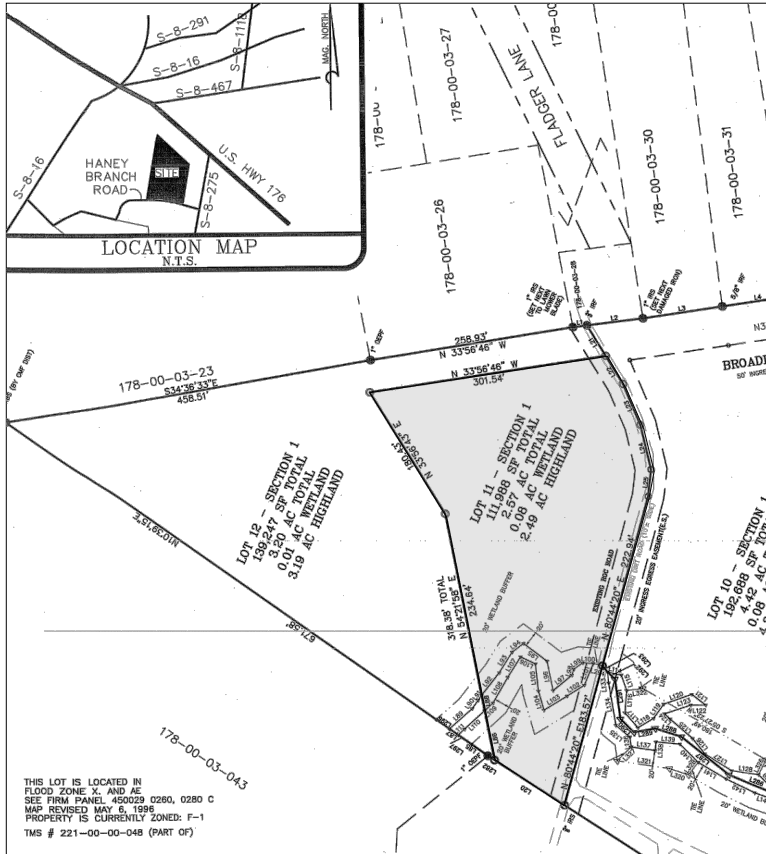
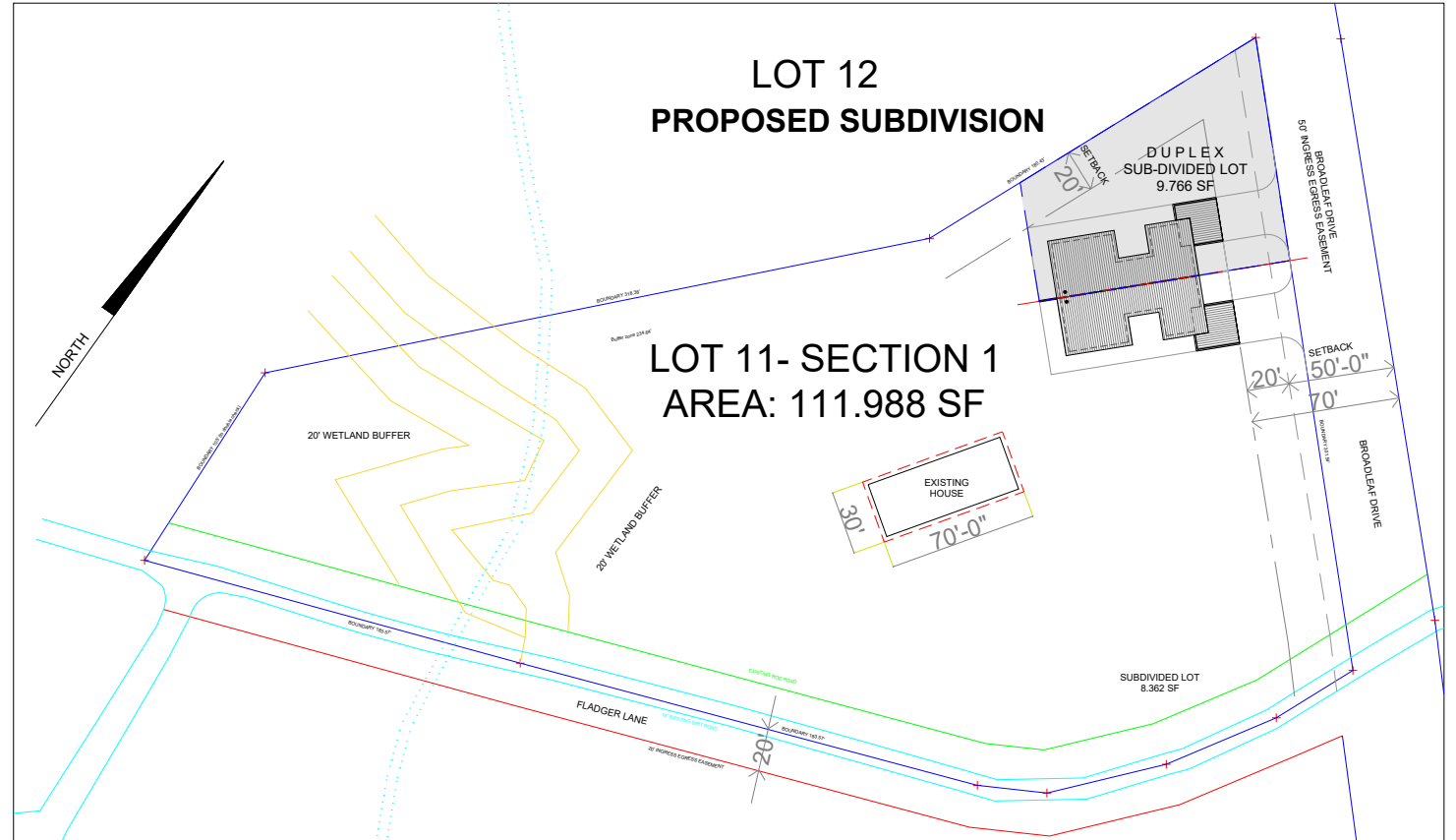


