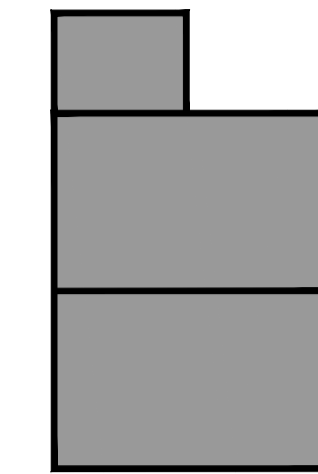


DR - D - 10 - A
1-Bed Maisonette over 1-Bed
Maisonette



KEY PLAN
 Refer to site plan for orientation and FFL

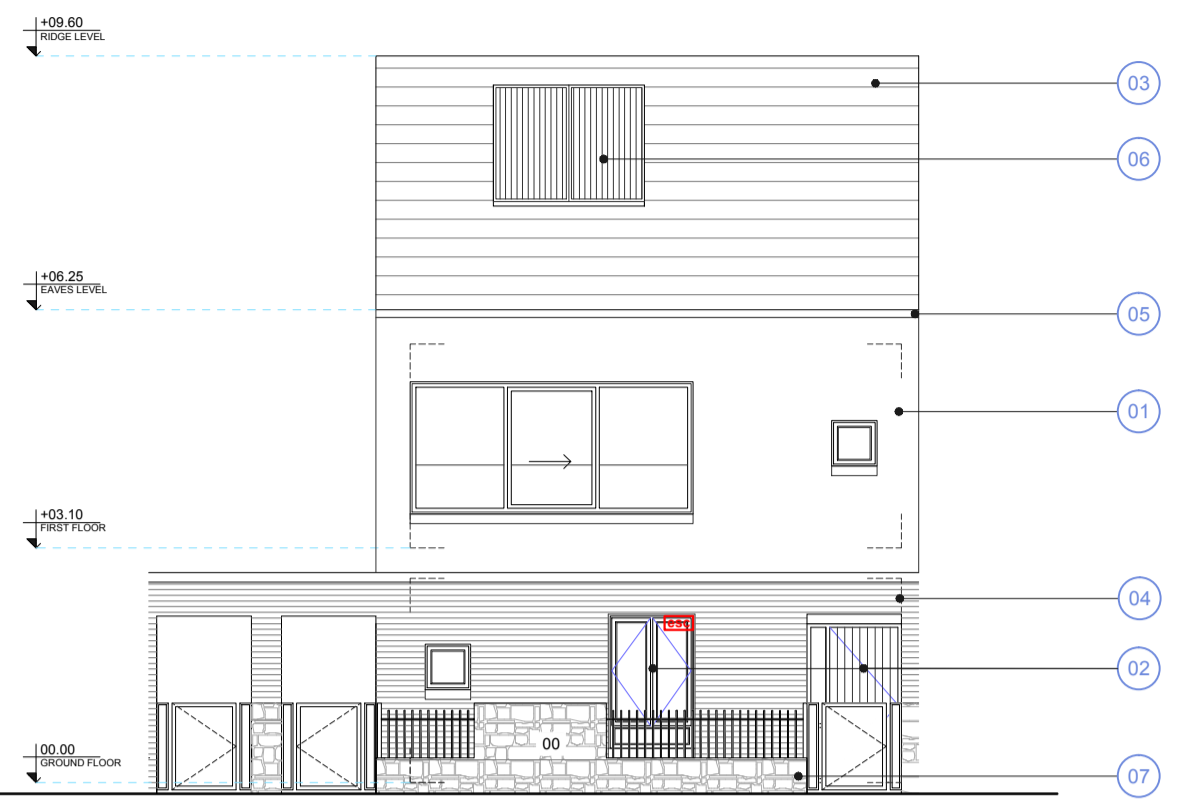
EXTERNAL FINISHES LEGEND

- 01 Render Finish
- 02 High performance timber or aluminium windows + doors
- 03 Blue / black fibre cement or natural slates
- 04 Natural limestone ashlar, min. 100mm deep, coursed integral within wall + finished flush with adjoining render
- 05 Aluminum / Zinc gutter + downpipes
- 06 Potential solar panel (depending on orientation)
- 07 Boundary wall / fence. Varies depending on location. Refer to Boundary Treatment Plan
- 08 Timber slatted fence + gate
- 09 Bike Rack

