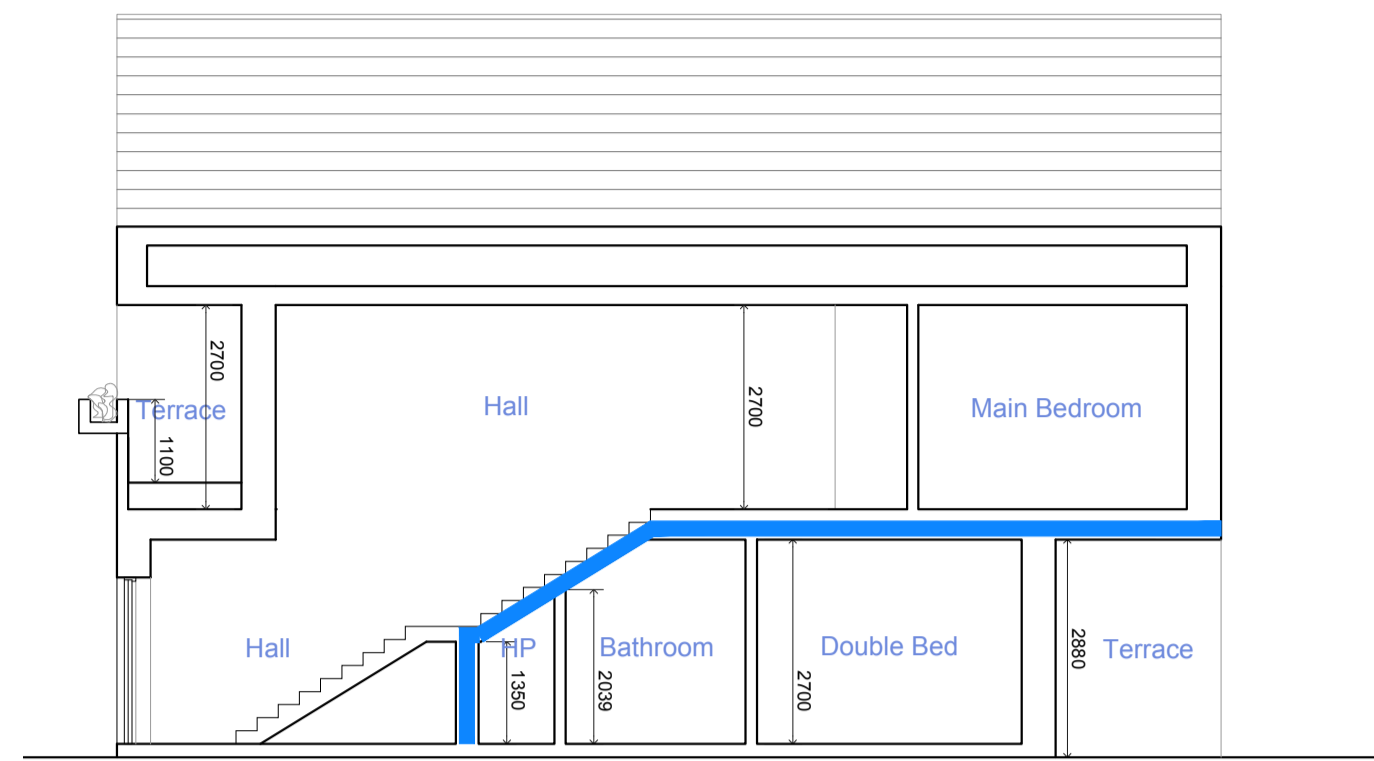
