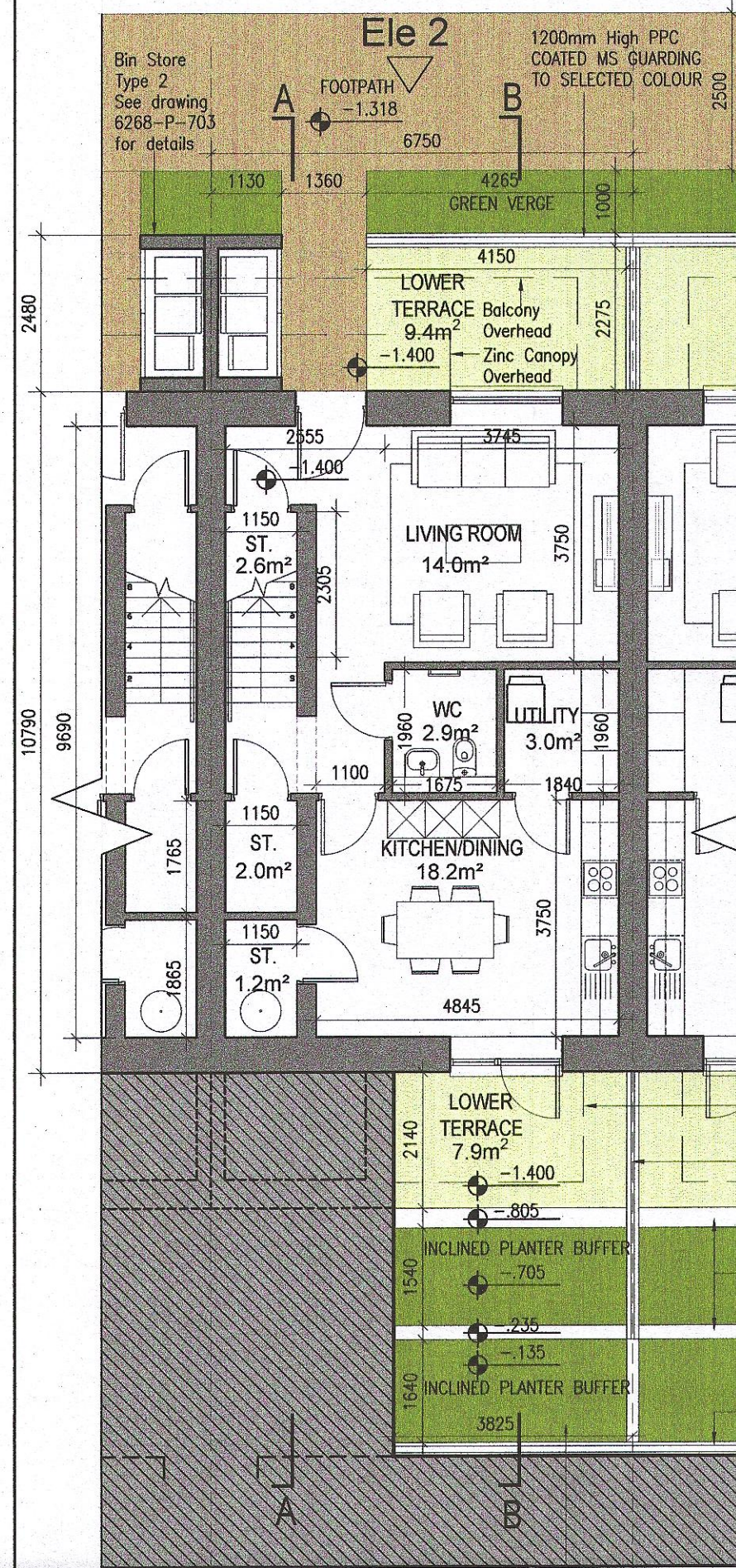


**TYPE L1 Handed - 2 Bed
Level 00-01- Duplex**

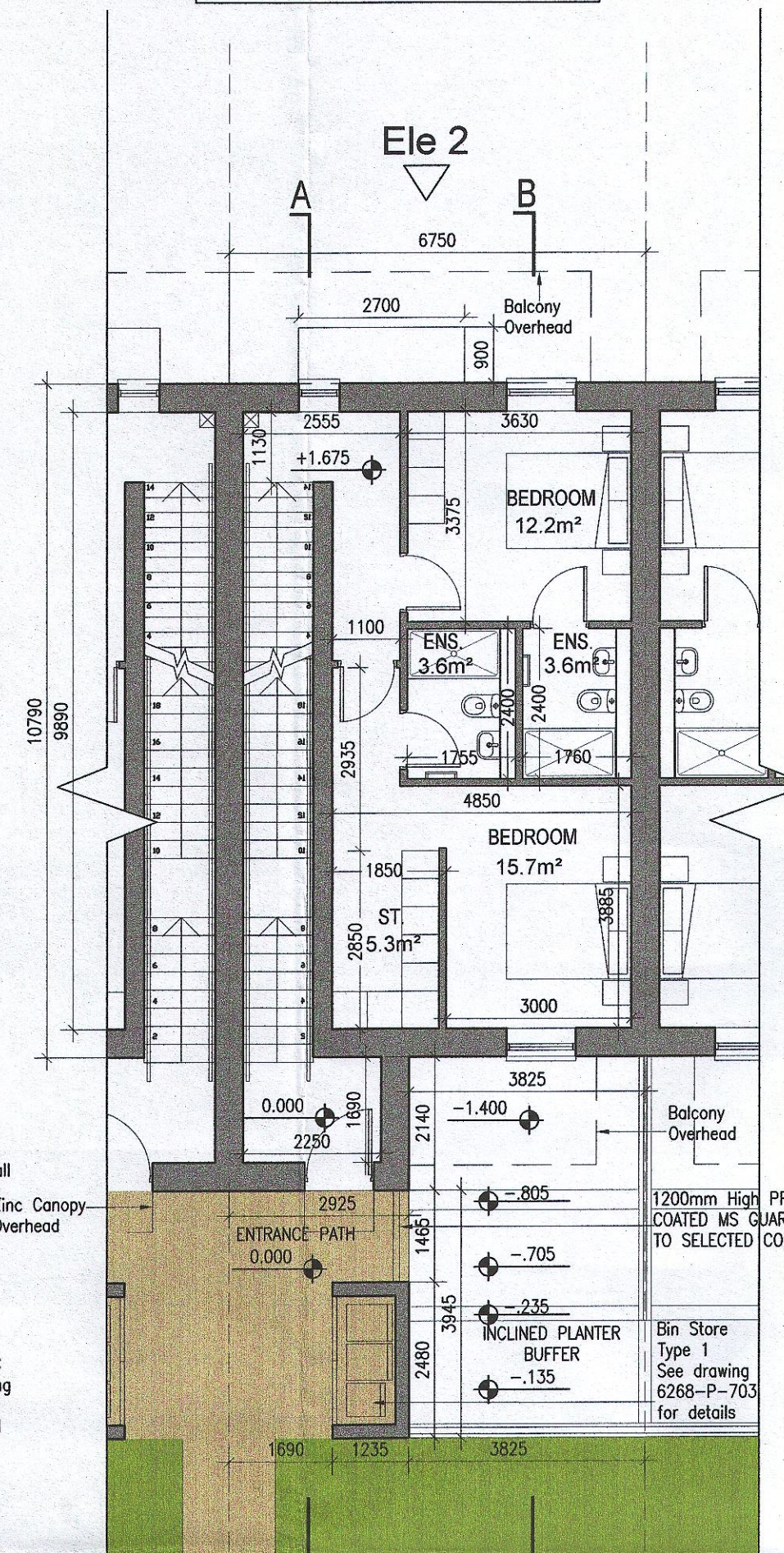
DUPLEX TYPE L	
Ground floor area	61.0m ²
First floor area	53.0m ²
Total Floor Area (2-bed unit):	114.0m ²