SITE ACCESS NTS

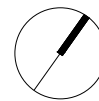


LOCATION PLAN NTS



SITE PICTURES NTS

RIVERA DUPLEX RESIDENCE



Address:

Authority:

Date: **5 November 2024**

Owner:

Sheet Content:

Rivera Designer: **E. Osorio**
SITE PLAN

Drawing:

SITE INTEGRATION



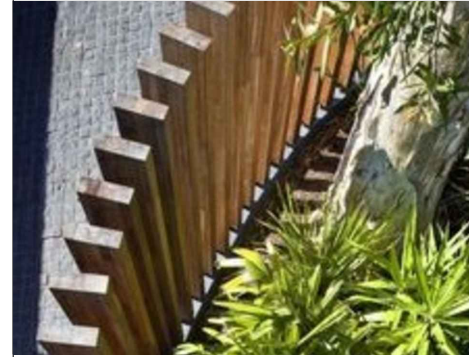
1 GREEN COVERS



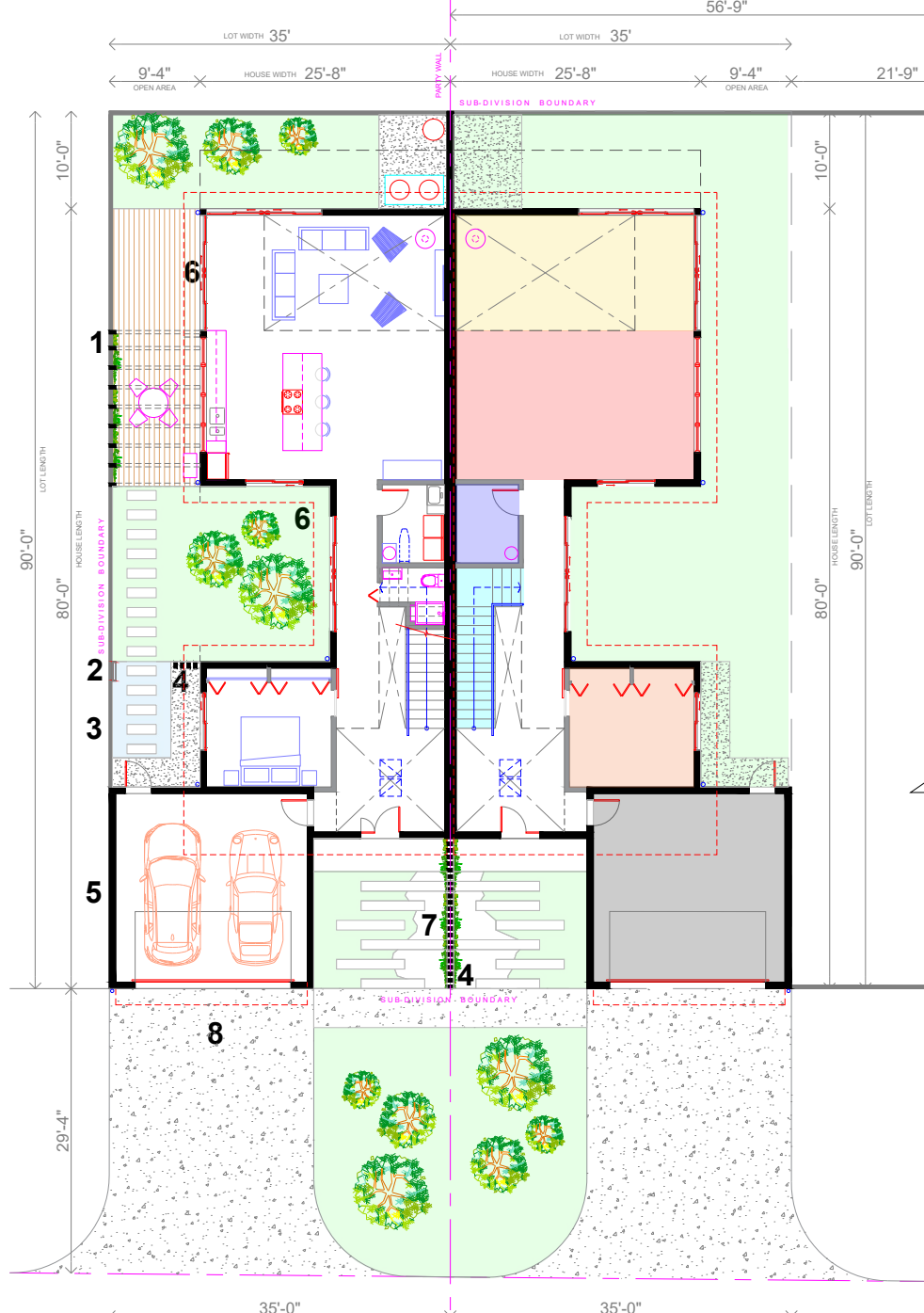
2 WATER FEATURE



3 RAIN RECYCLE POND



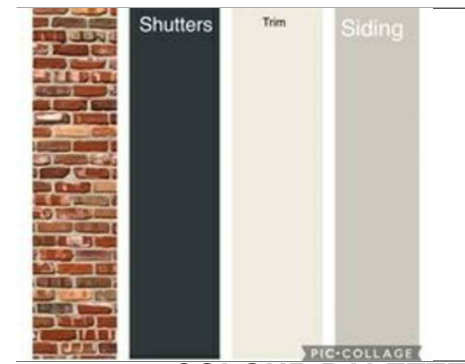
4 TIMBER PRIVACY SCREEN



TOTAL AREA DUPLEX 1	
LAND AREA:	3,809 ft ²
LOT:	3,150 ft ² (35'-0" W x 90'-0") + DRIVEWAY: 659 ft ²
GF BUILT AREA:	1,791 ft ²
L1 BUILT AREA:	1,368 ft ²
DUPLEX 1 TOTAL BUILT AREA:	3,159 ft²
