

DUPLEX TYPE O,P

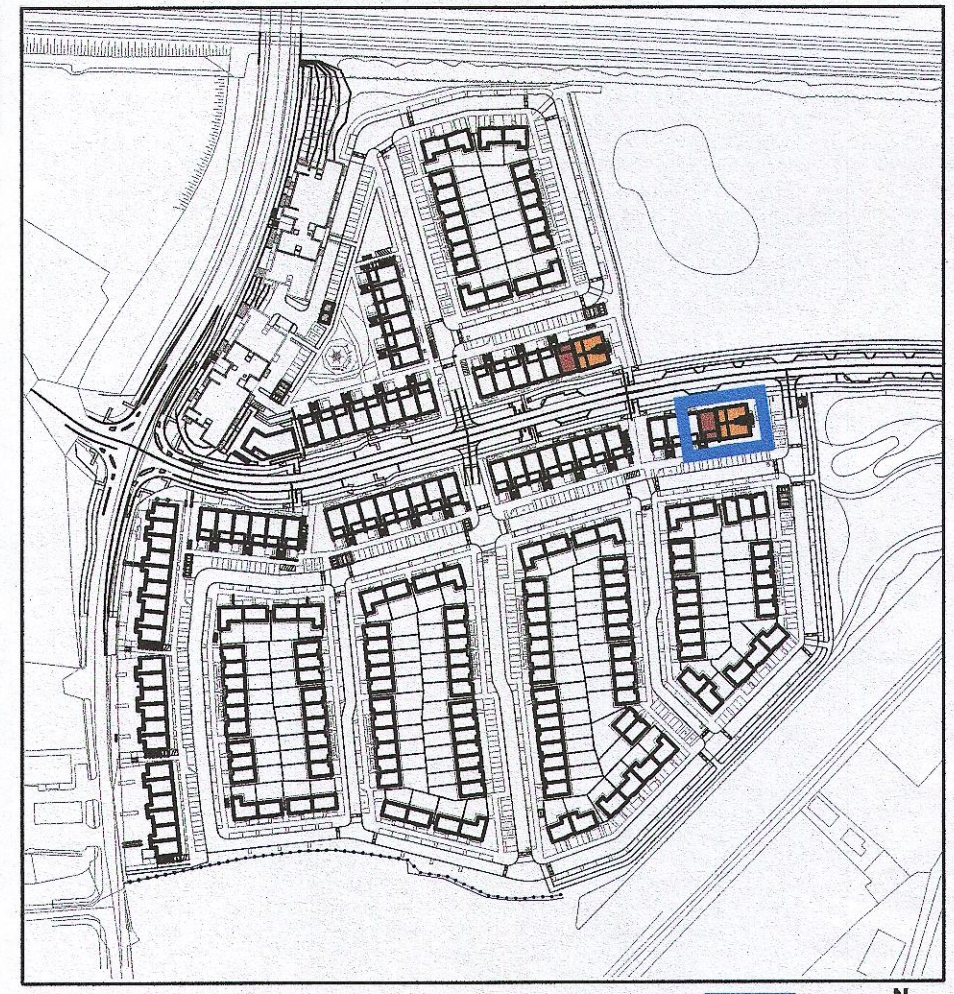
DUPLEX TYPE J3K3

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 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):	79.50m 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



