

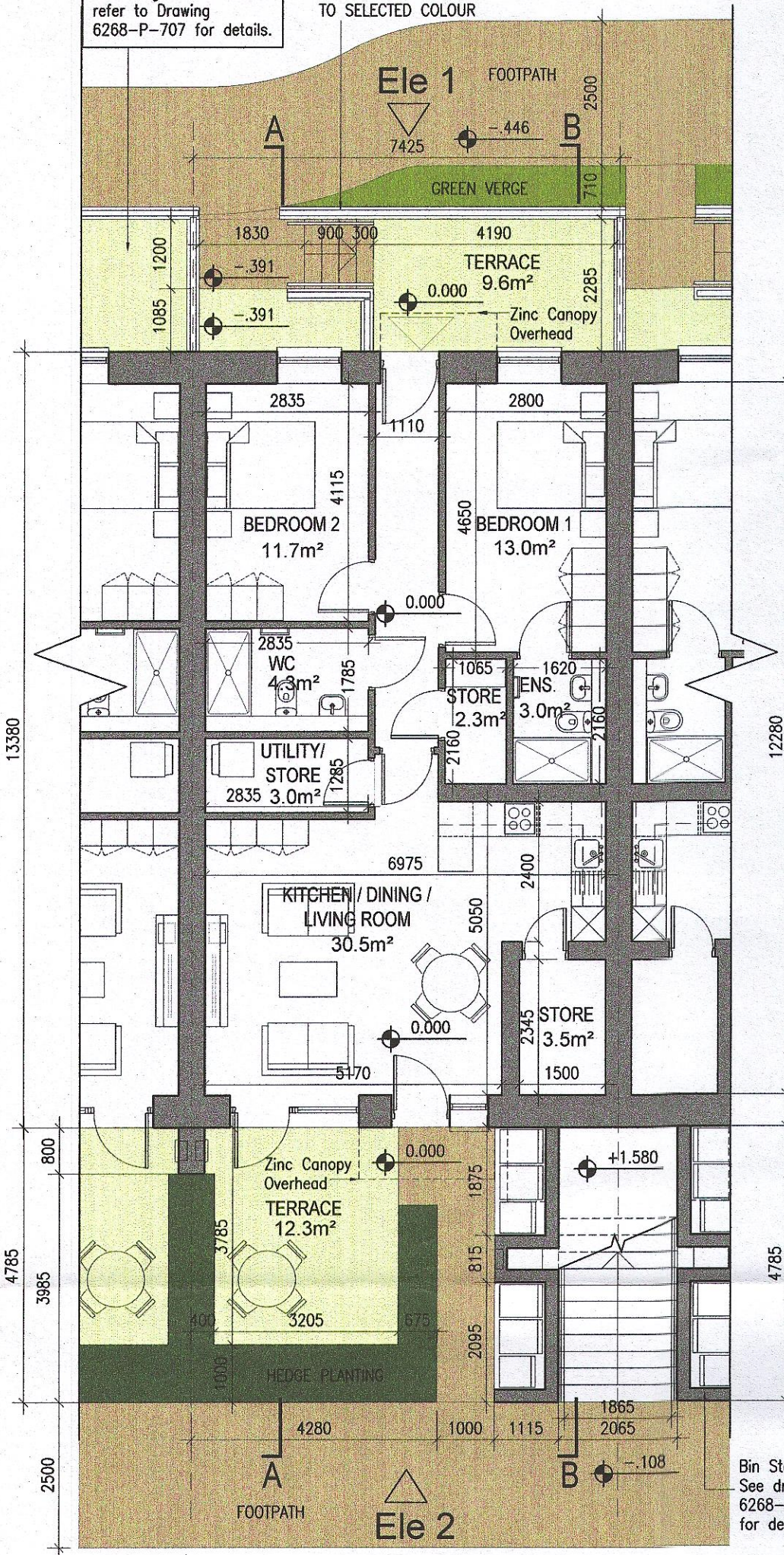
**TYPE J1 - 2 Bed
GF apartment**

APARTMENT TYPE J
Ground floor area 85.6m²
Total Floor Area (2-bed unit): 85.6m²

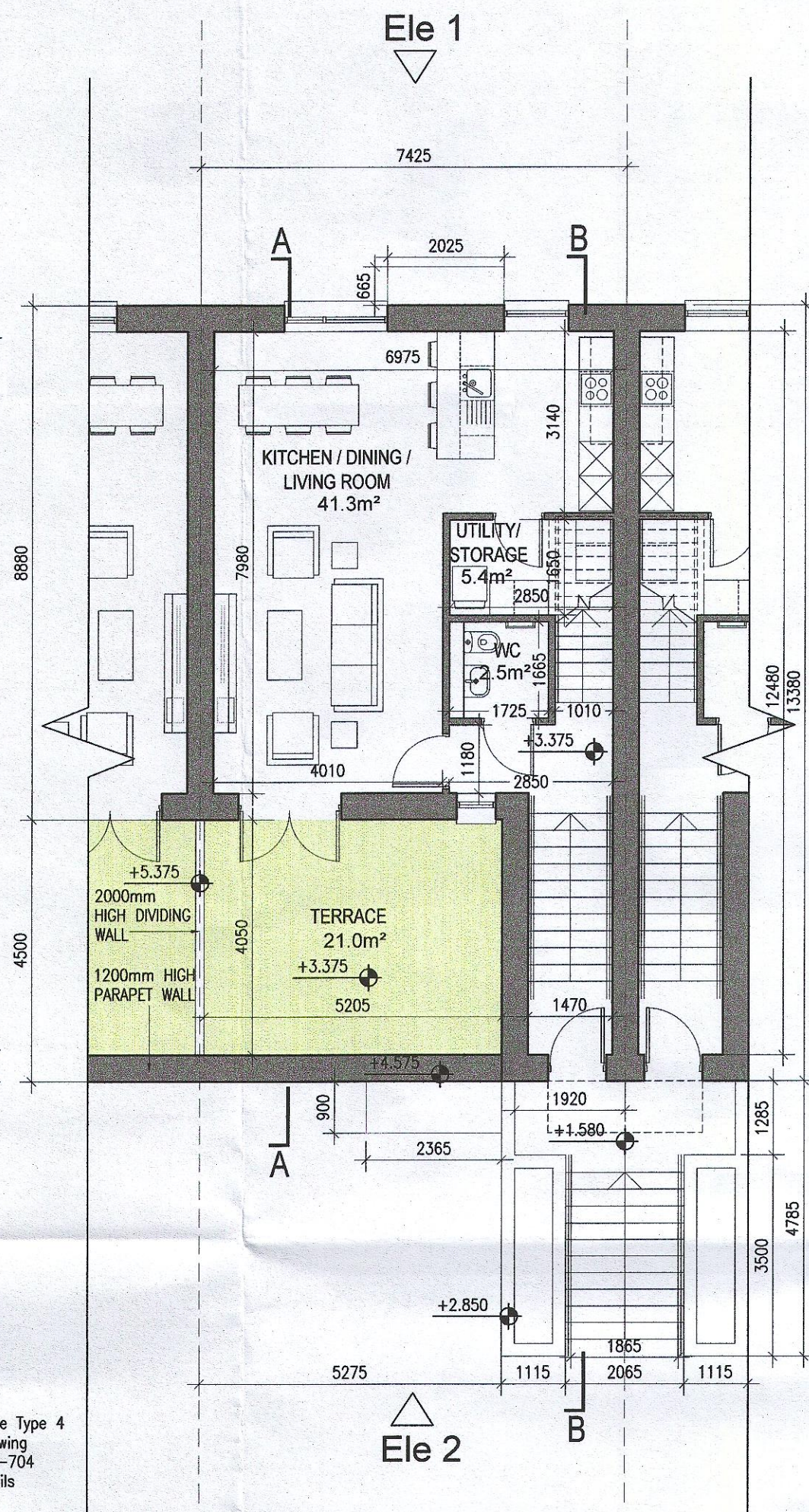
**TYPE K1 - 3 Bed
FF duplex**

DUPLIX TYPE K
Ground floor priv. stair 6.6m²
