

**DR - D - 17 - A**  
**2-Bed Duplex over 2-Bed**  
**Duplex over 2-Bed Duplex**



**KEY PLAN**  
 Refer to site plan for orientation and FFL

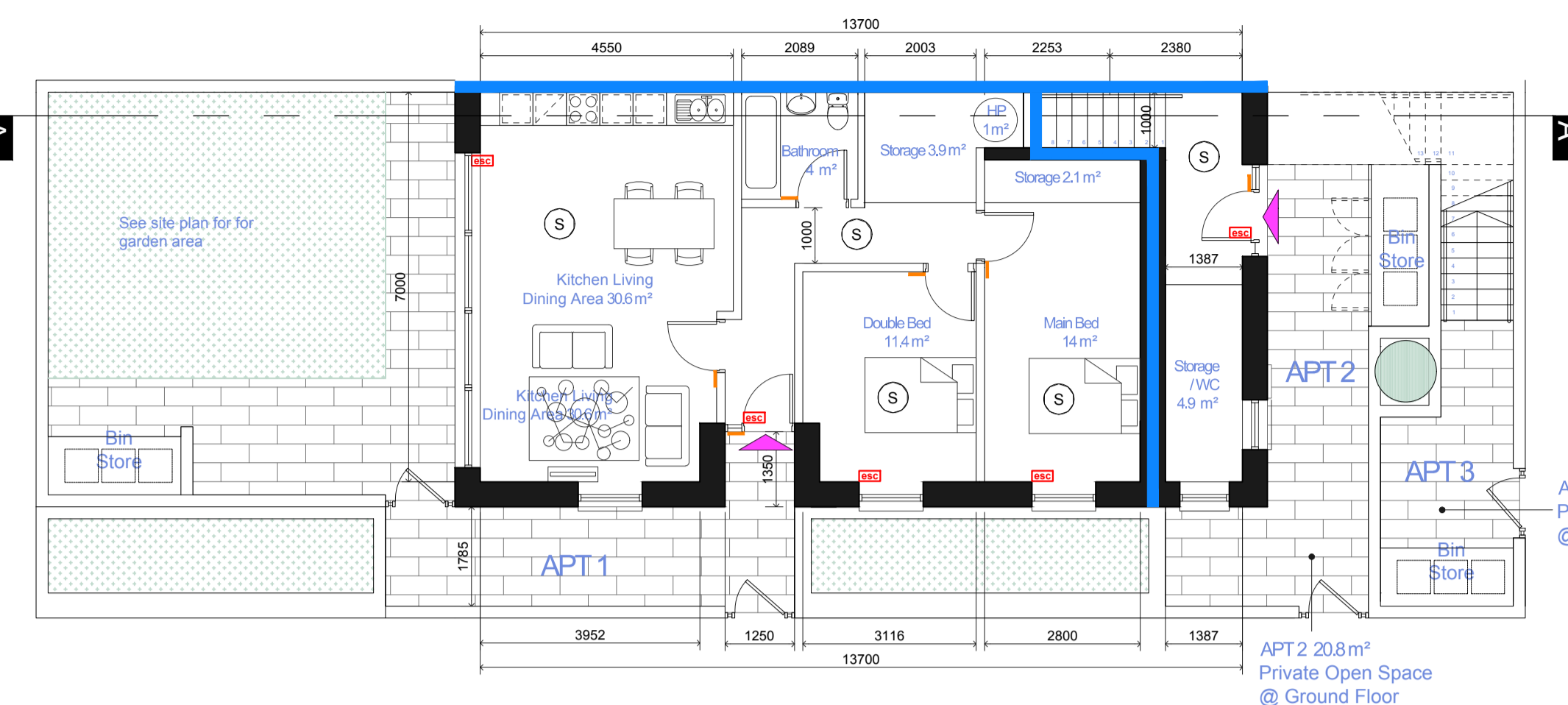
**EXTERNAL FINISHES LEGEND**

- 01 Render Finish
- 02 High performance timber or aluminium windows + doors
- 03 Standing Seam metal roof / membrane roof
- 04 Natural limestone ashlar, min. 100mm deep, coursed integral within wall + finished flush with adjoining render
- 05 Aluminum / Zinc gutter + downpipes
- 06 Potential solar panel (depending on orientation)
- 07 Boundary wall / fence. Varies depending on location. Refer to Boundary Treatment Plan
- 08 Timber slatted fence + gate
- 09 Bike Rack

