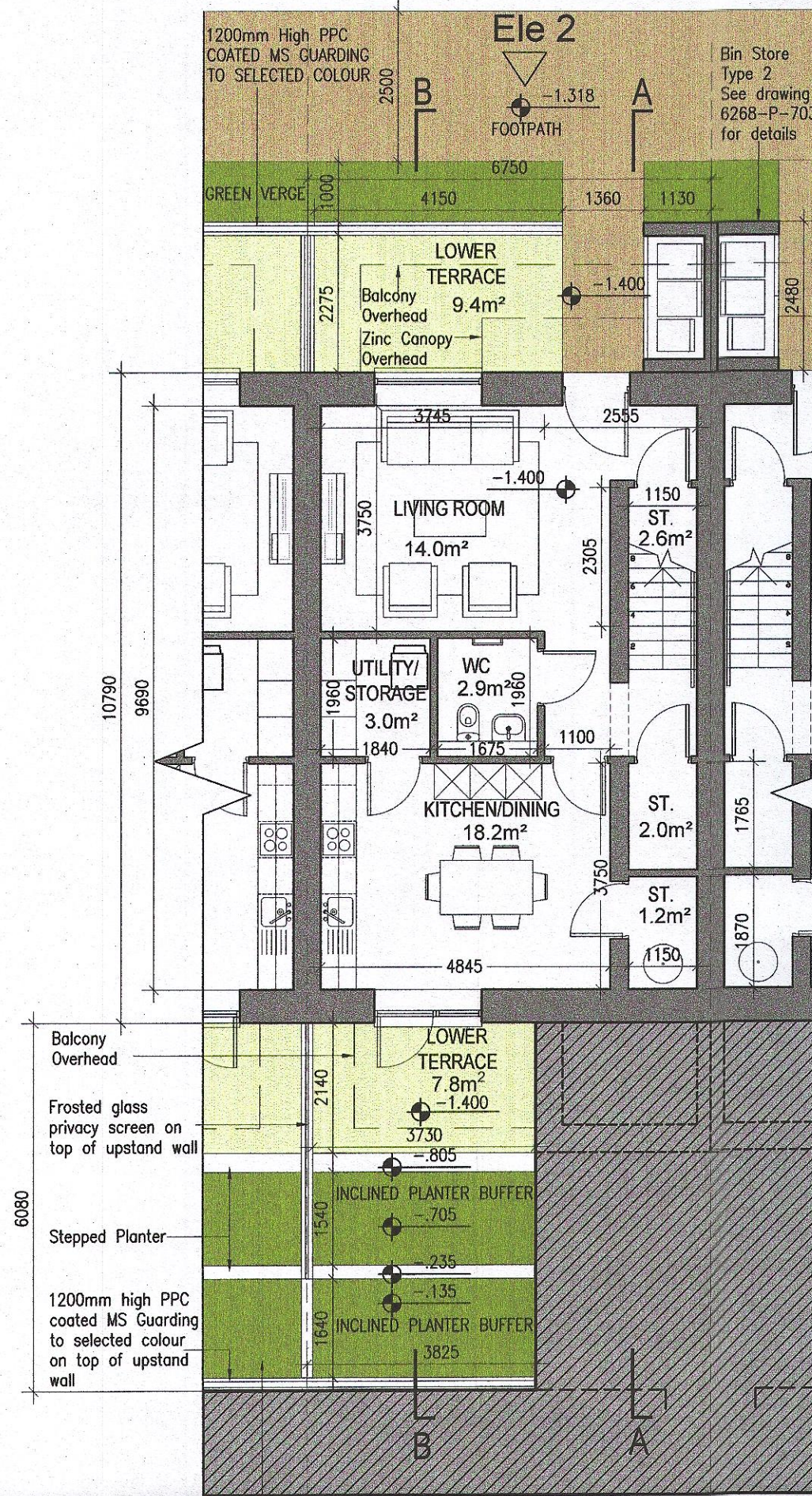


TYPE L1 - 2 Bed
Level 00-01 - Duplex

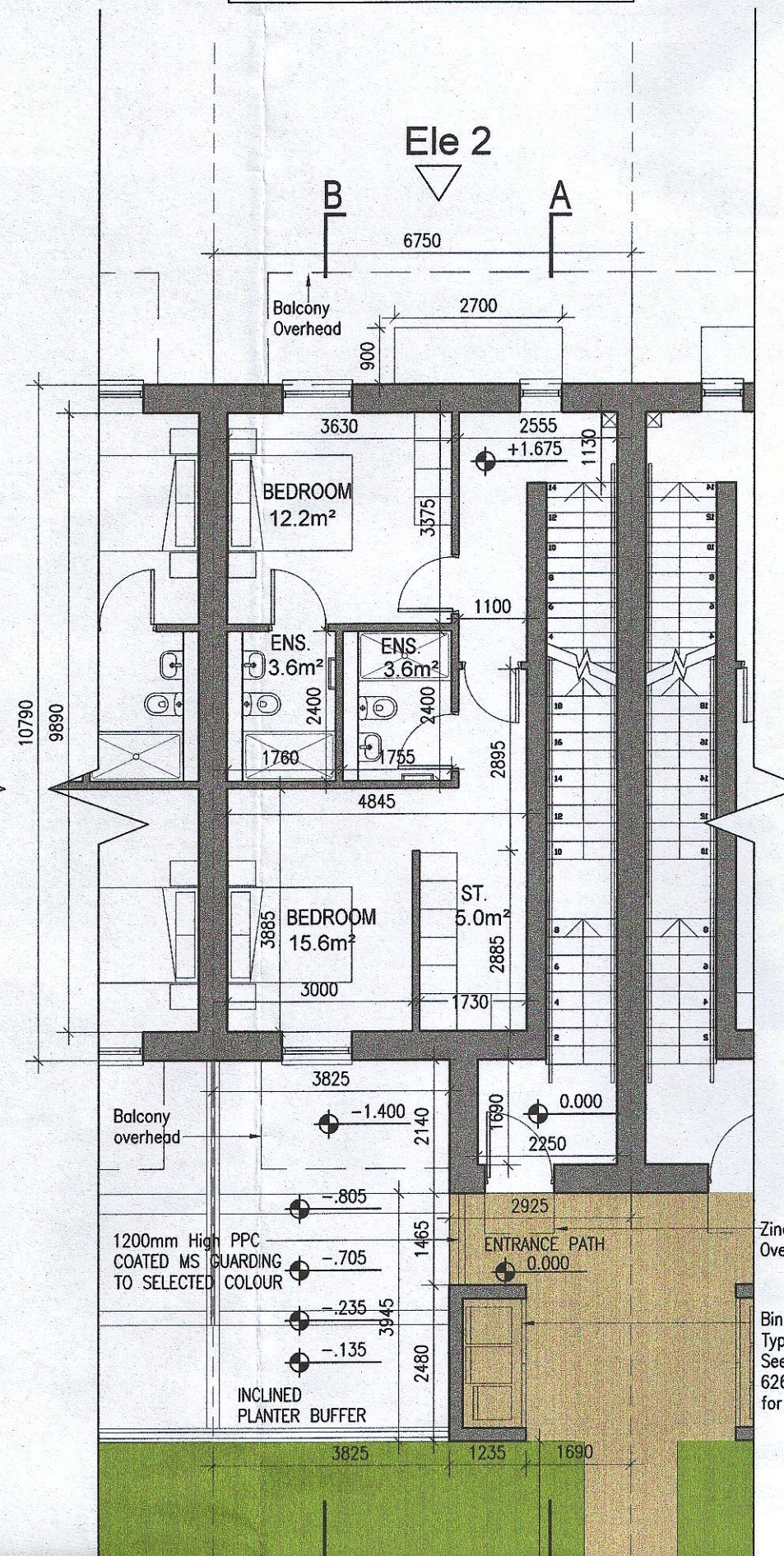
DUPLIX TYPE L	
Ground floor area	61.0m ²
First floor area	53.0m ²
Total Floor Area (2-bed unit)	114.0m ²

