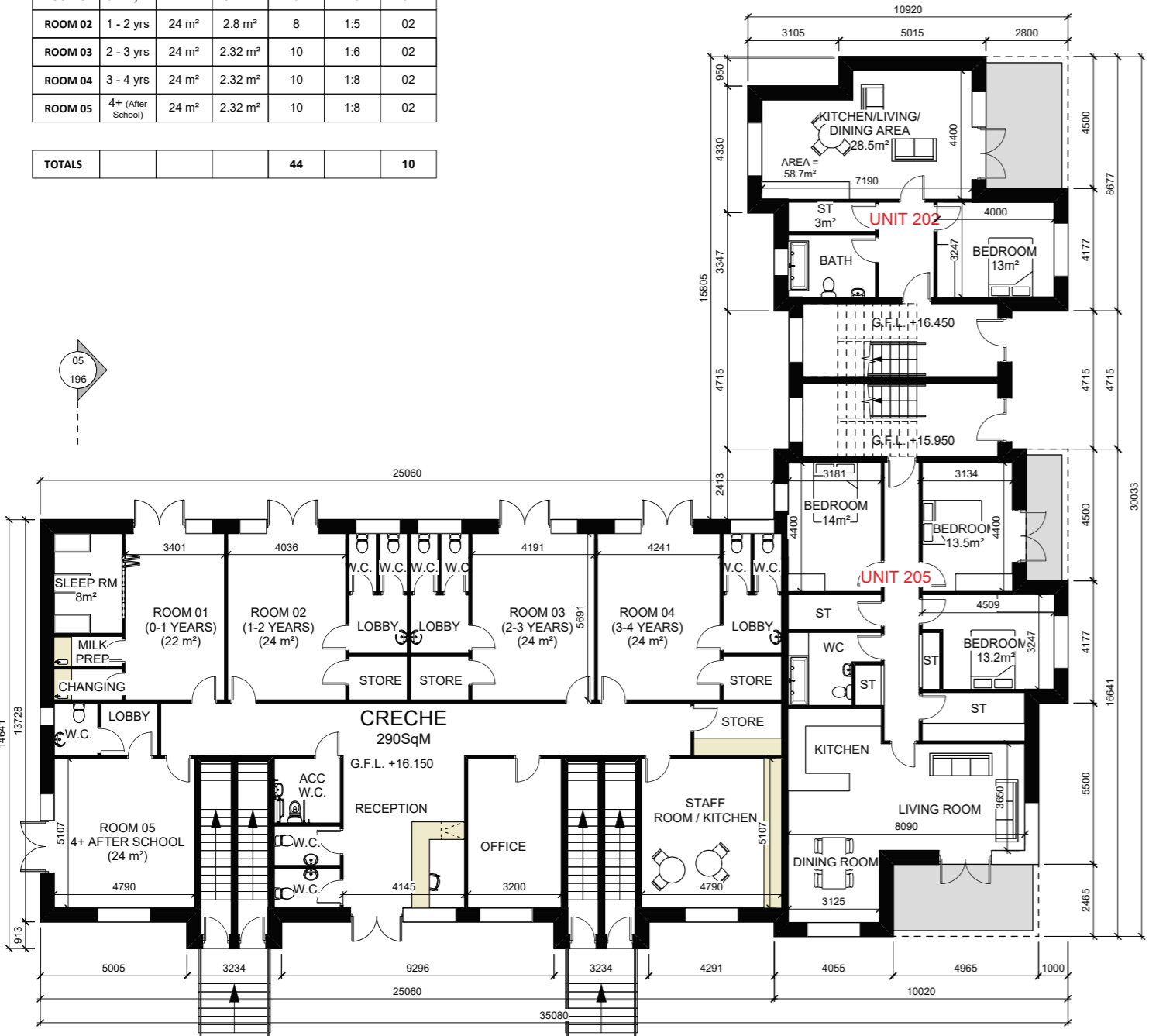


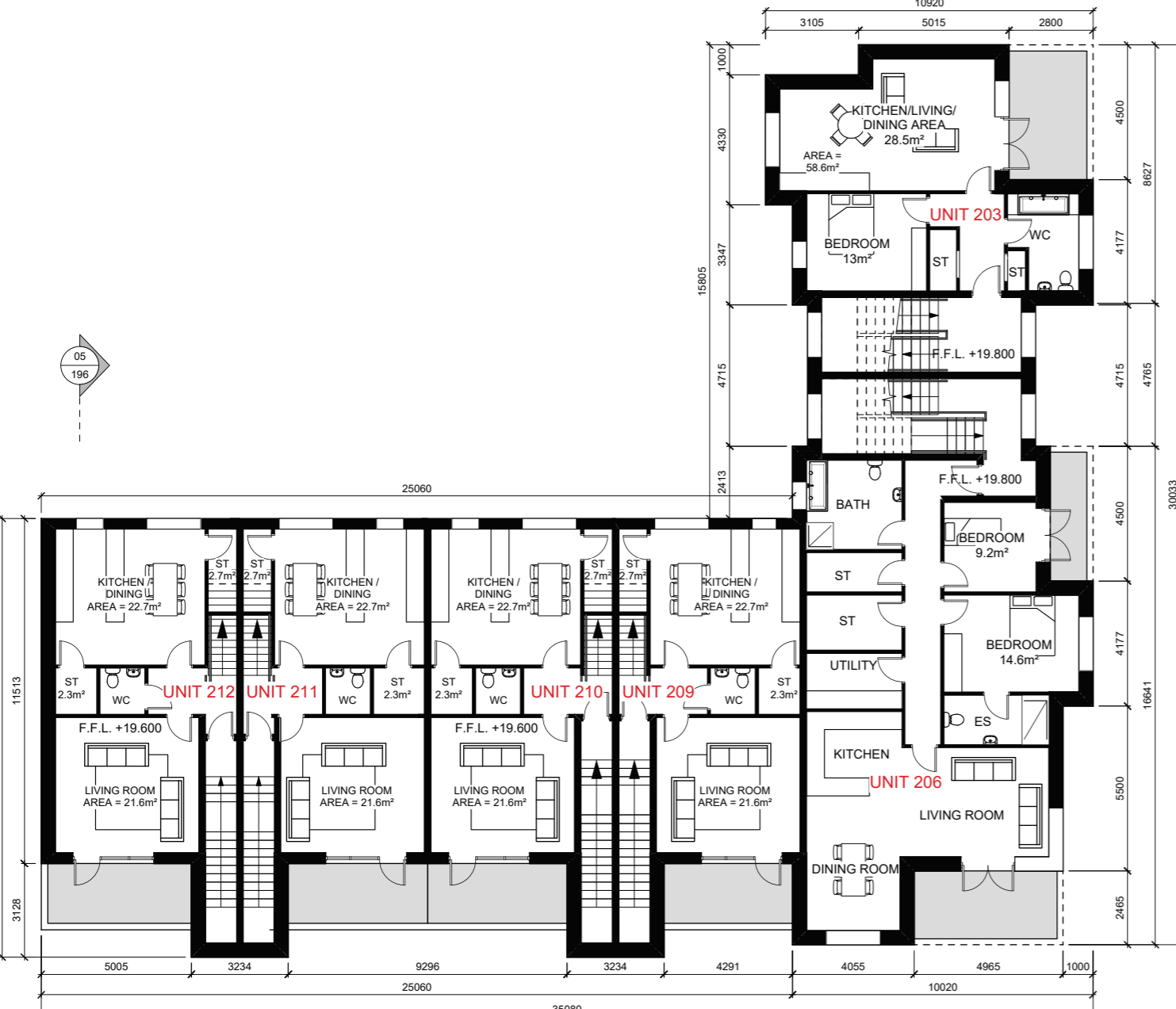
FLOOR AREAS - CRECHE						
ROOM NO.	Age Range	Room Floor Area	Floor Area required per child	No. of children proposed	Adult:Child Ratio	No. of Staff Required
ROOM 01	0 - 1 yrs	22m²	3.7 m²	6	1:3	02
ROOM 02	1 - 2 yrs	24 m²	2.8 m²	8	1:5	02
ROOM 03	2 - 3 yrs	24 m²	2.32 m²	10	1:6	02
ROOM 04	3 - 4 yrs	24 m²	2.32 m²	10	1:8	02
ROOM 05	4+ (After School)	24 m²	2.32 m²	10	1:8	02
TOTALS						
				44		10