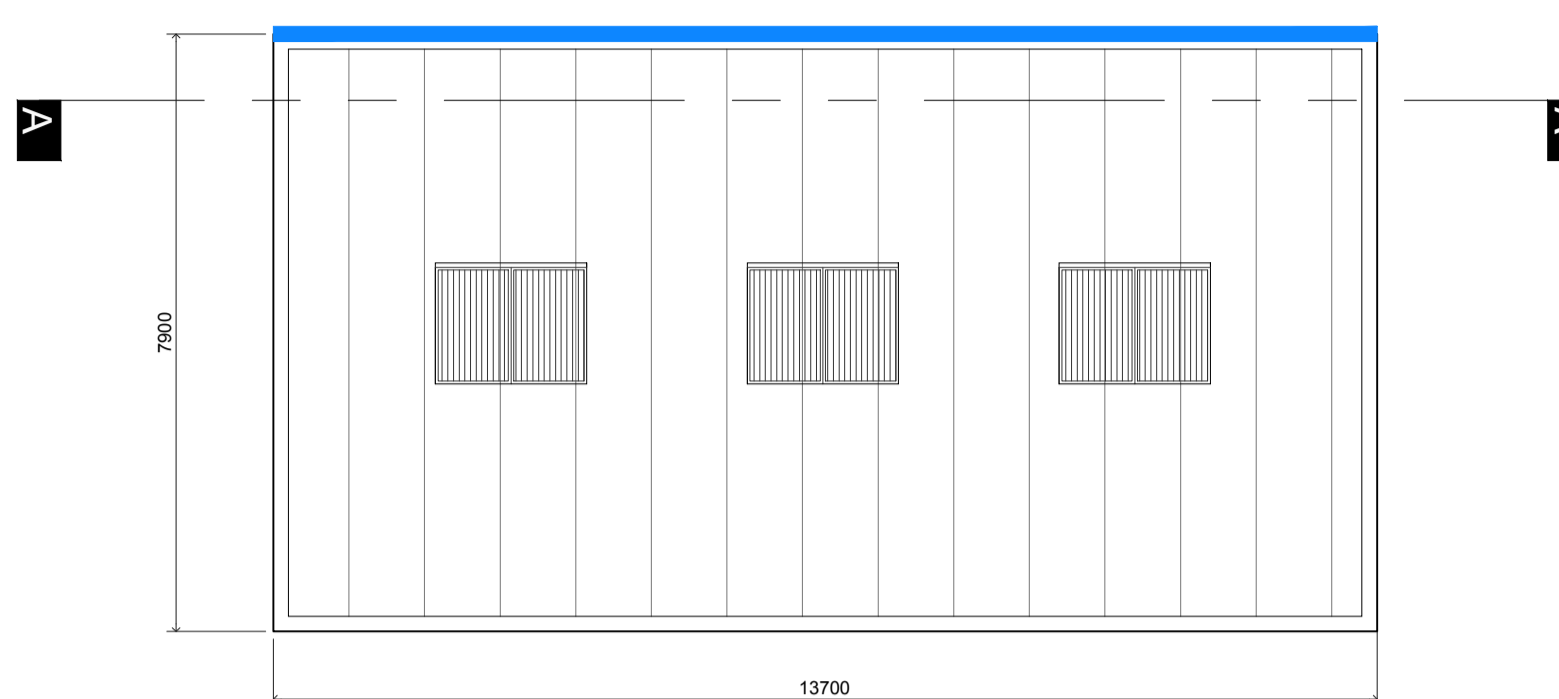
**COMPLIANCE AUDIT LEGEND**

- Safety glazing to BS 6262  
6mm standard outer glass, 16mm low "e" argon filled cavity, 6mm laminated inner glass
  - FSC - 60 MINUTES (compartment wall / floor)
  - FSC - 30 MINUTES  
2S: 30min load-bearing/15mins integrity + ins  
3S: 30min load-bearing/30mins integrity + ins
  - 1.2m x 1.2m clear space in front of all accessible entrances
  - Primary accessible entrance 800mm min. clear width of entrance door. 900mm min. unobstructed width of access route
  - 750 x 1200mm accessible clear space. Min headroom of 2.1m
  - 300mm min. leading edge
  - [ESC]** Window for Escape + Rescue  
- 0.33m<sup>2</sup> min. clear open section  
- Min. sill height of 450mm  
- Max height of 1100mm for opening section  
- ground below window suitable for ladder support.
  - [S]** Category LD2 Fire Detection + Alarm System  
- Detectors provided to all circulation areas forming part of escape route, high risk rooms + bedrooms
  - [FD30]** 30 minute fire rated door
  - 2700 2700mm minimum floor to ceiling height for each apartment
- See site context elevations for adjoining types + floor levels

