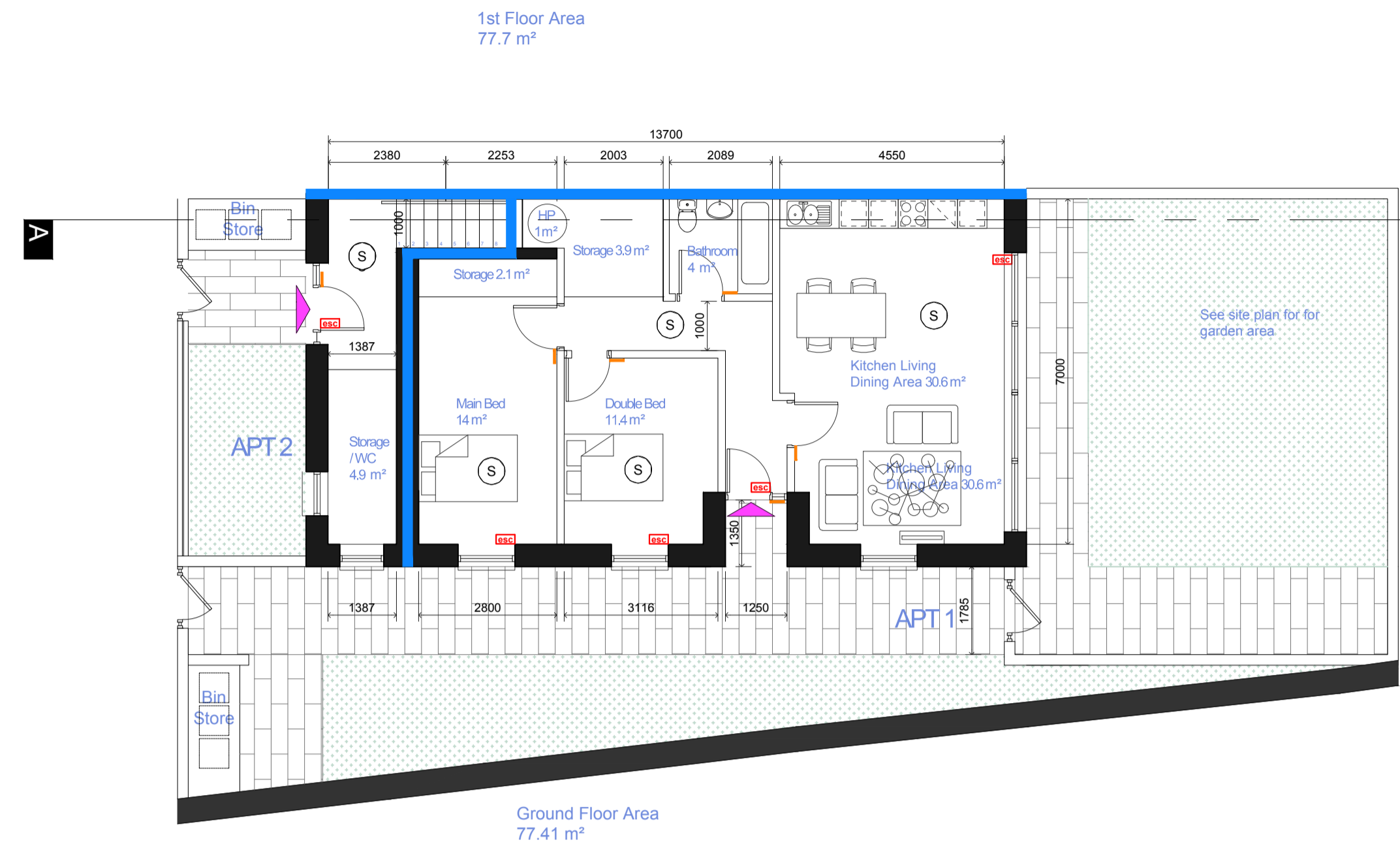


DR - D - 17 - C
2-Bed Duplex over 2-Bed Duplex

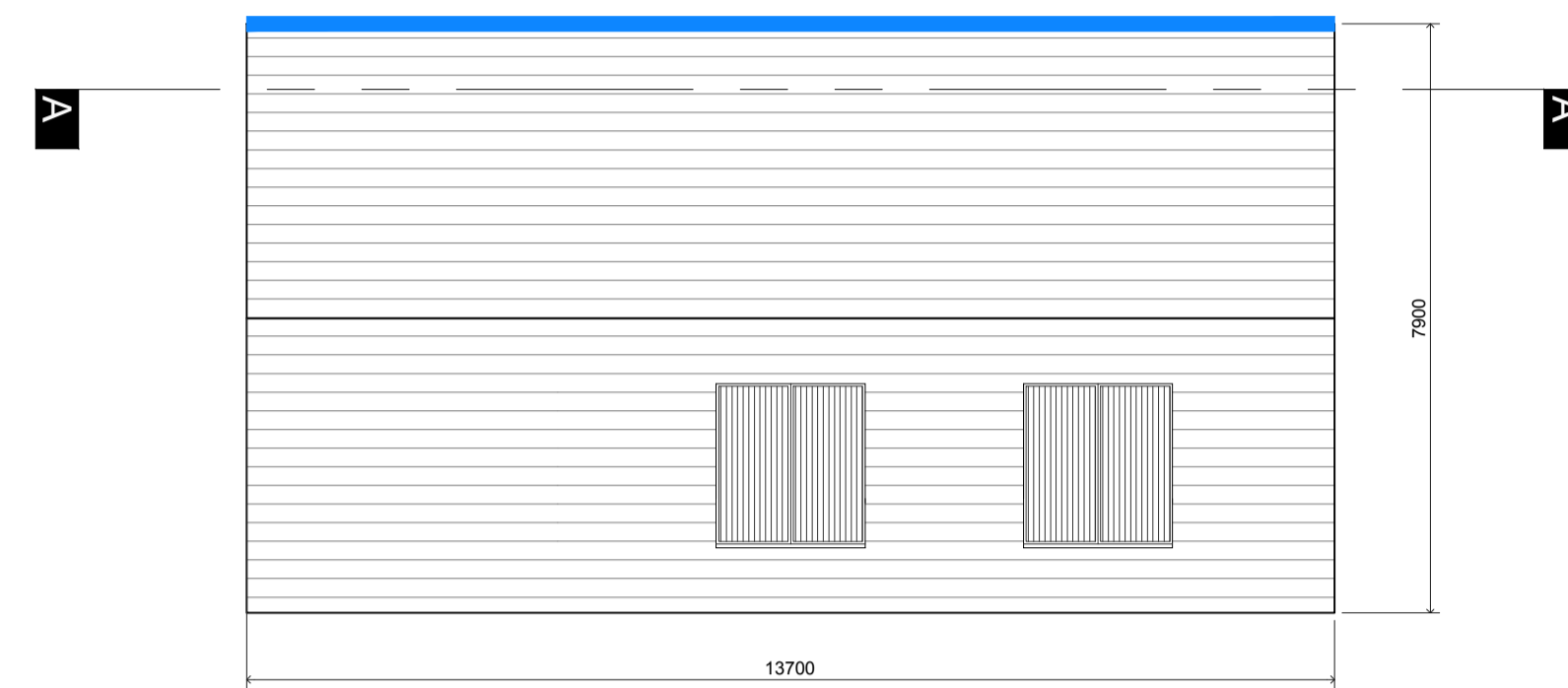


KEY PLAN
 Refer to site plan for orientation and FFL

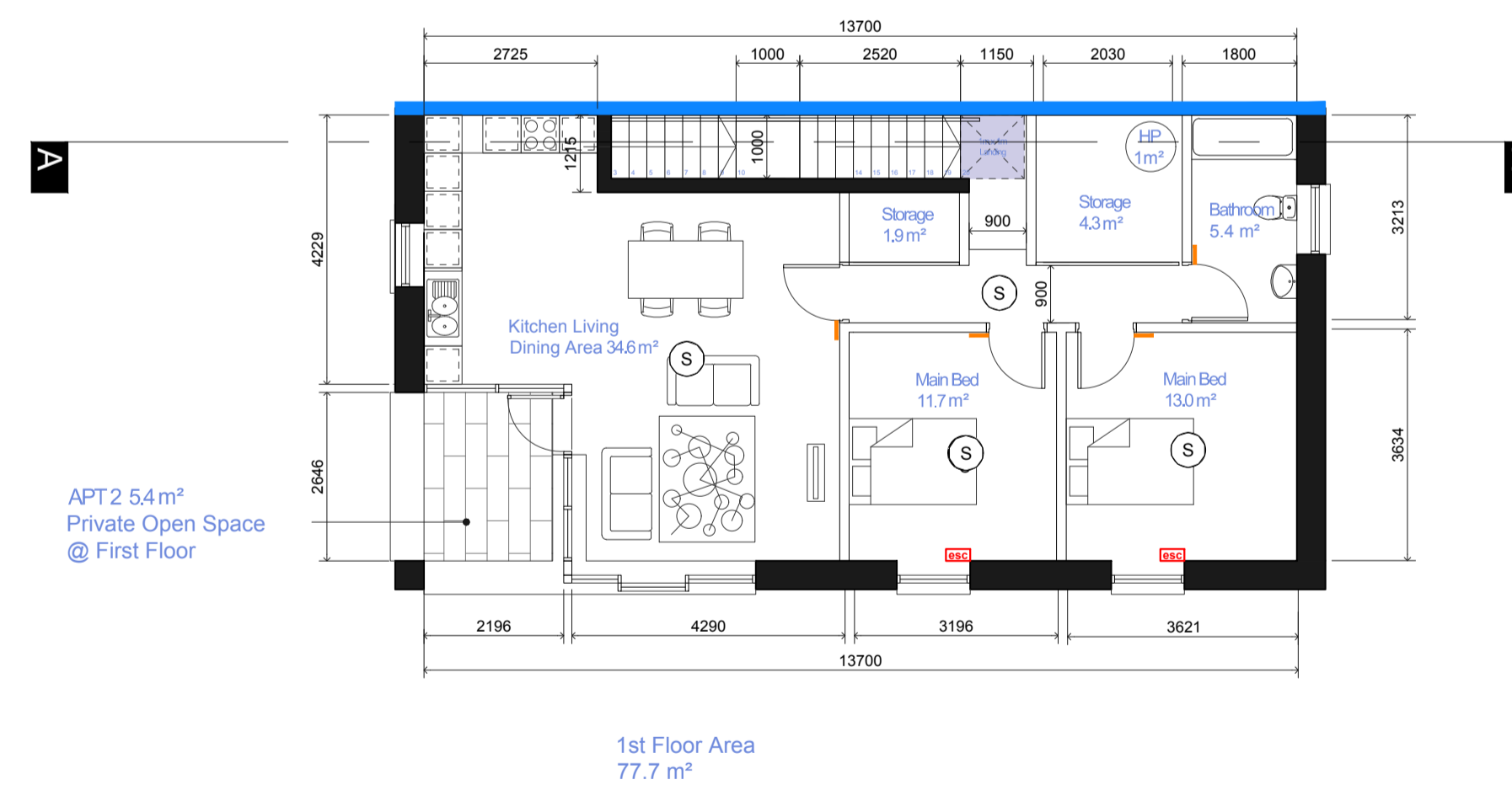
APT 1 SCHEDULE OF ACCOMMODATION		
GROUND FLOOR	REQ'D	PROVIDED
Living / Kitchen / Dining	30m²	30.6m²
Double Bedroom	11.4m²	11.4m²
Main Bedroom	13m²	14m²
Bathroom	PART M	4m²
General Storage	6m²	6m²
Hot Press	1m²	1m²
AGGREGATE AREAS		
Living Area	30m²	30.6m²
Bedroom Area	24.4 m²	25.4m²
Storage	6m²	6m²
Private 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	5.4m²
General Storage	6m²	6.2m²
Hot Press	1m²	1m²
AGGREGATE AREAS		
Living Area	30.0m²	30m²
Bedroom Area	24.4m²	24.7m²
Storage	6.0m²	6.2m²
Private Amenity Space	7.0m²	26m²
TOTAL FLOOR AREA	73m²	77.7m²



Ground Floor Plan APT 1



Roof Plan



First Floor Plan APT 2

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

Conditions of use of this drawing
 note: if this A1 size drawing is reproduced at a smaller size which makes these conditions difficult to read, please contact the Architects office for a legible copy of these conditions.

