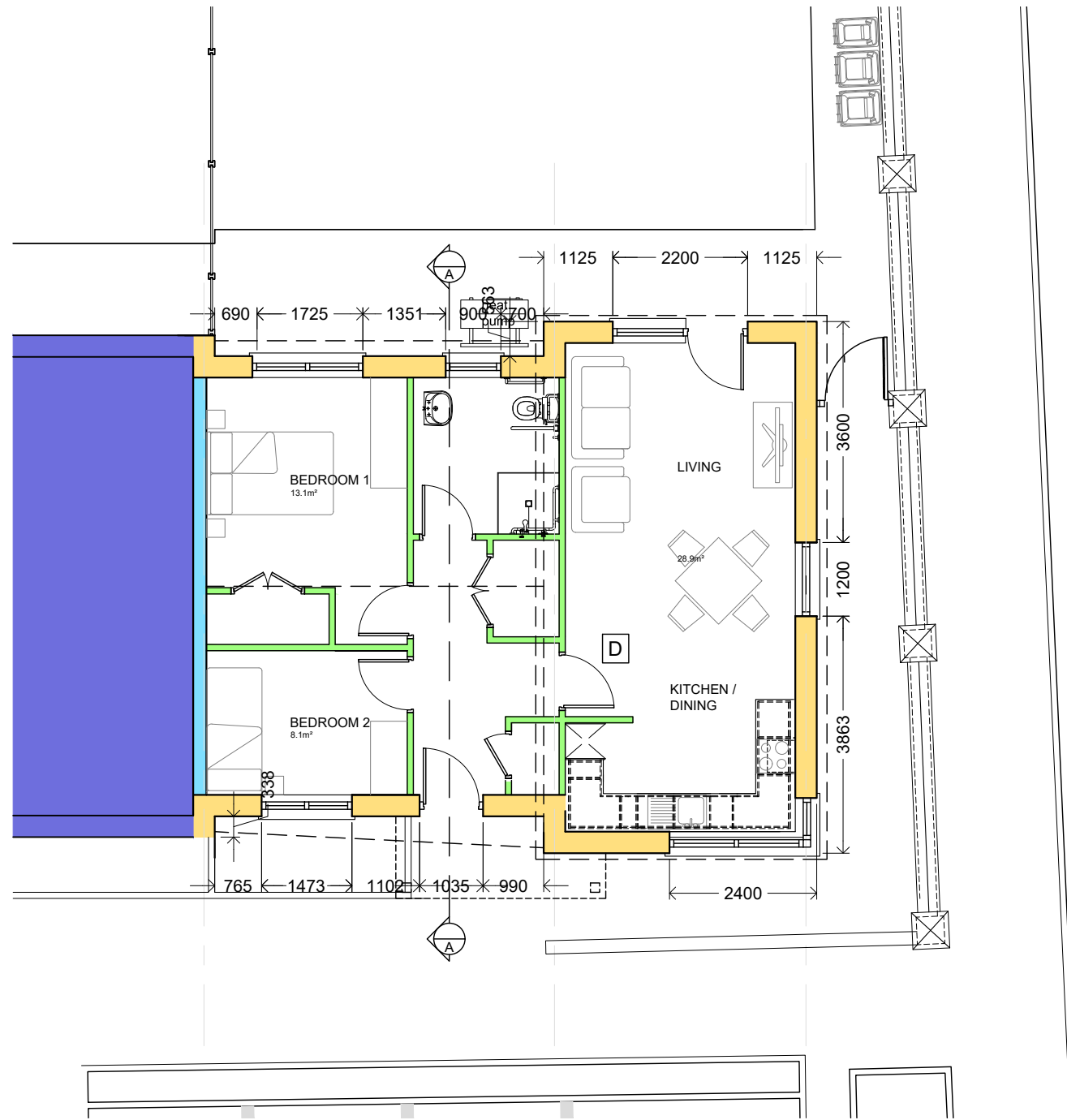
**PART 8 ISSUE**

Revised Application	20.02.24	JJC	A
DESCRIPTION	DATE	INIT	REV

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Áras an Chontae, Tullamore  
☎ 057 9346800

PROJECT:	10 No SOCIAL HOUSES AT SYCAMORE DRIVE, BALLYCUMBER, Co OFFALY		
TITLE:	2 BED HOUSE: TYPE C & C2 TWO STOREY TERRACED FLOOR PLAN		
SCALE:	PROJECT No:	DRAWING No:	REVISION:
1:100 @A3	19-10	P8-104	
DATE:	DRAWN BY:	CHECKED:	APPROVED:
Feb '24	J.H	N.MG	J.C

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FLOOR PLAN  
SCALE 1:100/A3

**STRUCTURE**

	<b>350MM CAVITY:</b>	100mm INNER LEAF 150mm CAVITY WITH 110mm INSULATION 100mm OUTER LEAF
	<b>INTERNAL WALL:</b>	100mm SOLID BLOCK WORK
	<b>PARTY WALL:</b>	215MM SOLID BLOCK WORK
	<b>PARTITIONS:</b>	STUD PARTITION

AREA SCHEDULE			
	Room	Area M <sup>2</sup>	Aggregate M <sup>2</sup>
2 BED HOUSE TYPE D	Kitchen / Dining / Living Room	28.9	28.9
	Store [plant]	1.5	3.8
	Bedroom 1 [store]	1.6	
	Hall [store]	0.8	
	Bedroom 1	13.1	
	Bedroom 2	8.1	
	<b>TOTAL AREA</b>		<b>68.6</b>

**NOTE:**

ELEMENT	U-VALUE MAX
WALL	0.15W/m <sup>2</sup> k
FLOOR	0.15W/m <sup>2</sup> k
ROOF (SLOPING)	0.16W/m <sup>2</sup> k
ROOF (CEILING)	0.14W/m <sup>2</sup> k
FLAT ROOF	0.20W/m <sup>2</sup> k
WINDOW/DOOR	1.2W/m <sup>2</sup> k / 1.1W/m <sup>2</sup> k

- All details to be in accordance with technical guidance document part L - acceptable construction details
- All works to be carried out in conjunction with Architectural, Engineering & M&E drawings & specifications.
- All works to be carried out in accordance with current Technical Guidance Documents /Building Regulations and Building Standards.



