

DR - D - 17 - A
2-Bed Duplex over 2-Bed Duplex
Duplex over 2-Bed Duplex



KEY PLAN
 Refer to site plan for orientation and FFL

APT 1 SCHEDULE OF ACCOMMODATION

GROUND FLOOR	REQ'D	PROVIDED
Living / Kitchen / Dining	30m ²	30.6m ²
Double Bedroom	11.4m ²	11.4m ²
Main Bedroom	13m ²	14m ²
Bathroom	PART M	4m ²
General Storage	6m ²	6m ²
Hot Press	1m ²	1m ²
AGGREGATE AREAS		
Living Area	30m ²	30.6m ²
Bedroom Area	24.4 m ²	25.4m ²
Storage	6m ²	6m ²
Private Amenity Space	7m ²	63 m ² (includes garden)
TOTAL FLOOR AREA	73m²	77.41m²

APT 2 SCHEDULE OF ACCOMMODATION

FIRST FLOOR	REQ'D	PROVIDED
Living / Kitchen / Dining	30m ²	30m ²
Double Bedroom	11.4m ²	11.7m ²
Main Bedroom	13m ²	13m ²
Bathroom	PART M	5.8m ²
General Storage	6m ²	6.1m ²
Hot Press	1m ²	1m ²
AGGREGATE AREAS		
Living Area	30.0m ²	30m ²
Bedroom Area	24.4m ²	24.7m ²
Storage	6.0m ²	6.1m ²
Private Amenity Space	7.0m ²	26m ²
TOTAL FLOOR AREA	73m²	77.7m²

APT 3 SCHEDULE OF ACCOMMODATION

SECOND FLOOR	REQ'D	PROVIDED
Living / Kitchen / Dining	30m ²	31.8m ²
Main Bedroom	13.0m ²	13.17m ²
Double Bedroom	11.4m ²	11.6m ²
Bathroom	PART M	5.8m ²
General Storage	6m ²	6.5m ²
Hot Press	1m ²	1m ²
AGGREGATE AREAS		
Living Area	30.0m ²	31.8m ²
Bedroom Area	24.4m ²	24.77m ²
Storage	6.0m ²	6.5m ²
Private Amenity Space	7.0m ²	13.2m ²
TOTAL FLOOR AREA	73m²	81.9m²

AGGREGATE AREAS

Living Area	30.0m ²	30m ²
Bedroom Area	24.4m ²	24.7m ²
Storage	6.0m ²	6.1m ²
Private Amenity Space	7.0m ²	26m ²
TOTAL FLOOR AREA	73m²	81.9m²

EXTERNAL FINISHES LEGEND

- 01 Render Finish
- 02 High performance timber or aluminium windows + doors
- 03 Standing Seam metal roof / membrane roof
- 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

For planning purposes only

rev. | date | description | by

PROJECT: Housing at Slivekeale Rd. Waterford
CLIENT: Waterford City Council
DRAWING: 2 bed duplex over 2 bed duplex over 2 bed duplex
Elevations

