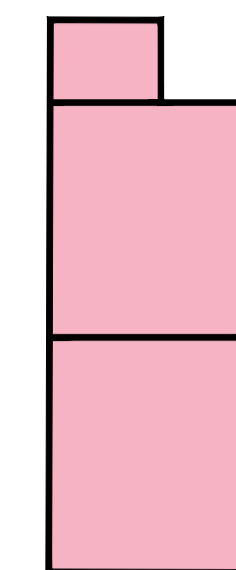


**DR - D - 11**  
**1-Bed Maisonette over 1-Bed**  
**Maisonette**



**KEY PLAN**  
 Refer to site plan for orientation and FFL

**APT 1 SCHEDULE OF ACCOMMODATION**

GROUND FLOOR	REQ'D	PROVIDED
Living / Kitchen / Dining	23m <sup>2</sup>	23m <sup>2</sup>
Double Bedroom	11.4m <sup>2</sup>	11.9m <sup>2</sup>
Bathroom	PART M	4.8m <sup>2</sup>
General Storage	3m <sup>2</sup>	3.5m <sup>2</sup>
AGGREGATE AREAS		
Living Area	23m <sup>2</sup>	23m <sup>2</sup>
Bedroom Area	11.4m <sup>2</sup>	11.9m <sup>2</sup>
Storage	3.0m <sup>2</sup>	3.5m <sup>2</sup>
Private Amenity Space	5.0m <sup>2</sup>	38.5m <sup>2</sup> (includes garden)
<b>TOTAL FLOOR AREA</b>	<b>45.0m<sup>2</sup></b>	<b>58.69m<sup>2</sup></b>

**APT 2 SCHEDULE OF ACCOMMODATION**

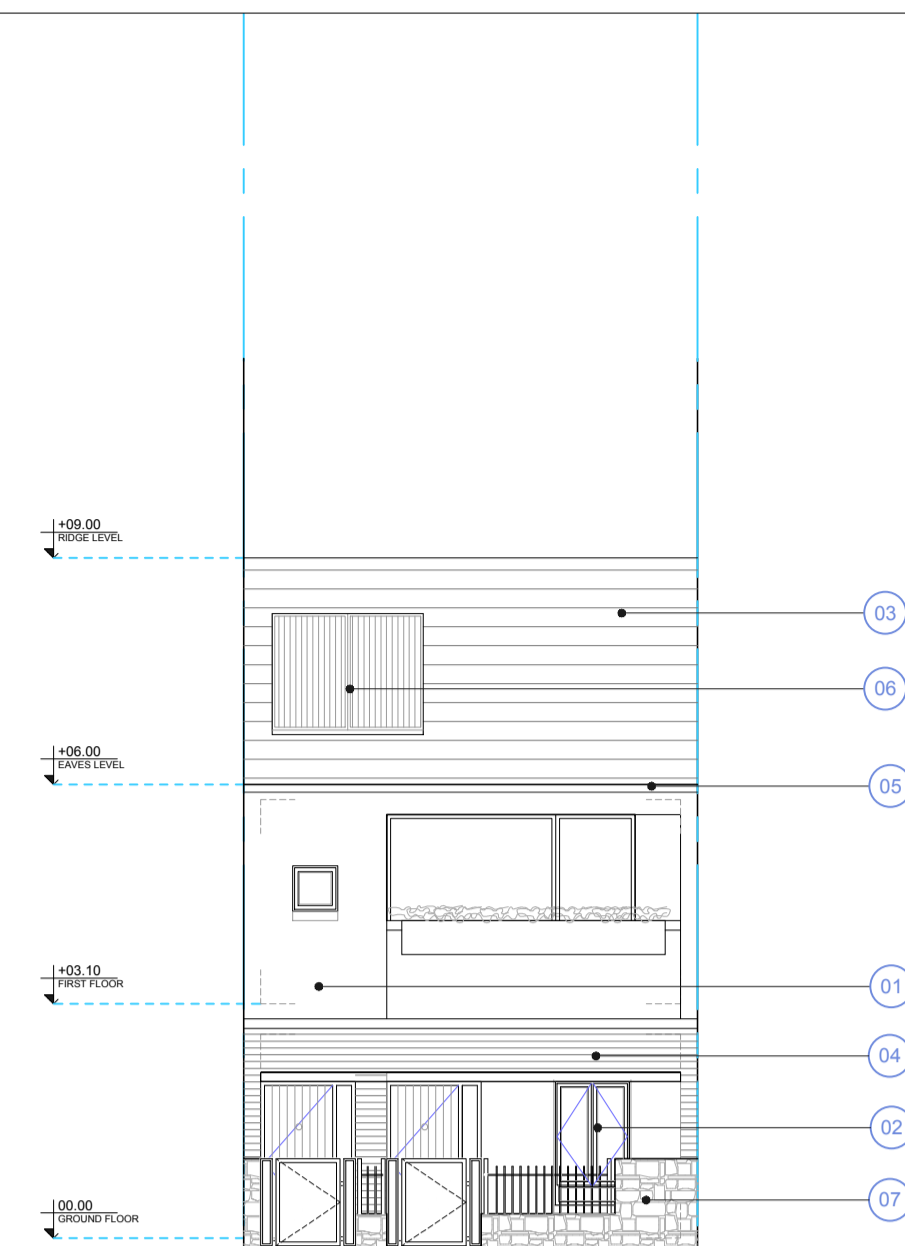
FIRST FLOOR	REQ'D	PROVIDED
Living / Kitchen / Dining	23m <sup>2</sup>	23.2m <sup>2</sup>
Double Bedroom	11.4m <sup>2</sup>	11.5m <sup>2</sup>
Bathroom	PART M	4.1m <sup>2</sup>
General Storage	3m <sup>2</sup>	3.9m <sup>2</sup>
AGGREGATE AREAS		
Living Area	23m <sup>2</sup>	23.2m <sup>2</sup>
Bedroom Area	11.4m <sup>2</sup>	11.5m <sup>2</sup>
Storage	3.0m <sup>2</sup>	3.9m <sup>2</sup>
Private Amenity Space	5.0m <sup>2</sup>	22m <sup>2</sup> (includes garden)
<b>TOTAL FLOOR AREA</b>	<b>45.0m<sup>2</sup></b>	<b>48.9m<sup>2</sup></b>