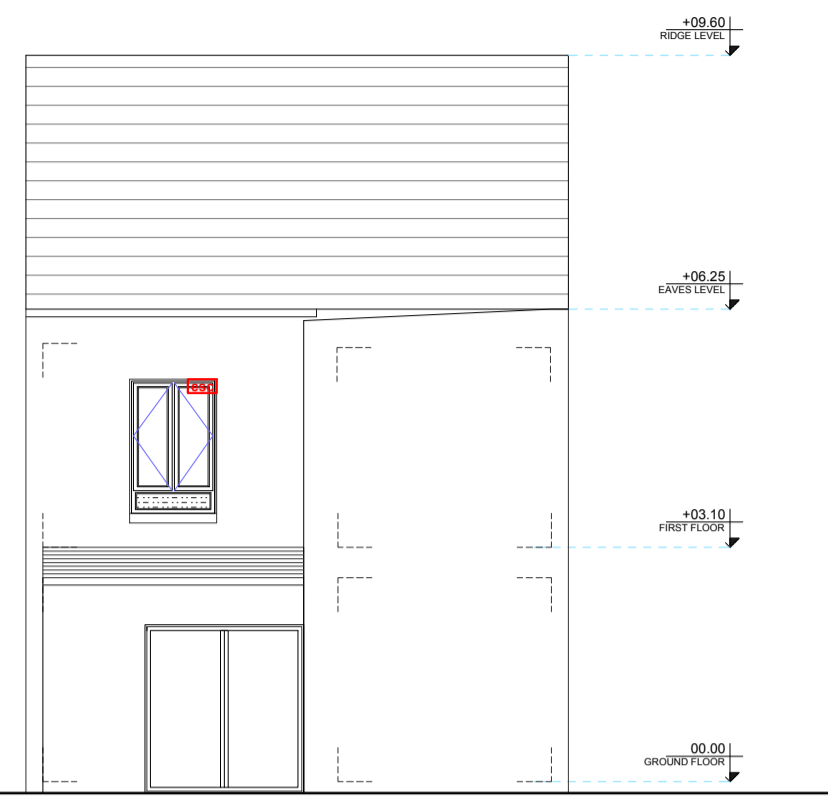
COMPLIANCE AUDIT LEGEND

- Safety glazing to BS 6262
6mm standard outer glass,
16mm low "e" argon filled cavity, 6mm laminated inner glass
 - FSC - 60 MINUTES (compartment wall / floor)
 - FSC - 30 MINUTES
2S: 30min load-bearing/15mins integrity + ins
3S: 30min load-bearing/30mins integrity + ins
 - 1.2m x 1.2m clear space in front of all accessible entrances
 - Primary accessible entrance 800mm min. clear width of entrance door. 900mm min. unobstructed width of access route
 - 750 x 1200mm accessible clear space. Min headroom of 2.1m
 - 300mm min. leading edge
 - Window for Escape + Rescue
- 0.33m² min. clear open section
- Min. sill height of 450mm
- Max height of 1100mm for opening section
- ground below window suitable for ladder support.
 - Category LD2 Fire Detection + Alarm System
- Detectors provided to all circulation areas forming part of escape route, high risk rooms + bedrooms
 - 30 minute fire rated door
 - 2700mm minimum floor to ceiling height for each apartment
- See site context elevations for adjoining types + floor levels

