

**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 - 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 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

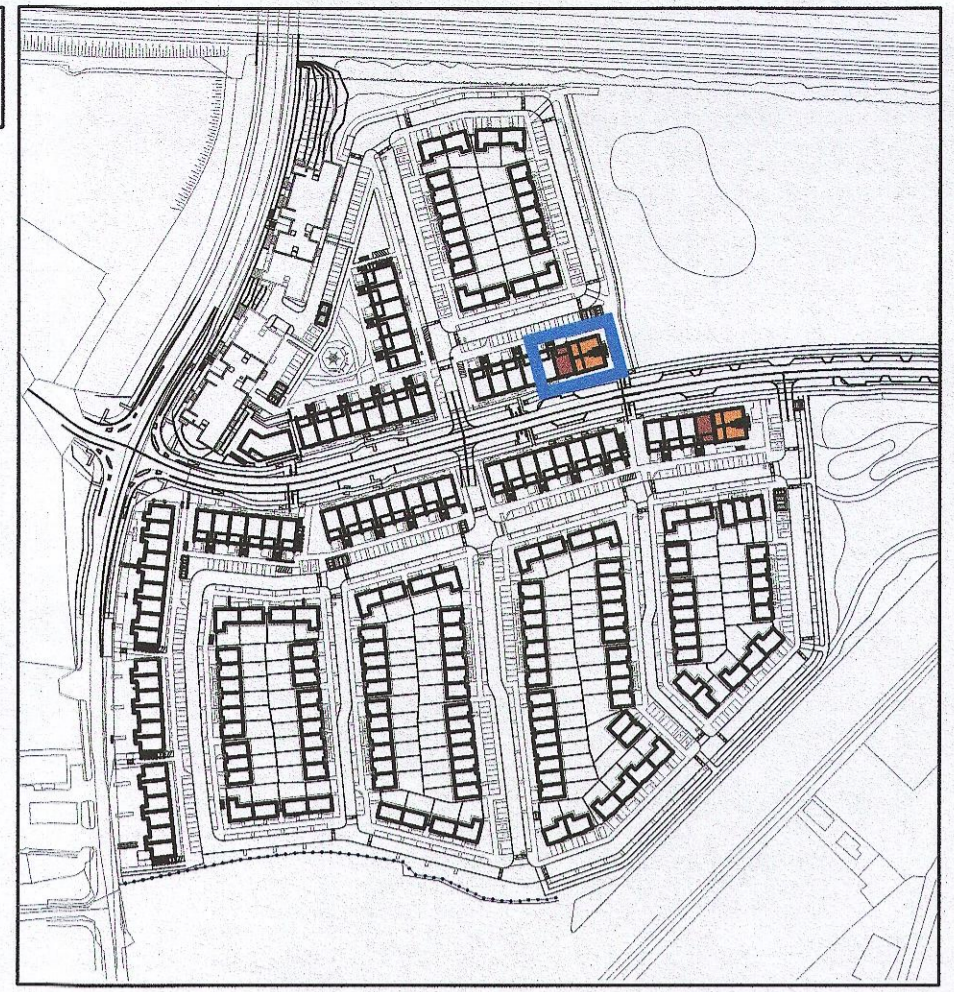
**OTHER ITEMS:** uPVC OR POWDER COATED METAL FASCIAS, SOFFITS AND BARGE BOARDS PAINTED MILDSTEEL RAILINGS AND BALUSTRADES

