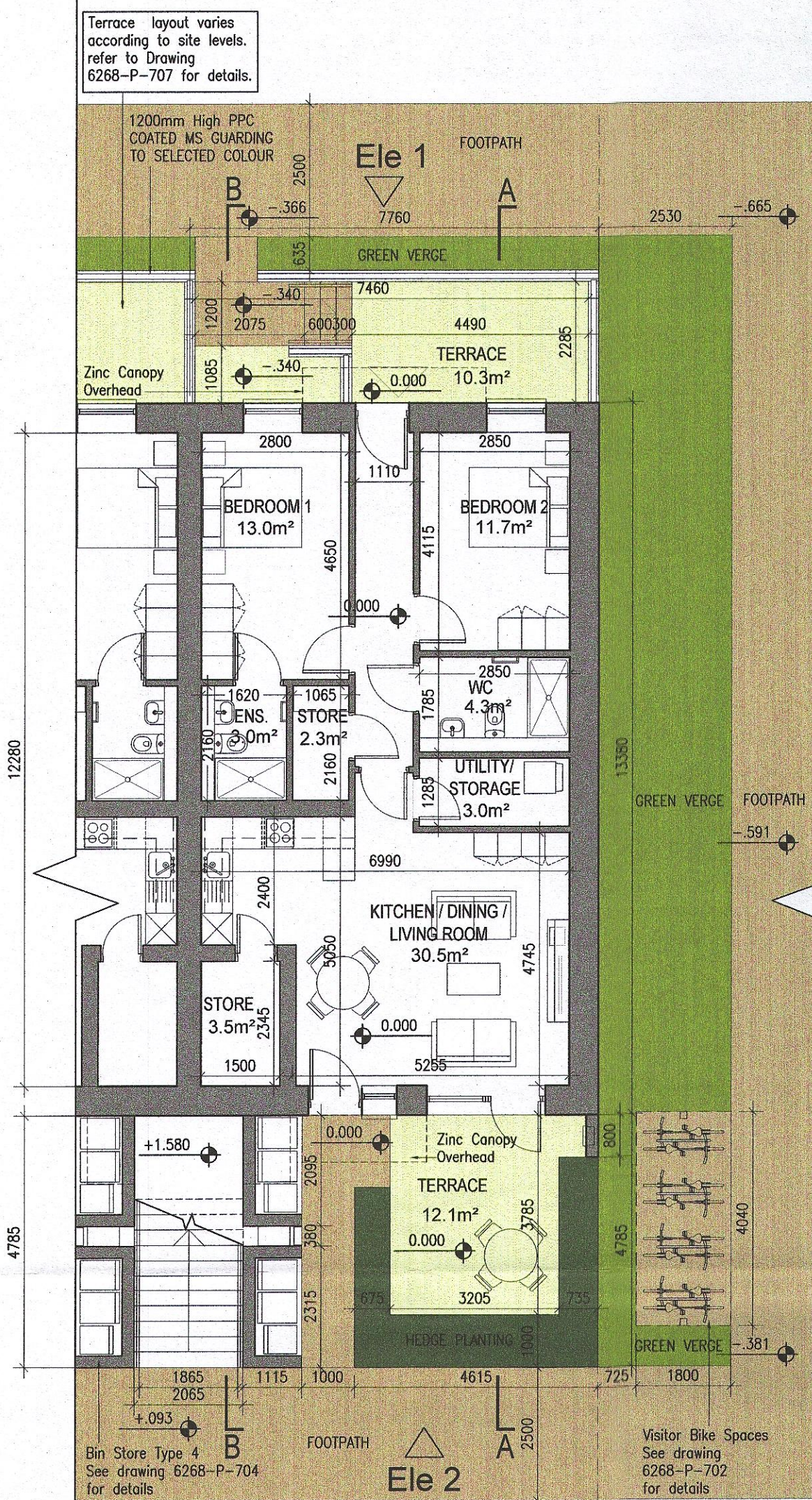


**TYPE J2 Handed - 2 Bed
GF apartment**

