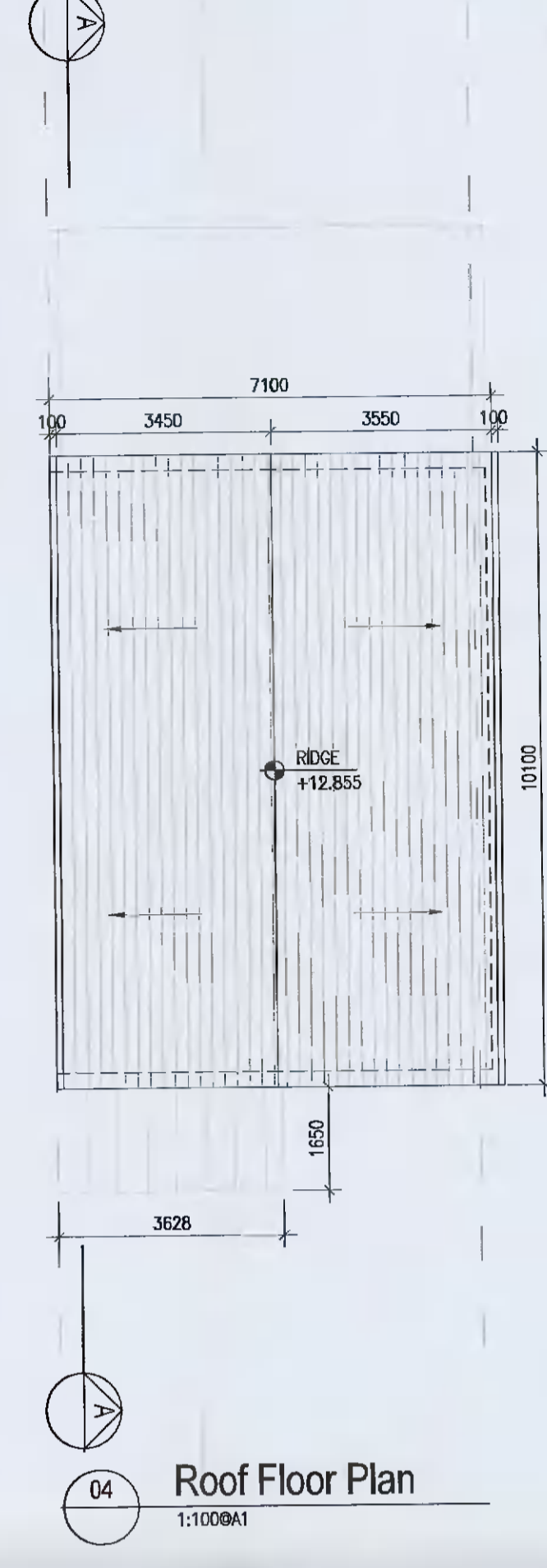