**TYPE M1 Handed - 3 Bed
Level 02-03-Duplex**

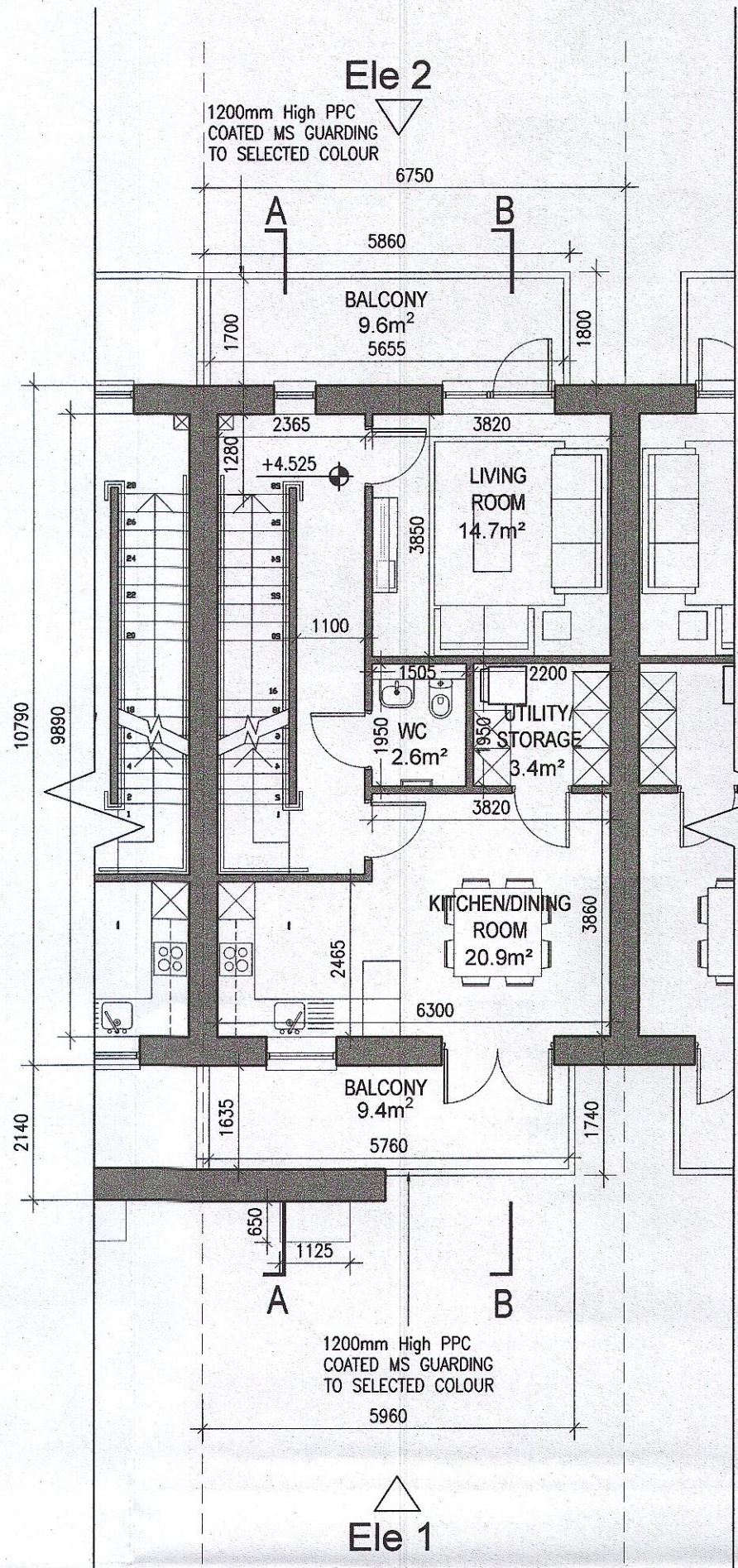
DUPLEX TYPE M	
First floor (stair)	10.9m ²
Second floor area	62.3m ²
Third floor area	62.3m ²
Total Floor Area (3-bed unit):	135.5m ²



