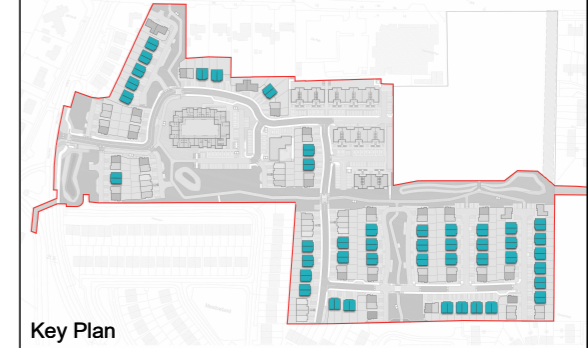
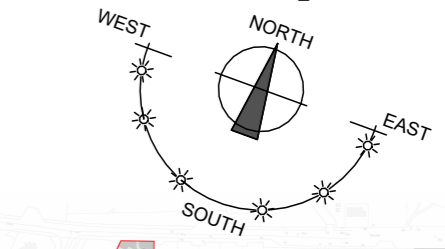


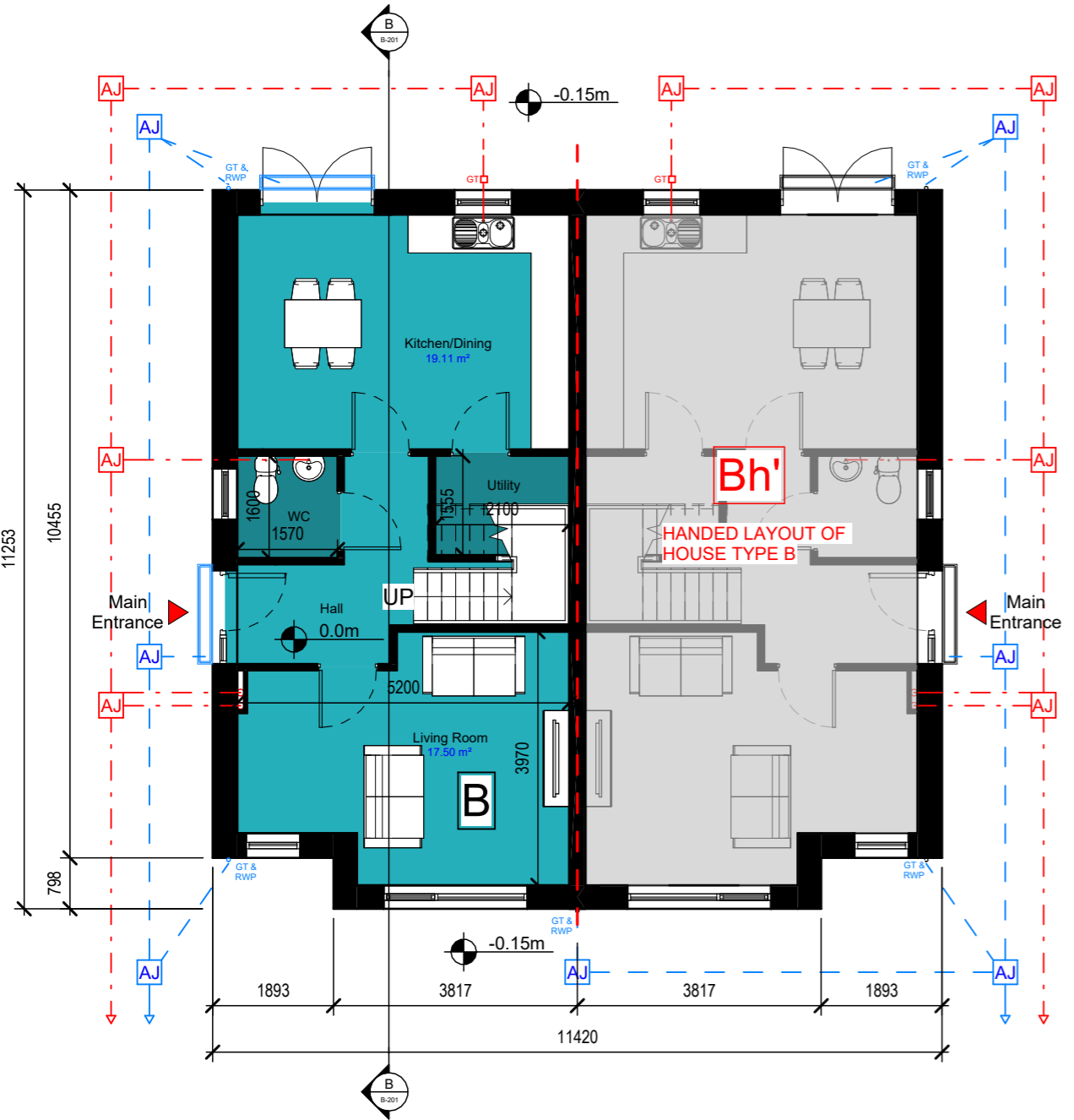
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NOTES:
NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION. REFER TO SITE LAYOUT

