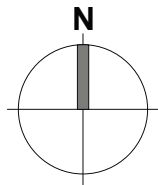


Part V Schedule of Accommodation & Approximate Cost

Location address Carleysbridge Road, Enniscorthy

Unit No	Unit Size (no. of bed)	Net sq m	Sq ft	Cost per Sq Ft €	Cost per unit €	Site development costs €	Plot Value €	Total cost per unit €	Unit No's	Total cost €	Sales Price per Unit €	Sales Price Overall €
1	1	54.7	588.572	500	€294,286.00	€ 30,000.00	€20,000.00	344286	1	€ 344,286.00	€ 400,000.00	€ 400,000.00
2	2	85	914.6	500	€457,300.00	€ 30,000.00	€20,000.00	507300	1	€ 507,300.00	€ 550,000.00	€ 550,000.00
3	1	54.5	586.42	500	€293,210.00	€ 30,000.00	€20,000.00	343210	1	€ 343,210.00	€ 400,000.00	€ 400,000.00
4	1	54.7	588.572	500	€294,286.00	€ 30,000.00	€20,000.00	344286	1	€ 344,286.00	€ 400,000.00	€ 400,000.00
5	2	109	1172.84	400	€469,136.00	€ 30,000.00	€20,000.00	519136	1	€ 519,136.00	€ 580,000.00	€ 580,000.00
6	3	109	1172.84	400	€469,136.00	€ 30,000.00	€20,000.00	519136	1	€ 519,136.00	€ 580,000.00	€ 580,000.00
7	3	125	1345	400	€538,000.00	€ 30,000.00	€20,000.00	588000	1	€ 588,000.00	€ 620,000.00	€ 620,000.00
8	3	125	1345	400	€538,000.00	€ 30,000.00	€20,000.00	588000	1	€ 588,000.00	€ 620,000.00	€ 620,000.00
9	1	54.7	588.572	500	€294,286.00	€ 30,000.00	€20,000.00	344286	1	€ 344,286.00	€ 400,000.00	€ 400,000.00
10	1	54.5	586.42	500	€293,210.00	€ 30,000.00	€20,000.00	343210	1	€ 343,210.00	€ 400,000.00	€ 400,000.00
11	1	54.7	588.572	500	€294,286.00	€ 30,000.00	€20,000.00	344286	1	€ 344,286.00	€ 400,000.00	€ 400,000.00
12	2	109	1172.84	400	€469,136.00	€ 30,000.00	€20,000.00	519136	1	€ 519,136.00	€ 580,000.00	€ 580,000.00
13	3	109	1172.84	400	€469,136.00	€ 30,000.00	€20,000.00	519136	1	€ 519,136.00	€ 580,000.00	€ 580,000.00
129	1	59.6	641.296	500	€320,648.00	€ 30,000.00	€20,000.00	370648	1	€ 370,648.00	€ 400,000.00	€ 400,000.00
130	2	75.0	807	500	€403,500.00	€ 30,000.00	€20,000.00	453500	1	€ 453,500.00	€ 500,000.00	€ 500,000.00
131	3	119.2	1282.59	400	€513,036.80	€ 30,000.00	€20,000.00	563036.8	1	€ 563,036.80	€ 620,000.00	€ 620,000.00
132	3	125.0	1345	400	€538,000.00	€ 30,000.00	€20,000.00	588000	1	€ 588,000.00	€ 620,000.00	€ 620,000.00
133	1	59.6	641.296	500	€320,648.00	€ 30,000.00	€20,000.00	370648	1	€ 370,648.00	€ 400,000.00	€ 400,000.00
134	2	75.0	807	500	€403,500.00	€ 30,000.00	€20,000.00	453500	1	€ 453,500.00	€ 500,000.00	€ 500,000.00
135	3	119.2	1282.59	400	€513,036.80	€ 30,000.00	€20,000.00	563036.8	1	€ 563,036.80	€ 620,000.00	€ 620,000.00
136	3	125.0	1345	400	€538,000.00	€ 30,000.00	€20,000.00	588000	1	€ 588,000.00	€ 620,000.00	€ 620,000.00
137	1	59.6	641.296	500	€320,648.00	€ 30,000.00	€20,000.00	370648	1	€ 370,648.00	€ 400,000.00	€ 400,000.00
138	3	119.2	1282.59	400	€513,036.80	€ 30,000.00	€20,000.00	563036.8	1	€ 563,036.80	€ 620,000.00	€ 620,000.00
139	3	125.0	1345	400	€538,000.00	€ 30,000.00	€20,000.00	588000	1	€ 588,000.00	€ 620,000.00	€ 620,000.00
140	1	59.6	641.296	500	€320,648.00	€ 30,000.00	€20,000.00	370648	1	€ 370,648.00	€ 400,000.00	€ 400,000.00
141	3	119.2	1282.59	400	€513,036.80	€ 30,000.00	€20,000.00	563036.8	1	€ 563,036.80	€ 620,000.00	€ 620,000.00
142	3	125.0	1345	400	€538,000.00	€ 30,000.00	€20,000.00	588000	1	€ 588,000.00	€ 620,000.00	€ 620,000.00
143	1	71.0	763.96	500	€381,980.00	€ 30,000.00	€20,000.00	431980	1	€ 431,980.00	€ 500,000.00	€ 500,000.00
144	1	65.8	708.008	500	€354,004.00	€ 30,000.00	€20,000.00	404004	1	€ 404,004.00	€ 450,000.00	€ 450,000.00
145	1	65.8	708.008	500	€354,004.00	€ 30,000.00	€20,000.00	404004	1	€ 404,004.00	€ 450,000.00	€ 450,000.00
146	1	65.8	708.008	500	€354,004.00	€ 30,000.00	€20,000.00	404004	1	€ 404,004.00	€ 450,000.00	€ 450,000.00
147	3	121.0	1301.96	400	€520,784.00	€ 30,000.00	€20,000.00	570784	1	€ 570,784.00	€ 590,000.00	€ 590,000.00
148	3	121.0	1301.96	400	€520,784.00	€ 30,000.00	€20,000.00	570784	1	€ 570,784.00	€ 590,000.00	€ 590,000.00
149	3	121.0	1301.96	400	€520,784.00	€ 30,000.00	€20,000.00	570784	1	€ 570,784.00	€ 590,000.00	€ 590,000.00
150	3	121.0	1301.96	400	€520,784.00	€ 30,000.00	€20,000.00	570784	1	€ 570,784.00	€ 590,000.00	€ 590,000.00
151	3	116.0	1248.16	400	€499,264.00	€ 30,000.00	€20,000.00	549264	1	€ 549,264.00	€ 590,000.00	€ 590,000.00
152	2	111.0	1194.36	400	€477,744.00	€ 30,000.00	€20,000.00	527744	1	€ 527,744.00	€ 590,000.00	€ 590,000.00
153	2	101.0	1086.76	400	€434,704.00	€ 30,000.00	€20,000.00	484704	1	€ 484,704.00	€ 550,000.00	€ 550,000.00
154	2	102.0	1097.52	400	€439,008.00	€ 30,000.00	€20,000.00	489008	1	€ 489,008.00	€ 550,000.00	€ 550,000.00
155	3	117.0	1258.92	400	€503,568.00	€ 30,000.00	€20,000.00	553568	1	€ 553,568.00	€ 580,000.00	€ 580,000.00
156	3	122.0	1312.72	400	€525,088.00	€ 30,000.00	€20,000.00	575088	1	€ 575,088.00	€ 600,000.00	€ 600,000.00
157	2	101.0	1086.76	400	€434,704.00	€ 30,000.00	€20,000.00	484704	1	€ 484,704.00	€ 550,000.00	€ 550,000.00
158	2	114.0	1226.64	400	€490,656.00	€ 30,000.00	€20,000.00	540656	1	€ 540,656.00	€ 600,000.00	€ 600,000.00
186	1	54.7	588.572	500	€294,286.00	€ 30,000.00	€20,000.00	344286	1	€ 344,286.00	€ 400,000.00	€ 400,000.00
187	1	54.5	586.42	500	€293,210.00	€ 30,000.00	€20,000.00	343210	1	€ 343,210.00	€ 400,000.00	€ 400,000.00
188	2	109.0	1172.84	400	€469,136.00	€ 30,000.00	€20,000.00	519136	1	€ 519,136.00	€ 550,000.00	€ 550,000.00
189	3	109.0	1172.84	400	€469,136.00	€ 30,000.00	€20,000.00	519136	1	€ 519,136.00	€ 550,000.00	€ 550,000.00



LEGEND

UNITS DESIGNATED FOR PART V SHOWN WITH AN ORANGE DOT (47 UNITS)

PART V PROPOSAL

UNIT NUMBER	BUILDING NUMBER	UNIT TYPE	UNIT NUMBER	BUILDING NUMBER	UNIT TYPE
1	17	1 BED APARTMENT	140	6	1 BED APARTMENT
2	17	2 BED APARTMENT	141	6	3 BED DUPLEX APARTMENT
3	17	1 BED APARTMENT	142	6	3 BED DUPLEX APARTMENT
4	17	1 BED APARTMENT	143	8	1 BED APARTMENT
5	17	2 BED DUPLEX APARTMENT	144	8	1 BED APARTMENT
6	17	3 BED DUPLEX APARTMENT	145	8	1 BED APARTMENT
7	17	3 BED DUPLEX APARTMENT	146	8	1 BED APARTMENT
8	17	3 BED DUPLEX APARTMENT	147	8	3 BED DUPLEX APARTMENT
9	17	1 BED APARTMENT	148	8	3 BED DUPLEX APARTMENT
10	17	1 BED APARTMENT	149	8	3 BED DUPLEX APARTMENT
11	17	1 BED APARTMENT	150	8	3 BED DUPLEX APARTMENT
12	17	2 BED DUPLEX APARTMENT	151	8	3 BED APARTMENT
13	17	3 BED DUPLEX APARTMENT	152	8	2 BED APARTMENT
129	5	1 BED APARTMENT	153	8	2 BED DUPLEX APARTMENT
130	5	2 BED APARTMENT	154	8	2 BED DUPLEX APARTMENT
131	5	3 BED DUPLEX APARTMENT	155	8	3 BED APARTMENT
132	5	3 BED DUPLEX APARTMENT	156	8	3 BED APARTMENT
133	5	1 BED APARTMENT	157	8	2 BED DUPLEX APARTMENT
134	5	2 BED APARTMENT	158	8	2 BED DUPLEX APARTMENT
135	5	3 BED DUPLEX APARTMENT	186	11	1 BED APARTMENT
136	5	3 BED DUPLEX APARTMENT	187	11	1 BED APARTMENT
137	6	1 BED APARTMENT	188	11	2 BED DUPLEX APARTMENT
138	6	3 BED DUPLEX APARTMENT	189	11	3 BED DUPLEX APARTMENT
139	6	3 BED DUPLEX APARTMENT			

NOTES

REFER TO DWG No. 1768-P-155A FOR DETAILS ON UNITS 129-136 IN BUILDING 5
REFER TO DWG No. 1768-P-160A FOR DETAILS ON UNITS 137-142 IN BUILDING 6
REFER TO DWG No. 1768-P-170-171A FOR DETAILS ON UNITS 143-158 IN BUILDING 8
REFER TO DWG No. 1768-P-185A FOR DETAILS ON UNITS 186-189 IN BUILDING 11
REFER TO DWG No. 1768-P-215A FOR DETAILS ON UNITS 1-13 IN BUILDING 17

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
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B	ISSUED FOR SHD APPLICATION	MAR 2021
A	ISSUED FOR SHD APPLICATION	AUG 2021

REV.	NOTE	DATE
------	------	------

CLIENT:
TORCA DEVELOPMENTS

DEVELOPMENT:
HOUSING DEVELOPMENT

LOCATION:
CARLEYS BRIDGE, ENNISCORTHY, Co. WEXFORD

DRAWING TITLE:
PART V PROPOSAL

brian dunlop architects

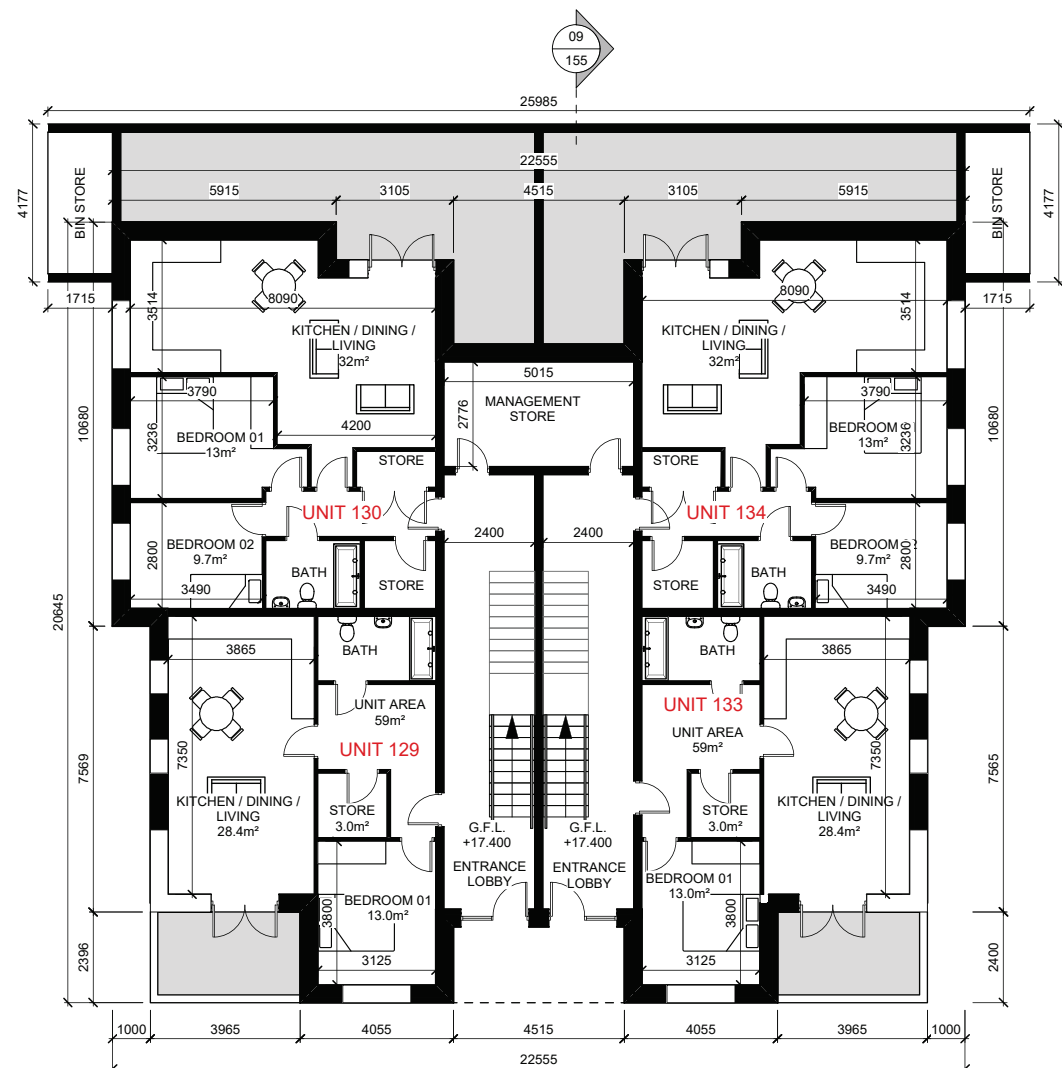
Address: 15 Patrick Street, Kilkenny
Telephone: 056 7813015
E-Mail: info@bdarchitects.ie
Website: www.briandunloparchitects.com



