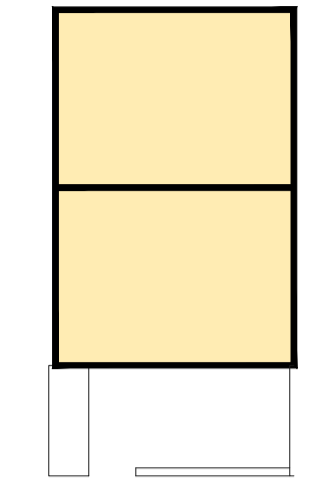


**DR - H - 20**  
**3-Bed House, 2-Storey, 5P -**  
**Mid Terrace**



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

**SCHEDULE OF ACCOMMODATION**

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

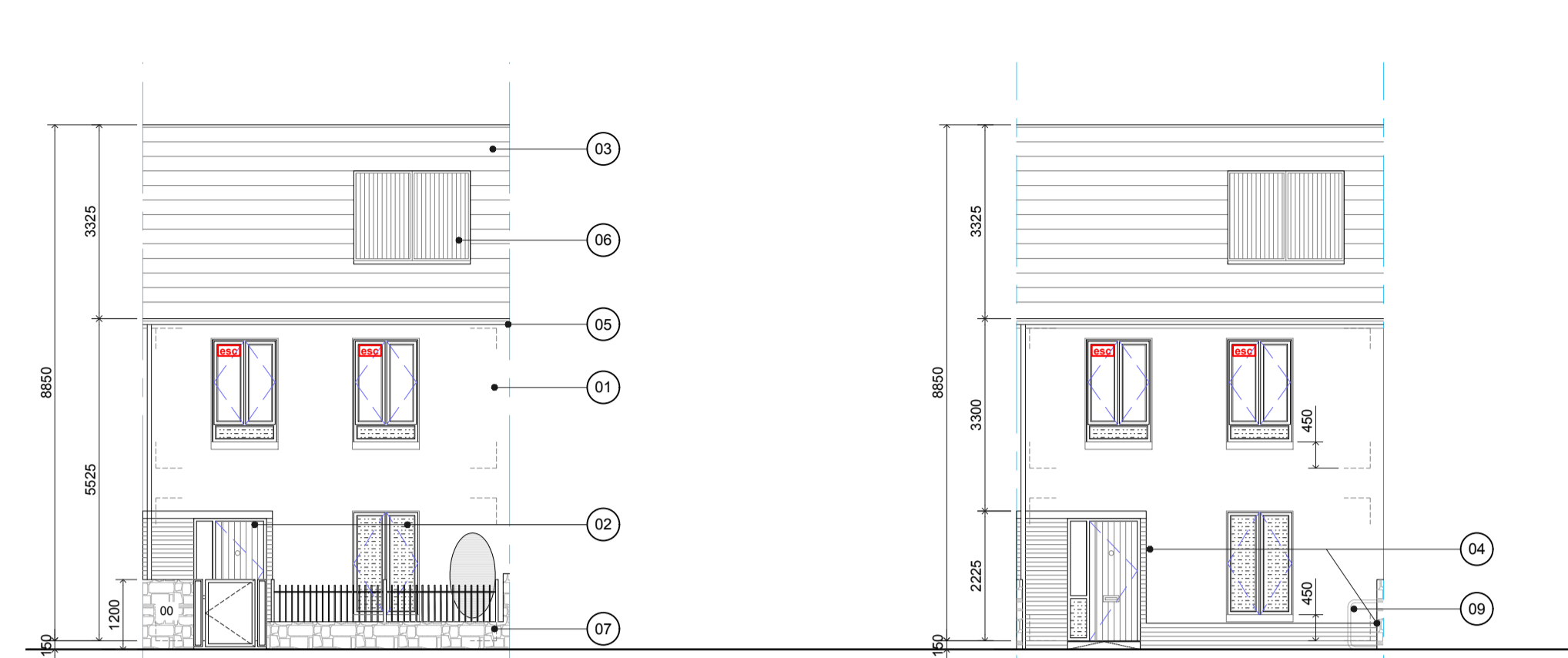
**COMPLIANCE AUDIT LEGEND**

- 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  
- 0.33m<sup>2</sup> 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**