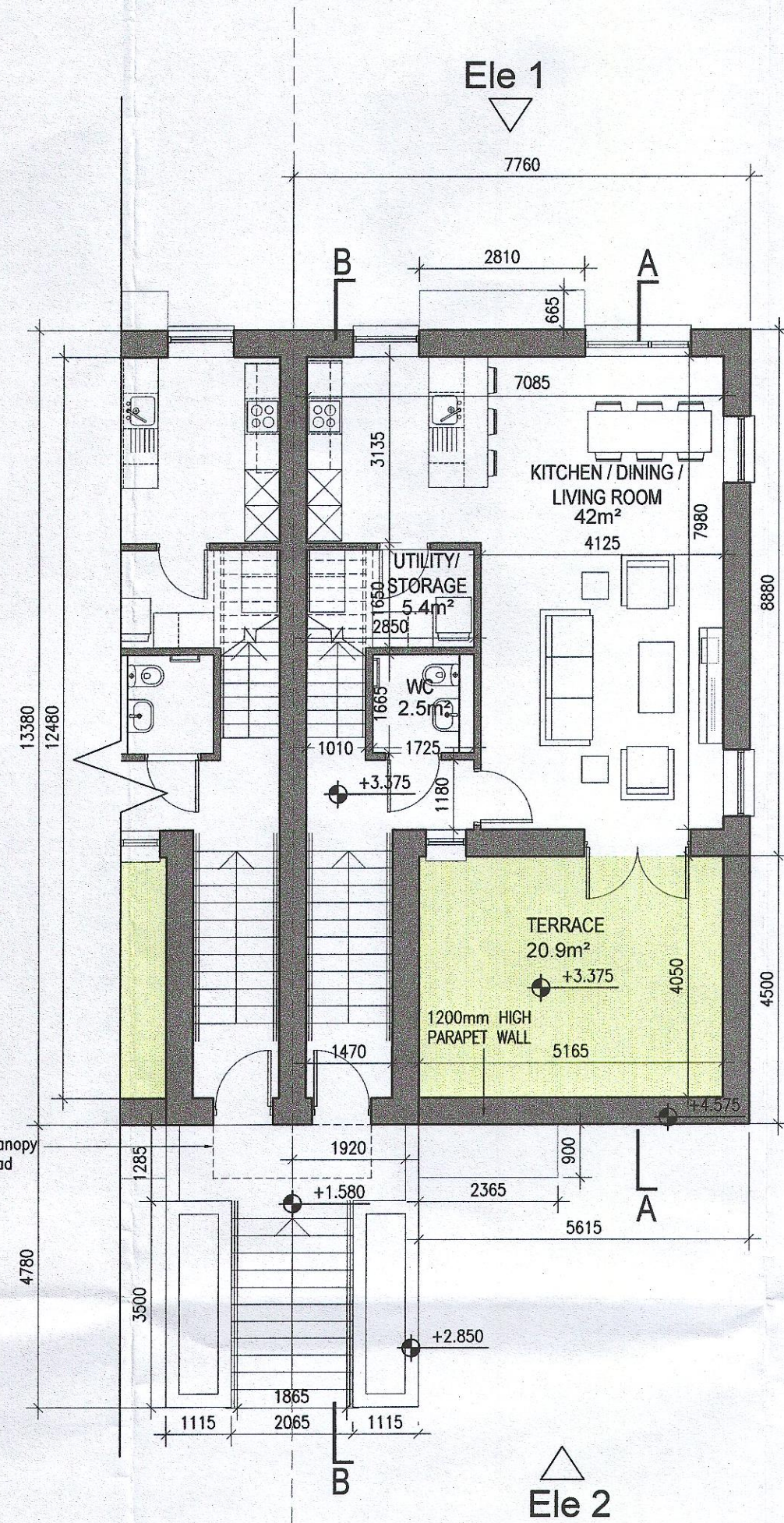
APARTMENT TYPE J
Ground floor area 86.0m²
Total Floor Area (2-bed unit): 86.0m²

