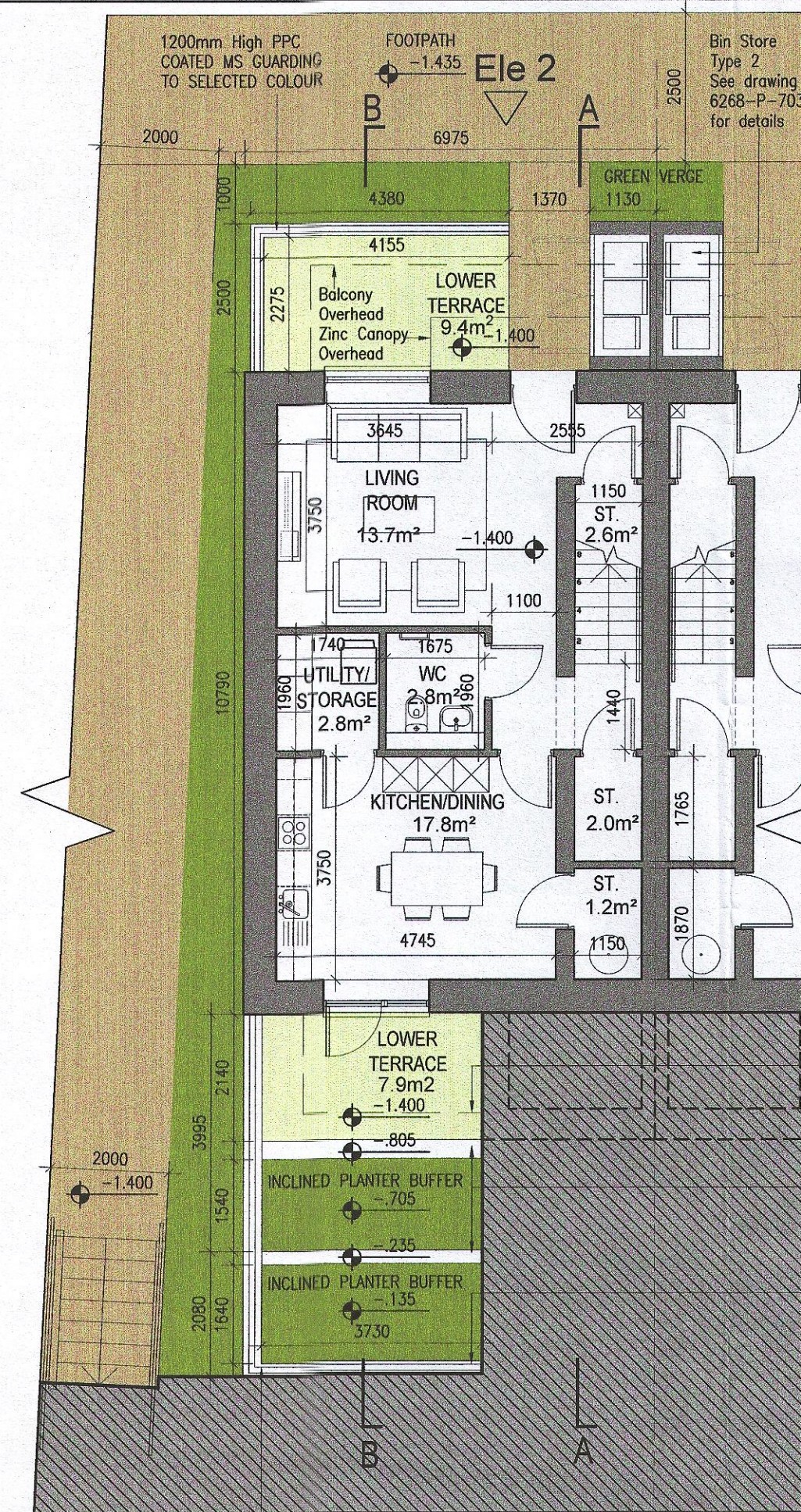
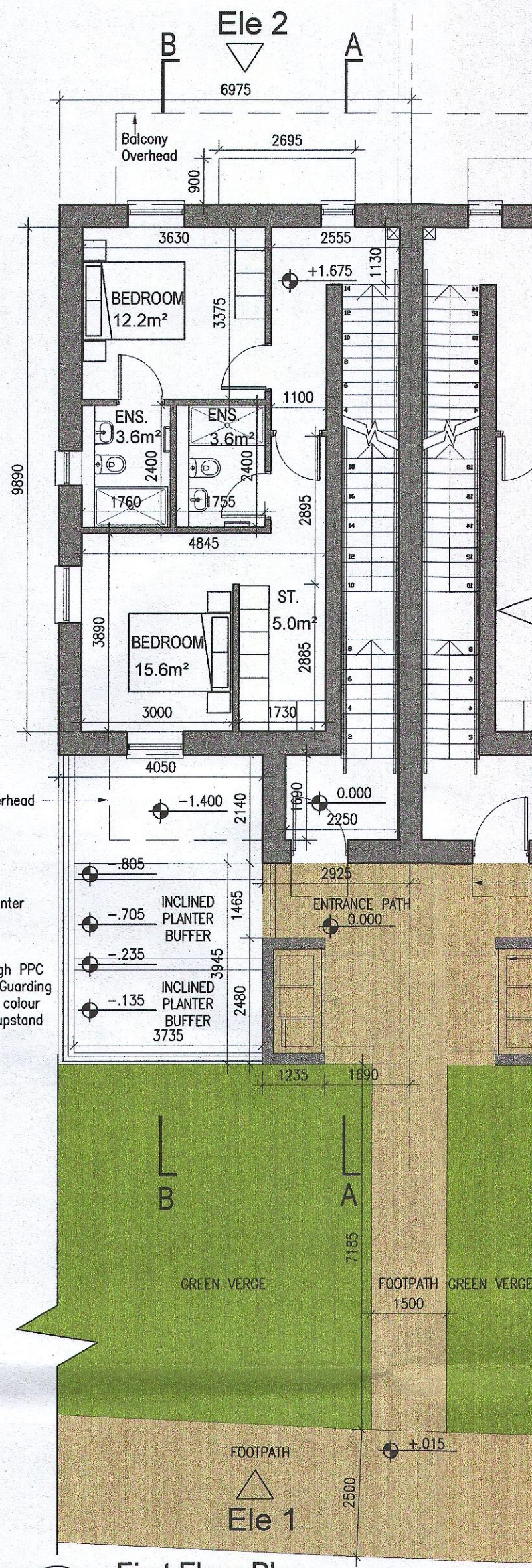


