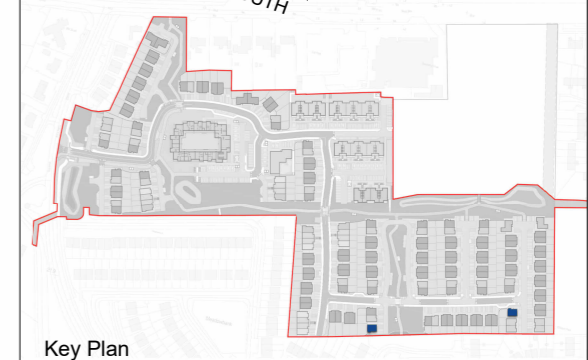
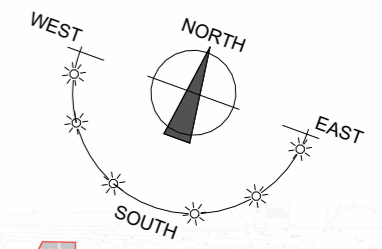


DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES. VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION. © THIS DRAWING IS COPYRIGHT AND MAY ONLY BE REPRODUCED WITH THE ARCHITECTS PERMISSION.

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



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

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

DRAWING: PROPOSED FLOOR PLANS + PROPOSED SECTION - HOUSE TYPE D2	
DATE: 28/05/2024	SCALE: A3 - 1:100
DRAWN: BRANDON OSULLIVAN	CHECKED: PATRICIO HARTE

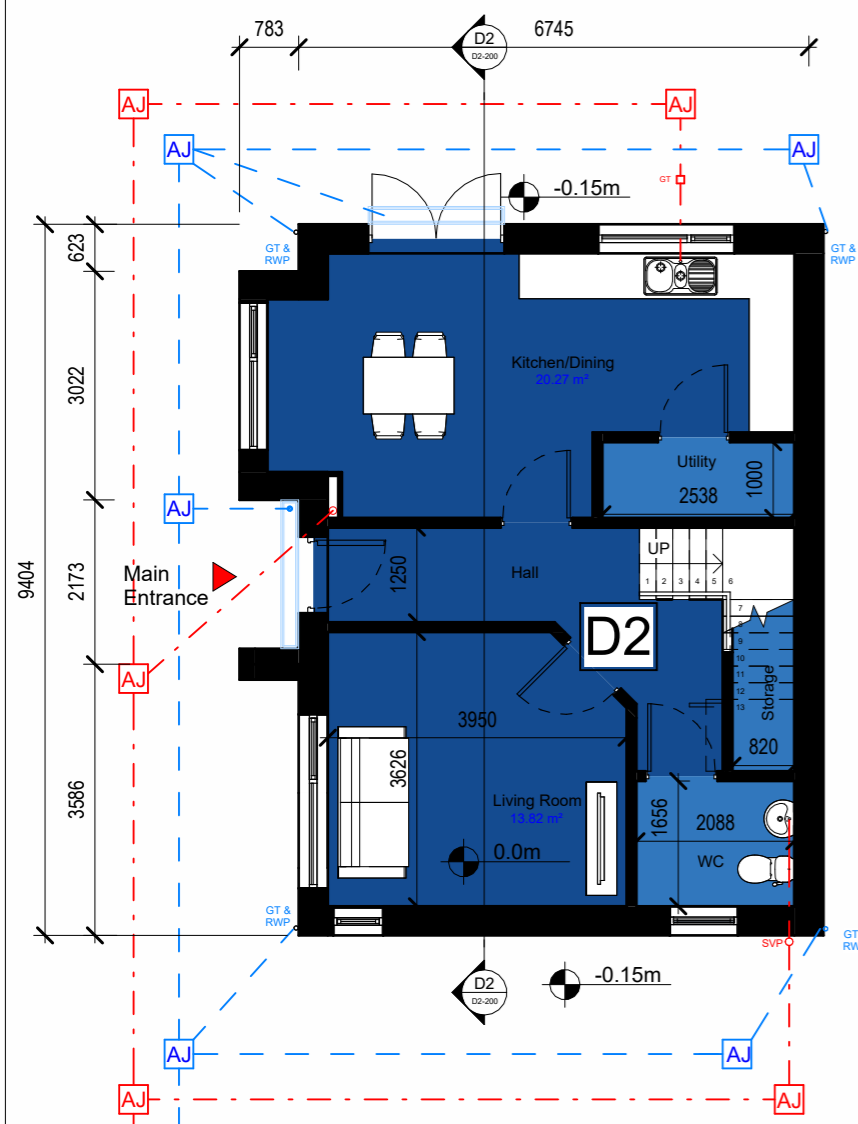
PROJECT: MDT	ORIGINATOR: CJFA	ZONE: 00	LEVEL: ZZ	TYPE: DR	DISC: A	NUMBER: D2-200	REVISION:
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**LEGEND**