**DUPLEX TYPE O**  
Total Floor Area (2-bed unit): **79.5.0m<sup>2</sup>**

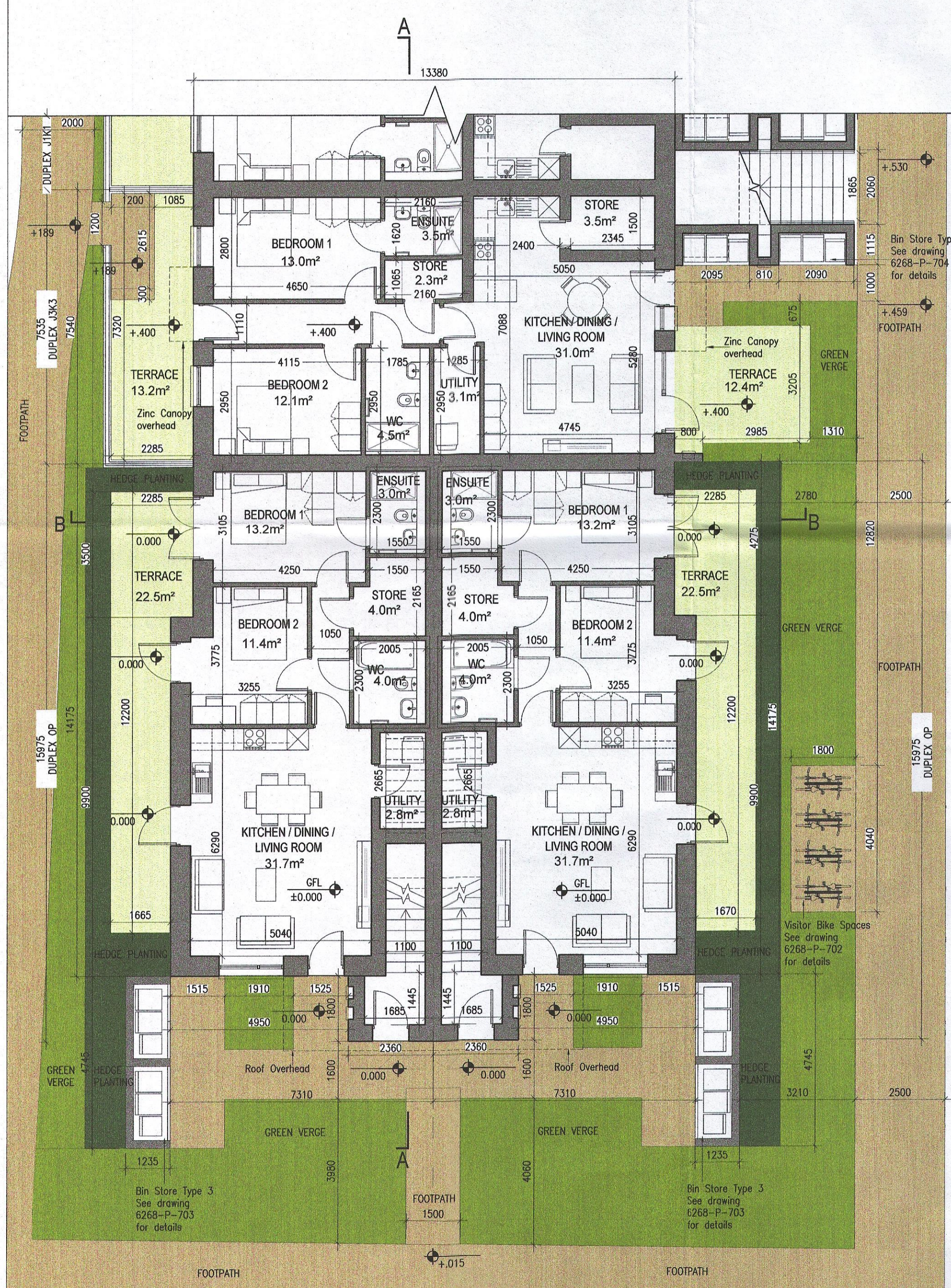
**DUPLEX TYPE P**  
Private Int. Stair: 6.3m<sup>2</sup>  
First floor area: 59.7m<sup>2</sup>  
Second floor area: 59.7m<sup>2</sup>  
Total Floor Area (3-bed unit): **125.7m<sup>2</sup>**