**TYPE K2 Handed - 3 Bed
FF duplex**

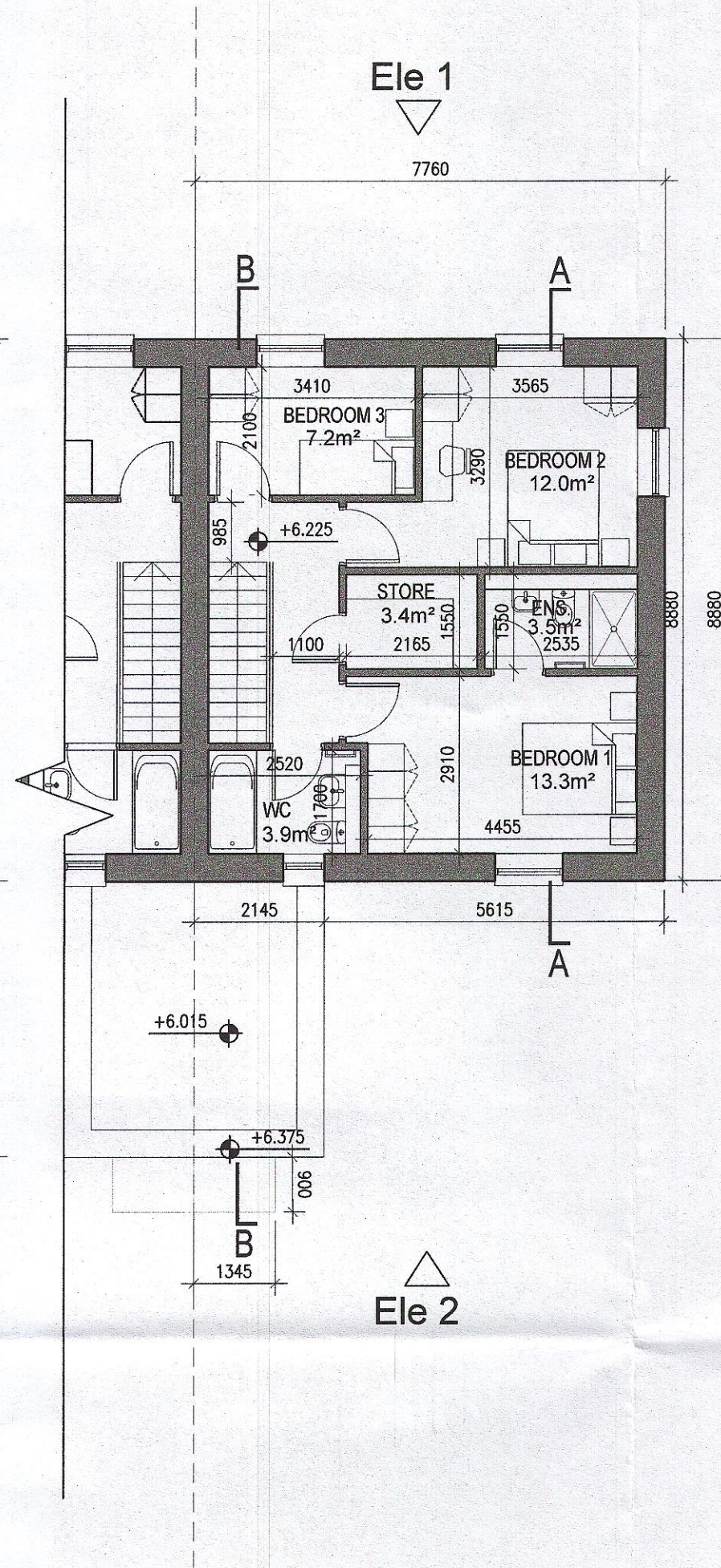
DUPLEX TYPE K
Ground floor priv. stair 6.6m²
First floor area 56.5m²
Second floor area 56.5m²
Total Floor Area (3-bed unit): 119.7m²