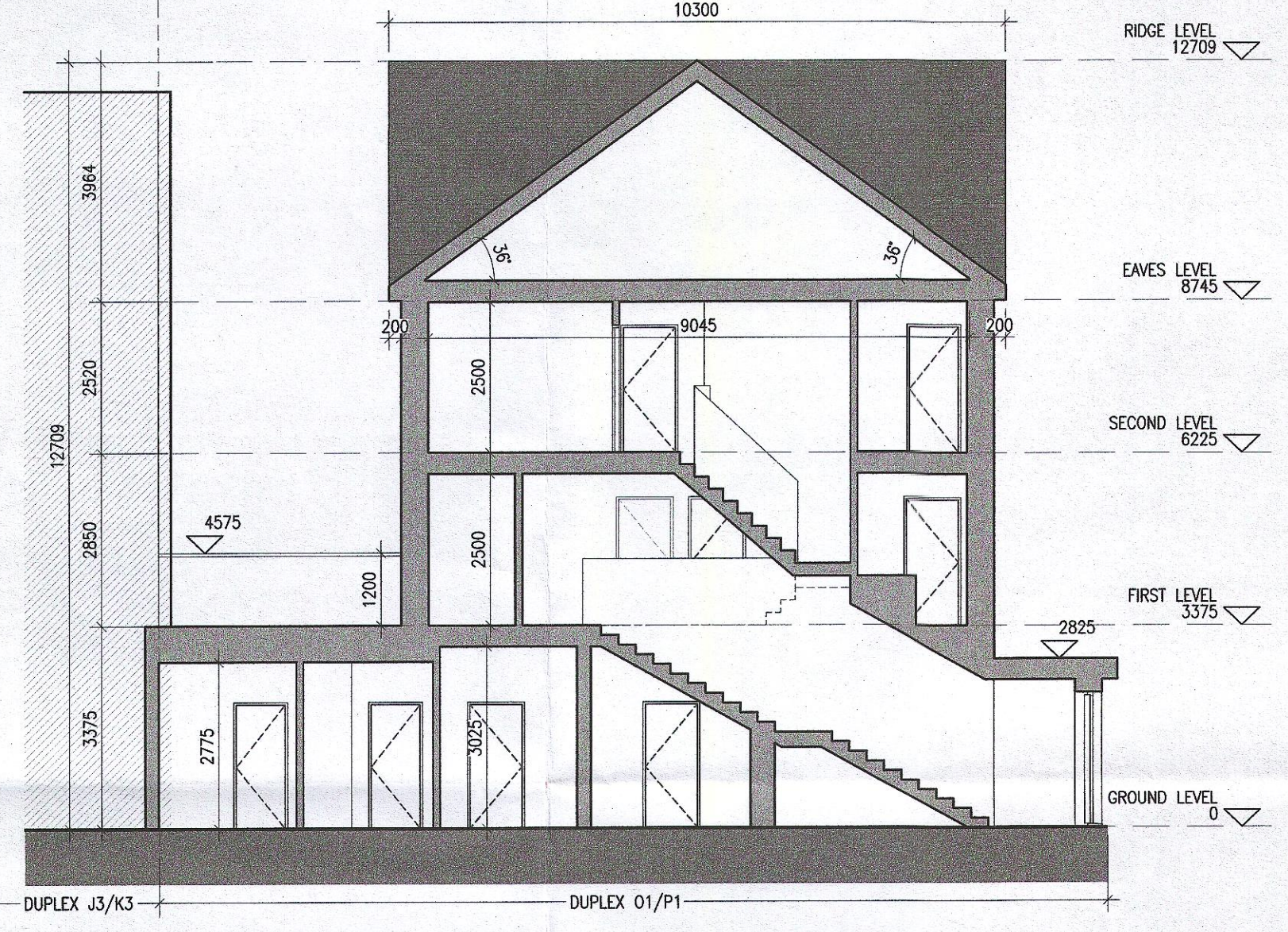
Indicates unit locations
KEY PLAN [NTS]



