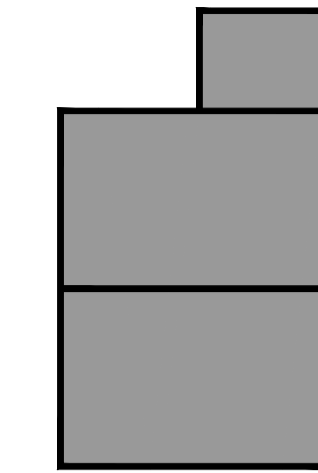


DR - D - 10 - B
1-Bed Maisonette over 1-Bed
Maisonette



KEY PLAN
Refer to site plan for orientation and FFL

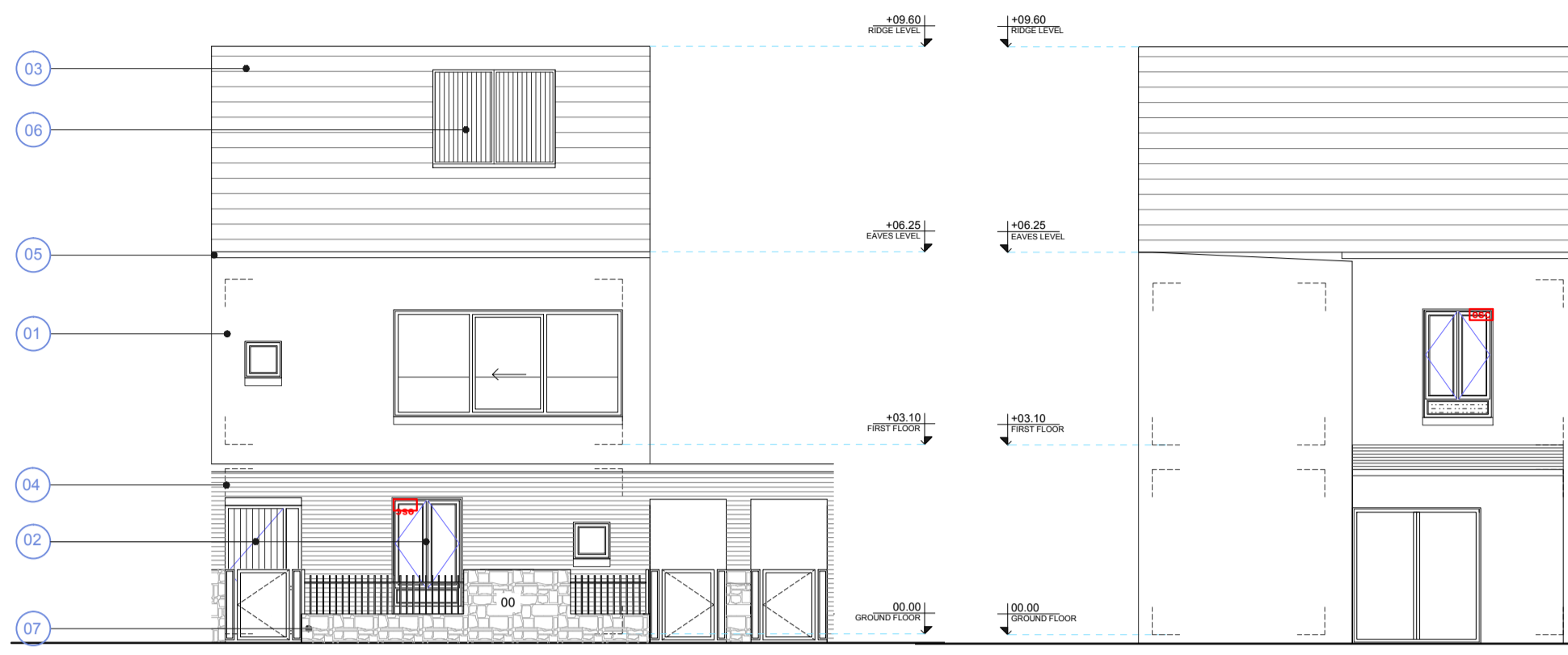
| APT 1 SCHEDULE OF ACCOMMODATION | | |
|---------------------------------|--------------------------|--------------------------------------|
| GROUND FLOOR | REQ'D | PROVIDED |
| | | 56.12m ² |
| Living / Kitchen / Dining | 23m ² | 25.1m ² |
| Double Bedroom | 11.4m ² | 12.8m ² |
| Bathroom | PART M | 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 |

