

DUPLEX TYPE O,P

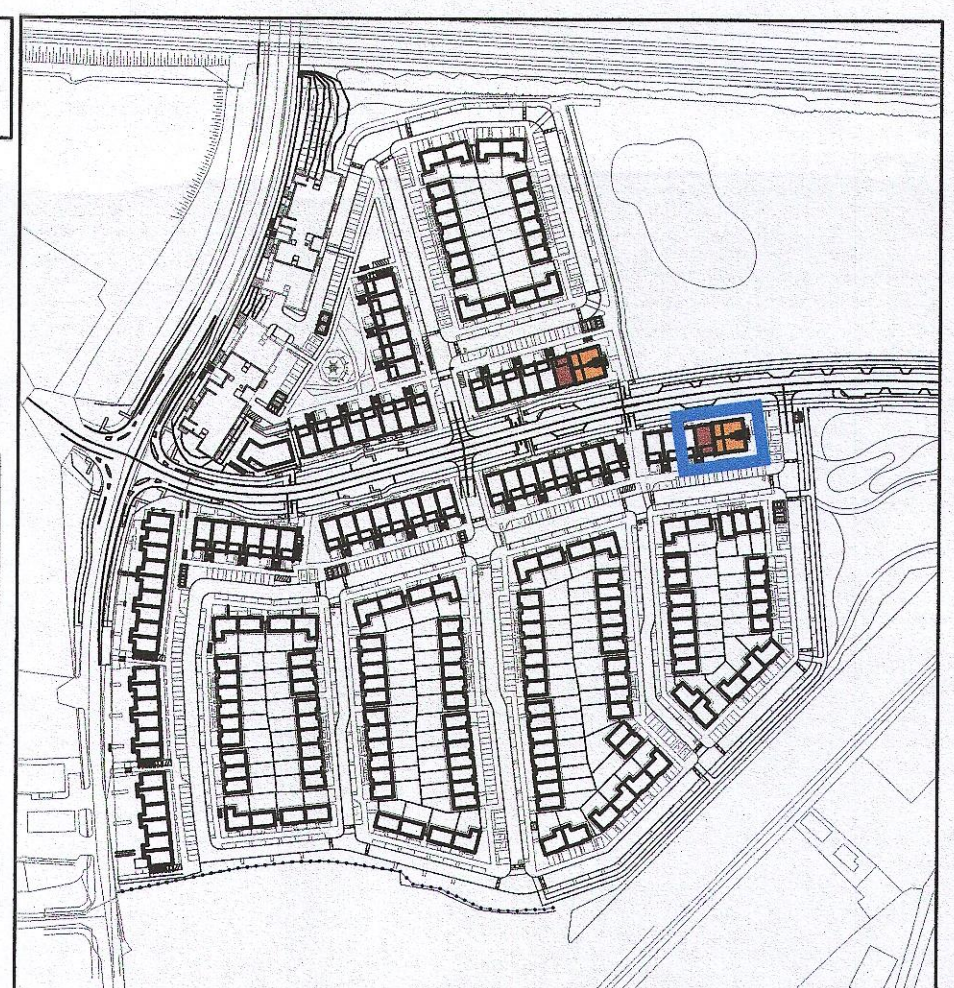
DUPLEX TYPE J3K3

DUPLEX unit type	No. of beds	No. of storeys	No. of units
Type J	- 2 bed	2 storeys	46
Type K	- 3 bed	1 storey	46
Type L	- 2 bed	2 storeys	21
Type M	- 3 bed	2 storeys	21
Type O	- 2 bed	2 storeys	04
Type P	- 3 bed	1 storey	04
			142