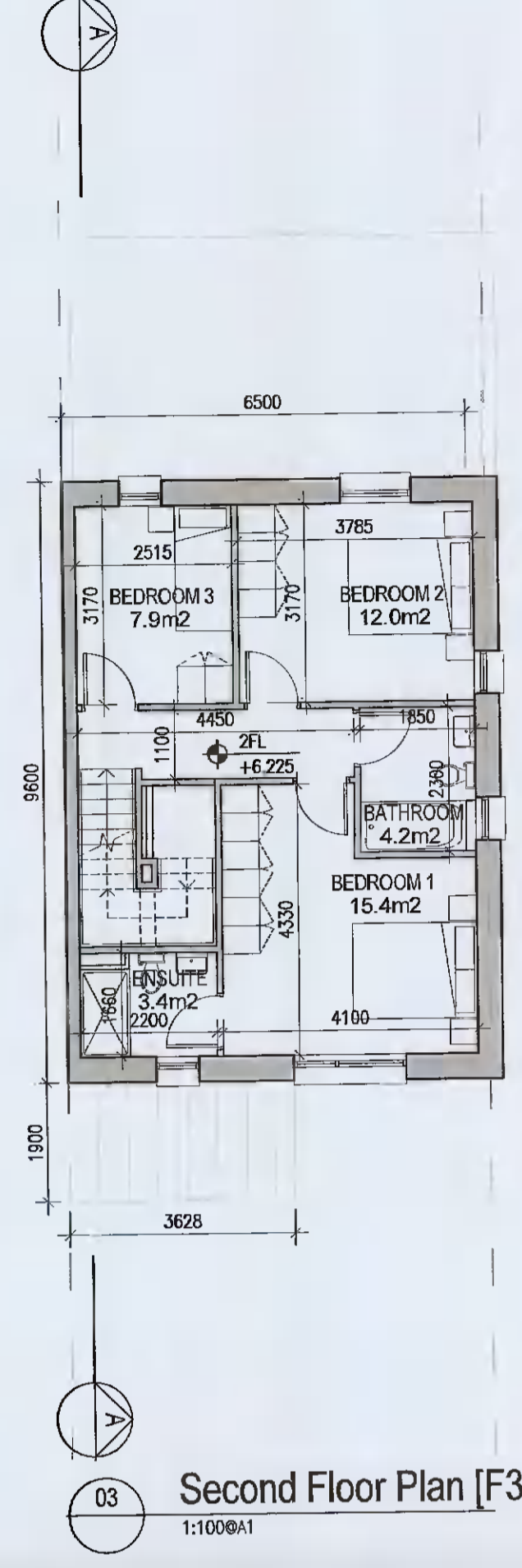
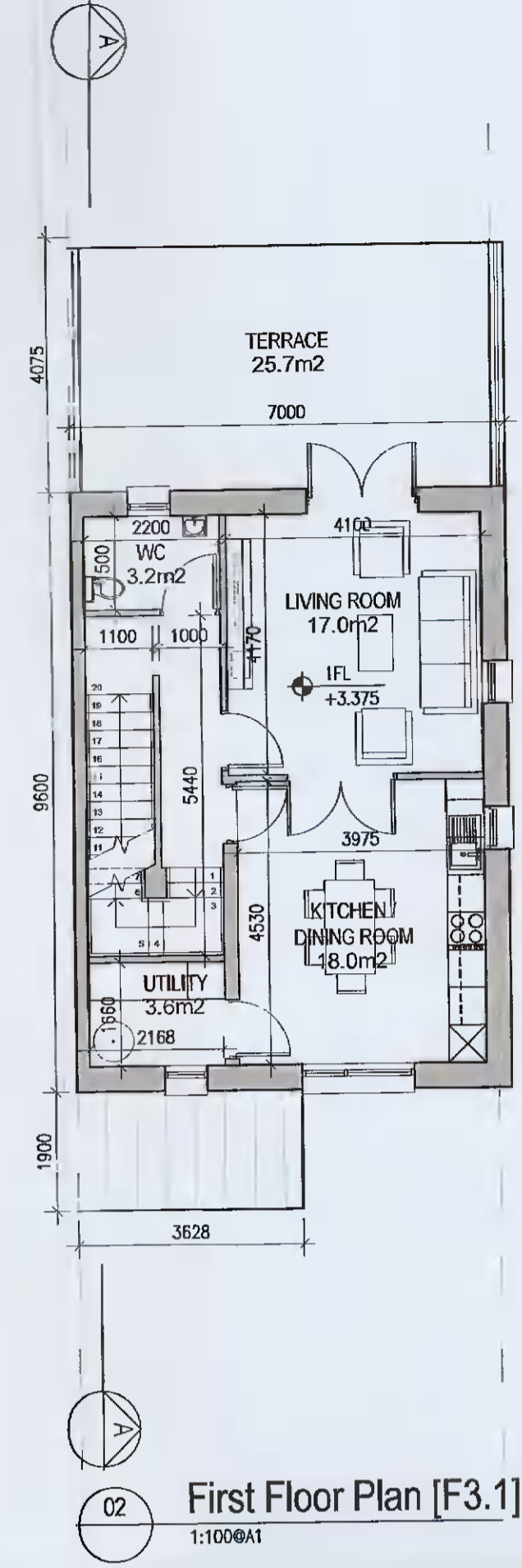
