

**DUPLEX TYPE E1**

DUPLEX TYPE E1.0	Total Floor Area (2-bed unit):	79.2m <sup>2</sup>
DUPLEX TYPE E1.1	First floor area	52.8m <sup>2</sup>
	Second floor area	52.8m <sup>2</sup>
	Total Floor Area (3-bed unit):	105.6m <sup>2</sup>



**KEY PLAN [NTS]**

**UNIT TYPE KEY**

Unit Type	Unit Level (Duplex only)
F1	X . 1

Finishes/Roof (if variations occur)

**FINISHES**  
 Z- Plain white render  
 Y- Brick  
 X- Plain white render with grey brick areas  
 V/W- Plain white render with brick areas

DUPLEX- Relates to front & rear elevations  
 HOUSES- Relates to front elevation (\*)

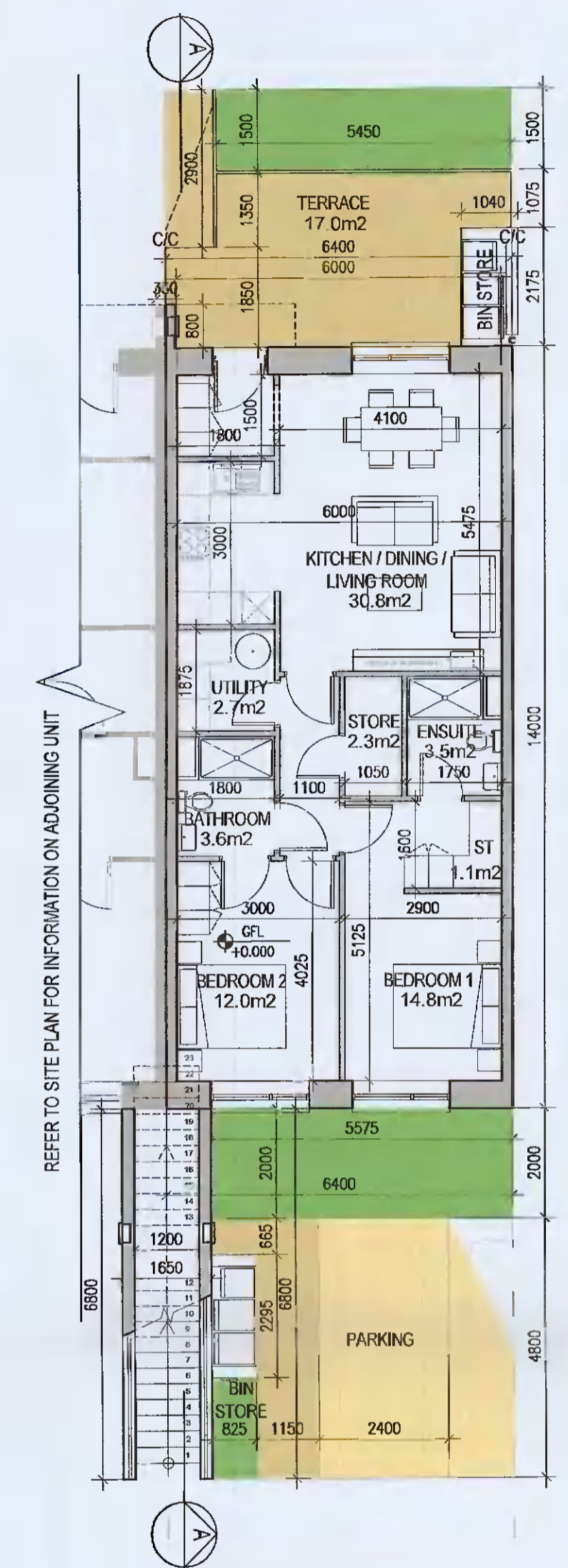
**ROOF FORM**  
 A1Y- Asymmetrical roof  
 D1V- Gable roof with hip roof intersection  
 D1W- Gable roof

Note: refer to site layout (6259-P-003) for location of unit types and unit type drawings (6259-P-100/ 200 series) for details

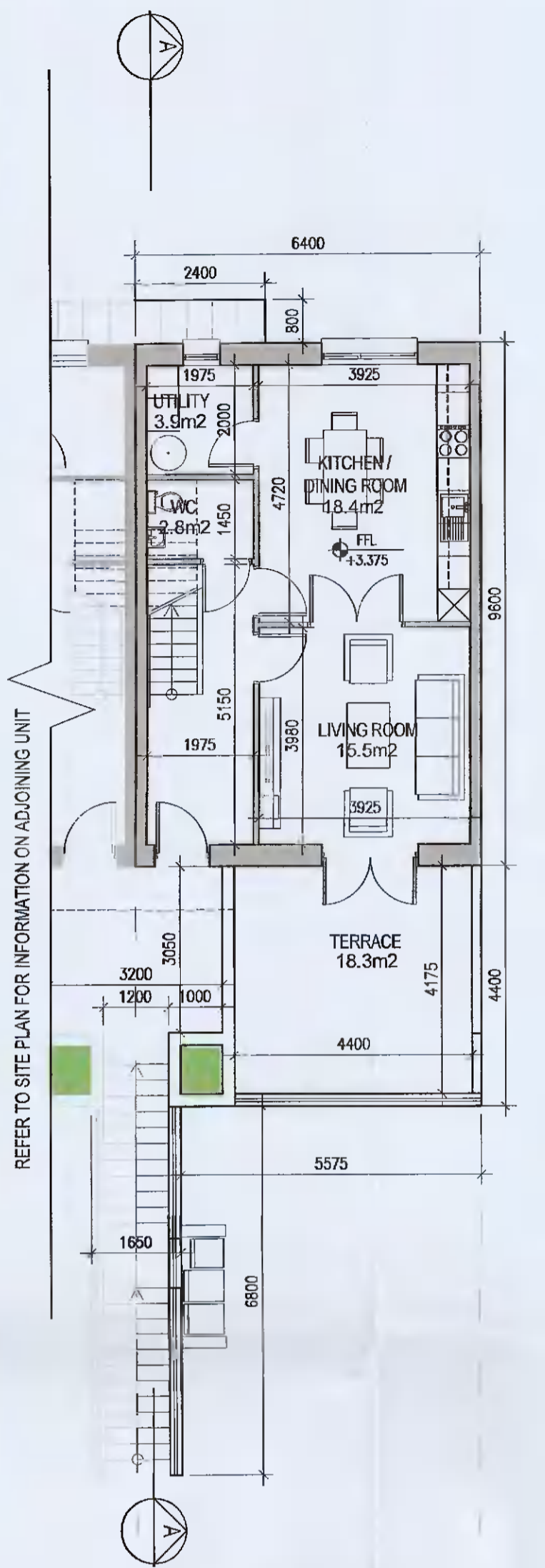
\*A2, an exception, relates to the rear elevation

**EXTERNAL FINISHES**

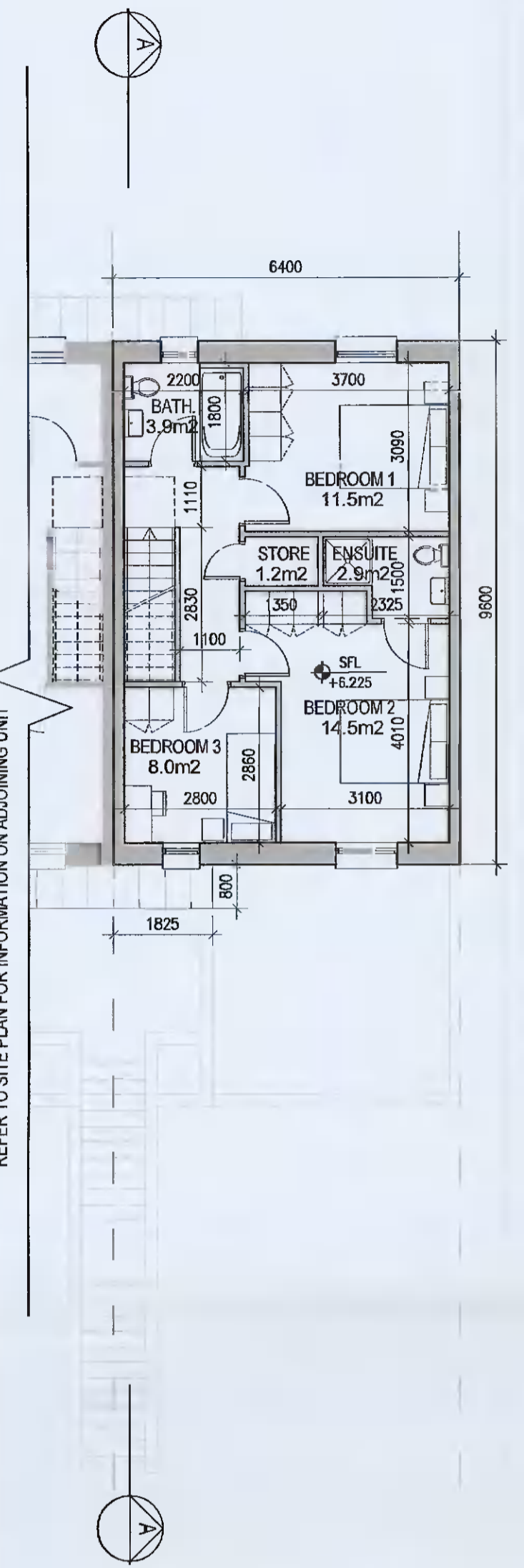
- WALLS:** PAINTED SAND / CEMENT RENDER OR PROPRIETARY PRECOLOURED RENDER FINISH SELECTED BRICKWORK WHERE INDICATED ON DRAWINGS
- WINDOWS:** SELECTED PROPRIETARY DOUBLE / TRIPLE GLAZED WINDOW SYSTEM WITH FRAMES TO APPROVED COLOUR OBTAINED BY TO BATHROOMS AND EN-SUITES.
- DOORS:** SELECTED PROPRIETARY 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 FASCIA, SOFFITS AND BARGE BOARDS PAINTED MILDSTEEL RAILINGS AND BALUSTRADES



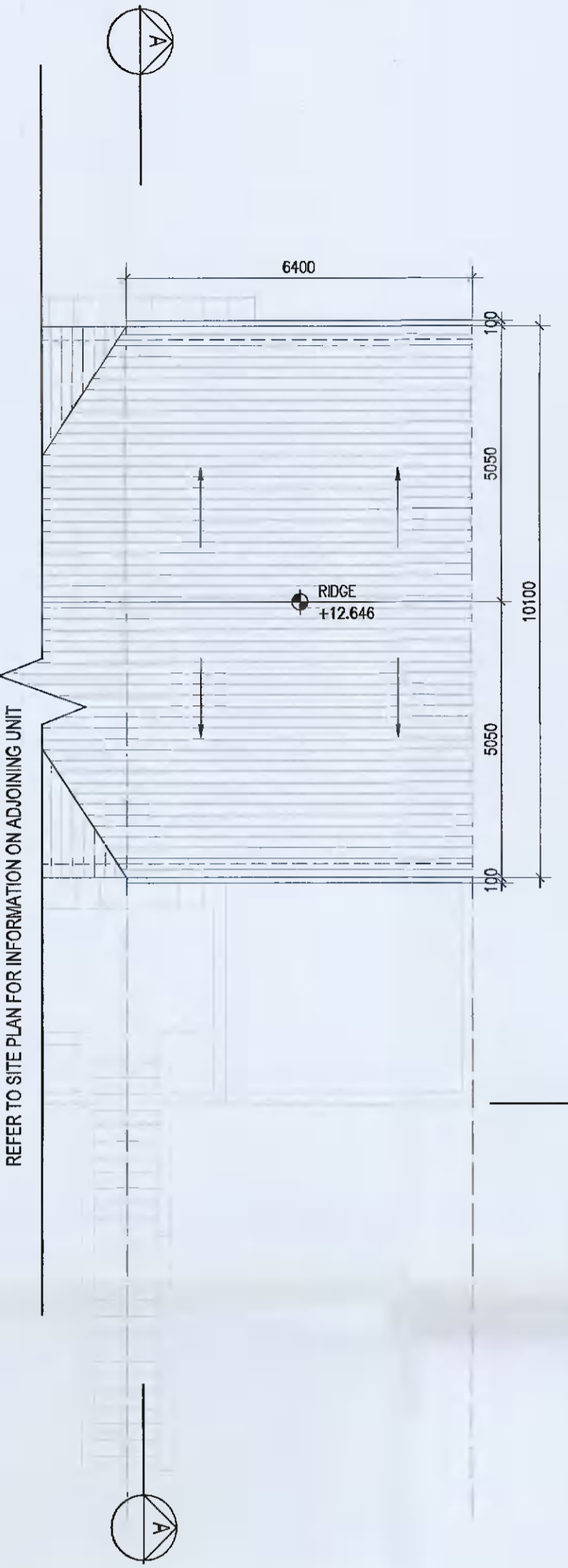
01 Ground Floor Plan  
1:100@A1



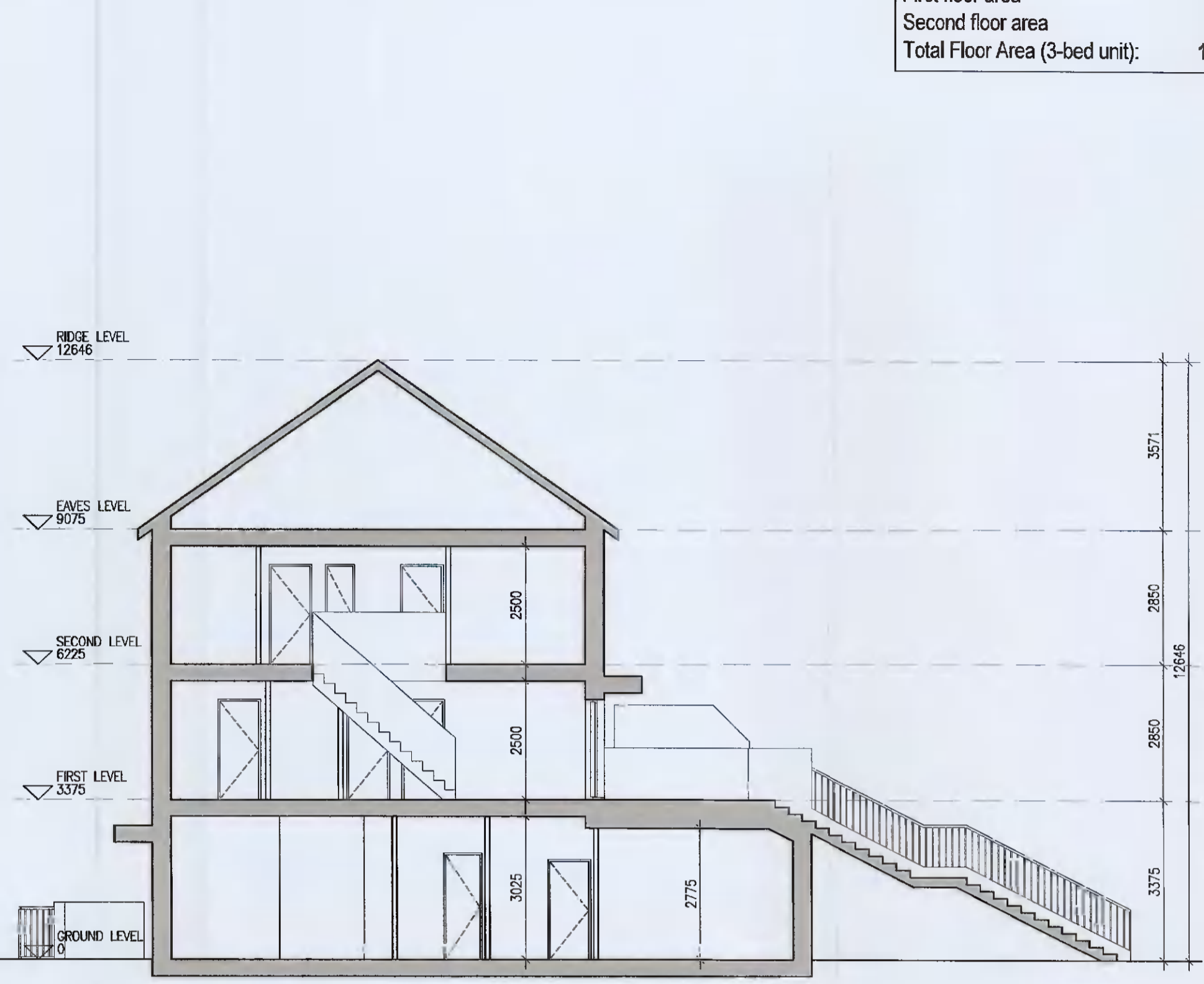
02 First Floor Plan  
1:100@A1



03 Second Floor Plan  
1:100@A1



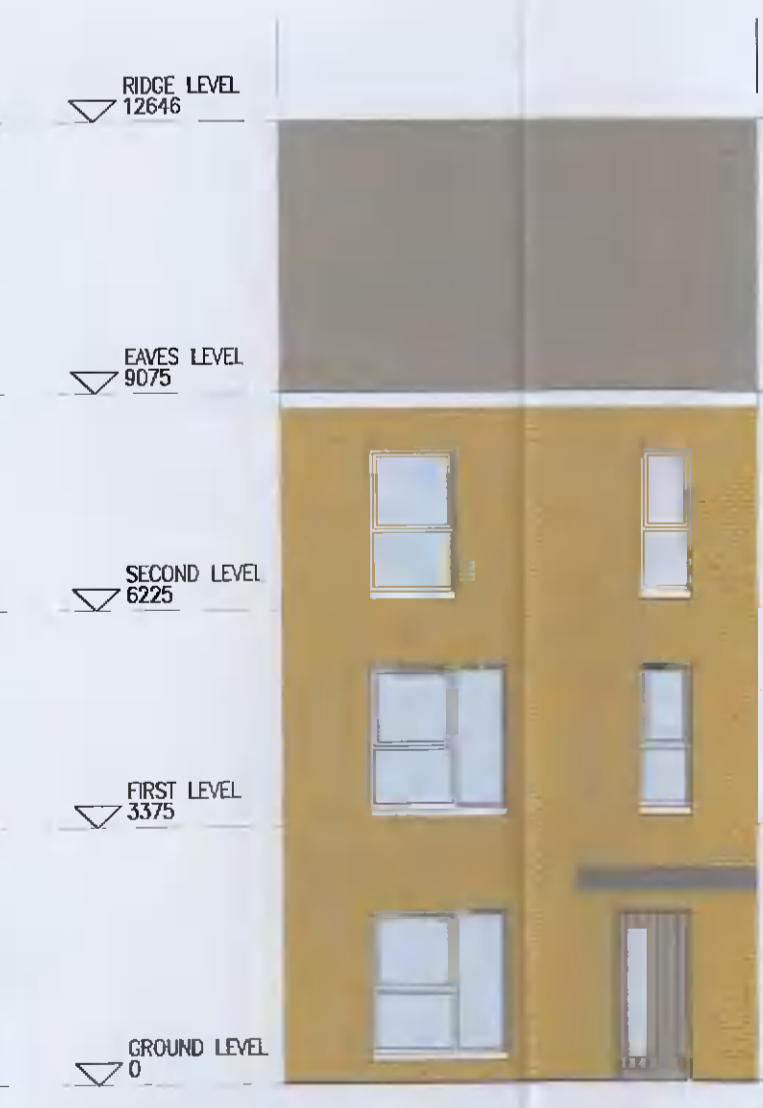
04 Roof Floor Plan  
1:100@A1



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



06 Front Elevation E1X  
1:100@A1



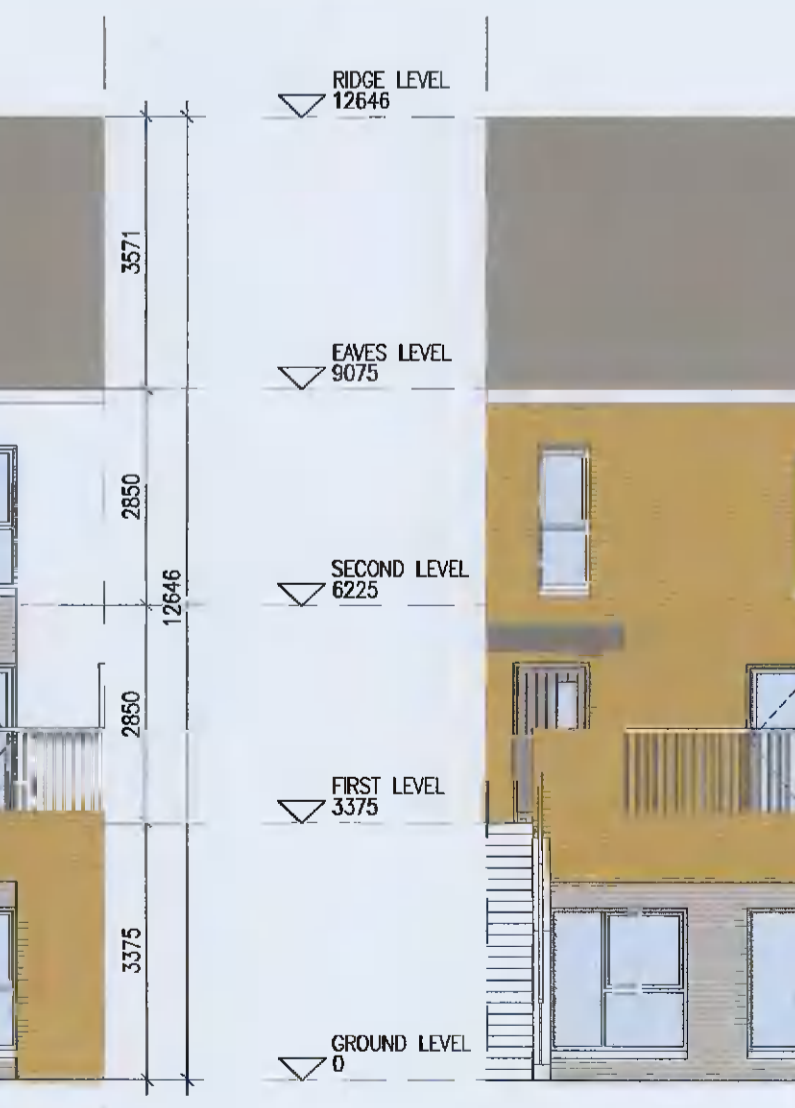
07 Front Elevation E1Y  
1:100@A1



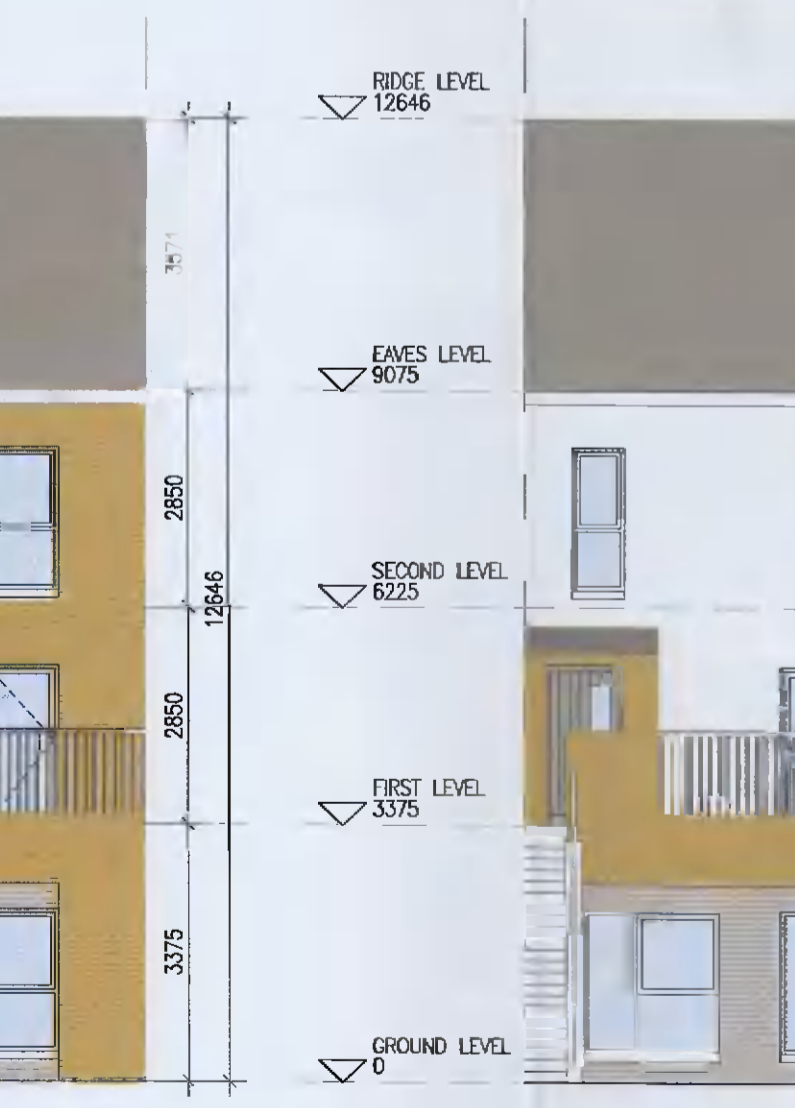
08 Front Elevation E1Z  
1:100@A1



09 Rear Elevation E1X  
1:100@A1



10 Rear Elevation E1Y  
1:100@A1



11 Rear Elevation E1Z  
1:100@A1

- Notes:**
- Copyright Reserved
  - Work to agreed 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	12.04.2021	ISSUED FOR PLANNING	BKD
02	20.05.2021	ISSUED FOR PLANNING	BKD

Project		<b>Aderrig Phase 2, Adamstown SDZ Residential Development</b>	
Drawing Title	Duplex Type E1 (mid-terrace) Non-handed - Plans, Elevations, Sections		
Drawing No	6259-P-201		
Scale	1:100@A1	Rev	02
Drawn	BKD	Date	12.04.2021

**DUPLEX TYPE E1**

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