EXTERNAL FINISHES LEGEND

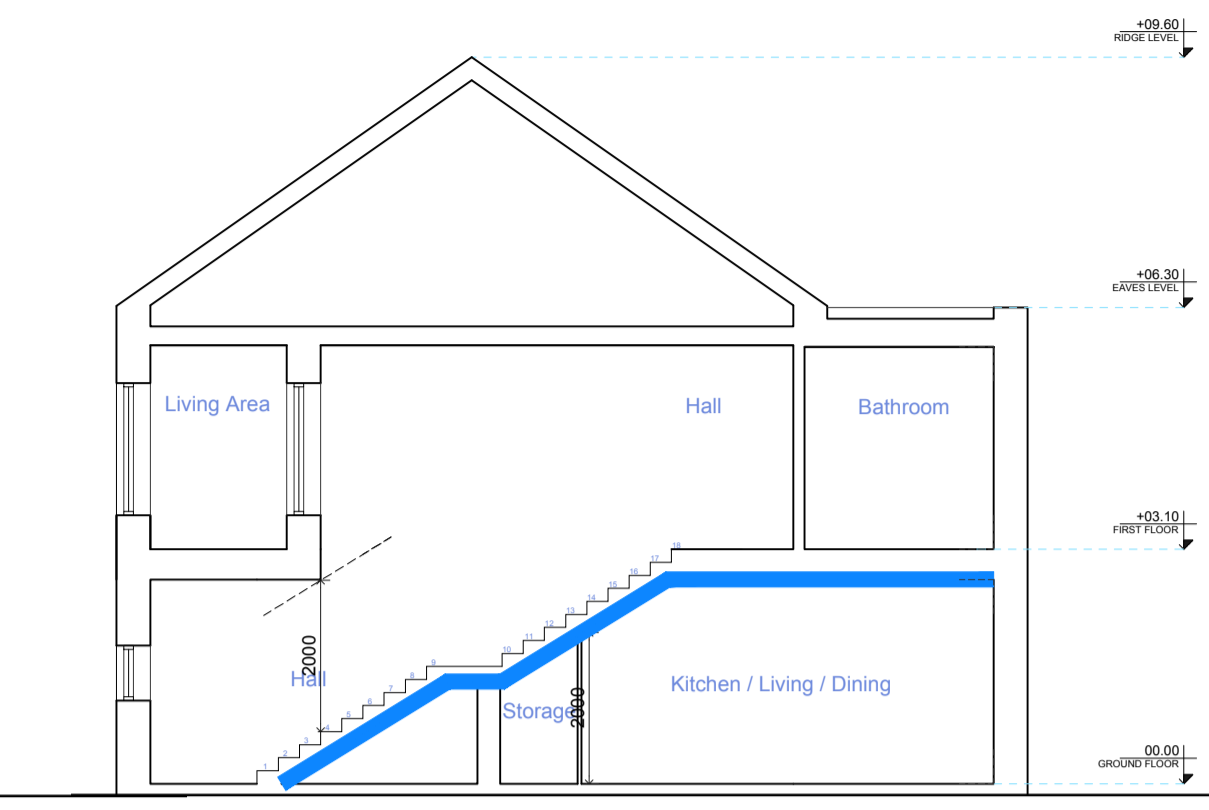
- 01 Render Finish
- 02 High performance timber or aluminium windows + doors
- 03 Blue / black fibre cement or natural slates
- 04 Natural limestone ashlar, min. 100mm deep, coursed integral within wall + finished flush with adjoining render
- 05 Aluminum / Zinc gutter + downpipes
- 06 Potential solar 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