**TYPE L2 - 2 Bed**  
Level 00-01-Duplex

**DUPLEX TYPE L**  
Ground floor area 60.0m<sup>2</sup>  
First Floor area 53.0m<sup>2</sup>  
Total Floor Area (2-bed unit): 113.0m<sup>2</sup>



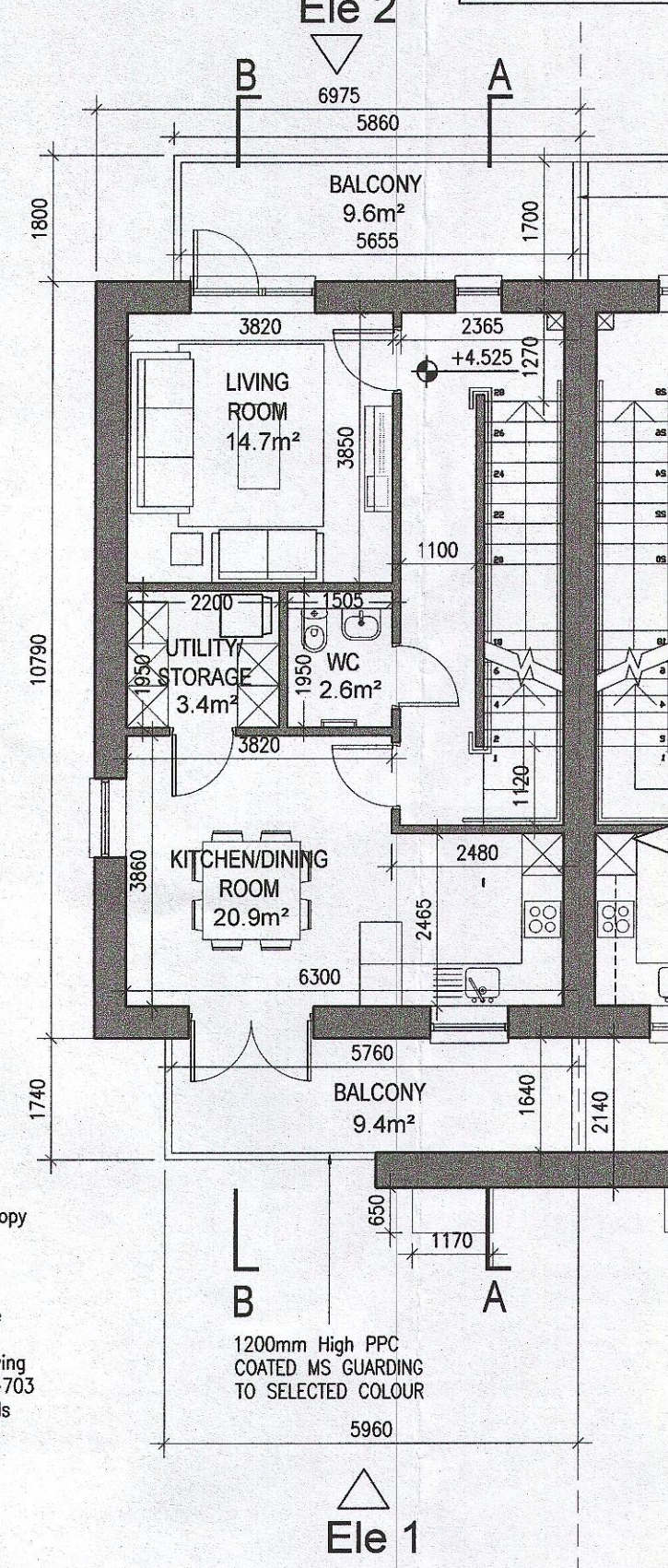
01 Ground Floor Plan



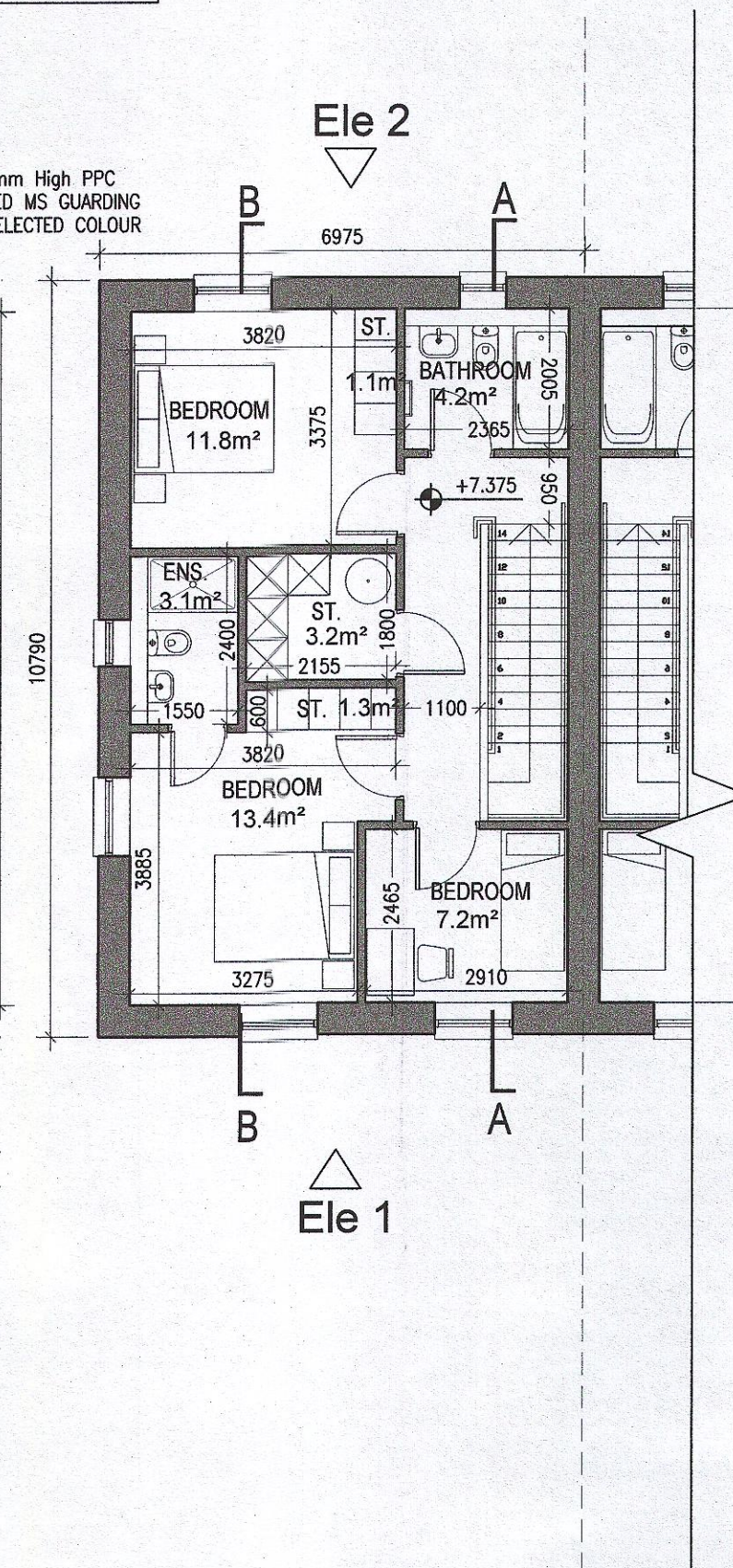
02 First Floor Plan

**TYPE M2 - 3 Bed**  
Level 02-03-Duplex

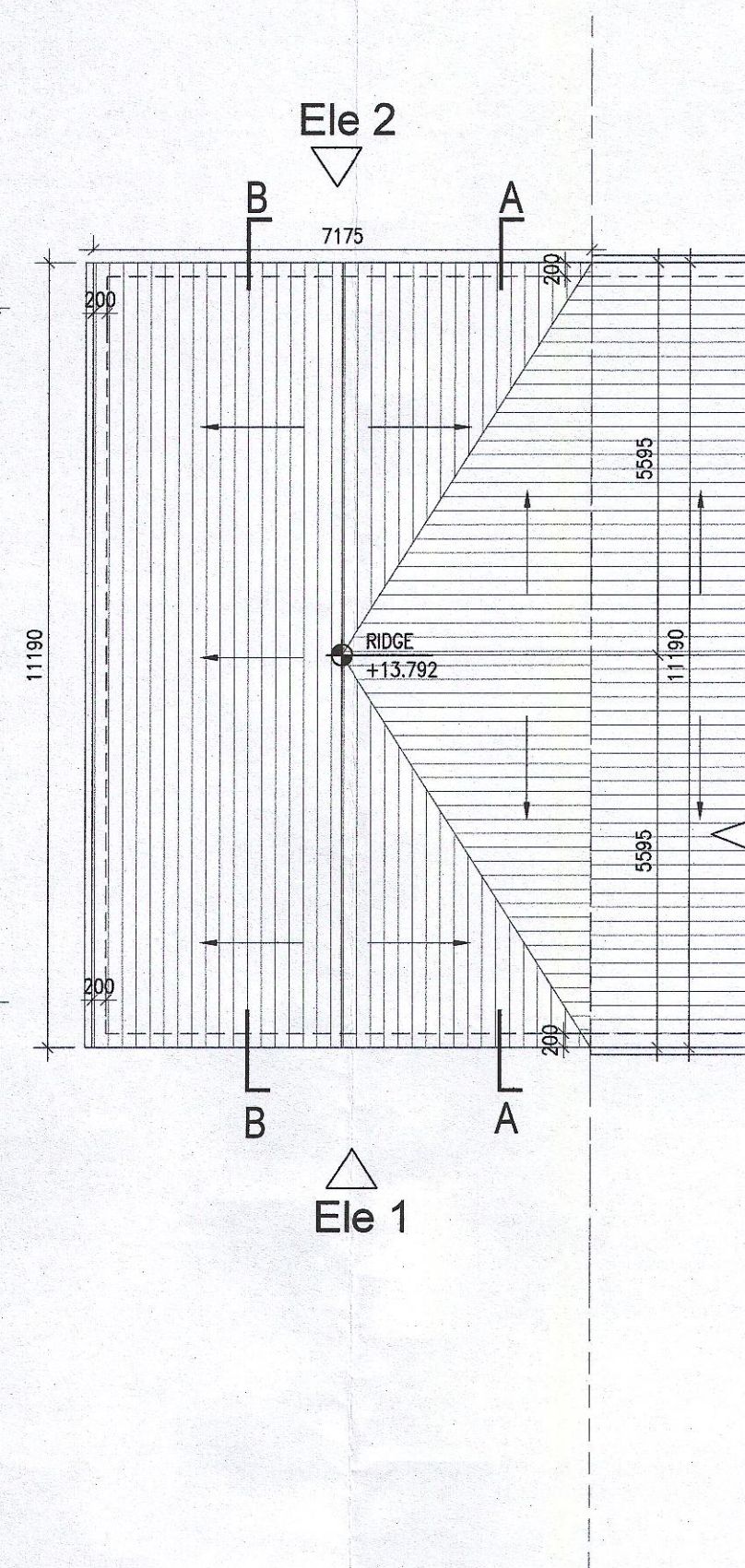
**DUPLEX TYPE M**  
First floor (stair) 10.9m<sup>2</sup>  
Second floor area 62.2m<sup>2</sup>  
Third floor area 62.2m<sup>2</sup>  
Total Floor Area (3-bed unit): 135.3m<sup>2</sup>



