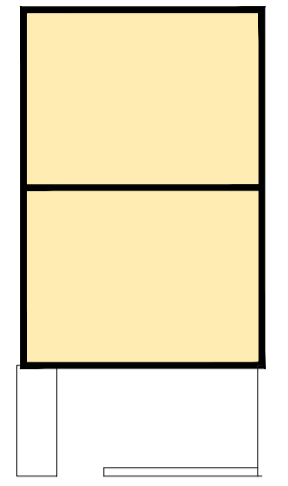


DR - H - 20a
3-Bed House, 2-Storey, 5P -
Mid Terrace



KEY PLAN
Refer to site plan for orientation and FFL

SCHEDULE OF ACCOMMODATION

	REQD	PROVIDED
GROUND FLOOR	-	48m ²
Kitchen / Dining / Living	-	34.7m ²
Visible WC	PART M	2.1m ²
General Storage	-	2.2m ²
FIRST FLOOR	-	49.40m ²
Main Bedroom	13m ²	13.2m ²
Double Bedroom	11.4m ²	11.8m ²
Single Bedroom	7.1m ²	7.1m ²
Bathroom	-	4.4m ²
General Storage	-	3.15m ²
AGGREGATE AREAS		
Living Area	34m ²	34.7m ²
Bedroom Area	32m ²	32.1m ²
Storage	5m ²	5.35m ²
TOTAL FLOOR AREA	92m²	97.4m²