- This drawing is the design and contains copyright. All rights are reserved. No part thereof may be copied or reproduced partially or wholly in any form whatsoever without the prior written consent of the copyright owner Simon J Kelly Architects.
- This drawing is to be relied upon only for the specific project and for the specific purposes for which it has been prepared. This drawing is not to be relied upon for construction purposes, and no implied or expressed warranty is given as to the suitability for construction purposes, unless the purpose of this drawing is stated to be "construction" or "contract". If the purpose is stated to be "contract" this drawing is not to be used for construction if it is also marked "preliminary".
- The Employer is granted a copyright license to use this drawing and its contents for the purpose for which the drawing has been prepared. If this drawing has been produced for construction purposes the license will only be valid for a single constructed reproduction and shall expire once a single reproduction has occurred. Any such license only passes to the Employer on payment of Architects fees in full and in any event the license cannot be assigned without prior written consent of Simon J Kelly Architects.
- Where the Architects conditions of engagement provide that the Employer obtains copyright (hereafter by transfer of ownership or expressed or implied license) for use on projects other than the project which the copyright material was specifically prepared for, the Architect does not accept any liability whatsoever howsoever arising for use of this drawing and its contents (in whole or in part) in relation to any project and for purposes other than that for which it was specifically prepared. A copyright entitlement to use this drawing and its contents (in whole or in part) is not a warranty that use of this drawing and its contents (in whole or in part) is appropriate in circumstances other than the purpose and project for which it has been prepared.
- Do not scale off this drawing. Figured metric dimensions only should be taken from this drawing. Imperial dimensions, if any, contained on this drawing are given for illustrative purposes only.
- All contractors, whether main or sub contractors, must visit the site and are responsible for taking and checking any and all dimensions levels and the like that relate to the works.
- Where this drawing contains discrepancies in relation to other relevant documents, such discrepancies shall be brought to the attention of the Architect who shall issue a written instruction as to which information is to be followed, and until such written Architects instruction has been issued any work carried out on foot of the discrepancies shall be unauthorized.
- References to National Standards, whether by title (BS, British (BS) or otherwise), or codes of practice (COP) shall be deemed to refer to the relevant standard or code current at the date of issue of the drawing notwithstanding any reference to the contrary or to any earlier standard.
- Any reference to the "Architect" or "Architects" on this or any other relevant document shall mean the nominated project Architect and/or a Director of Simon J Kelly Architects who has been nominated as the partner-in-charge but only while such Architect remains in the employment of Simon J Kelly Architects.
- Any questions as to the meaning or application of these conditions shall be submitted in writing to the Architect for his/her ruling and such a ruling shall be conclusive as to the meaning or application of these conditions.
- Simon J Kelly Architects, their Agents, Architects, employees and or directors shall not be liable for any loss damage or injury consequential or otherwise howsoever arising for failure to comply with any or all of these conditions.
- Should anyone copy this drawing in whole or in part with or without consent and use the copy in relation to a purpose and or project for which the drawing has not been prepared for, such use is at the sole and exclusive risk of the copier and Simon J Kelly Architects do not accept any liability whatsoever howsoever arising in relation to such use.
- Should anyone copy this drawing in whole or in part with or without consent they should also copy these conditions of use in full and reproduce them with the copy. These conditions of use are to be read in conjunction with the drawing and its contents. These conditions of use form part of this drawing and its content and are inseparable from this drawing and its content.
- The use of or reliance upon this drawing and its contents shall be deemed to be acceptance of these conditions of use unless otherwise agreed in writing, such written agreement to be sought from and issued by the Architects prior to the use or reliance upon this drawing and its contents.
- All drawings are to be read in conjunction with the fire safety compliance report, all other contract documents, all statutory consents and or requirements and all statutory obligations.

PROJECT:
Housing at Slivevekeale Rd. Waterford

CLIENT:
Waterford City Council

DRAWING:
2 bed duplex over 2 bed duplex Plans

DRAWING PURPOSE:
Stage 3 - Part 8 Planning

DRAWING SIZE: A1

SCALE: 1:100

DRAWN BY: MC

APPROVED: DMC

DATE: April 2018

DRAWING REFERENCE: 2314-SHB-SL-AR-SJK-DR-D-17-C-1

REV. NO.

rev. | date | description | by

SJK

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