**PART 8 ISSUE**

Revised Application	20.02.24	JJC	A
DESCRIPTION	DATE	INIT	REV

**Offaly County Council**  
Housing Capital,  
Áras an Chontae, Tullamore  
☎ 057 9346800

Ms. Jean Ryan, A Director of Services

**PROJECT:** 10 No SOCIAL HOUSES AT SYCAMORE DRIVE, BALLYCUMBER, Co OFFALY

**TITLE:** 2 BED HOUSE: TYPE D OPD BUNGALOW FLOOR PLAN

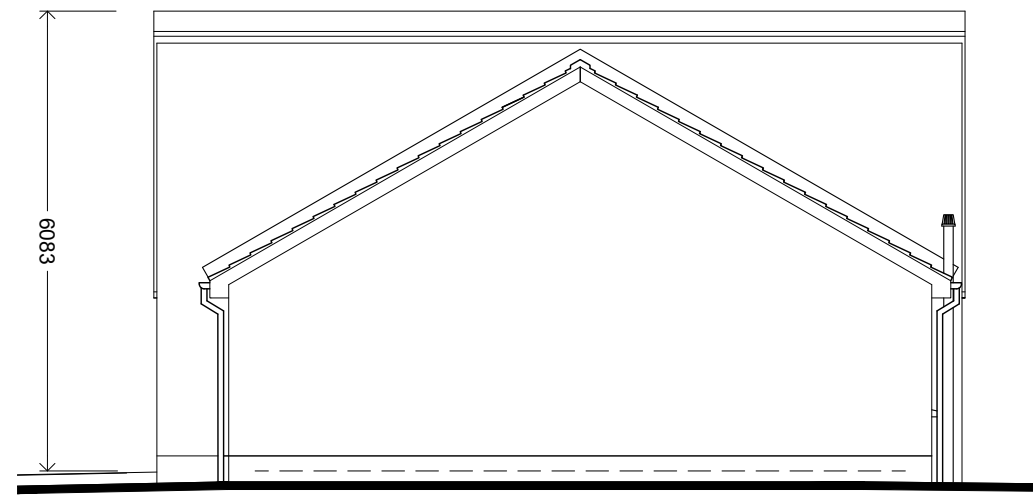
SCALE: 1:100 @A3	PROJECT No: 19-10	DRAWING No: PB-105	REVISION:
DATE: Feb '24	DRAWN BY: J.H	CHECKED: N.MG	APPROVED: J.C

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- SELECTED BLACK CONCRETE ROOF TILE
- POWDER COATED ALUMINUM RAINWATER GOODS
- PRESSED ALUMINUM FASCIA AND SOFFIT TO ARCH SPEC.
- PROPRIETARY CEMENT GAUGED RENDER FOR EXTERNAL WALLS COLOUR TO LATER SELECTION
- DOUBLE GLAZED ALUCLAD WINDOWS & DOORS
- PRESSED METAL CANOPY
- COMPOSITE FRONT DOOR

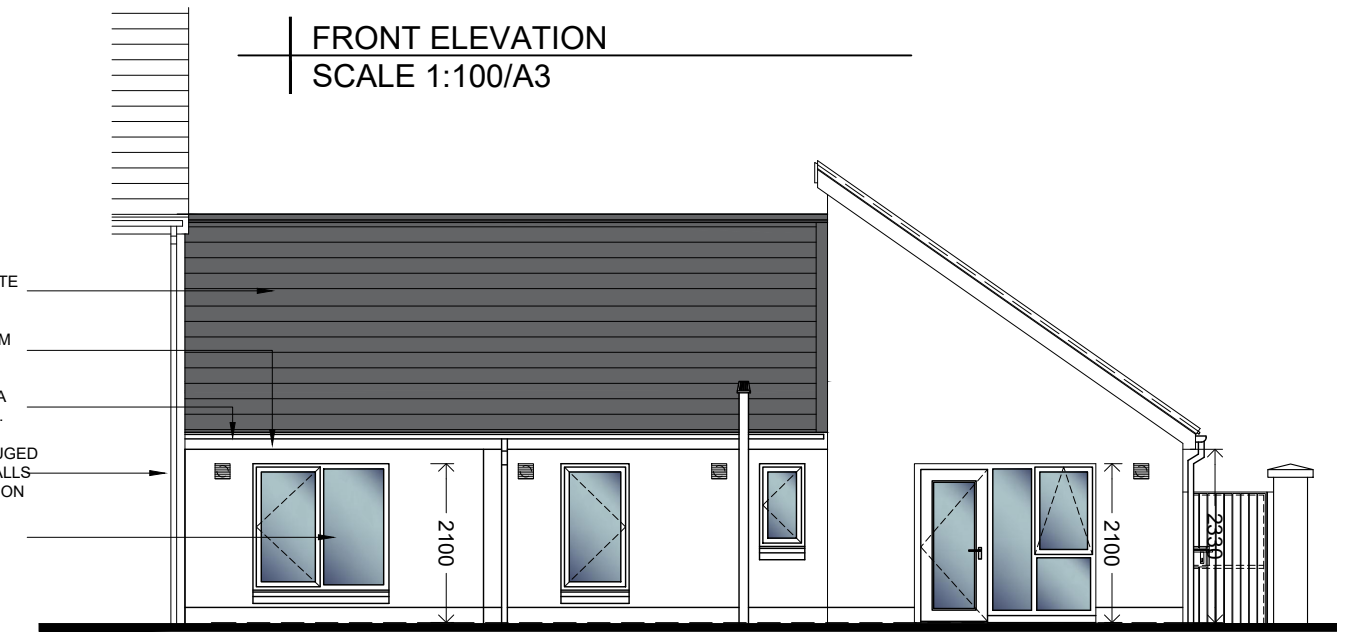


**FRONT ELEVATION**  
SCALE 1:100/A3



**SIDE ELEVATION**  
SCALE 1:100/A3

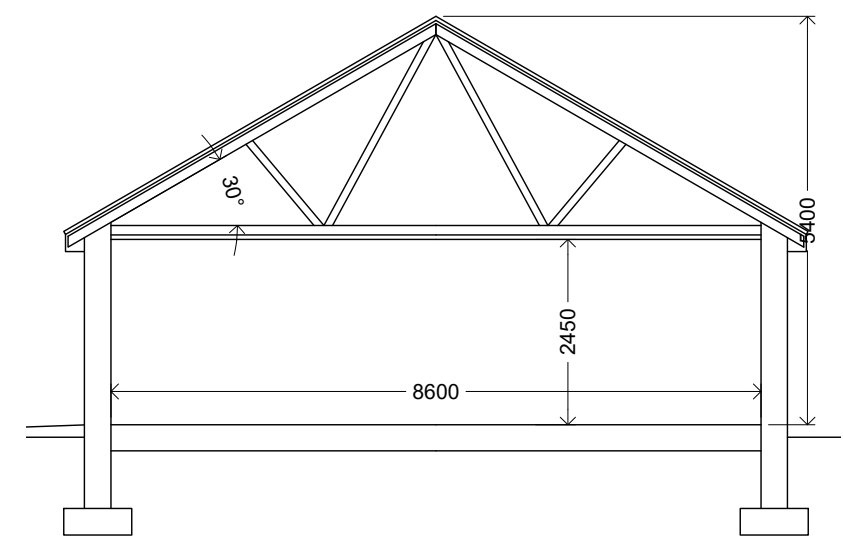
- SELECTED BLACK CONCRETE ROOF TILE
- POWDER COATED ALUMINUM RAINWATER GOODS
- PRESSED ALUMINUM FASCIA AND SOFFIT TO ARCH SPEC.
- PROPRIETARY CEMENT GAUGED RENDER FOR EXTERNAL WALLS COLOUR TO LATER SELECTION
- DOUBLE GLAZED ALUCLAD WINDOWS & DOORS



