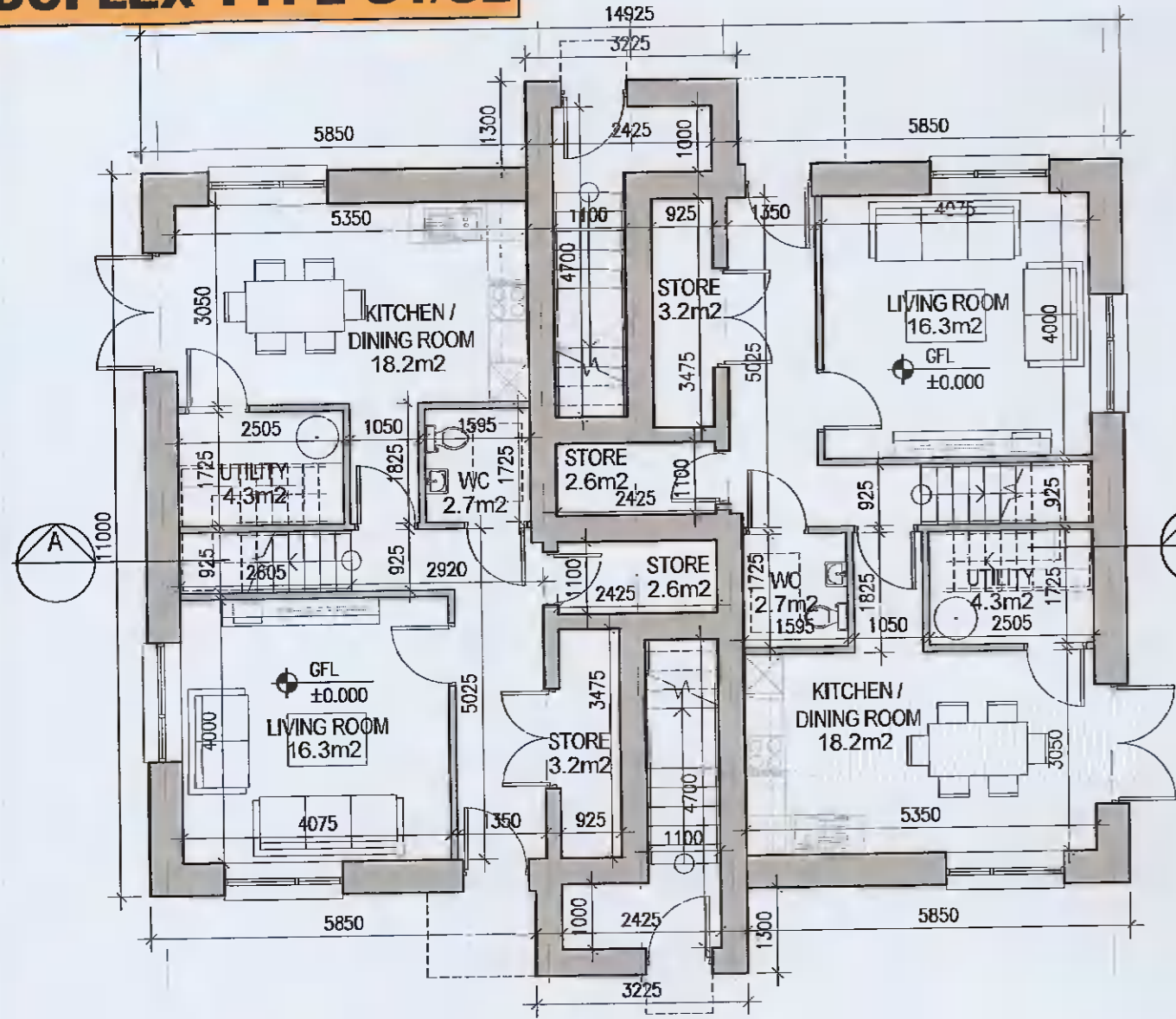