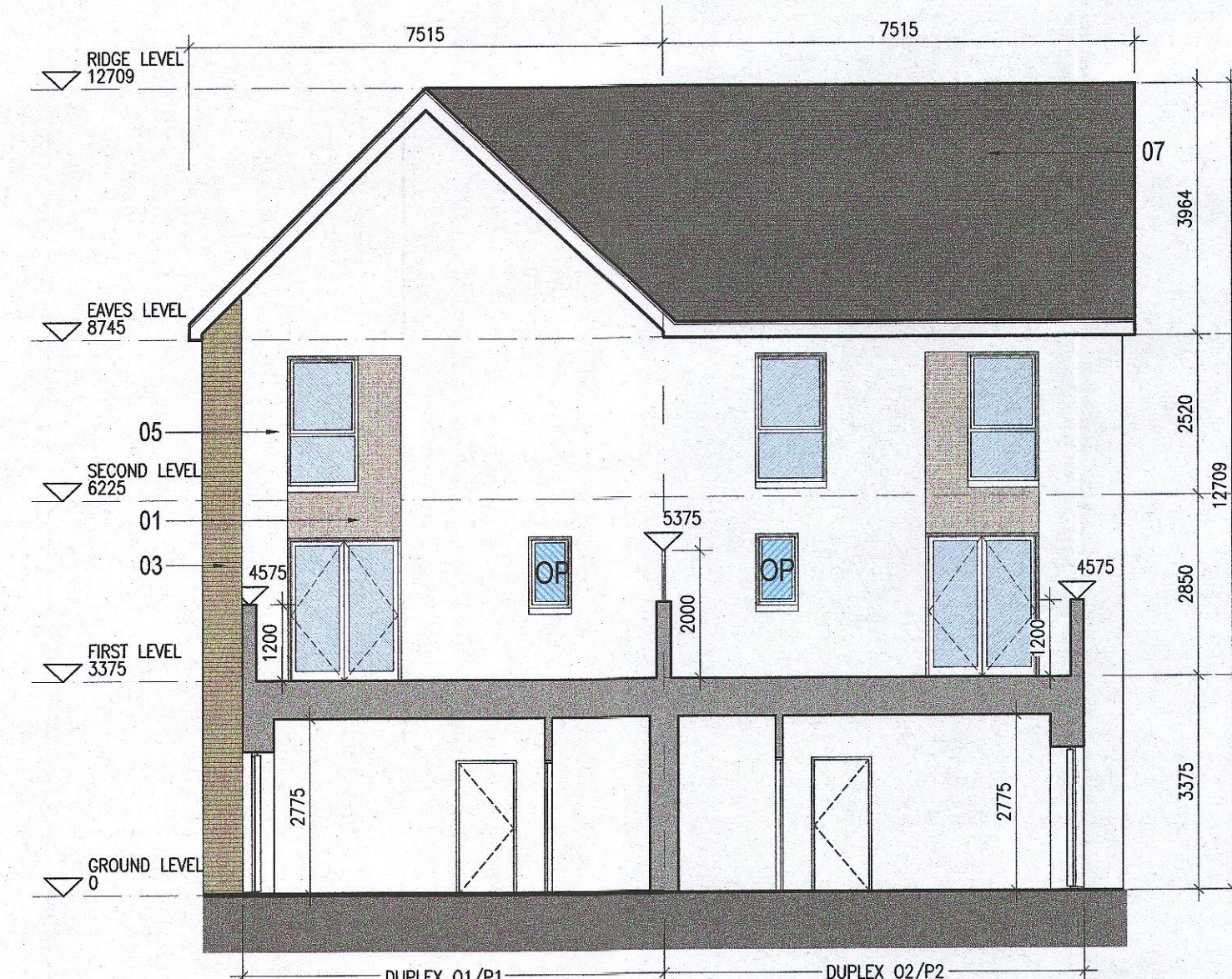
05 Front Elevation
1:100@A1