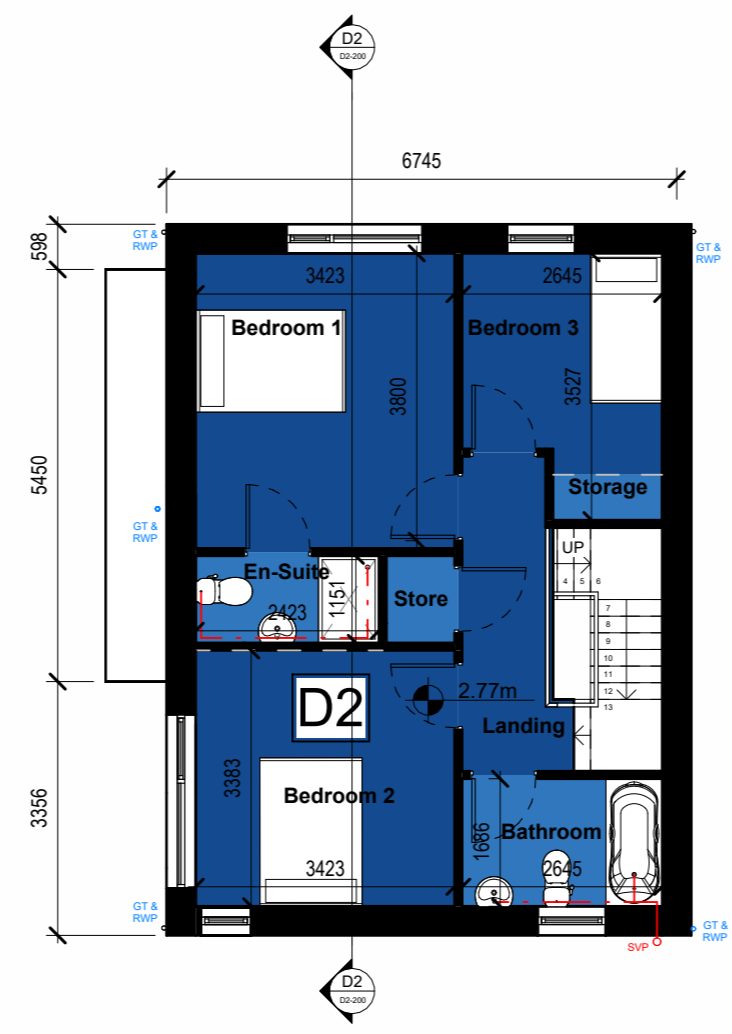
SURFACE WATER DRAINAGE SHOWN AS:

FOUL WATER DRAINAGE SHOWN AS:

NOTE: PROPOSED LEVELS SHOWN AS: 0.0



01 GROUND FLOOR PLAN  
1:100@A3 7826



02 FIRST FLOOR PLAN  
1:100@A3

HOUSE TYPE D2 | DETACHED

TWO STOREY | 3 BED 5 PERSON HOUSE

GROUND FLOOR AREA: 55.07m<sup>2</sup>  
FIRST FLOOR AREA: 48.65m<sup>2</sup>  
TOTAL FLOOR AREA: 103.72m<sup>2</sup>