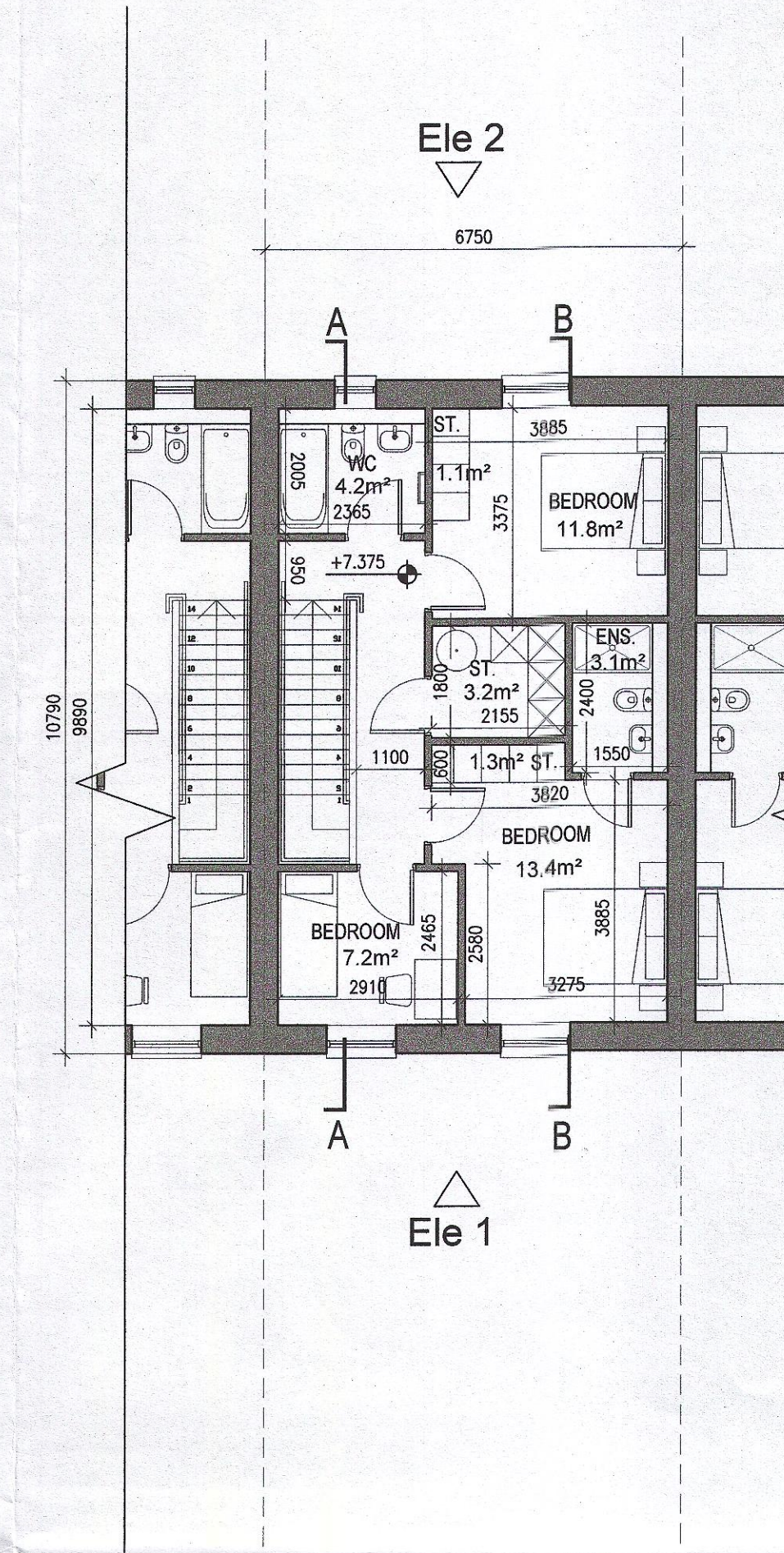
01 Ground Floor Plan Handed



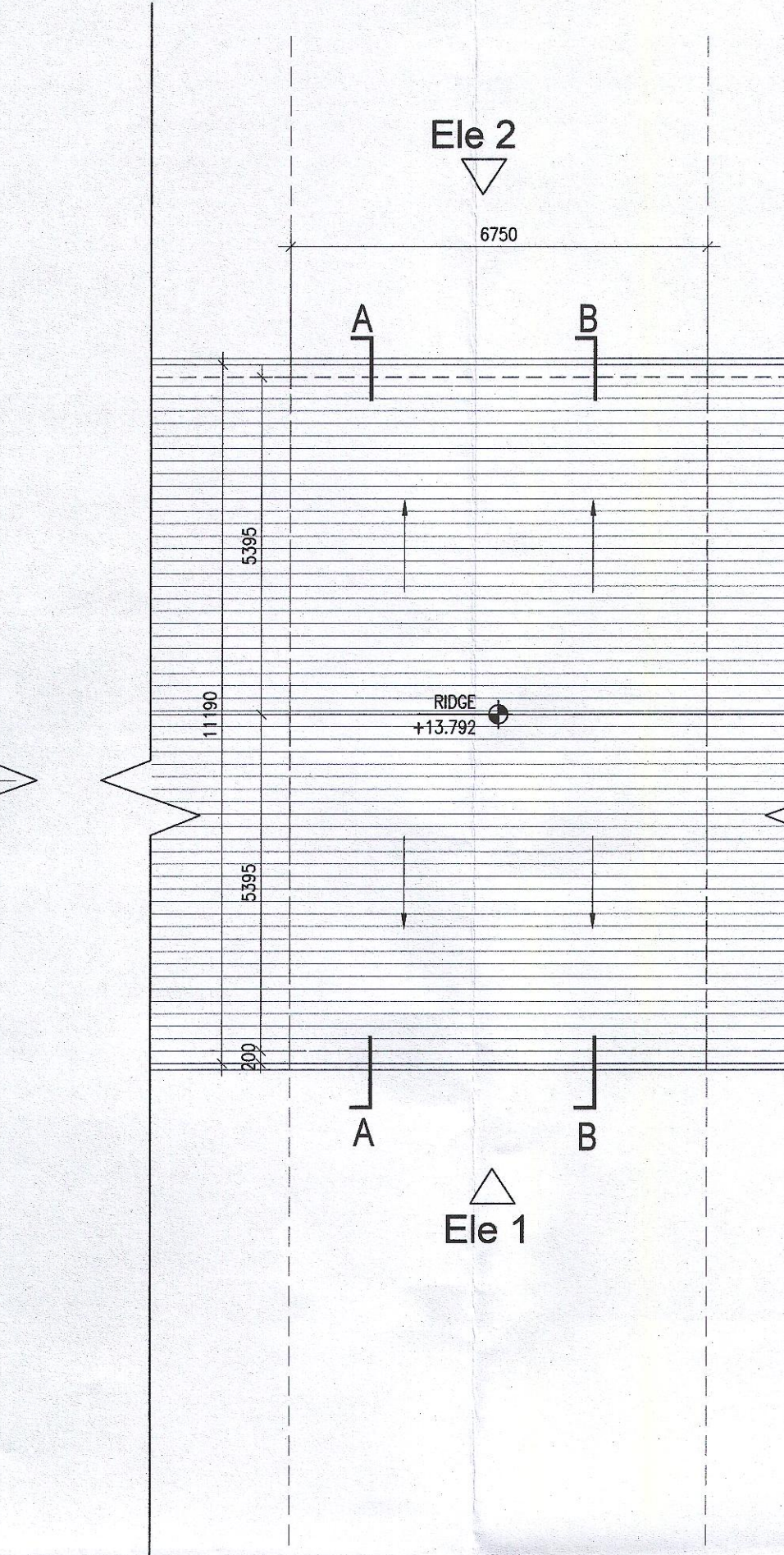
02 First Floor Plan Handed



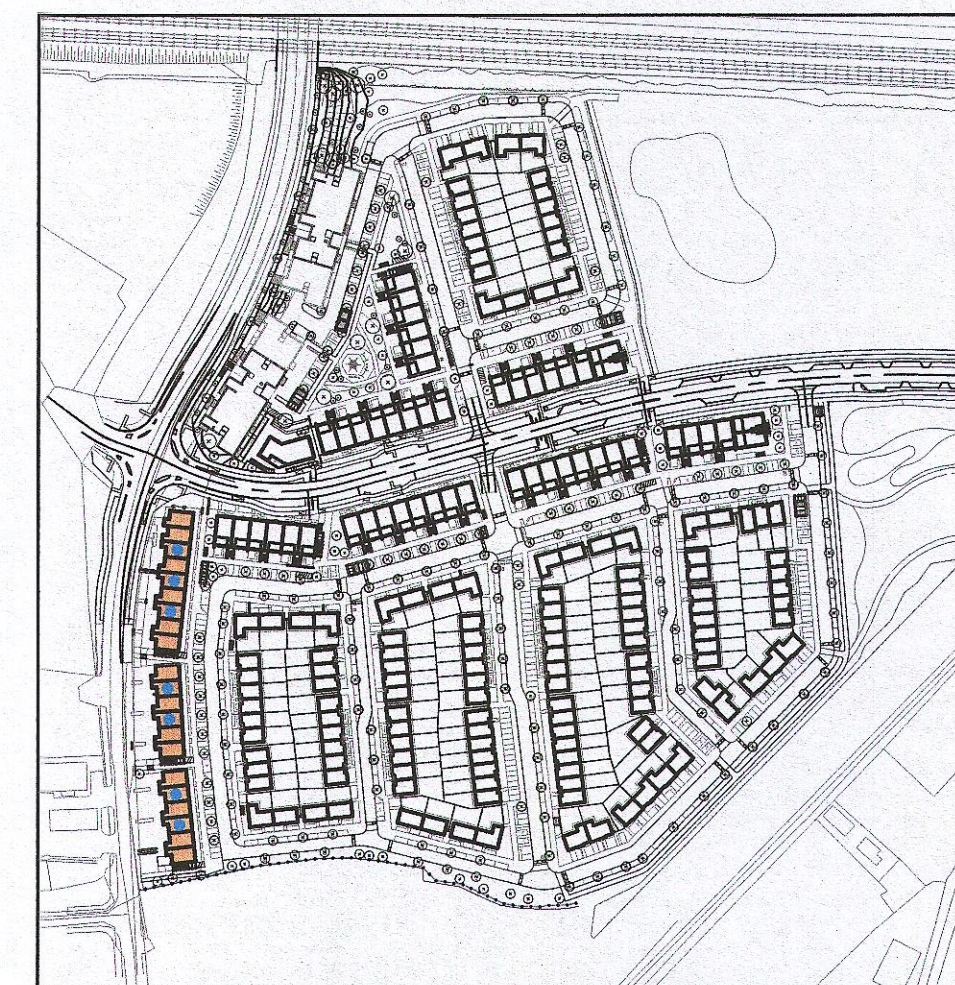
03 Second Floor Plan Handed



04 Third Floor Plan Handed



05 Roof Plan Handed



Indicates unit locations
KEY PLAN [NTS]

REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL LANDSCAPING DETAILS

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 - OPAQIFIED 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 OBTAINED TO BATHROOMS AND EN-SUITES.