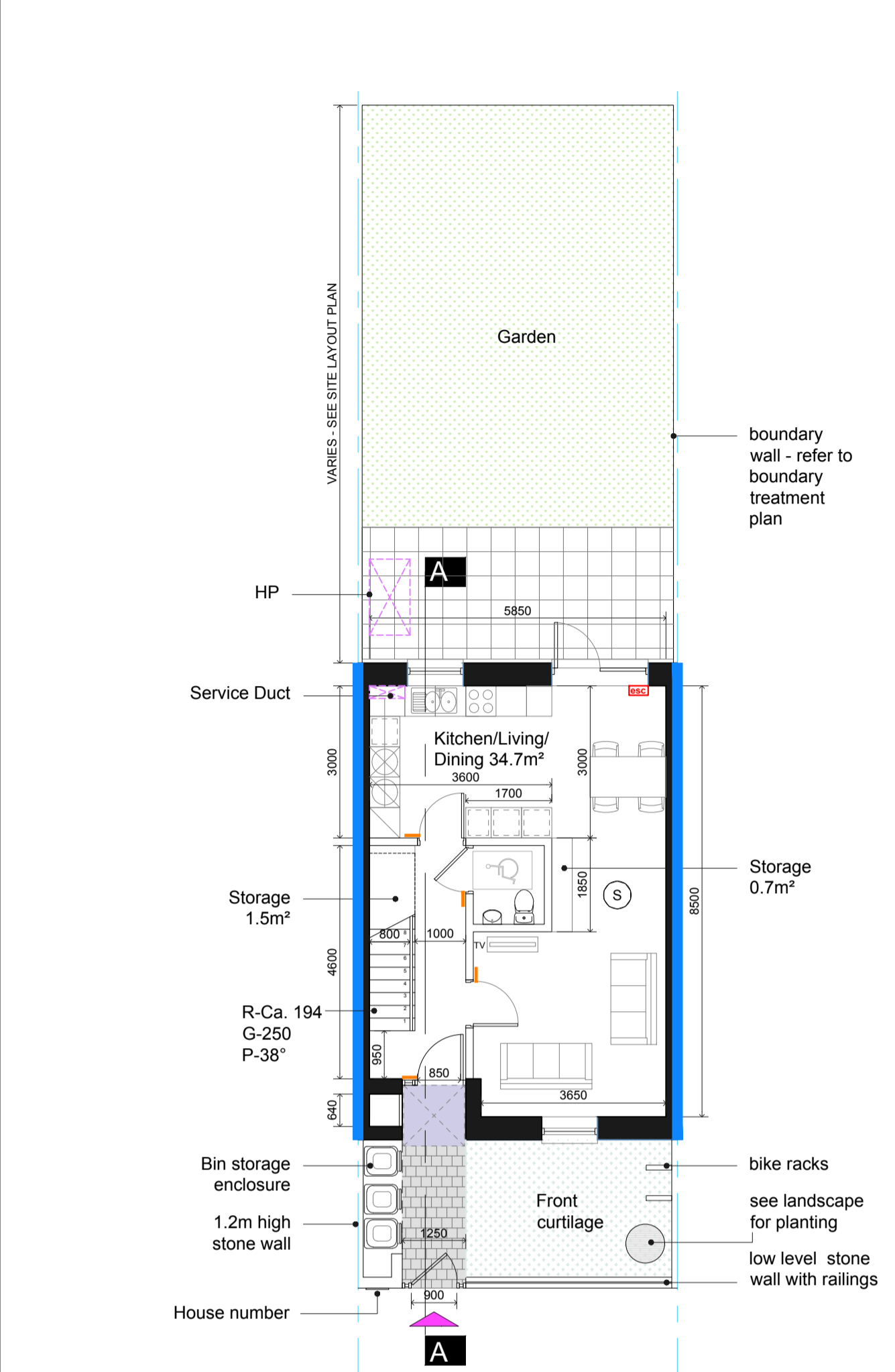
COMPLIANCE AUDIT LEGEND

- Safety glazing to BS 6262
6mm standard outer glass,
16mm low "e" argon filled cavity, 6mm
laminated inner glass
- FSC - 60 MINUTES (compartment wall)
- 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