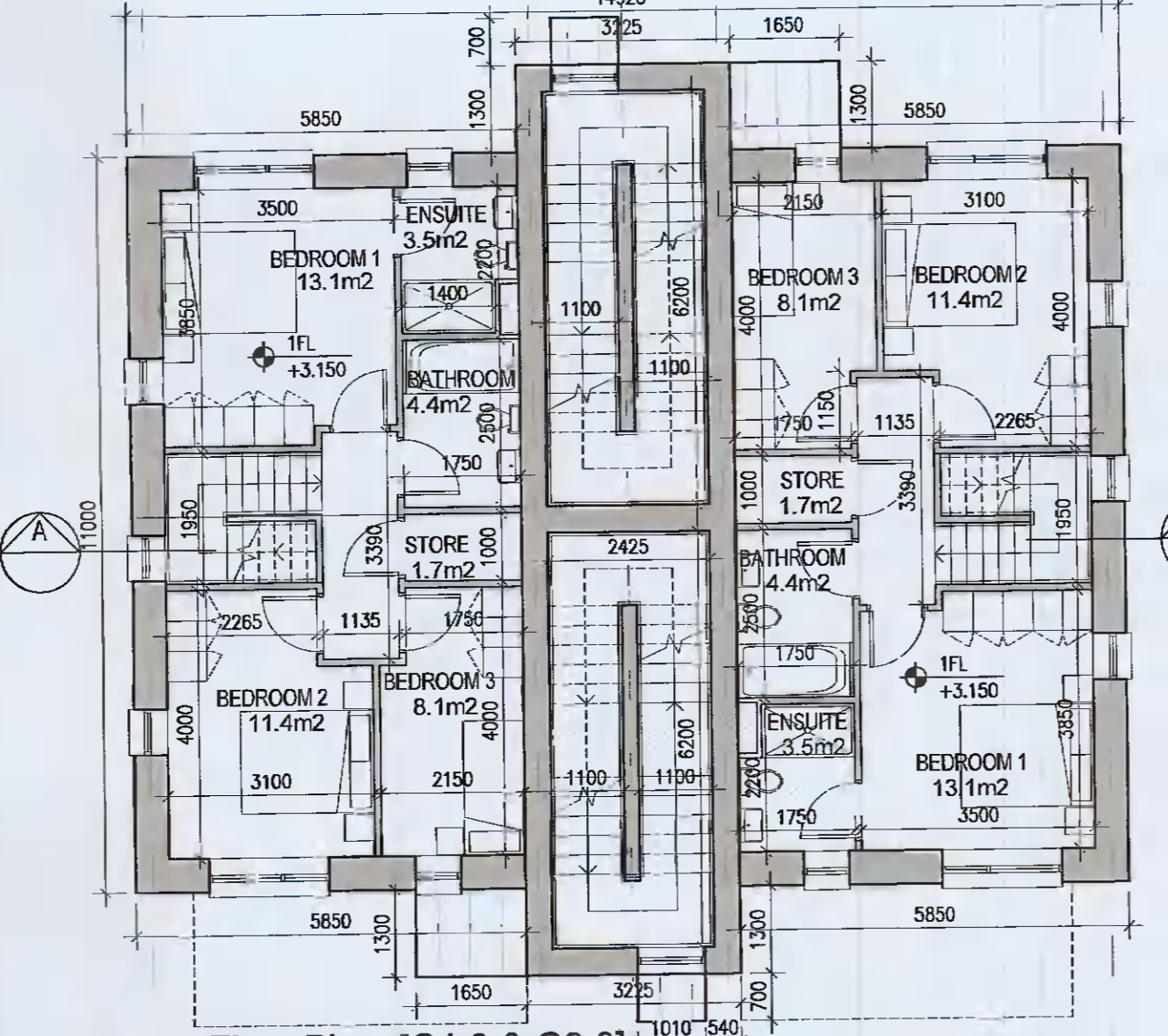