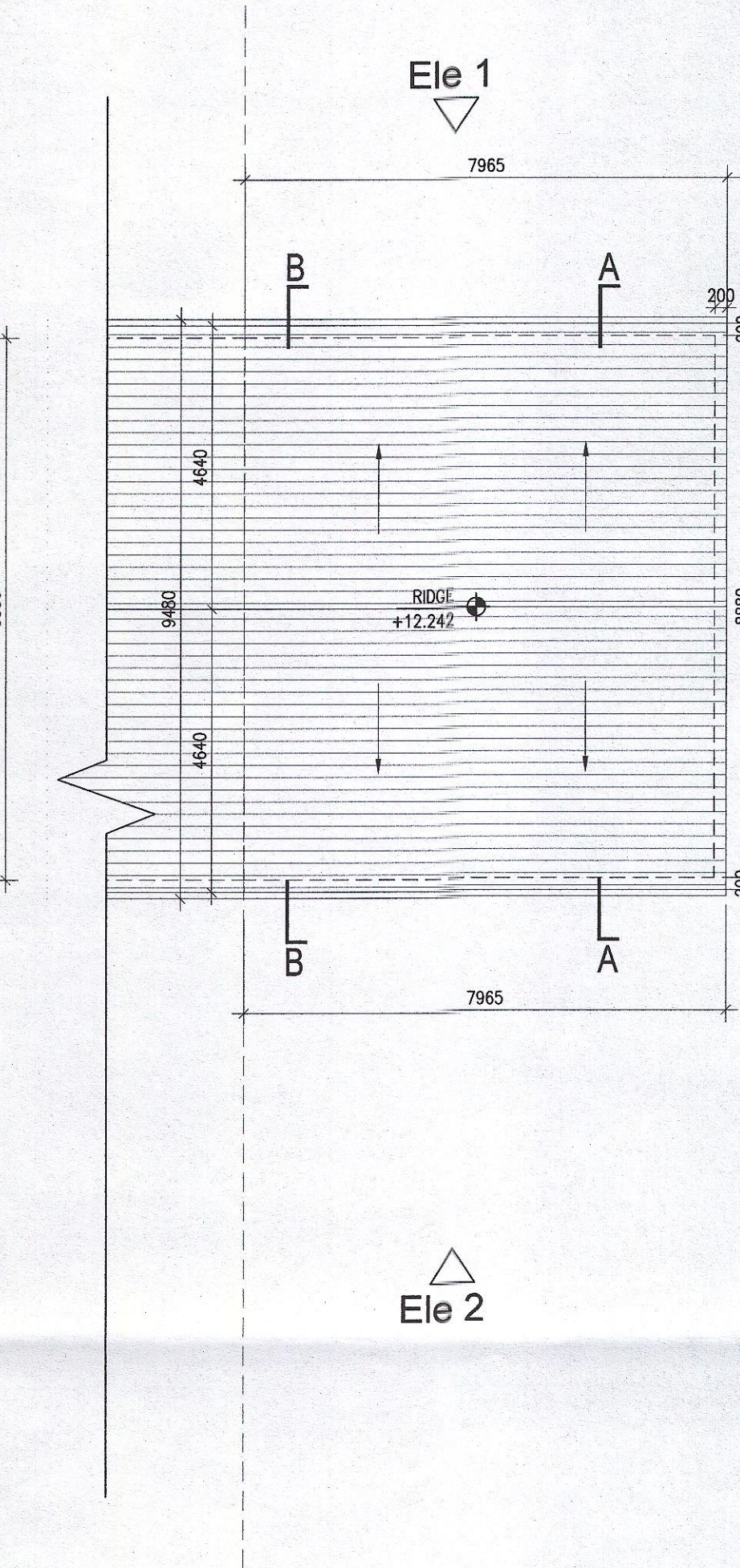
01 Ground Floor Plan Handed



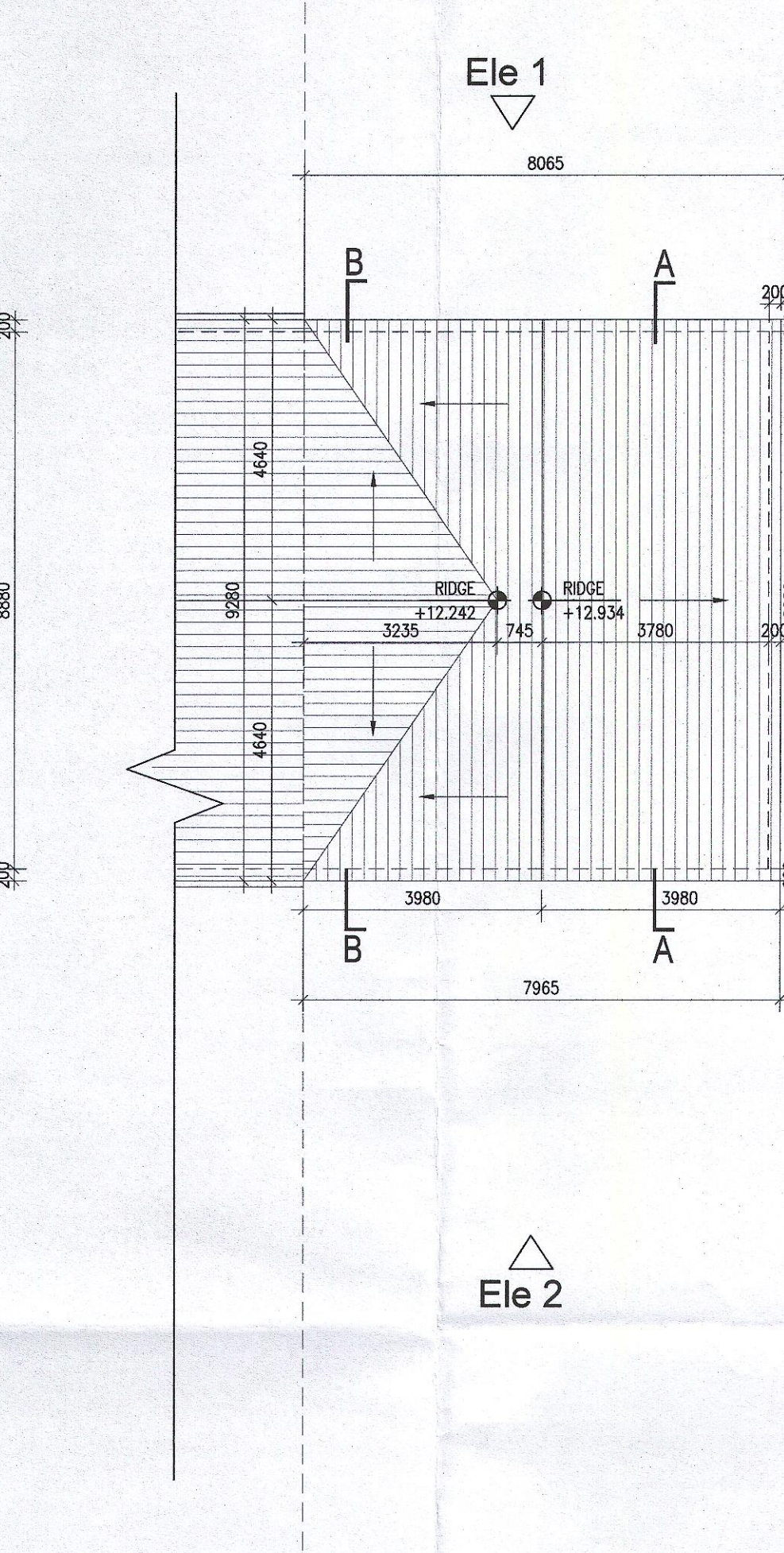
02 First Floor Plan Handed



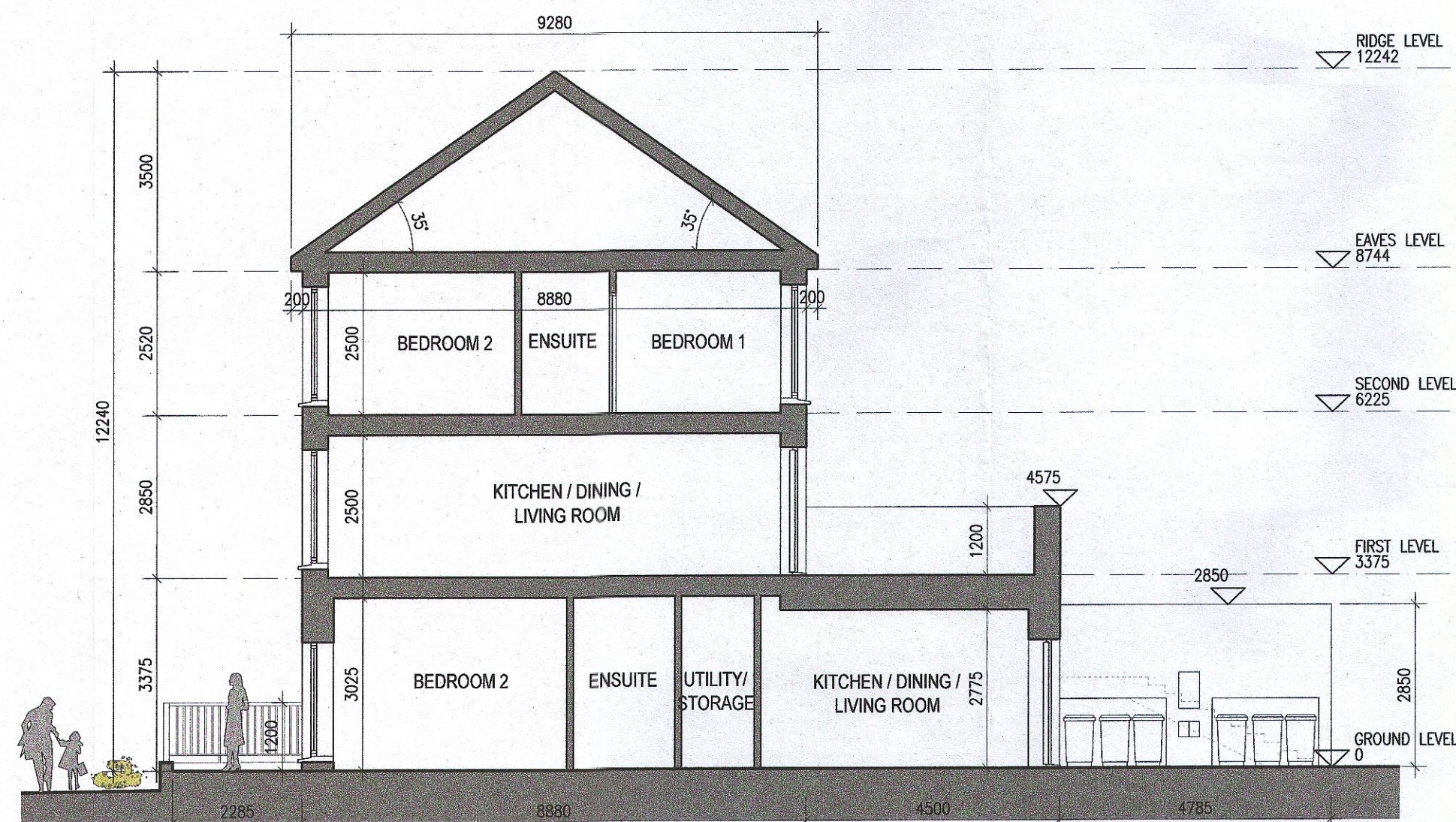
03 Second Floor Plan Handed



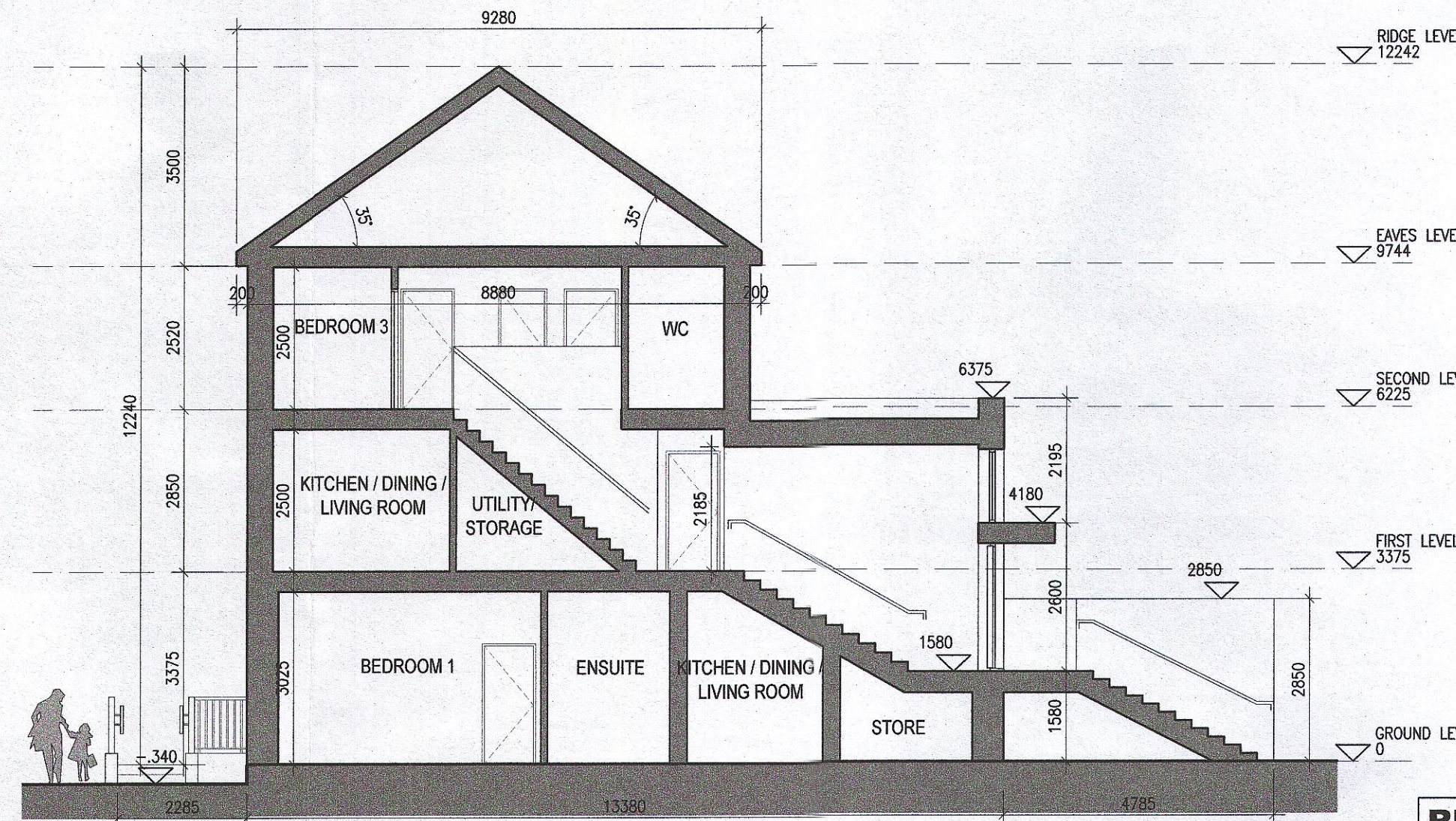