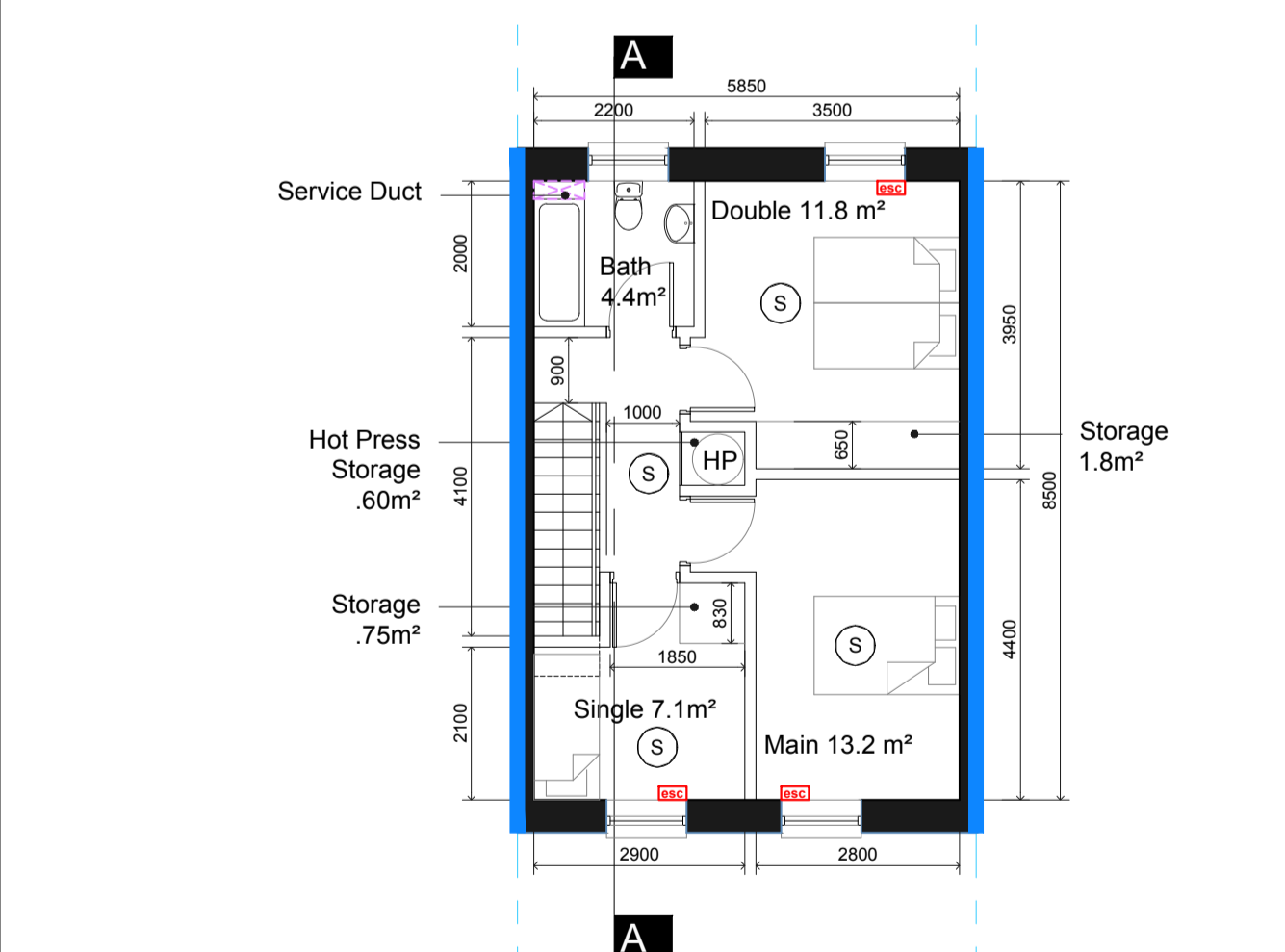
EXTERNAL FINISHES LEGEND

- 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 Slatted / panelled boundary finish in contrast to
surrounding ashlar with rear garden access
incorporated
- 09 Bike Rack