**EXTERNAL FINISHES LEGEND**

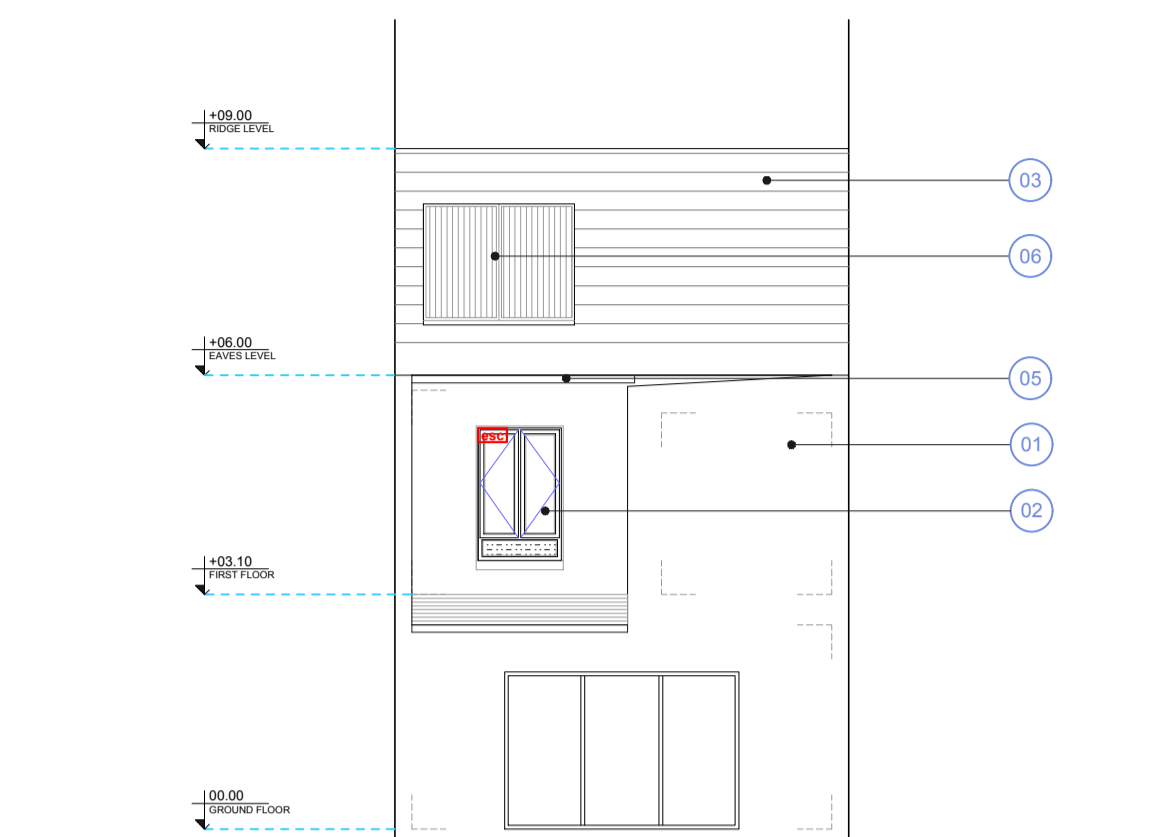
- 01 Render Finish
- 02 High performance timber or aluminium windows + doors
- 03 Blue / black fibre cement or natural slates
- 04 Natural limestone ashlar, min. 100mm deep, coursed integral within wall + finished flush with adjoining render
- 05 Aluminum / Zinc gutter + downpipes
- 06 Potential solar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