NOTE: ORIENTATION WILL VARY ACCORDING TO HOUSE POSITION. REFER TO SITE LAYOUT - LRD3_0.100.1 and LRD3_0.100.2



REV	DATE	DRAWN	NOTES



01 GROUND FLOOR PLAN
1:100@A3



02 FIRST FLOOR PLAN
1:100@A3

HOUSE TYPE B | SEMI-DETACHED
TWO STOREY | 3 BED 5 PERSON HOUSE
GROUND FLOOR AREA: 53.07m²
FIRST FLOOR AREA: 49.17m²
TOTAL FLOOR AREA: 102.24m²

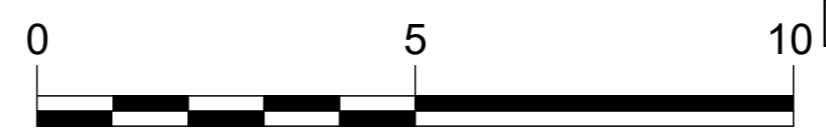
	Required:	Achieved:
Total area	*92m²	102.24m²

*Floor Areas as noted in Table 5.2 of the Design Manual for Quality Housing by the Government of Ireland.

Room:	Req:	Achieved:
Agg. Living	34.00m²	36.61m²
Living Width	3.8m	5.2m
Bed 1 - Area	13.0m²	13.33m²
Bed 2 - Area	11.4m²	11.57m²
Bed 3 - Area	7.1m²	7.21m²
Bed 1 - Width	2.8m	3.25m
Bed 2 - Width	2.8m	2.83m
Bed 3 - Width	2.1m	2.27m
Storage	5m²	6.37m²

LEGEND

SURFACE WATER DRAINAGE SHOWN AS:	
FOUL WATER DRAINAGE SHOWN AS:	
PROPOSED LEVELS SHOWN AS	



LRD3_B_200



St. Patrick's House, Newtown, Waterford, X91 RR76, Ireland
t: +353 (0)51 878888 e: mail@cjfa.ie w: www.cjfa.ie

