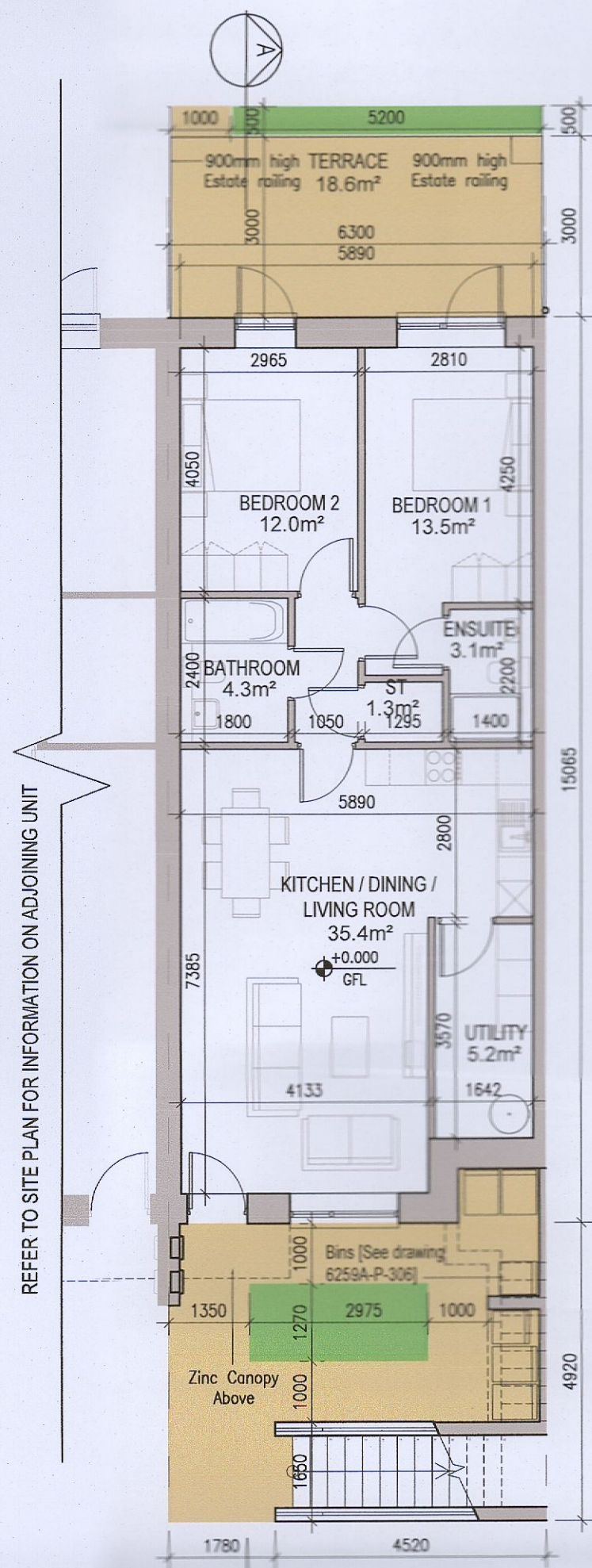
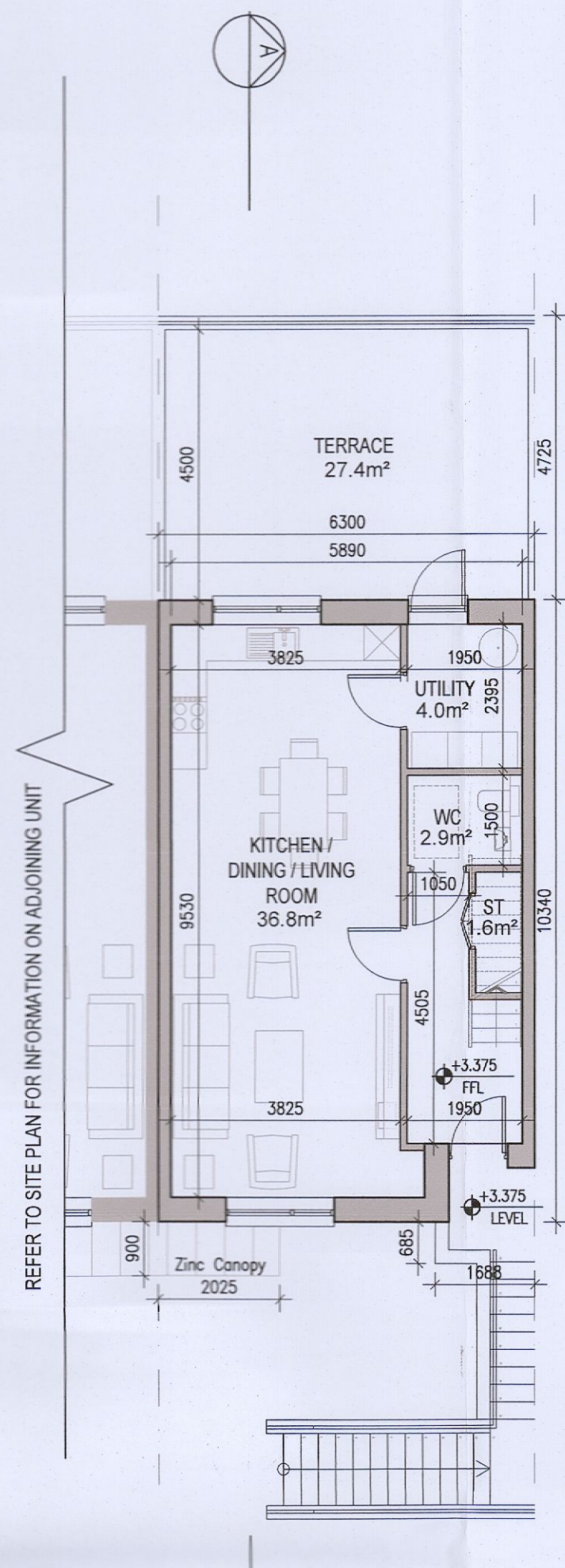