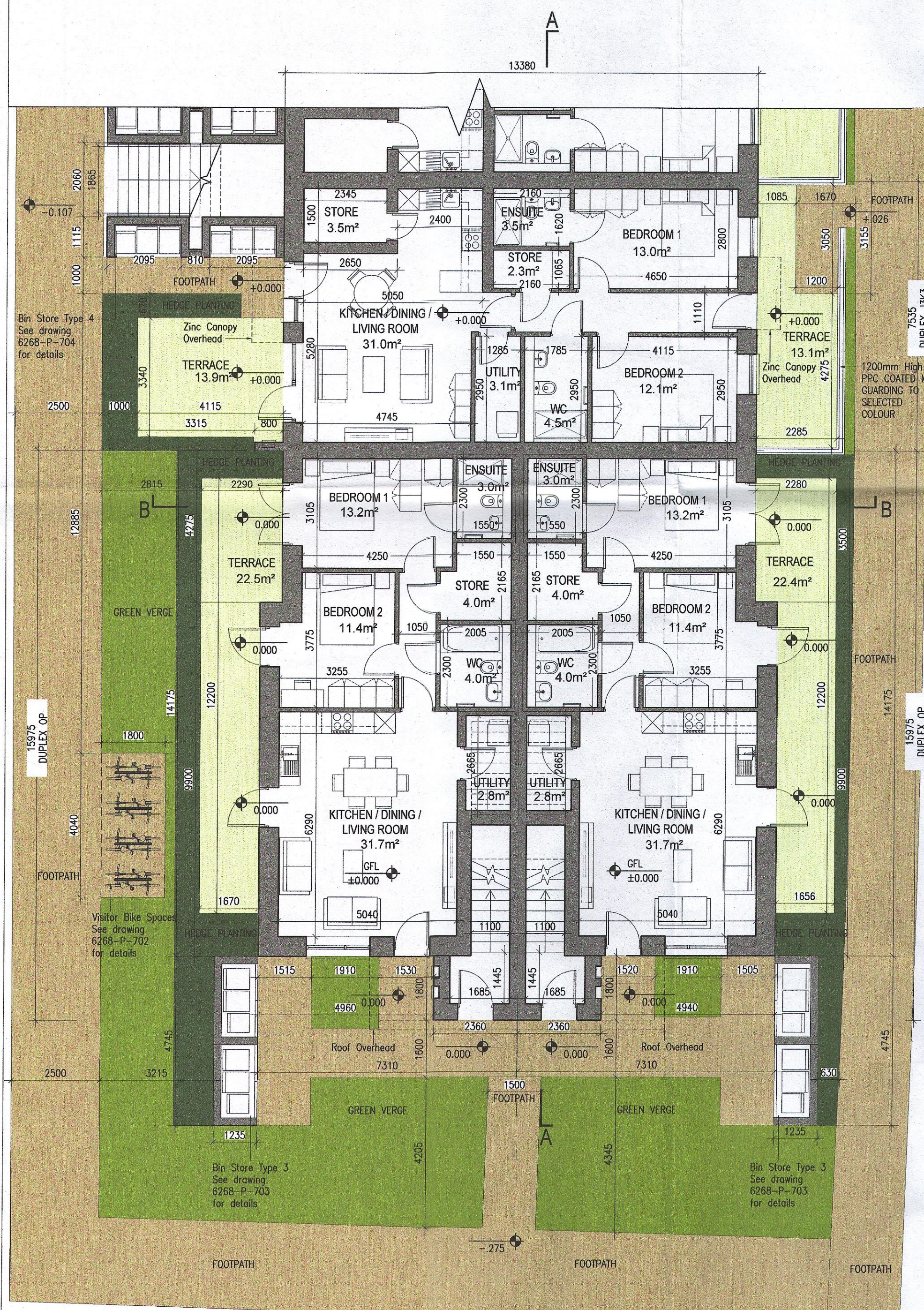
MATERIAL CODE LEGEND	
01	BUFF BRICK - STANDARD BOND - LIGHT APPROVED TONE
02	BUFF BRICK - FEATURE BOND - LIGHT APPROVED TONE
03	BUFF BRICK - STANDARD BOND - BROWN APPROVED TONE
04	BUFF BRICK - FEATURE BOND - BROWN APPROVED TONE
05	SELF COLOURED RENDER - LIGHT APPROVED TONE
06	SELF COLOURED RENDER - DARK 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 OBTAINED BY 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 FASCIA, SOFFITS AND BARGE BOARDS PAINTED MILDSTEEL RAILINGS AND BALUSTRADES