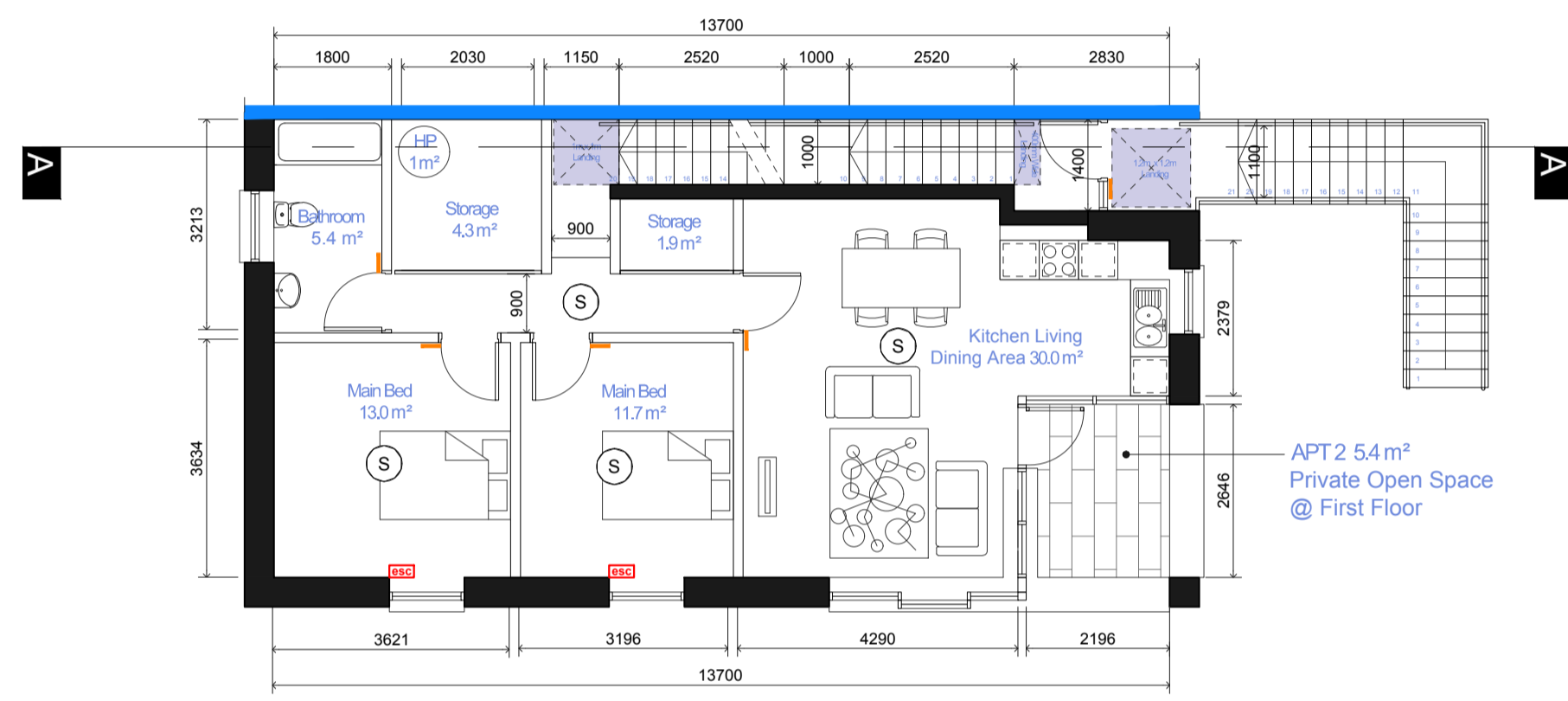
APT 1 SCHEDULE OF ACCOMMODATION		
GROUND FLOOR	REQ'D	PROVIDED
		77.41m <sup>2</sup>
Living / Kitchen / Dining	30m <sup>2</sup>	30.6m <sup>2</sup>
Double Bedroom	11.4m <sup>2</sup>	11.4m <sup>2</sup>
Main Bedroom	13m <sup>2</sup>	14m <sup>2</sup>
Bathroom	PART M	4m <sup>2</sup>
General Storage	6m <sup>2</sup>	6m <sup>2</sup>
Hot Press	1m <sup>2</sup>	1m <sup>2</sup>
AGGREGATE AREAS		
Living Area	30m <sup>2</sup>	30.6m <sup>2</sup>
Bedroom Area	24.4 m <sup>2</sup>	25.4m <sup>2</sup>
Storage	6m <sup>2</sup>	6m <sup>2</sup>
Private Amenity Space	7m <sup>2</sup>	63 m <sup>2</sup> (includes garden)
TOTAL FLOOR AREA	73m <sup>2</sup>	77.41m <sup>2</sup>
APT 2 SCHEDULE OF ACCOMMODATION		
FIRST FLOOR	REQ'D	PROVIDED
		77.7m <sup>2</sup>
Living / Kitchen / Dining	30m <sup>2</sup>	30m <sup>2</sup>
Double Bedroom	11.4m <sup>2</sup>	11.7m <sup>2</sup>
Main Bedroom	13m <sup>2</sup>	13m <sup>2</sup>
Bathroom	PART M	5.4m <sup>2</sup>
