

**DUPLEX TYPE F1 [HANDED]**

DUPLEX TYPE F1.0  
Total Floor Area (2-bed unit): **79.2m<sup>2</sup>**

DUPLEX TYPE F1.1  
Private Int. stair: 5.6m<sup>2</sup>  
First floor area: 55.2m<sup>2</sup>  
Second floor area: 55.2m<sup>2</sup>  
Total Floor Area (3-bed unit): **116.0m<sup>2</sup>**



**KEY PLAN [NTS]**

**UNIT TYPE KEY**

Unit type: F1, X, 1  
Unit Level (Duplex only): F1, X, 1  
Finishes/Roof (if variations occur)

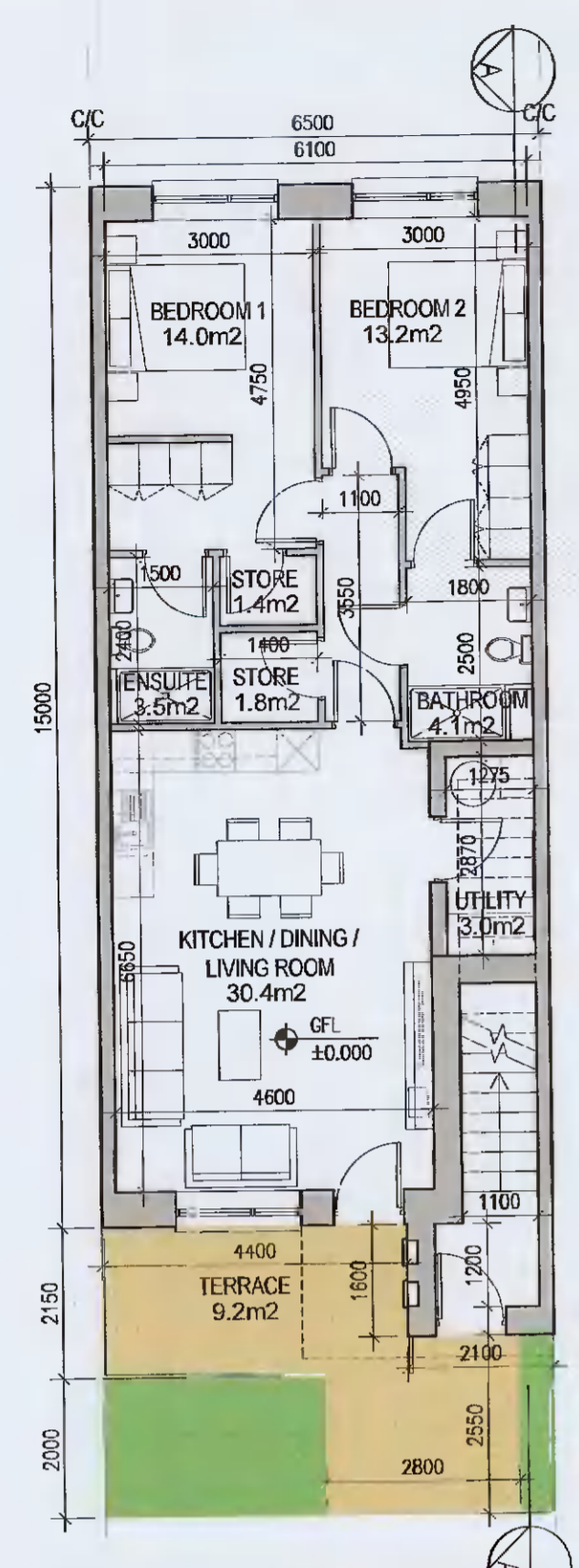
**FINISHES**  
Z- Plain white render  
Y- Brick  
X- Plain white render with gray brick areas  
V/W- Plain white render with brick areas