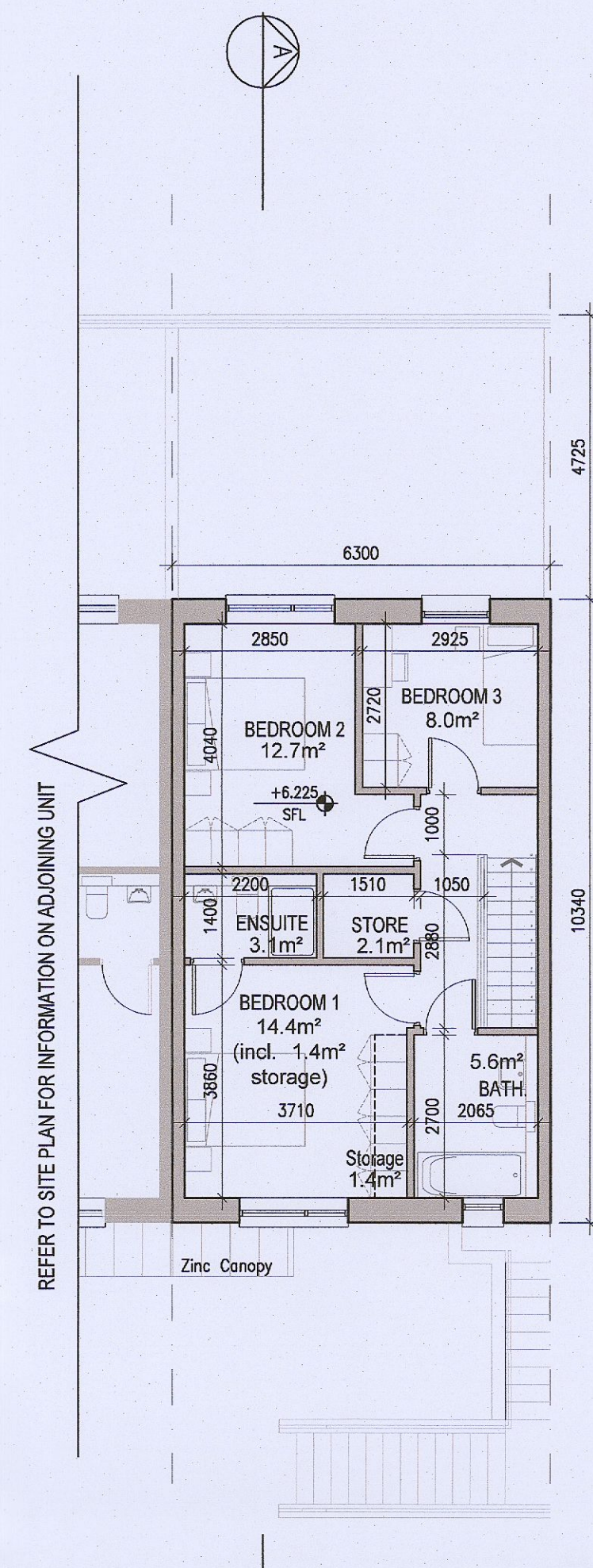
**DUPLEX TYPE J1**



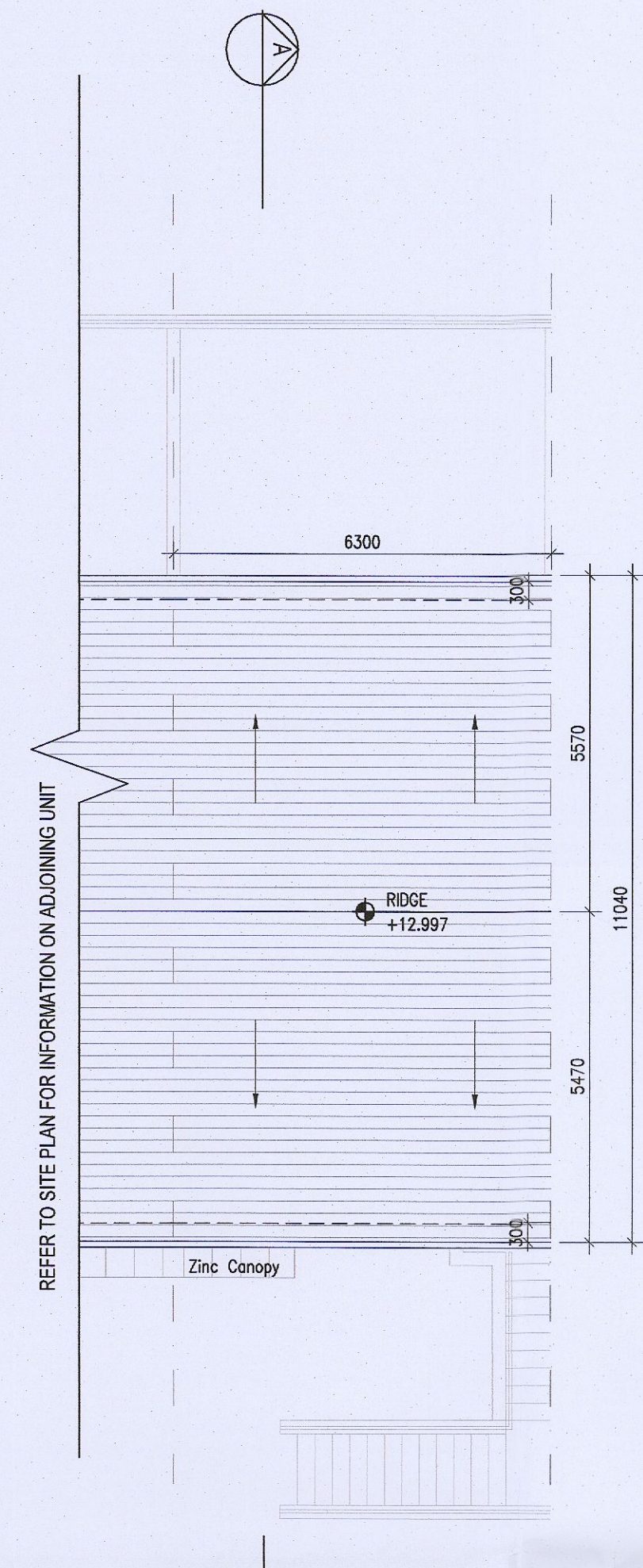
01 Ground Floor Plan [J1.A]