First floor area 55.6m²
Second floor area 55.6m²
Total Floor Area (3-bed unit): 117.9m²

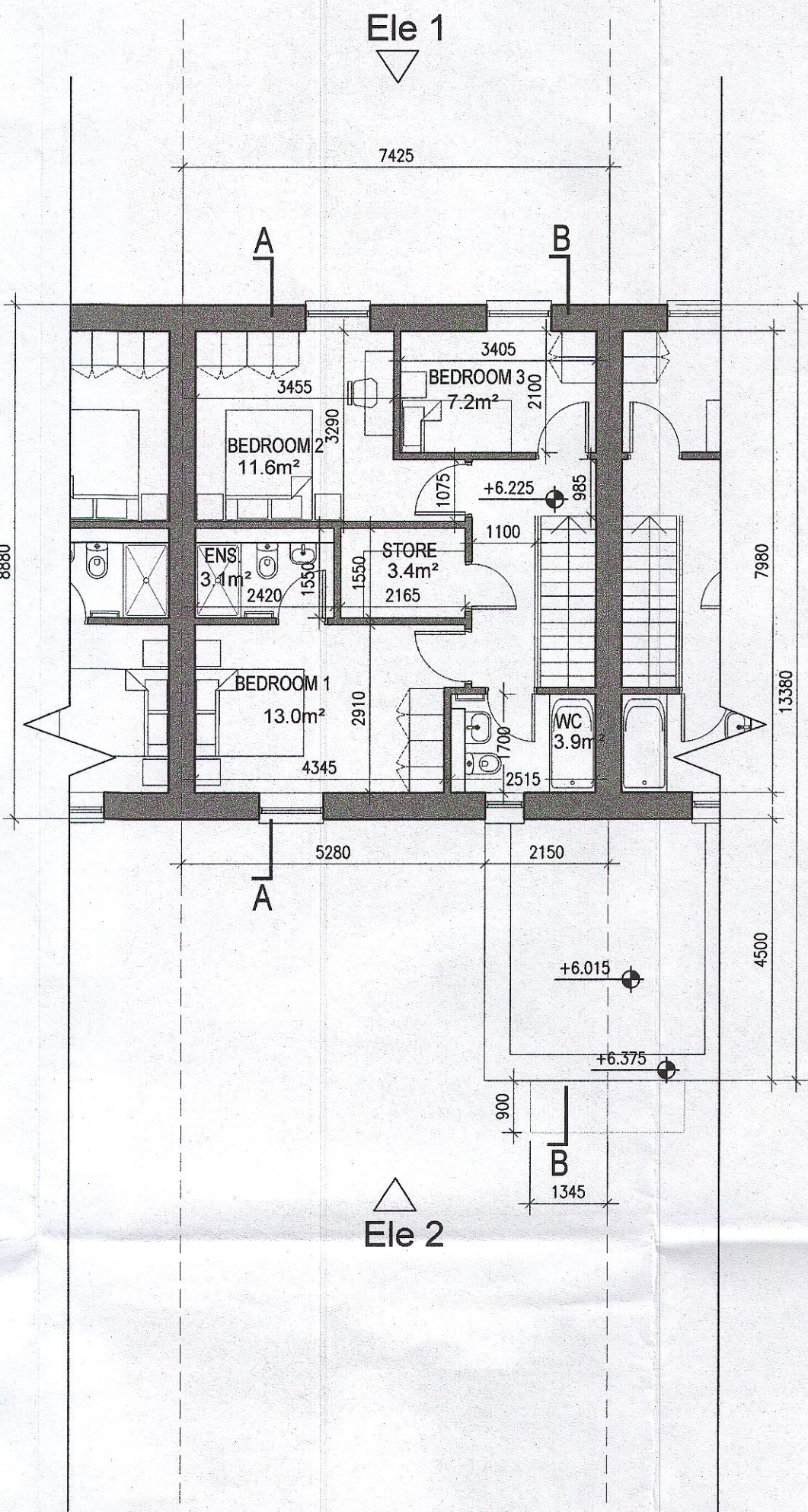
Terrace layout varies according to site levels. refer to Drawing 6268-P-707 for details.
1200mm High PPC COATED MS GUARDING TO SELECTED COLOUR