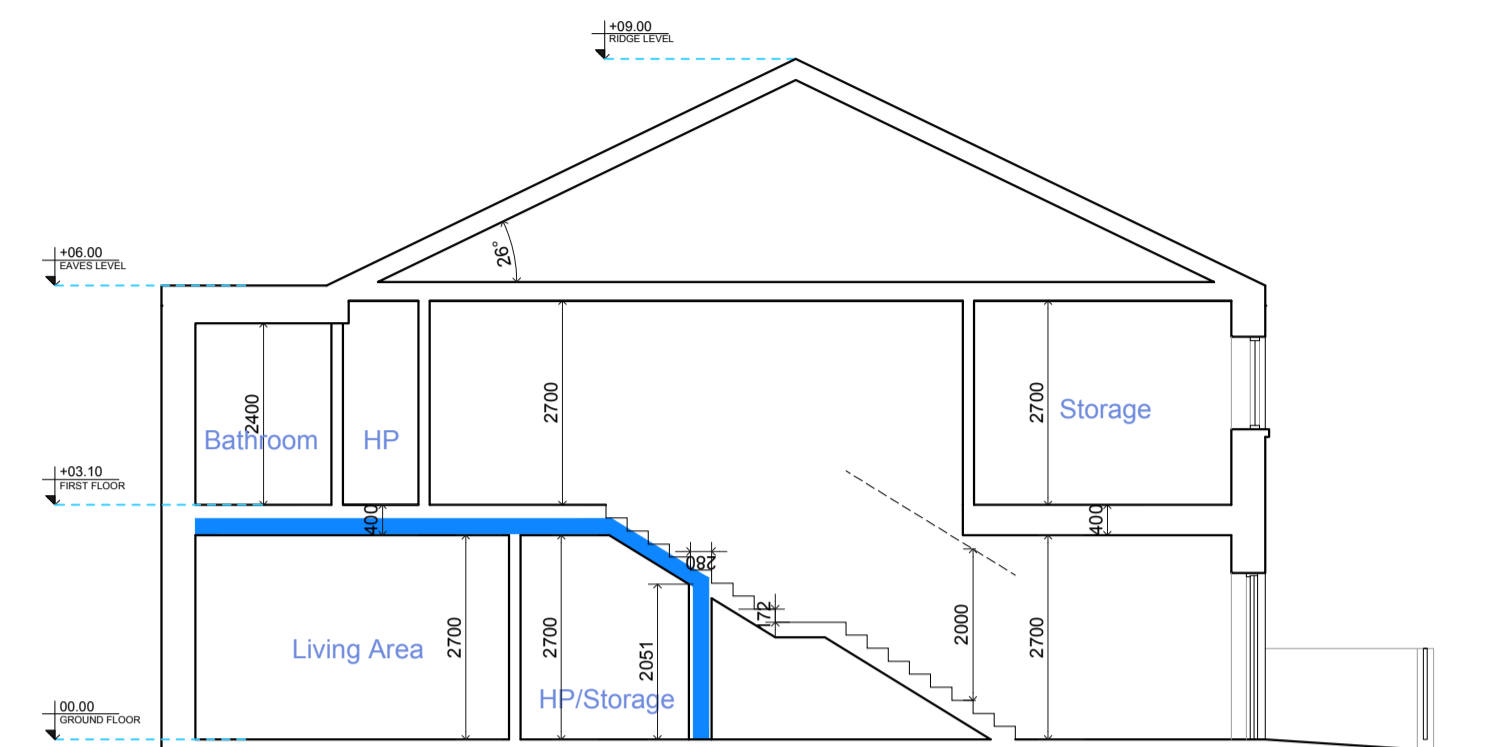
- Safety glazing to BS 6262  
6mm standard outer glass,  
16mm low "e" argon filled cavity, 6mm laminated inner glass
  - FSC - 60 MINUTES (compartment wall / floor)
  - 2S: 30min load-bearing/15mins integrity + ins  
3S: 30min load-bearing/30mins integrity + ins
  - 1.2m x 1.2m clear space in front 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  
- 0.33m<sup>2</sup> 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