General Storage	6m <sup>2</sup>	6.2m <sup>2</sup>
Hot Press	1m <sup>2</sup>	1m <sup>2</sup>
AGGREGATE AREAS		
Living Area	30.0m <sup>2</sup>	30m <sup>2</sup>
Bedroom Area	24.4m <sup>2</sup>	24.7m <sup>2</sup>
Storage	6.0m <sup>2</sup>	6.2m <sup>2</sup>
Private Amenity Space	7.0m <sup>2</sup>	26m <sup>2</sup>
TOTAL FLOOR AREA	73m <sup>2</sup>	77.7m <sup>2</sup>
APT 3 SCHEDULE OF ACCOMMODATION		
SECOND FLOOR	REQ'D	PROVIDED
		81.9m <sup>2</sup>
Living / Kitchen / Dining	30m <sup>2</sup>	31.8m <sup>2</sup>
Main Bedroom	13.0m <sup>2</sup>	13.17m <sup>2</sup>
Double Bedroom	11.4m <sup>2</sup>	11.6m <sup>2</sup>
Bathroom	PART M	5.8m <sup>2</sup>
General Storage	6m <sup>2</sup>	6.5m <sup>2</sup>
Hot Press	1m <sup>2</sup>	1m <sup>2</sup>
AGGREGATE AREAS		
Living Area	30.0m <sup>2</sup>	31.8m <sup>2</sup>
Bedroom Area	24.4m <sup>2</sup>	24.77m <sup>2</sup>
Storage	6.0m <sup>2</sup>	6.5m <sup>2</sup>
Private Amenity Space	7.0m <sup>2</sup>	13.2m <sup>2</sup>
TOTAL FLOOR AREA	73m <sup>2</sup>	81.9m <sup>2</sup>