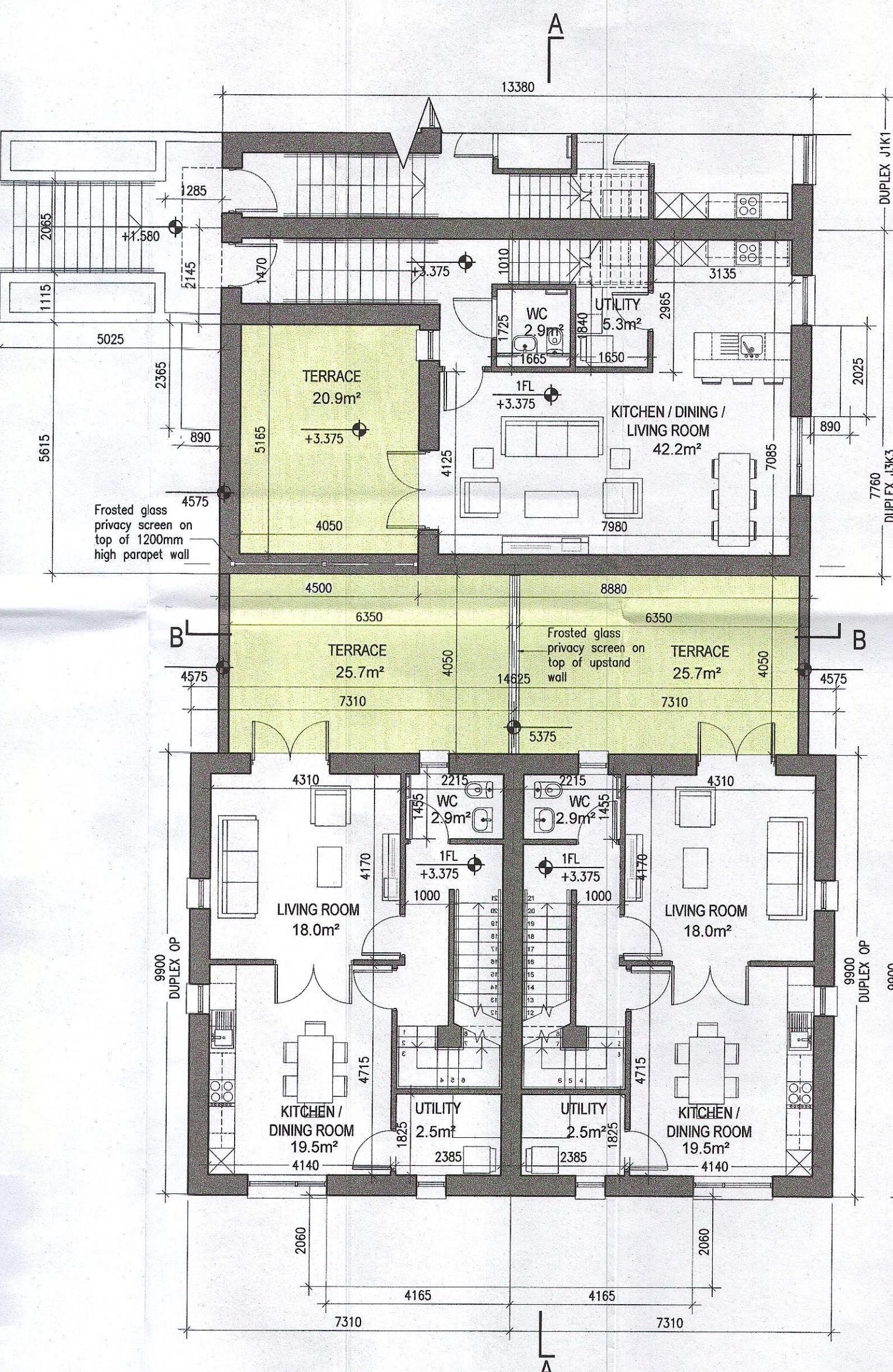
DUPLEX TYPE O	Total Floor Area (2-bed unit):	79.5.0m ²
DUPLEX TYPE P	Private Int. Stair	6.3m ²
	First floor area	59.7m ²
	Second floor area	59.7m ²
	Total Floor Area (3-bed unit):	125.7m ²
APARTMENT TYPE J3	Ground floor area	87.0m ²
	Total Floor Area (2-bed unit):	87.0m ²
DUPLEX TYPE K3	Ground floor priv. stair	6.6m ²
	First floor area	56.5m ²
	Second floor area	56.5m ²
	Total Floor Area (3-bed unit):	119.6m ²