JOB NUMBER: 2019011	DWG. SERIES: LRD - STAGE 3	STATUS CODE: S2
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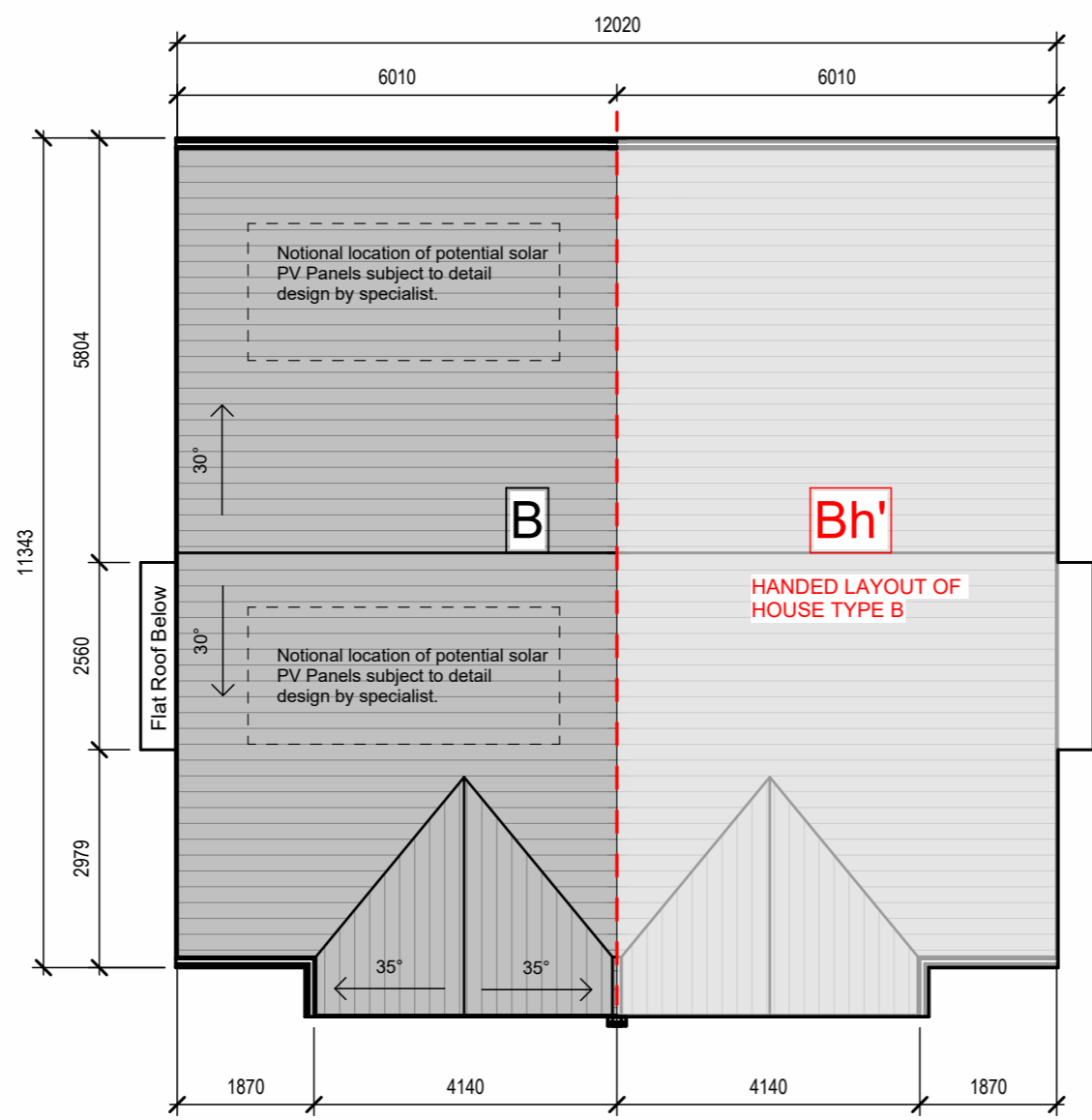
CLIENT: MONACO DEVELOPMENTS (TRAMORE) LTD.
JOB: LARGE RESIDENTIAL DEVELOPMENT (LRD) AT LANDS IN BALLYNANEASHAGH/BALLYBEG, CORK ROAD, WATERFORD

DRAWING: PROPOSED FLOOR PLANS - HOUSE TYPE B

DATE: 28/05/2024	SCALE: A3 - 1:100
DRAWN: BRANDON OSULLIVAN	CHECKED: PATRICIO HARTE

PROJECT: MDT	ORIGINATOR: CJFA	ZONE: 00	LEVEL: ZZ	TYPE: DR	DISC: A	NUMBER: B-200	REVISION:
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03 ROOF PLAN
1:100@A3