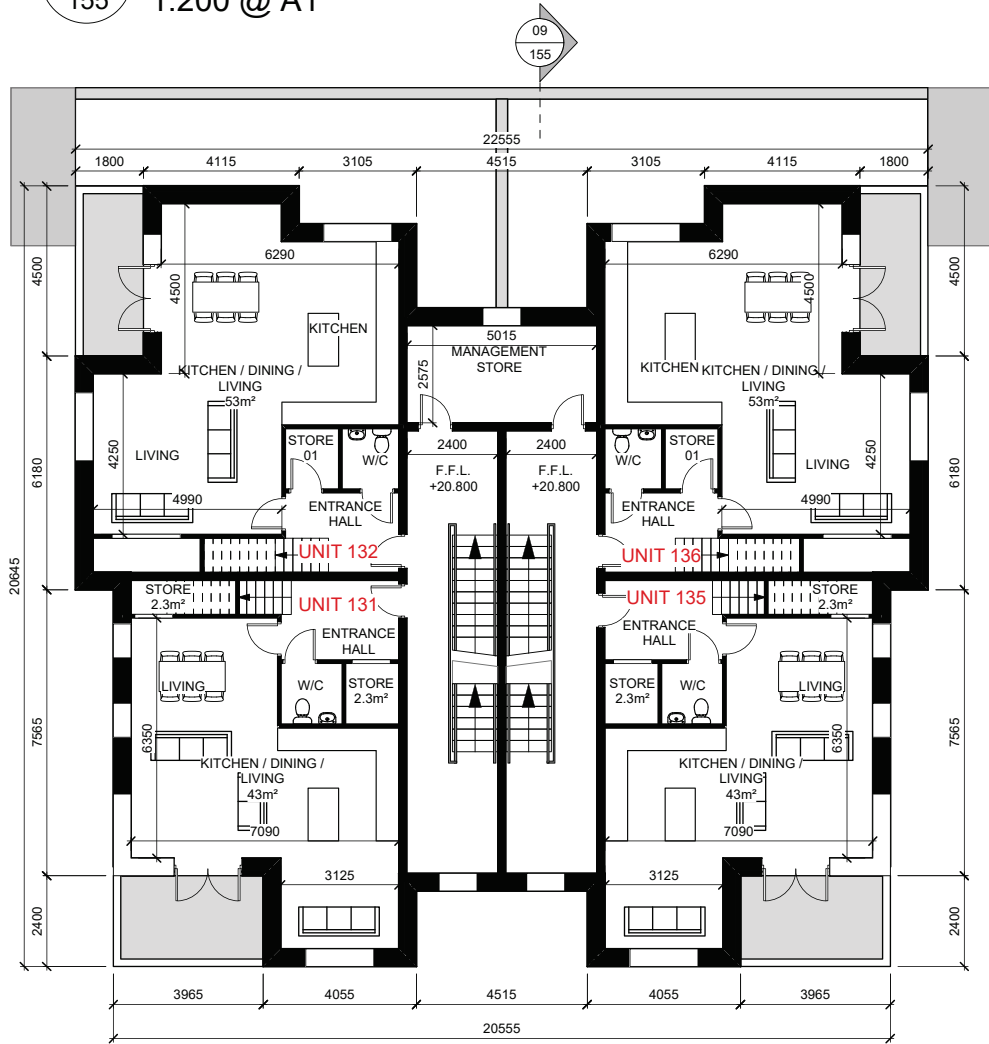
PLANNING
DRAWINGS

Job No.	1768
Dwg No.	1768-P-600
Date	AUGUST 2021
Scale	VARIES @ A2
Drawn By	J.KELLY
Issued By	BD
Checked By	BD

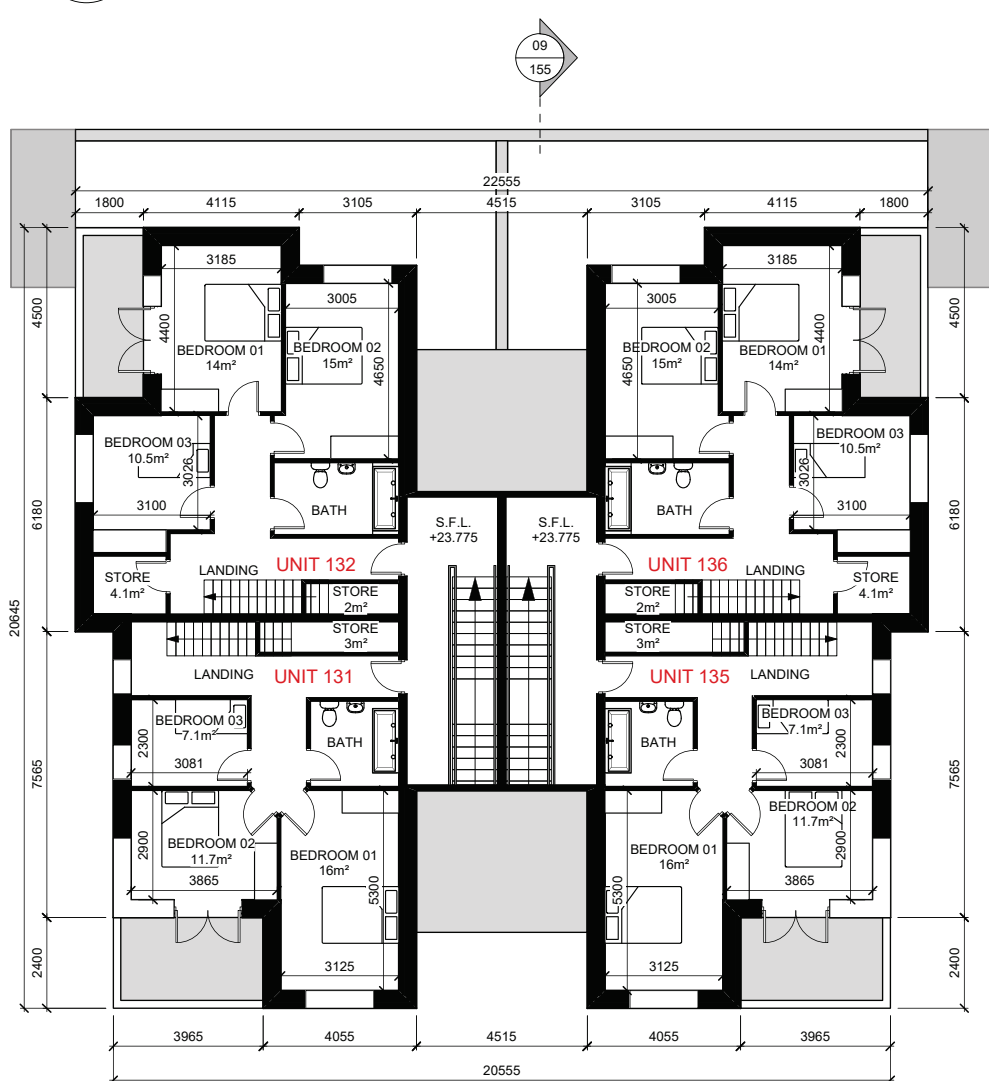
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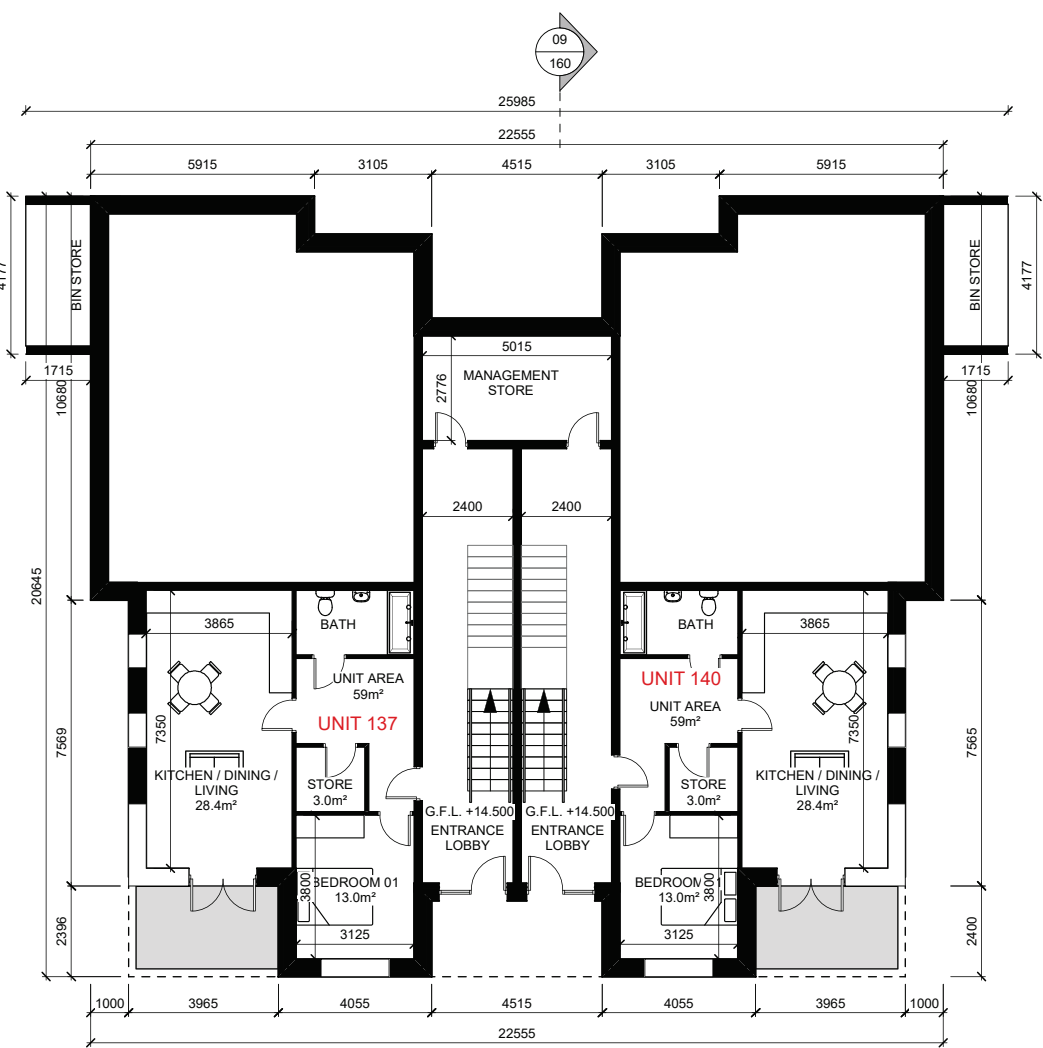