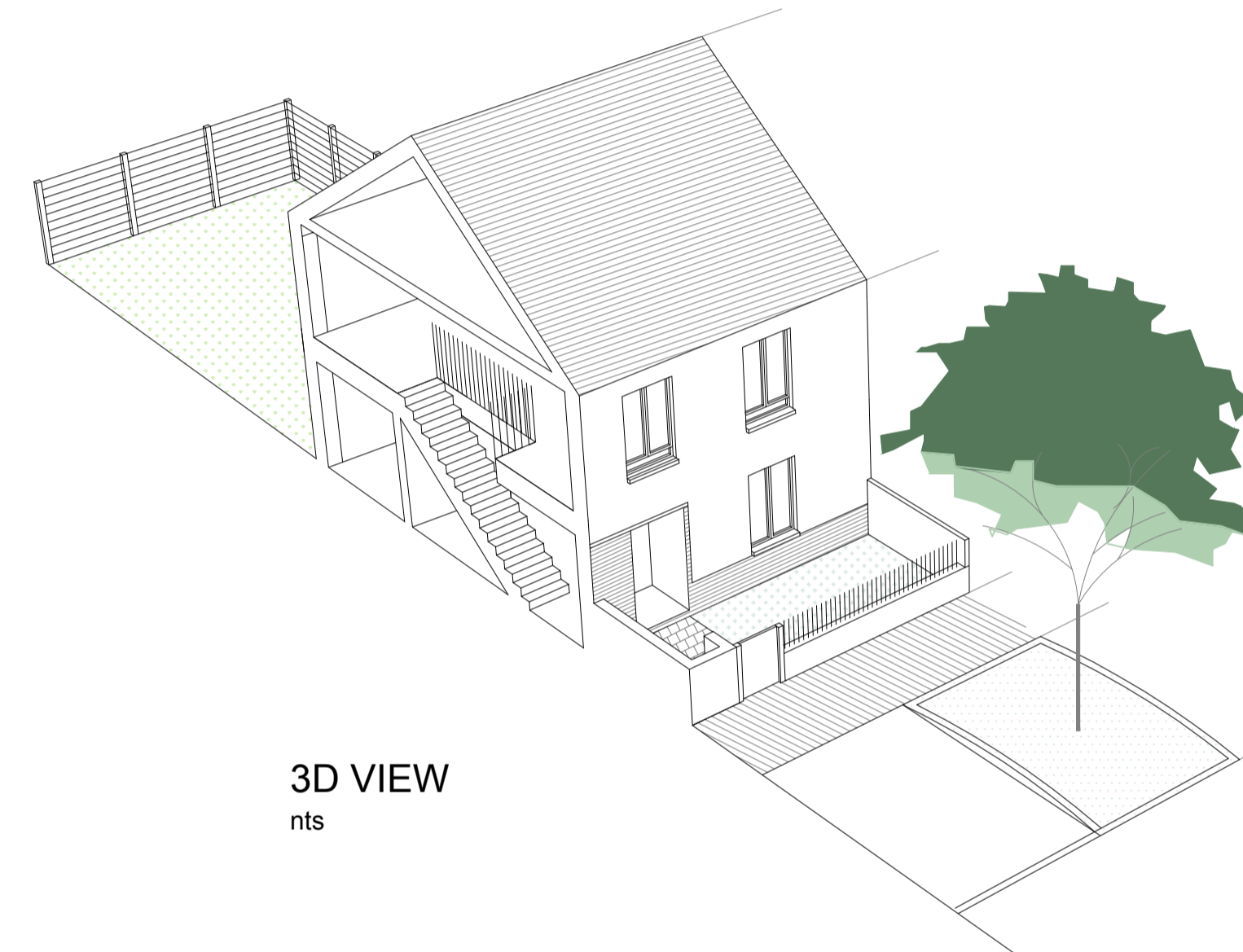
- Render Finish
- High performance timber or aluminium windows +  
doors
- Blue / black fibre cement or natural slates
- Natural limestone ashlar, min. 100mm deep,  
coursed integral within wall + finished flush with  
adjoining render
- Aluminium / Zinc gutter + downpipes
- Potential solar panel (depending on orientation)
- Boundary wall / fence. Varies depending on  
location. Refer to Boundary Treatment Plan
- Slatted / panelled boundary finish in contrast to  
surrounding ashlar with rear garden access  
incorporated
- Bike Rack