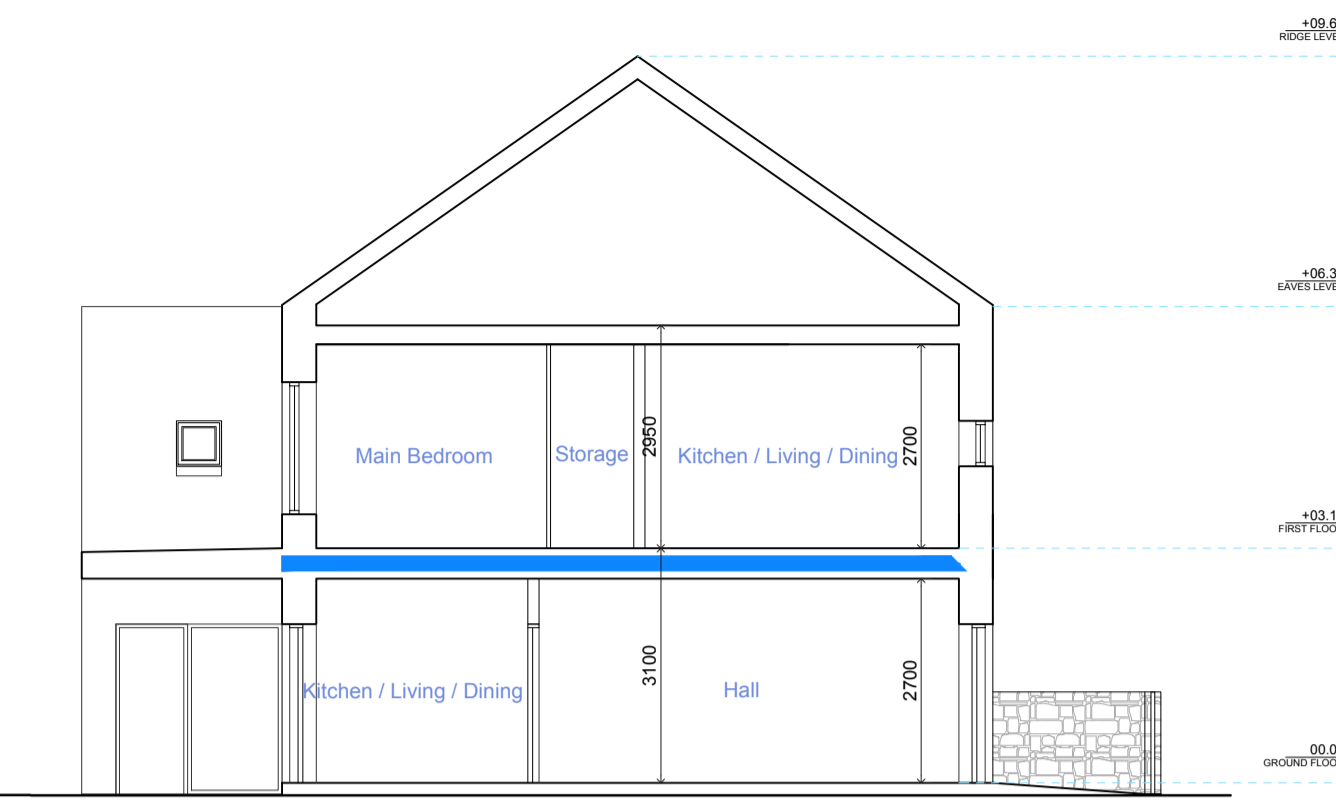
- Safety glazing to BS 6262
6mm standard outer glass,
16mm low "e" argon filled cavity, 6mm laminated inner glass
 - FSC - 60 MINUTES (compartment wall / floor)
 - FSC - 30 MINUTES
2S: 30min load-bearing/15mins integrity + ins
3S: 30min load-bearing/30mins integrity + ins
 - 1.2m x 1.2m clear space in 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