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

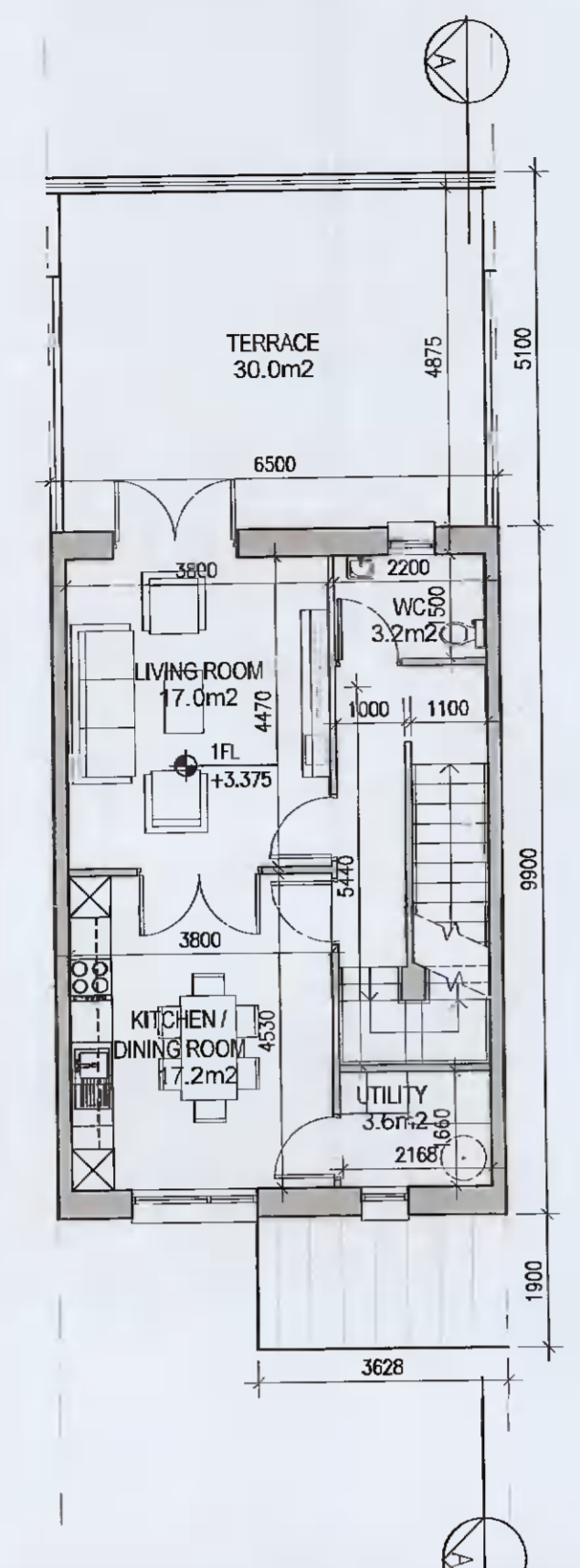
**ROOF FORM**  
A1Y- Asymmetrical roof  
D1V- Gable roof with hip roof intersection  
D1W- Gable roof

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

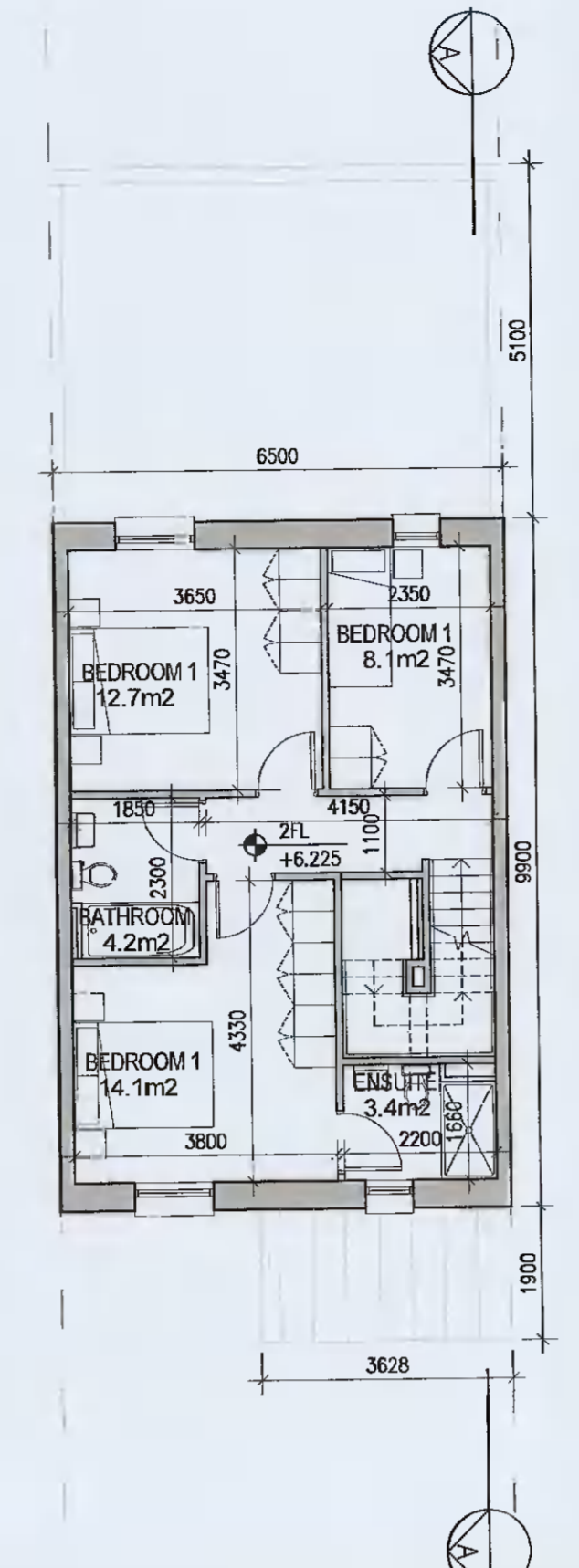
\*A2, an exception, relates to the rear elevation