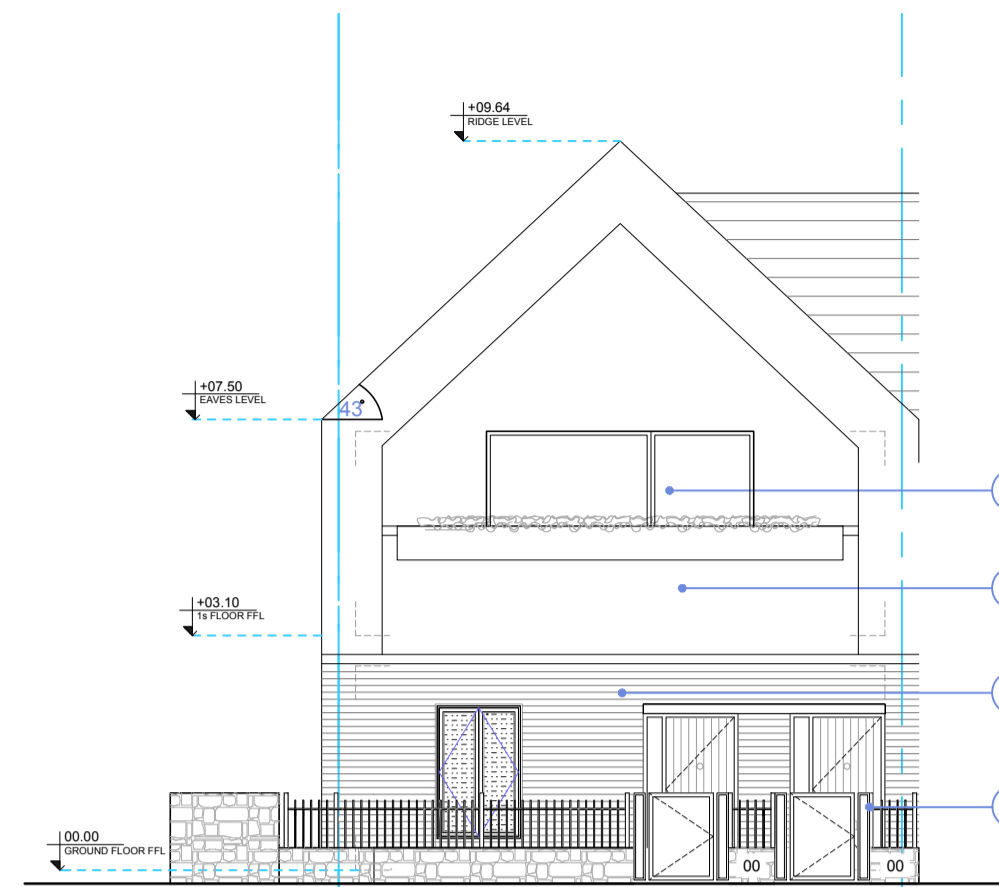