01 PROPOSED GROUND FLOOR PLAN
155 1:200 @ A1

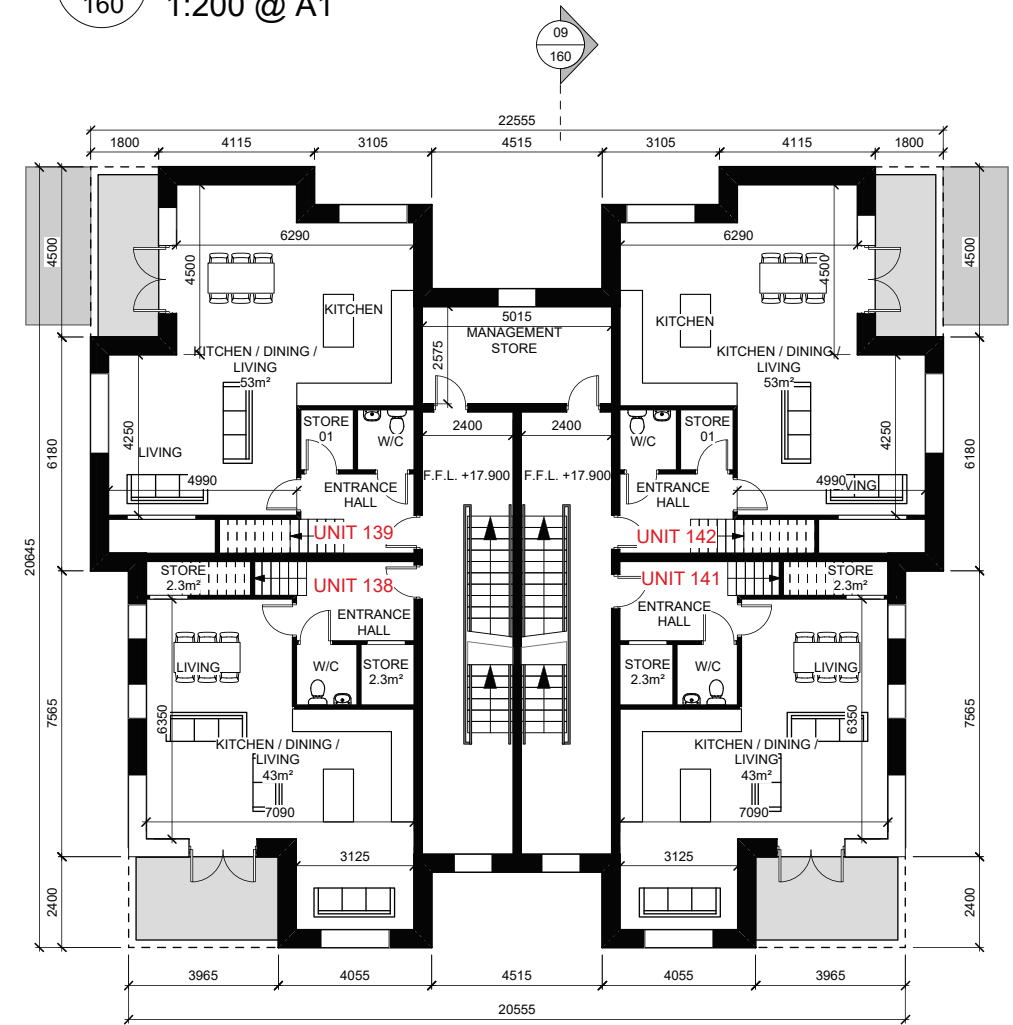


02 PROPOSED FIRST FLOOR PLAN
155 1:200 @ A1

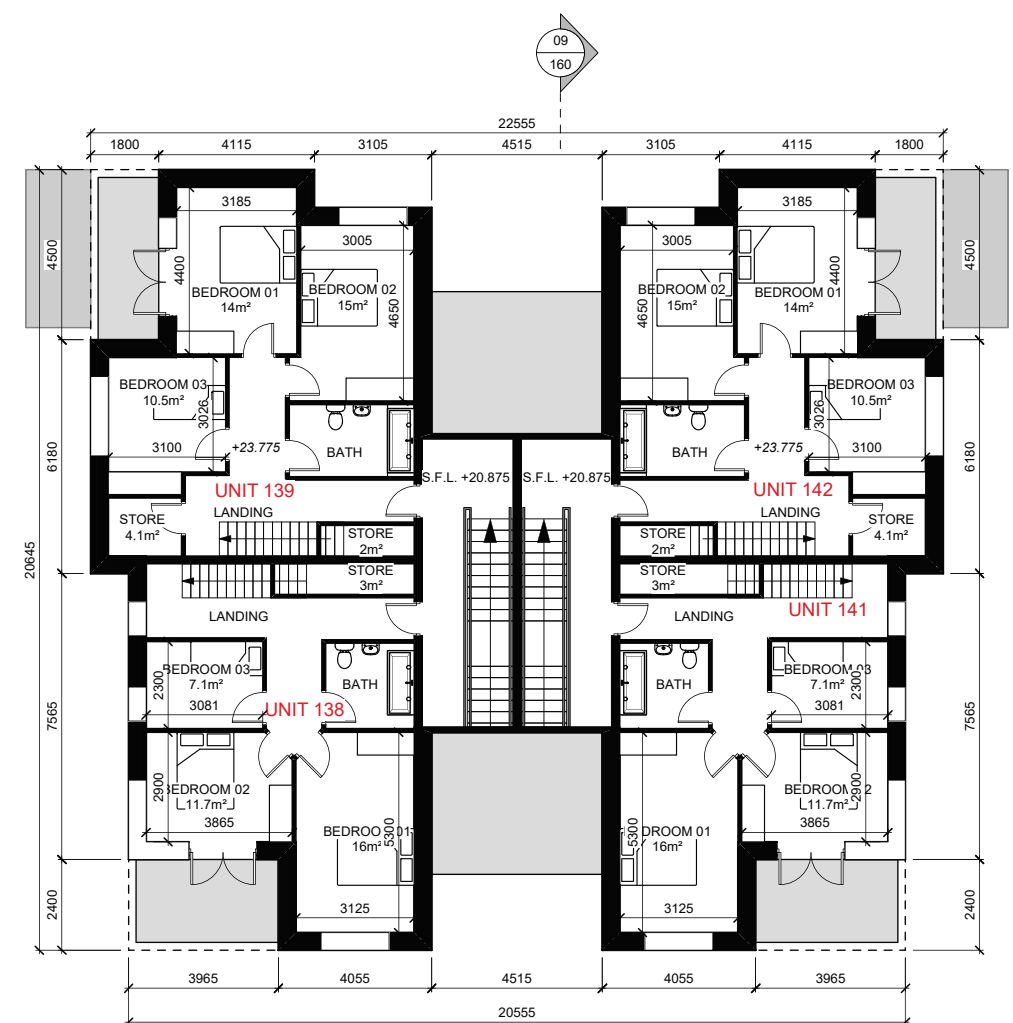




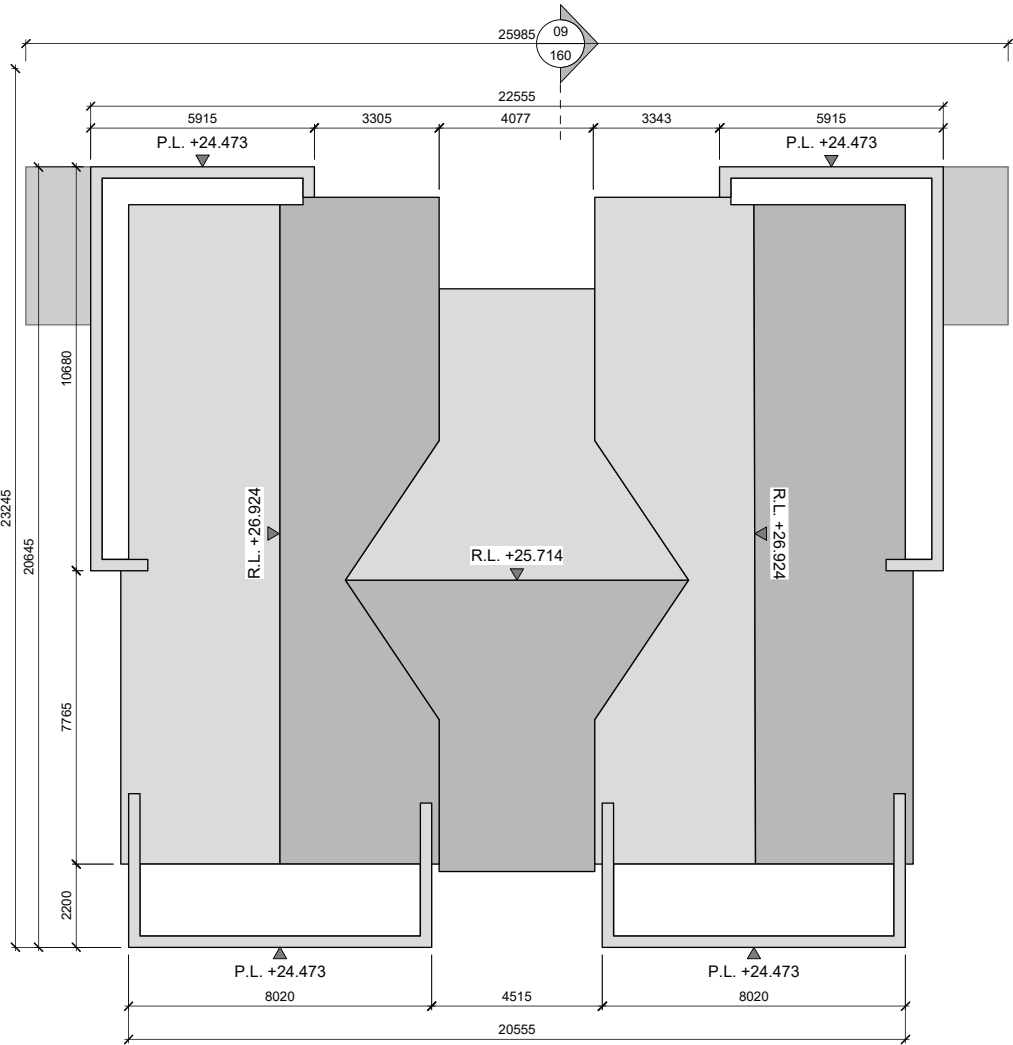
01 PROPOSED GROUND FLOOR PLAN
160 1:200 @ A1



02 PROPOSED FIRST FLOOR PLAN
160 1:200 @ A1



03 PROPOSED SECOND FLOOR PLAN
160 1:200 @ A1



04 PROPOSED ROOF PLAN
160 1:200 @ A1



05 PROPOSED FRONT ELEVATION
160 1:200 @ A1



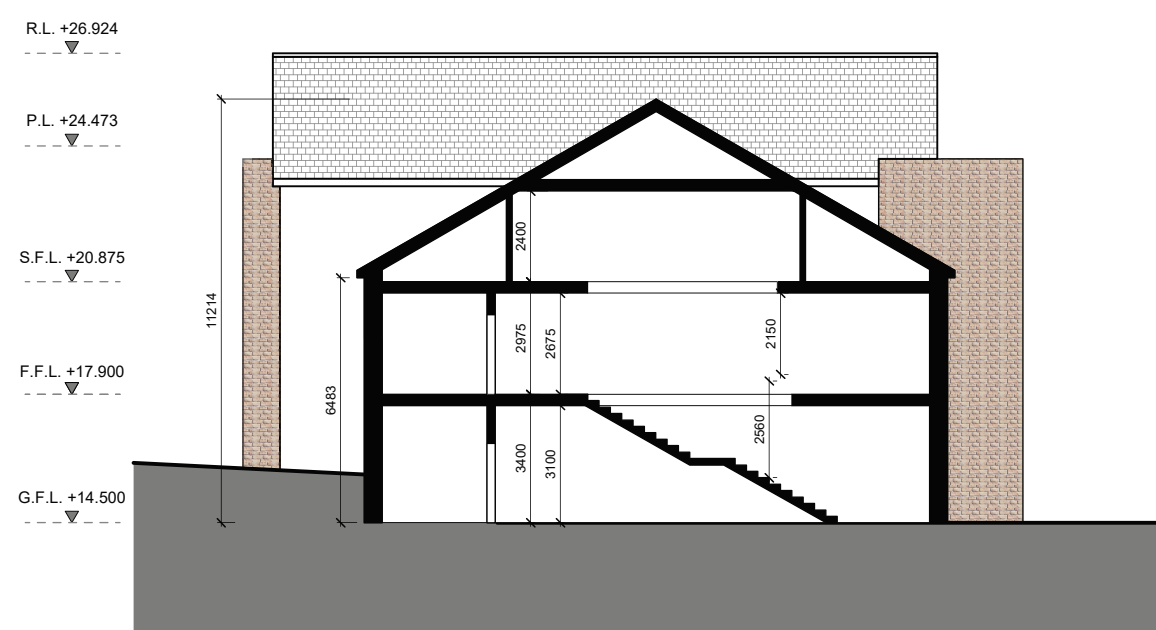
06 PROPOSED SIDE ELEVATION
160 1:200 @ A1



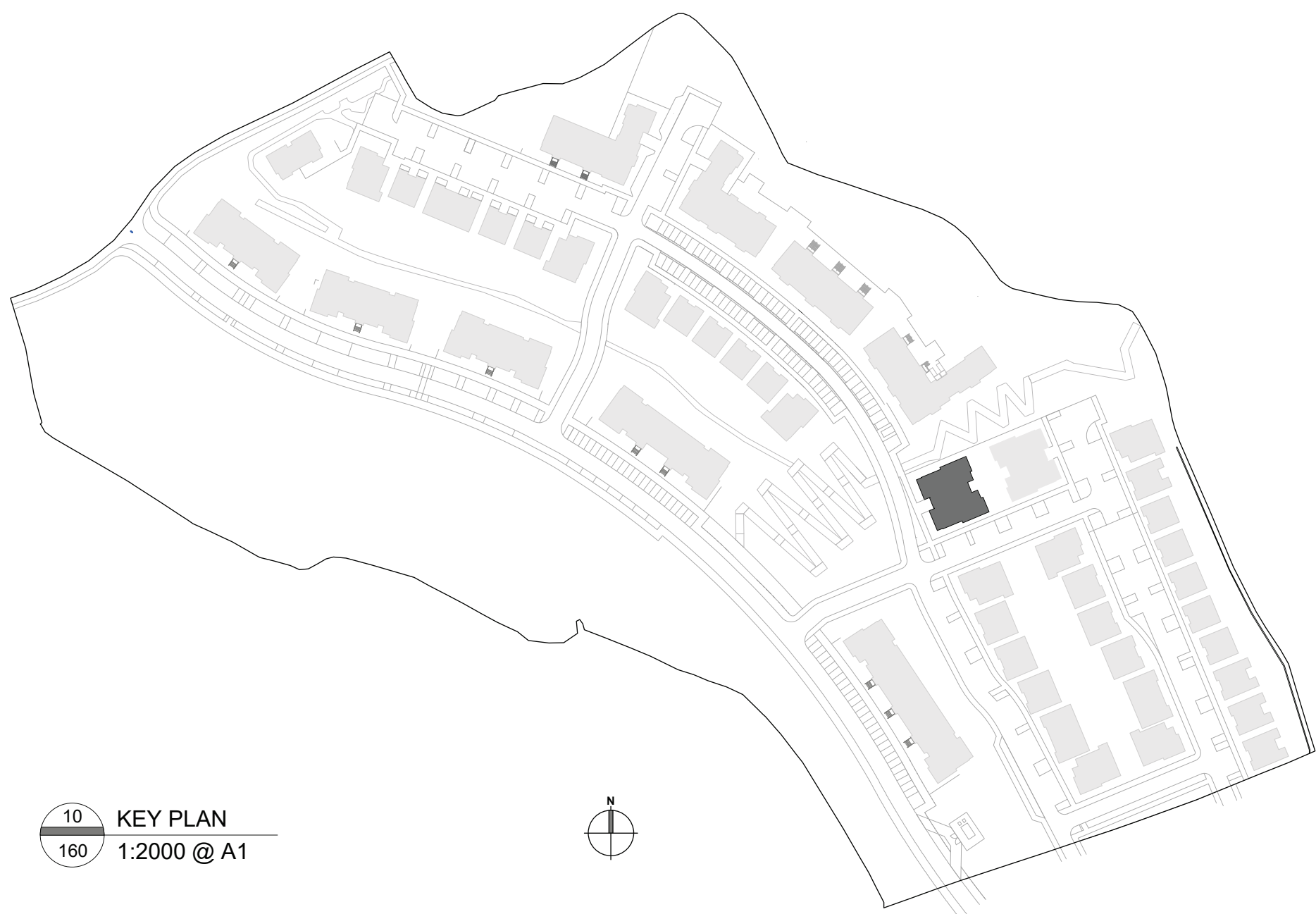
07 PROPOSED REAR ELEVATION
160 1:200 @ A1



08 PROPOSED SIDE ELEVATION
160 1:200 @ A1



09 PROPOSED SECTION A-A
160 1:200 @ A1



10 KEY PLAN
160 1:2000 @ A1

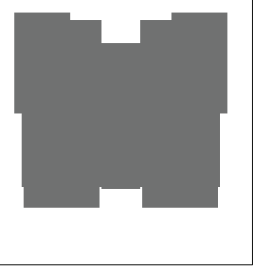
NOTES RELEVANT TO PARTICULAR JOB STAGE

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

PLANNING STAGE
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CONSTRUCTION STAGE
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BUILDING No. 06
6 No. APARTMENTS
/ DUPLEXES



BUILDING No. 06			
UNIT LEVELS			
	Floor Level	Eaves Level	Ridge Level
Units 137-138	14.500	23.750	26.924
Units 139-142	17.900	23.750	26.924

BUILDING No. 06	
UNIT ORIENTATION	
Units 137-142	

BUILDING No. 06
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 FINISH WHERE SHOWN.

ALL WINDOWS TO BE UPVC WITH CONCRETE CILLS TO PLASTERED WALLS. CILLS AND SURROUNDS TO WINDOWS IN BRICK WALLS TO BE LATER SELECTED STONE.

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

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

NOTES:

REFER TO SUSTAINABLE HOUSING QUALITY ASSESSMENT DOCUMENT FOR ACCOMMODATION ASSESSMENT.

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

NOTES:

ALL UNITS (137-142) IN BUILDING 6 ARE DESIGNATED AS PART V UNITS. REFER TO DWG No. 1788-P-600A.