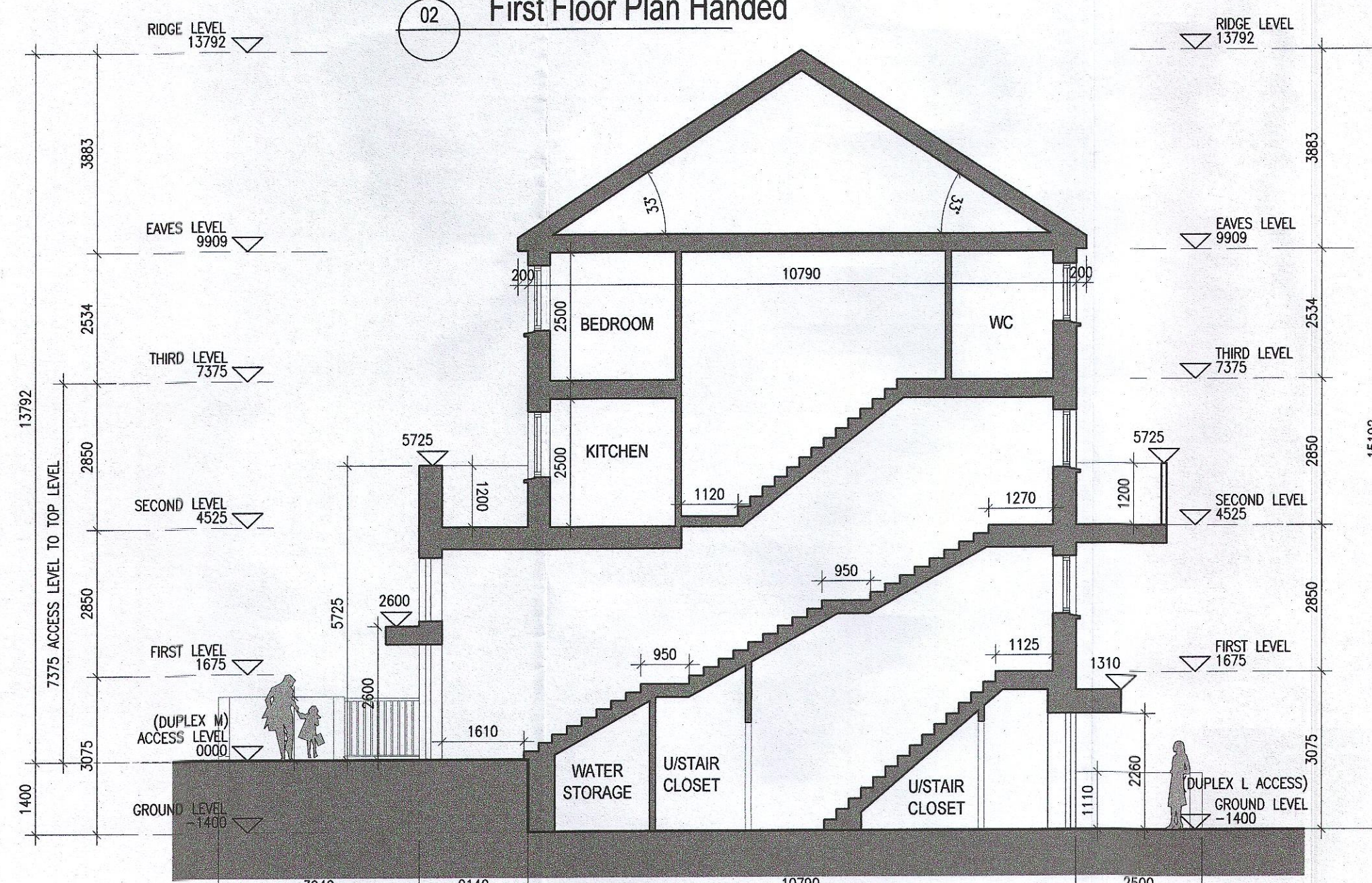
DOORS: SELECTED PROPRIETARY DOORS AND GLAZED SIDE SCREENS TO APPROVED COLOUR.