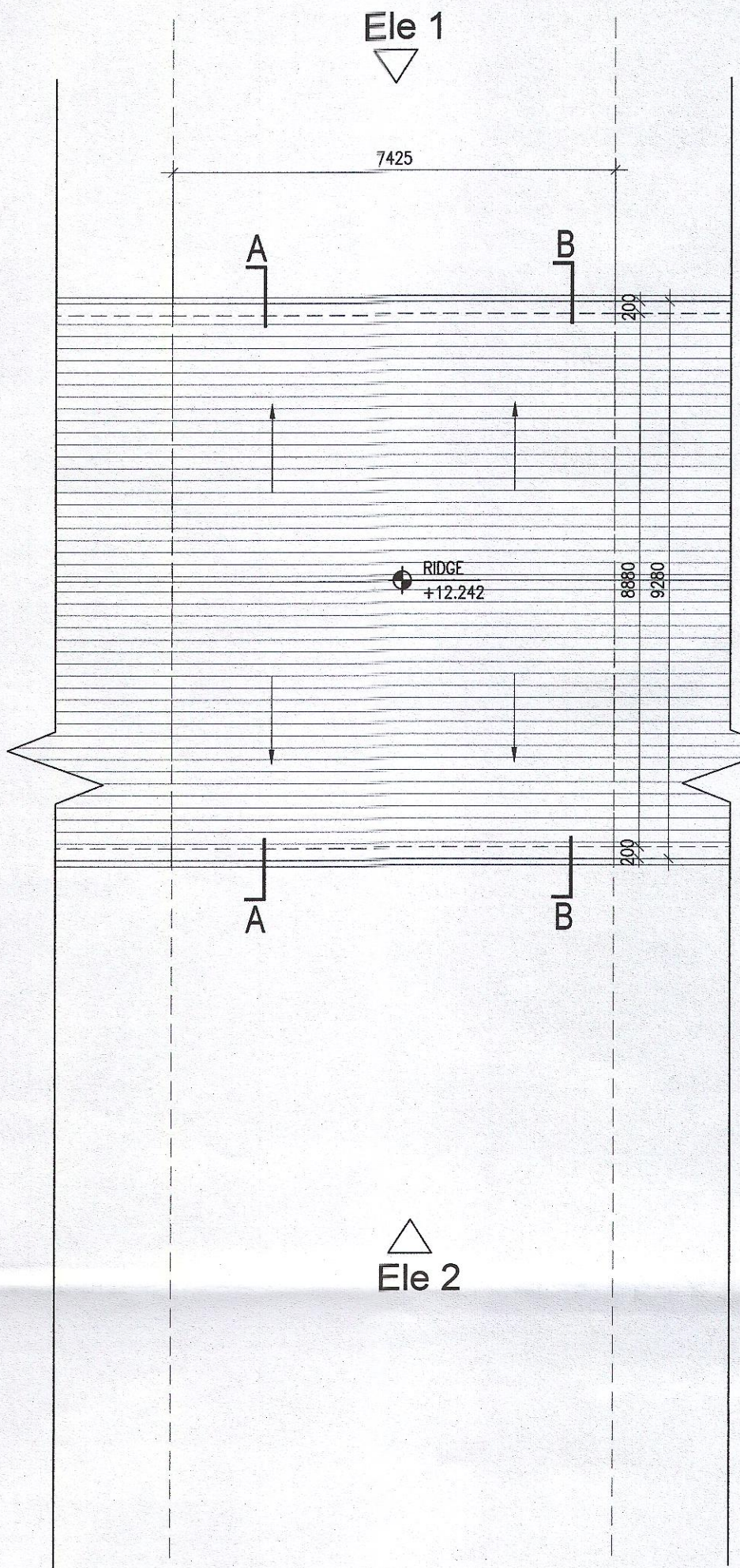
01 Ground Floor Plan



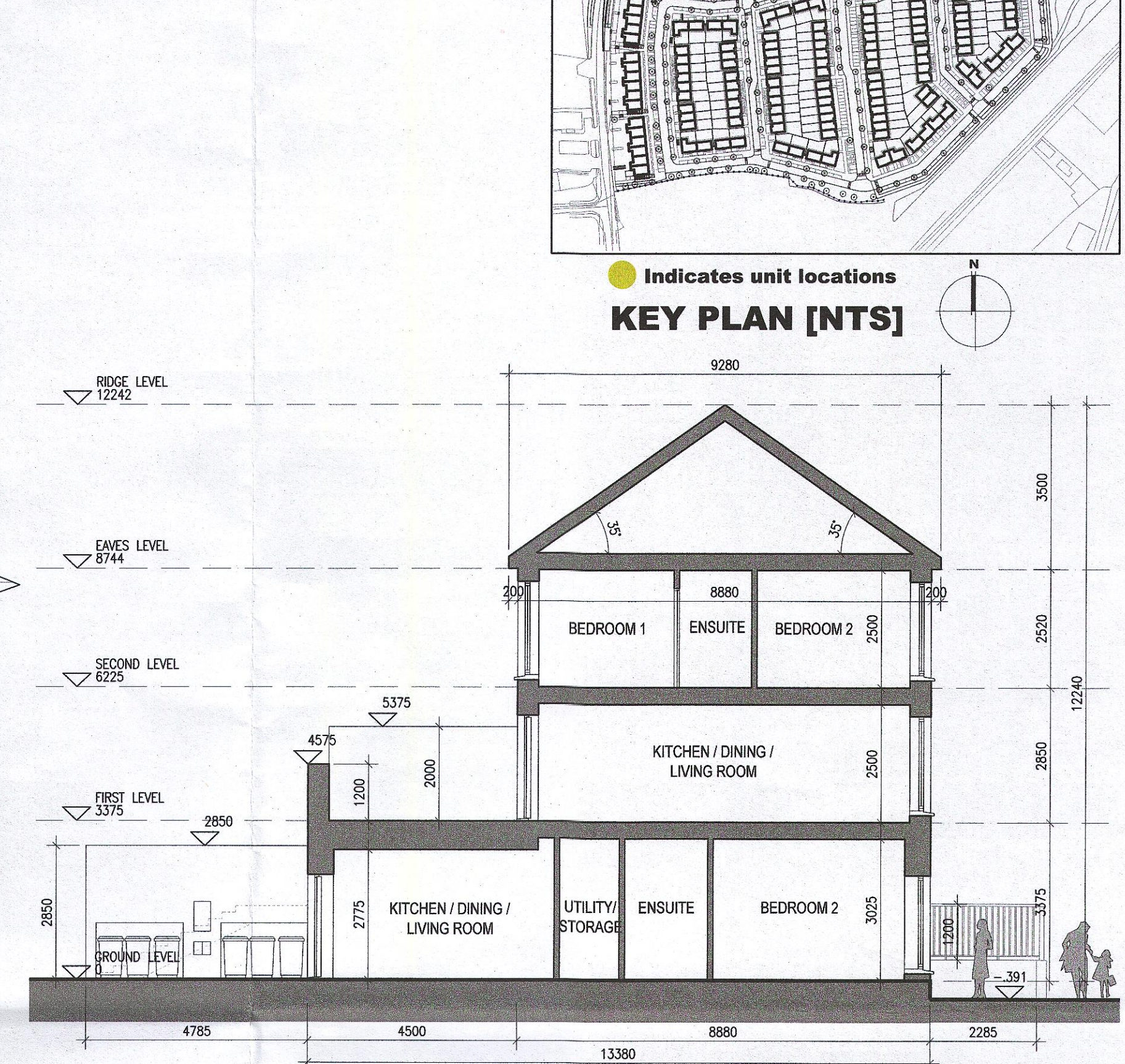
02 First Floor Plan



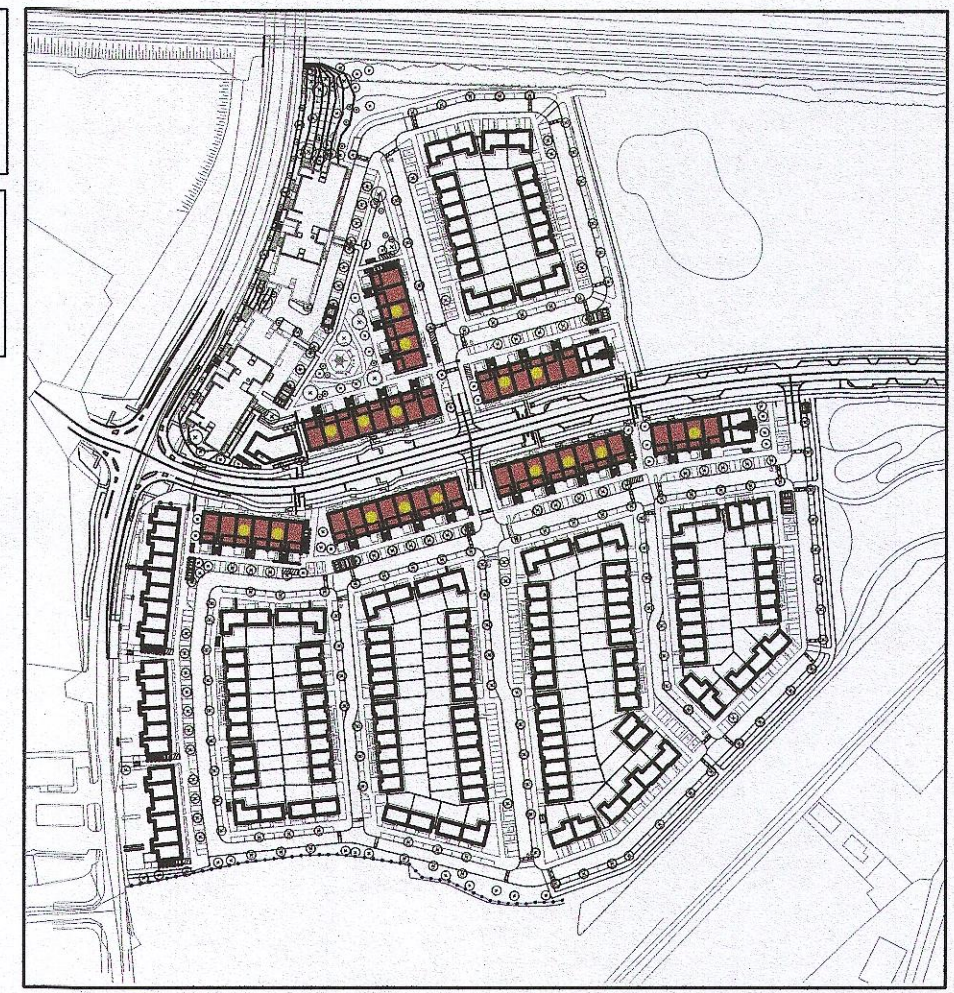
03 Second Floor Plan



04 Roof Plan



05 Typical Section A-A



Indicates unit locations
KEY PLAN [NTS]

MATERIAL CODE LEGEND

- 01 - BUFF BRICK - STANDARD BOND - LIGHT APPROVED TONE
- 02 - BUFF BRICK - FEATURE BOND - LIGHT APPROVED TONE
- 03 - BUFF BRICK - STANDARD BOND - BROWN APPROVED TONE
- 04 - BUFF BRICK - FEATURE BOND - BROWN APPROVED TONE
- 05 - SELF COLOURED RENDER - LIGHT APPROVED TONE
- 06 - SELF COLOURED RENDER - DARK APPROVED TONE
- 07 - CONCRETE ROOF TILES - DARK APPROVED TONE
- 08 - POWDERCOATED METALWORK OR uPVC - DARK APPROVED RAL COLOUR
- 09 - POWDERCOATED METAL SCREENING - DARK APPROVED RAL COLOUR
- 10 - CLEAR GLAZING WITH DARK APPROVED RAL COLOUR FRAMING
- 11 - OPAFICED GLAZING WITH DARK APPROVED RAL COLOUR FRAMING

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.