rev. | date | description | by

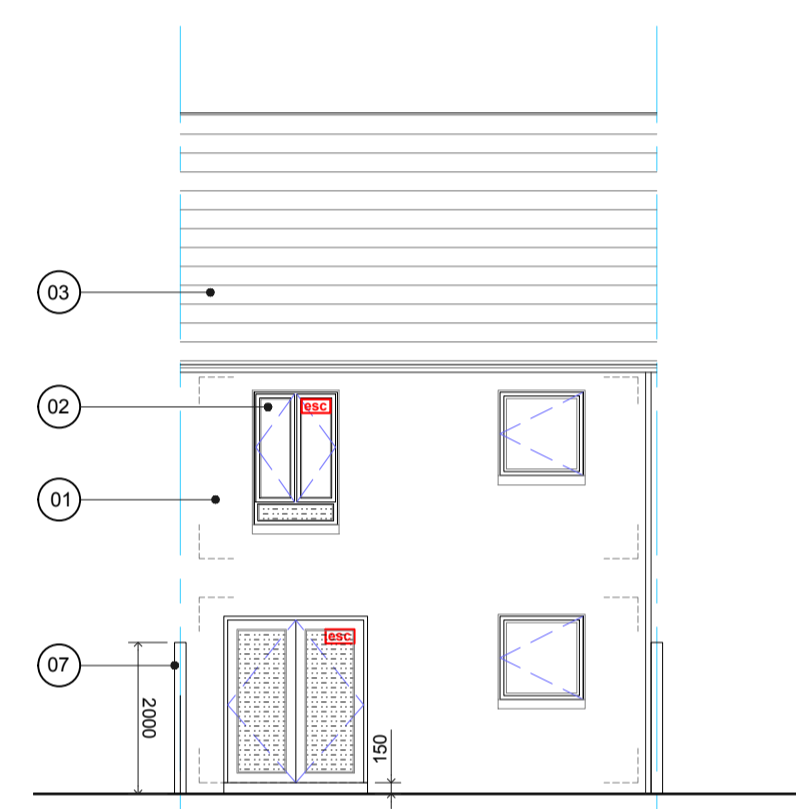


**FRONT ELEVATION (from street)**  
 Scale 1:100

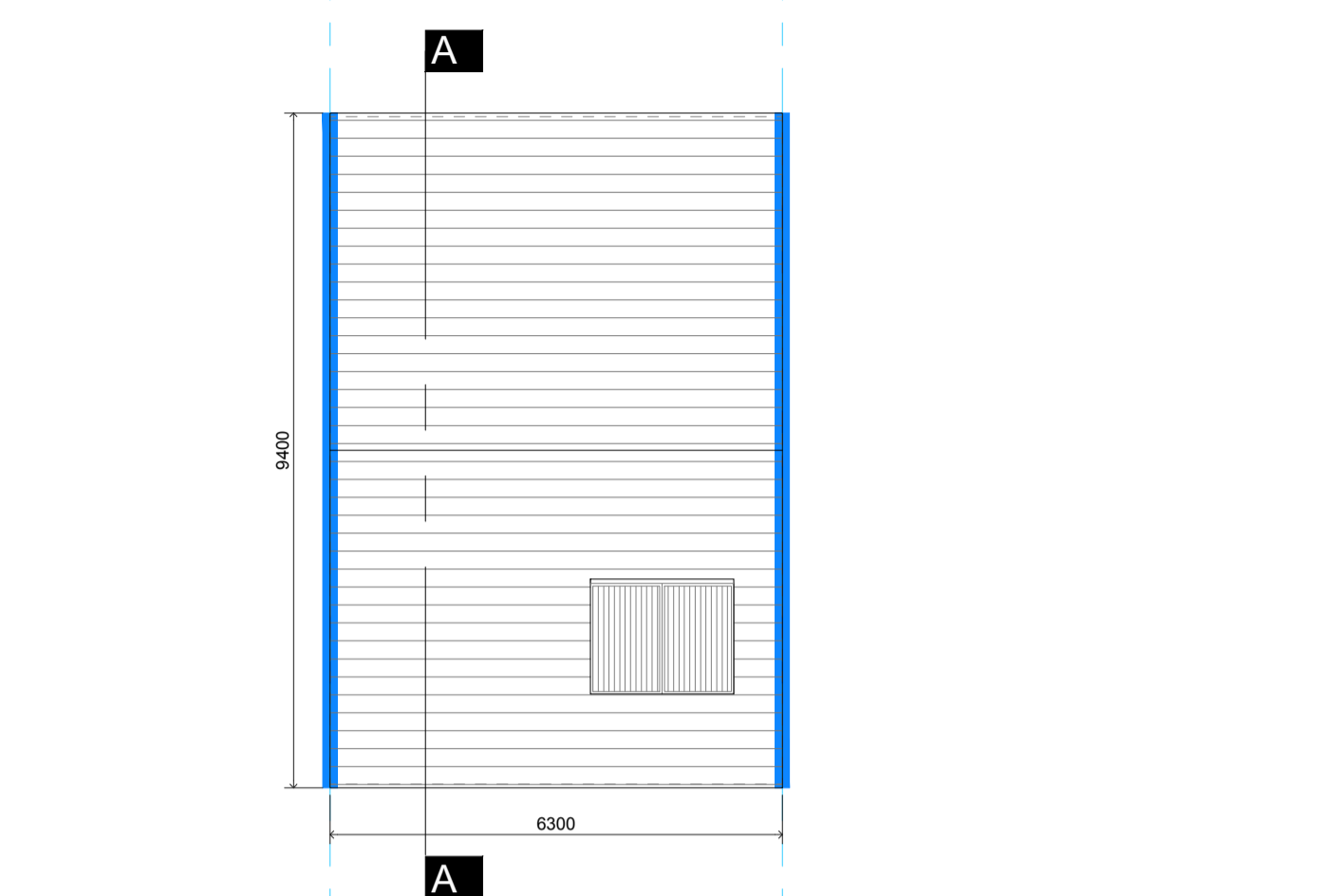
**FRONT ELEVATION (within curtilage)**  
 Scale 1:100