REV.	NOTE	DATE
A	ISSUED FOR SHD APPLICATION	AUG 2021

CLIENT:
TORCA DEVELOPMENTS

DEVELOPMENT:
HOUSING DEVELOPMENT

LOCATION:
CARLEYS BRIDGE, ENNISCORTHY, Co. WEXFORD

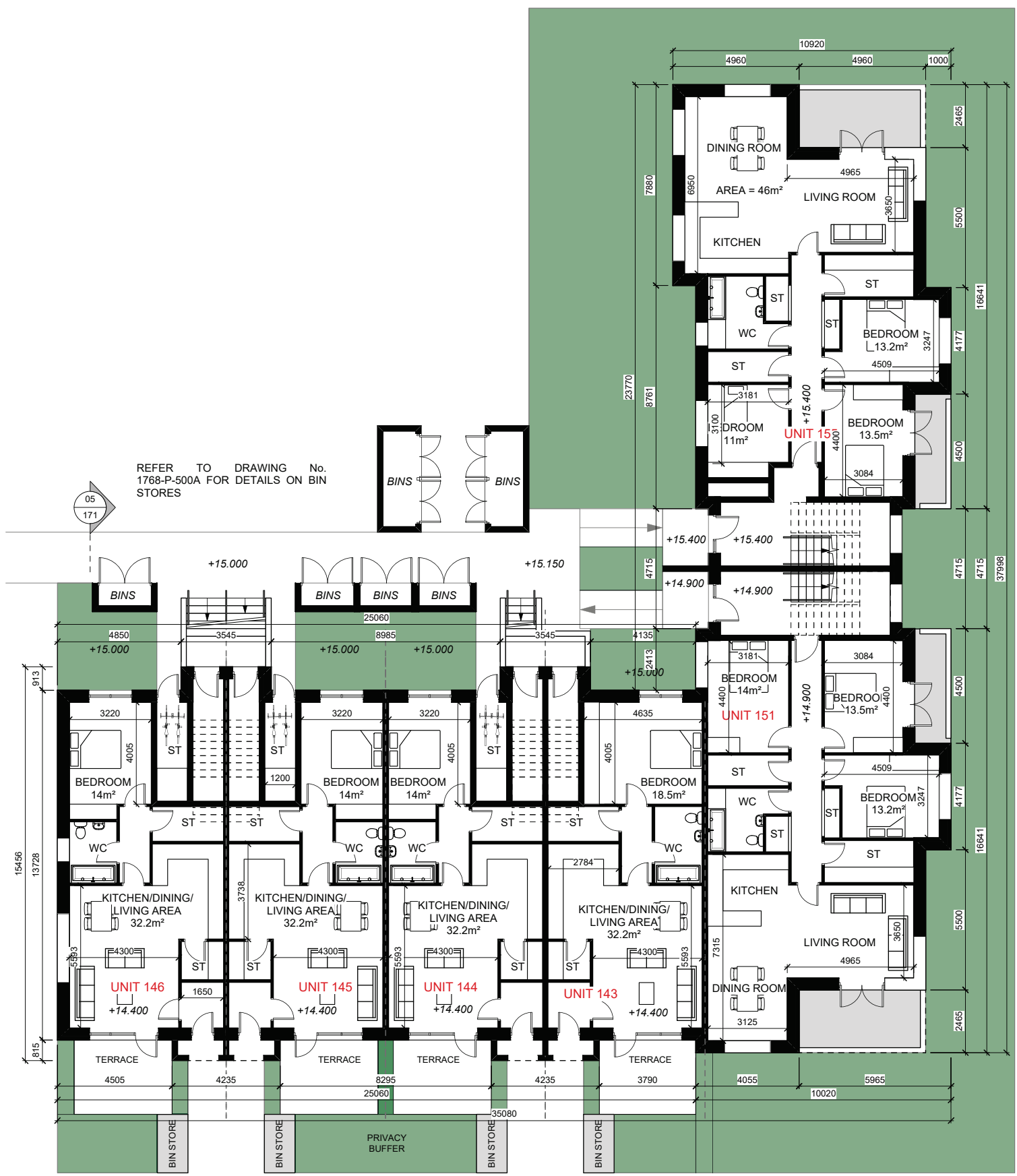
DRAWING TITLE:
BUILDING TYPE 06 - FLOOR PLANS, ELEVATIONS & SECTION

brian dunlop architects

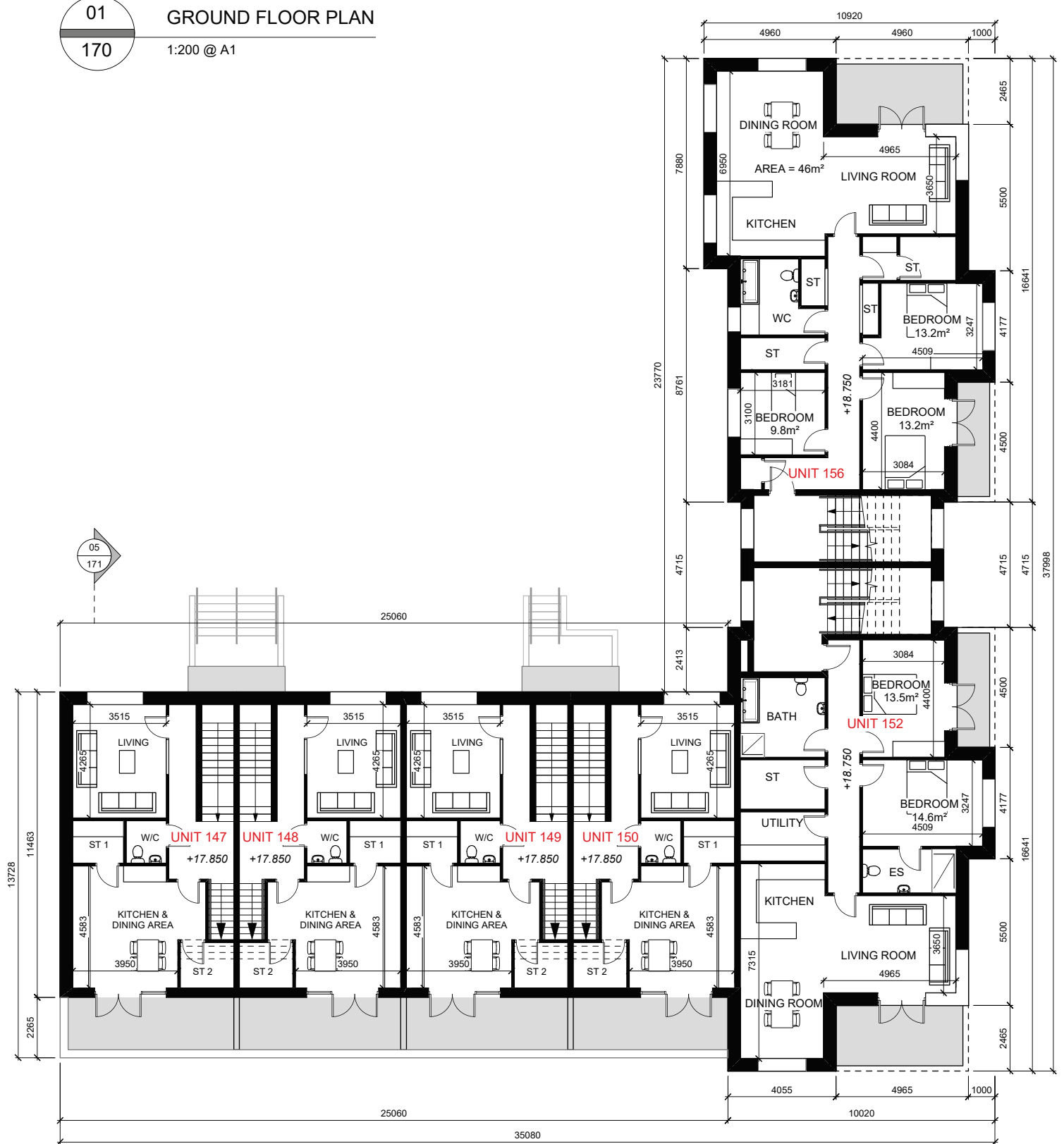
Address: 15 Patrick Street, Kilkenny
Telephone: 056 7813015
E-Mail: info@briandunloparchitects.ie
Website: www.briandunloparchitects.com

PRACTICE INFORMATION		PLANNING DRAWINGS	
	Job No.	1788	
	Dwg No.	1788-P-160	
	Date	AUGUST 2021	
	Scale	VARIES @ A1	
	Drawn By	J KELLY	
	Issued By	BD	
	Checked By	BD	

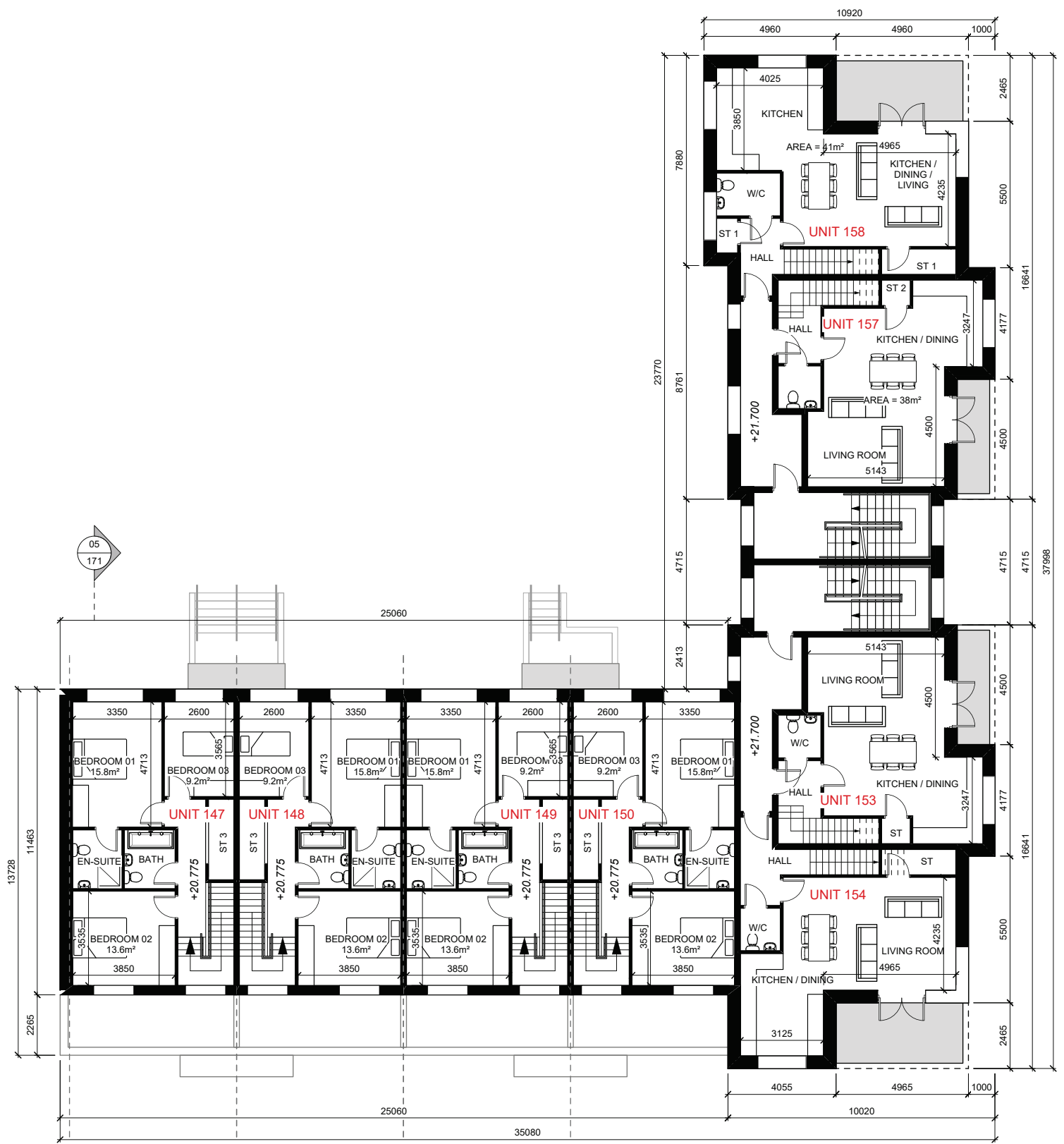
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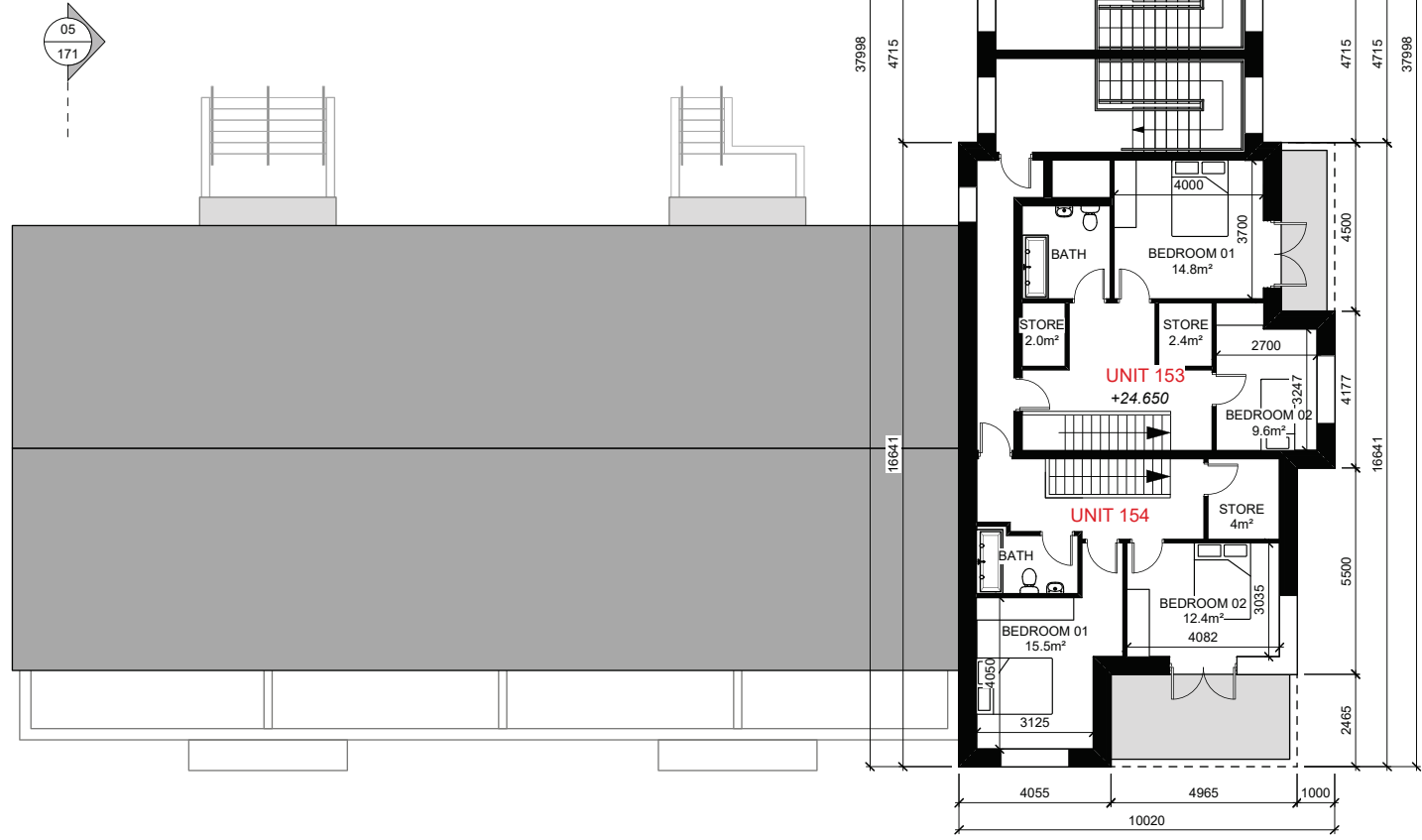
01
170
GROUND FLOOR PLAN
1:200 @ A1



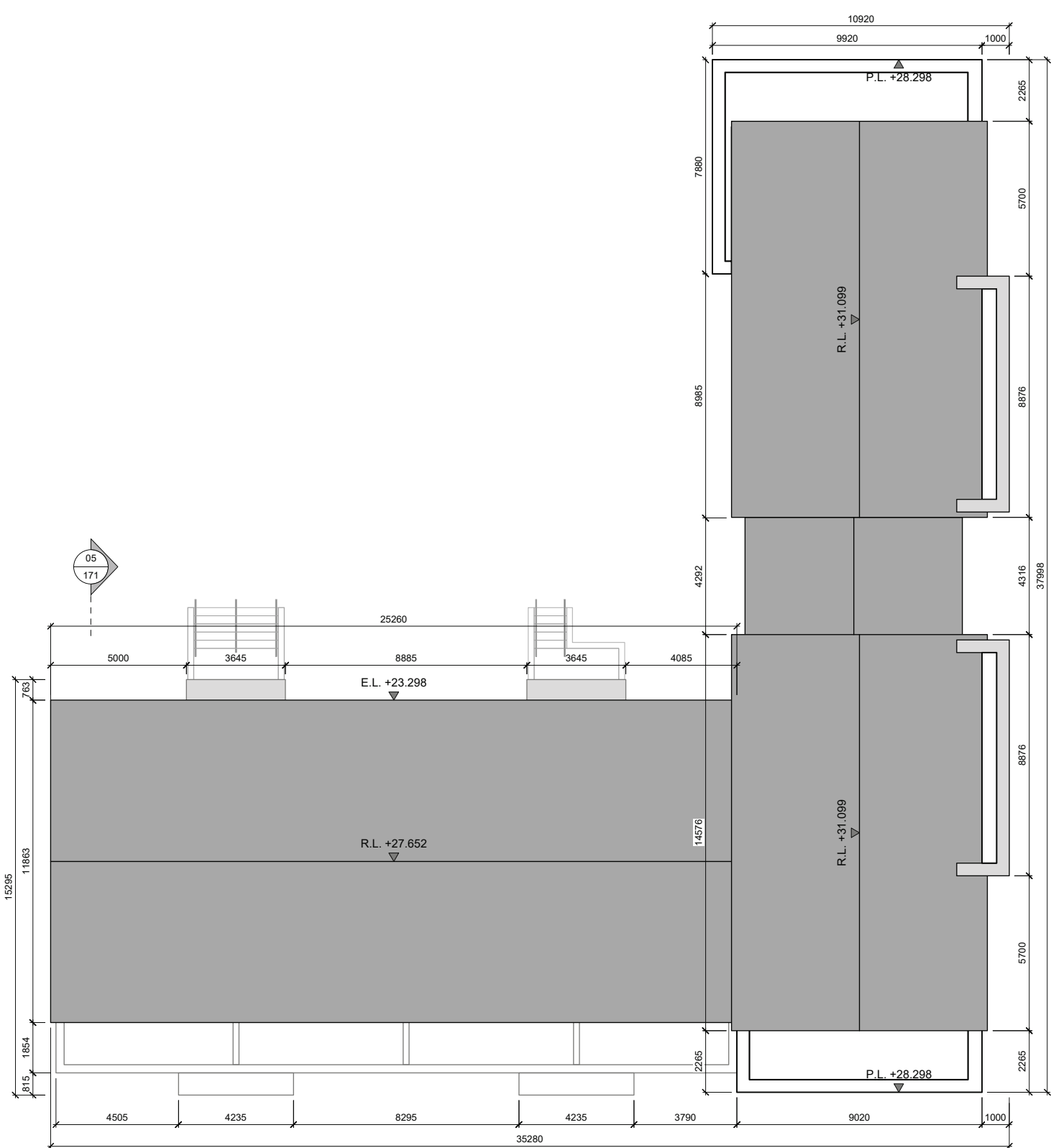
02
170
1st FLOOR PLAN
1:200 @ A1



03
170
2nd FLOOR PLAN
1:200 @ A1



04
170
3rd FLOOR PLAN
1:200 @ A1



05
170
ROOF PLAN
1:200 @ A1



06
170
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
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CONSTRUCTION STAGE
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BUILDING No. 08 - 16 No. APARTMENTS / DUPLEXES



BUILDING No. 08			
UNIT LEVELS			
	Ground Floor Level	Eaves Level	Ridge Level
Units 143-146	14.400	23.298	27.652
Units 147-150	17.850	23.298	27.652
Unit 151	14.900	25.575	31.099
Unit 152	15.400	25.575	31.099
Units 153-154	18.750	25.575	31.099
Units 155-158	21.700	25.575	31.099

BUILDING No. 08	
UNIT ORIENTATION	
Units 143 - 158	

BUILDING No. 08
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.

NOTES:

ALL UNITS (143-158) IN BUILDING 8 ARE DESIGNATED AS PART V UNITS. REFER TO DWG No. 1768-P-500A.

REV.	NOTE	DATE
A	ISSUED FOR SHD APPLICATION	AUG 2021

CLIENT:
TORCA DEVELOPMENTS

DEVELOPMENT:
HOUSING DEVELOPMENT

LOCATION:
CARLEYS BRIDGE, ENNISCORTHY, Co. WEXFORD

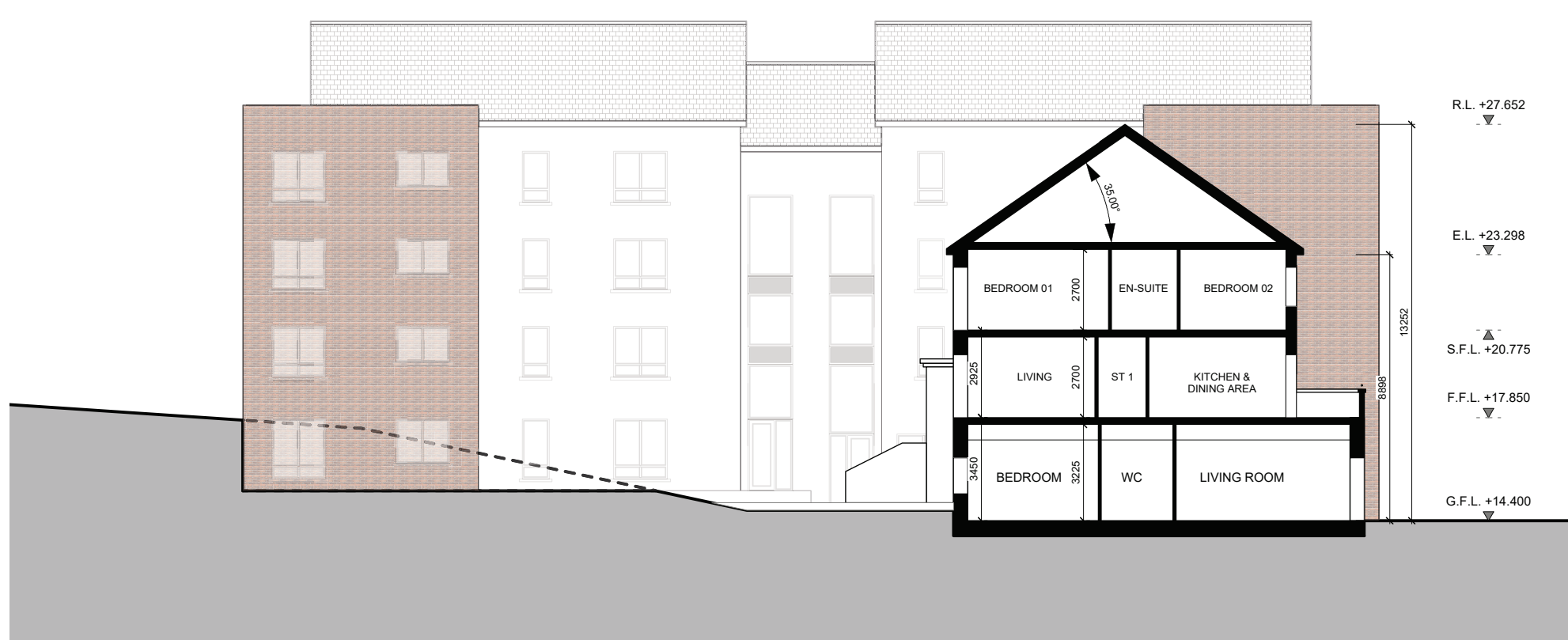
DRAWING TITLE:
BUILDING TYPE 8 - FLOOR & ROOF PLANS

brian dunlop architects

Address: 15 Patrick Street, Kilkenny
Telephone: 056 7813015
E-Mail: info@briandunloparchitects.ie
Website: www.briandunloparchitects.com

PRACTICE ACCREDITED IN REGISTRATION G3 RIAI	
Job No.	1768
Dwg No.	1768-P-170
Date	AUGUST 2021
Scale	VARIES @ A1
Drawn By	J KELLY
Issued By	BD
Checked By	BD

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**BUILDING No. 08 -
16 No. APARTMENTS / DUPLEXES**



BUILDING No. 08			
UNIT LEVELS			
	Ground Floor Level	Eaves Level	Ridge Level
Units 143-146	14.400	23.298	27.652
Units 147-150	17.850	23.298	27.652
Unit 151	14.900	25.575	31.099
Unit 152	15.400	25.575	31.099
Units 153-154	18.750	25.575	31.099
Units 155-158	21.700	25.575	31.099

BUILDING No. 08	
UNIT ORIENTATION	
Units 143 - 158	

BUILDING No. 08
BUILDING FINISHES NOT

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
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
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NOTES:

ALL UNITS (143-158) IN BUILDING 8 ARE DESIGNATED AS PART V UNITS. REFER TO DWG No. 1768-P-600A.

A	ISSUED FOR SHD APPLICATION	AUG 202
REV.	NOTE	DATE

CLIENT:
TORCA DEVELOPMENTS

DEVELOPMENT:

HOUSING DEVELOPMENT

LOCATION:
CARLEYS BRIDGE, ENNISCORTHY, Co. WEXFORD

DRAWING TITLE:
BUILDING TYPE 8 - ELEVATIONS & SECTION

brian dunlop architects

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PLANNING DRAWINGS

 PRACTICE ACCREDITED IN CONSERVATION G3	Job No.	1768
	Dwg No.	1768-P-171
	Date	AUGUST 2021
	Scale	VARIES @ A1
	Drawn By	J.KELLY
	Issued By	BD
	Checked By	BD

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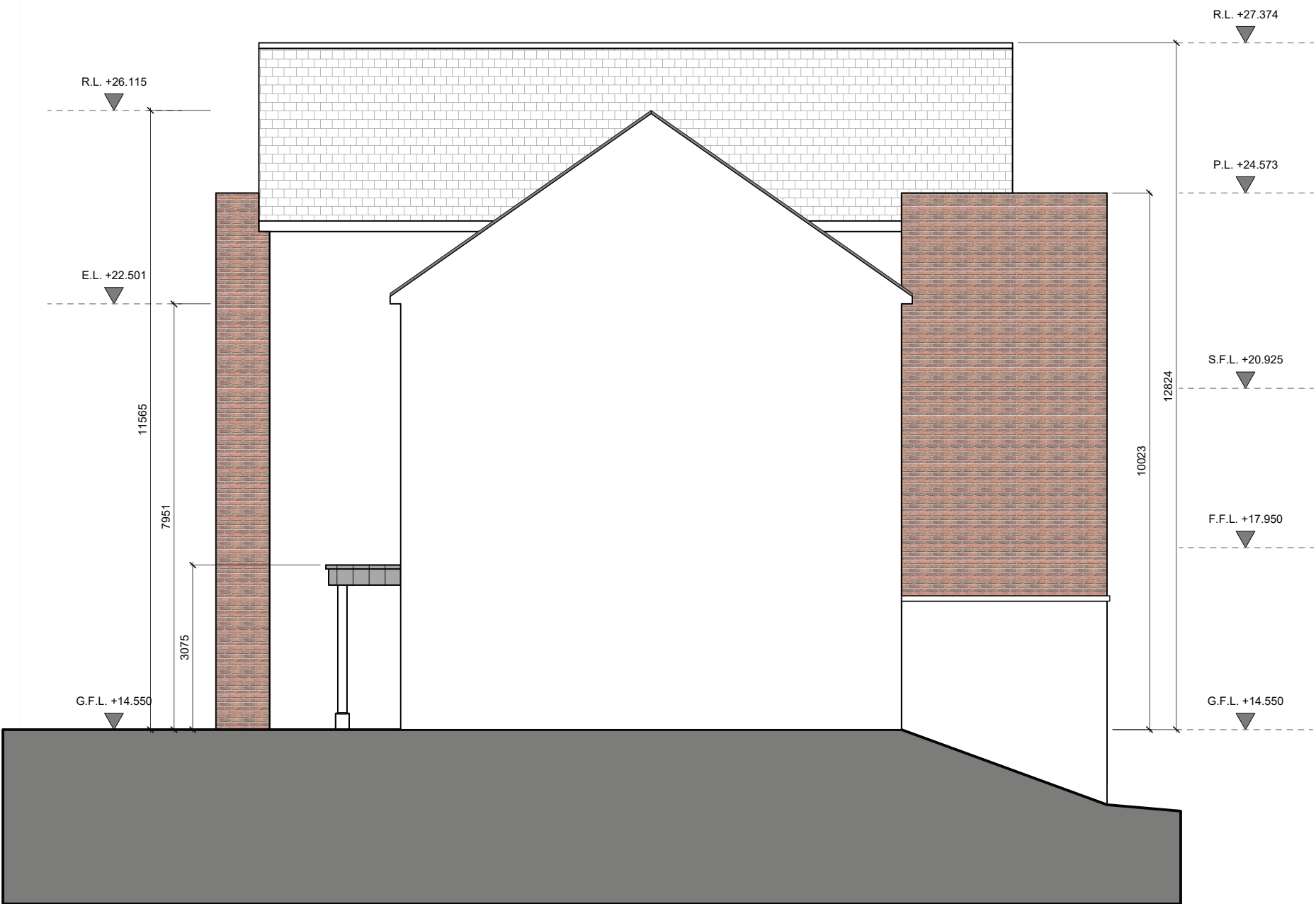
01 PROPOSED FRONT ELEVATION
185 1:100 @ A1



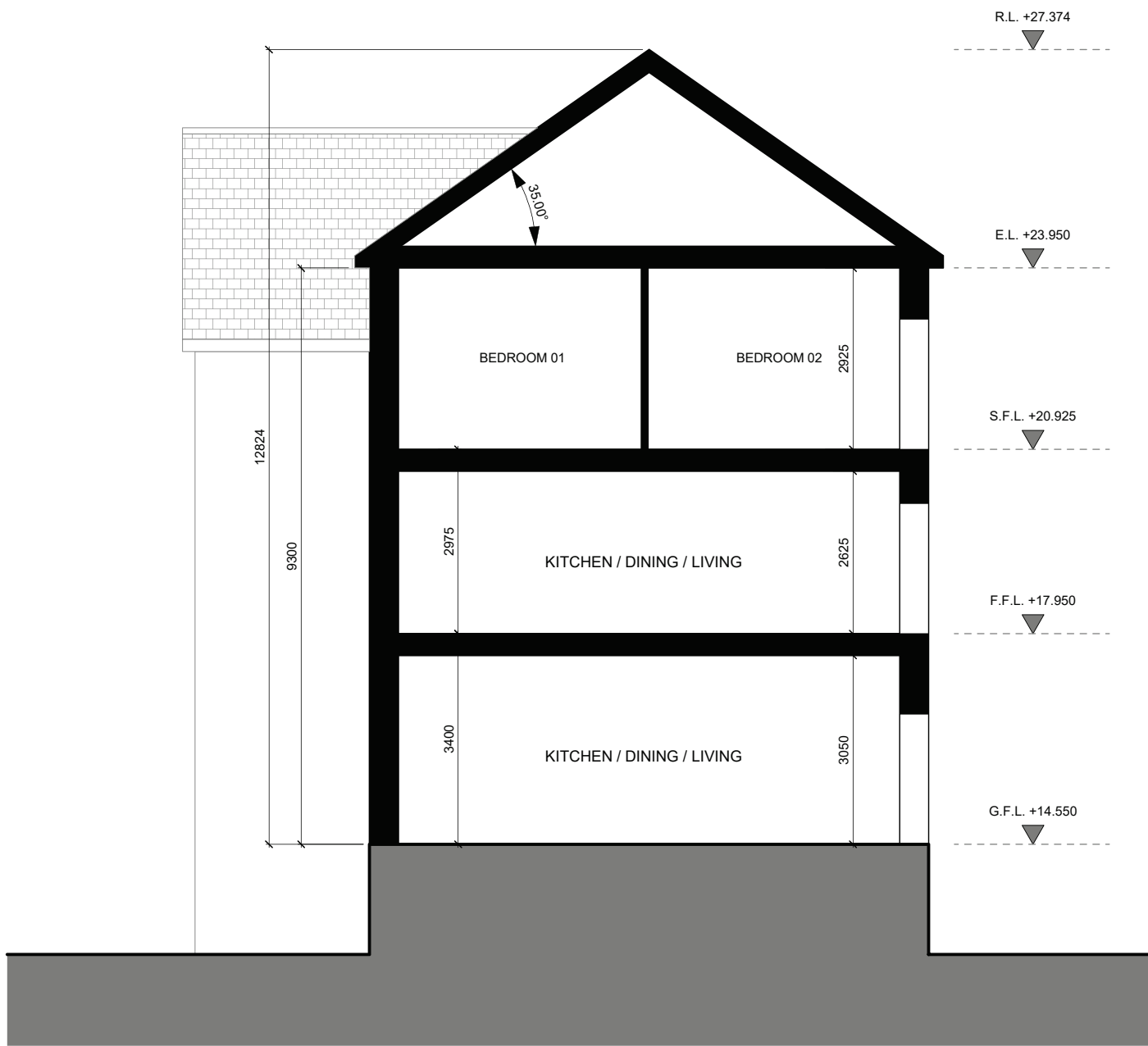
02 PROPOSED REAR ELEVATION
185 1:100 @ A1



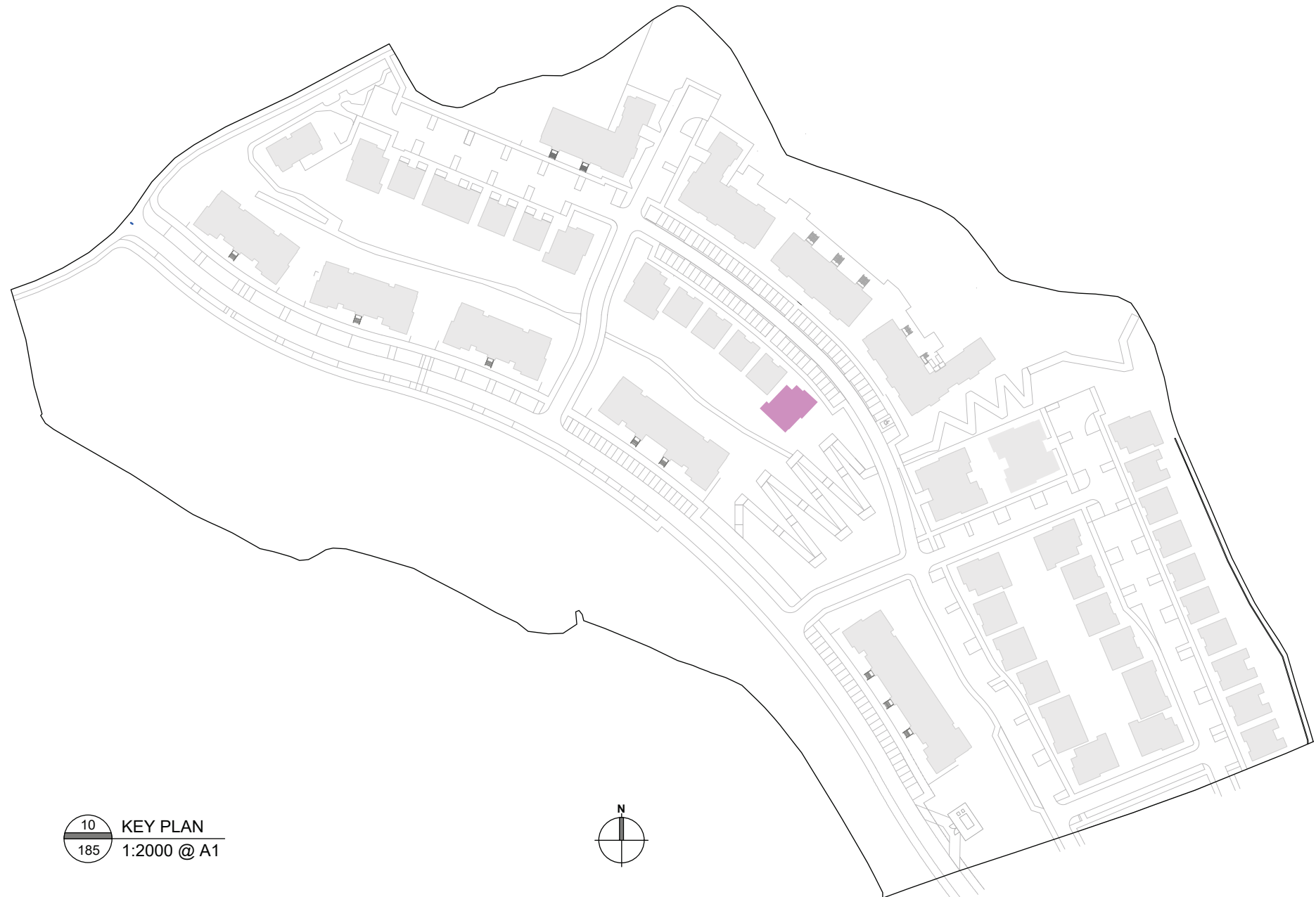
03 PROPOSED SIDE ELEVATION (EAST)
185 1:100 @ A1



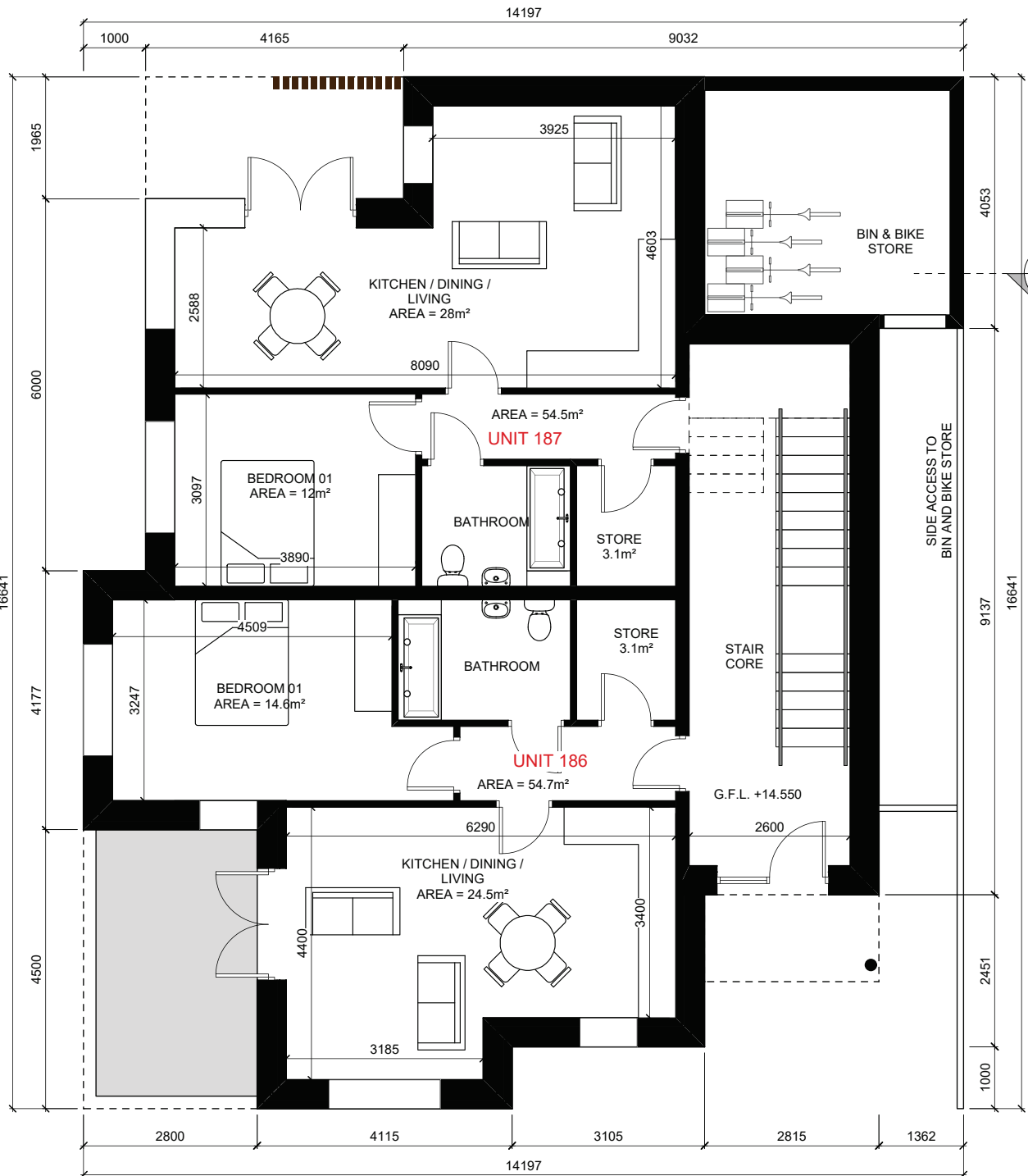
04 PROPOSED SIDE ELEVATION (WEST)
185 1:100 @ A1



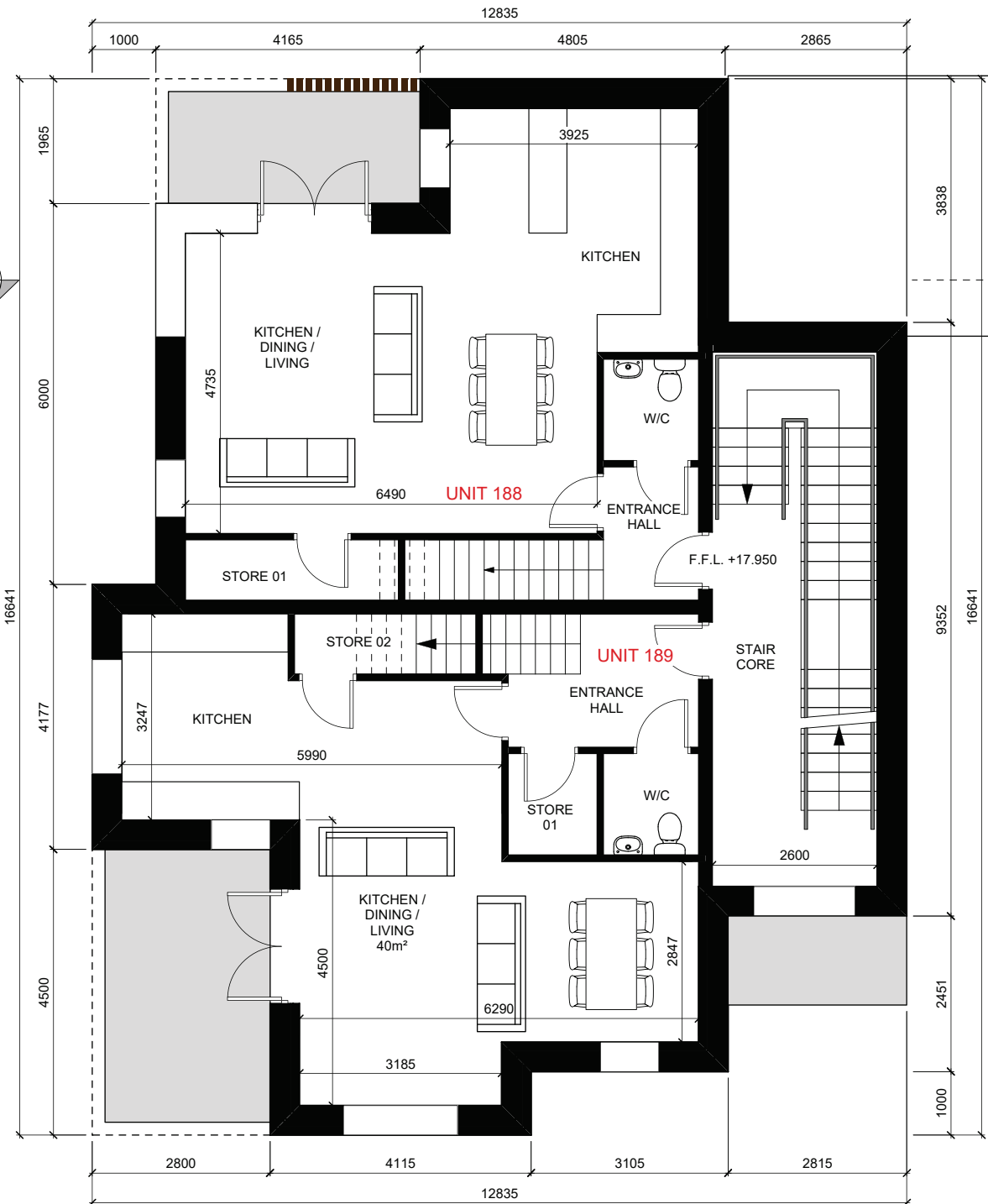
05 PROPOSED TYPICAL SECTION
185 1:100 @ A1



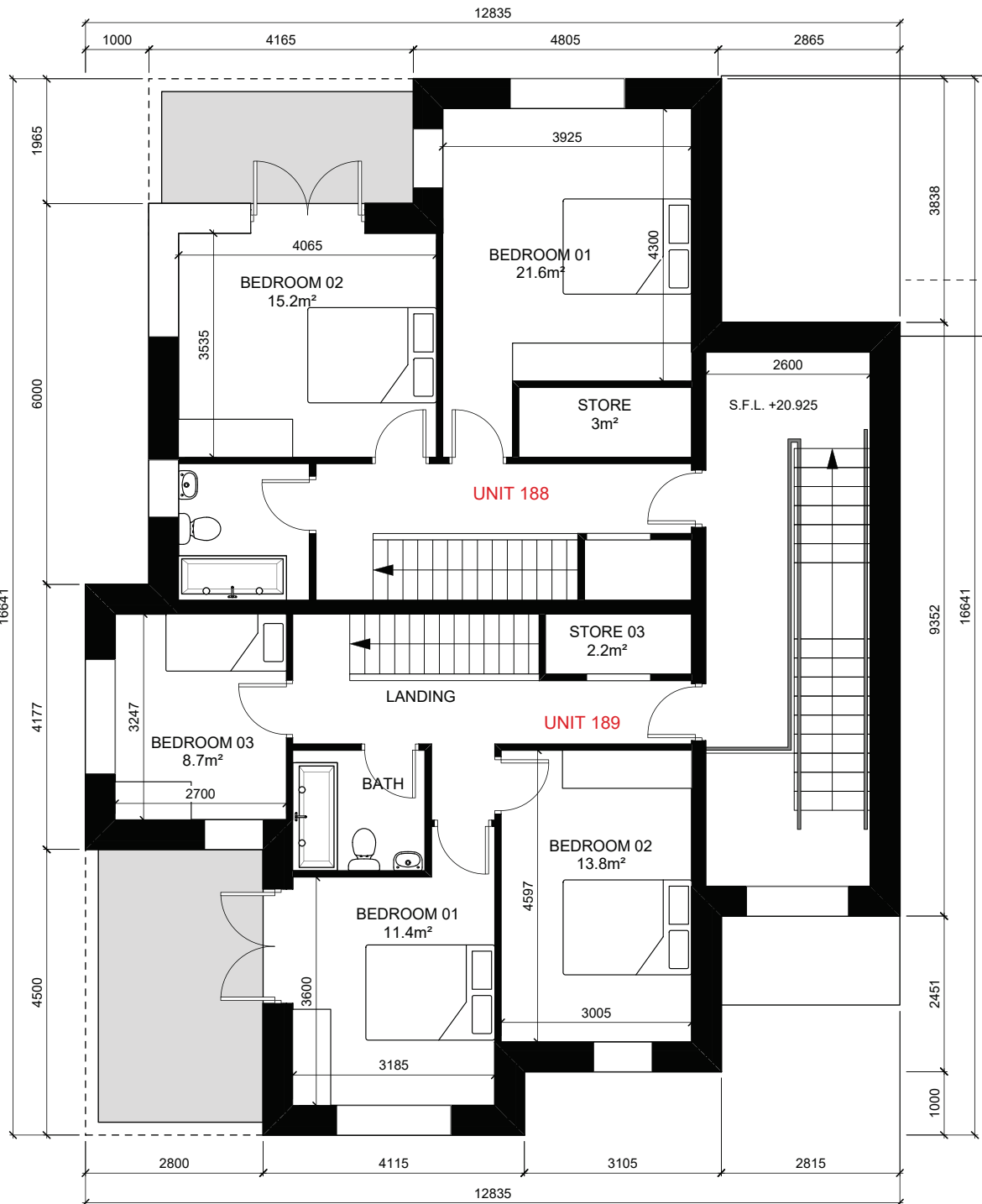
10 KEY PLAN
185 1:2000 @ A1



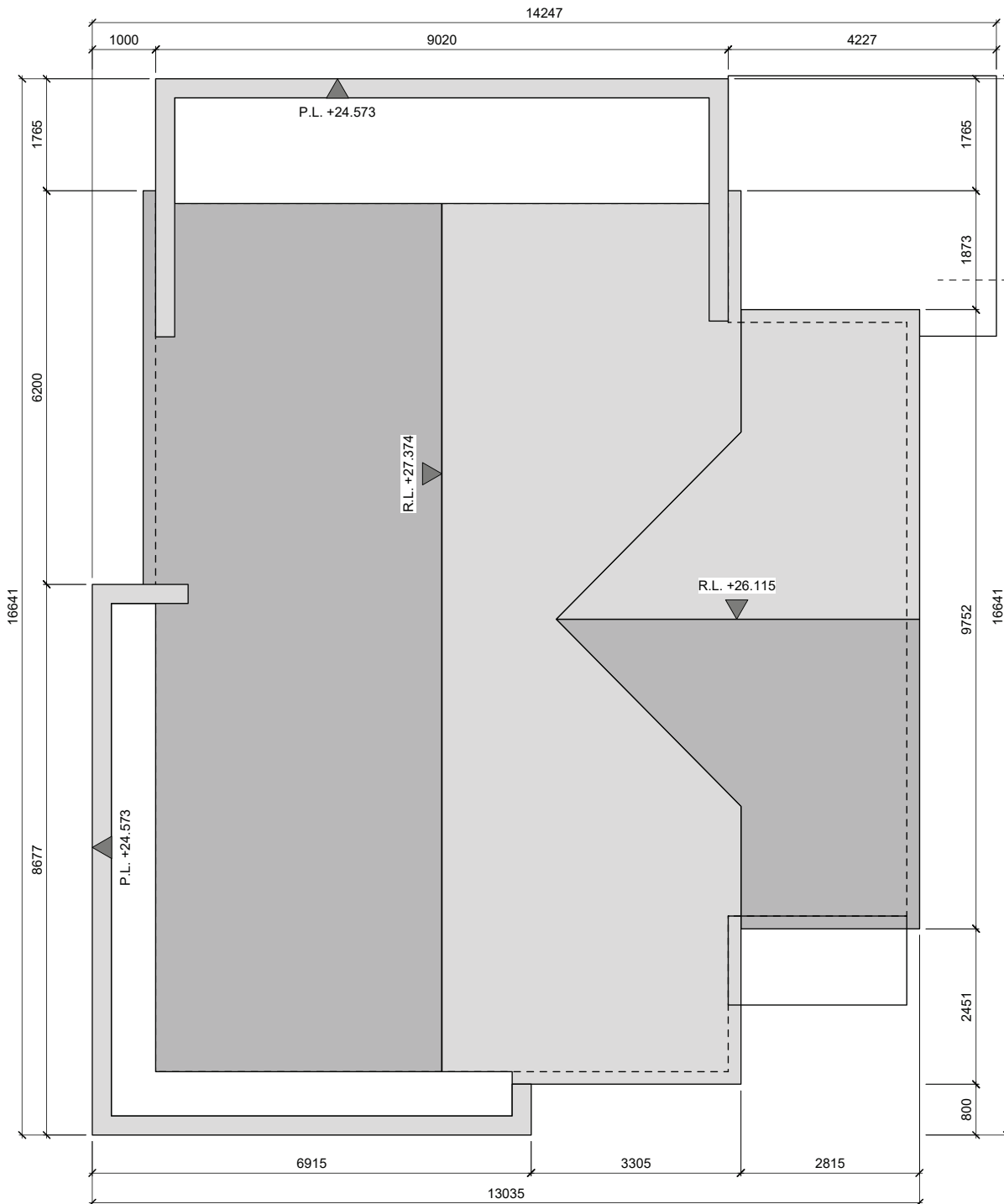
06 PROPOSED GROUND FLOOR PLAN
185 1:100 @ A1



07 PROPOSED FIRST FLOOR PLAN
185 1:100 @ A1



08 PROPOSED SECOND FLOOR PLAN
185 1:100 @ A1



09 PROPOSED ROOF PLAN
185 1:100 @ A1

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PLANNING STAGE
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BUILDING No. 11
4 No. APARTMENTS / DUPLEXES

BUILDING No. 11			
UNIT LEVELS			
	Floor Level	Eaves Level	Ridge Level
Units 186/187	14.550	23.850	27.374
Units 188/189	17.950	23.850	27.374

BUILDING No. 11	
UNIT ORIENTATION	
Units 186-189	

BUILDING No. 11
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 FINISH WHERE SHOWN.
ALL WINDOWS TO BE U-PVC WITH CONCRETE CILLS TO PLASTERED WALLS. CILLS AND SURROUNDS TO WINDOWS IN BRICK WALLS TO BE LATER SELECTED STONE.
FRONT ENTRANCE DOORS TO BE OF HARDWOOD CONSTRUCTION TO LATER SELECTED DETAIL AND COLOUR.
CANOPY OVER FRONT ENTRANCE DOORS TO BE SELECTED ZINC CLADDING PROFILED AS INDICATED.

NOTES:
REFER TO SUSTAINABLE HOUSING QUALITY ASSESSMENT DOCUMENT FOR ACCOMMODATION ASSESSMENT.
DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DOCUMENTS BY BRIAN DUNLOP ARCHITECTS AS PER THE ENCLOSED DRAWING REGISTER.

NOTES:
ALL UNITS (186-189) IN BUILDING 11 ARE DESIGNATED AS PART V UNITS. REFER TO DWG NO. 1768-P-600A.

A	ISSUED FOR SHD APPLICATION	AUG 2021
REV	NOTE	DATE

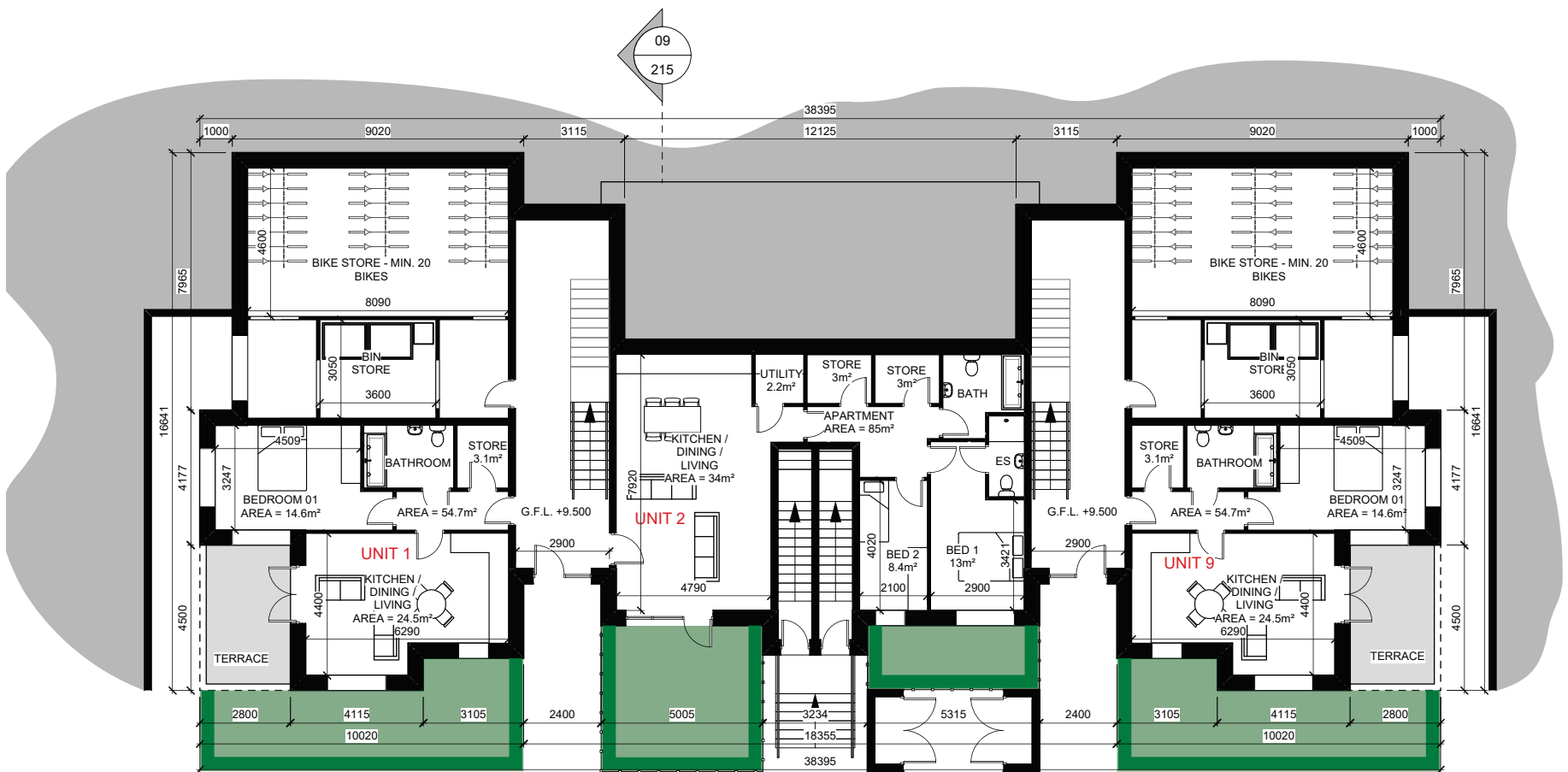
CLIENT:
TORCA DEVELOPMENTS
DEVELOPMENT:
HOUSING DEVELOPMENT
LOCATION:
CARLEYS BRIDGE, ENNISCORTHY, Co. WEXFORD
DRAWING TITLE:
BUILDING TYPE 11 - FLOOR PLANS, ELEVATIONS & SECTIONS

brian dunlop architects

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E-Mail: info@bdarchitects.ie
Website: www.briandunloparchitects.com

PLANNING DRAWINGS
Job No. 1768
Dwg No. 1768-P-185
Date AUGUST 2021
Scale VARIES @ A1
Drawn By J.KELLY
Issued By BD
Checked By BD

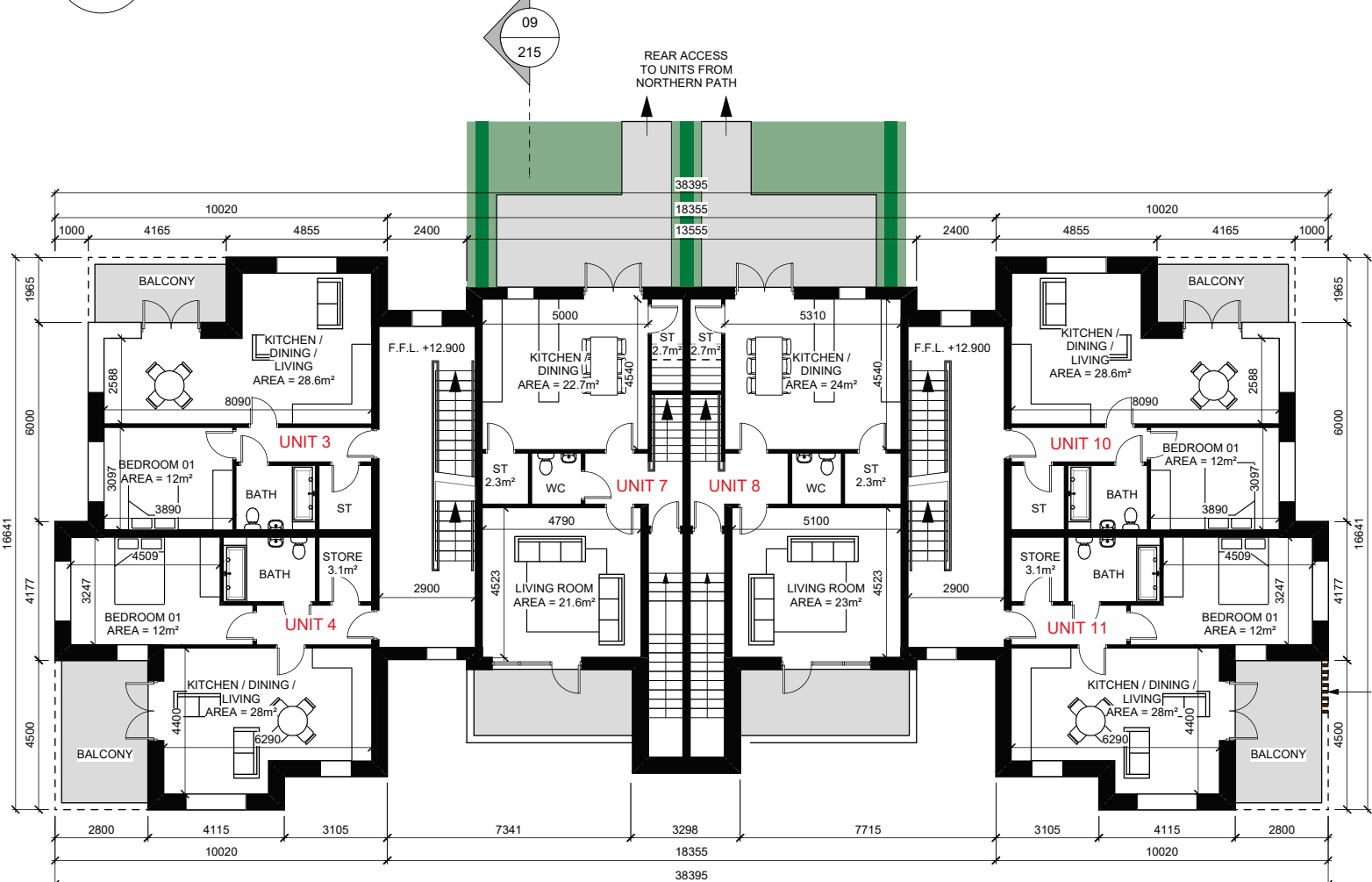
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01 GROUND FLOOR PLAN
215 1:200 @ A1



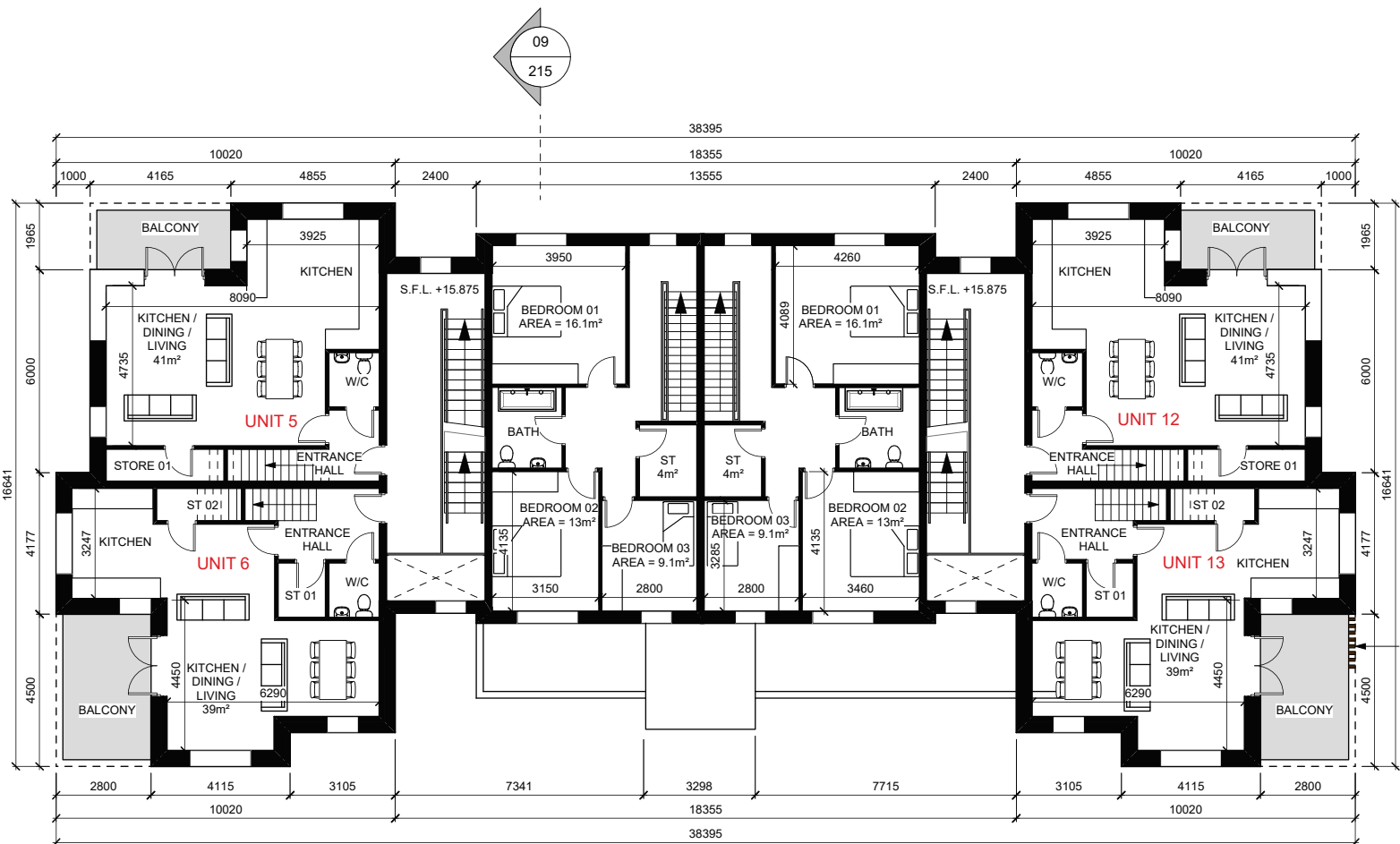
06 FRONT ELEVATION
215 1:200 @ A1



02 FIRST FLOOR PLAN
215 1:200 @ A1



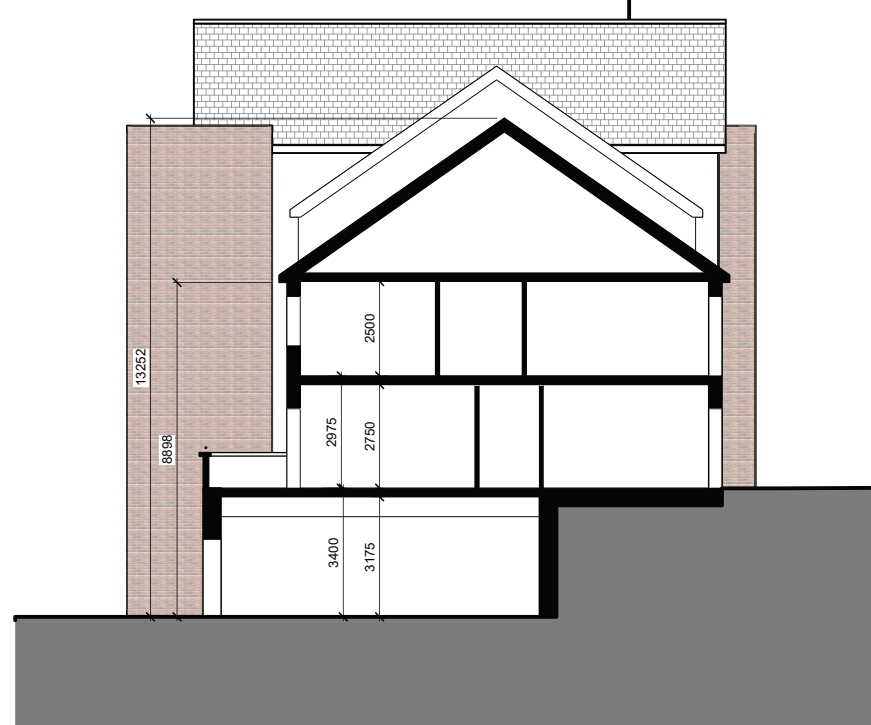
07 REAR ELEVATION
215 1:200 @ A1



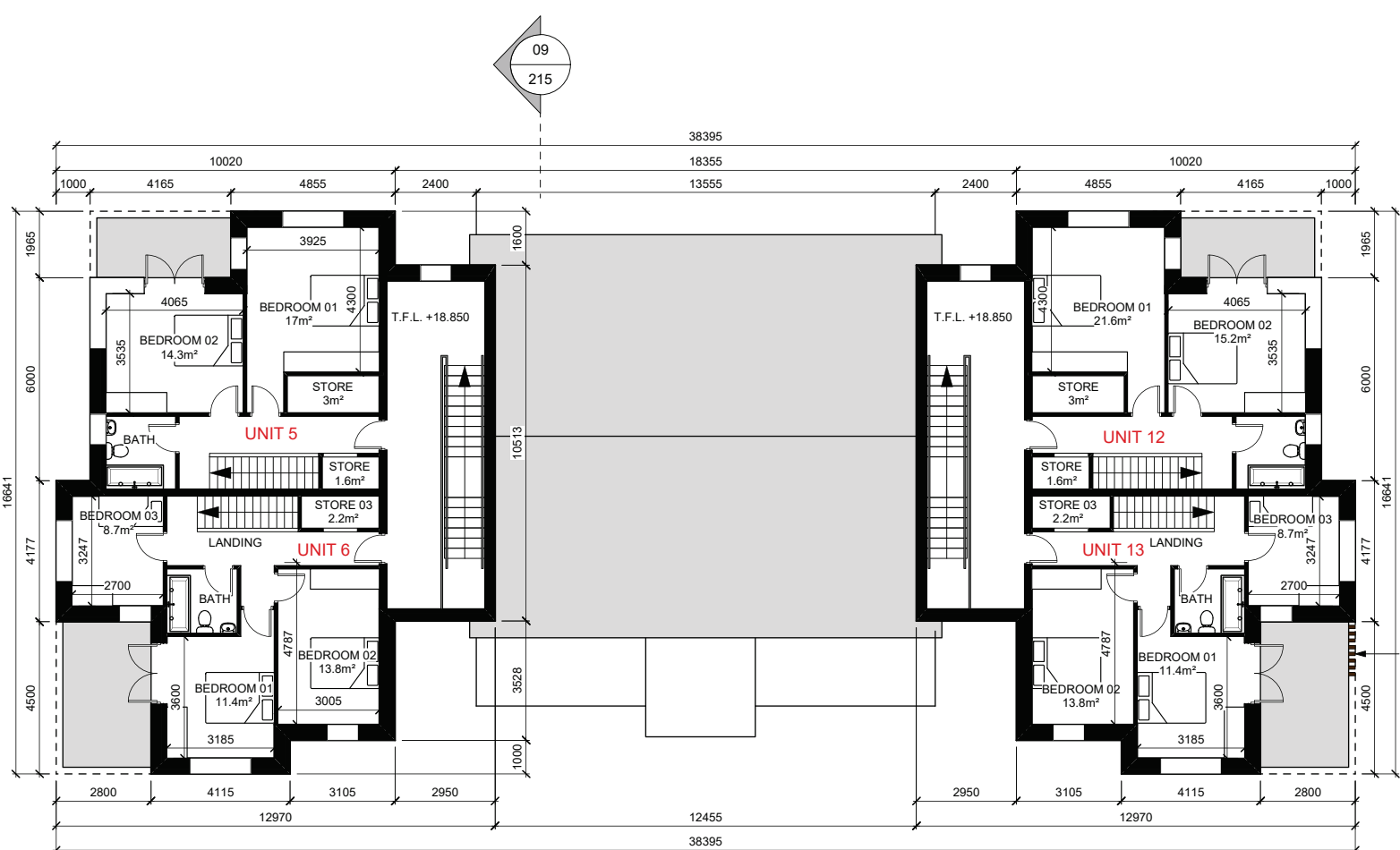
03 SECOND FLOOR PLAN
215 1:200 @ A1



08 SIDE ELEVATION (WEST)
215 1:200 @ A1



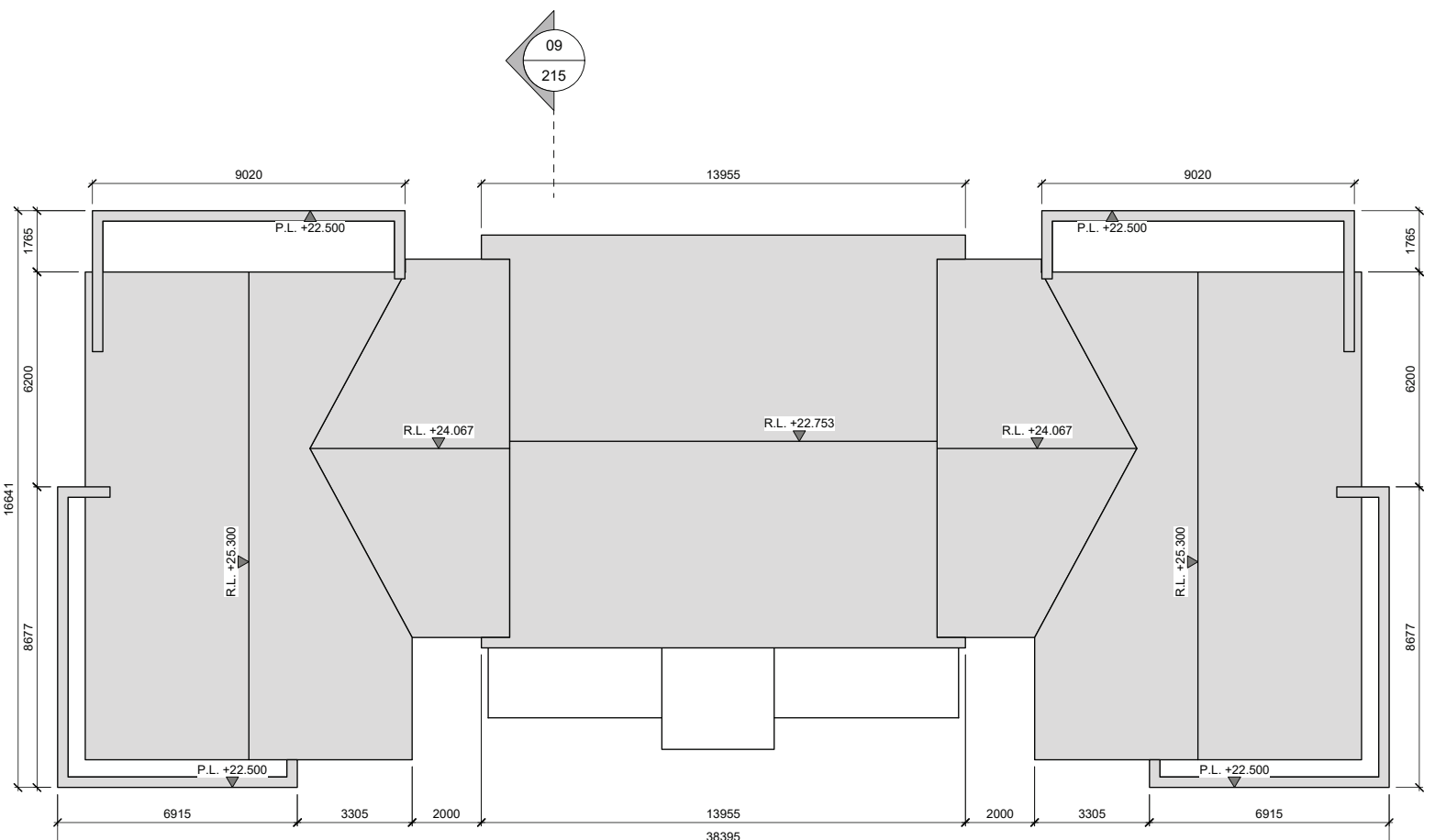
09 SECTION A-A
215 1:200 @ A1



04 THIRD FLOOR PLAN
215 1:200 @ A1



10 SIDE ELEVATION (EAST)
215 1:200 @ A1



05 ROOF PLAN
215 1:200 @ A1



11 KEY PLAN
215 1:2000 @ A1

NOTES RELEVANT TO PARTICULAR JOB STAGE:

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BUILDING No. 17 13 No. APARTMENTS / DUPLEXES



BUILDING No. 17			
UNIT LEVELS			
	Floor Level	Eaves Level	Ridge Level
Units 1 & 9	9.500	21.775	25.300
Units 3/4/10/11	12.900	21.775	25.300
Units 5/6/12/13	15.875	21.775	25.300
Unit 2	9.500	21.398	22.753
Units 7 & 8	12.900	21.398	22.753

BUILDING No. 17	
UNIT ORIENTATION	
Units 1-13	

BUILDING No. 17 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 FINISH WHERE SHOWN.

ALL WINDOWS TO BE UPVC WITH CONCRETE CILLS TO PLASTERED WALLS. CILLS AND SURROUNDS TO WINDOWS IN BRICK WALLS TO BE LATER SELECTED STONE.

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

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

GLASS BALUSTRADES TO ALL BALCONIES WHERE INDICATED.

CUT STONE CLADDING TO DUPLEX ENTRANCE LOBBIES.

NOTES:

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NOTES:
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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 17 - FLOOR PLANS, ELEVATIONS & SECTIONS

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PLANNING DRAWINGS	
Job No.	1768
Dwg No.	1768-P-215
Date	AUGUST 2021
Scale	VARIES @ A1
Drawn By	J.KELLY
Issued By	BD
Checked By	BD

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