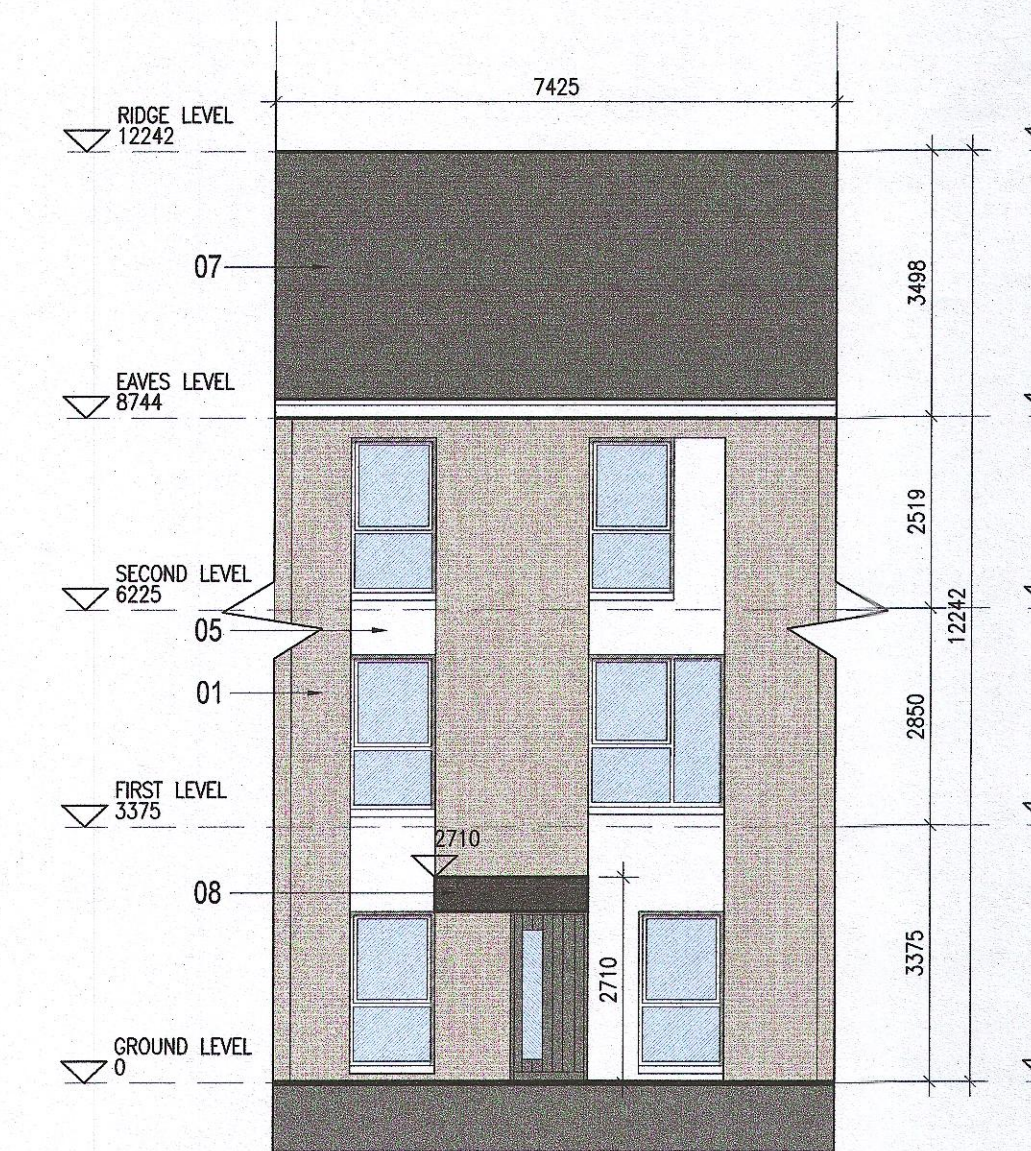
DOORS: SELECTED PROPRIETARY DOORS AND GLAZED SIDE SCREENS TO APPROVED COLOUR.

RAINWATER GOODS: uPVC OR POWDER