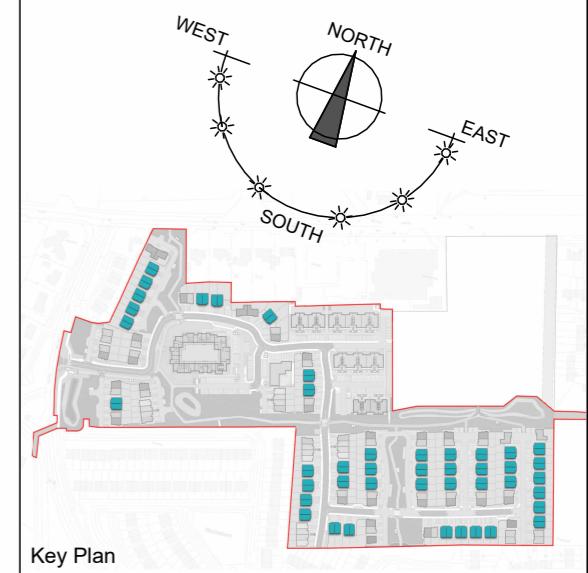


B CROSS SECTION B
1:100@A3

LEGEND

SURFACE WATER DRAINAGE SHOWN AS:	
FOUL WATER DRAINAGE SHOWN AS:	
PROPOSED LEVELS SHOWN AS	0.0

NOTES:
NOTE: LEVELS WILL VARY ACCORDING TO HOUSE POSITION. REFER TO SITE LAYOUT
NOTE: ORIENTATION WILL VARY ACCORDING TO HOUSE POSITION. REFER TO SITE LAYOUT - LRD3_0.100.1 and LRD3_0.100.2



Key Plan

HOUSE TYPE B | SEMI-DETACHED

TWO STOREY | 3 BED 5 PERSON HOUSE

GROUND FLOOR AREA:	53.07m ²
FIRST FLOOR AREA:	49.17m ²
TOTAL FLOOR AREA:	102.24m ²

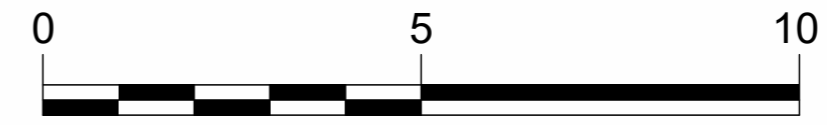
3 BED / 5 PERSON

	Required:	Achieved:
Total area	*92m ²	102.24m ²

*Floor Areas as noted in Table 5.2 of the Design Manual for Quality Housing by the Government of Ireland.

Room:	Req:	Achieved:
Agg. Living	34.00m ²	36.61m ²
Living Width	3.8m	5.2m
Bed 1 - Area	13.0m ²	13.33m ²
Bed 2 - Area	11.4m ²	11.57m ²
Bed 3 - Area	7.1m ²	7.21m ²
Bed 1 - Width	2.8m	3.25m
Bed 2 - Width	2.8m	2.83m
Bed 3 - Width	2.1m	2.27m
Storage	5m ²	6.37m ²

LRD3_B_201



REV	DATE	DRAWN	NOTES

CJFA ARCHITECTS +
C.J. Falconer + Associates ARCHITECTS

St. Patrick's House, Newtown, Waterford, X91 RR76, Ireland
t: +353 (0)51 878888 e: mail@cjfa.ie w: www.cjfa.ie

JOB NUMBER: 2019011	DWG. SERIES: LRD - STAGE 3	STATUS CODE: S2
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CLIENT: MONACO DEVELOPMENTS (TRAMORE) LTD.
JOB: LARGE RESIDENTIAL DEVELOPMENT (LRD) AT LANDS IN BALLYNANEASHAGH/BALLYBEG, CORK ROAD, WATERFORD

DRAWING: PROPOSED FLOOR PLANS + SECTION - HOUSE TYPE B	
DATE: 28/05/2024	SCALE: A3 - 1:100
DRAWN: BRANDON OSULLIVAN	CHECKED: PATRICIO HARTE

PROJECT:	ORIGINATOR:	ZONE:	LEVEL:	TYPE:	DISC:	NUMBER:	REVISION:
MDT	CJFA	00	ZZ	DR	A	B-201	