**APARTMENT TYPE J3**  
Ground floor area: 87.0m<sup>2</sup>  
Total Floor Area (2-bed unit): 87.0m<sup>2</sup>

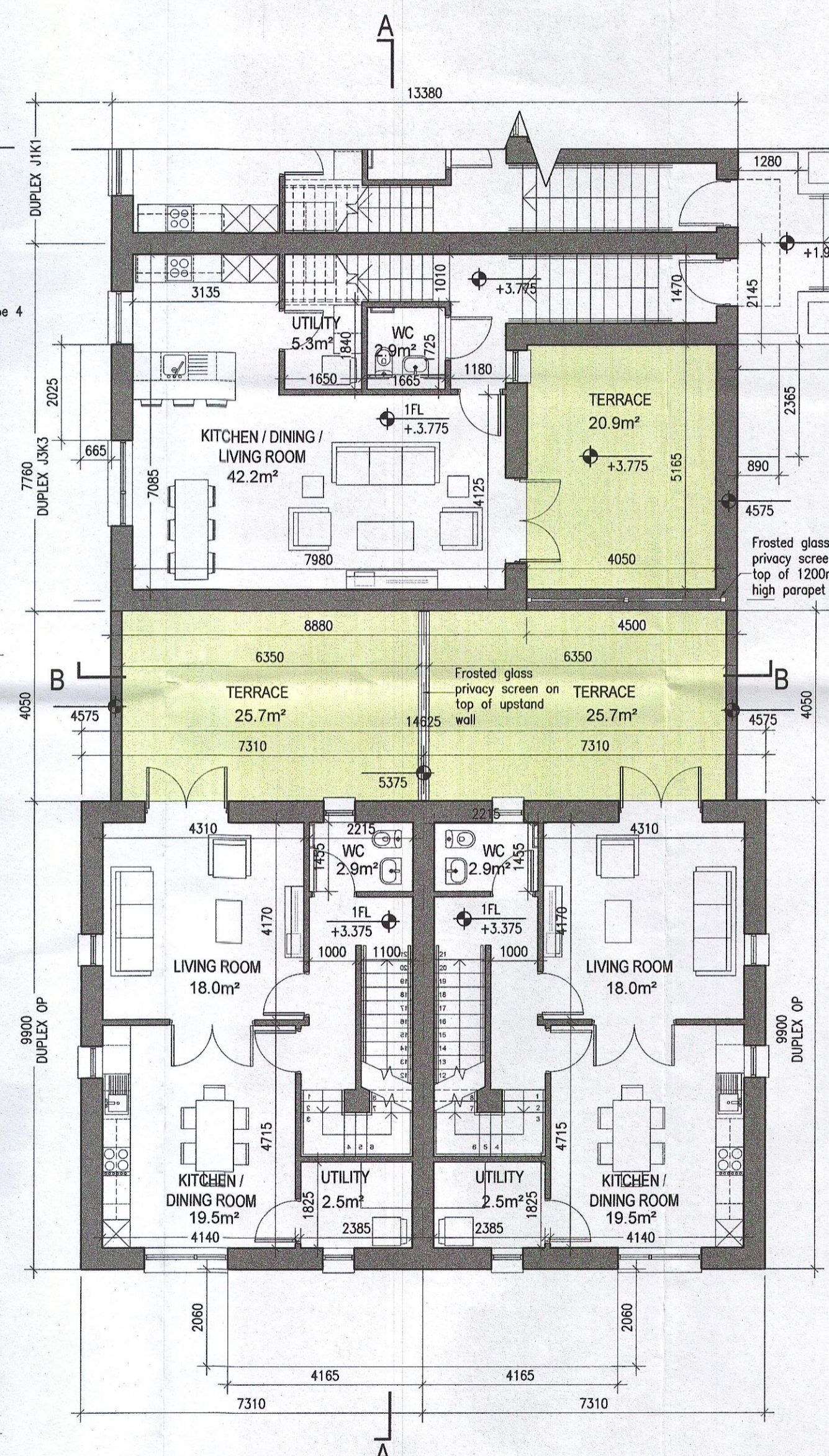
**DUPLEX TYPE K3**  
Ground floor priv. stair: 6.6m<sup>2</sup>  
First floor area: 56.5m<sup>2</sup>  
Second floor area: 56.5m<sup>2</sup>  
Total Floor Area (3-bed unit): **119.6m<sup>2</sup>**