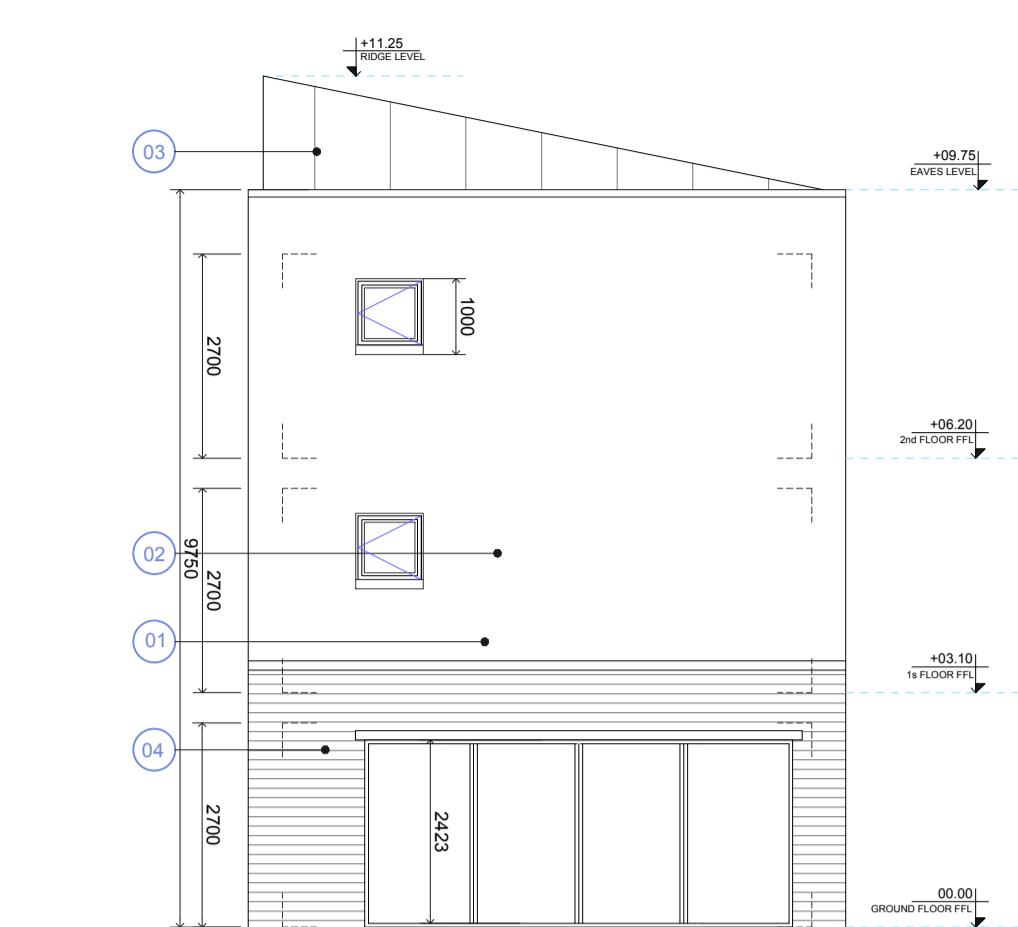
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Front Elevation

← REFER TO SITE PLAN (CONTEXT ELEVATION)