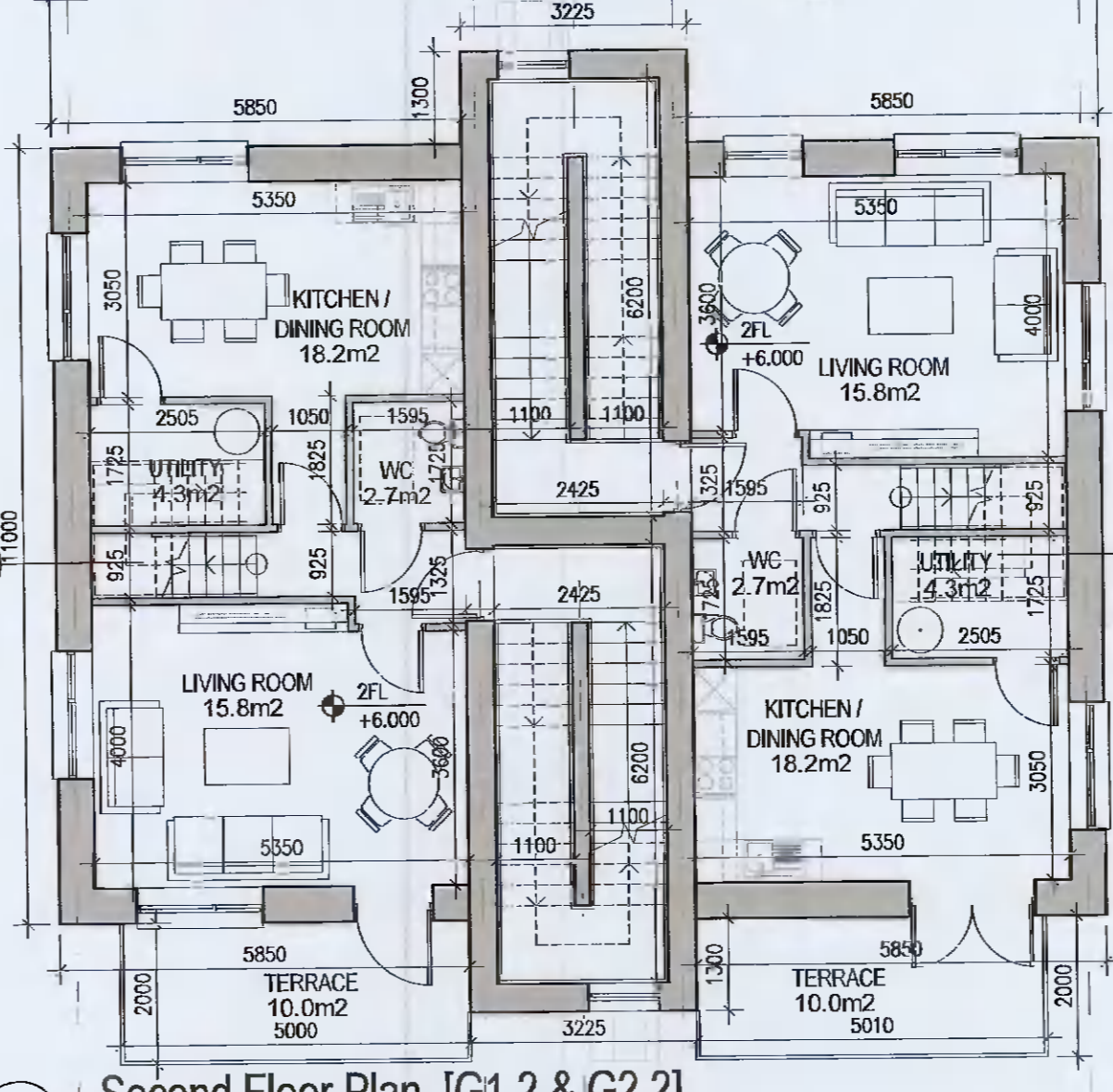
DUPLEX TYPE G1/G2



