

NOTE:
FIGURED DIMENSIONS ONLY ARE TO BE USED. DO NOT SCALE.
THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.

LEGEND

- 1
00
F.F.L. 73.50*
- 0.000A
0.000A
0.00
STORE
5m?
M.J.
S.V.P.
FIRE ESCAPE WINDOW
- DETAIL NUMBER
DRAWING REFERENCE
FINISHED FLOOR LEVEL
DOOR, ROOM NUMBER, REFERENCE
WINDOW, ROOM NUMBER, REFERENCE
ROOM NUMBER
ROOM NAME
ROOM AREA
MOVEMENT JOINT
SOIL VENT PIPE
FIRE ESCAPE WINDOW

PROPOSED FINISHES AND OUTLINE SPECIFICATION

- A • ROOF AREA
- ALLOW FOR ROADSTONE DONARD FLAT ROOF TILE IN SLATE GREY COLOUR
- ALL CUTTING IS TO BE ALL-CAST AQUAFLO HALF ROUND LENGTHS & FITTINGS, WITH ALUMINIUM 76MM DIAMETER DOWNPIPES, FITTINGS AND SHOES
- ALL CUTTING, DOWNPIPES AND ANCILLARY FITTINGS AND FIXTURES ARE TO BE FINISHED WITH POWDER COATED PAINT FINISH IN GREY COLOUR (RAL 7004 O.S.A.)
- A2 • PORCH CANOPY
- ALLOW FOR ROADSTONE DONARD FLAT ROOF TILE IN SLATE GREY COLOUR
- ALL CUTTING IS TO BE ALL-CAST AQUAFLO HALF ROUND LENGTHS & FITTINGS, WITH ALUMINIUM 76MM DIAMETER DOWNPIPES, FITTINGS AND SHOES
- ALL CUTTING, DOWNPIPES AND ANCILLARY FITTINGS AND FIXTURES ARE TO BE FINISHED WITH POWDER COATED PAINT FINISH IN GREY COLOUR (RAL 7004 O.S.A.)
- B • FASCIA AND SOFFIT
- ALLOW FOR 220mm DEEP uPVC FASCIA, WITH SLOPING VENTILATED SOFFIT FIXED TO UNDERSIDE OF PARTIAL SLOPE. ALL FASCIA AND SOFFIT AND ANCILLARY FIXTURES/FITTINGS TO BE BLACK IN COLOUR WITH 20yr COLOUR WARRANTY
- C • WINDOWS AND DOORS
- ALLOW FOR MUNSTER JOINERY PASSIV uPVC TYPE WINDOWS, WITH MINIMUM OVERALL COMBINED u-VALUE OF 1.4w/sqm/k
- ALLOW FOR MUNSTER JOINERY PASSIV uPVC DOOR TYPE O.S.A. WITH MINIMUM u-VALUE OF 1.4w/sqm/k TO FRONT ELEVATION
- ALL WINDOWS AND DOORS ARE TO BE FINISHED IN GREY COLOUR WITH MINIMUM 20yr COLOUR WARRANTY
- D1 • EXTERNAL WALL FINISH
- ALLOW FOR K-REND SILICONE FT SPACED TEXTURE FINISH, MINIMUM 10-12mm IN THICKNESS, OVER 10-12mm K-REND BASE COATED IN TWO COAT SYSTEM. PLASTERED FINISH TO BE CREAM/IVORY IN COLOUR FIR CASTLE AND REAR ELEVATIONS AREAS.

REFERENCE STANDARDS

- TABLE 5.1, QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES, BEST PRACTICE GUIDELINES FOR DELIVERING HOMES SUSTAINING COMMUNITIES, DEPARTMENT OF THE ENVIRONMENT, HERITAGE AND LOCAL GOVERNMENT, 2015 EDITION
- TABLE NO.36 CHAPTER 18, DEVELOPMENT MANAGEMENT STANDARDS, WEXFORD COUNTY DEVELOPMENT PLAN, 2013-2019

PLANNING

#	29/09/2026	CLARIFICATION OF FURTHER INFORMATION	ISSUE	M.D.
REV.	DATE	DESCRIPTION	BY	CHKD.
NONE				
STAGE	PLANNING		DATE	SEPT '26

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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT
COOLGREANY, CO. WEXFORD

DRG TITLE
FLOOR PLANS, ELEVATIONS & SECTION
HOUSE TYPE B2A(a) UNIT 26

ARCHITECT/CLIENT
THOMAS KENNY ON BEHALF OF MASCOOL DEVELOPMENTS LTD

SCALE 1:50/100
FILE REF. 21.055
21.055.PH02.P.20.
#

THE PARTITIONS WITHIN ALL BATHROOMS ARE FULLY LINED WITH 18mm WBP MARINE PLYWOOD BEHIND THE PLASTERBOARD LAYERS.

ALLOWING FOR HEAVY-DUTY GRAB RAILS, FOLD-DOWN SHOWER SEATS, OR HOISTS TO BE SECURELY ANCHORED AT ANY HEIGHT OR POSITION IN THE FUTURE.

THE GROUND-FLOOR BATHROOM IS CONSTRUCTED FROM DAY ONE AS A LEVEL-ACCESS, CURBLESS WET ROOM. DRAINAGE IS RECESSED BENEATH THE R11 CLASS C ANTI-SLIP FLOOR TILING TO ALLOW IMMEDIATE OR FUTURE STEP-FREE SHOWERING.

THE GROUND FLOOR LAYOUT FEATURES AN ADAPTABLE LIVING ZONE THAT CAN EASILY BE PARTITIONED OR CONVERTED INTO A TEMPORARY BEDROOM WITHOUT AFFECTING THE STRUCTURAL FRAME OF THE HOUSE, WITH SCREENING WHERE REQUIRED.

VERTICAL ALIGNMENT OF "SOFT-SPOTS" (KNOCKOUT FLOOR PANELS) DESIGNED INTO THE TIMBER FLOOR CEILING STRUCTURES. THIS ALLOWS FOR THE FUTURE INSTALLATION OF A THROUGH-FLOOR VERTICAL LIFT CONNECTING THE GROUND FLOOR LIVING AREA TO A MAIN FIRST-FLOOR BEDROOM WITHOUT ALTERING PRIMARY LOAD-BEARING WALLS.

300mm DOOR NIB TO BE ALLOWED ON LATCH/PULL SIDE OF EACH DOOR

MAIN ENTRANCE POINTS ARE PROTECTED FROM INCLEMENT IRISH WEATHER BY AN ARCHITECTURAL CANOPY OR A RECESSED PORCH DETAIL IN EXCESS OF 600mm DEEP MINIMUM.

GROUND FLOOR PLAN
Scale 1:50@A1

300mm DOOR NIB TO BE ALLOWED ON LATCH/PULL SIDE OF EACH DOOR

THE PARTITIONS WITHIN ALL BATHROOMS ARE FULLY LINED WITH 18mm WBP MARINE PLYWOOD BEHIND THE PLASTERBOARD LAYERS.

ALLOW FOR HEAVY-DUTY GRAB RAILS, FOLD-DOWN SHOWER SEATS, OR HOISTS TO BE SECURELY ANCHORED AT ANY HEIGHT OR POSITION IN THE FUTURE.

ADEQUATE FIXING AND SUPPORT FOR GRAB RAILS SHOULD BE AVAILABLE AT ANY LOCATION ON ALL WALLS WITHIN A HEIGHT BAND OF 300-1800mm FROM FLOOR.

VERTICAL ALIGNMENT OF "SOFT-SPOTS" (KNOCKOUT FLOOR PANELS) HAS BEEN DESIGNED INTO THE TIMBER FLOOR CEILING STRUCTURES. THIS ALLOWS FOR THE FUTURE INSTALLATION OF A THROUGH-FLOOR VERTICAL LIFT CONNECTING THE GROUND FLOOR LIVING AREA TO A MAIN FIRST-FLOOR BEDROOM WITHOUT ALTERING PRIMARY LOAD-BEARING WALLS.

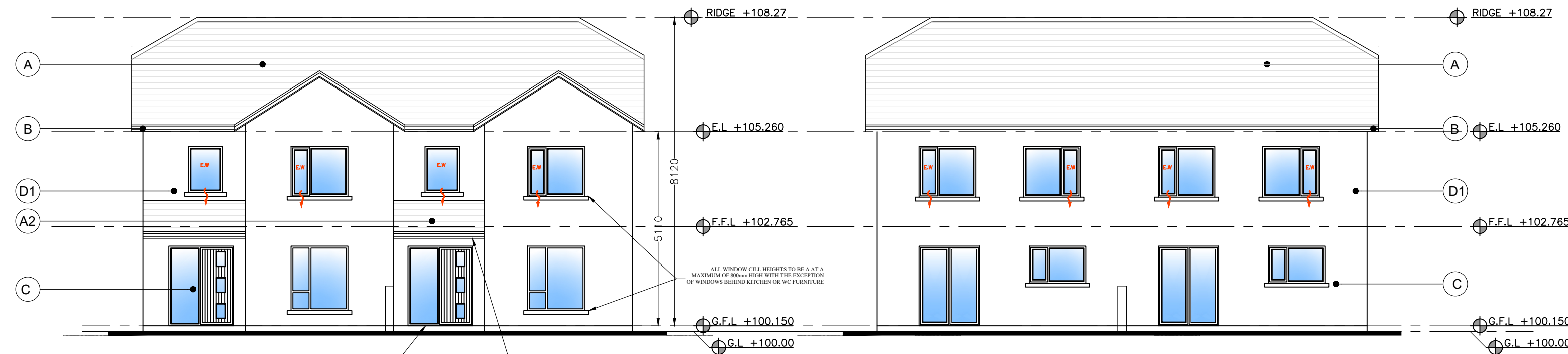
STRUCTURE ABOVE CEILING FINISHES OVER A MAIN BEDROOM AND OVER THE BATHROOM SHOULD BE CAPABLE OF SUPPORTING, OR CAPABLE OF ADAPTATION TO SUPPORT, THE FUTURE INSTALLATION OF SINGLE POINT HOISTS ABOVE THE BED, BATH AND WC. (BLUE HATCHED AREAS)

CLEAR APPROACH ZONES INDICATED IN MAIN BATHROOM WITH CROSS HATCH

FIRST FLOOR PLAN
Scale 1:50@A1

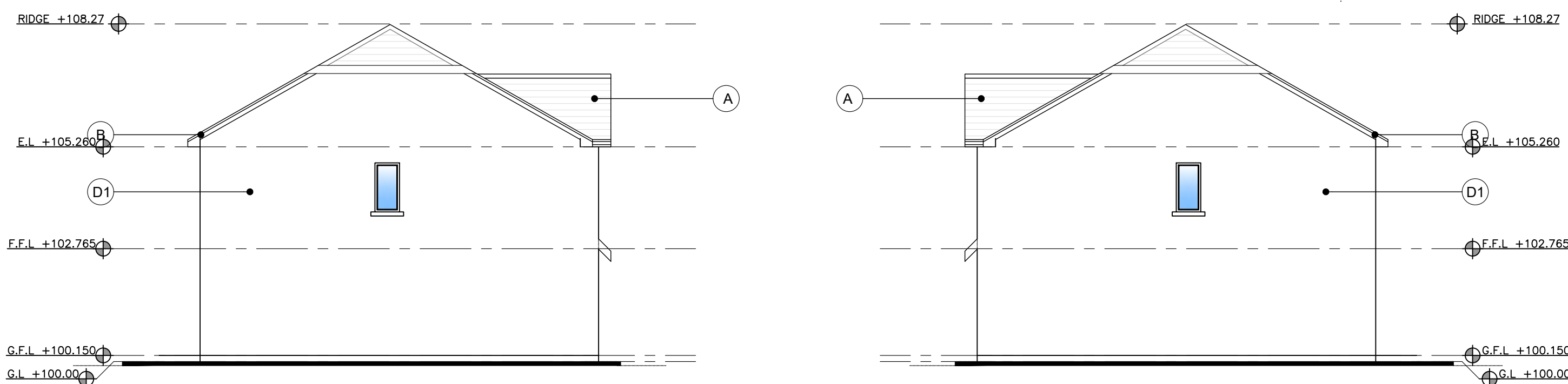
HOUSE TYPE B2A(a) Units 26 LIFETIME HOME COMPLIANT

