

**DR - D - 17 - B - 2**  
**2-Bed Duplex over 2-Bed**  
**Duplex over 2-Bed Duplex**

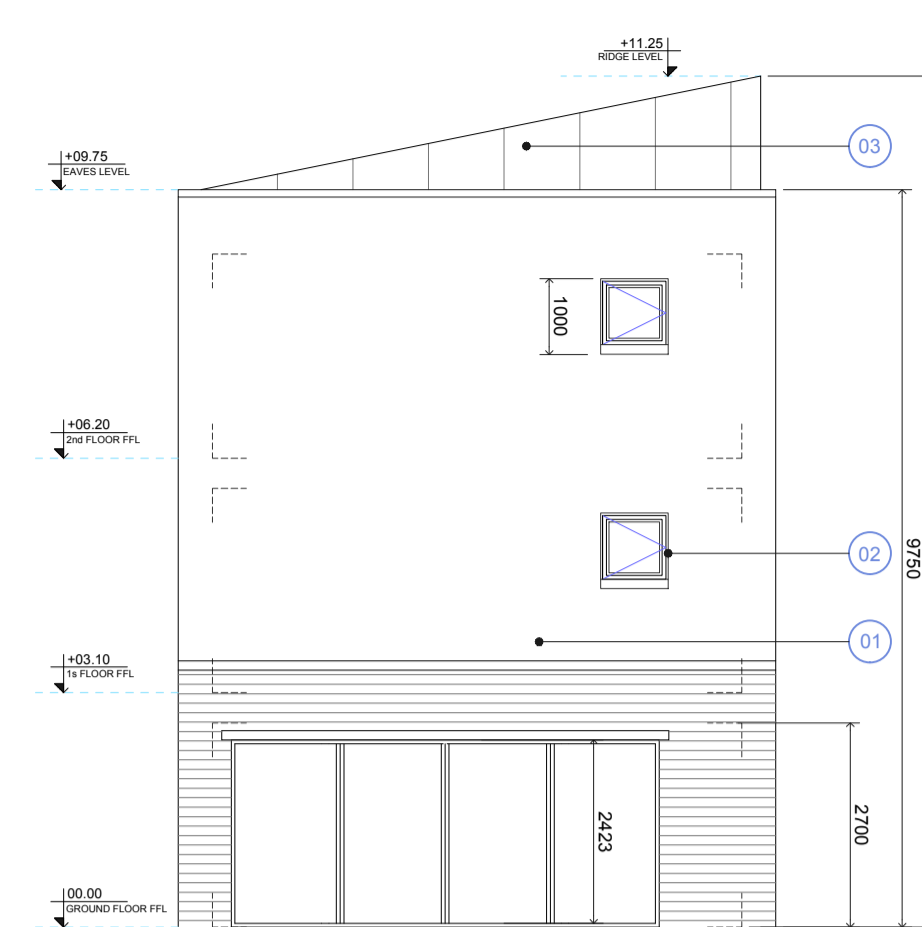


**KEY PLAN**  
Refer to site plan for orientation and FFL

APT 1 SCHEDULE OF ACCOMMODATION		
GROUND FLOOR	REQ'D	PROVIDED
Living / Kitchen / Dining	30m²	30.6m²
Double Bedroom	11.4m²	11.4m²
Main Bedroom	13m²	14m²
Bathroom	PART M	4m²
General Storage	6m²	6m²
Hot Press	1m²	1m²
AGGREGATE AREAS		
Living Area	30m²	30.6m²
Bedroom Area	24.4m²	25.4m²
Storage	6m²	6m²
Private Amenity Space	7m²	63 m² (includes garden)
TOTAL FLOOR AREA	73m²	77.41m²
APT 2 SCHEDULE OF ACCOMMODATION		
FIRST FLOOR	REQ'D	PROVIDED
Living / Kitchen / Dining	30m²	30m²
Double Bedroom	11.4m²	11.7m²
Main Bedroom	13m²	13m²
Bathroom	PART M	5.8m²
General Storage	6m²	6.1m²
Hot Press	1m²	1m²
AGGREGATE AREAS		
Living Area	30.0m²	30m²
Bedroom Area	24.4m²	24.7m²
Storage	6.0m²	6.1m²
Private Amenity Space	7.0m²	26m²
TOTAL FLOOR AREA	73m²	77.7m²
APT 3 SCHEDULE OF ACCOMMODATION		
SECOND FLOOR	REQ'D	PROVIDED
Living / Kitchen / Dining	30m²	31.8m²
Main Bedroom	13.0m²	13.17m²
Double Bedroom	11.4m²	11.6m²
Bathroom	PART M	5.8m²
General Storage	6m²	6.5m²
Hot Press	1m²	1m²
AGGREGATE AREAS		
Living Area	30.0m²	31.8m²
Bedroom Area	24.4m²	24.77m²
Storage	6.0m²	6.5m²
Private Amenity Space	7.0m²	13.2m²
TOTAL FLOOR AREA	73m²	81.9m²



Front Elevation ← REFER TO SITE PLAN (CONTEXT ELEVATION)