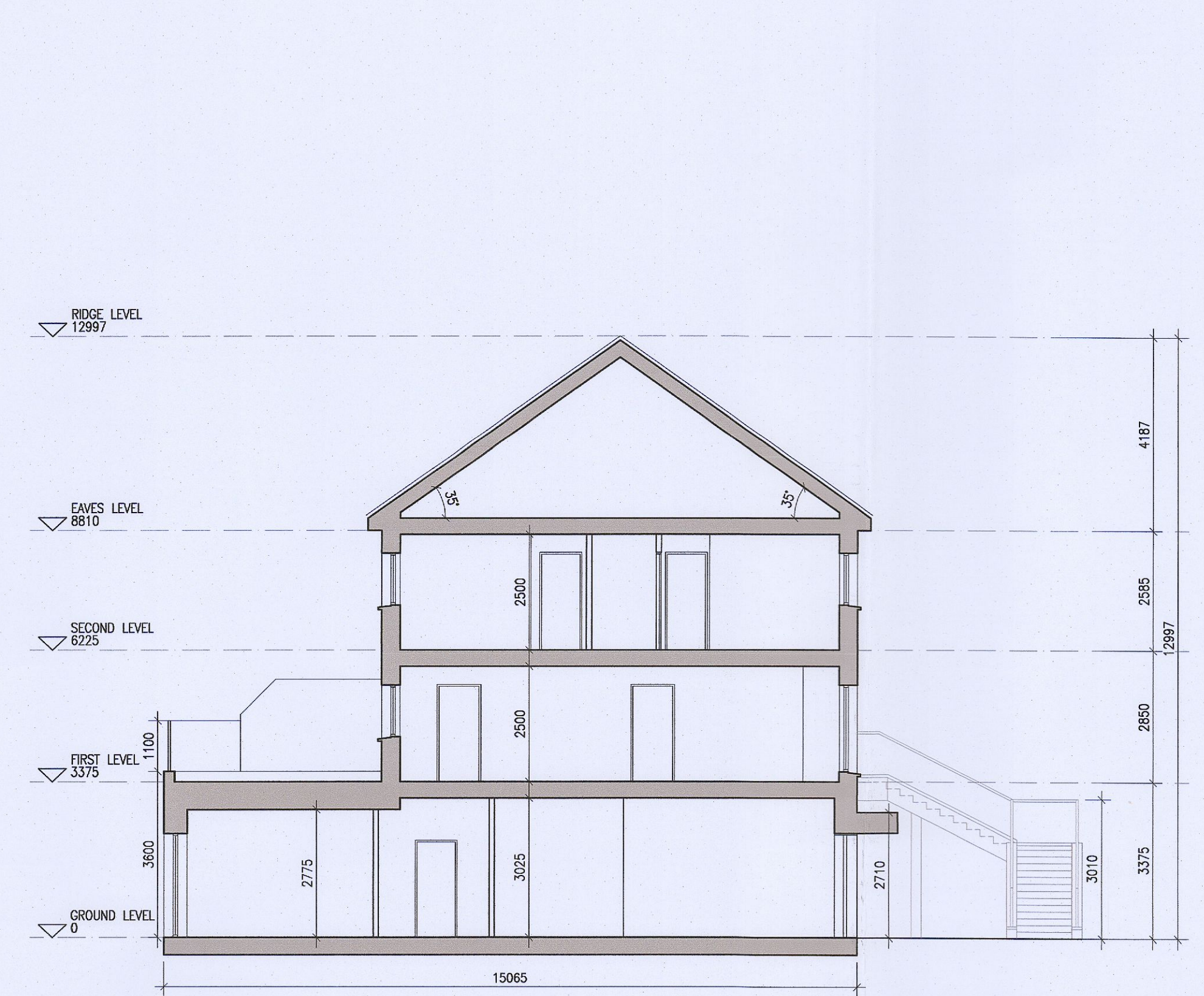
02 First Floor Plan [J1.B]