GF INTERNAL HVAC AREA:	1,238 ft ²
L1 INTERNAL HVAC AREA:	804 ft ²
DUPLEX 1 TOTAL CONDITIONED AREA:	2,042 ft²

PROPOSED GROUND FLOOR PLAN SCALE 1/2" = 1'-0" @ PAPER SIZE ARCH B 18"X 12" / SCALE 3/16" = 1'-0" @ PAPER SIZE ARCH D 36"X 24"

PRECEDENT IMAGES



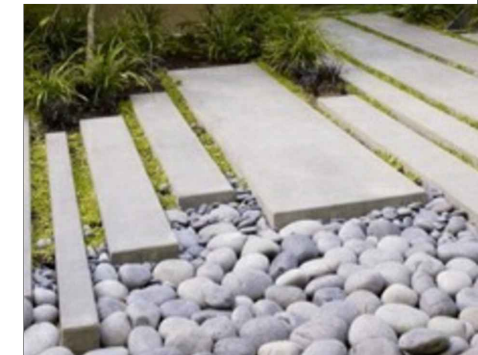
5 COLOUR PALETTE



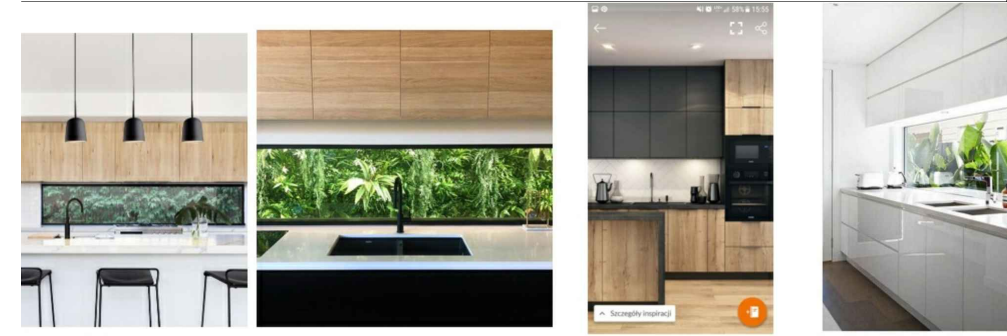
8 FEATURED BRICK TO GROUND LEVEL WALLS



6 GREEN BALCONIES



7 GARDEN TEXTURES

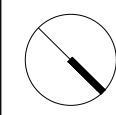


INTERIOR COLOR PALETTE



SPACE OPTIMIZATION CONCEPT

RIVERA DUPLEX RESIDENCE



Address: _____
 Autho: _____
 Date: 5 November 2024 Sheet Content: DUPLEX GF PLAN