**REAR ELEVATION**  
SCALE 1:100/A3



**SIDE ELEVATION**  
SCALE 1:100/A3



**SECTION A-A**  
SCALE 1:100/A3

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Housing Capital,  
Áras an Chontae, Tullamore  
☎ 057 9346800

Ms. Jean Ryan, A Director of Services

**PROJECT:** 10 No SOCIAL HOUSES AT SYCAMORE DRIVE, BALLYCUMBER, Co OFFALY

**TITLE:** 4 BED HOUSE: TYPE A ELEVATIONS & SECTION AA

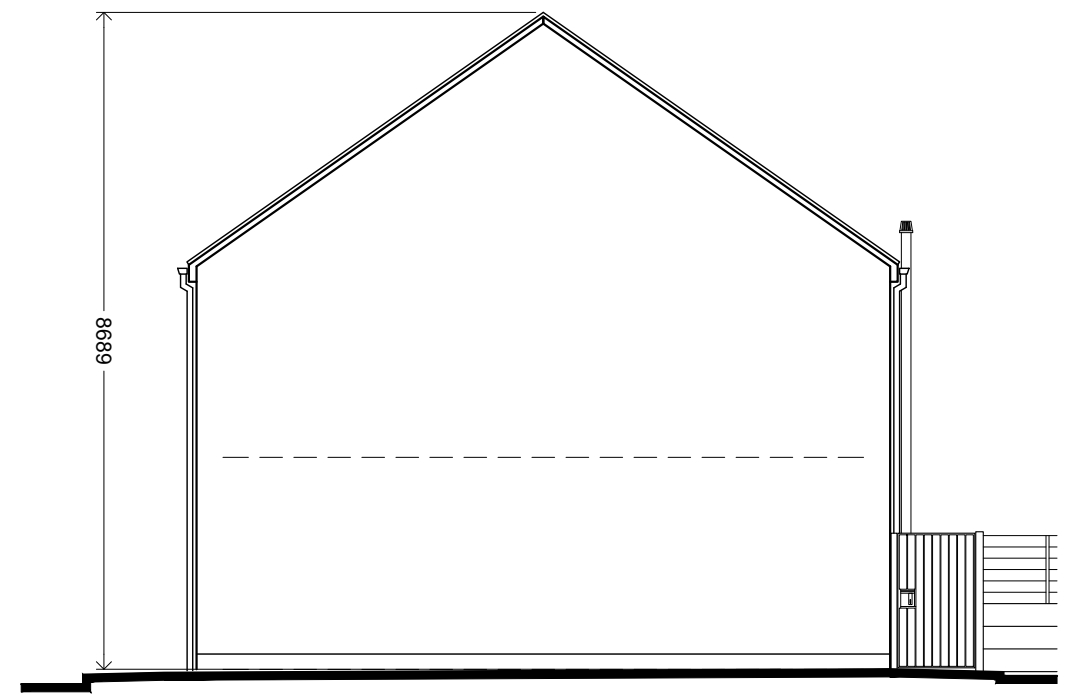
SCALE: 1:100 @A3	PROJECT No: 19-10	DRAWING No: P8-200	REVISION: A
DATE: Feb '24	DRAWN BY: J.H	CHECKED: JJC	APPROVED: J.C

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- SELECTED BLACK CONCRETE ROOF TILE
- POWDER COATED ALUMINUM RAINWATER GOODS
- PRESSED ALUMINUM FASCIA AND SOFFIT TO ARCH SPEC.
- PROPRIETARY CEMENT GAUGED RENDER FOR EXTERNAL WALLS COLOUR TO LATER SELECTION
- DOUBLE GLAZED ALUCLAD WINDOWS & DOORS
- COMPOSITE FRONT DOOR

FRONT ELEVATION  
SCALE 1:100/A3

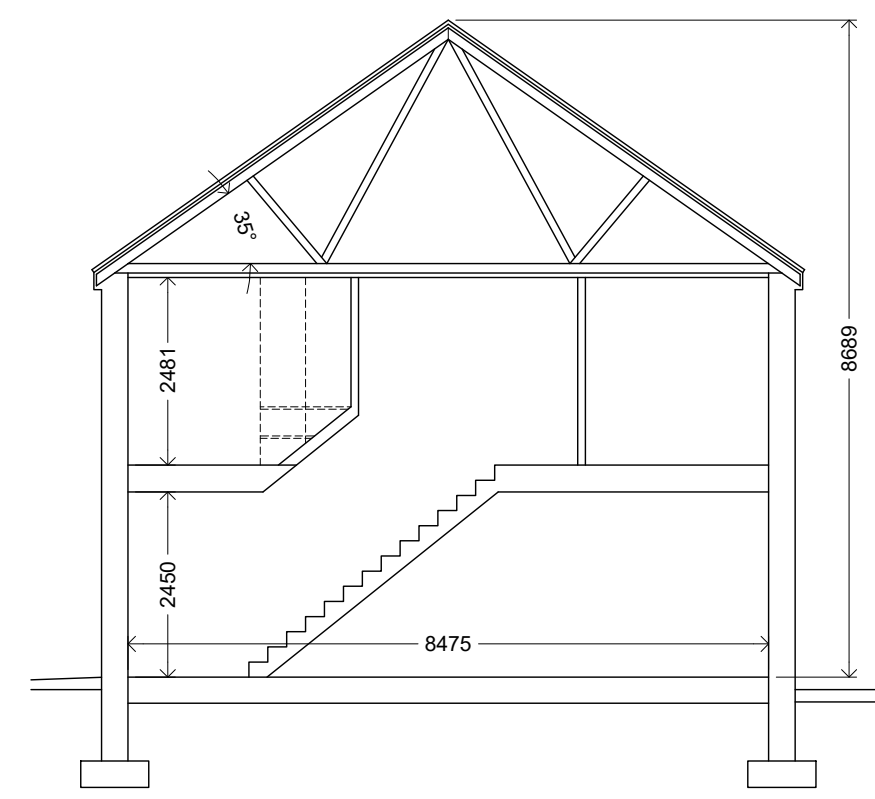


SIDE ELEVATION  
SCALE 1:100/A3



- SELECTED BLACK CONCRETE ROOF TILE
- POWDER COATED ALUMINUM RAINWATER GOODS
- PRESSED ALUMINUM FASCIA AND SOFFIT TO ARCH SPEC.
- PROPRIETARY CEMENT GAUGED RENDER FOR EXTERNAL WALLS COLOUR TO LATER SELECTION
- DOUBLE GLAZED ALUCLAD WINDOWS & DOORS
- COMPOSITE REAR DOOR

REAR ELEVATION  
SCALE 1:100/A3



SECTION A-A  
SCALE 1:100/A3

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**PROJECT:** 10 No SOCIAL HOUSES AT SYCAMORE DRIVE, BALLYCUMBER, Co OFFALY