03 Second Floor Plan [J1.B]



04 Roof Floor Plan



05 Typical Section [A-A]

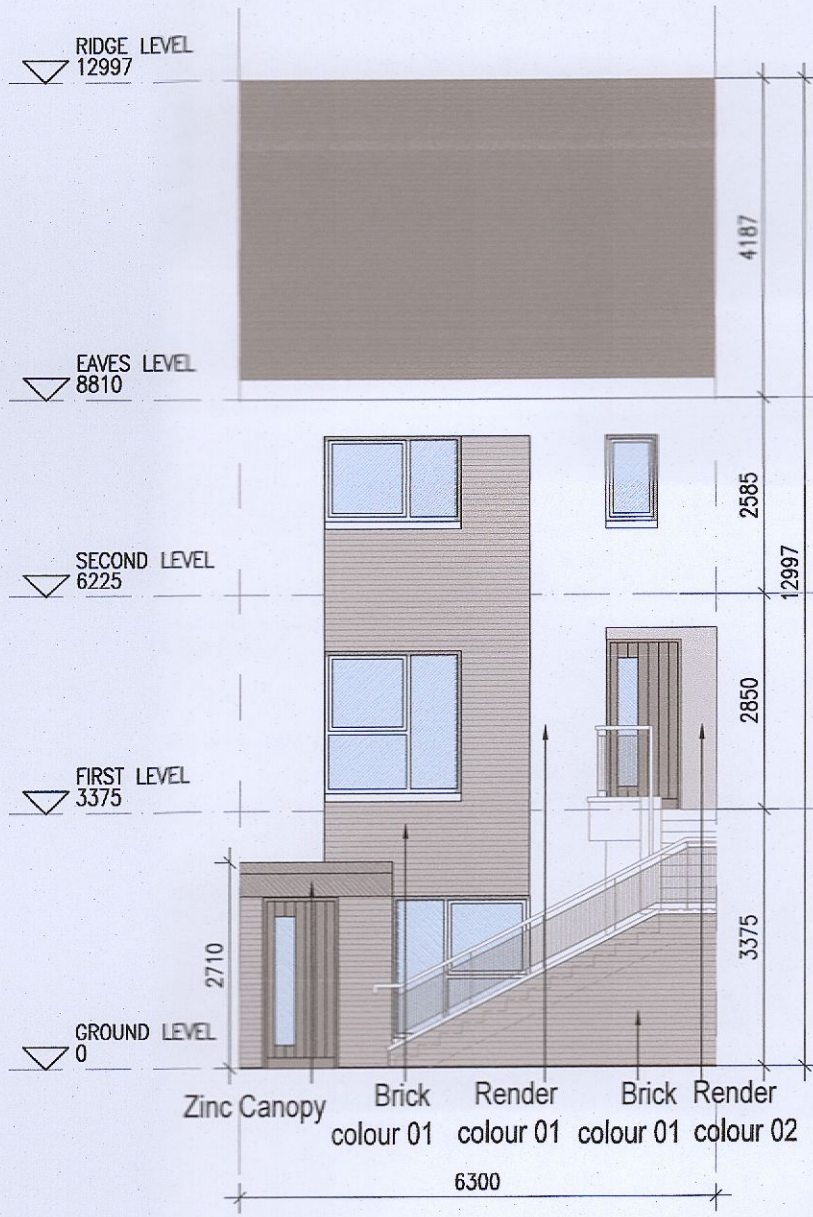


Indicates unit locations  
**KEY PLAN [NTS]**

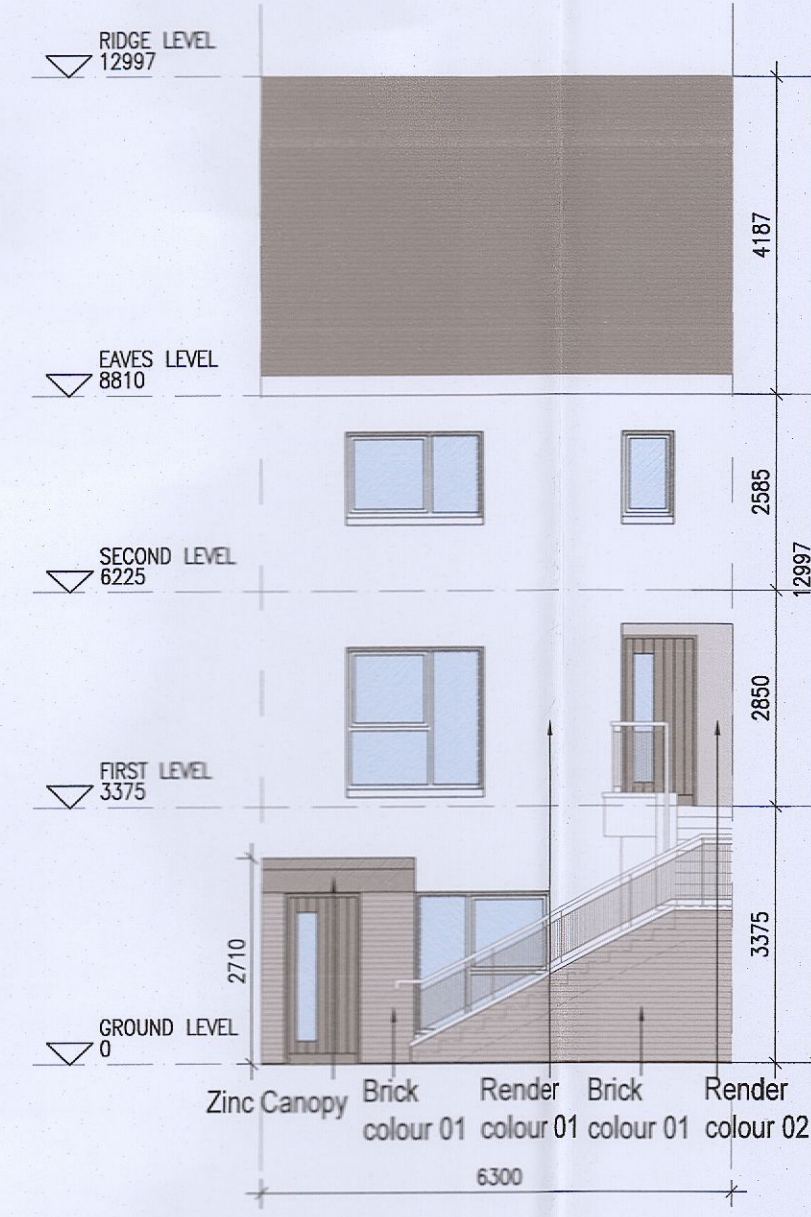
HOUSE TYPES	No. OF UNITS	
Type A1/A2	- 3 bed	15
Type B1/B2	- 3 bed	28
Type C1/C2/C3/C4	- 3 bed	16
Type D	- 4 bed	3
Type E1/E2	- 4 bed	7
Type K1/K2/K3	- 4 bed	6
		75