TYPE M1 - 3 Bed
Level 02-03 - Duplex

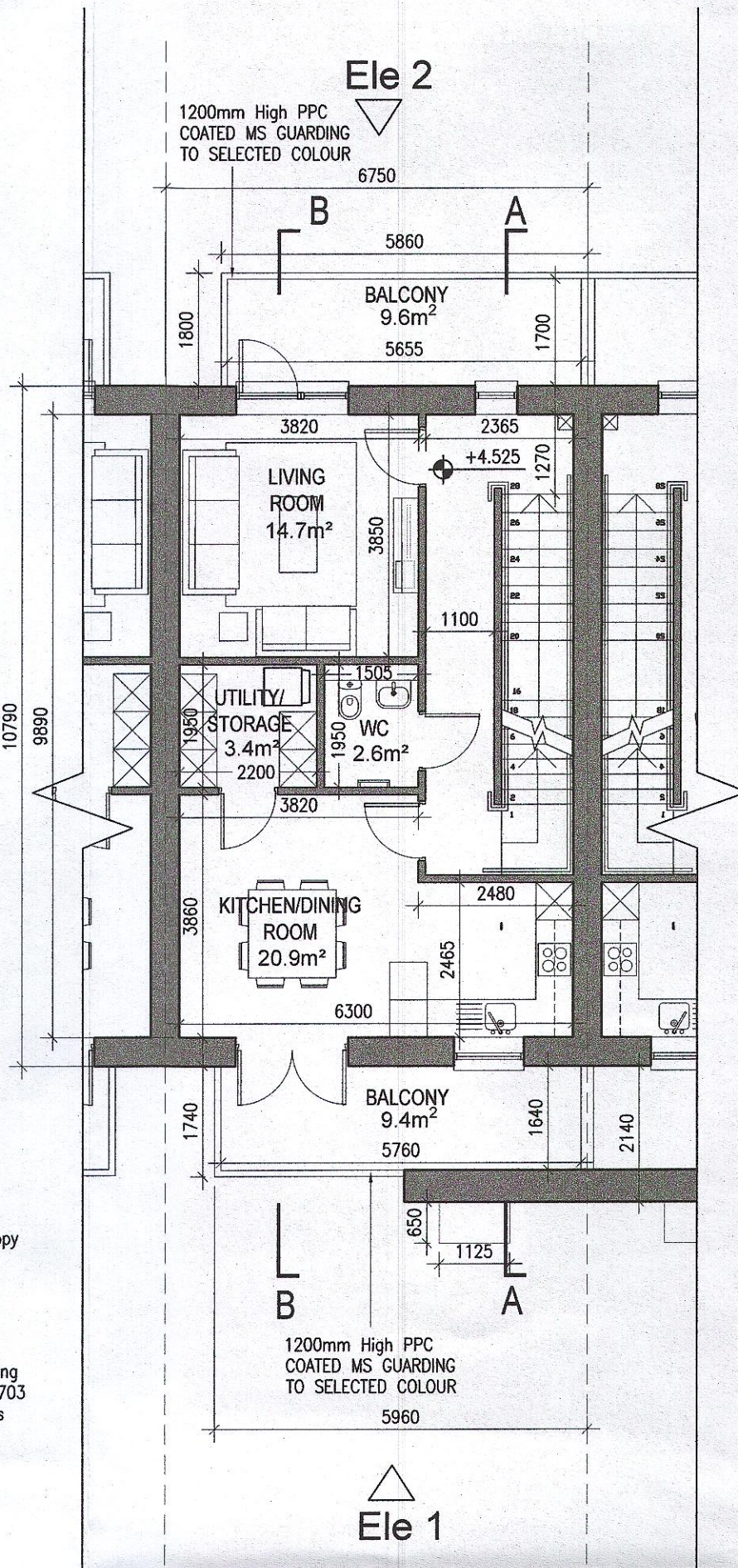
DUPLIX TYPE M	
First floor (stair)	10.9m ²
Second floor area	62.3m ²
Third floor area	62.3m ²
Total Floor Area (3-bed unit)	135.5m ²