COATED METAL CUTTERS AND RAINWATER PIPES TO SELECTED COLOUR.

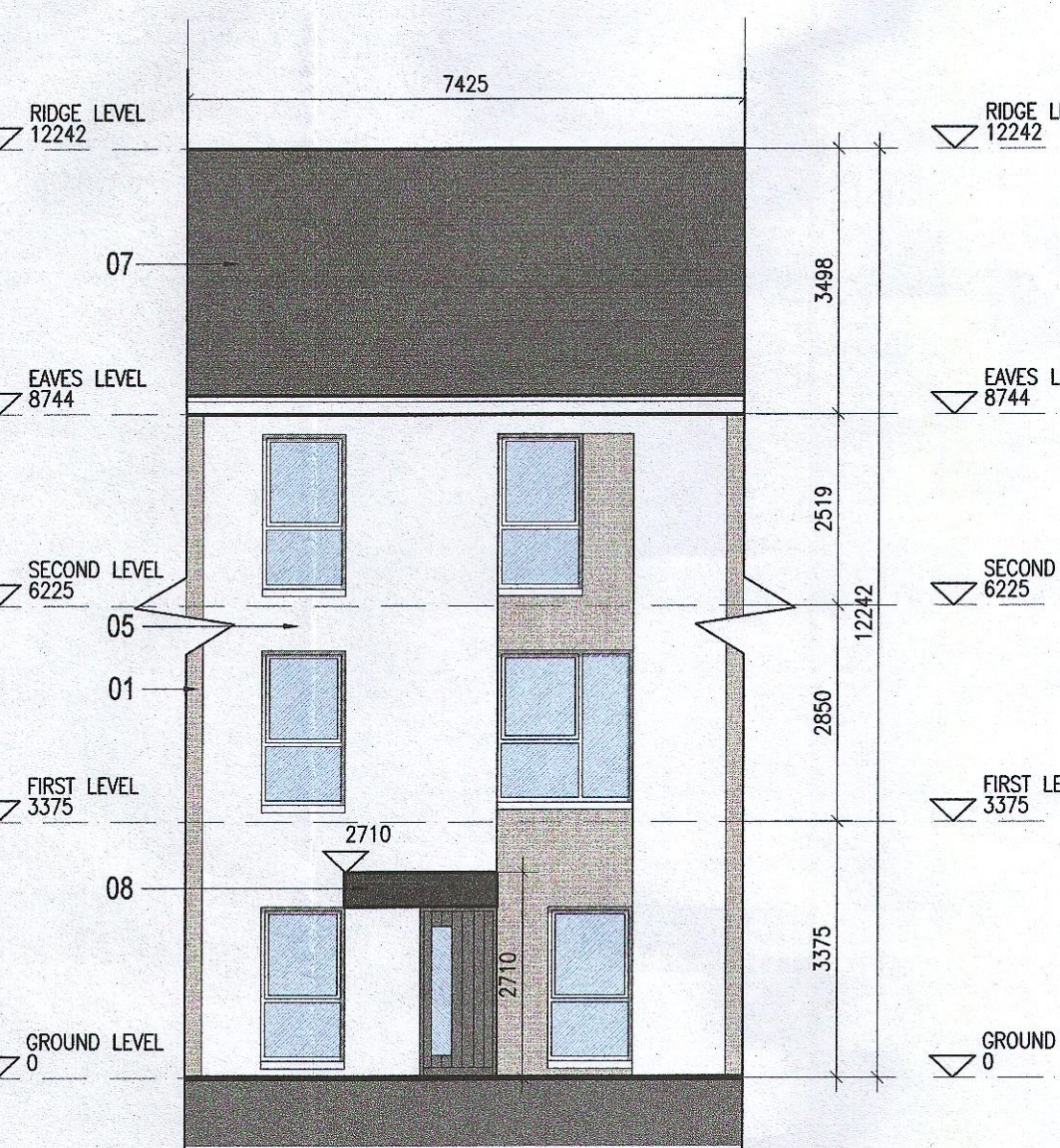
MAIN ROOF: CONCRETE ROOF TILES IN SELECTED COLOUR.