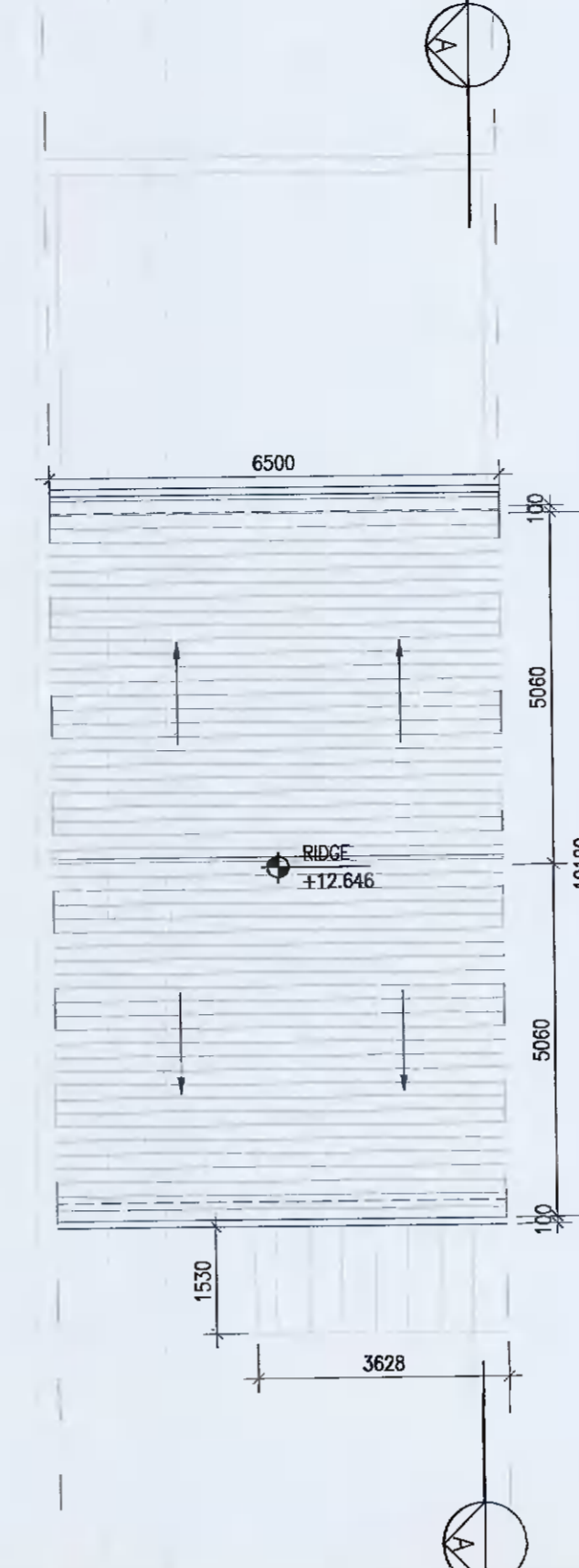
01 Ground Floor Plan [F1.0]  
1:100@A1



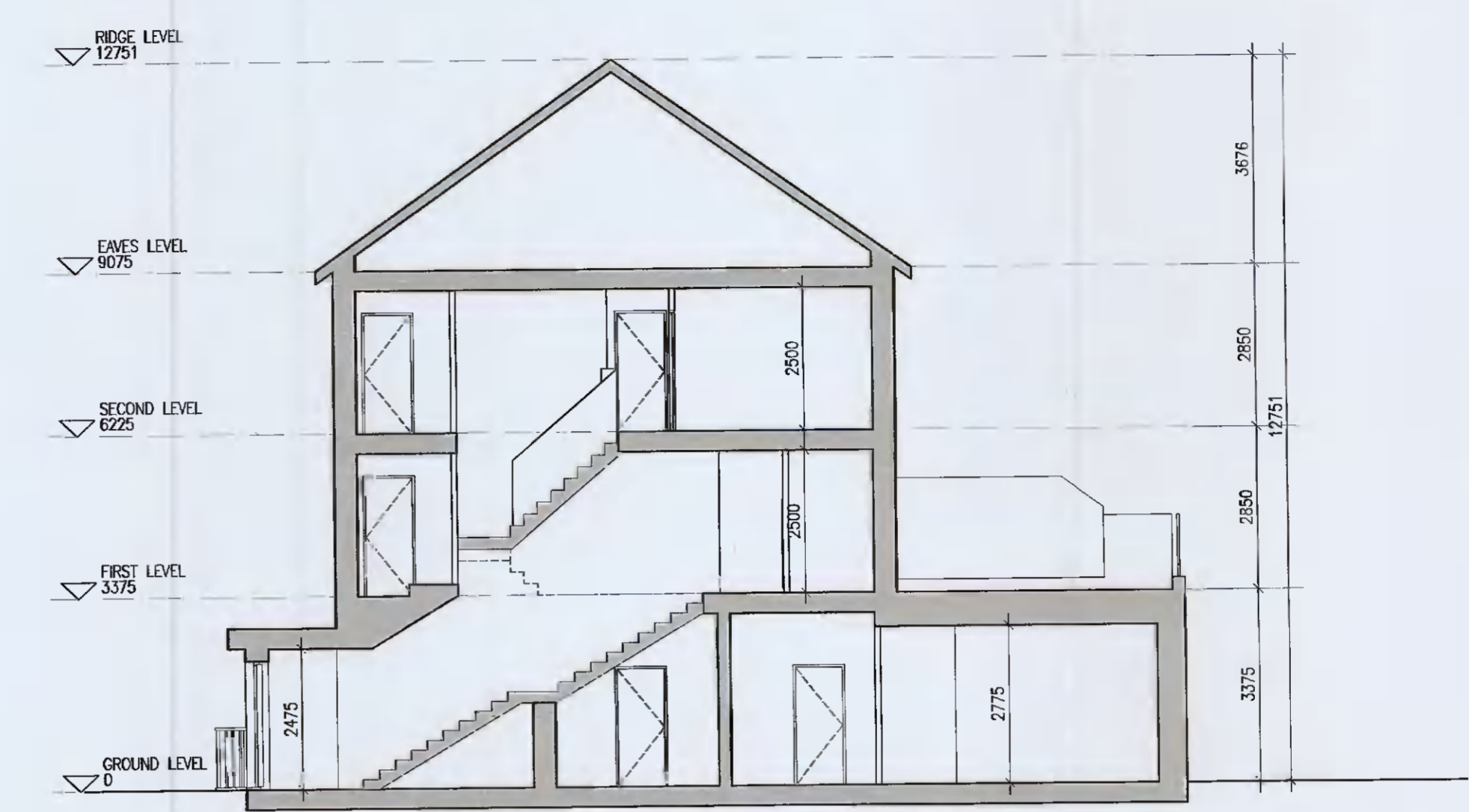
02 First Floor Plan [F1.1]  
1:100@A1



03 Second Floor Plan [F1.1]  
1:100@A1



04 Roof Floor Plan  
1:100@A1



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



06 Front Elevation F1X  
1:100@A1



07 Front Elevation F1Z  
1:100@A1



08 Rear Elevation F1X  
1:100@A1



09 Rear Elevation F1Z  
1:100@A1

**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

**DUPLEX TYPE F1**

**Notes:**  
1. Copyright Reserved  
2. Work to figured dimensions only. Do not scale drawing.  
3. The contractor is responsible for checking all levels and dimensions on site and shall refer all discrepancies to the Architect.  
4. Where appropriate, for details of c.e. structures, or mechanical and electrical details, see Engineers drawings.  
5. Proprietary items shall be fixed in strict accordance with manufacturers instructions.  
6. Sizes of proprietary items shall be checked with manufacturer.  
7. The contractor shall be responsible for the coordination of structures, 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	Aderrig Phase 2 Adamstown SDZ Residential Development
Drawing Title	Duplex Type F1 (mid-terrace) Handed-Plan, Section, Elevation
Drawing No	6259-P-209
Scale	1:100@A1
Rev	02
Drawn	BKD
Date	08.03.2021

6-7 HARPCOURT TERRACE, DUBLIN 2, IRELAND  
t: +353 1 616 2400 f: +353 1 616 7355 e: arch@bkd.ie www.bkd.ie

**bkd architects**  
BURKE-KENNEDY DOYLE