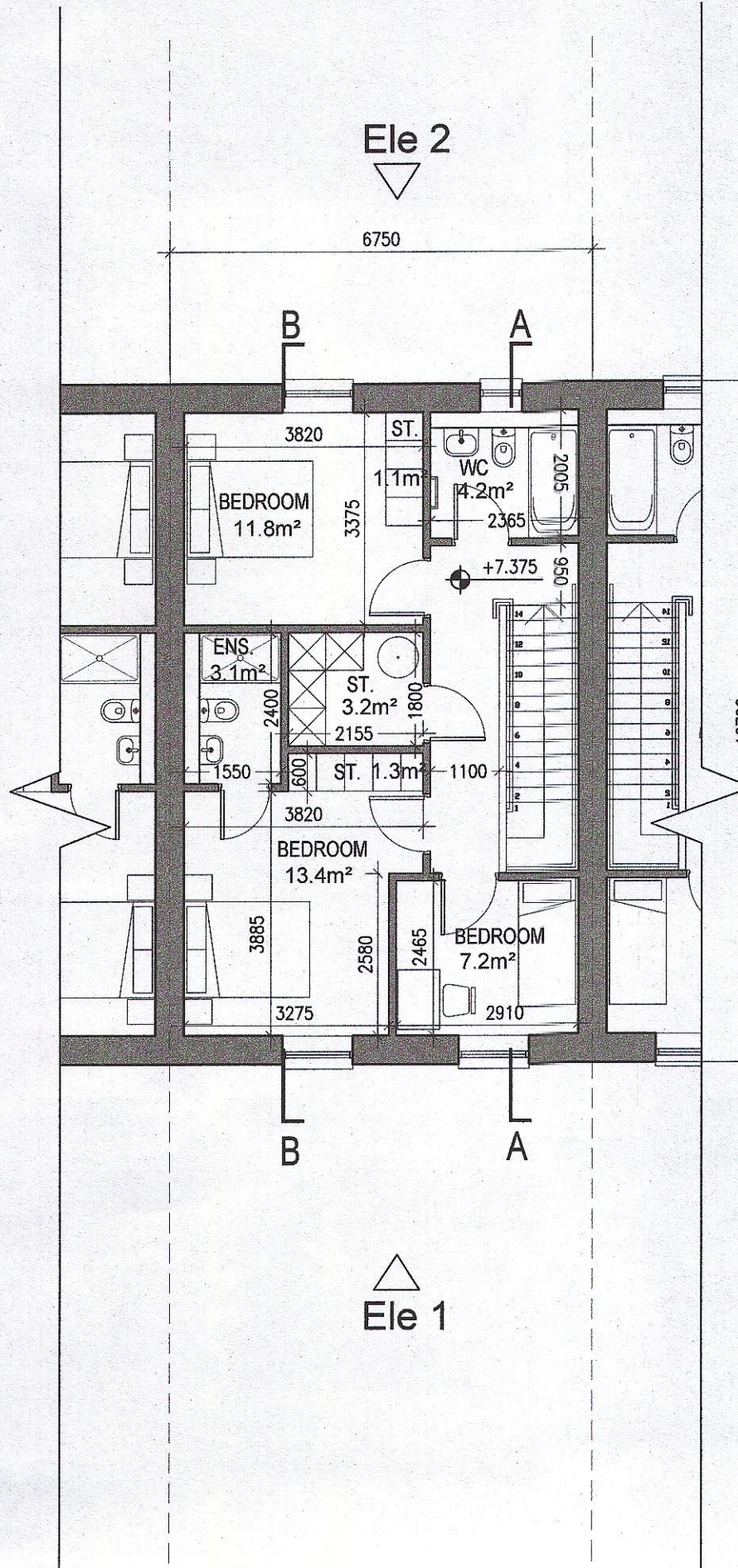
01 Ground Floor Plan
1:100@A1



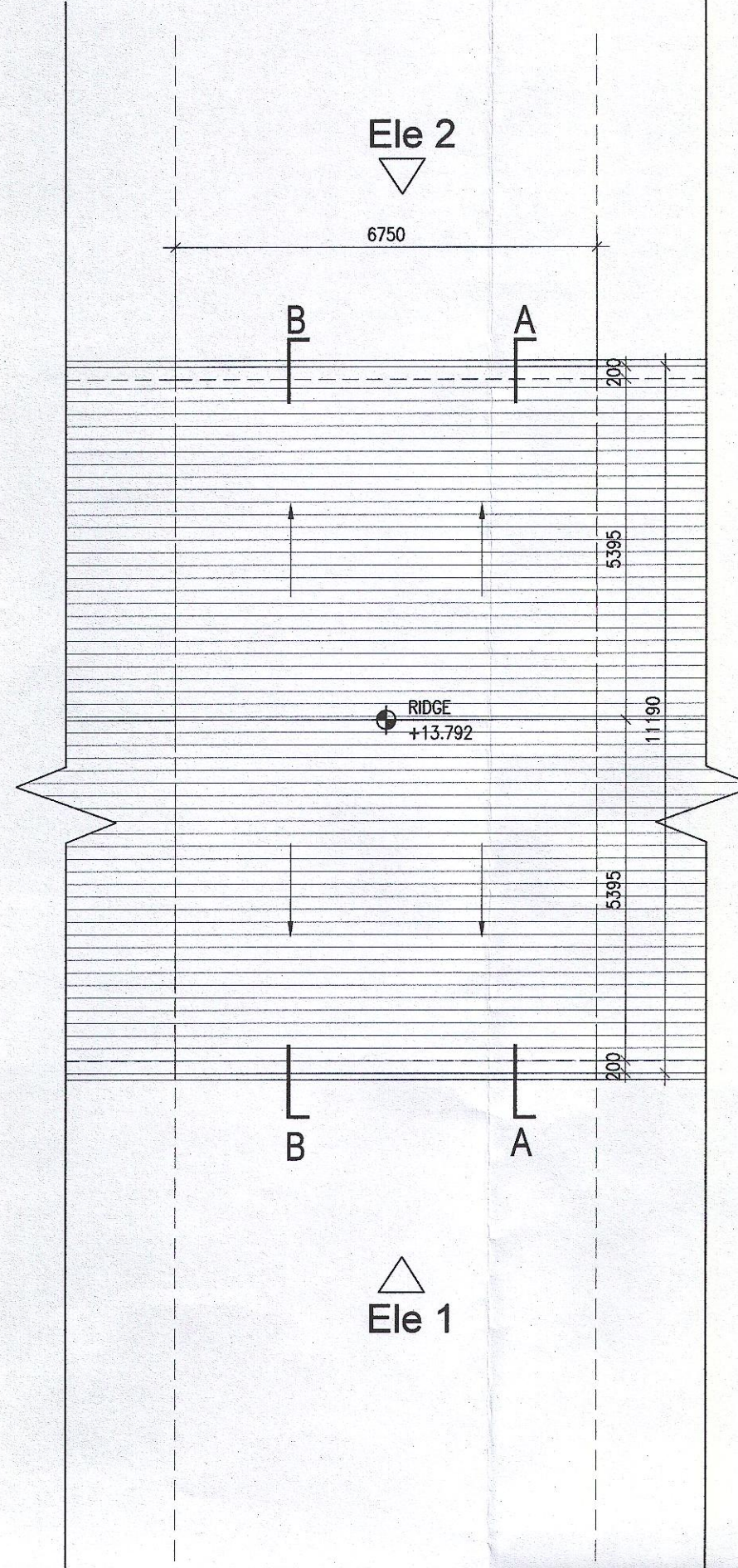
02 First Floor Plan
1:100@A1



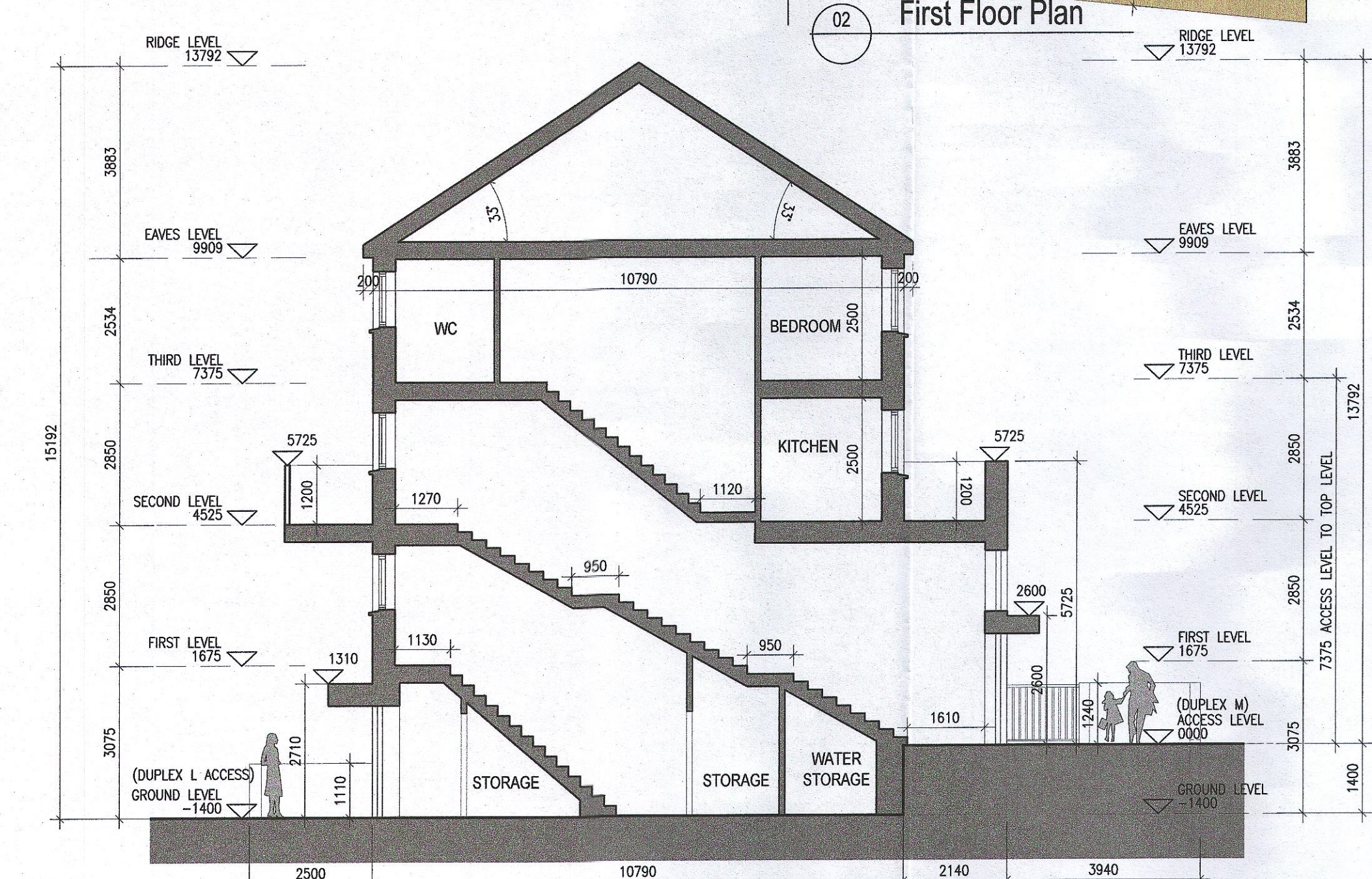