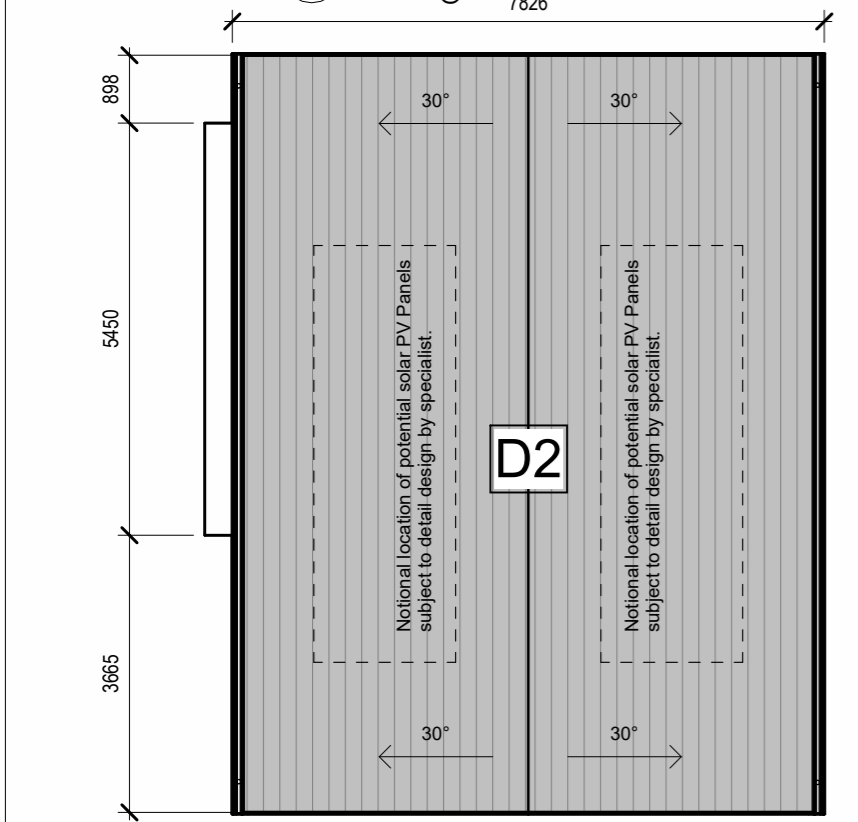
3 BED / 5 PERSON

	Required:	Achieved:
Total area	*92m <sup>2</sup>	103.72m <sup>2</sup>

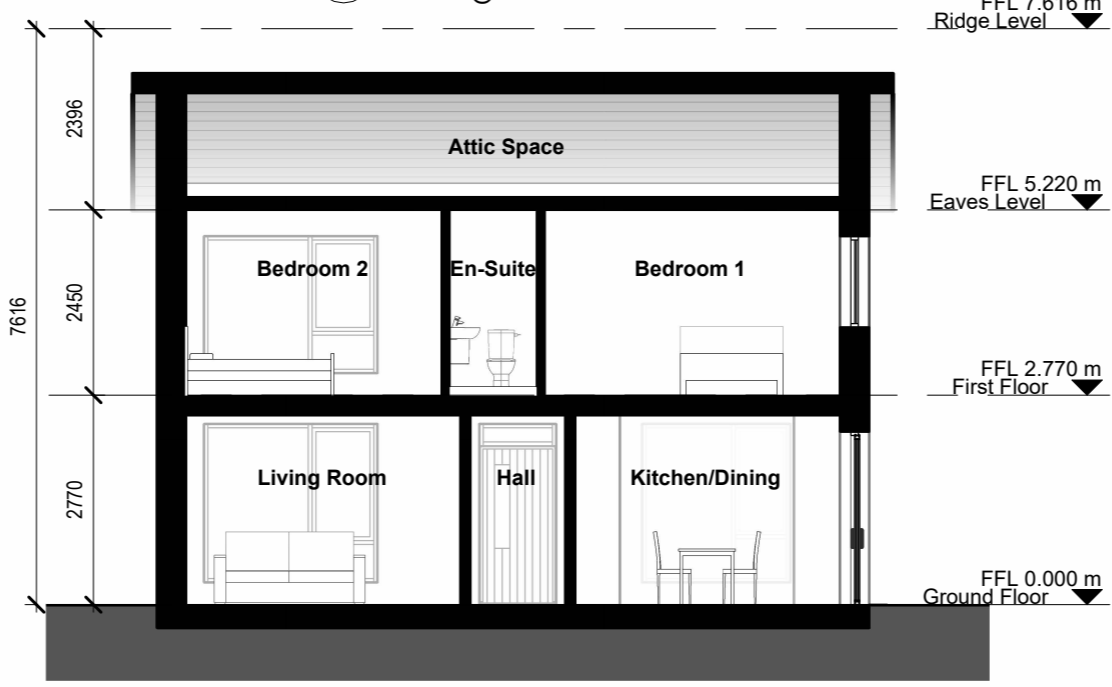
\*Floor Areas as noted in Table 5.2 of the Design Manual for Quality Housing by the Government of Ireland.

Room:	Req:	Achieved:
Agg. Living	34.00m <sup>2</sup>	34.21m <sup>2</sup>
Living Width	3.8m	3.62m
Bed 1 - Area	13.0m <sup>2</sup>	13.35m <sup>2</sup>
Bed 2 - Area	11.4m <sup>2</sup>	11.58m <sup>2</sup>
Bed 3 - Area	7.1m <sup>2</sup>	7.33m <sup>2</sup>
Bed 1 - Width	2.8m	3.42m
Bed 2 - Width	2.8m	3.38m
Bed 3 - Width	2.1m	2.64m
Storage	5m <sup>2</sup>	6.31m <sup>2</sup>

LRD3\_D2\_200



03 ROOF PLAN  
1:100@A3



D2 Section D2  
1:100@A3