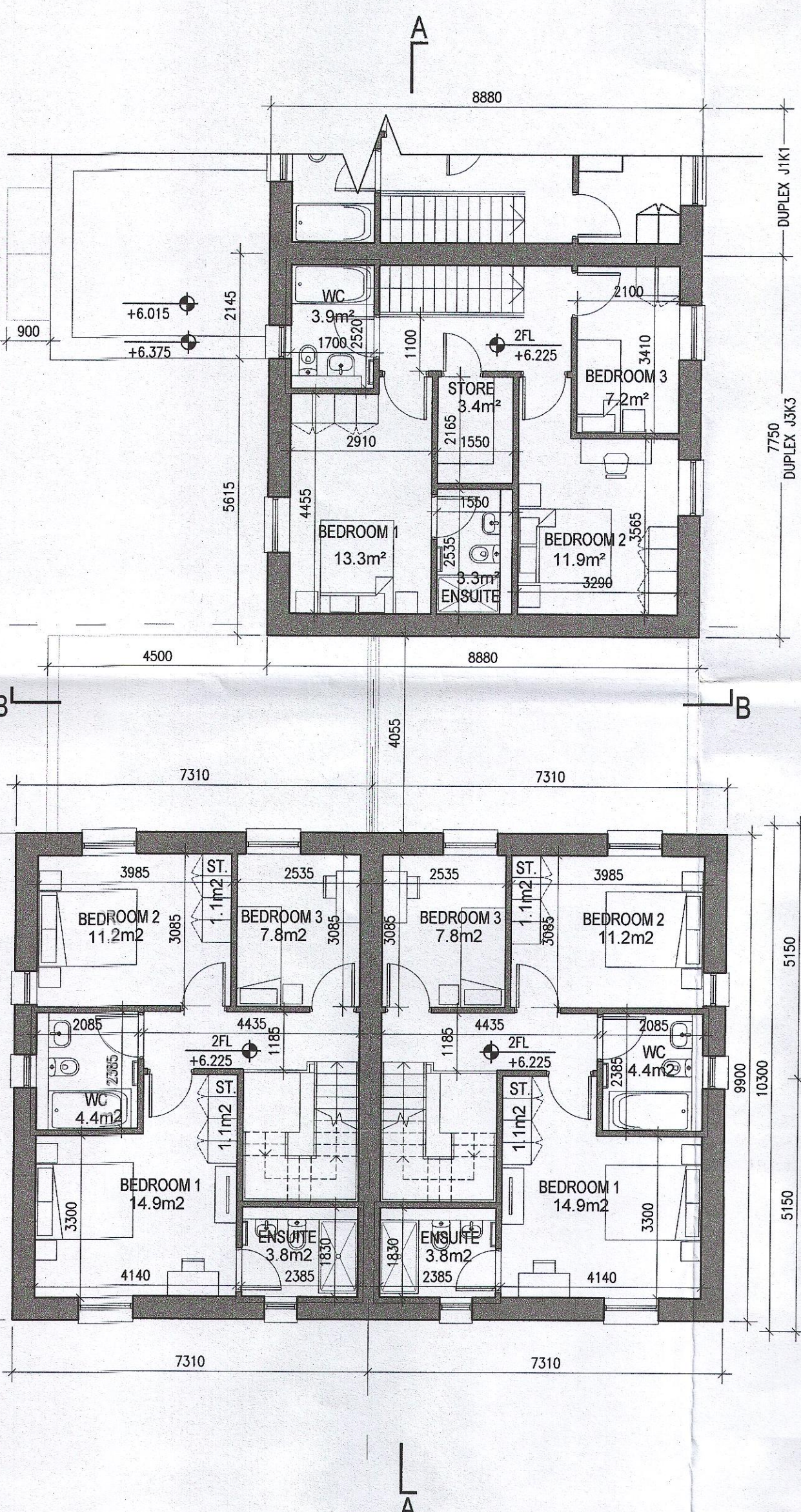
Indicates unit locations
KEY PLAN [NTS]