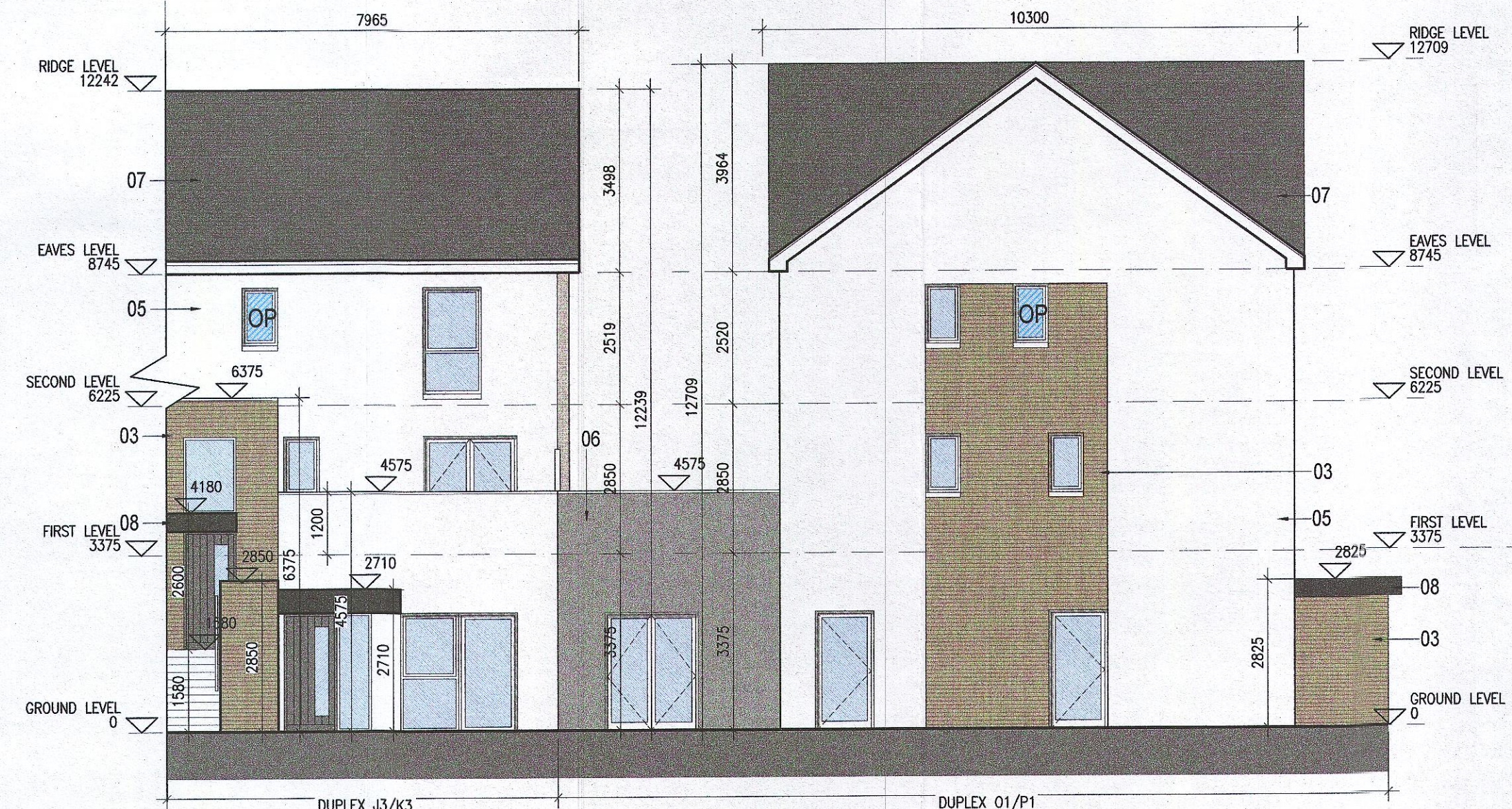
06 Side Elevation Clonburris New Link Street
1:100@A1