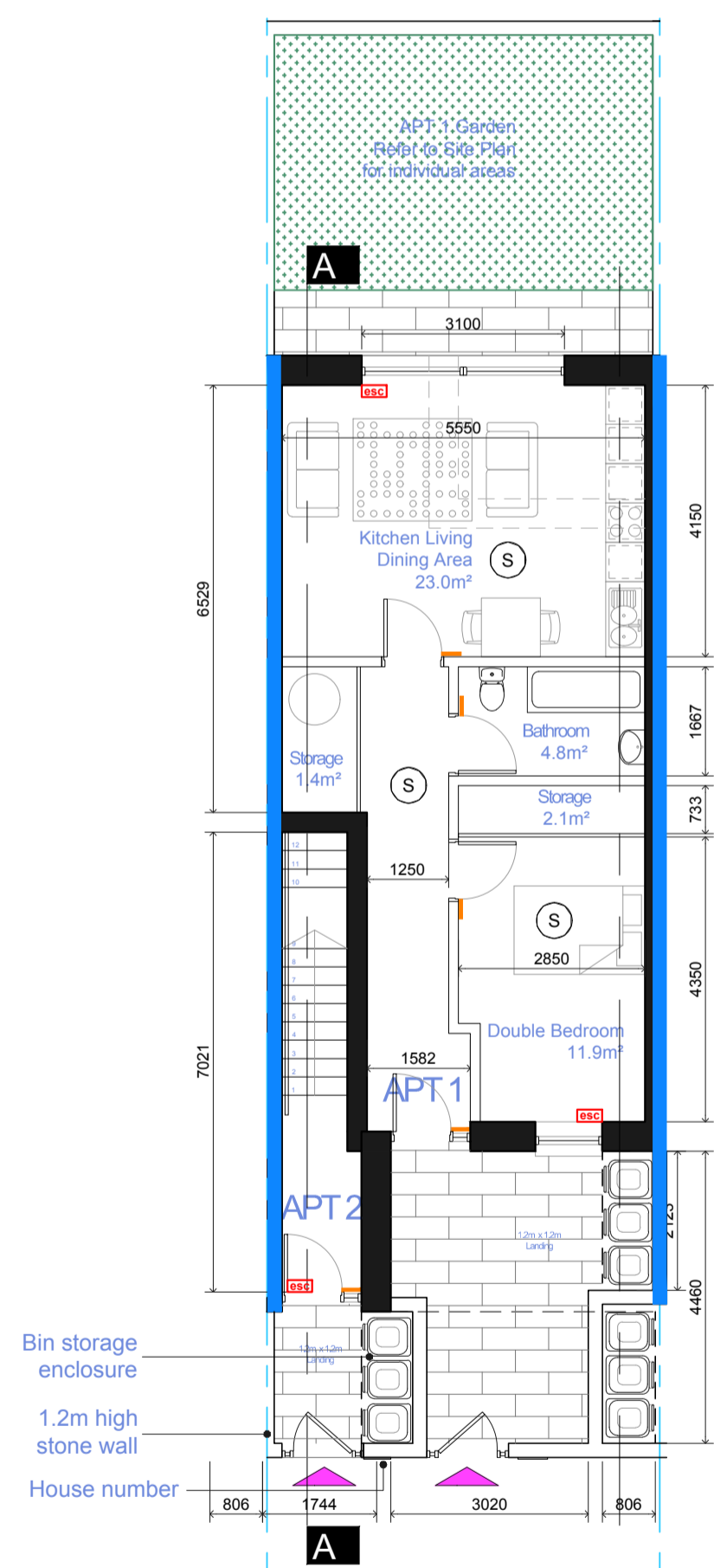
Front Elevation



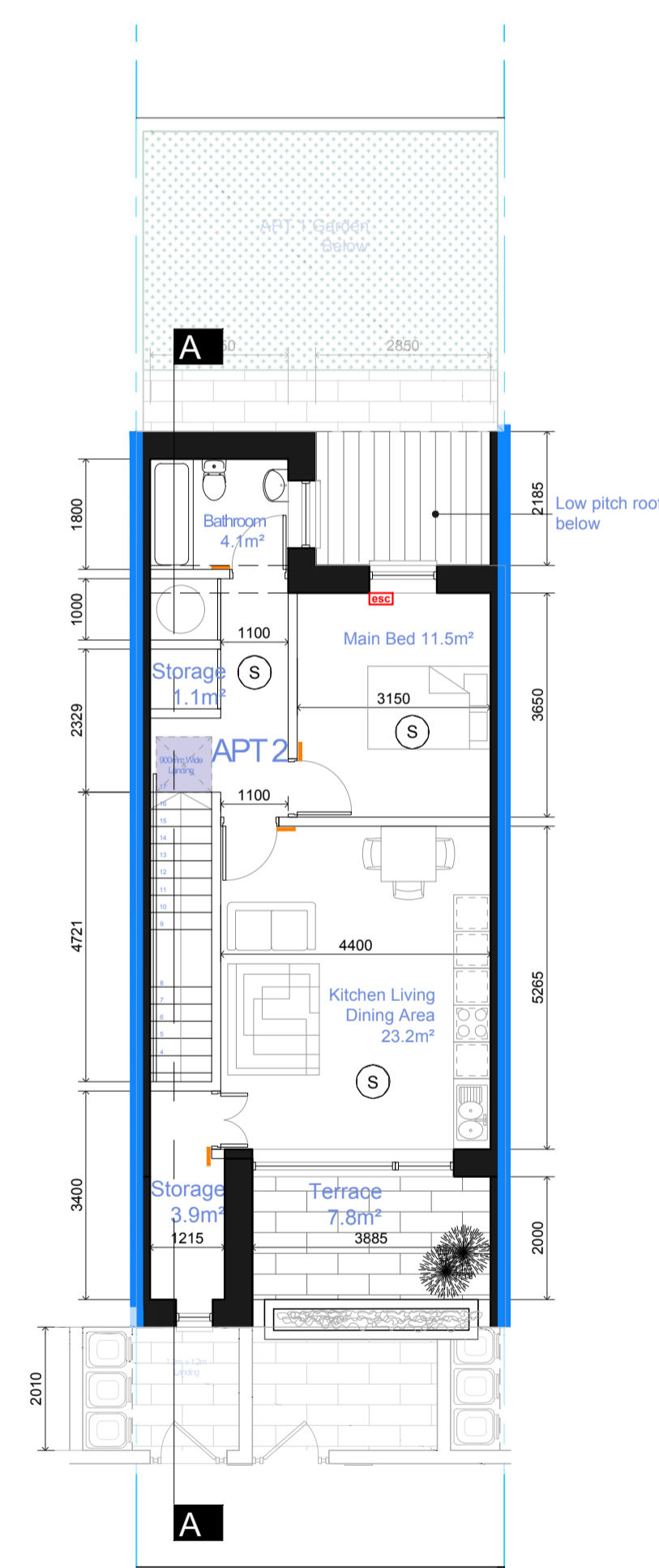
Rear Elevation



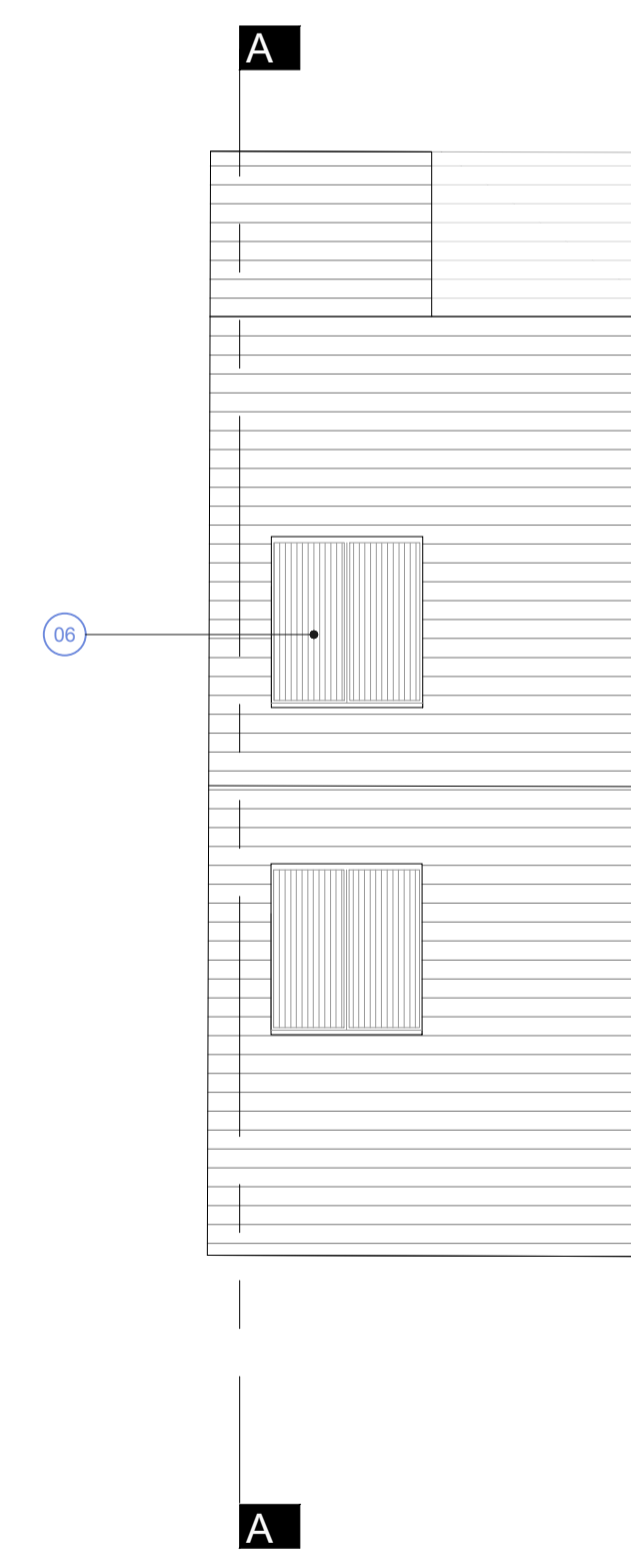
Section A



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

<b>DRAWING PURPOSE:</b> Stage 3 - Part 8 Planning	<b>DRAWN BY:</b> EK	<b>APPROVED:</b> DMC	<b>DATE:</b> Aug 2017
<b>DRAWING SIZE:</b> A1	<b>SCALE:</b> 1:100	<b>DRAWING REFERENCE:</b> 2314-SHB-SLI-AR-SJK-DR-D-11	<b>REV. NO.:</b>

rev. | date | description | by

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