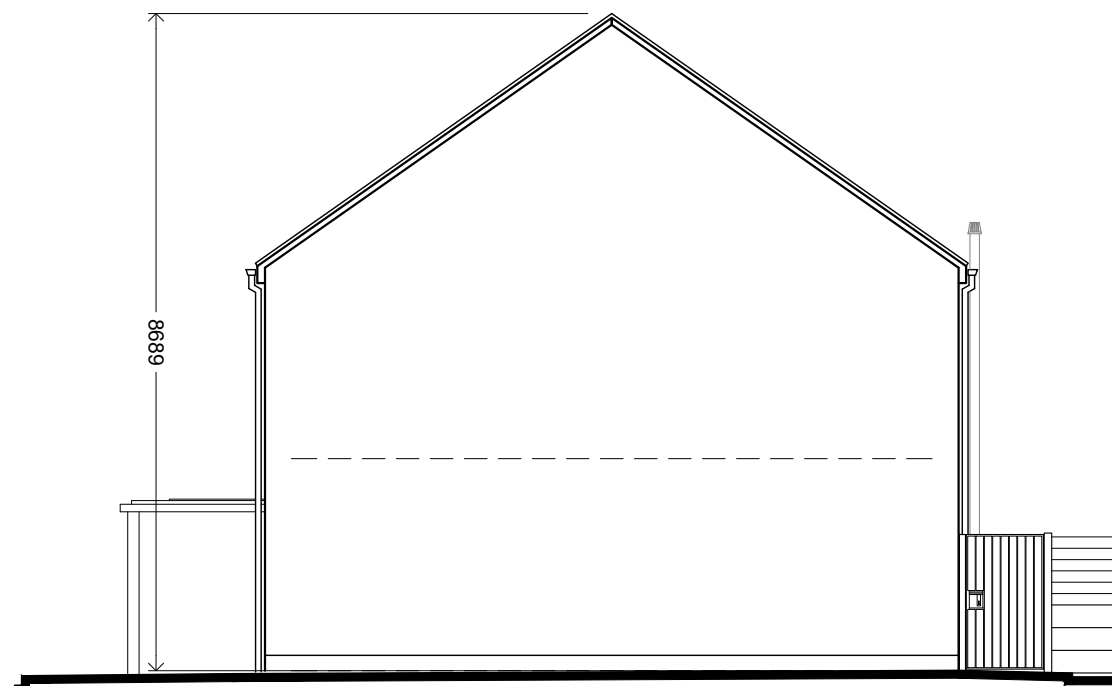
**TITLE:** 3 BED HOUSE: TYPE B ELEVATIONS & SECTION AA

SCALE: 1:100 @A3	PROJECT No: 19-10	DRAWING No: P8-201	REVISION: A
DATE: Feb '24	DRAWN BY: J.H	CHECKED: BK	APPROVED: J.C

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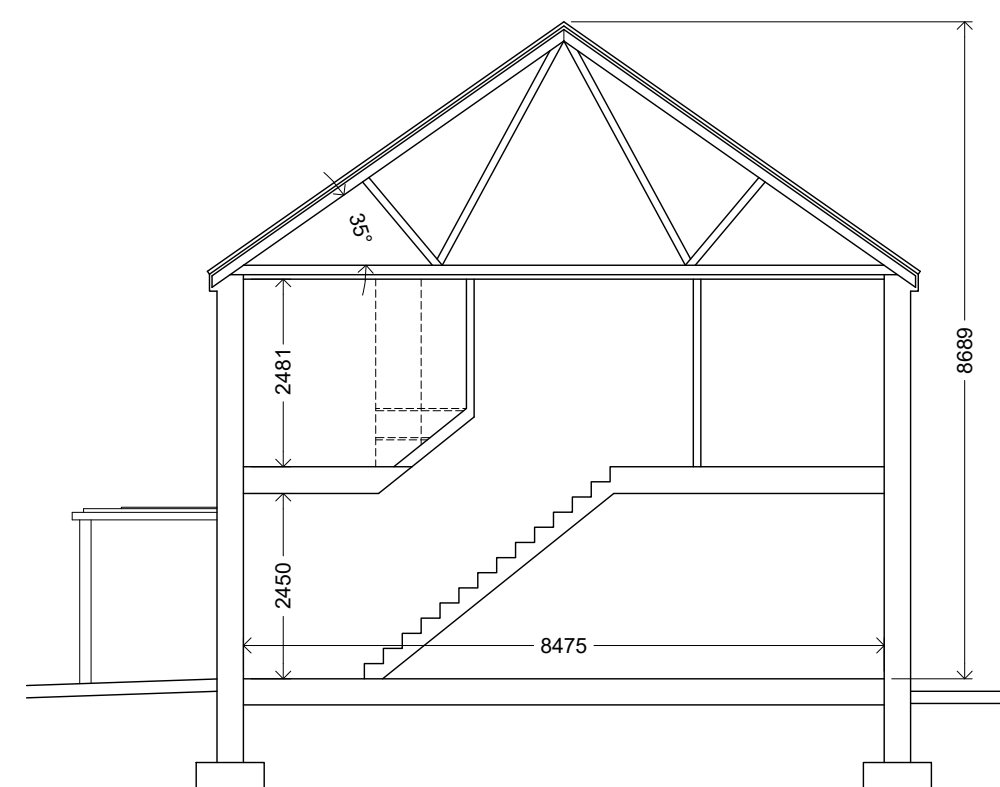
FRONT ELEVATION  
SCALE 1:100/A3



SIDE ELEVATION  
SCALE 1:100/A3



REAR ELEVATION  
SCALE 1:100/A3



SECTION A-A  
SCALE 1:100/A3

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**Offaly County Council**  
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☎ 057 9346800

Ms. Jean Ryan, A Director of Services

PROJECT:	10 No SOCIAL HOUSES AT SYCAMORE DRIVE, BALLYCUMBER, Co OFFALY
TITLE:	3 BED HOUSE: TYPE B1 ELEVATIONS & SECTION AA
SCALE:	PROJECT No: 19-10 DRAWING No: P8-202 REVISION:
DATE:	FEB '24 DRAWN BY: J.H. CHECKED: N.M.G. APPROVED: J.C.