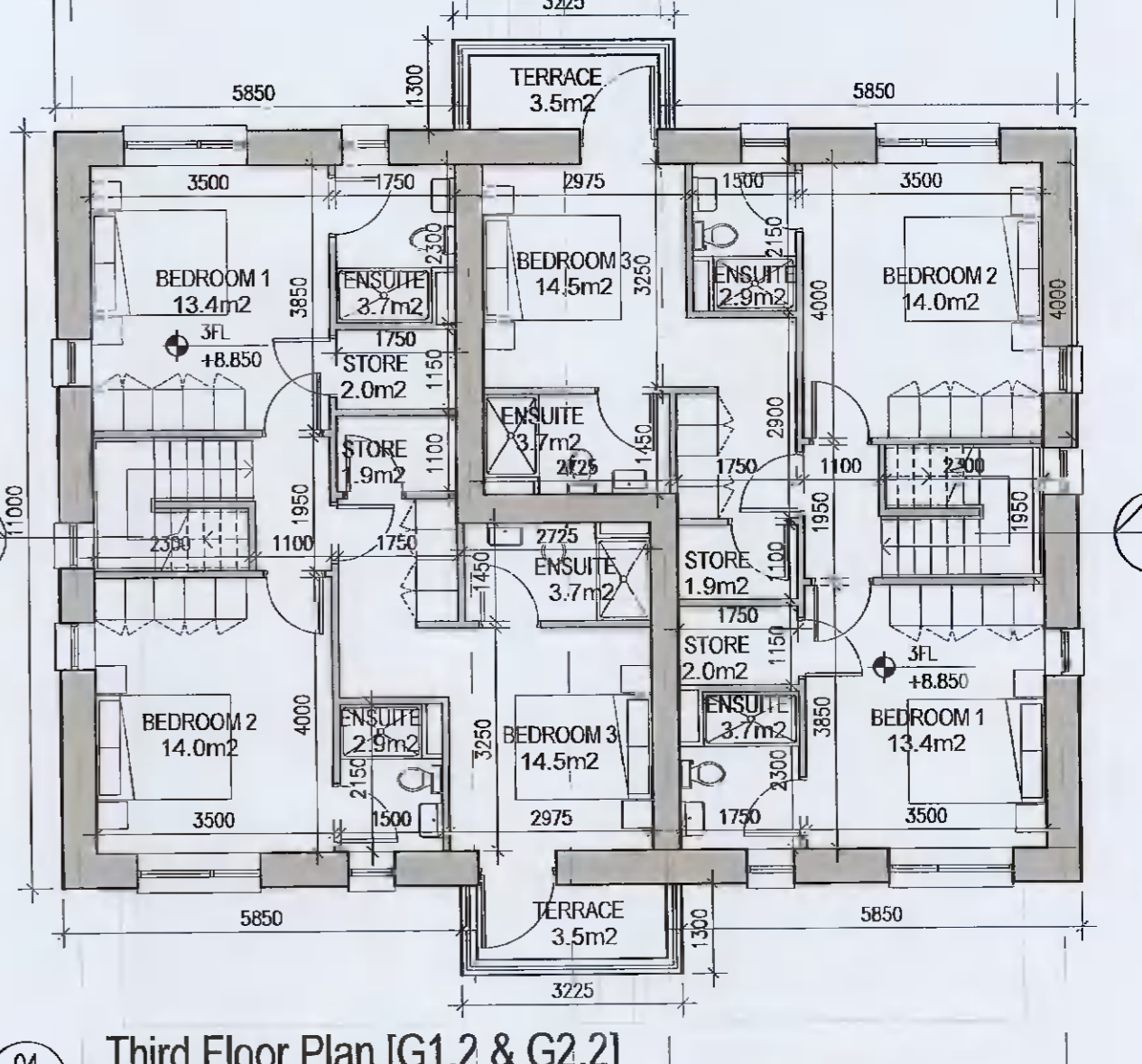
01 Ground Floor Plan [G1.0 & G2.0]
1:100@A1