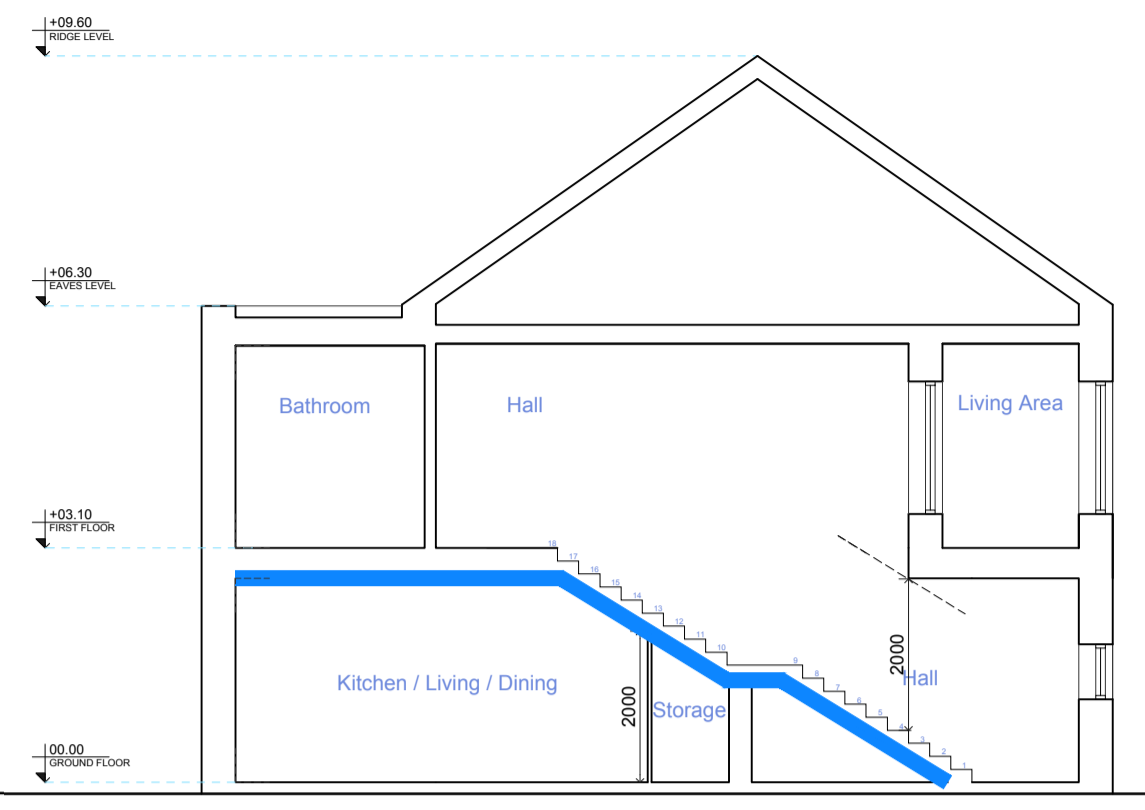
APT 1 SCHEDULE OF ACCOMMODATION		
GROUND FLOOR	REQ'D	PROVIDED
		56.12m ²
Living / Kitchen / Dining	23m ²	25.1m ²
Double Bedroom	11.4m ²	12.8m ²
Bathroom	PART M	4.4m ²
General Storage	3m ²	3.4m ²
Hot Press	1m ²	1m ²
AGGREGATE AREAS		
Living Area	23m ²	25.1m ²
Bedroom Area	11.4m ²	12.8m ²
Storage	3.0m ²	4.2m ²
Private Amenity Space	5.0m ²	57.4m ² (includes garden)
TOTAL FLOOR AREA	45.0m²	56.12m²
APT 2 SCHEDULE OF ACCOMMODATION		
FIRST FLOOR	REQ'D	PROVIDED
		51.89m ²
Living / Kitchen / Dining	23m ²	25.3m ²
Double Bedroom	11.4m ²	11.4m ²
Bathroom	PART M	6.5m ²
General Storage	3m ²	3.8m ²
HP	1m ²	1m ²
AGGREGATE AREAS		
Living Area	23.4m ²	25.3m ²
Bedroom Area	11.4m ²	11.4m ²
Storage	3.0m ²	3.8m ²
Private Amenity Space	5.0m ²	36.9m ² (includes garden)
TOTAL FLOOR AREA	45.0m²	51.89m²