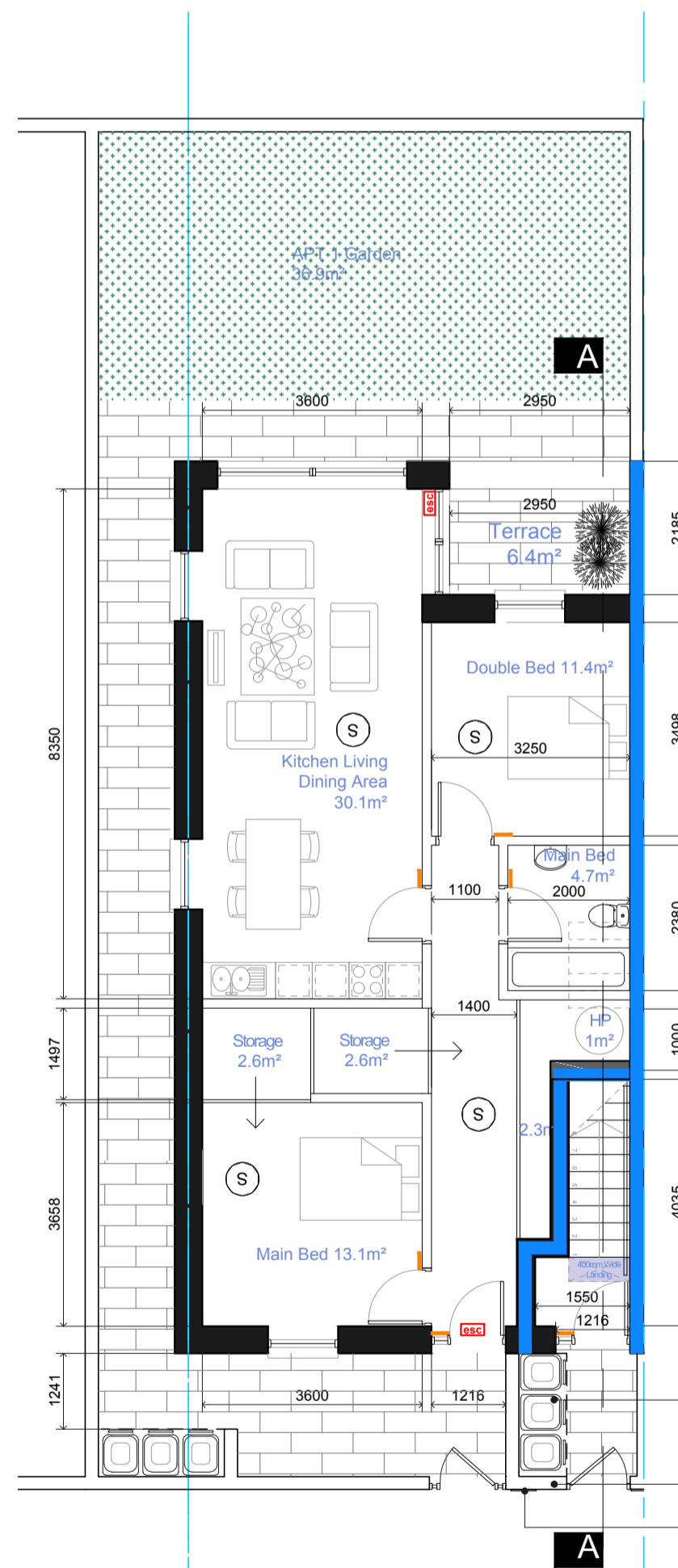
Side Elevation



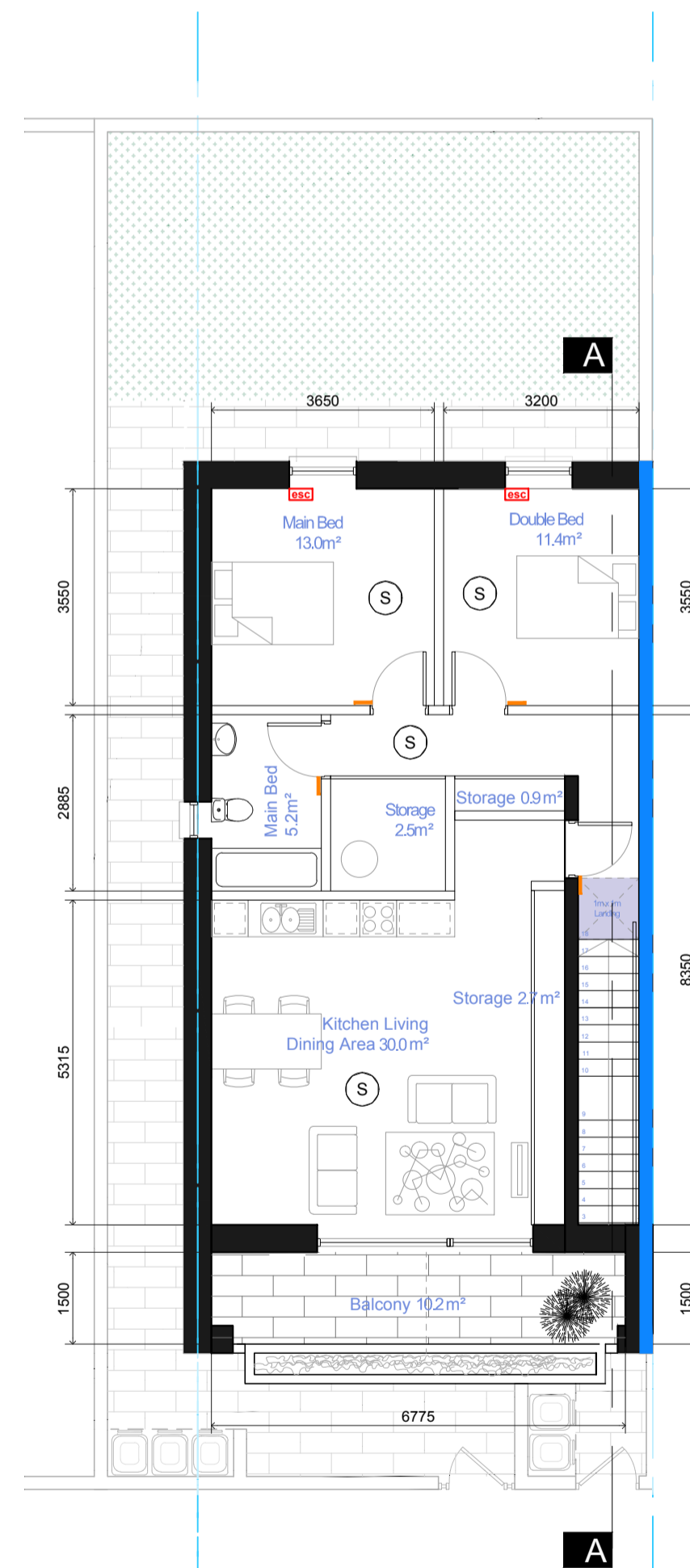
Section A



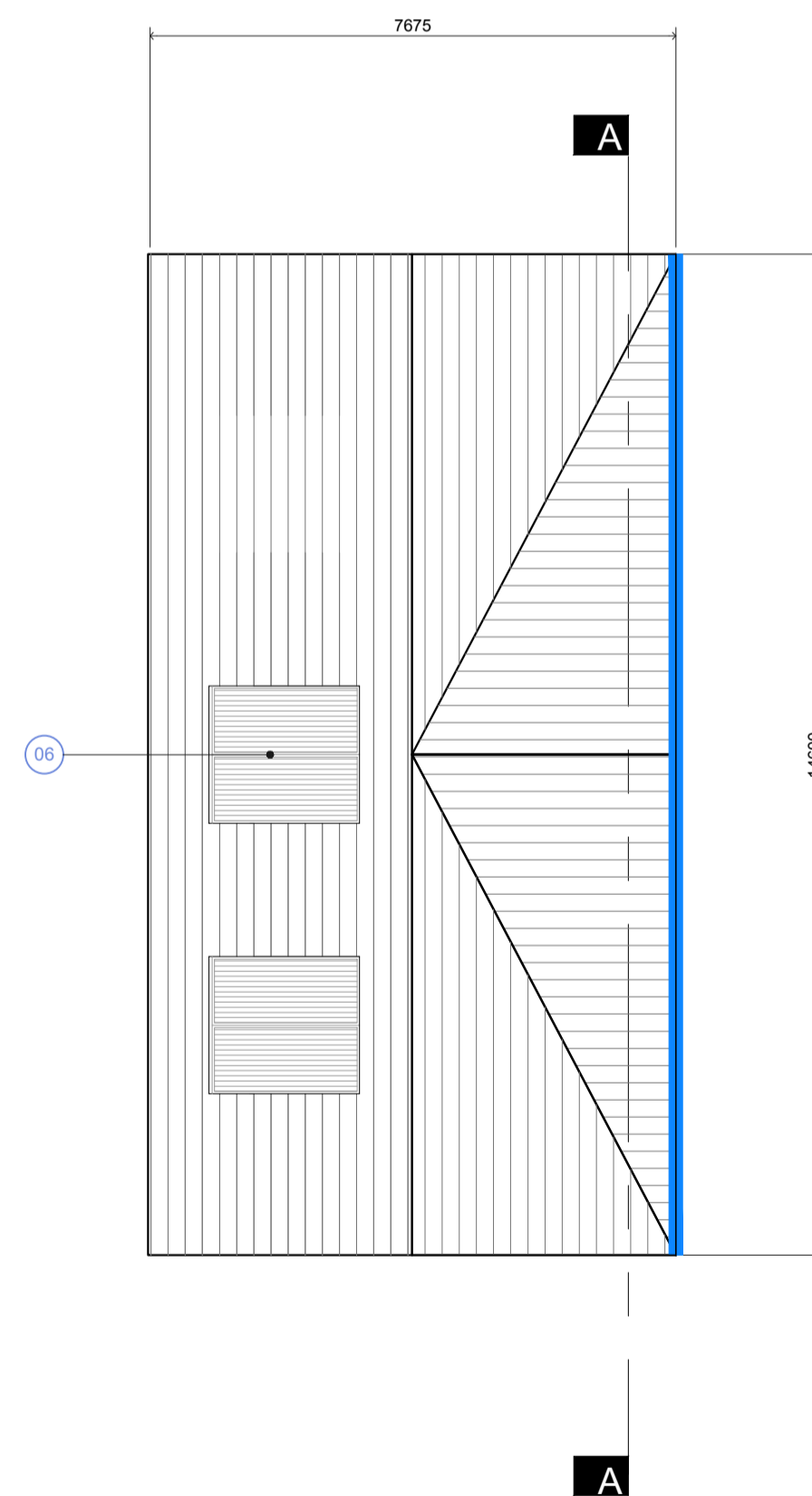
Front Elevation



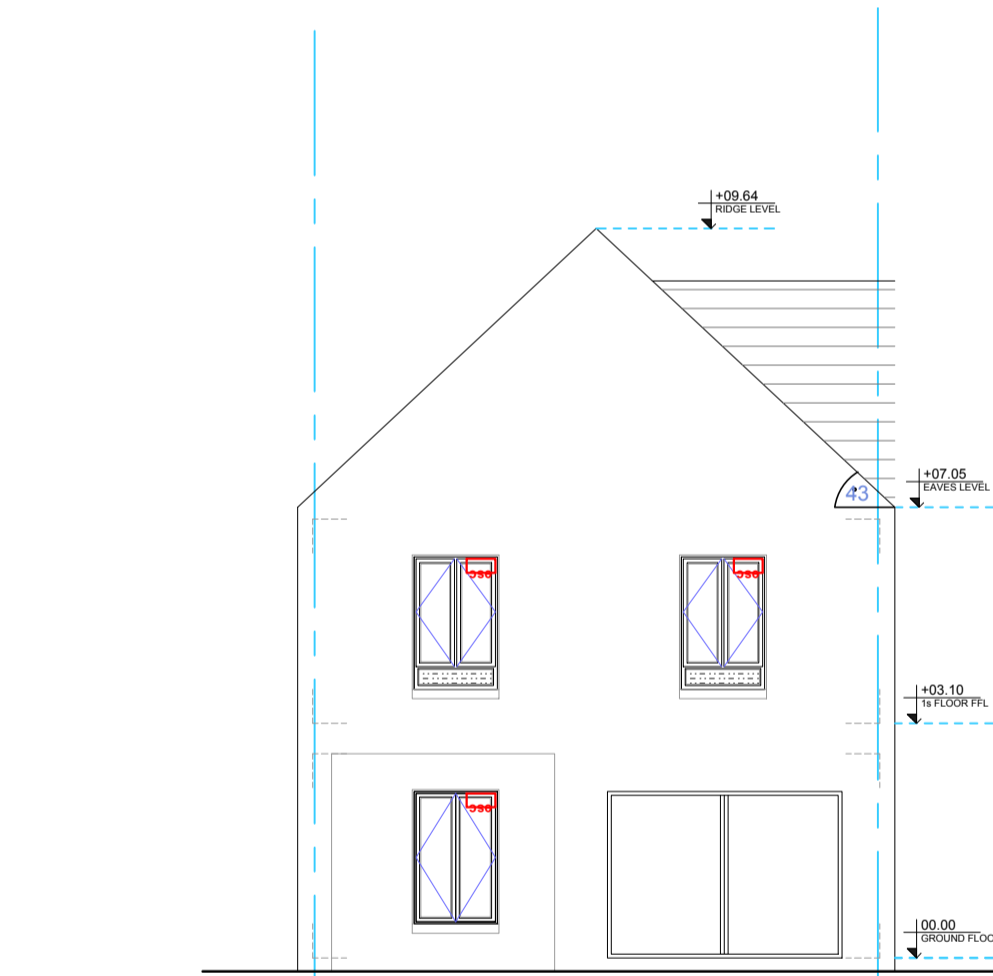
Ground Floor Plan APT 1



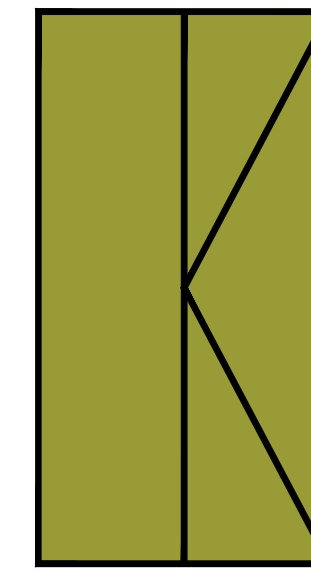
First Floor Plan APT 2



Roof Plan



Rear Elevation



DR - D - 16 - A
2 Bed duplex over 2 Bed duplex