20 SUSPENDED
FIREPLACE



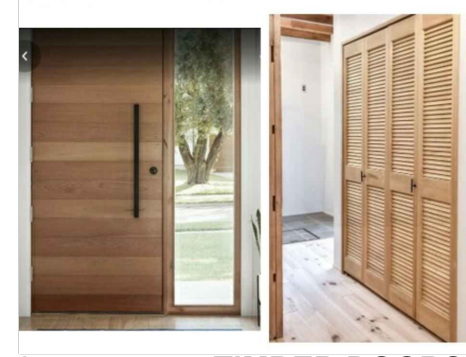
24 CHANDELIER
+ SKYLIGHTS



21 CUSTOMISED FURNITURE

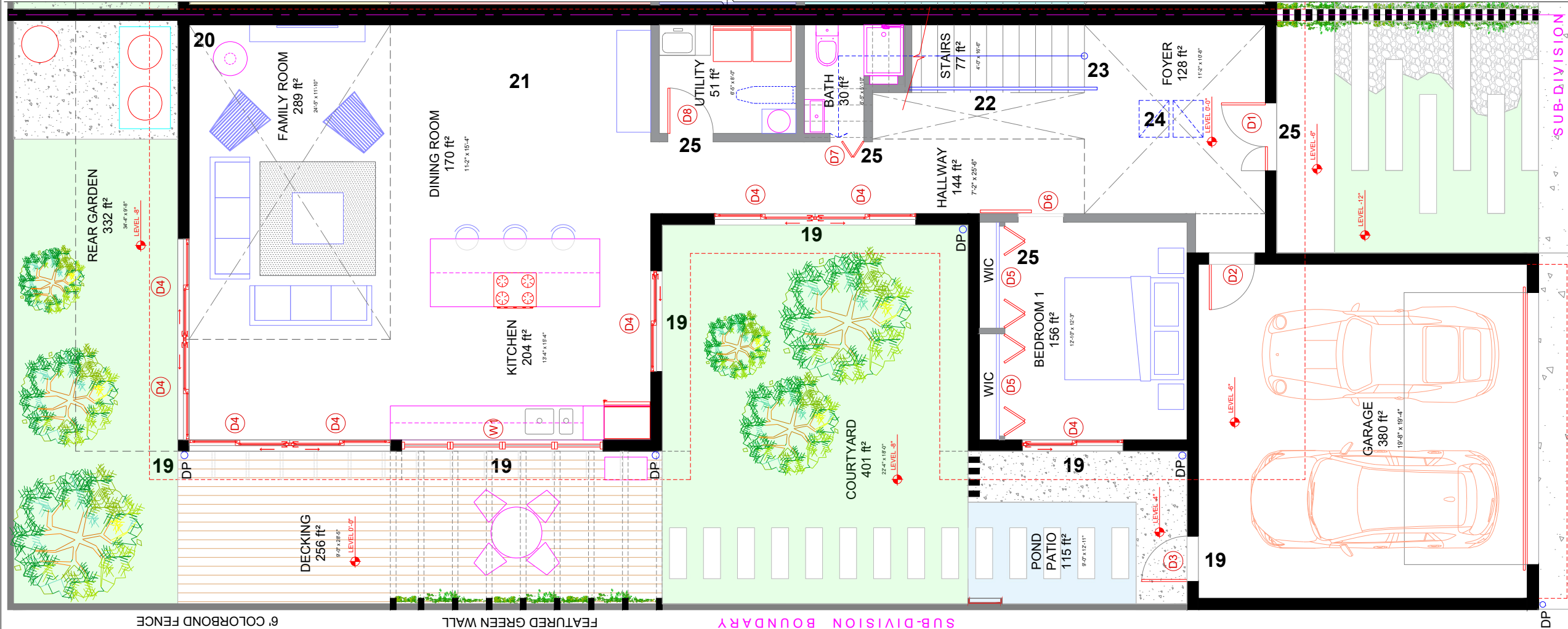


22 UNDER STAIR STORAGE



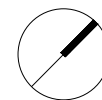
25 TIMBER DOORS

19 BLACK
ALUMINUM



TYPICAL GROUND FLOOR PLAN SCALE 1/4" = 1'-0" @ PAPER SIZE ARCH B 18"X 12" / SCALE 1/2" = 1'-0" @ PAPER SIZE ARCH D 36"X 24"

RIVERA DUPLEX RESIDENCE



Address:

Authority

Date: 5 November 2024

Sheet Content:

GF TYPICAL PLAN

Drawing:

SITE INTEGRATION

PRECEDENT IMAGES



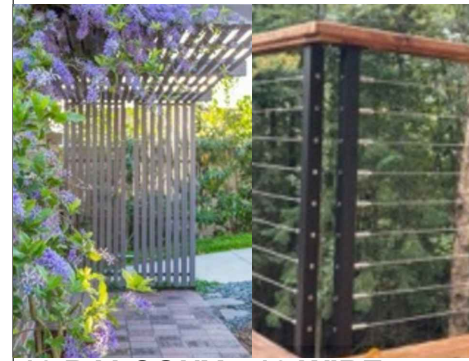
9 GREEN WALL COVERS



10 GLAZING SHUTTERS



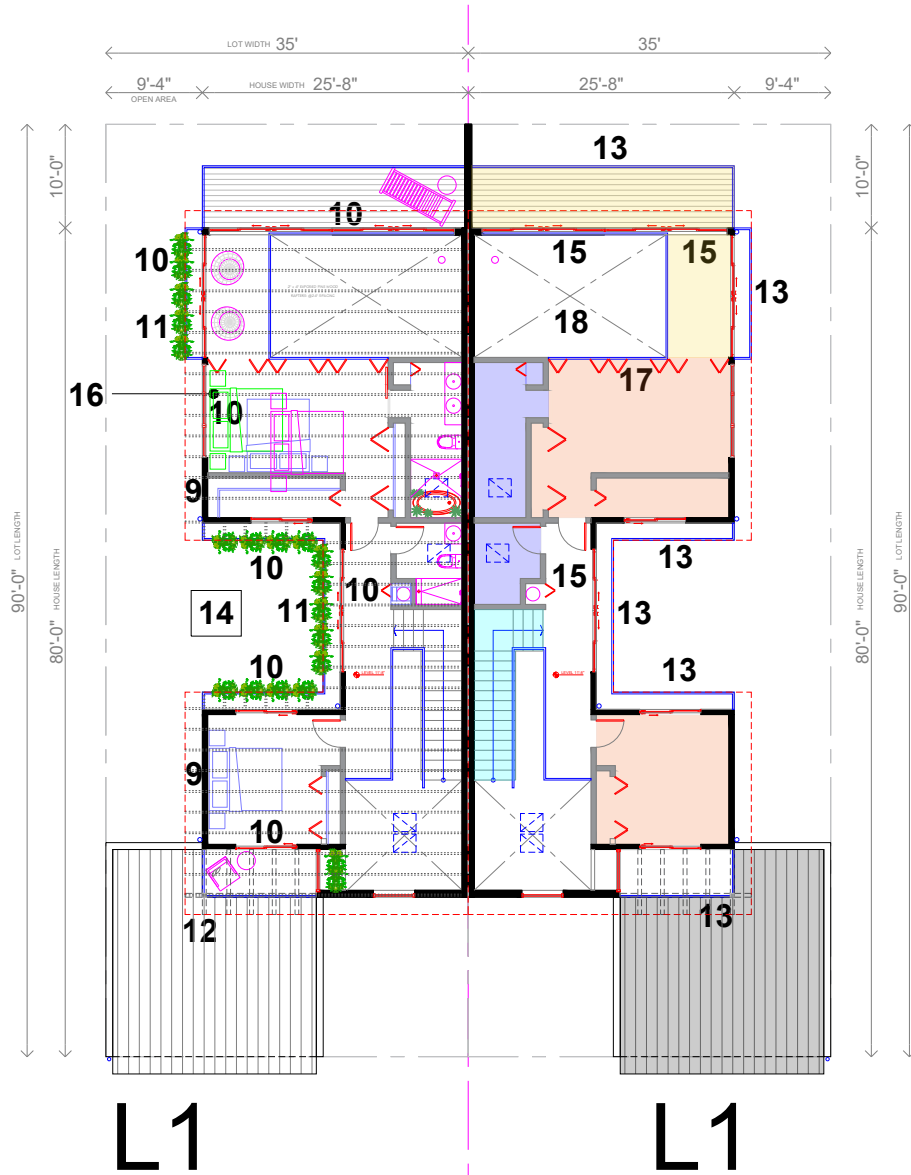
11 LEDGE HANGING PLANTS



12 BALCONY CLIMBING WISTERIA



13 WIRE BALCONY BALUSTRADE



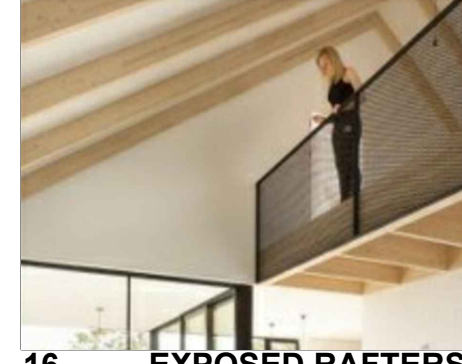
L1

L1

PROPOSED LEVEL 1 FLOOR PLAN SCALE 1/2" = 1'-0" @ PAPER SIZE ARCH B 18"X 12" / SCALE 3/16" = 1'-0" @ PAPER SIZE ARCH D 36"X 24"



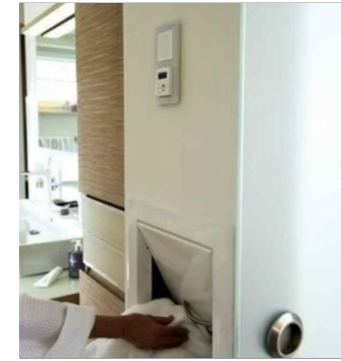
14 COURTYARD FEATURE



16 EXPOSED RAFTERS



A MASTER BATH CONCEPT



B CLOTHES CHUTE



15 PANORAMIC GLAZING

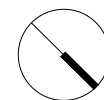


17 PRIVACY SHUTTERS



18 LOFT CONCEPT

RIVERA DUPLEX RESIDENCE



Address:

Authority:

Date: **5 November 2024**

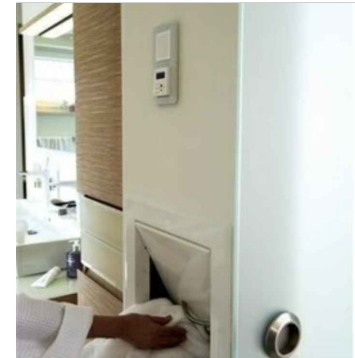
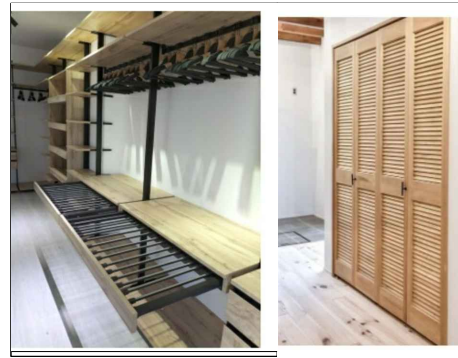
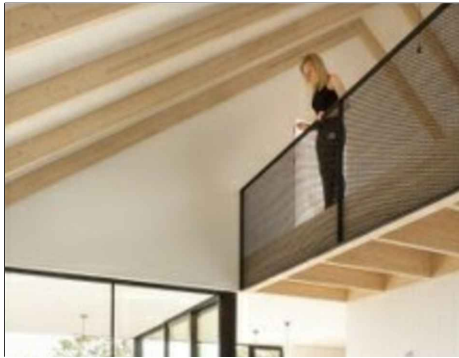
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DUPLEX L1 PLAN

Drawing:

**20 SUSPENDED
FIREPLACE**

**E CHANDELIER
+ SKYLIGHTS**



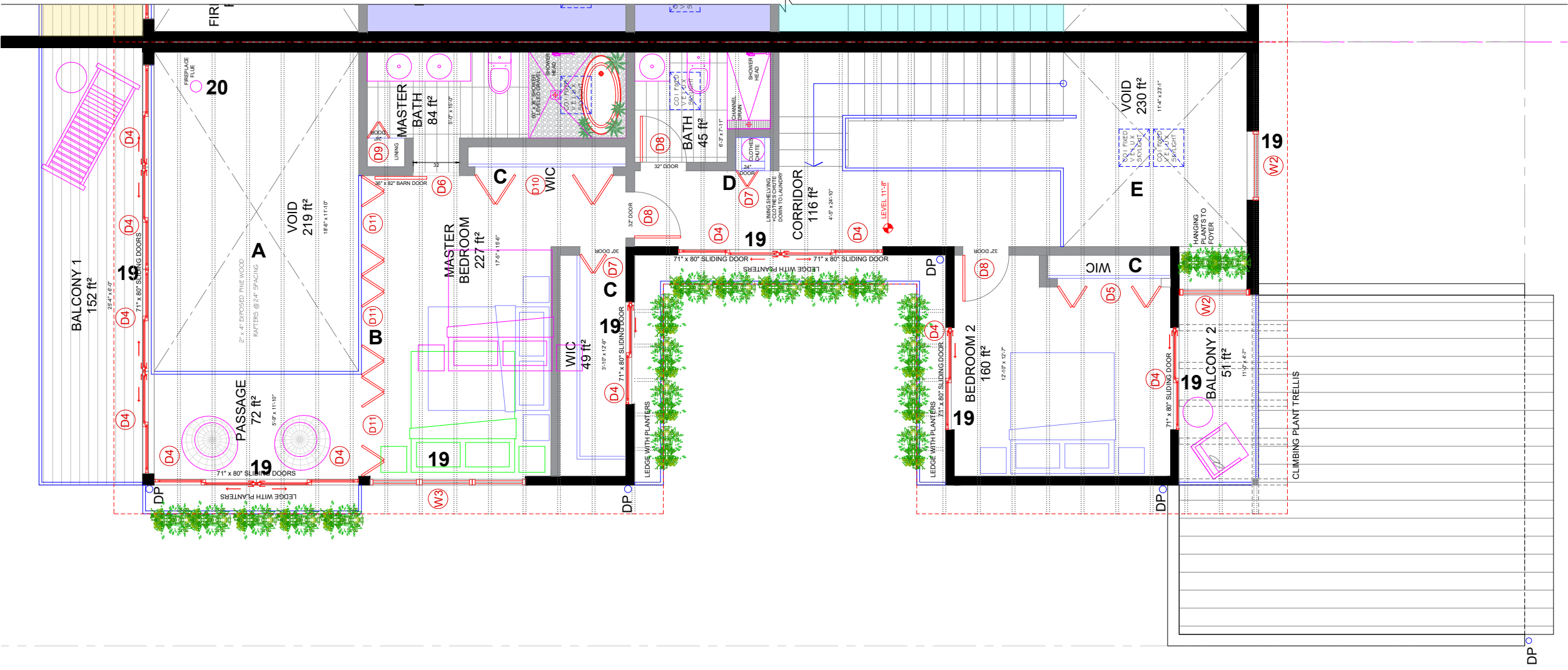
**19 BLACK
ALUMINUM**

A EXPOSED RAFTERS

**B MASTER PRIVACY
SHUTTERS**

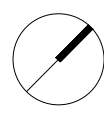
**C WIC DETAILS +
TIMBER DOORS**

D CLOTHES CHUTE



TYPICAL LEVEL 1 PLAN SCALE 1/4" = 1'-0" @ PAPER SIZE ARCH B 18"X 12" / SCALE 1/2" = 1'-0" @ PAPER SIZE ARCH D 36"X 24"