02 First Floor Plan [G1.0 & G2.0]
1:100@A1



03 Second Floor Plan [G1.2 & G2.2]
1:100@A1



04 Third Floor Plan [G1.2 & G2.2]
1:100@A1



05 Gable Elevation G1
1:100@A1



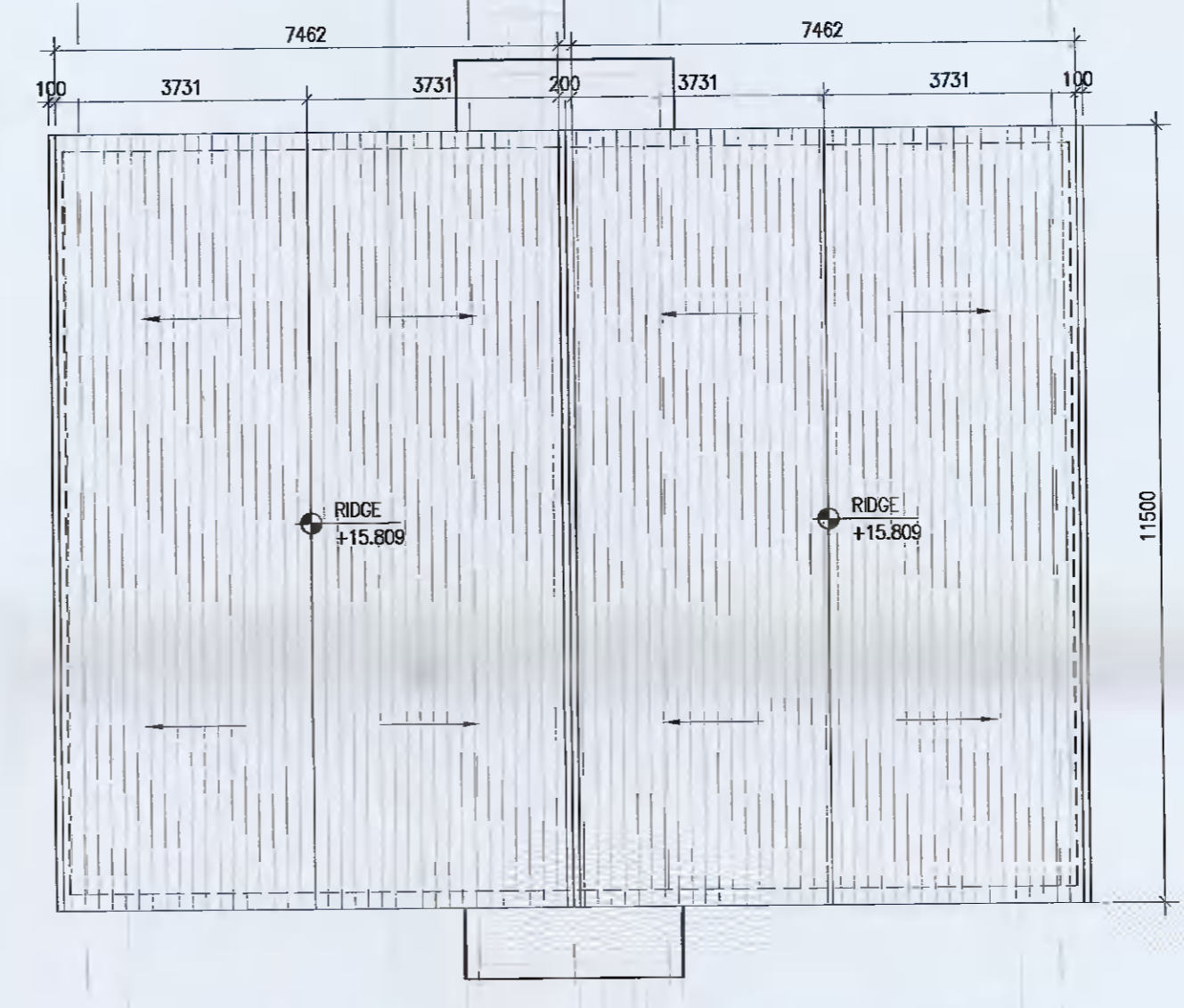
06 Front Elevation G1/G2
1:100@A1