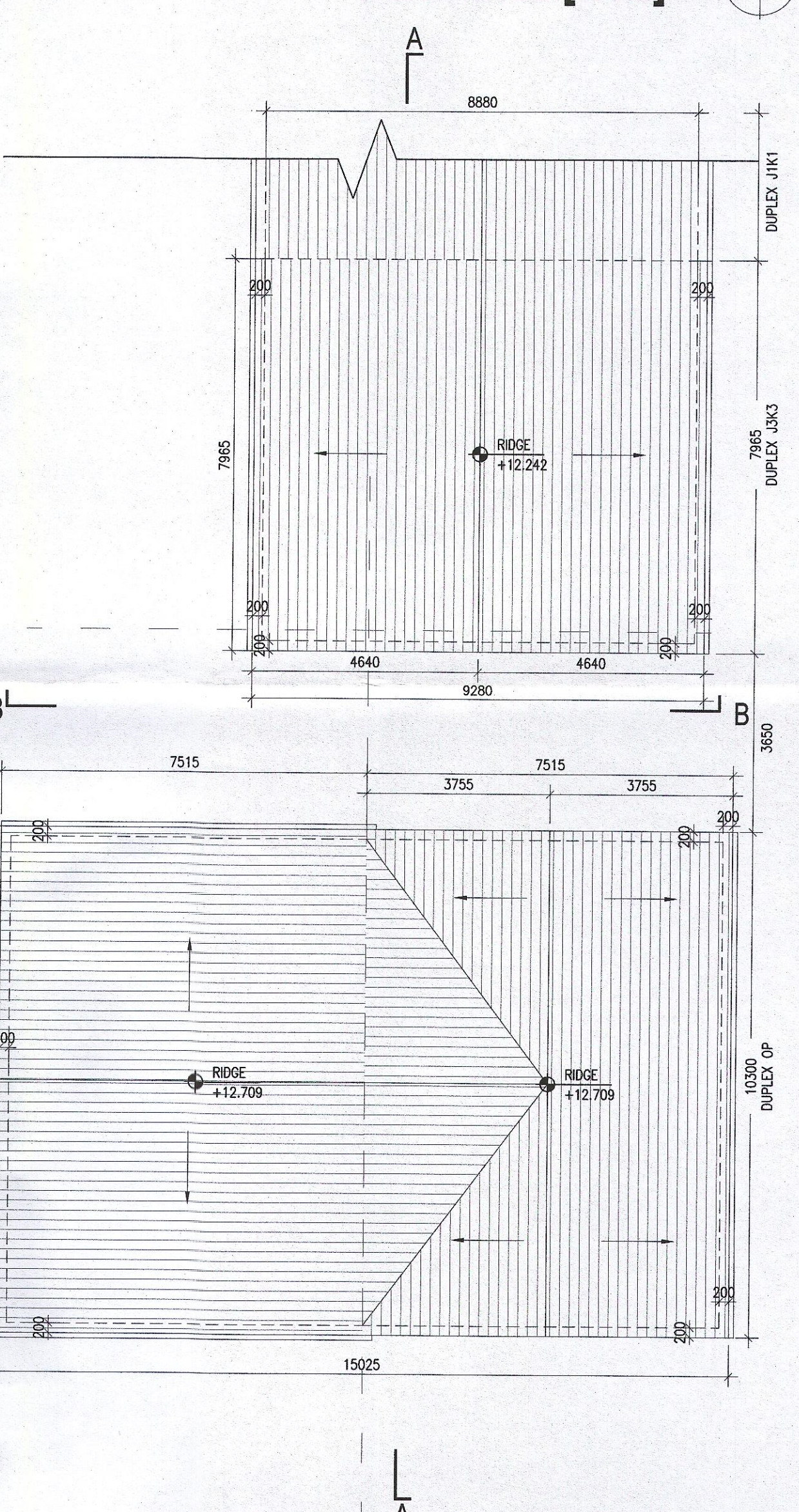
01 Ground Floor Plan



02 First Floor Plan



03 Second Floor Plan



04 Roof Floor Plan
1:100@A1

- 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 place in 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 OP & JK3 - (end) Non Handed - Plans
Drawing No	6268-P-216
Scale	1:100 @ A1
Rev	01
Drawn	JN
Date	JAN/2023

REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL LANDSCAPING DETAILS

DUPLEX TYPE OP & JK3