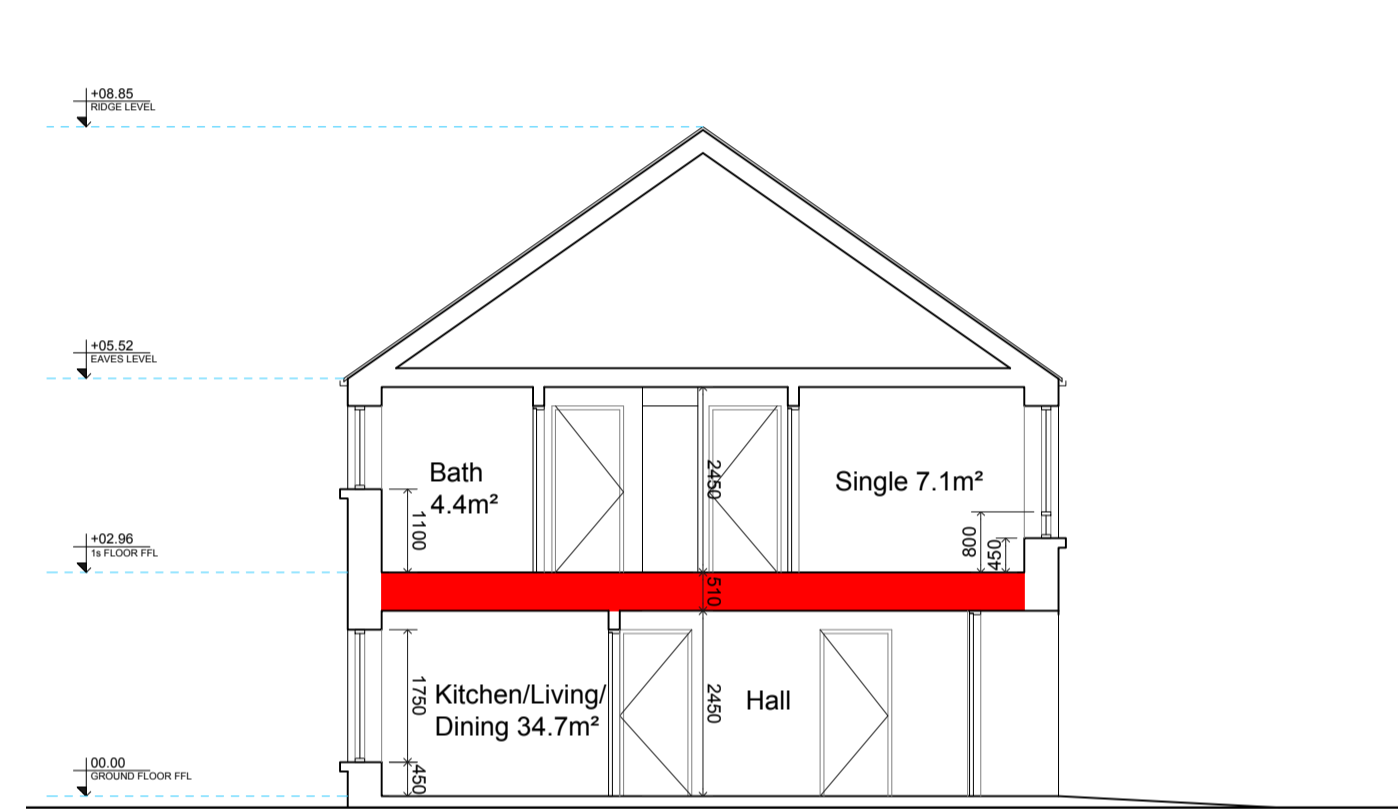
**3D VIEW**  
 nts



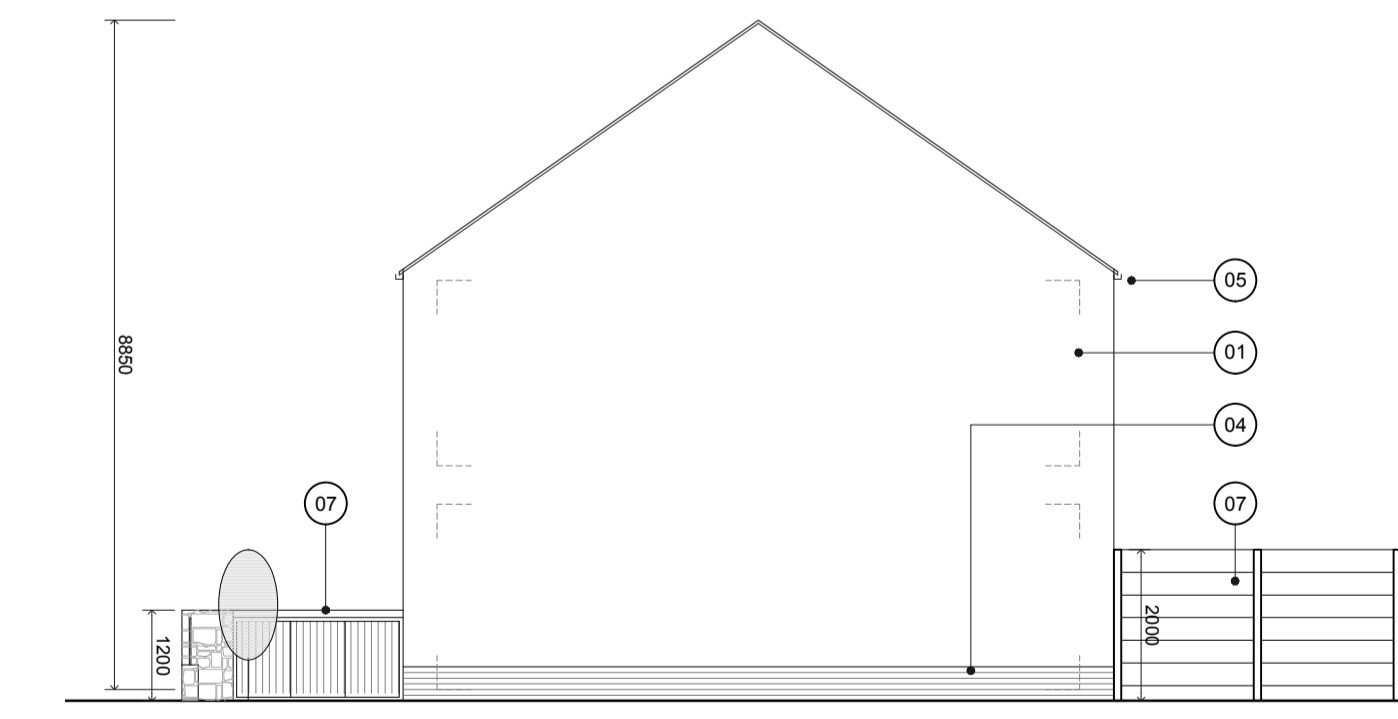
**REAR ELEVATION**  
 Scale 1:100



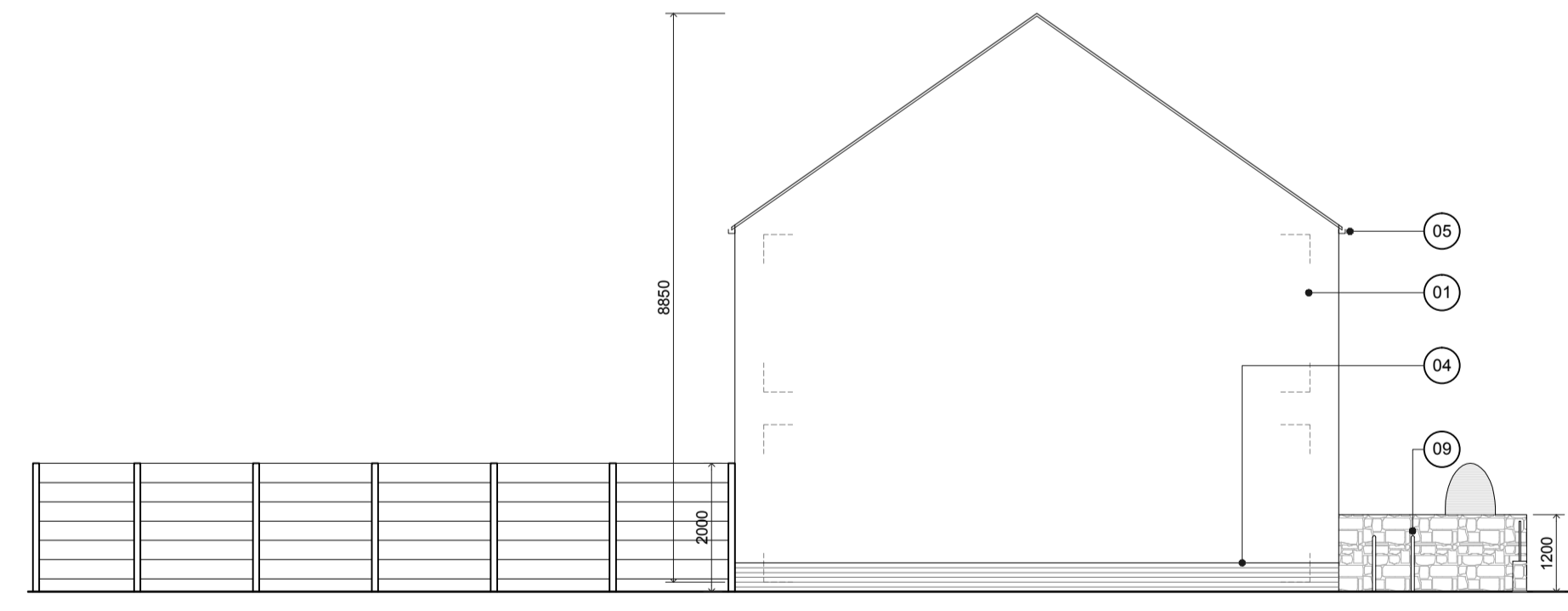
**ROOF PLAN**  
 Scale 1:100