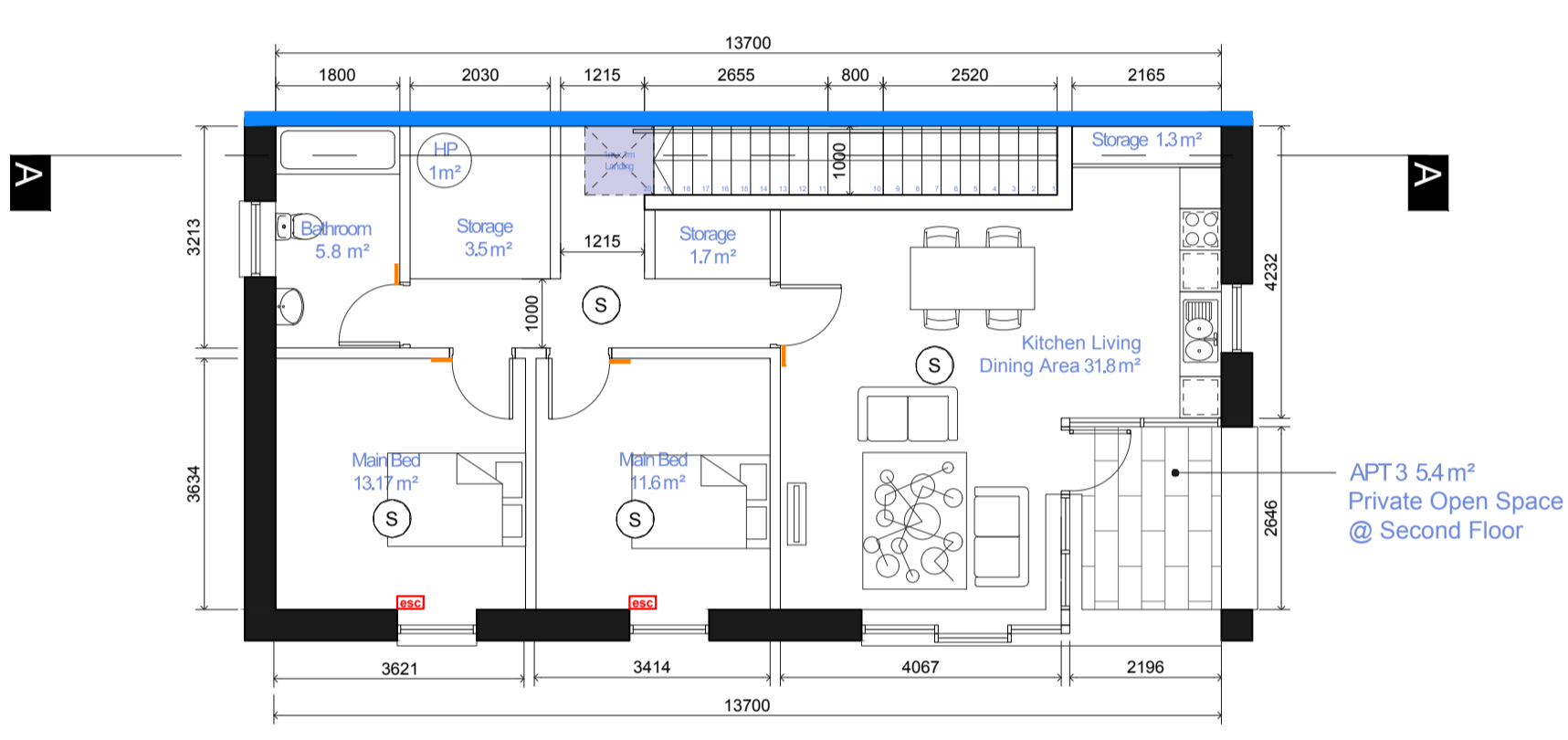
**Ground Floor Plan APT 1** Ground Floor Area 77.41 m<sup>2</sup>