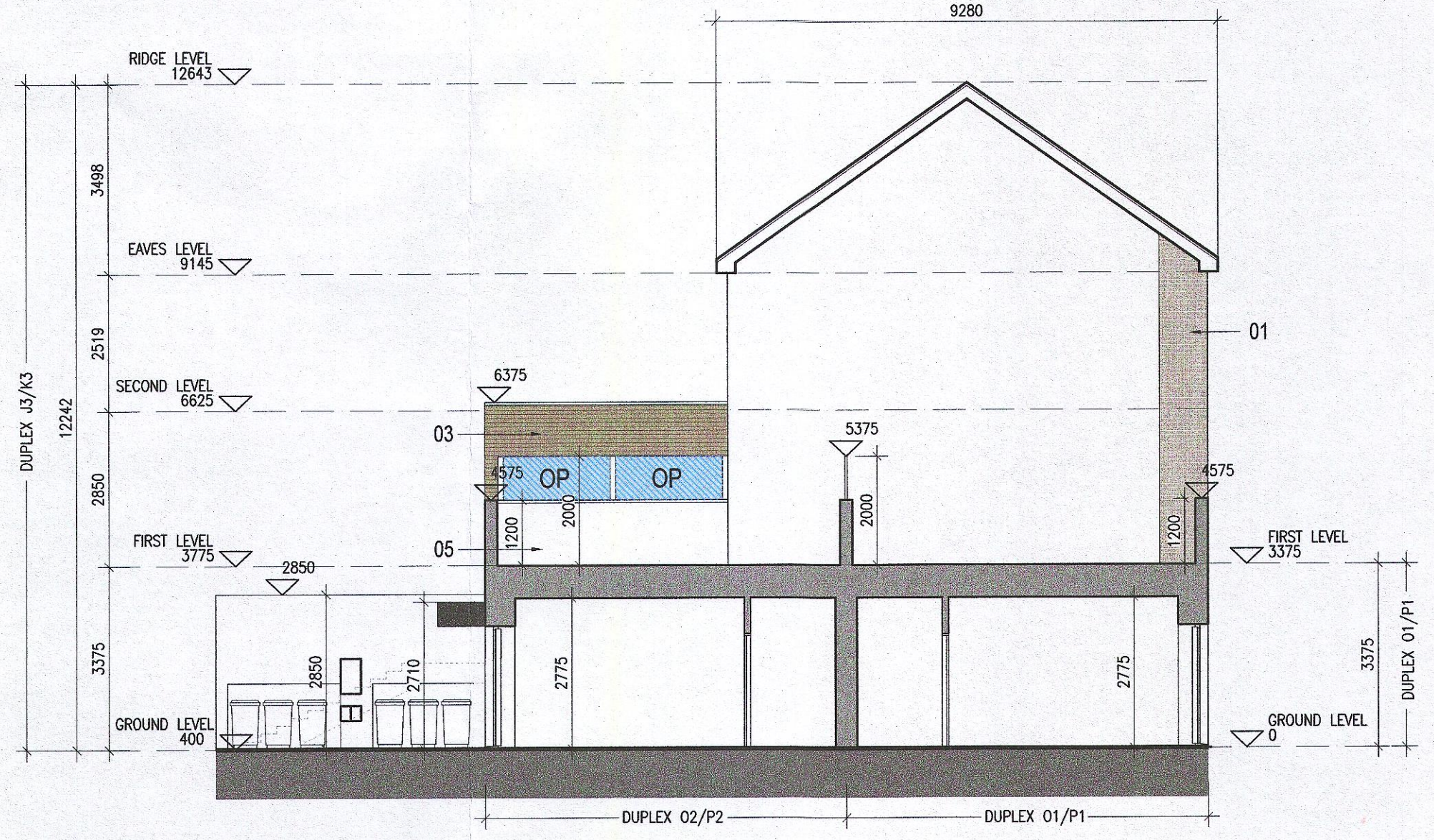
07 Typical Section [A-A]
1:100@A1



08 Rear Elevation
1:100@A1



09 Side Elevation New Local Street 1
1:100@A1



10 Typical Section [B-B]
1:100@A1

- Notes**
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 - 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 e.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 & JK3 - (end) Non Handled - Elevations & Section
Drawing No	6268-P-217
Scale	1:100 @ A1
Rev	01
Drawn	JN
Date	JAN/2023

DUPLEX TYPE O,P

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