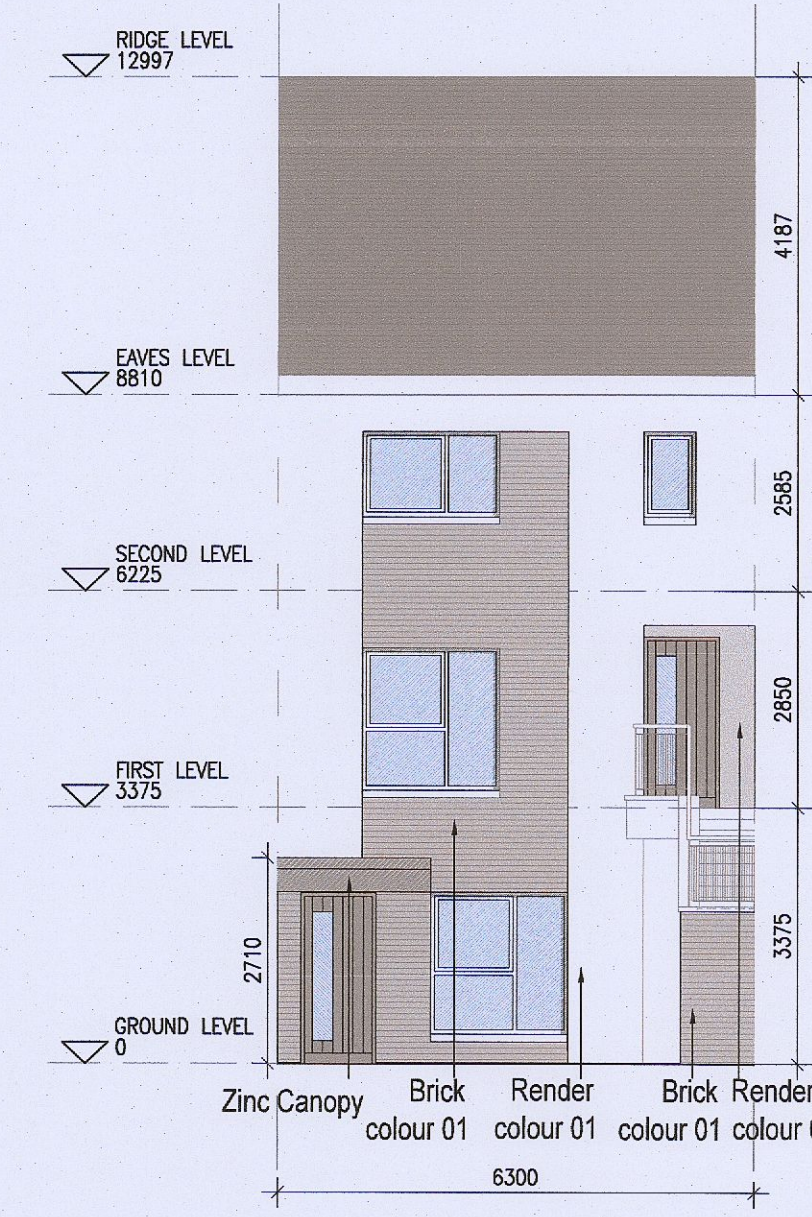
DUPLEX	No. OF UNITS	
Type F1	- 2 bed	3
Type F2	- 3 bed	3
Type F3	- 2 bed	1
Type G1	- 2 bed	6
Type G2	- 3 bed	6
Type G3	- 2 bed	33
Type H1/H2	- 3 bed	33
Type J1	- 2 bed	2
Type J2	- 3 bed	2
		7
		7
		2
		2
		9
		9
		3
		3
<b>TOTAL NO. OF UNITS</b>		<b>207</b>