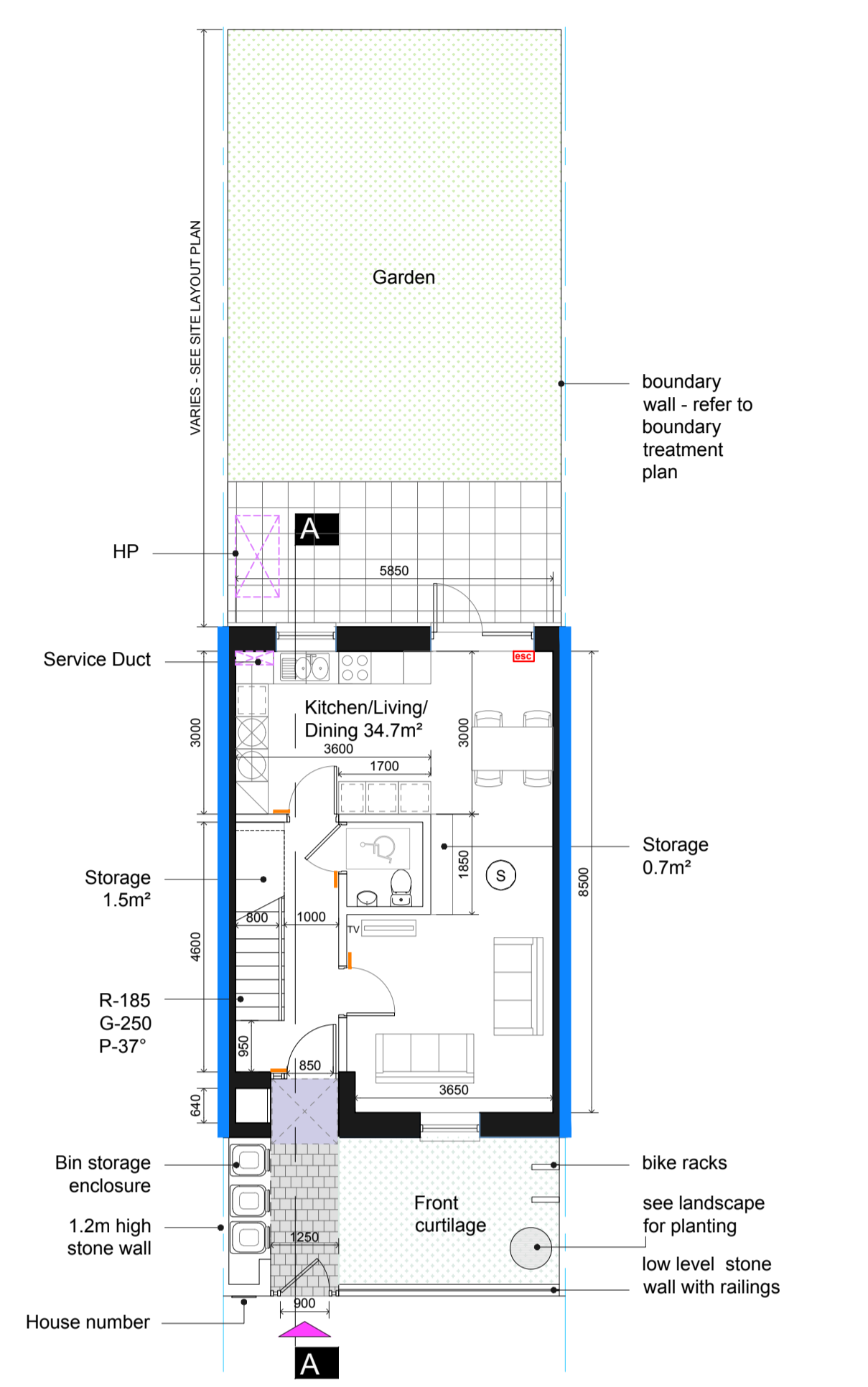
**SECTION A-A**  
 Scale 1:100



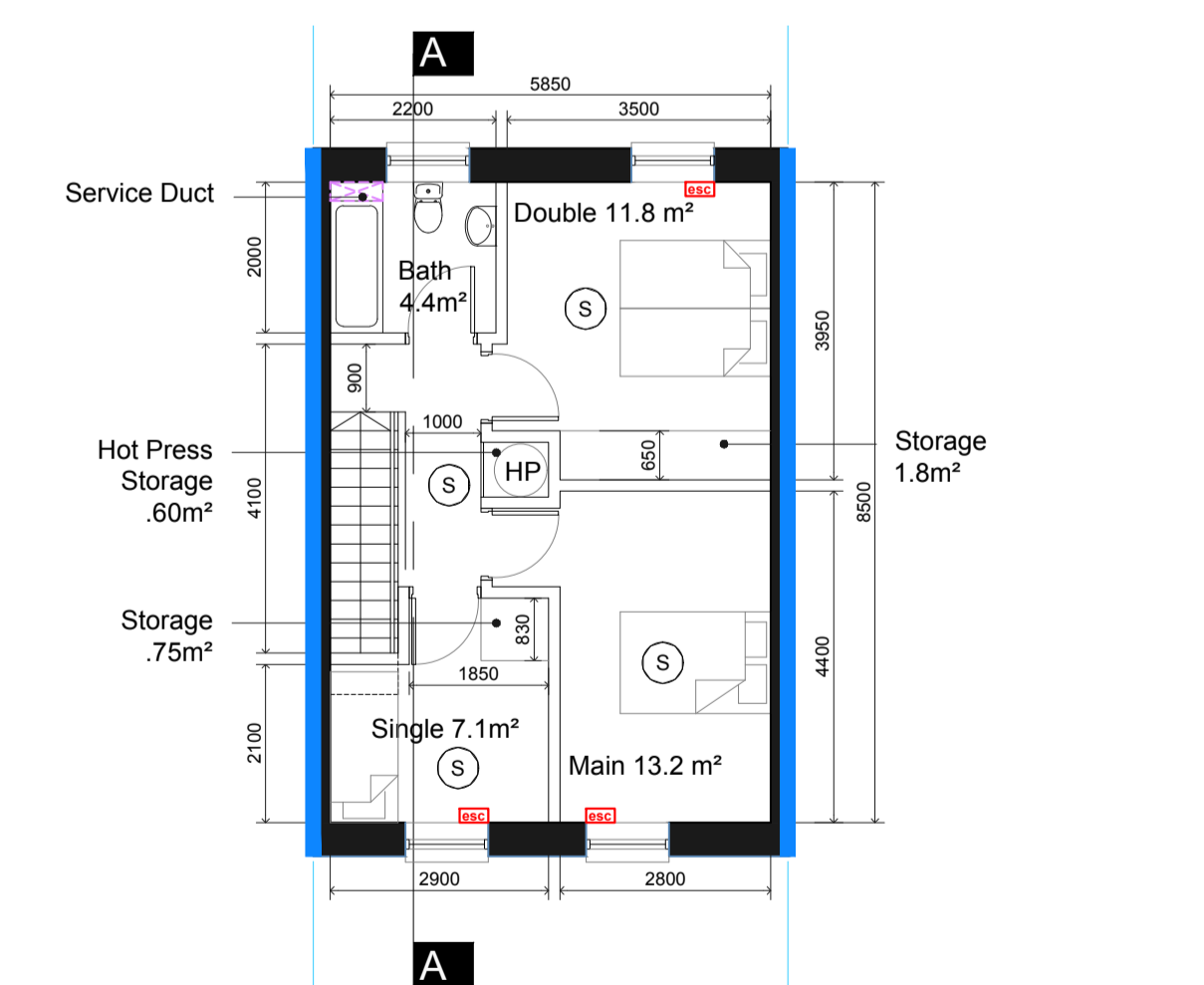
**SIDE / GABLE ELEVATION (when ending on right)**  
 Scale 1:100



**SIDE / GABLE ELEVATION (when ending on left)**  
 Scale 1:100



**GROUND FLOOR PLAN**  
 Scale 1:100



**FIRST FLOOR PLAN**  
 Scale 1:100

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**For planning purposes only**

**PROJECT:**  
 Housing at Slievekeale Rd. Waterford

**CLIENT:**  
 Waterford City Council

**DRAWING:**  
 General Arrangement Drawings  
 2 Storey 3 Bed House - Mid Terrace

**DRAWING PURPOSE:** Stage 3 - Part 8 Planning  
**SCALE:** As Shown

**DRAWN BY:** E.N./R.F.  
**APPROVED:** [Signature]  
**DATE:** Aug. 2017

**DRAWING REFERENCE:** 2314-SHBZ-SLR-AK-SJK-DR-H-20  
**REV. NO.:**

**SK**

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