RIVERA DUPLEX RESIDENCE

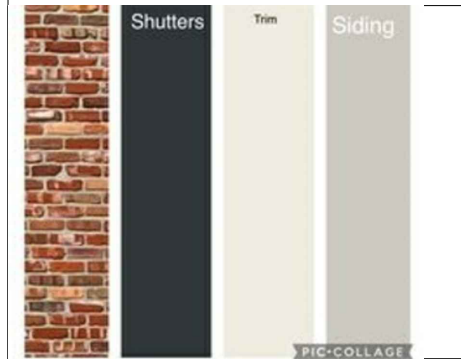


Address: _____
 Authority: _____
 Date: **5 November 2024**

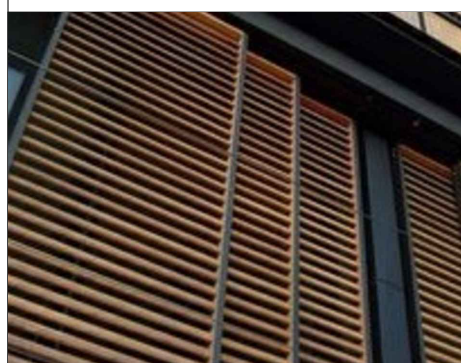
Drawing: _____

Sheet Content: **TYP. L1 FLOOR PLAN**

SITE INTEGRATION



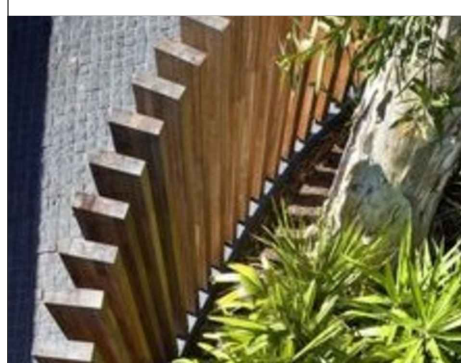
A COLOUR PALETTE



B GLAZING SHUTTERS



C LEDGE HANGING PLANTS



D TIMBER PRIVACY SCREEN

PRECEDENT IMAGES



E RENDER



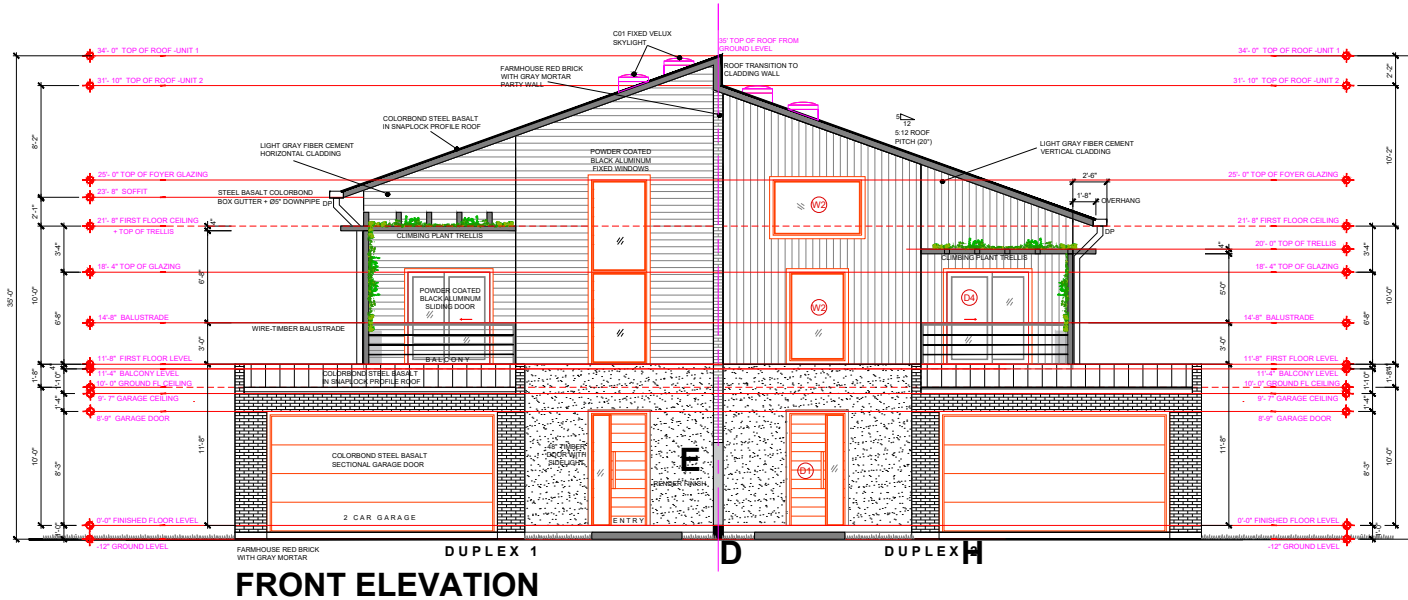
F HORIZONTAL CLADDING



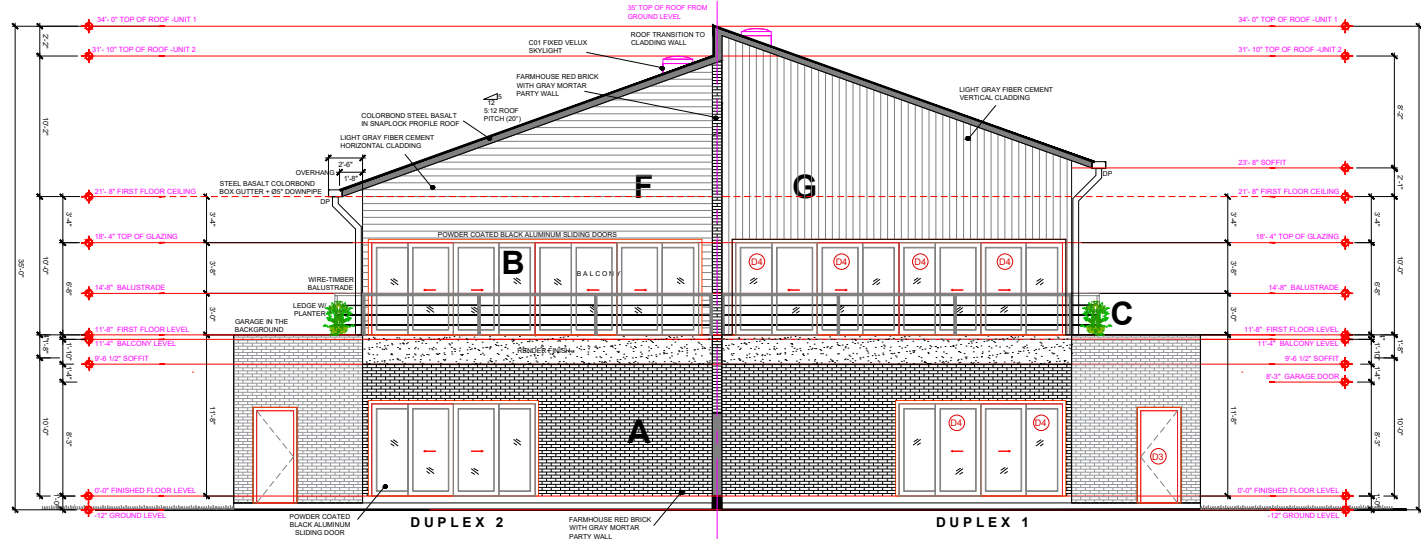
G VERTICAL CLADDING



H FEATURED BRICK TO GROUND LEVEL WALLS



FRONT ELEVATION



REAR ELEVATION

ELEVATIONS SCALE 1/4" = 1'-0" @ PAPER SIZE ARCH B 18"X 12" / SCALE 1/2" = 1'-0" @ PAPER SIZE ARCH D 36"X 24"

RIVERA DUPLEX RESIDENCE

Address:

Authority:

Date: 5 November 2024

Sheet Content:

CROSS ELEVATIONS

Drawing:

PRECEDENT IMAGES



14 COURTYARD FEATURE



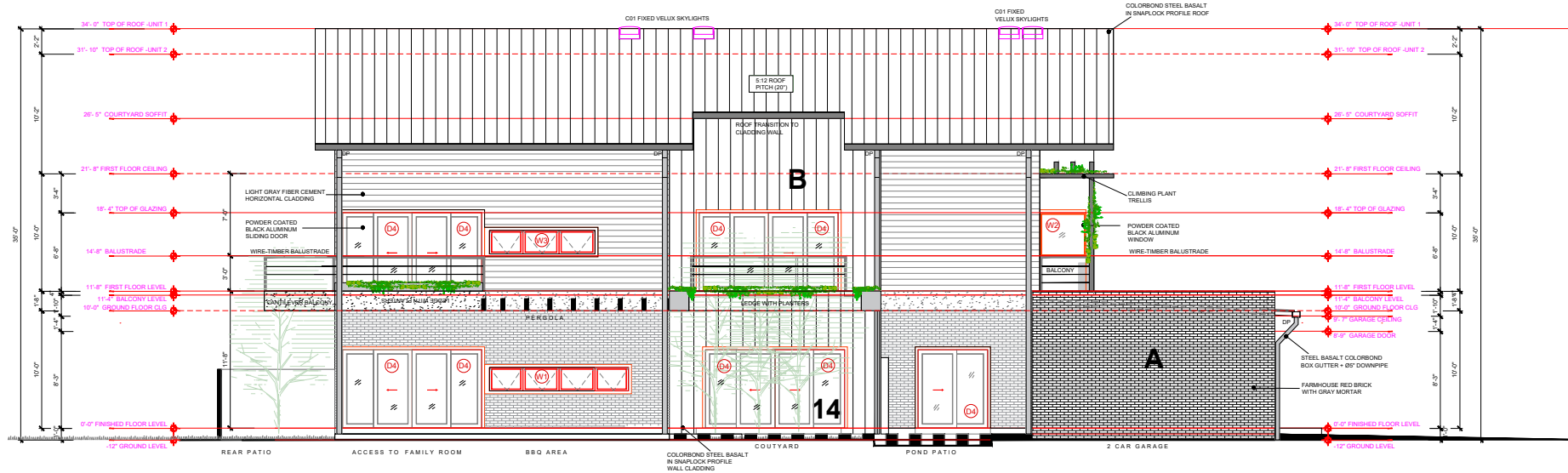
15 PANORAMIC GLAZING



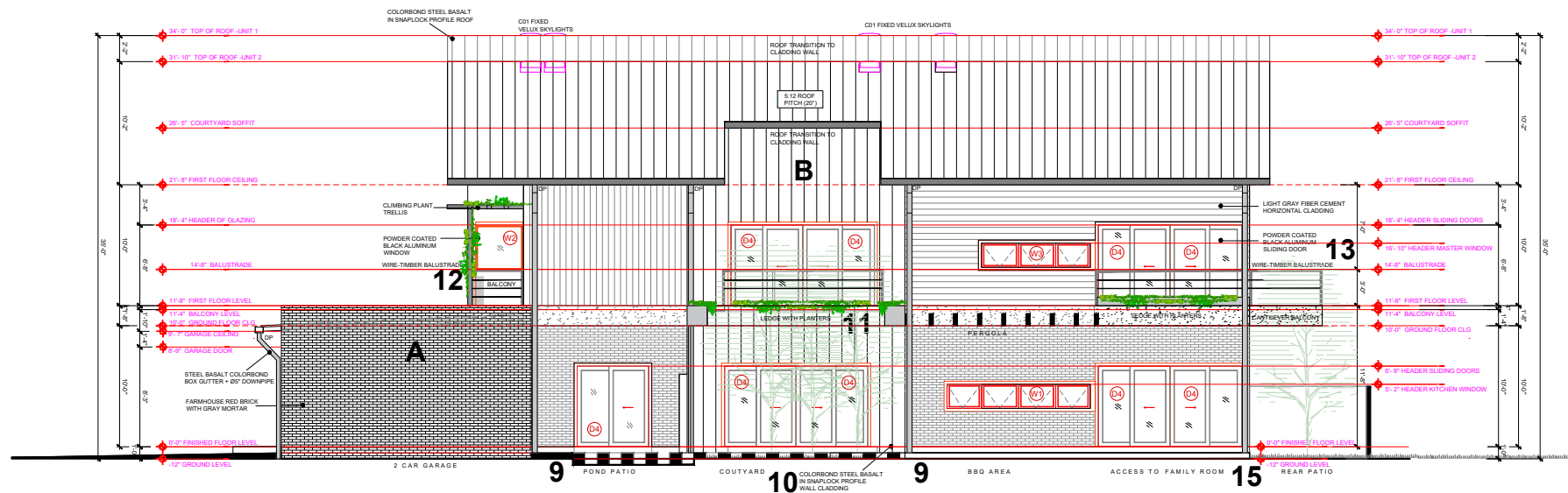
A FEATURED BRICKWORK



**B COLORBOND WRAPPING
ROOF SHEETING + WALL CLADDING**



DUPLEX 1 - SIDE ELEVATION



DUPLEX 2 - SIDE ELEVATION

ELEVATIONS SCALE 1/4" = 1'-0" @ PAPER SIZE ARCH B 18"X 12" / SCALE 1/2" =

RIVERA DUPLEX RESIDENCE

Address:

Authority:

Date: **5 November 2024**

Sheet Content:

SIDE ELEVATIONS

Drawing: