

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.

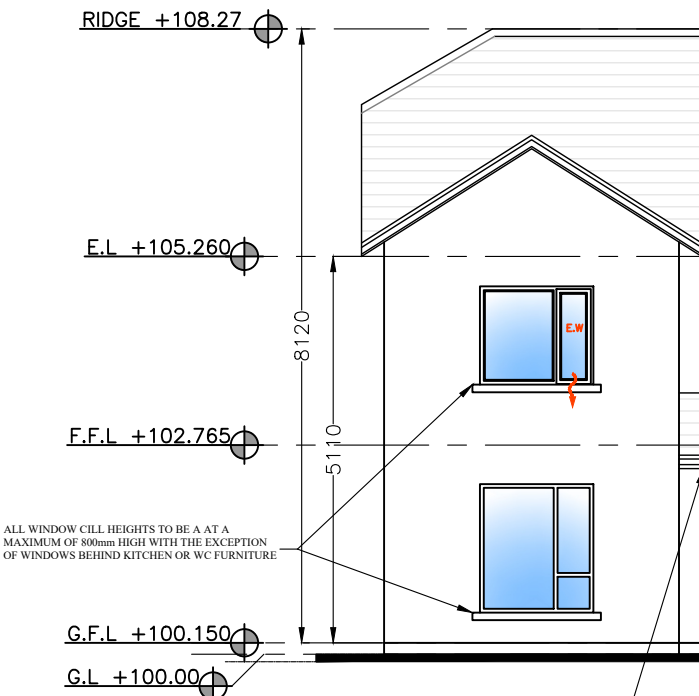
THE GROUND FLOOR LAYOUT FEATURES AN ADAPTABLE LIVING ZONE THAT CAN EASILY BE PARTITIONED OR CONVERTED INTO A TEMPORARY BEDROOM WITHOUT AFFECTING THE STRUCTURAL FRAME OF THE HOUSE, WITH SCREENING WHERE REQUIRED.

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.

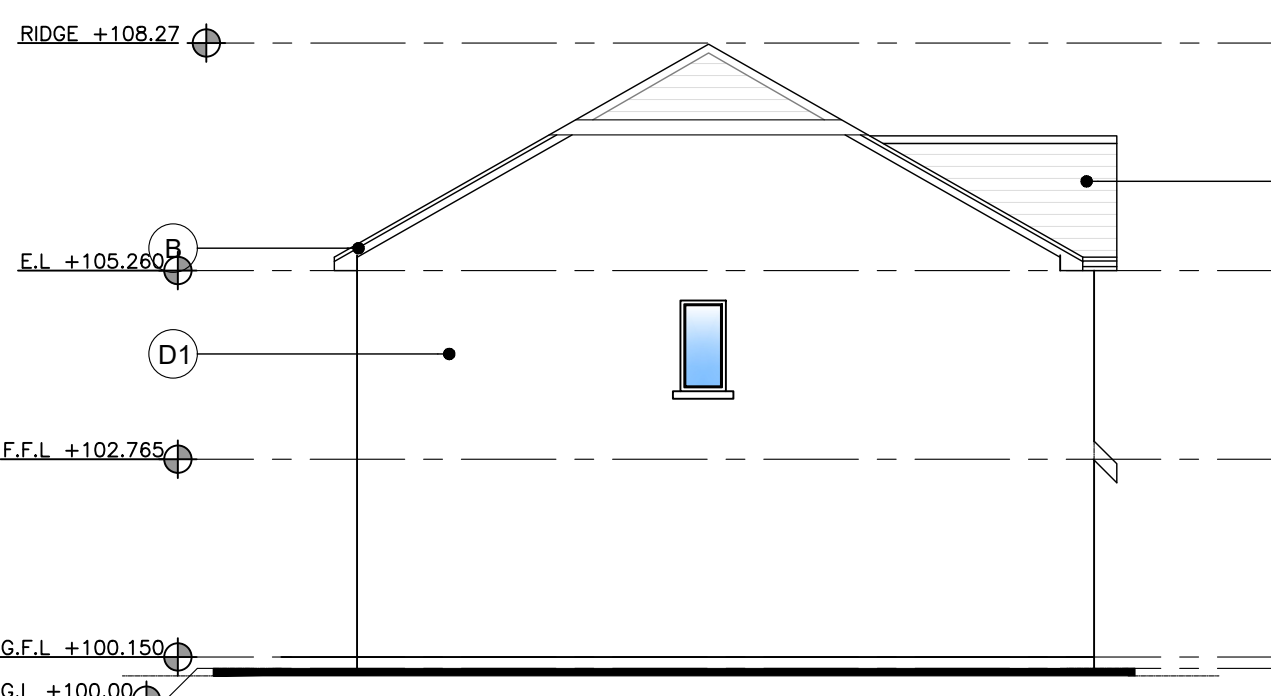
300mm DOOR NIB TO BE ALLOWED ON LATCH/PULL SIDE OF EACH DOOR

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

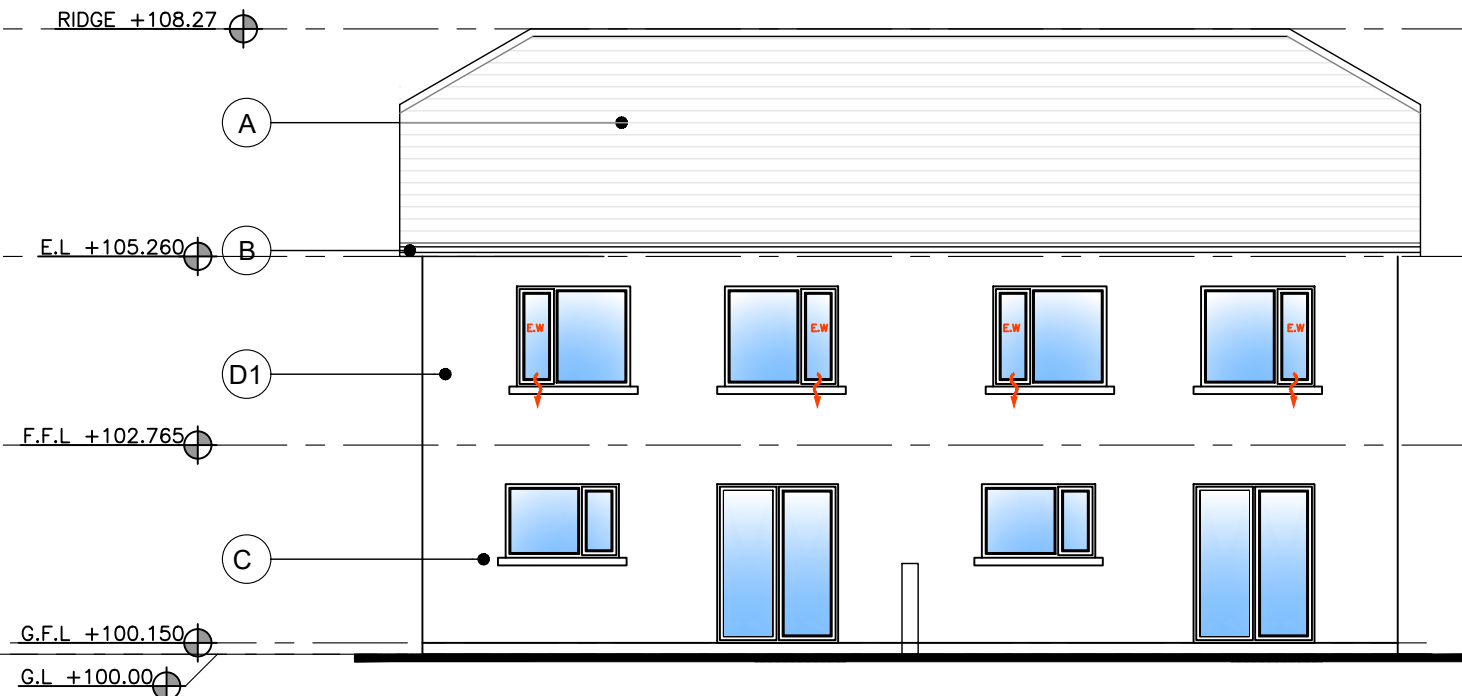
GROUND FLOOR PLAN
Scale 1:50@A1



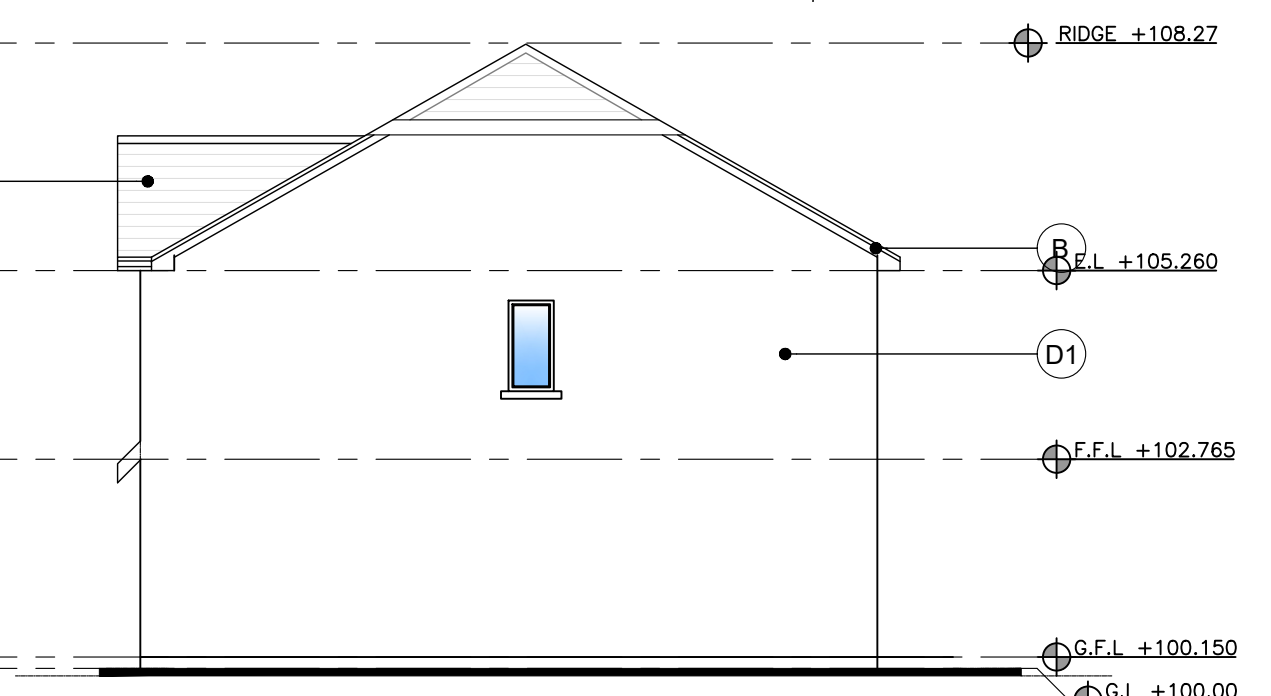
FRONT ELEVATION
Scale 1:100@A1



SIDE ELEVATION
Scale 1:100@A1



REAR ELEVATION
Scale 1:100@A1



SIDE ELEVATION
Scale 1:100@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.

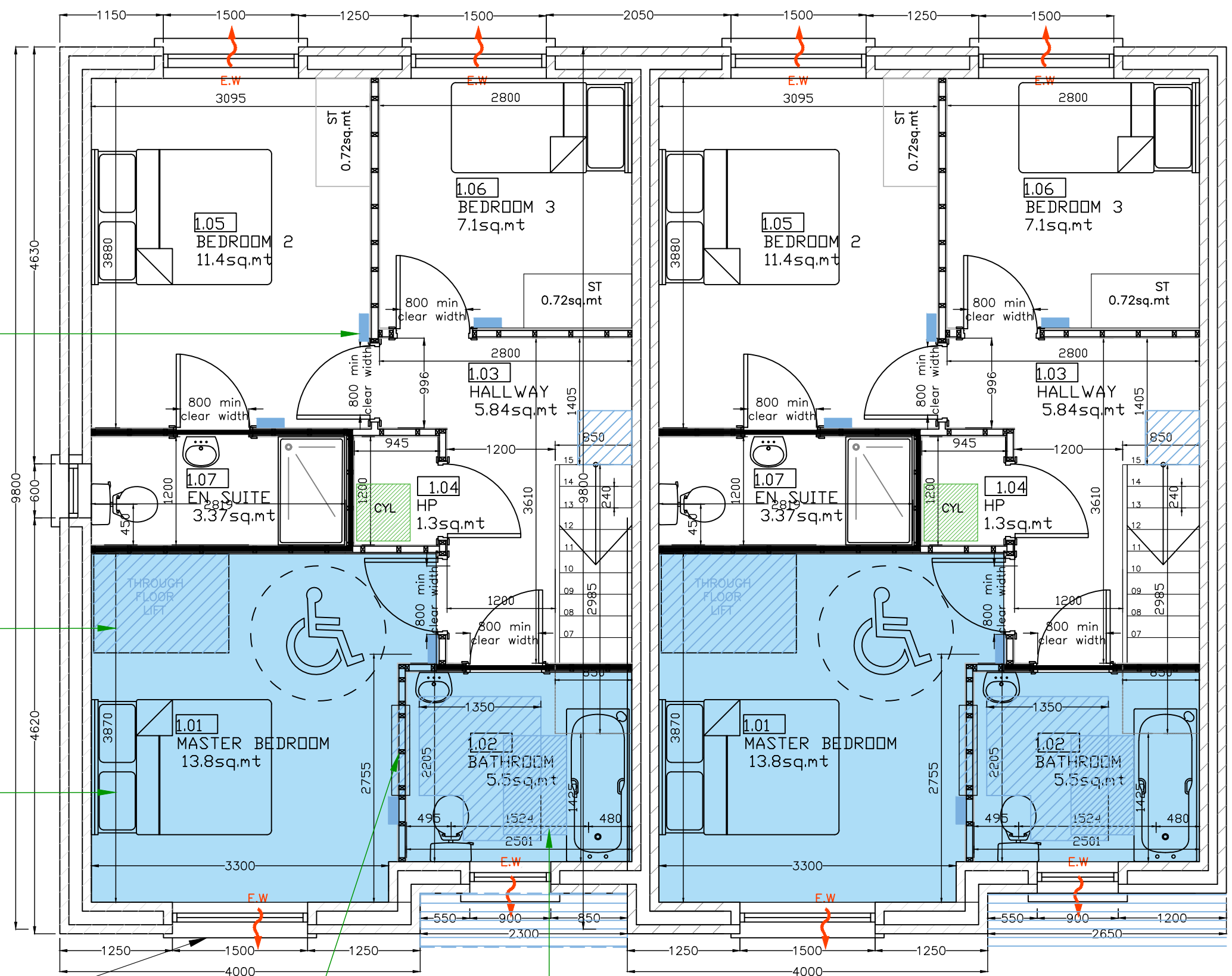
ADAPTURE FIXING AND SUPPORT FOR GRAB RAILS SHOULD BE AVAILABLE AT ANY LOCATION ON ALL WALLS WITHIN A HEIGHT BAND OF 300-1800mm FROM FLOOR.

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)

ALL WINDOW CILL HEIGHTS TO BE A AT A MAXIMUM OF 800mm HIGH WITH THE EXCEPTION OF WINDOWS BEHIND KITCHEN OR WC FURNITURE

FIRST FLOOR PLAN
Scale 1:50@A1

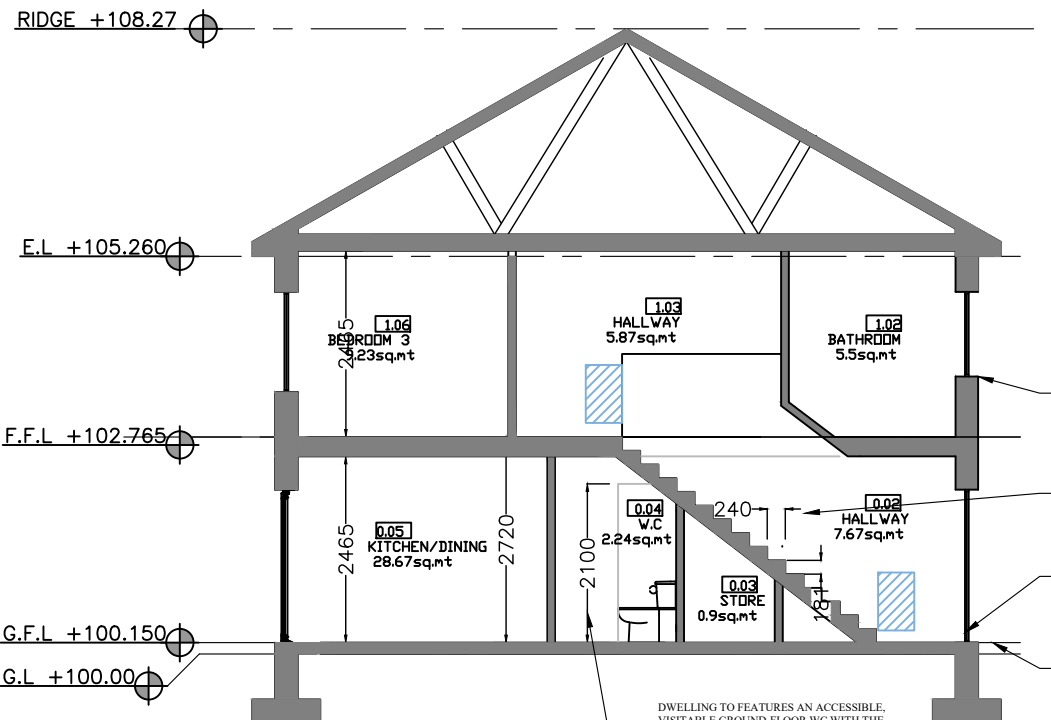


POP OUT STUD PARTITION PANEL TO BE INSTALLED TO ALLOW FOR EASE OF CONNECTION TO MAIN BATHROOM FROM MAIN BEDROOM

CLEAR APPROACH ZONES INDICATED IN MAIN BATHROOM WITH CROSS HATCH

HOUSE TYPE B1(a) & B2(a) Units 20, 21 LIFETIME HOME COMPLIANT

CFI ISSUE
29/09/2026



SECTION A-A
Scale 1:100@A1

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 DETAIL NUMBER
- DRAWING REFERENCE
- F.F.L. 73.50* FINISHED FLOOR LEVEL
- 0.000A DOOR, ROOM NUMBER, REFERENCE
- W.000A WINDOW, ROOM NUMBER, REFERENCE
- 0.00 STORE
- 5m? ROOM NAME
- M.J. MOVEMENT JOINT
- S.V.P. SOIL VENT PIPE
- Fire Escape Window

PROPOSED FINISHES AND OUTLINE SPECIFICATION

- 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 ALLUMINIUM 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.)
- 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 ALLUMINIUM 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.)
- 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 FITTINGS/FITTINGS TO BE BLACK IN COLOUR WITH 20yr COLOUR WARRANTY
- 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
- EXTERNAL WALL FINISH
 - ALLOW FOR K-REND SILICONE FT SCRAPED 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

A	29/09/2026	CLARIFICATION OF FURTHER INFORMATION ISSUE		E.H	M.D
#	26/08/2026	ACCESSIBLE DESIGN		E.H	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 B1(a) AND B2(a)

ARCHITECT/CLIENT
THOMAS KENNY ON BEHALF OF MASCOOL DEVELOPMENTS LTD

SCALE	1:50/100	21.055.PH02.P.18.	A
FILE REF.	21.055		