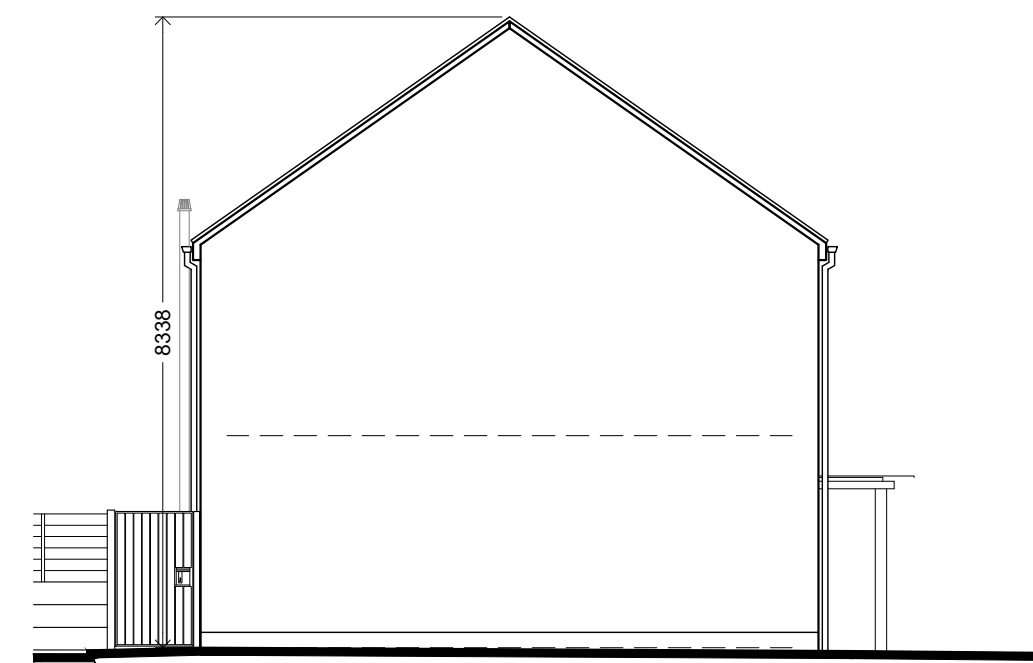
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- SELECTED BLACK CONCRETE ROOF TILE
- POWDER COATED ALUMINUM RAINWATER GOODS
- PRESSED ALUMINUM FASCIA AND SOFFIT TO ARCH SPEC.
- PROPRIETARY CEMENT GAUGED RENDER FOR EXTERNAL WALLS COLOUR TO LATER SELECTION
- DOUBLE GLAZED ALUCLAD WINDOWS & DOORS
- COMPOSITE FRONT DOOR
- WHITE BRICK FINISH TO ARCHITECTS LATER SPECIFICATION

FRONT ELEVATION  
SCALE 1:100/A3

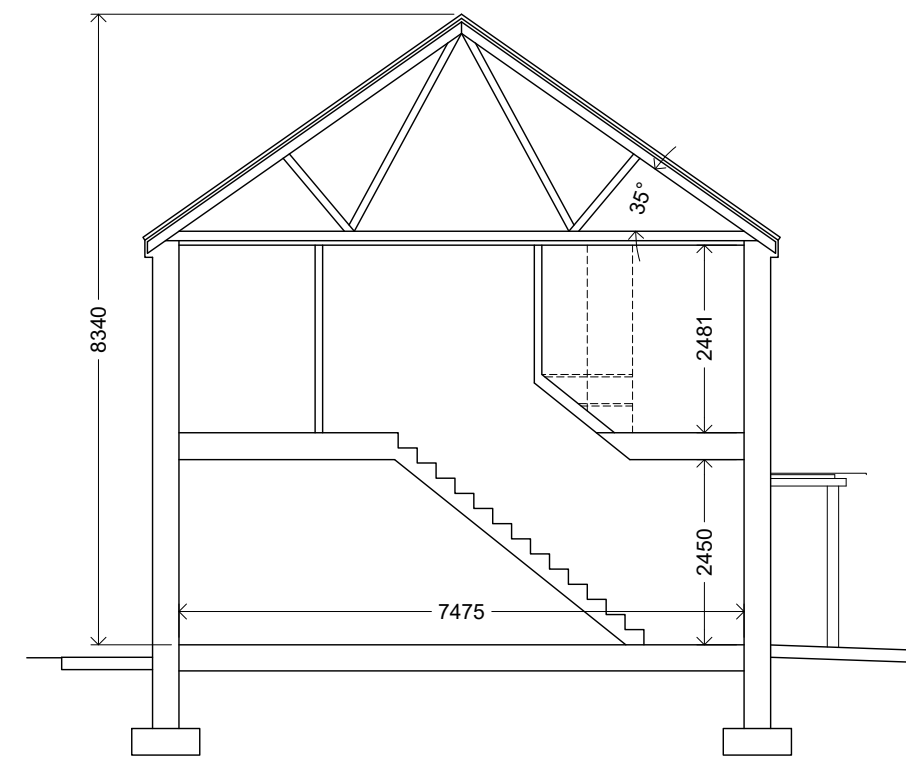


SIDE ELEVATION  
SCALE 1:100/A3



- SELECTED BLACK CONCRETE ROOF TILE
- POWDER COATED ALUMINUM RAINWATER GOODS
- PRESSED ALUMINUM FASCIA AND SOFFIT TO ARCH SPEC.
- PROPRIETARY CEMENT GAUGED RENDER FOR EXTERNAL WALLS COLOUR TO LATER SELECTION
- DOUBLE GLAZED ALUCLAD WINDOWS & DOORS
- COMPOSITE REAR DOOR

REAR ELEVATION  
SCALE 1:100/A3



SECTION A-A  
SCALE 1:100/A3

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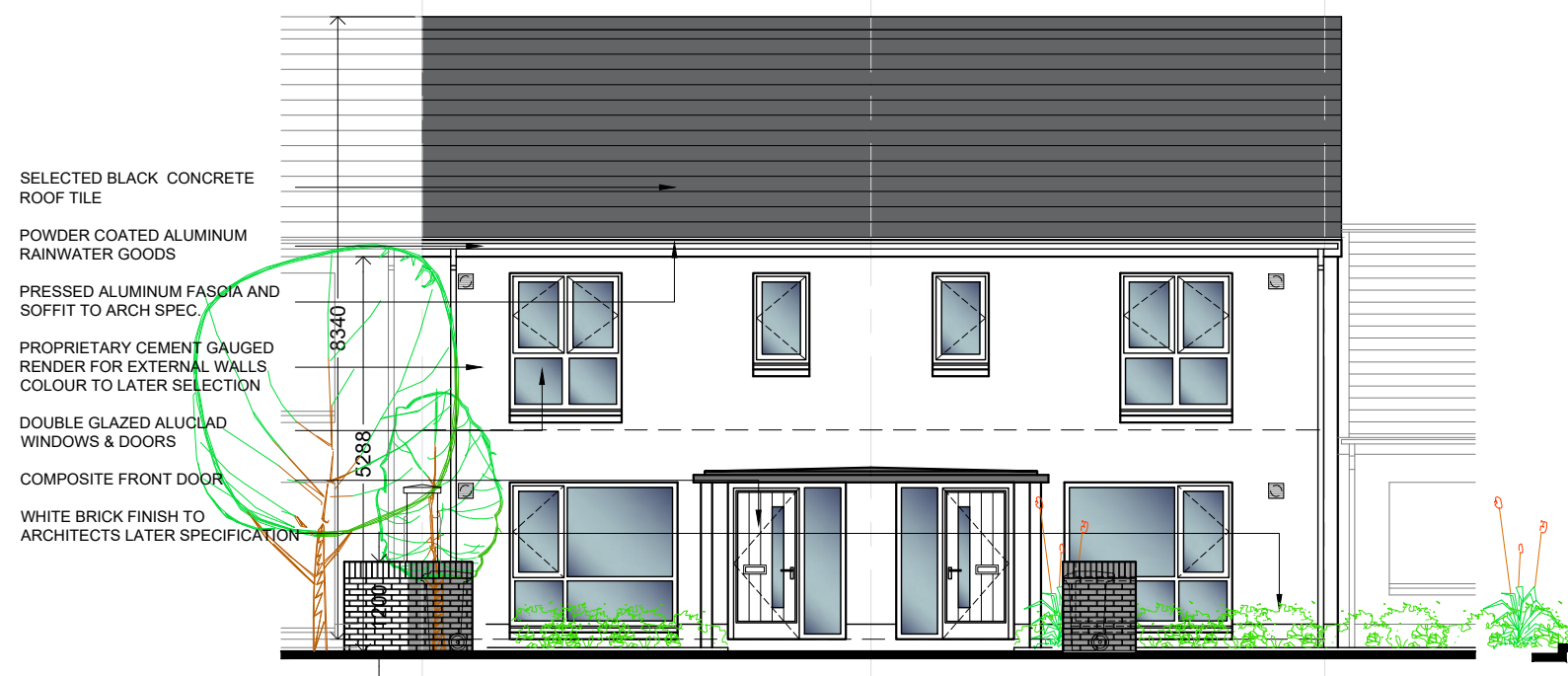
Ms. Jean Ryan, A Director of Services