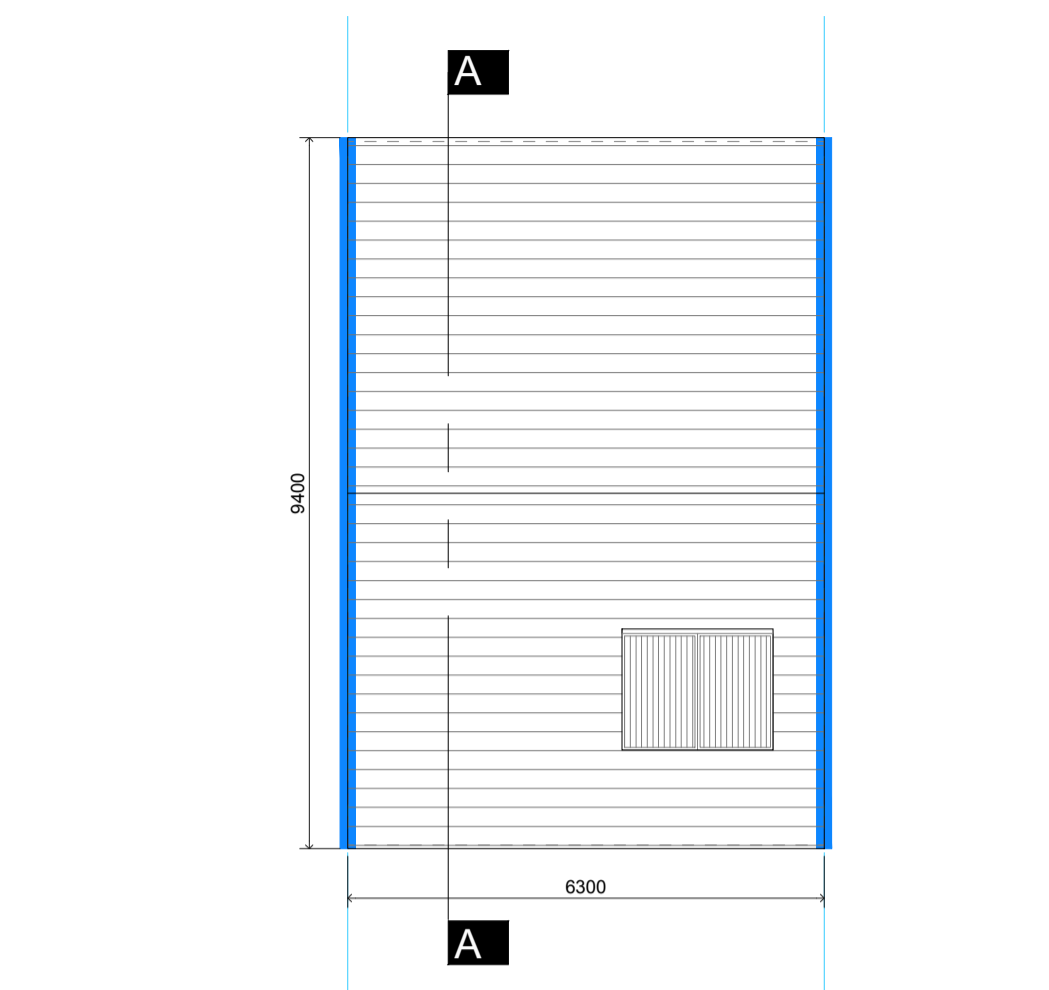
rev. | date | description | by



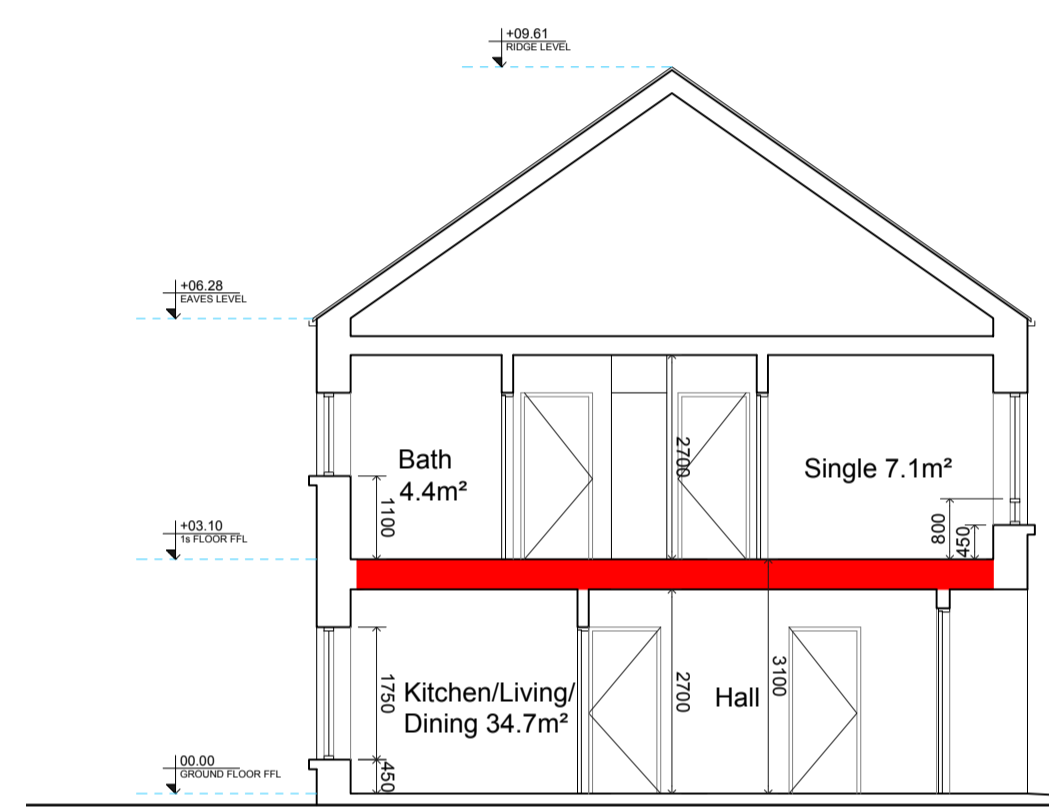
GROUND FLOOR PLAN
Scale 1:100



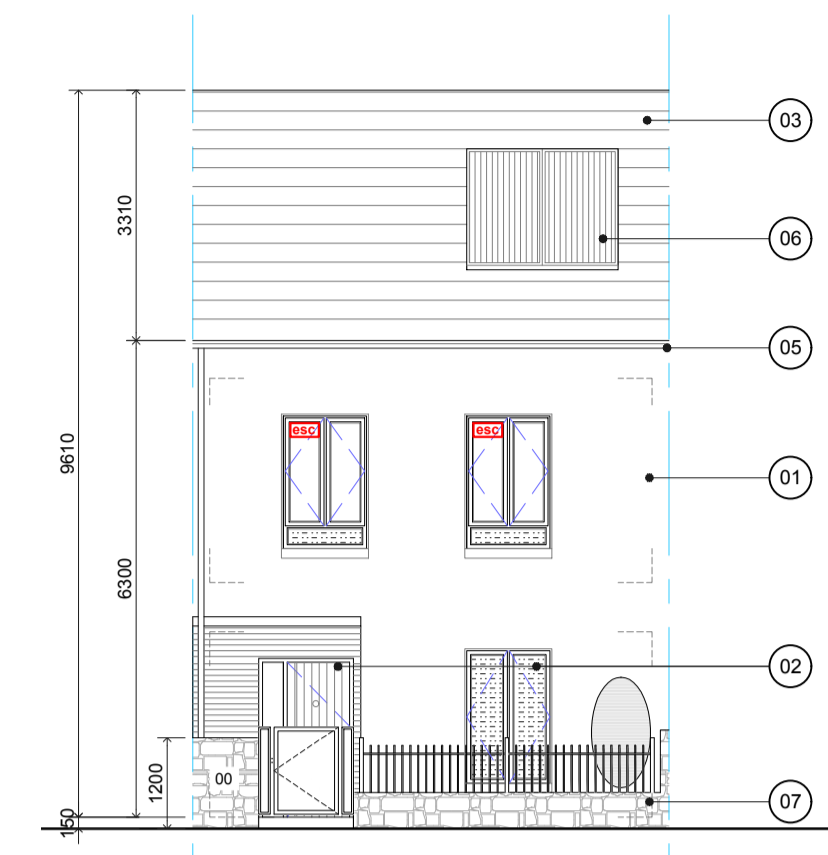
FIRST FLOOR PLAN
Scale 1:100



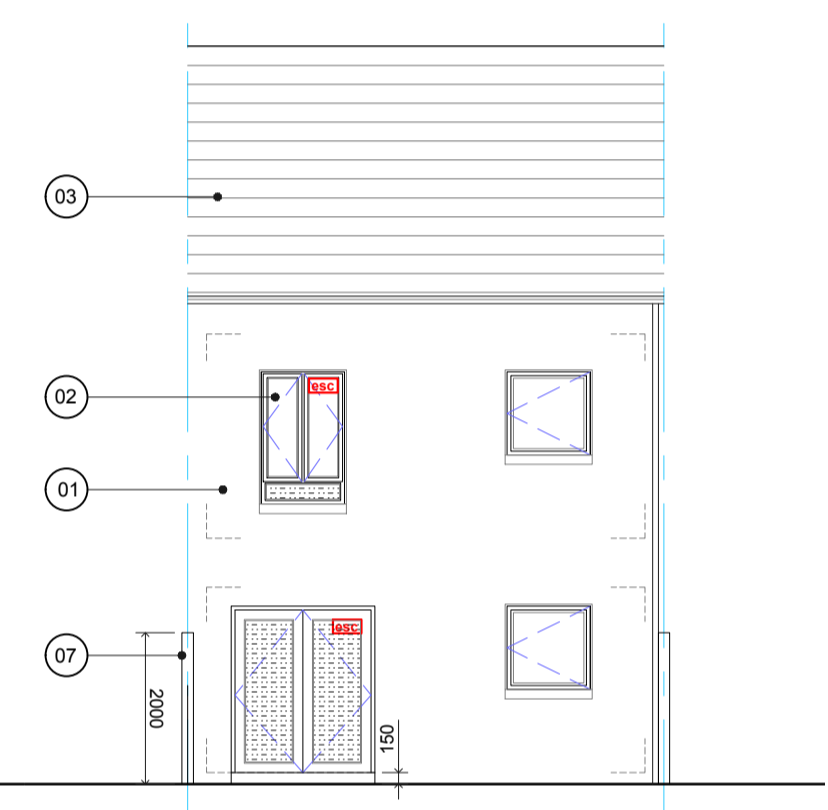
ROOF PLAN
Scale 1:100



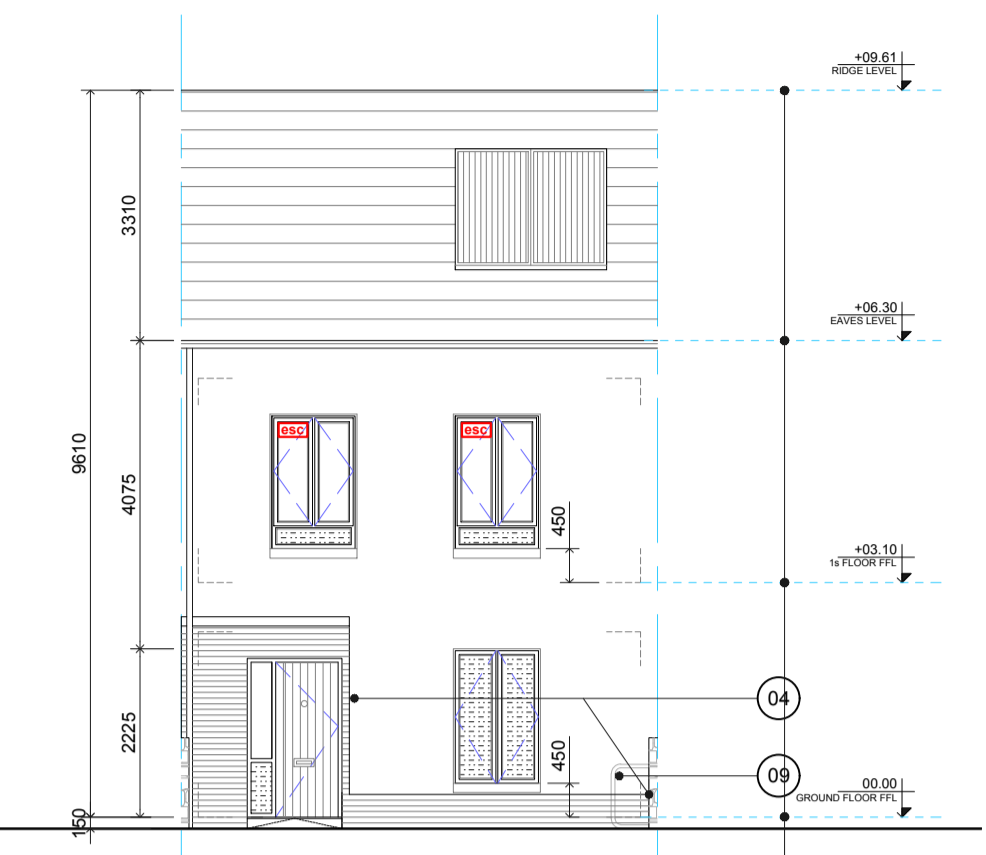
SECTION A-A
Scale 1:100



FRONT ELEVATION (from street)
Scale 1:100



REAR ELEVATION
Scale 1:100



FRONT ELEVATION (within curtilage)
Scale 1:100

Ridge + eaves + floor to align with adjoining apartment types DR-D-10(A)(B)
See site context elevations for adjoining types + floor levels

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PROJECT: Housing at Slievekeale Rd. Waterford	CLIENT: Waterford City Council
DRAWING PURPOSE: General Arrangement Drawings	DRAWN BY: EJK
2 Storey 3 Bed House - Mid Terrace - Waterford Type	APPROVED: DMC
DRAWING SIZE: A1	DATE: Mar. 2018
SCALE: As Shown	REV. NO.: -
DRAWING REFERENCE: 2314-SHBZ-SLI-AR-SJK-DR-H-20a	

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