Front Elevation

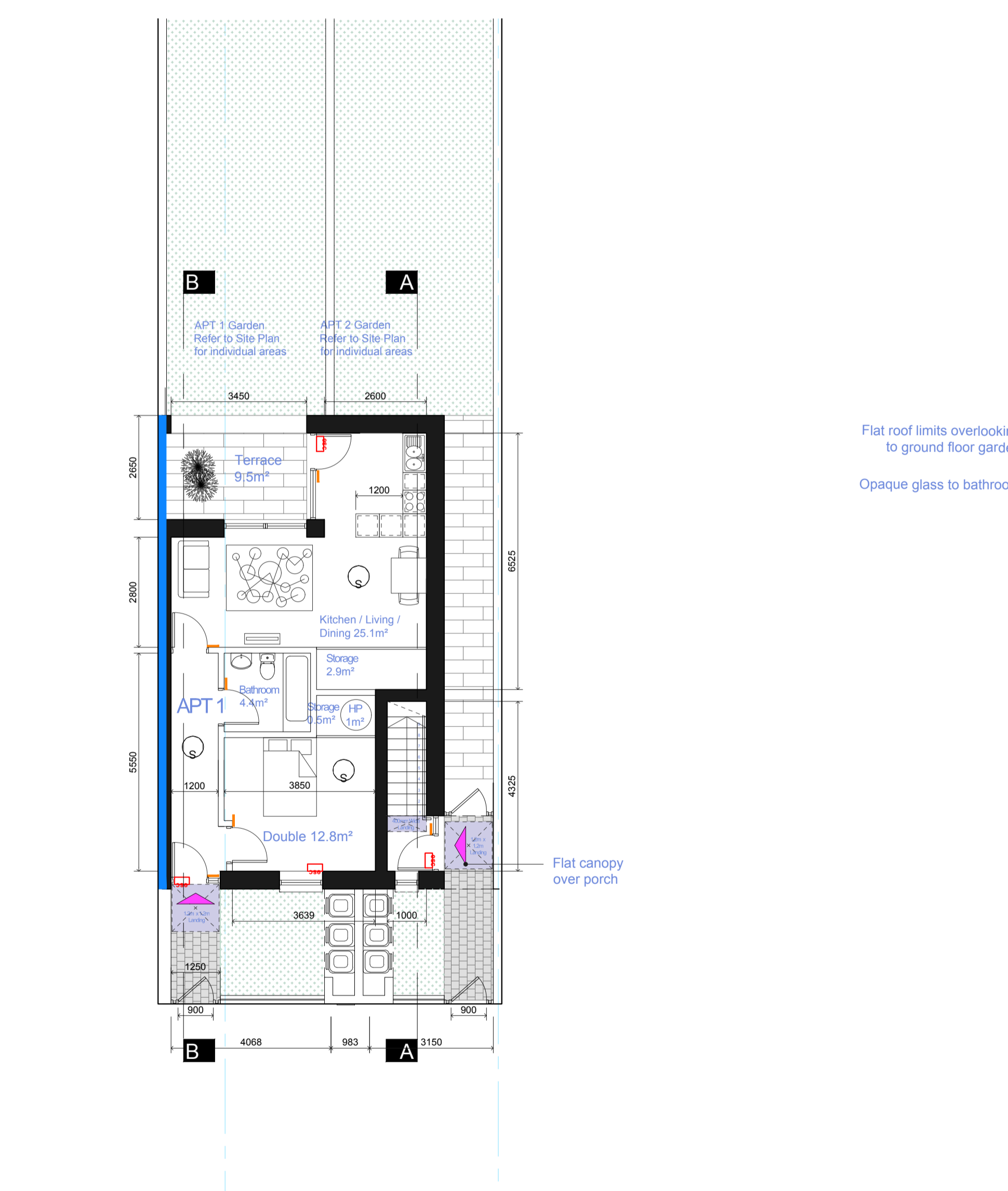


Rear Elevation

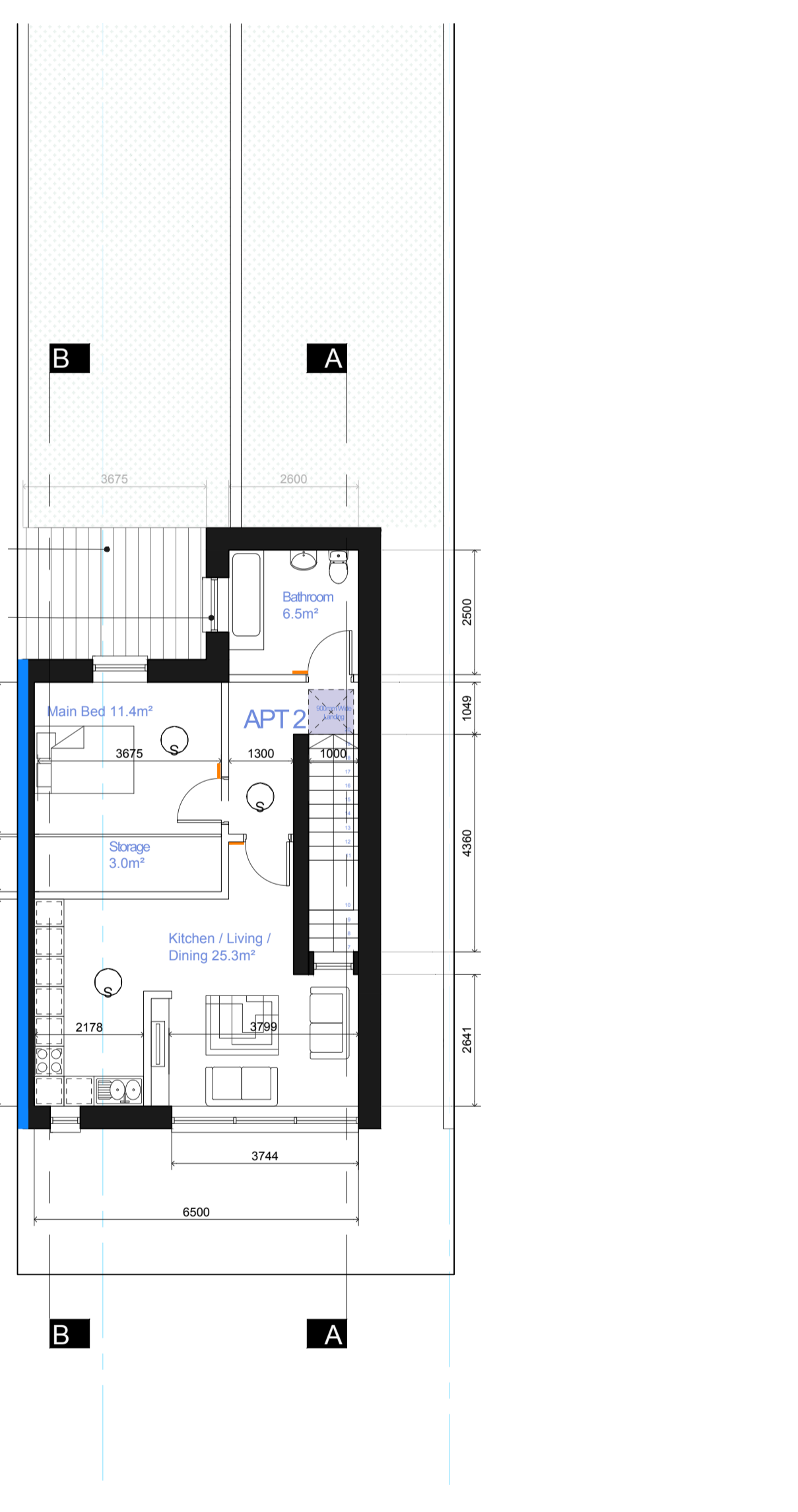


Section A

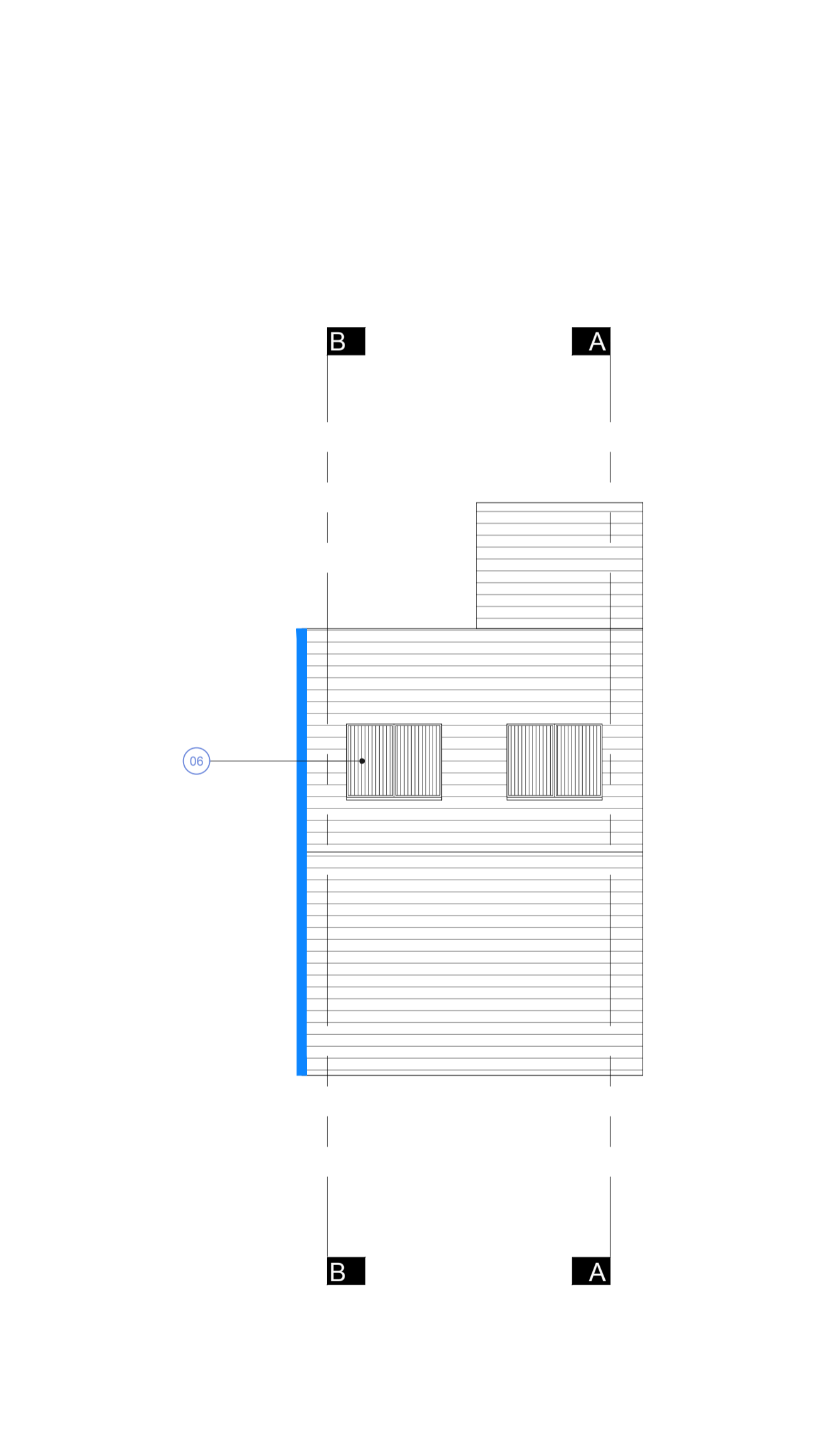
Section B



Ground Floor Plan APT 1



First Floor Plan APT 2



Roof Plan

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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-B

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

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