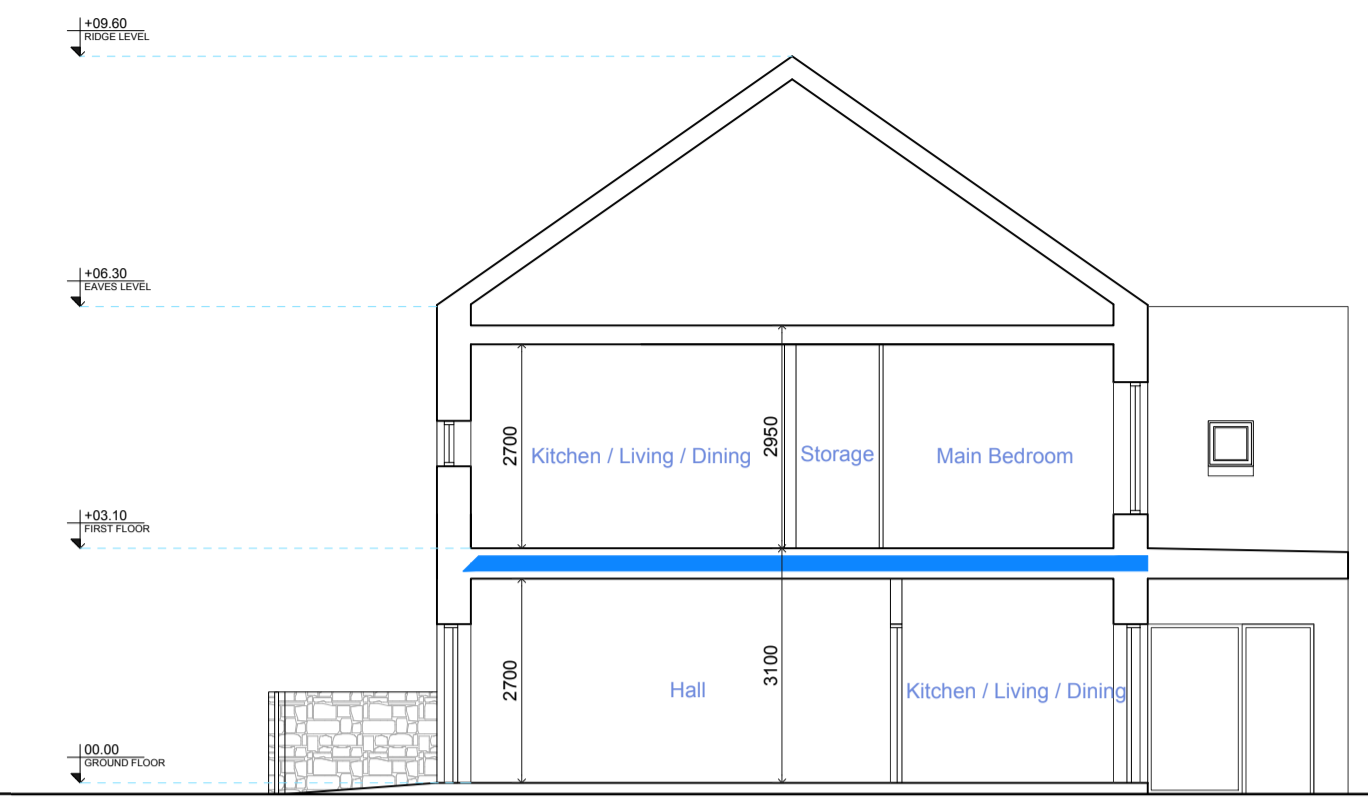
Front Elevation



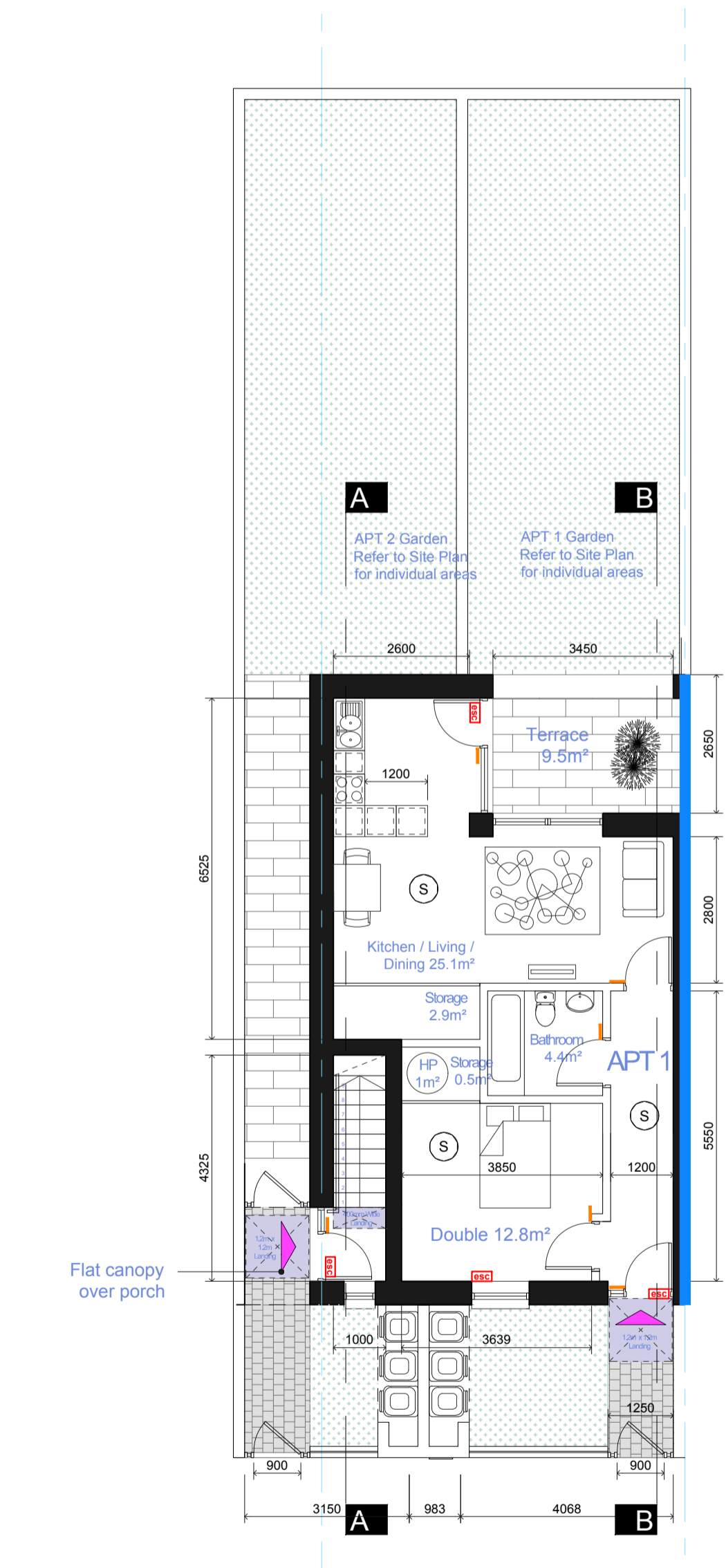
Rear Elevation



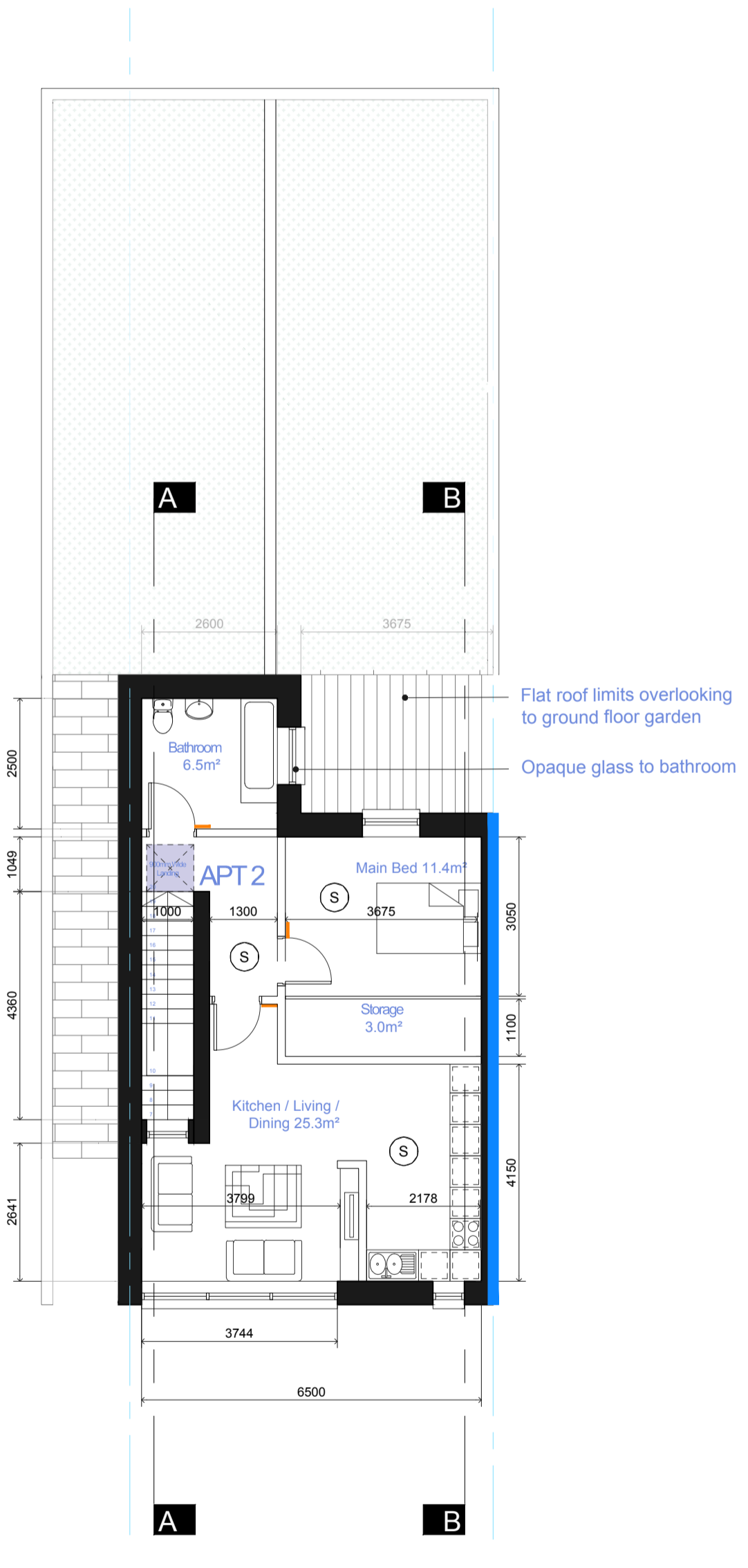
Section A



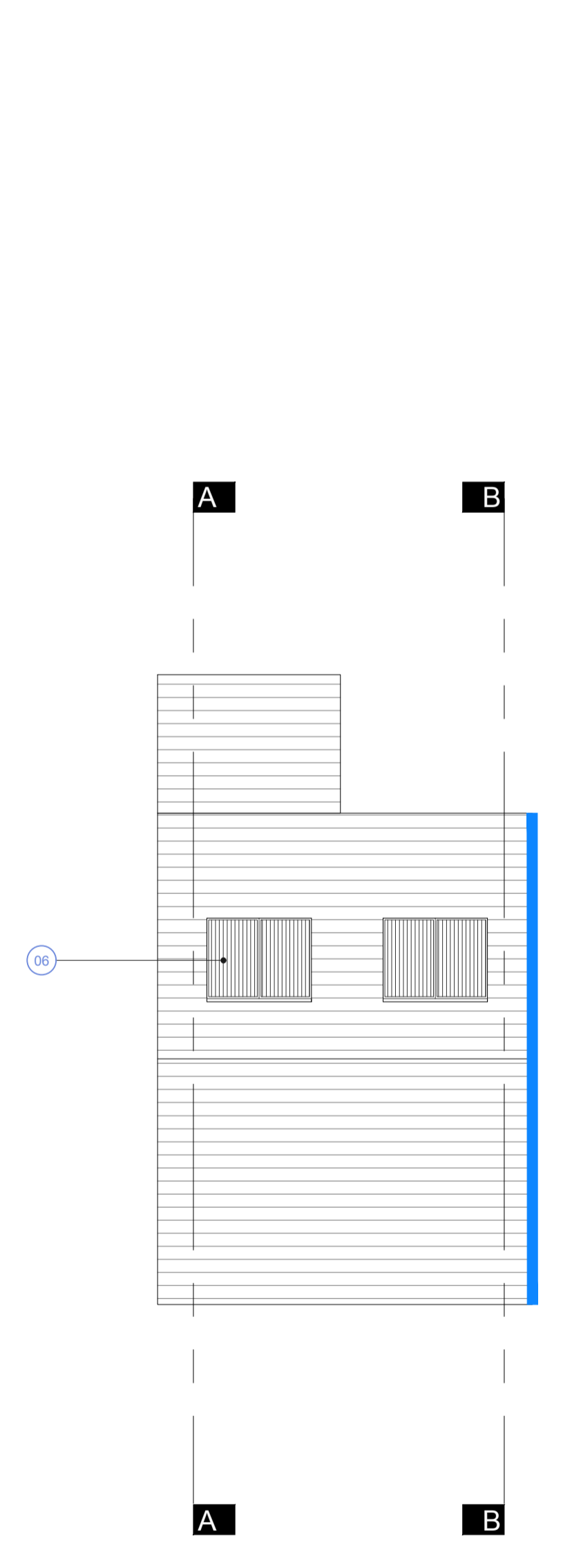
Section B



Ground Floor Plan APT 1



First Floor Plan APT 2



Roof Plan

For planning purposes only

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PROJECT: Housing at Slievekeale Rd. Waterford
 CLIENT: Waterford City Council
 DRAWING: 1 bed maisonette over 1 bed maisonette
 Plans & Elevation
 DRAWING PURPOSE: Stage 3 - Part 8 Planning
 DRAWING SIZE: A1
 SCALE: 1:100
 DRAWN BY: EK
 APPROVED: DMC
 DATE: Aug 2017
 DRAWING REFERENCE: 2314-SHB-SL-HR-SJK-DR-D-10-A
 REV. NO.

rev. | date | description | by

SK

Simon J Kelly Architects
 21 Middle Street,
 Galway
 +353 91 56 2949
 Cox's Yard,
 Westport, Mayo
 +353 98 24 414
 mail@sjk.ie
 www.sjk.ie