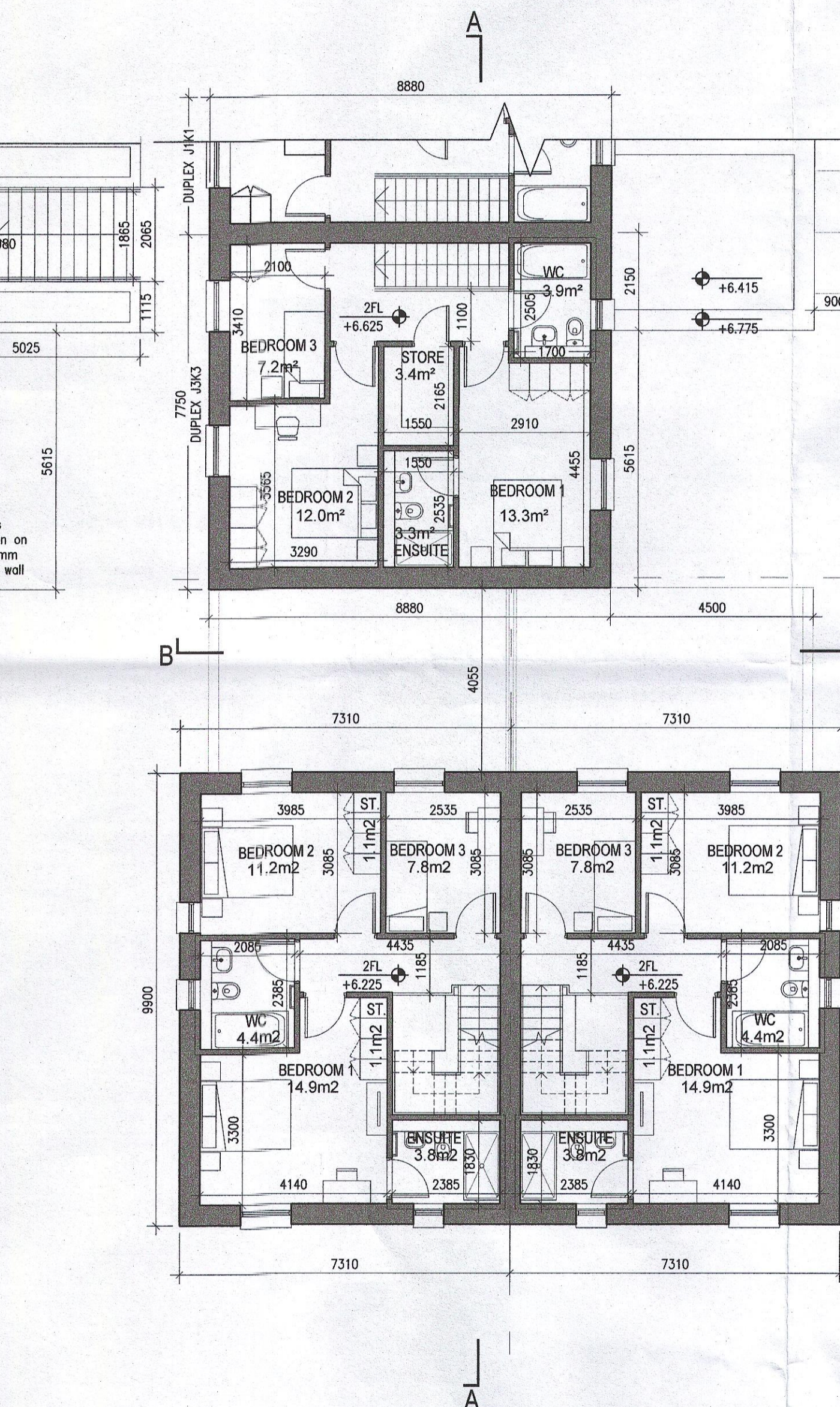
Indicates unit locations  
**KEY PLAN [NTS]**