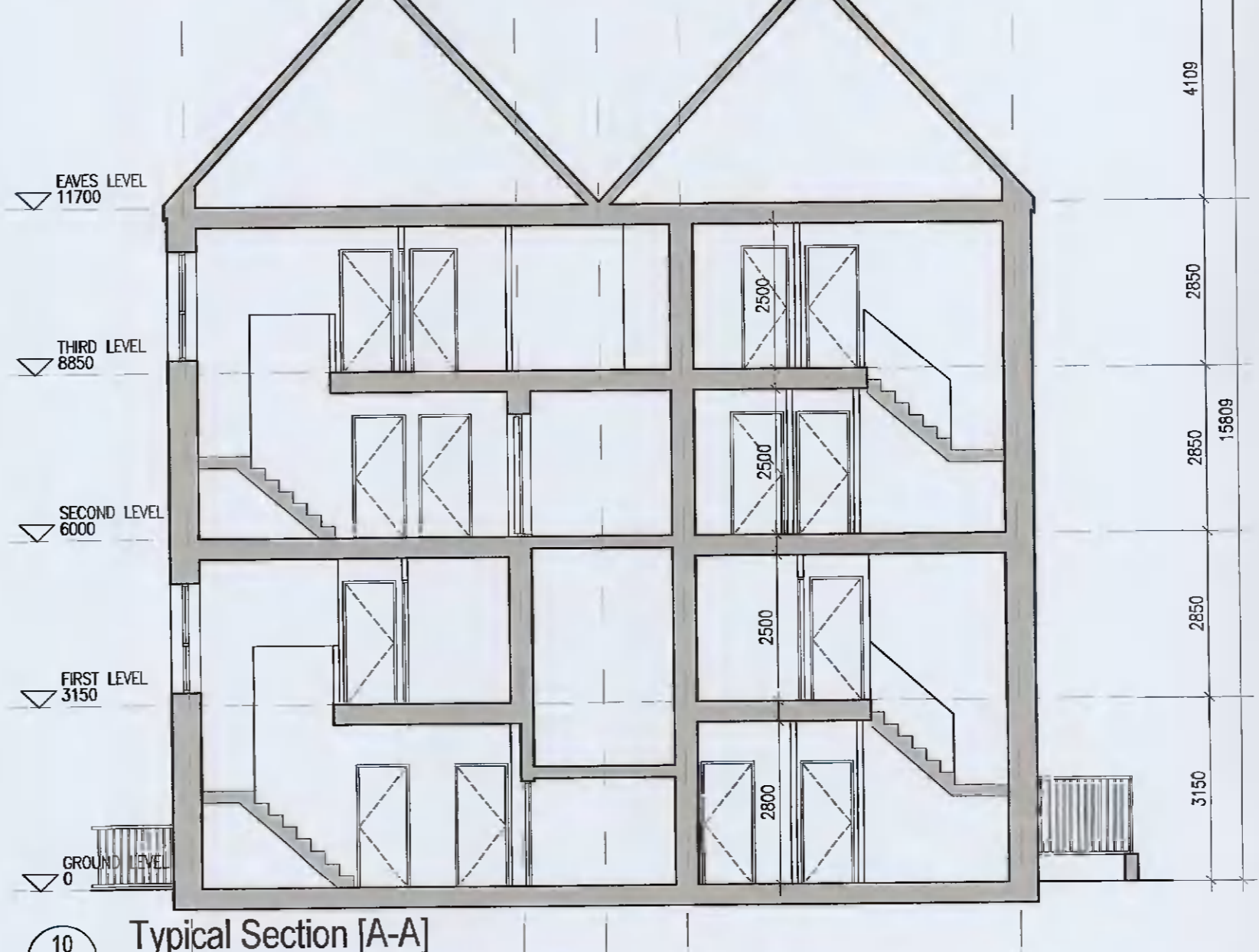
08 Rear Elevation G1/G2
1:100@A1



09 Gable Elevation G2
1:100@A1



07 Roof Floor Plan
1:100@A1



10 Typical Section [A-A]
1:100@A1

DUPLEX TYPE G1.0	
Ground floor area	61.5m ²
First floor area	53.5m ²
Total Floor Area (3-bed unit):	115.0m²