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

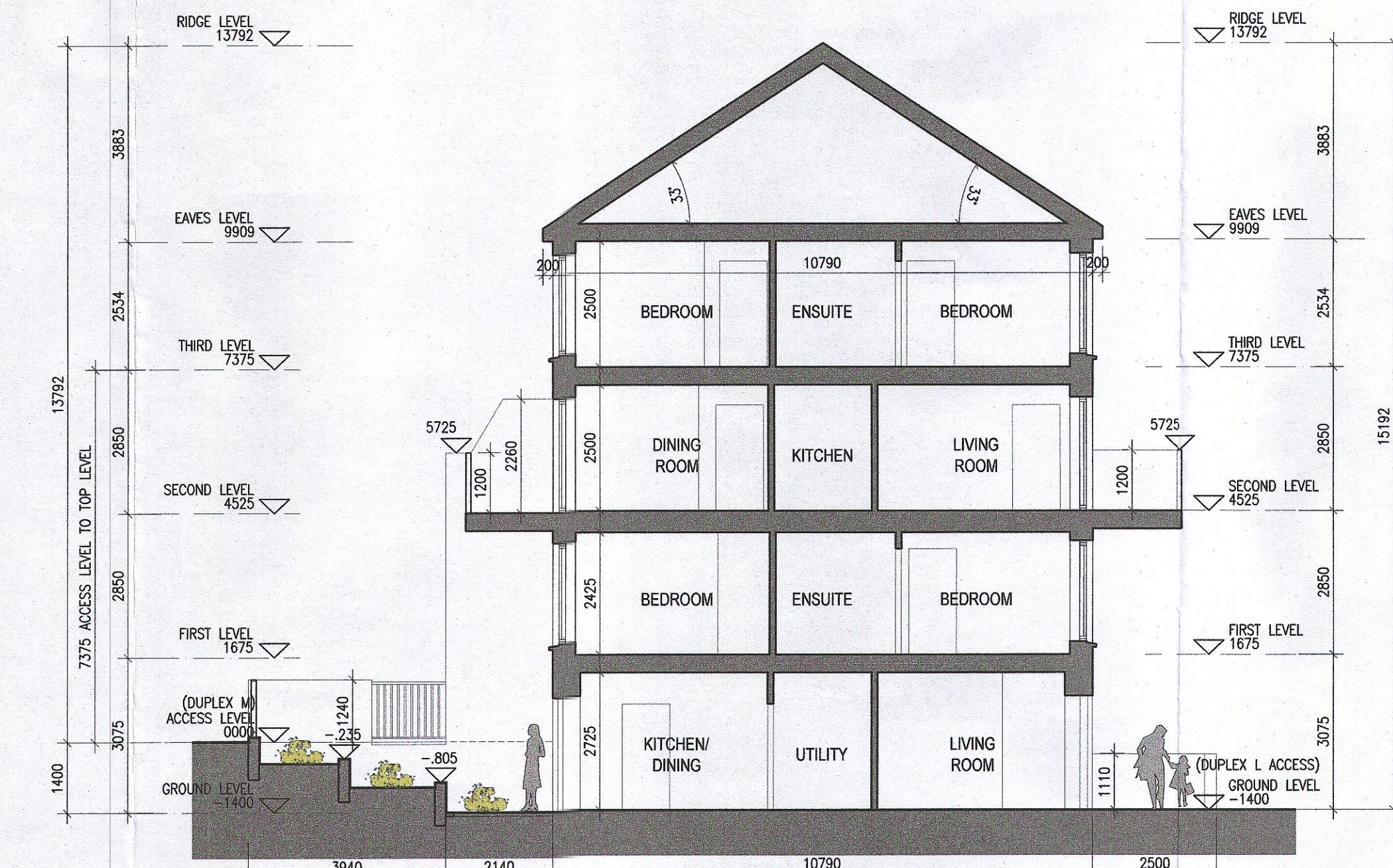
MAIN ROOF: CONCRETE ROOF TILES IN SELECTED COLOUR.

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



06 Typical Section A-A Handed



07 Typical Section B-B Handed

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 c.s. 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	Initials
01	27/01/23	Planning Application	AM

Project	Adamstown Extension - Clonburris SDZ Residential Development
Drawing Title	Duplex Type L1M1 - (mid) Handed-Plans & Section
Drawing No	6268-P-208
Scale	1:100 @ A1
Rev	01
Drawn	SHUNJAM
Date	JAN/2023



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