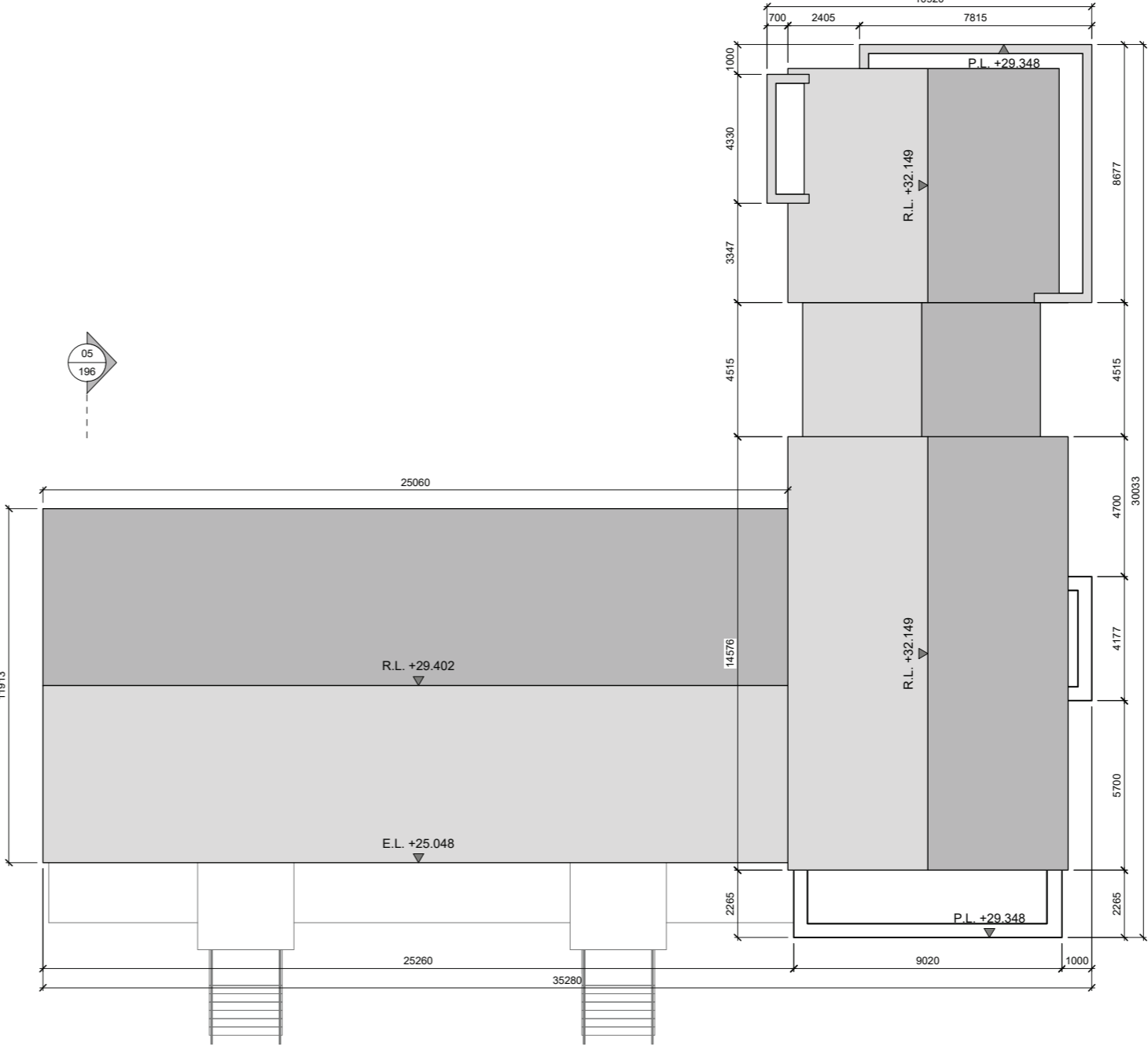
01 GROUND FLOOR PLAN
1:200 @ A1



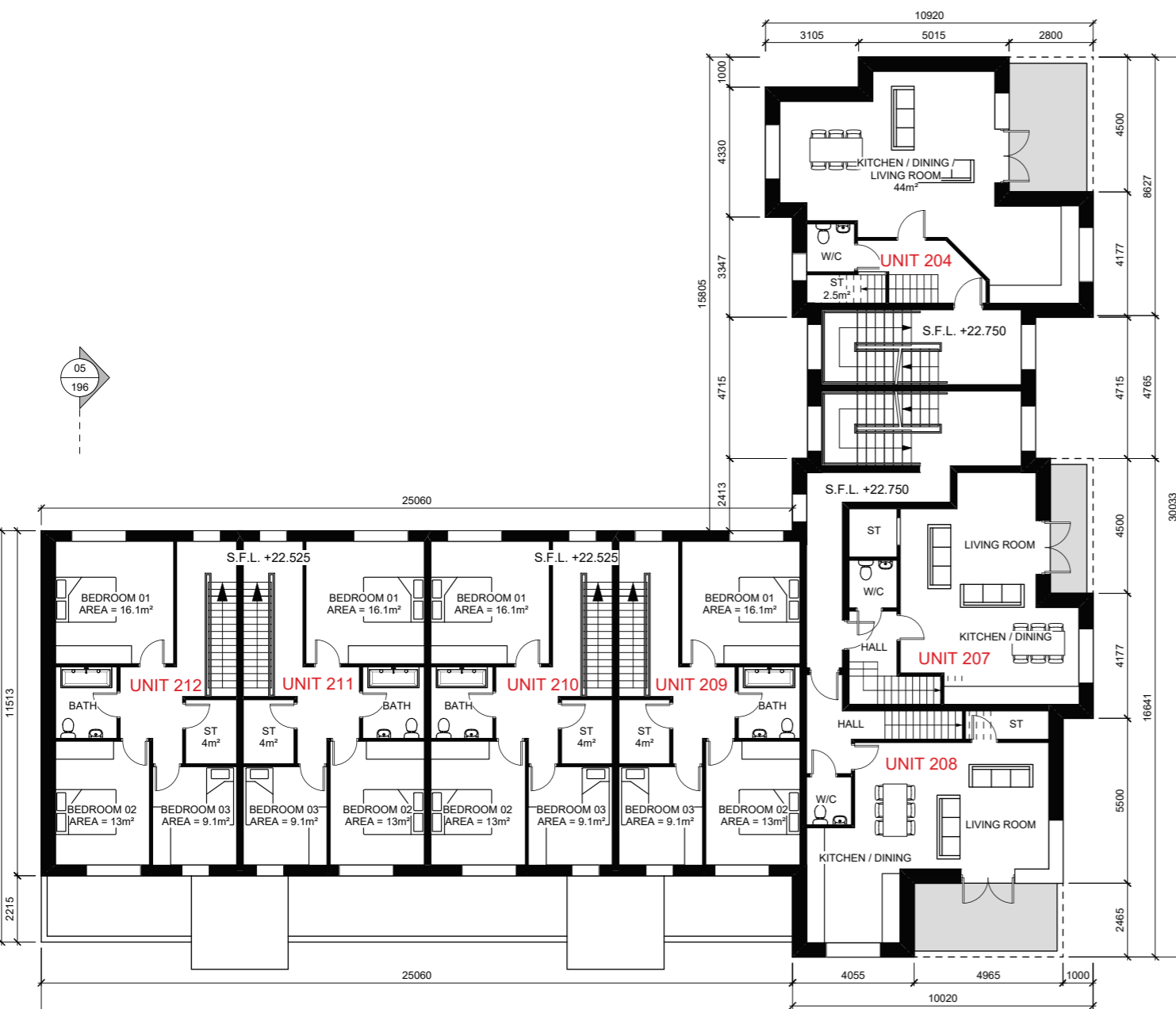
04 3rd FLOOR PLAN
1:200 @ A1



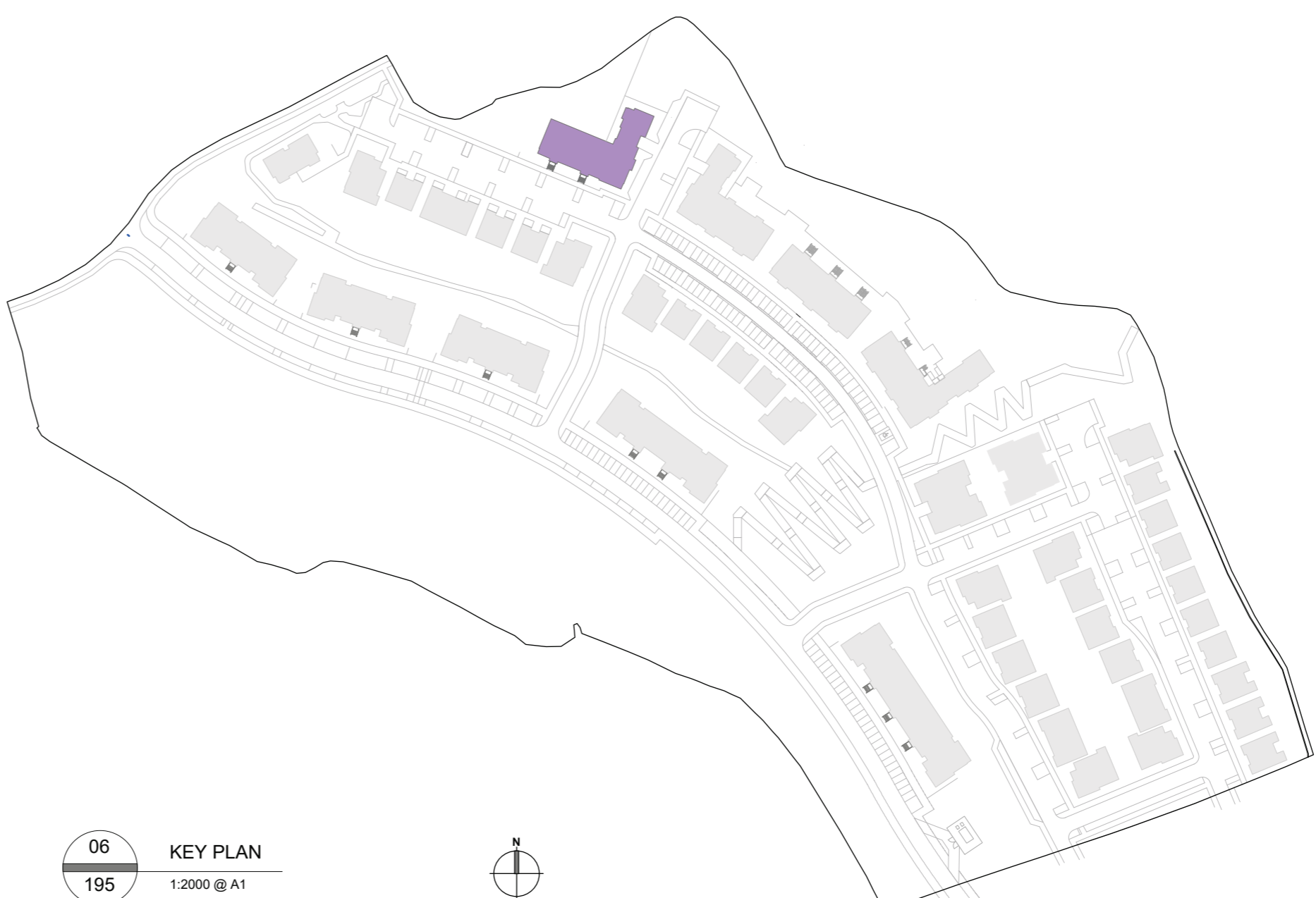
02 1st FLOOR PLAN
1:200 @ A1



05 ROOF PLAN
1:200 @ A1



03 2nd FLOOR PLAN
1:200 @ A1



06 KEY PLAN
1:2000 @ A1

NOTES RELEVANT TO PARTICULAR JOB STAGE
SKETCH AND DESIGN STAGE
ALL DRAWINGS ARE FOR DISCUSSION PURPOSES ONLY. DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

PLANNING STAGE
ALL DRAWINGS ARE FOR PLANNING APPLICATION PURPOSES ONLY. DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE. ANY CHANGES MADE TO THESE DRAWINGS ARE SUBJECT TO IMMEDIATE APPROVAL BY BRIAN DUNLOP ARCHITECTS. ANY CHANGES TO THESE DRAWINGS MAY HAVE PLANNING IMPLICATIONS. FIGURED DIMENSIONS ONLY TO BE USED FROM THIS DRAWING.

CONSTRUCTION STAGE
ALL DRAWINGS ARE FOR CONSTRUCTION PURPOSES ONLY. DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE. DRAWINGS TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. BRIAN DUNLOP ARCHITECTS TO BE INFORMED OF ANY DISCREPANCIES IMMEDIATELY. FIGURED DIMENSIONS ONLY TO BE USED FROM THIS DRAWING.

BUILDING No. 13 - 11 No. APARTMENTS / DUPLEXES & GROUND FLOOR CRECHE



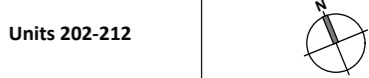
BUILDING No. 13

UNIT LEVELS

	Ground Floor Level	Eaves Level	Ridge Level
Creche	16.150	25.048	29.402
Unit 202	16.450	28.575	32.149
Units 203/206	19.800	28.575	32.149
Units 204/207/208	22.750	28.575	32.149
Unit 205	19.950	28.575	32.149
Units 209-212	19.800	25.048	29.402

BUILDING No. 13

UNIT ORIENTATION



BUILDING No. 13

BUILDING FINISHES NOTES:

PITCHED ROOFS TO BE FINISHED IN BLUE / BLACK SLATE OR EQUAL APPROVED WITH COLOURED PVC FASCIA AND SOFFITS TO MATCH.

ALL RAINWATER GOODS TO BE RAL COLOURED PVC TO LATER SELECTED COLOUR. HALF ROUND AND CIRCULAR PROFILE THROUGHOUT.

EXTERNAL WALLS TO BE A SMOOTH PLASTER FINISH & SELECTED BRICK WHERE SHOWN.

ALL WINDOWS TO BE U-PVC WITH CONCRETE CILLS.

FRONT ENTRANCE DOORS TO BE OF HARDWOOD CONSTRUCTION TO LATER SELECTED DETAIL AND COLOUR.

CANOPY OVER FRONT ENTRANCE DOOR TO BE SELECTED ZINC CLADDING PROFILED AS INDICATED.

GLASS BALUSTRADES TO ALL BALCONIES WHERE INDICATED.

NOTES:

DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DOCUMENTS BY BRIAN DUNLOP ARCHITECTS AS PER THE ENCLOSED DRAWING REGISTER.

A ISSUED FOR SHD APPLICATION AUG 2021
REV. NOTE DATE

CLIENT:
TORCA DEVELOPMENTS

DEVELOPMENT:
HOUSING DEVELOPMENT

LOCATION:
CARLEYS BRIDGE, ENNISCORTHY, Co. WEXFORD

DRAWING TITLE:
BUILDING TYPE 13 - FLOOR & ROOF PLANS

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	PRACTICE ACCREDITED IN REGISTRATION G3 RAI	
	PLANNING DRAWINGS	
Job No.	1768	
Dwg No.	1768-P-195	
Date	AUGUST 2021	
Scale	VARIES @ A1	
Drawn By	J KELLY	
Issued By	BD	
Checked By	BD	

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