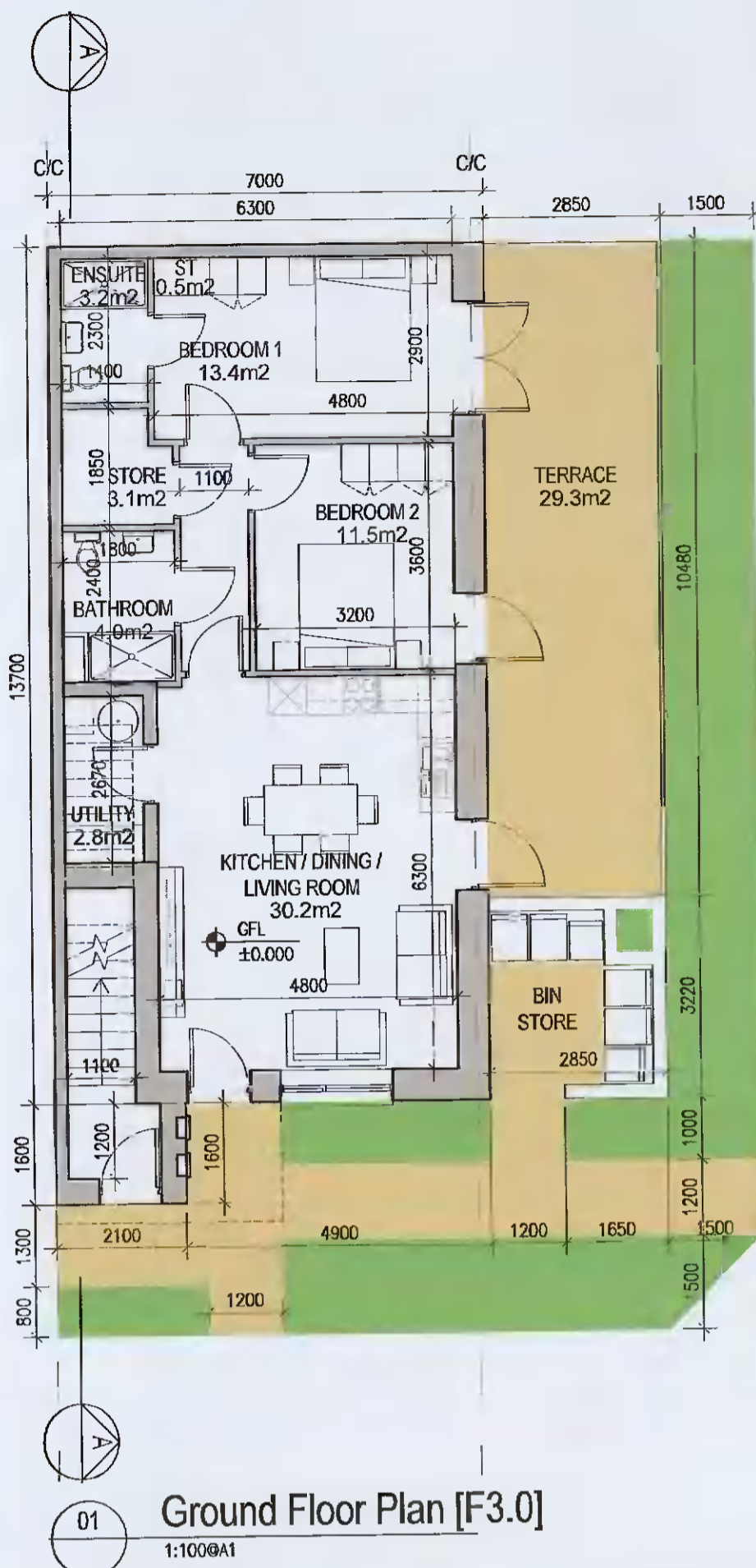