PROJECT: 10 No SOCIAL HOUSES AT SYCAMORE DRIVE, BALLYCUMBER, Co OFFALY

TITLE: 2 BED HOUSE: TYPE C&C1 ELEVATIONS & SECTION AA

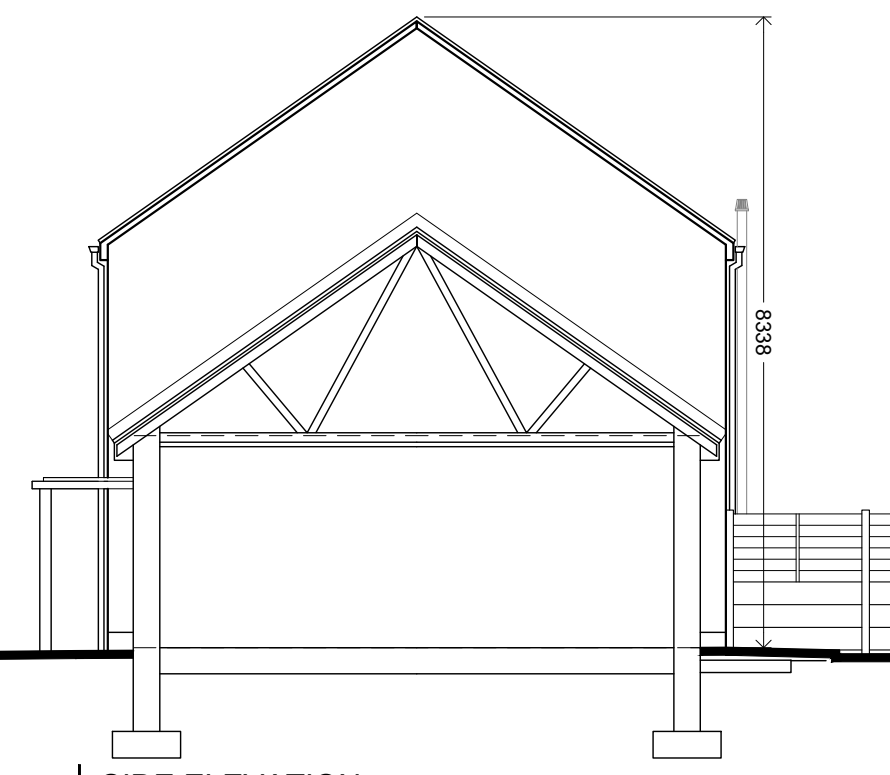
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DATE: Feb '24	DRAWN BY: J.H	CHECKED: N.MG	APPROVED: J.C

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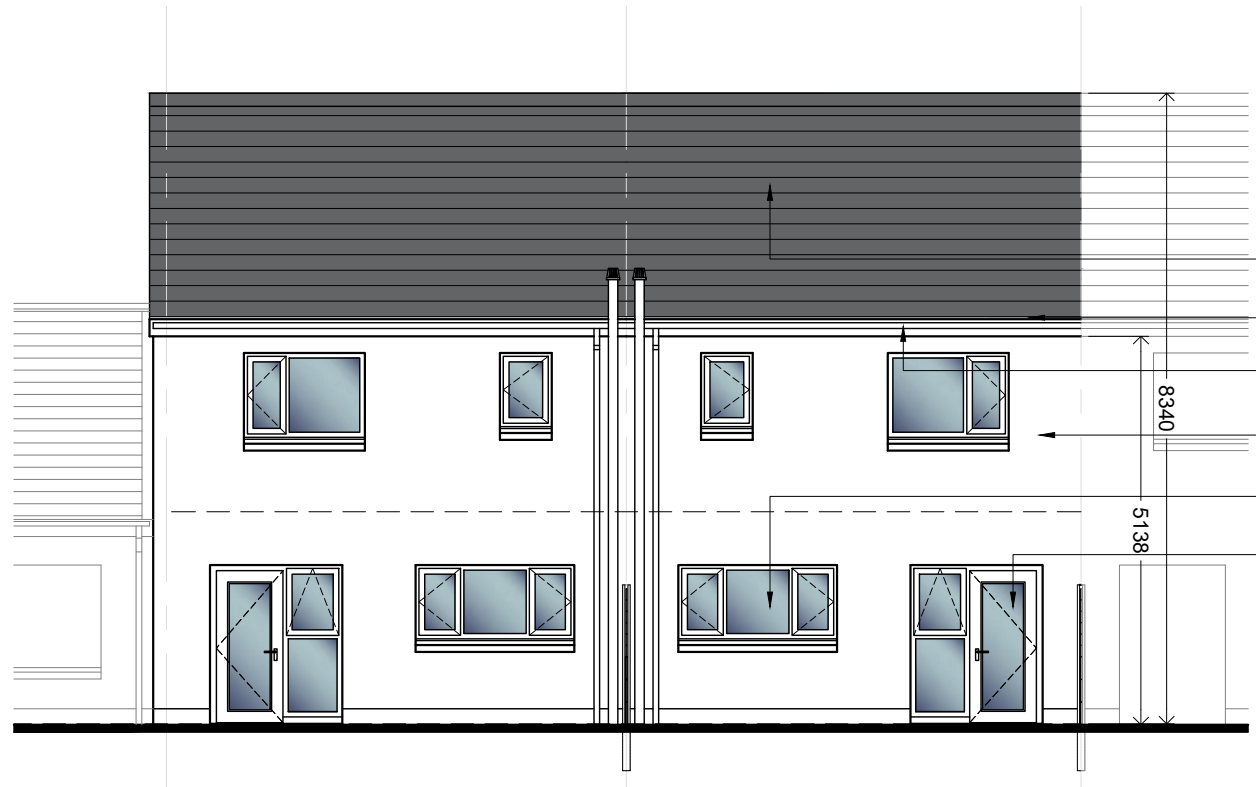