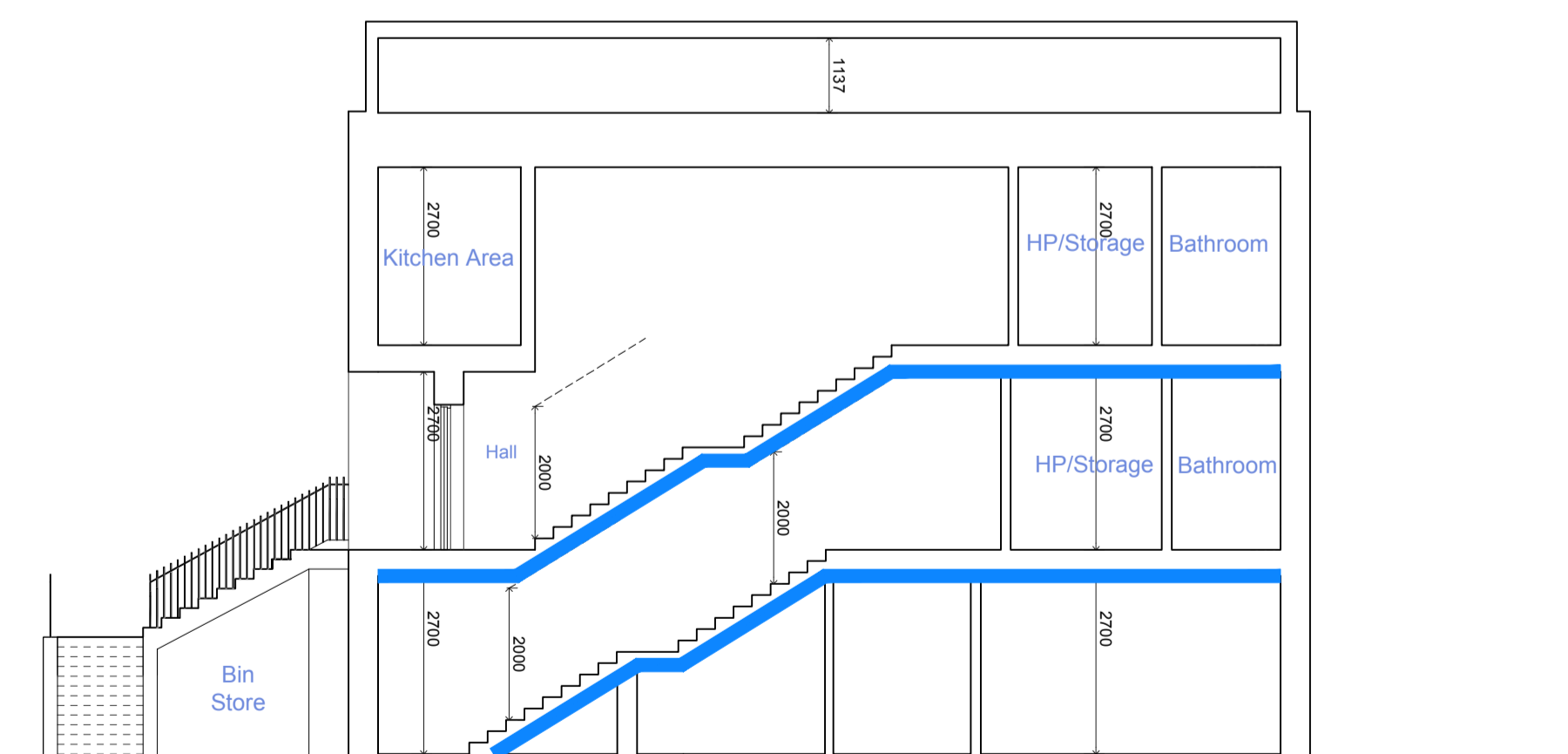


Rear Elevation

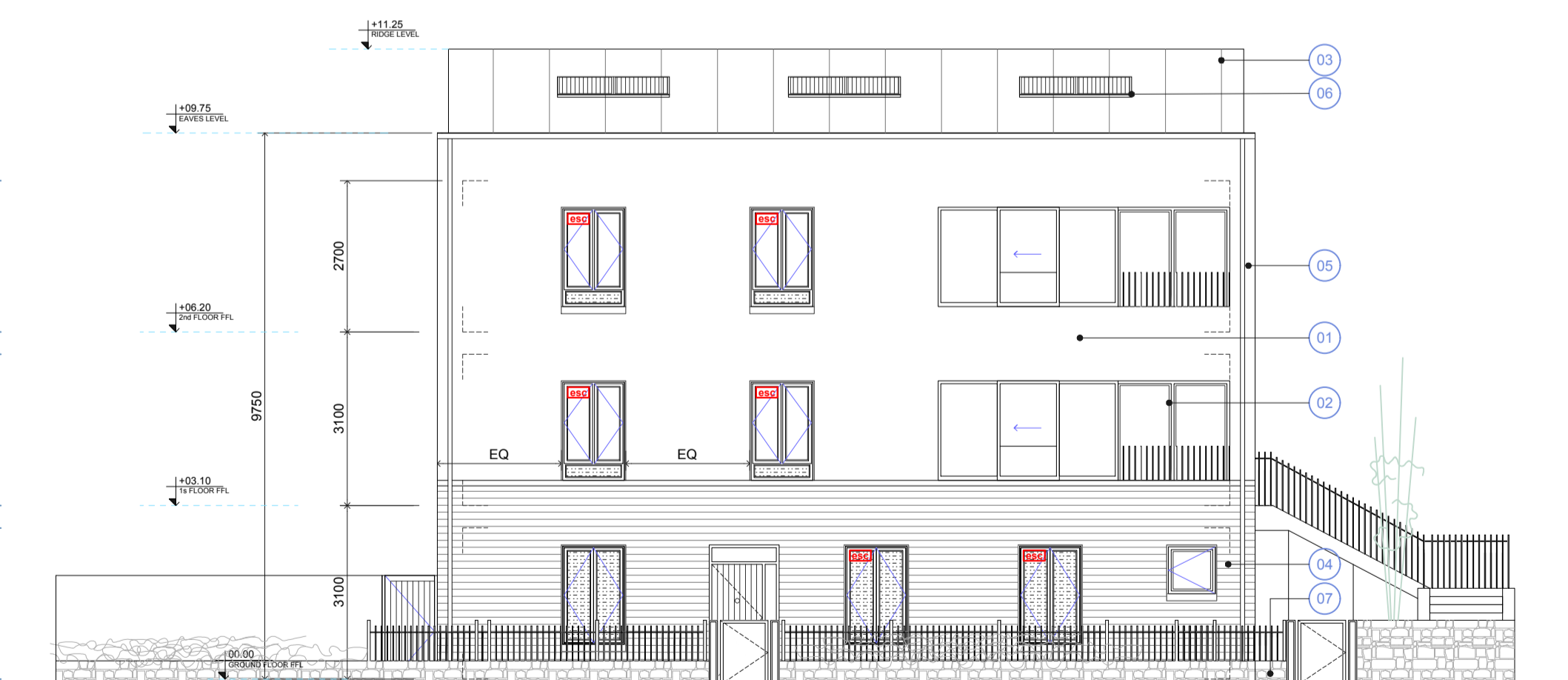


Alternative Front Elevation
 At level change

← REFER TO SITE PLAN (CONTEXT ELEVATION)



Section A



Side Elevation

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