DUPLEX TYPE F3



DUPLEX TYPE F3.0	
Total Floor Area (2-bed unit):	78.6m²
DUPLEX TYPE F3.1	
Private Int. Stair	5.6m²
First floor area	56.3m²
Second floor area	56.3m²
Total Floor Area (3-bed unit):	118.2m²



UNIT TYPE KEY

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

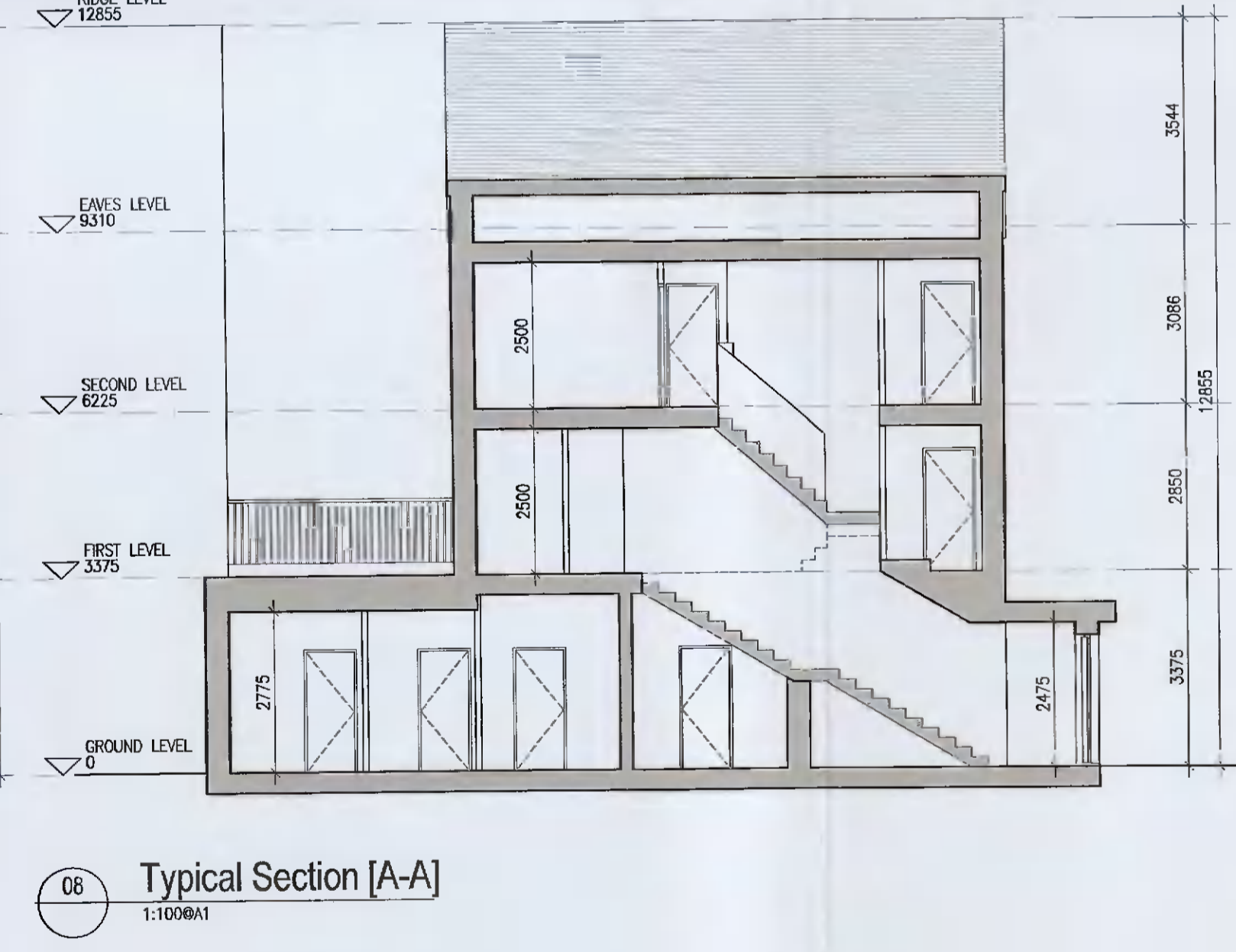
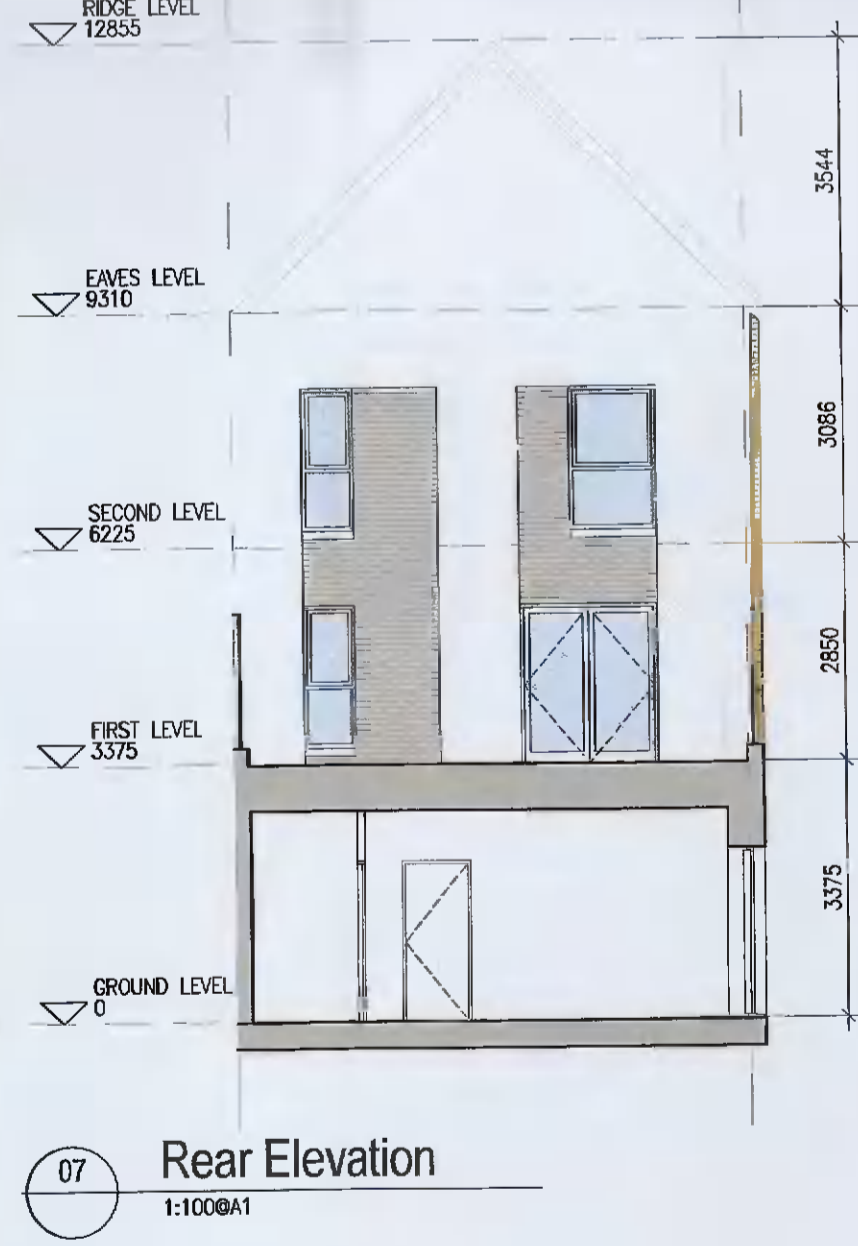
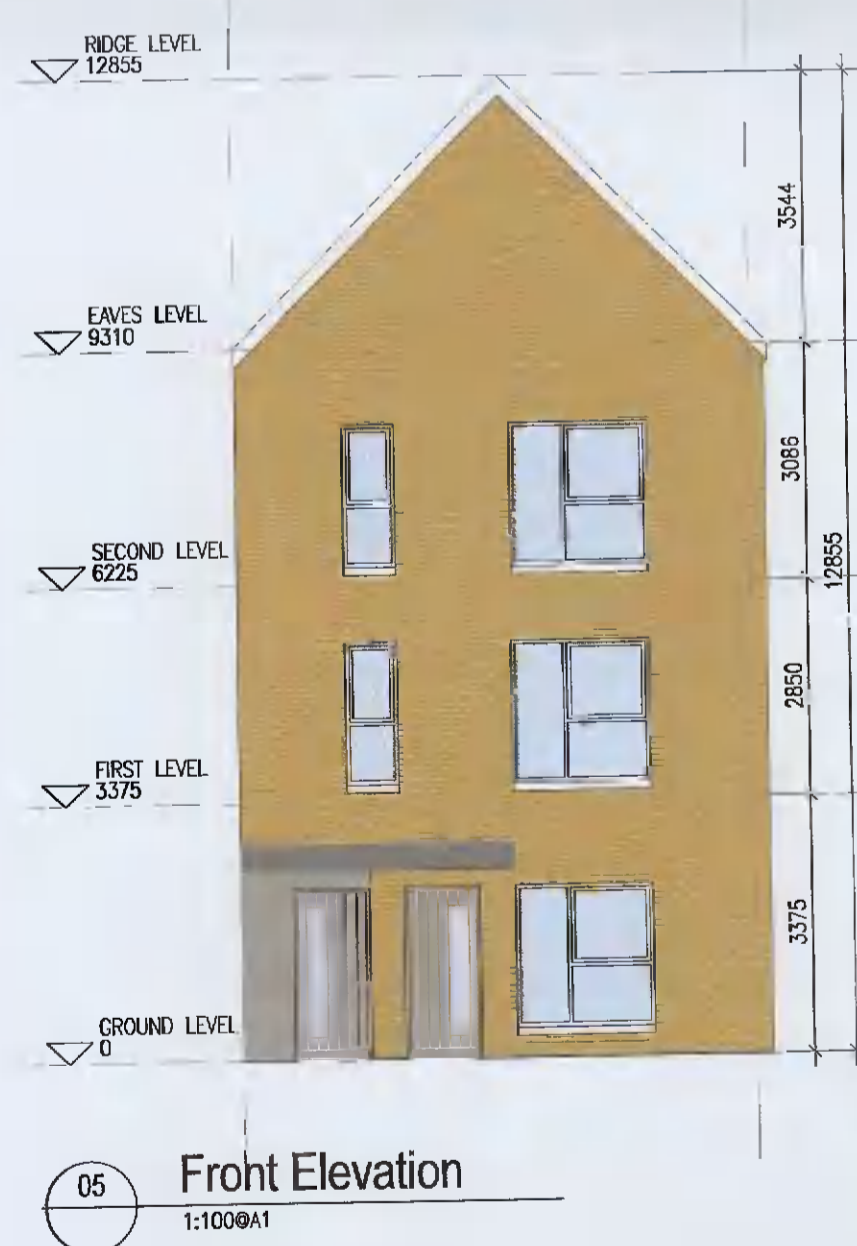
FINISHES
Z- Plain white render
Y- Brick
X- Plain white render with grey brick areas
V/W- Plain white render with brick areas

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

ROOF FORM
ATY- 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 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

- Notes**
- Copyright Reserved.
 - Work to figure 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.g. structure, or mechanical and electrical details, see Engineers Drawings.
 - Proprietary items shall be fixed in strict accordance with manufacturers instructions.
 - Show 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	Preliminary issue for comment	BKD
02	20.05.2021	ISSUED FOR PLANNING	BKD

Project	Aderrig Phase 2 Adamstown SDZ Residential Development		
Drawing Title	Duplex Type F3 (mid-terrace) Non-handed-Plan, Section, Elevation		
Drawing No.	6259-P-212		
Scale	1:100@A1	Rev	02
Drawn	BKD	Date	08.03.2021

DUPLEX TYPE F3

6-7 HARBOUR TERRACE, DUBLIN 2, IRELAND
t: +353 1 616 2400 f: +353 1 676 7385
e: arch@bkd.ie www.bkd.ie

bkd architects
BURKE-KENNEDY DOYLE