DUPLEX TYPE G1.2	
Private Int. stair	33.8m ²
Second floor area	53.5m ²
Third floor area	62.6m ²
Total Floor Area (3-bed unit):	149.9m²

DUPLEX TYPE G2.0	
Ground floor area	61.5m ²
First floor area	53.5m ²
Total Floor Area (3-bed unit):	115.0m²

DUPLEX TYPE G2.2	
Private Int. stair	33.8m ²
Second floor area	53.5m ²
Third floor area	62.6m ²
Total Floor Area (3-bed unit):	149.9m²

- EXTERNAL FINISHES**
- WALLS:** PAINTED SAND / CEMENT RENDER OR PROPRIETARY PRECOLOURED RENDER FINISH SELECTED BRICKWORK WHERE INDICATED ON DRAWINGS
- WINDOWS:** SELECTED PROPRIETARY DOUBLE / TRIPLE GLAZED WINDOW SYSTEM WITH FRAMES TO APPROVED COLOUR. OBSCURED GLAZING TO BATHROOMS AND EN-SUITES.
- DOORS:** SELECTED PROPRIETARY DOORS AND GLAZED SIDE SCREENS TO APPROVED COLOUR.
- RAINWATER GOODS:** uPVC OR POWDER COATED METAL GUTTERS AND RAINWATER PIPES TO SELECTED COLOUR.
- MAIN ROOF:** CONCRETE ROOF TILES IN SELECTED COLOUR.
- LOW LEVEL PROJECTION:** ZINC CANOPY TO ENTRANCE OF UNITS
- OTHER ITEMS:** uPVC OR POWDER COATED METAL FASCIAS, SOFFITS AND BARGE BOARDS PAINTED MILDSTEEL RAILINGS AND BALUSTRADES

UNIT TYPE KEY

Unit Type	Unit Level (Duplex only)
F1	X . 1

Finishes/Roof (if variations occur)

FINISHES
Z- Plain white render
Y- Brick
X- Plain white render with grey brick areas
V/W- Plain white render with brick areas

DUPLEX- Relates to front & rear elevations
HOUSES- Relates to front elevation (*)

ROOF FORM
A1Y- Asymmetrical roof
D1V- Gable roof with hip roof intersection
D1W- Gable roof

Note: refer to site layout (6259-P-003) for location of unit types and unit type drawings (6259-P-100/ 200 series) for details
*A2, an exception, relates to the rear elevation



KEY PLAN [NTS]

DUPLEX TYPE G1/G2

- Notes**
- Copyright Reserved
 - Work to figure dimensions only. Do not scale drawing
 - The contractor is responsible for checking all levels and dimensions on site and shall refer all discrepancies to the Architect
 - Where appropriate, for details of fix, structure or mechanical and electrical details, see Engineers drawing
 - Proprietary items shall be fixed in that accordance with manufacturer's instructions
 - Size of proprietary items shall be checked with manufacturer
 - The contractor shall be responsible for the coordination of structure, finishes and services

Issue Status

Progress	
Planning Application	
Fire Cert	
Disability Cert	
Tender	
Construction	
As Built	
Information Only	

No.	Date	Revision	Initials
01	12.04.2021	Preliminary issue for comment	BKD
02	20.05.2021	ISSUED FOR PLANNING	BKD

Project Aderrig Phase 2, Adamstown SDZ Residential Development

Drawing Title Duplex Type G1/G2 (corner units) Plans, Elevations & Sections

Drawing No 6259-P-216

Scale 1:100@A1 **Rev** 02 **Drawn** BKD **Date** 08.03.2021

bkd architects
BURKE-KENNEDY DOYLE