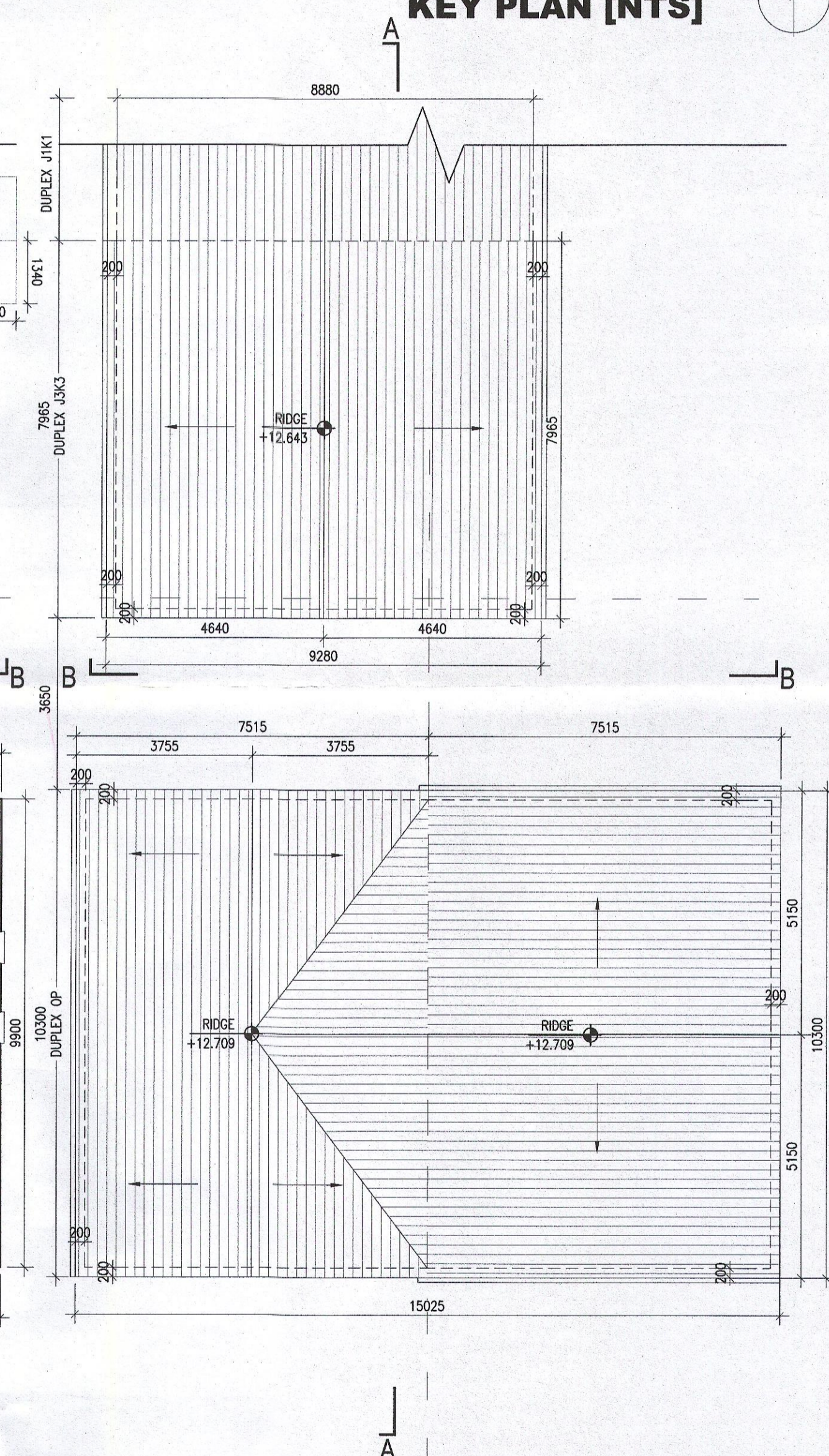
**01 Ground Floor Plan**



**02 First Floor Plan**



**03 Second Floor Plan**



**04 Roof Floor Plan**  
1:100@A1

**REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL LANDSCAPING DETAILS**

**DUPLEX TYPE OP & J3K3**

**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. 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 OP & J3K3 - (end) Handed - Plans
Drawing No	6268-P-218
Scale	1:100 @ A1
Rev	01
Drawn	AM
Date	JAN/2023

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