LOW LEVEL PROJECTION: ZINC CANOPY TO ENTRANCE OF UNITS

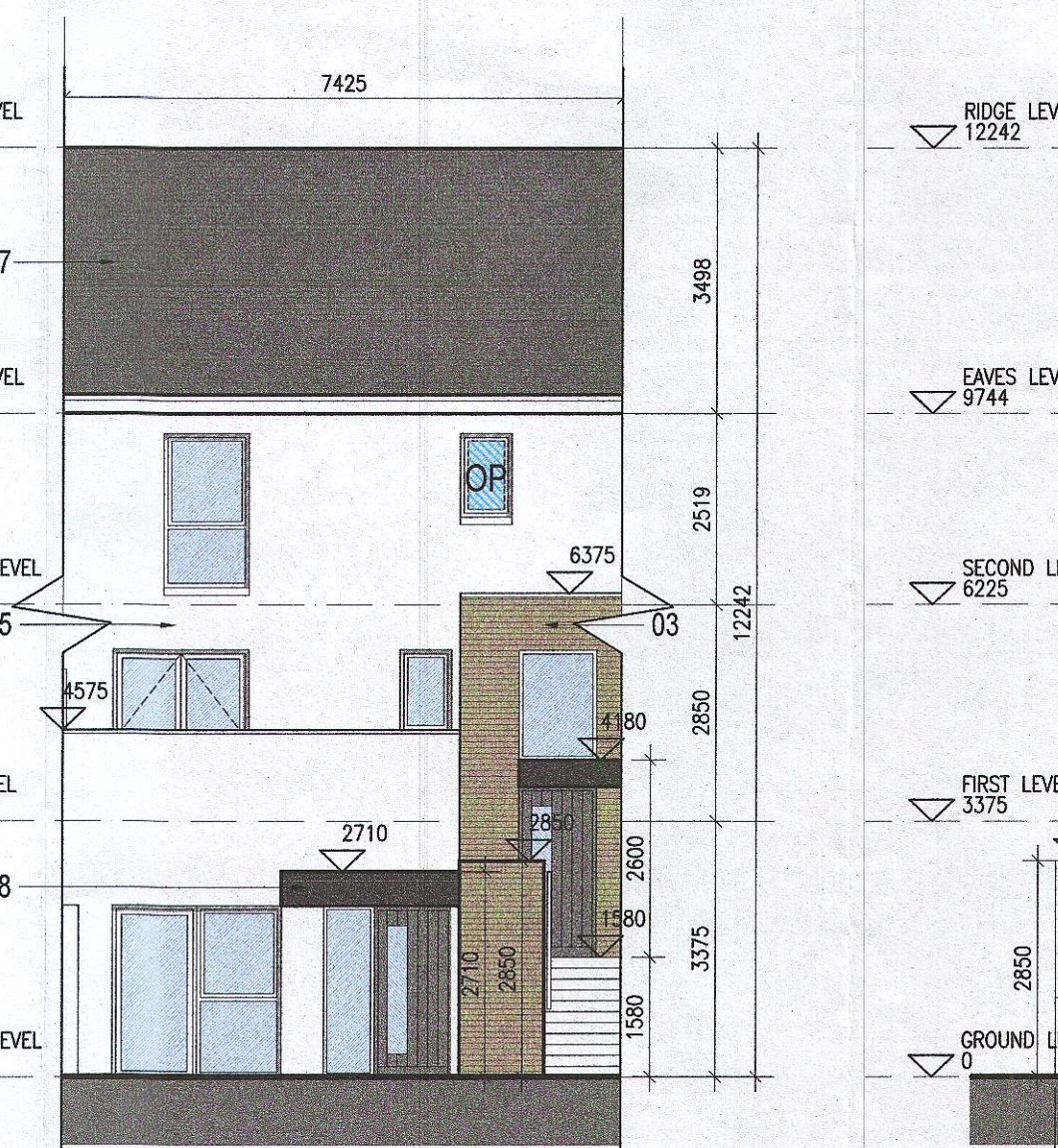
OTHER ITEMS: uPVC OR POWDER COATED METAL FASCIAS, SOFFITS AND BARGE BOARDS PAINTED MILDSTEEL RAILINGS AND BALUSTRADES