CFI ISSUE
29/09/2026



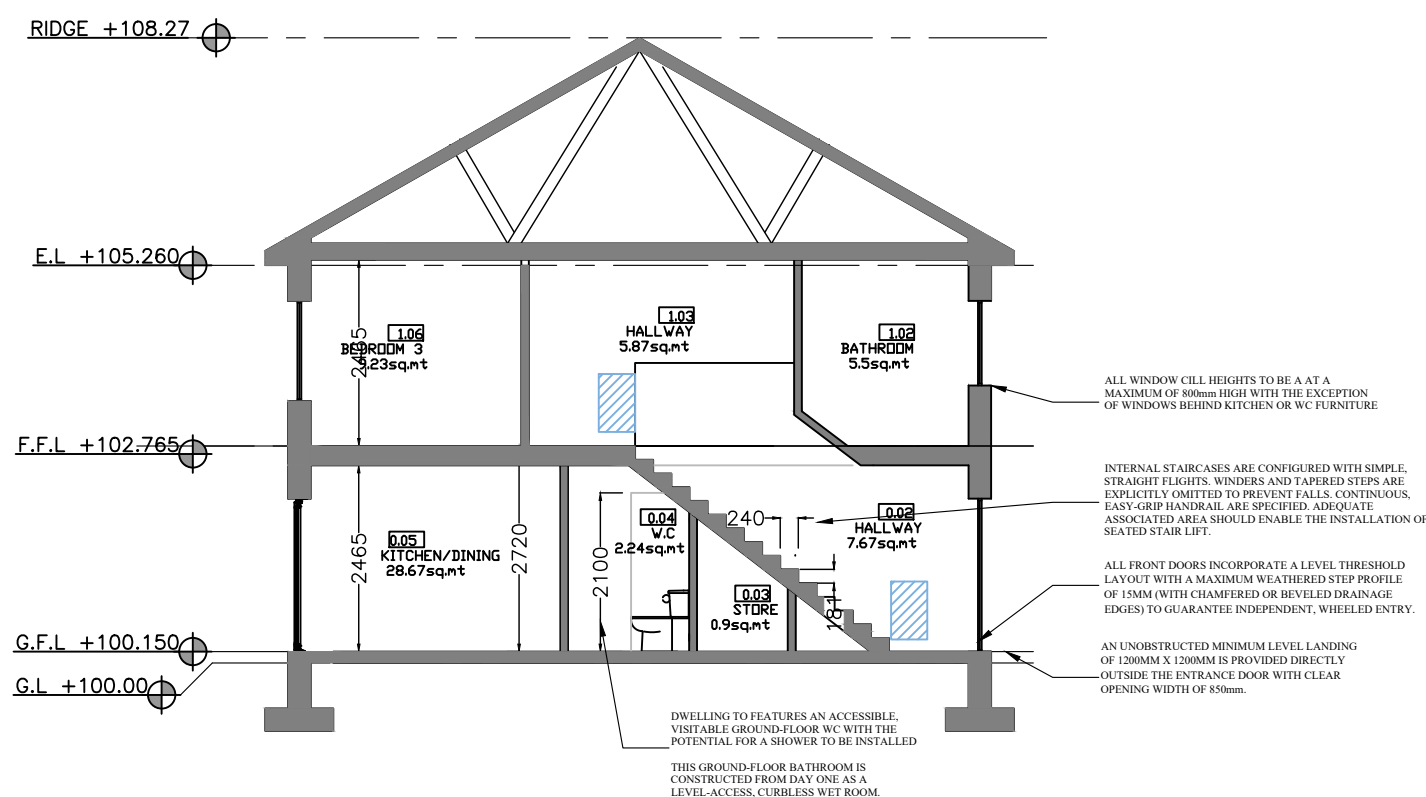
FRONT ELEVATION
Scale 1:100@A1

REAR ELEVATION
Scale 1:100@A1



SIDE ELEVATION
Scale 1:100@A1

SIDE ELEVATION
Scale 1:100@A1



SECTION A-A
Scale 1:100@A1