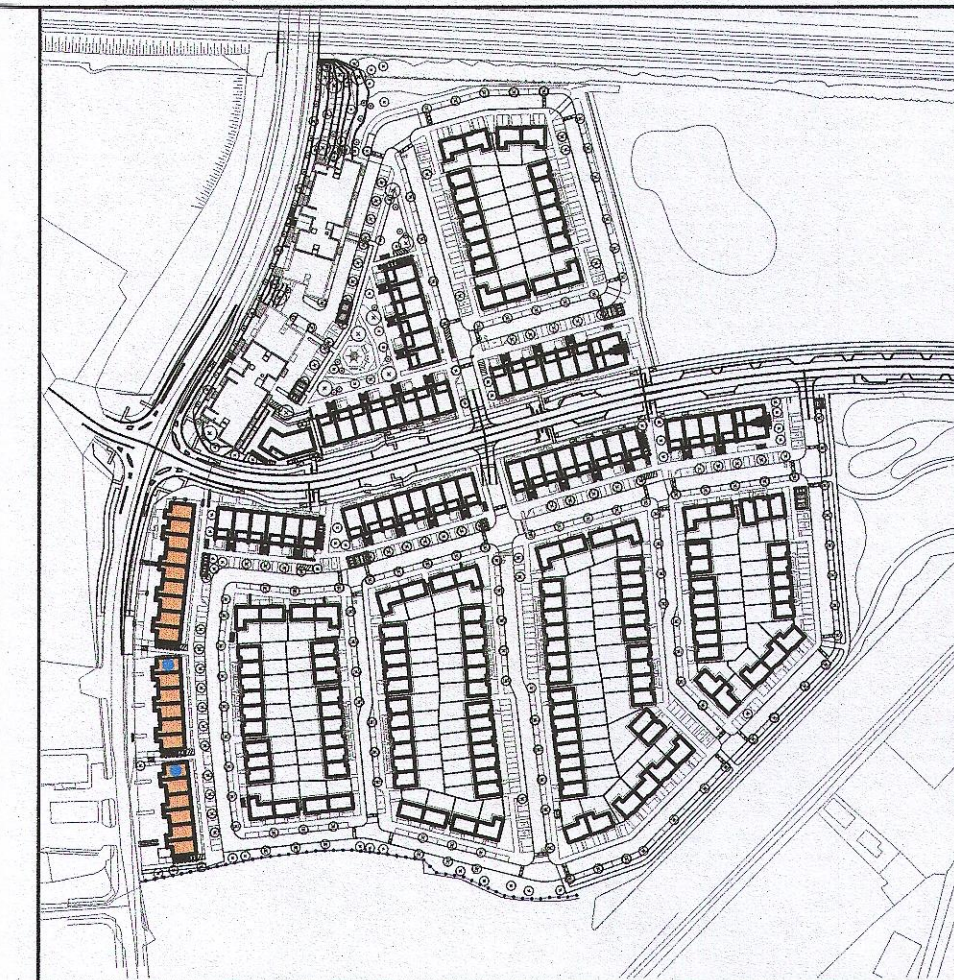
03 Second Floor Plan



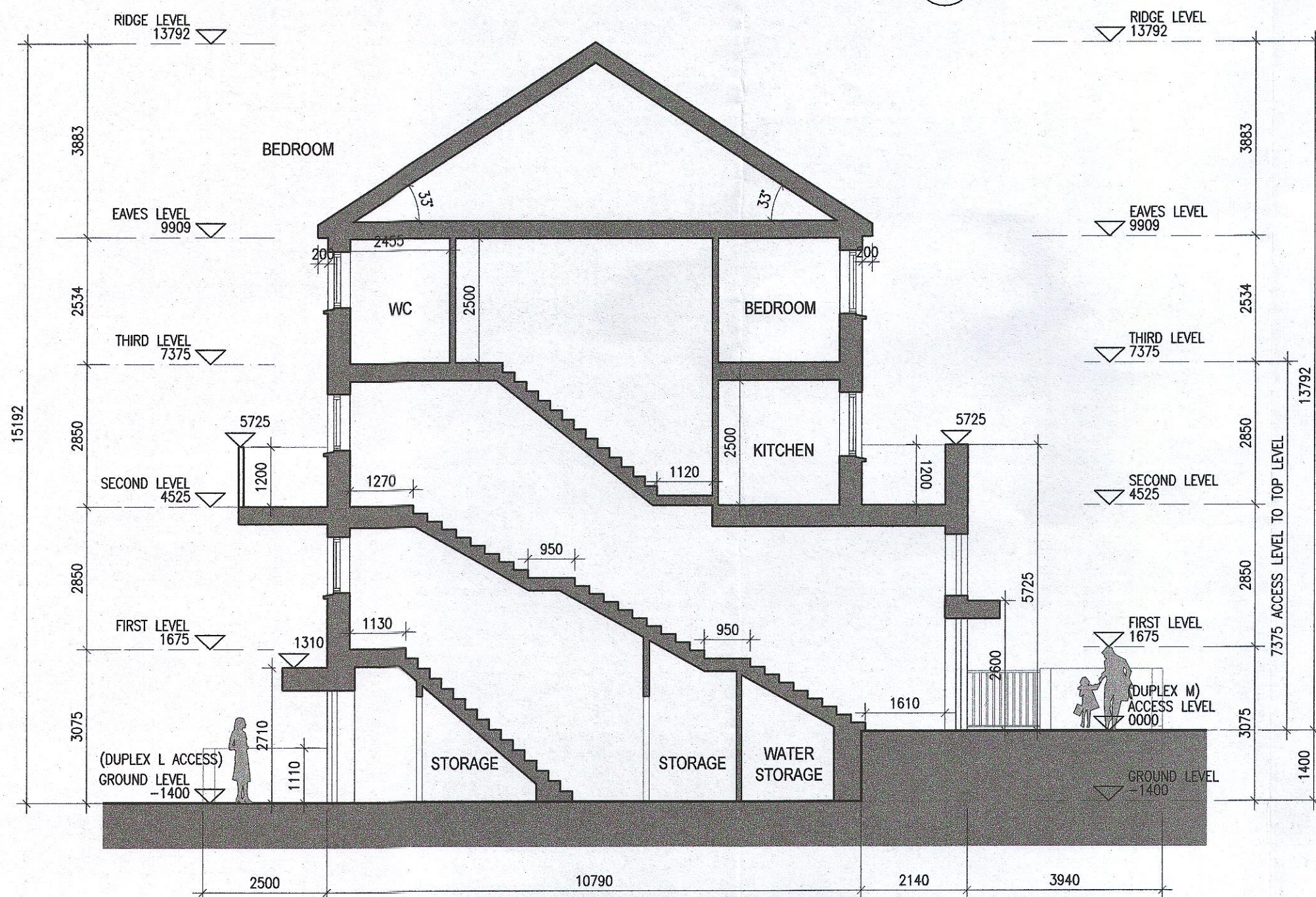
04 Third Floor Plan



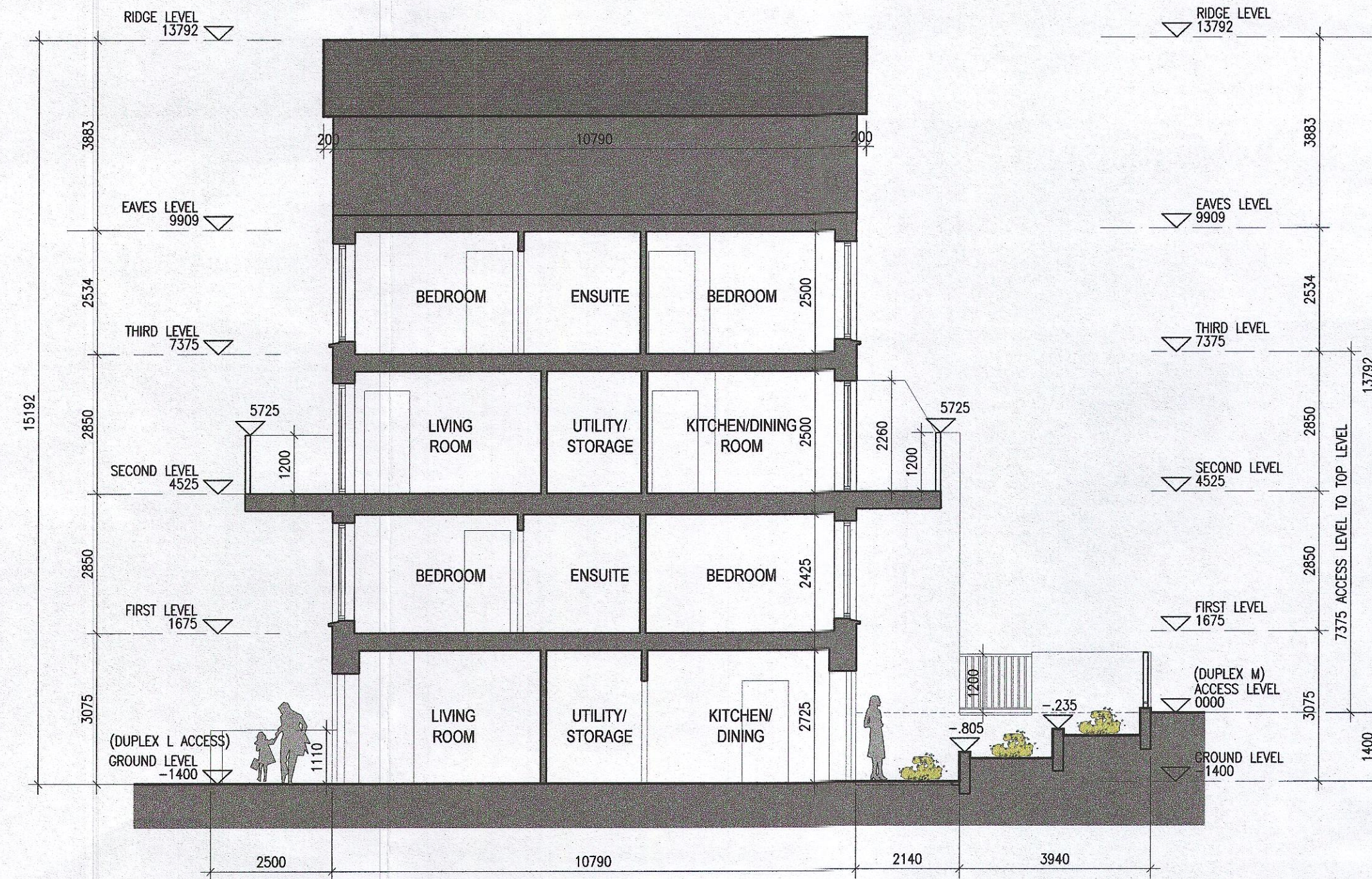
05 Roof Plan



Indicates unit locations  
**KEY PLAN [NTS]**



06 Typical Section A-A



07 Typical Section B-B

**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**  
1. Copyright Reserved  
2. Work to figured dimensions only. Do not scale drawing.  
3. The contractor is responsible for checking all levels and dimensions on site and shall refer all discrepancies to the Architect.  
4. Where appropriate, for details of r.c. structure, or mechanical and electrical details, see Engineers drawings  
5. Proprietary items shall be fixed in strict accordance with manufacturers instructions.  
6. Sizes of proprietary items shall be checked with manufacturer.  
7. 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 L2M2 - (end) Non Handed- Plans & Section
Drawing No	6268-P-210
Scale	1:100 @ A1
Rev	01
Drawn	SH
Date	JAN/2023

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