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- DOUBLE GLAZED ALUCLAD WINDOWS & DOORS
- COMPOSITE FRONT DOOR
- WHITE BRICK FINISH TO ARCHITECTS LATER SPECIFICATION

**FRONT ELEVATION**  
SCALE 1:100/A3

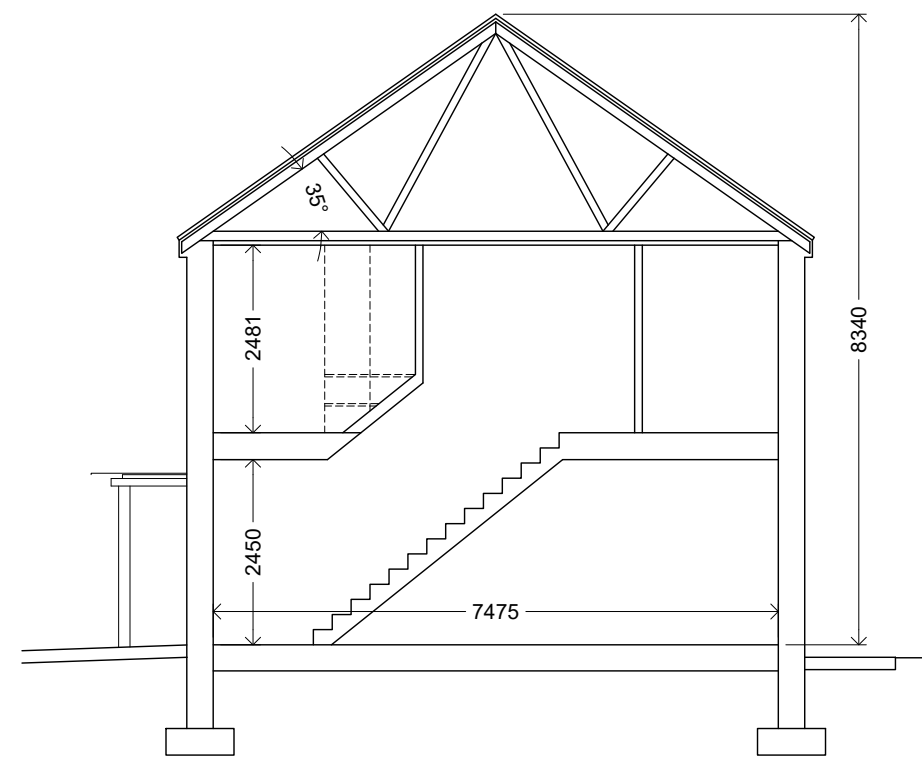


**SIDE ELEVATION**  
SCALE 1:100/A3



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**REAR ELEVATION**  
SCALE 1:100/A3



**SECTION A-A**  
SCALE 1:100/A3

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**PROJECT:** 10 No SOCIAL HOUSES AT SYCAMORE DRIVE, BALLYCUMBER, Co OFFALY

**TITLE:** 2 BED HOUSE: TYPE C&C2 ELEVATIONS & SECTION AA

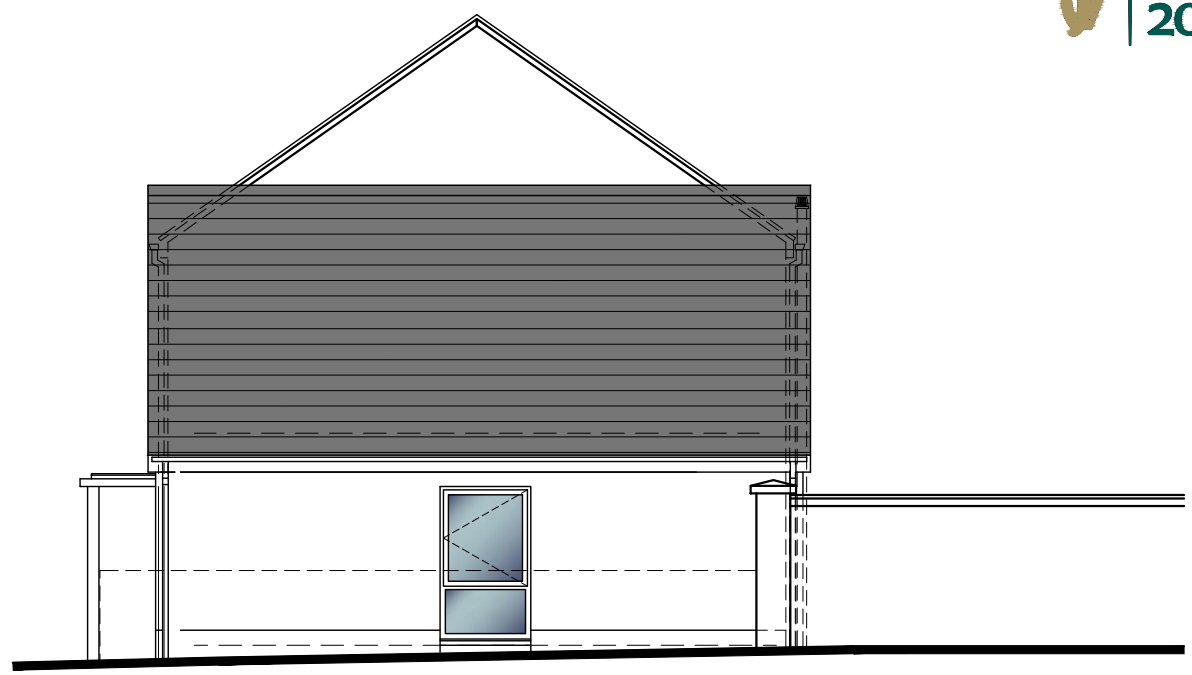
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DATE: Feb '24	DRAWN BY: J.H	CHECKED: N.MG	APPROVED: J.C