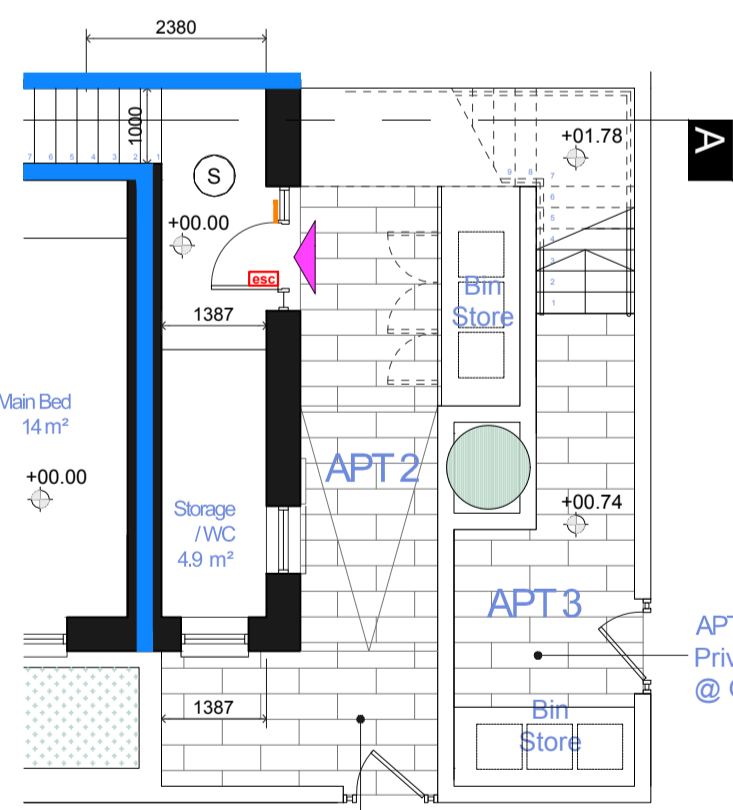
**Roof Plan**



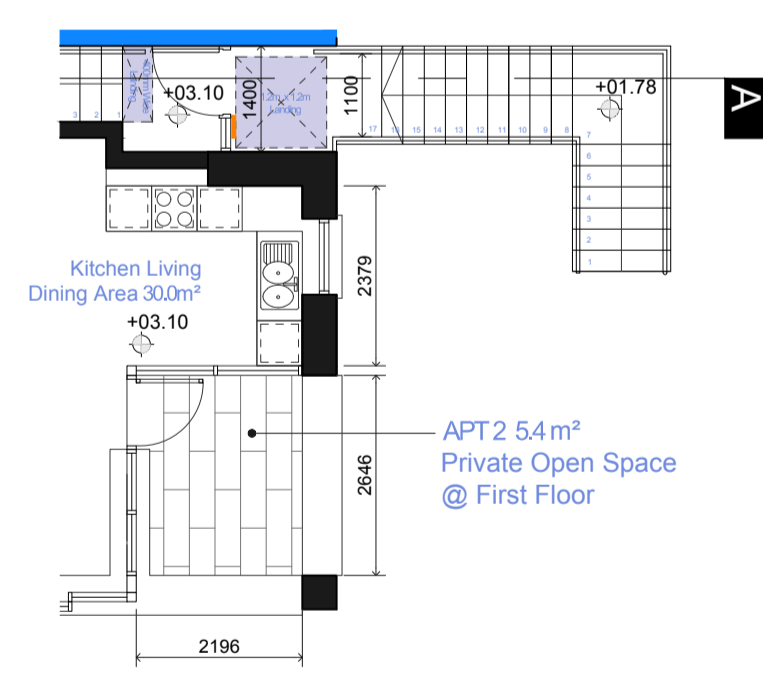
**First Floor Plan APT 2** 1st Floor Area 77.7 m<sup>2</sup>



**Second Floor Plan APT 3** 2nd Floor Area 81.9 m<sup>2</sup>



**Ground Floor Plan APT 1**  
 Alternative Arrangement At level change



**First Floor Plan APT 2**  
 Alternative Arrangement At level change