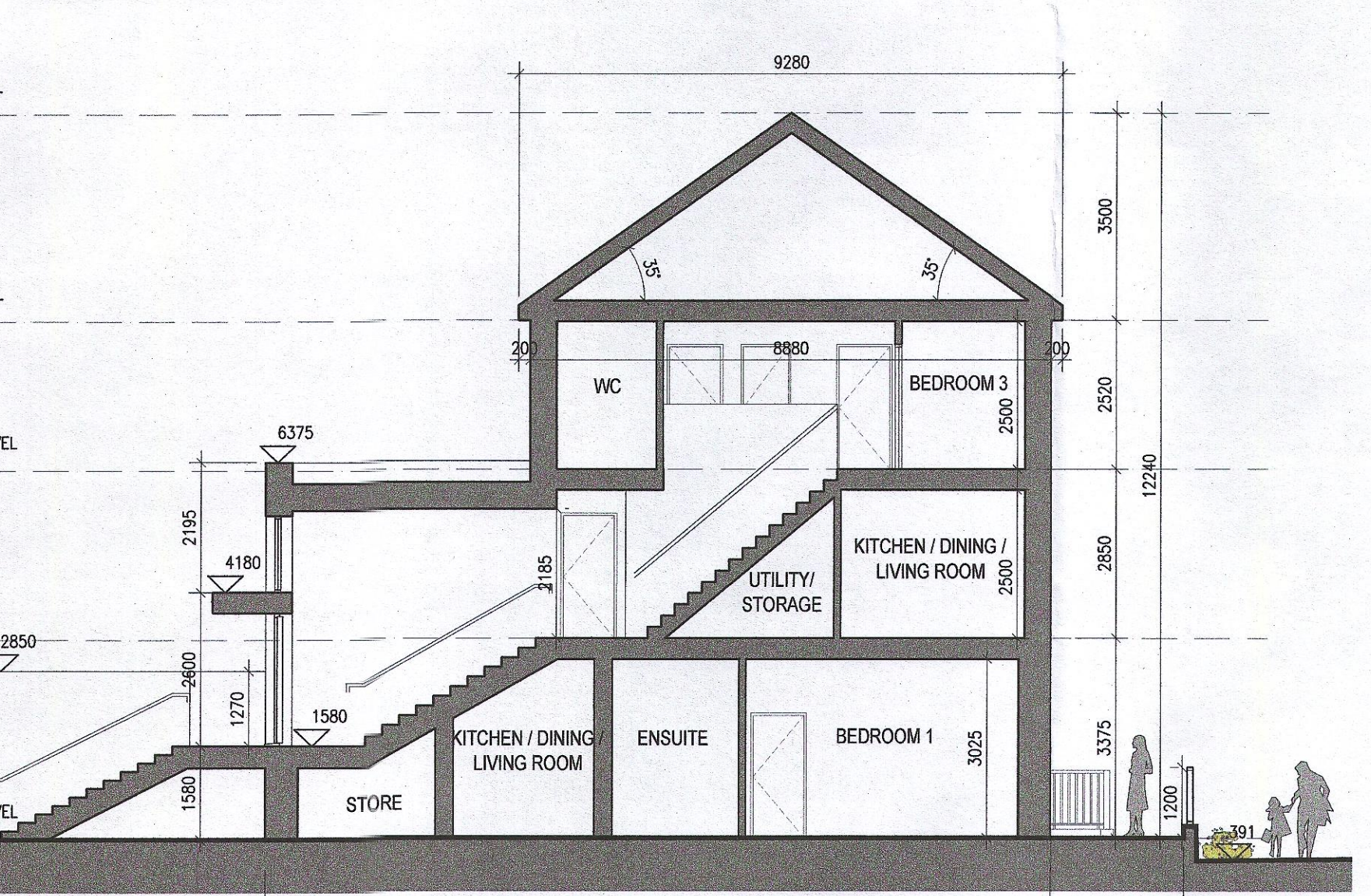
06 Elevation 1
Type L



07 Elevation 1
Type R



08 Elevation 2



09 Typical Section B-B

Notes

- Copyright Reserved
- Work to fixed 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 r.c. structure, or mechanical and electrical details, see Engineers drawings
- Proprietary items shall be fixed in strict accordance with manufacturers instructions.
- Sizes of proprietary items shall be checked with manufacturer.
- The contractor shall be responsible for the coordination of structure, finishes and services.

Issue Status

| Issue | Status |
|---|----------------------|
| Copyright Reserved | Progress |
| Work to fixed dimensions only. Do not scale drawing | Planning Application |
| The contractor is responsible for checking all levels and dimensions on site and shall refer all discrepancies to the Architect | Fire Cert |
| Where appropriate, for details of r.c. structure, or mechanical and electrical details, see Engineers drawings | Disability Cert |
| Proprietary items shall be fixed in strict accordance with manufacturers instructions. | Tender |
| Sizes of proprietary items shall be checked with manufacturer. | Construction |
| The contractor shall be responsible for the coordination of structure, finishes and services. | As Built |
| | Information Only |

| No. | Date | Revision | Application | Initials |
|-----|----------|----------------------|-------------|----------|
| 01 | 27/01/23 | Planning Application | | AM |

Project Adamstown Extension - Clonburris SDZ Residential Development

Drawing Title Duplex Type J1K1 - (mid) Non Handed - Plans, Elevations & Section

Drawing No 6268-P-200

Scale 1:100 @ A1 **Rev** 01 **Drawn** SHJ/NAM **Date** JAN/2023

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