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- COMPOSITE FRONT DOOR



FRONT ELEVATION  
SCALE 1:100/A3

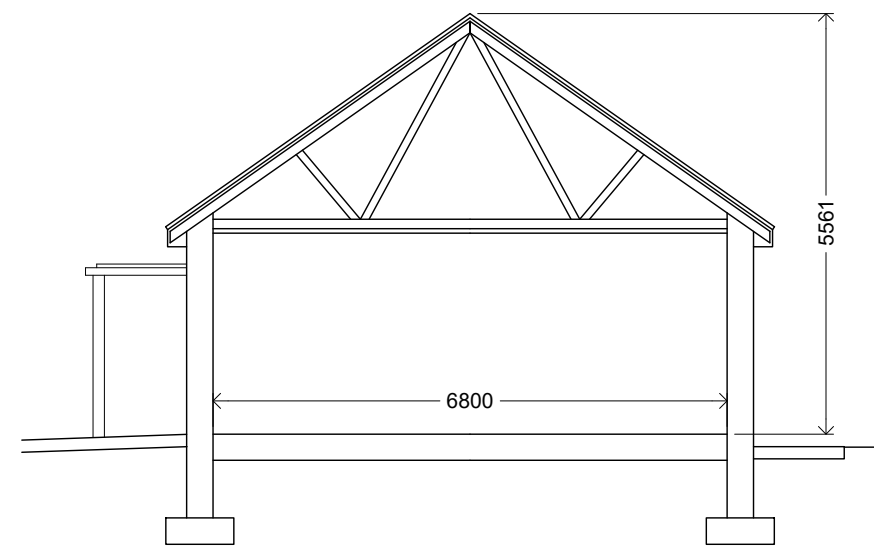


SIDE ELEVATION  
SCALE 1:100/A3

- SELECTED BLACK CONCRETE ROOF TILE
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- COMPOSITE REAR DOOR



REAR ELEVATION  
SCALE 1:100/A3



SECTION A-A  
SCALE 1:100/A3

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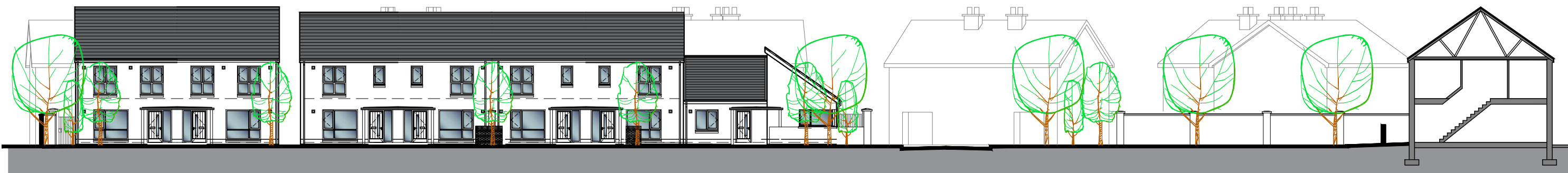
PROJECT: 10 No SOCIAL HOUSES AT SYCAMORE DRIVE, BALLYCUMBER, Co OFFALY

TITLE: 2 BED HOUSE: TYPE D ELEVATIONS & SECTION AA

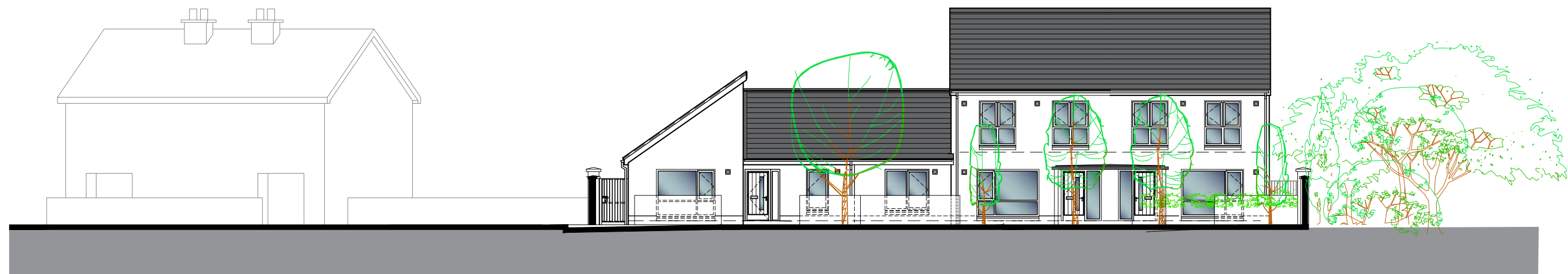
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DATE: Feb '24	DRAWN BY: J.H	CHECKED: N.MG	APPROVED: J.C

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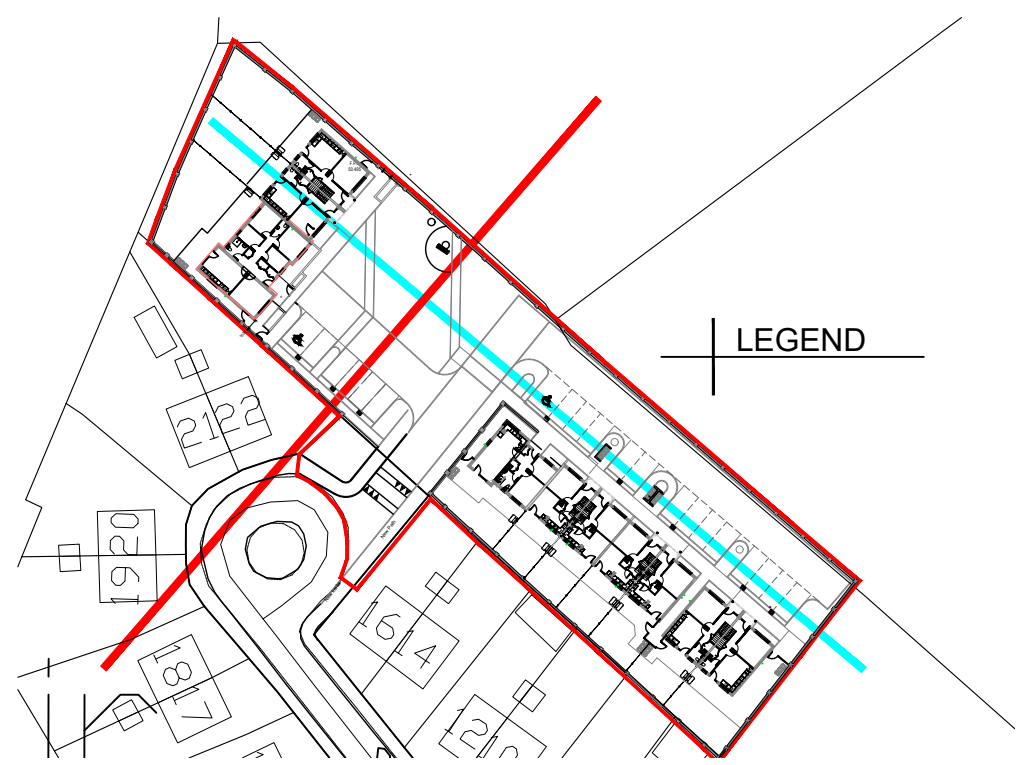
**PART 8 ISSUE**



**LONG CONTIGUOUS ELEVATION**



**SHORT CONTIGUOUS ELEVATION**



**LEGEND**

Revised Application	20.02.24	JJC	A
DESCRIPTION	DATE	INIT	REV

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☎ 057 9346800

Ms. Jean Ryan, A Director of Services

**PROJECT:** 10 No SOCIAL HOUSES AT SYCAMORE DRIVE, BALLYCUMBER, Co OFFALY

**TITLE:** CONTIGUOUS ELEVATIONS

<b>SCALE:</b> N.T.S	<b>PROJECT No:</b> 19-10	<b>DRAWING No:</b> P8-206	<b>REVISION:</b>
<b>DATE:</b> Feb '24	<b>DRAWN BY:</b> J.H	<b>CHECKED:</b> N.MG	<b>APPROVED:</b> J.C

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