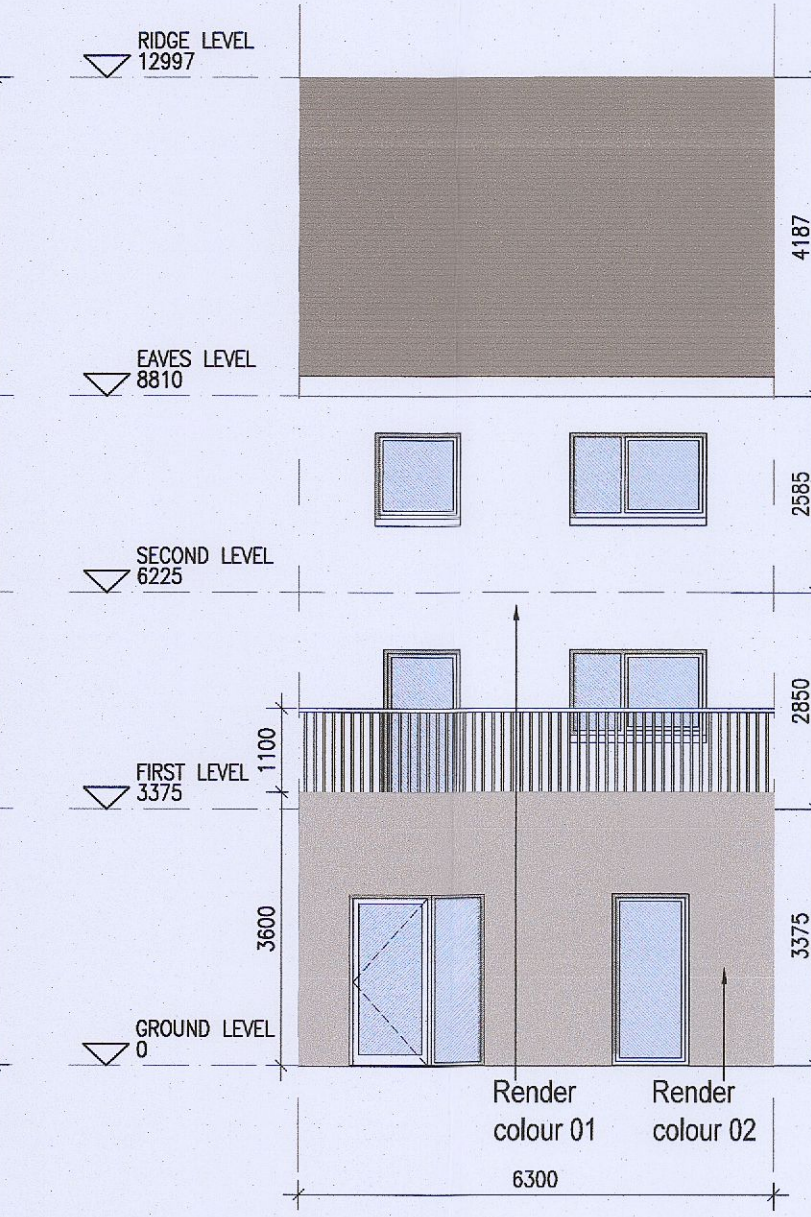
06 Front Elevation J1.1



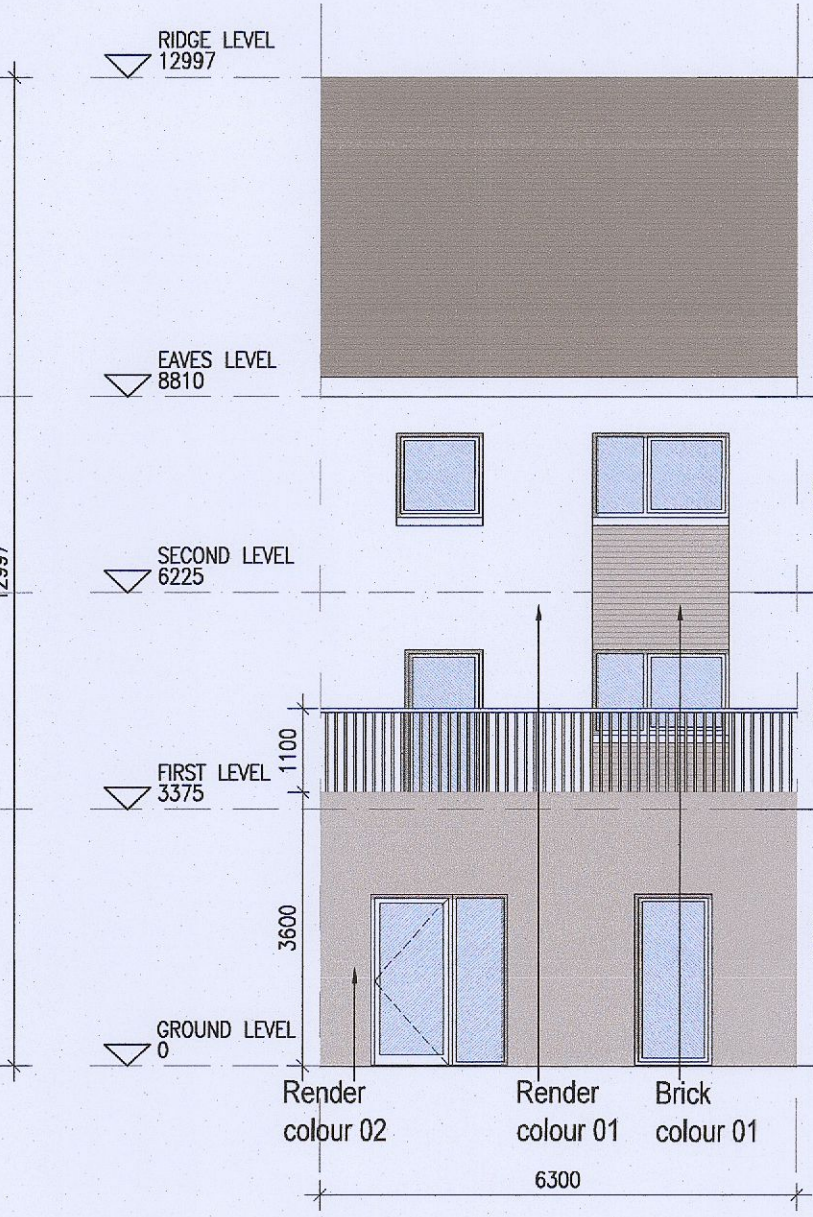
07 Front Elevation J1.2



08 Front Elevation J1.3



09 Rear Elevation J1



10 Rear Elevation J1 [V2]

**REFER TO STREET ELEVATIONS FOR LOCATIONS OF EACH ELEVATION VARIATION**

**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 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

J1.A [2 Bed] - Ground floor area	81.3 m <sup>2</sup>
J1.B [3 Bed] - First floor area	54.6 m <sup>2</sup>
Second floor area	56.1 m <sup>2</sup>
<b>Total Floor Area (J1.B):</b>	<b>110.8 m<sup>2</sup></b>

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

**DUPLEX TYPE J1**

**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	13/10/22	ISSUED FOR PLANNING	AM
02	16/03/23	ISSUED FOR PLANNING RFI	ED

Project	<b>Aderrig Phase 3 Adamstown SDZ Residential Development</b>
Drawing Title	Duplex Type J1 (mid terrace) Non-handed-Plans, Elevation, Section
Drawing No	6259A-P-215
Scale	1:100@A1
Rev	02
Drawn	IFJ; ED
Date	MAR 2023

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