04 Roof Plan -Pitch Handed



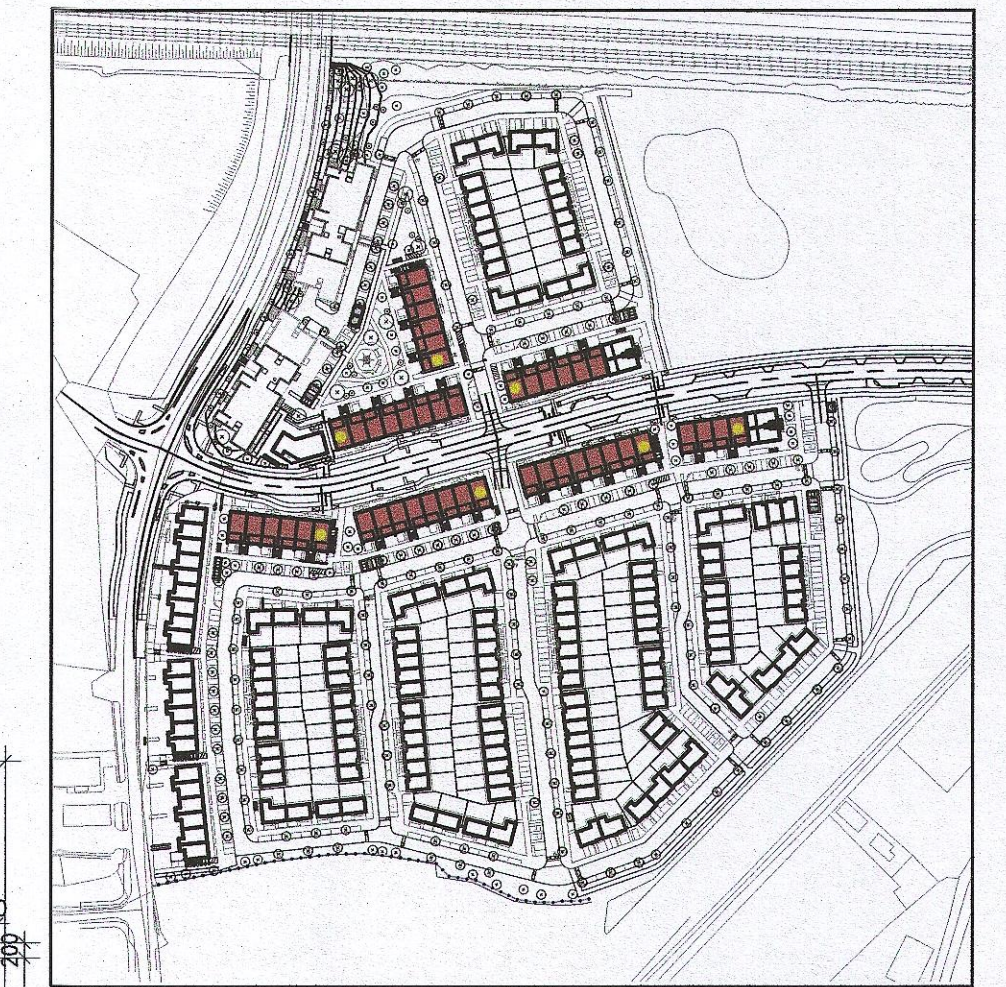
05 Roof Plan -Gable Handed



06 Typical Section A-A Handed



07 Typical Section B-B Handed



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 - OPACIFIED 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 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

REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL LANDSCAPING DETAILS

Notes

- Copyright Reserved
- Work to figured 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

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

No.	Date	Revision	Application	Initials
01	27/01/23	1	Planning Application	AM

Project Adamstown Extension - Clonburris SDZ Residential Development

Drawing Title Duplex Type J2K2 - (end) Handed - Plans & Sections

Drawing No 6268-P-204

Scale 1:100 @ A1 **Rev** 01 **Drawn** SH/JN/AM **Date** JAN/2023

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