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
	73m²	82m²
Living / Kitchen / Dining	30m²	30.1m²
Main Bedroom	13m²	13.1m²
Double Bedroom	11.4m²	11.4m²
Bathroom	PART M	4.7m²
General Storage	6m²	7.5m²
Hot Press	1m²	1m²
AGGREGATE AREAS		
Living Area	30m²	30.1m²
Bedroom Area	24.4m²	24.5m²
Storage	6m²	7.3m²
Private Amenity Space	7m²	38.5m²(includes garden)
TOTAL FLOOR AREA	73m²	82m²

APT 2 SCHEDULE OF ACCOMMODATION		
FIRST FLOOR	REQ'D	PROVIDED
	77.2m²	77.2m²
Living / Kitchen / Dining	30m²	30m²
Main Bedroom	13m²	13m²
Double Bedroom	11.4m²	11.4m²
Bathroom	PART M	5.2m²
General Storage	6m²	6.1m²
Hot Press	1m²	1m²
AGGREGATE AREAS		
Living Area	23m²	23.2m²
Bedroom Area	24.4m²	24.4m²
Storage	6m²	6.1m²
Private Amenity Space	5.0m²	13.9m²
TOTAL FLOOR AREA	73m²	77.2m²

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PROJECT: Housing at Slivevekeale Rd. Waterford			
CLIENT: Waterford City Council			
DRAWING PURPOSE: 2 bed duplex over 2 bed duplex Plans + Elevation			
DRAWING PURPOSE: Stage 3 - Part 8 Planning	DRAWN BY: MC	APPROVED: DMC	DATE: Mar 2018
DRAWING SIZE: A1	SCALE: 1:100	DRAWING REFERENCE: 2314-SHB-SLI-AR-SJK-DR-D-16-A	REV. NO.:

rev. | date | description | by

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