03 Second Floor Plan
1:100@A1



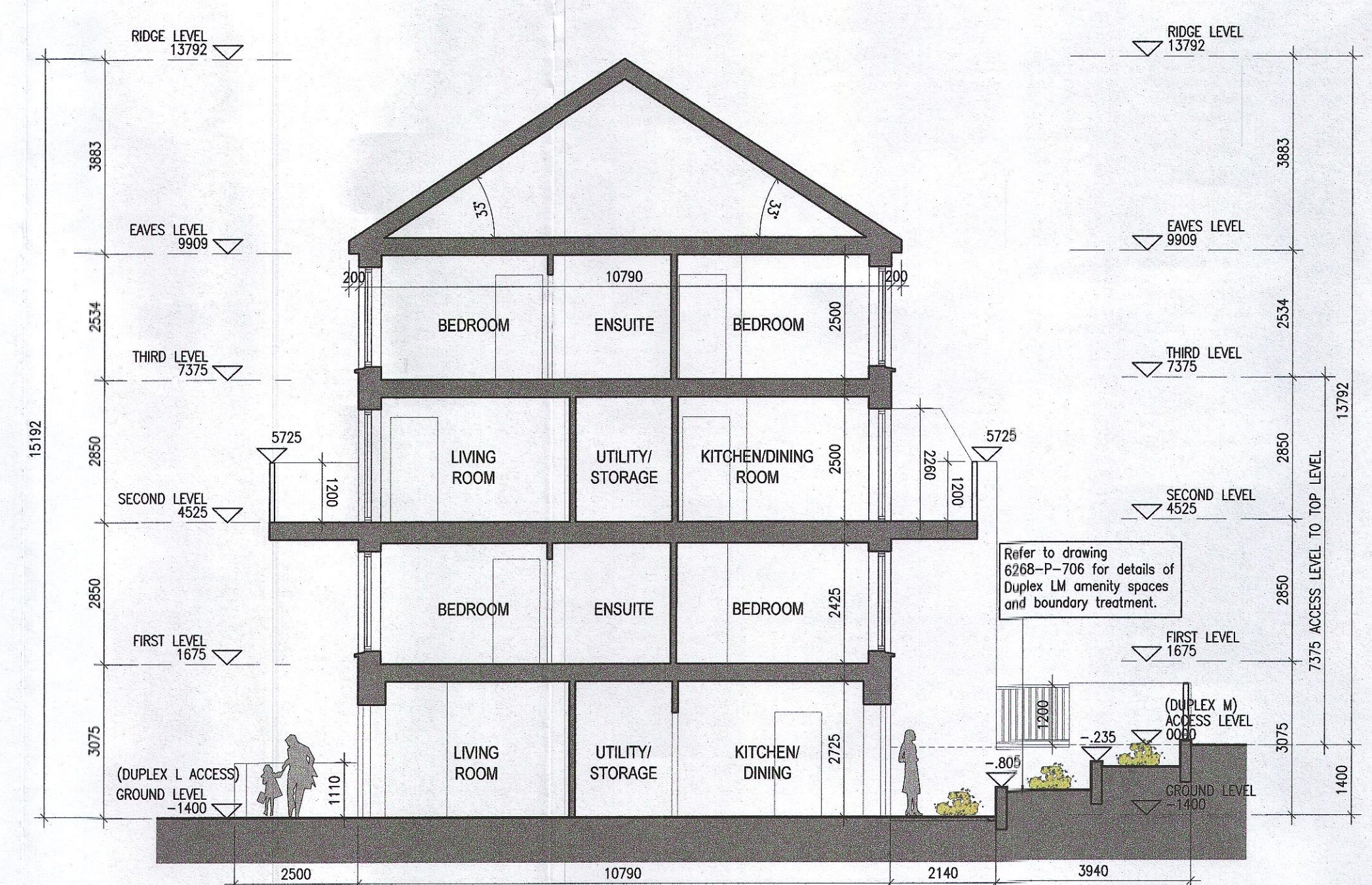
04 Third Floor Plan
1:100@A1



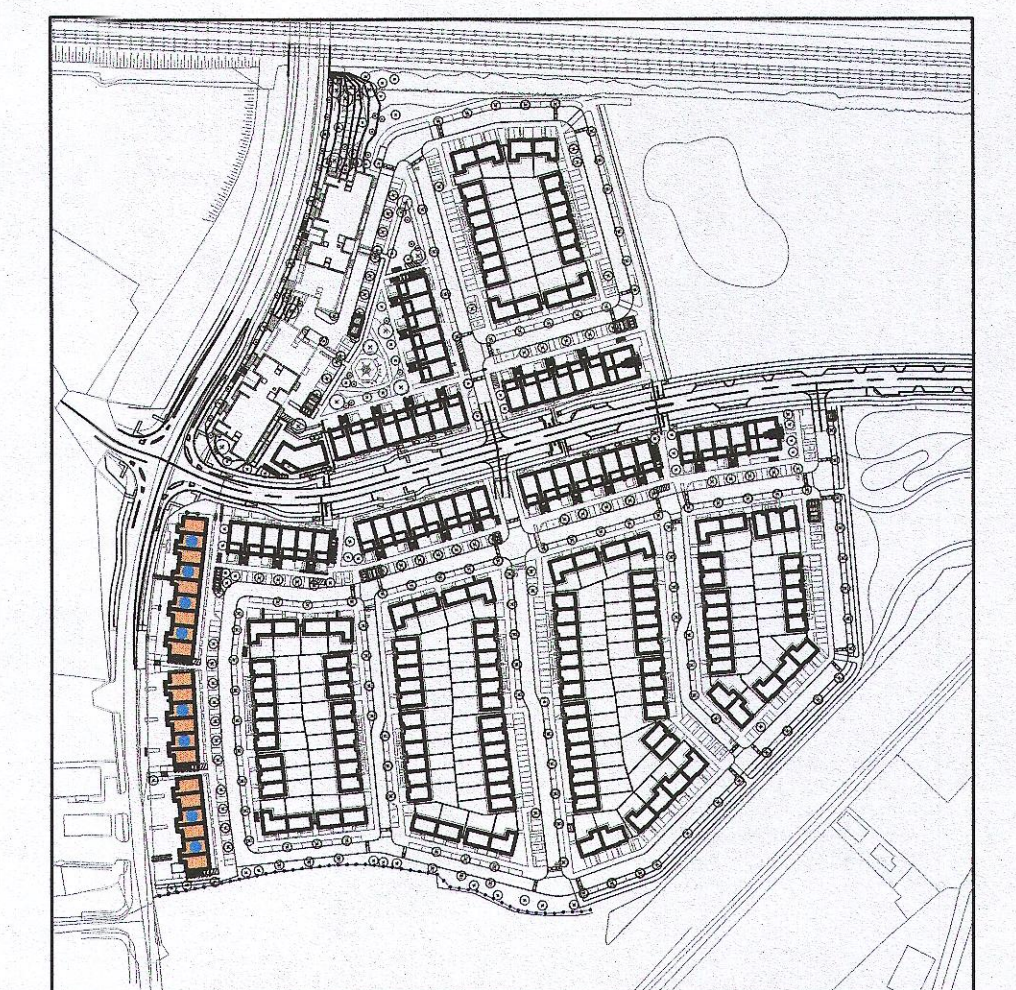
05 Roof Plan
1:100@A1



06 Typical Section A-A
1:100@A1



07 Typical Section B-B
1:100@A1



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	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

- Notes**
- Copyright Reserved
 - Work to figured dimensions only. Do not scale drawings
 - 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	Planning Application		AM

Project Adam Park Extension - Clonburris SDZ Residential Development

Drawing Title Duplex Type L1M1 - (mid) Non Handed - Plans & Section

Drawing No 6268-P-206

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

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