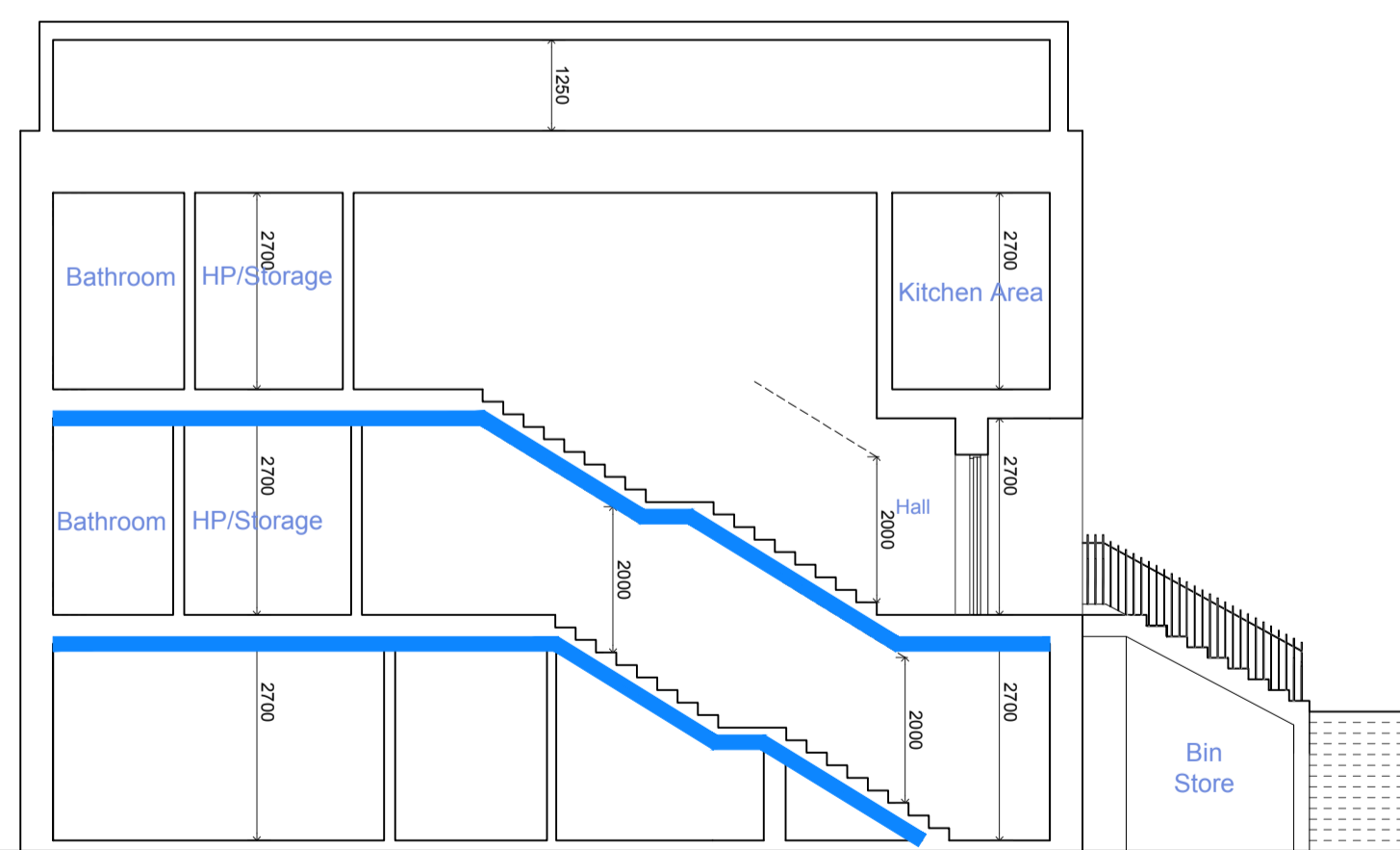
Rear Elevation



Alternative Front Elevation At level change ↘ REFER TO SITE PLAN (CONTEXT ELEVATION)



Side Elevation



Section A

**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
- esc** 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.
- S** Category LD2 Fire Detection + Alarm System  
- Detectors provided to all circulation areas forming part of escape route, high risk rooms + bedrooms
- FD30** 30 minute fire rated door
- 2700mm minimum floor to ceiling height for each apartment

See site context elevations for adjoining types + floor levels

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<b>PROJECT:</b> Housing at Slievekeale Rd. Waterford			
<b>CLIENT:</b> Waterford City Council			
<b>DRAWING:</b> 2 bed duplex over 2 bed duplex over 2 bed duplex			
<b>Elevations</b>			
<b>DRAWING PURPOSE:</b> Stage 3 - Part 8 Planning	<b>DRAWN BY:</b> MC	<b>APPROVED:</b> DMC	<b>DATE:</b> Mar 2018
<b>DRAWING SIZE:</b> A1	<b>SCALE:</b> 1:100	<b>DRAWING REFERENCE:</b> 2314-SHB-SL-AR-SJK-DR-D-17-B-2	<b>REV. NO.:</b>

rev. | date | description | by

**SJK**

**Simon J Kelly Architects**  
**21 Middle Street,**  
**Galway**  
**+353 91 56 2949**  
**Car's Yard,**  
**Westport, Mayo**  
**+353 96 24 414**  
**mail@sjk.ie**  
**www.sjk.ie**

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