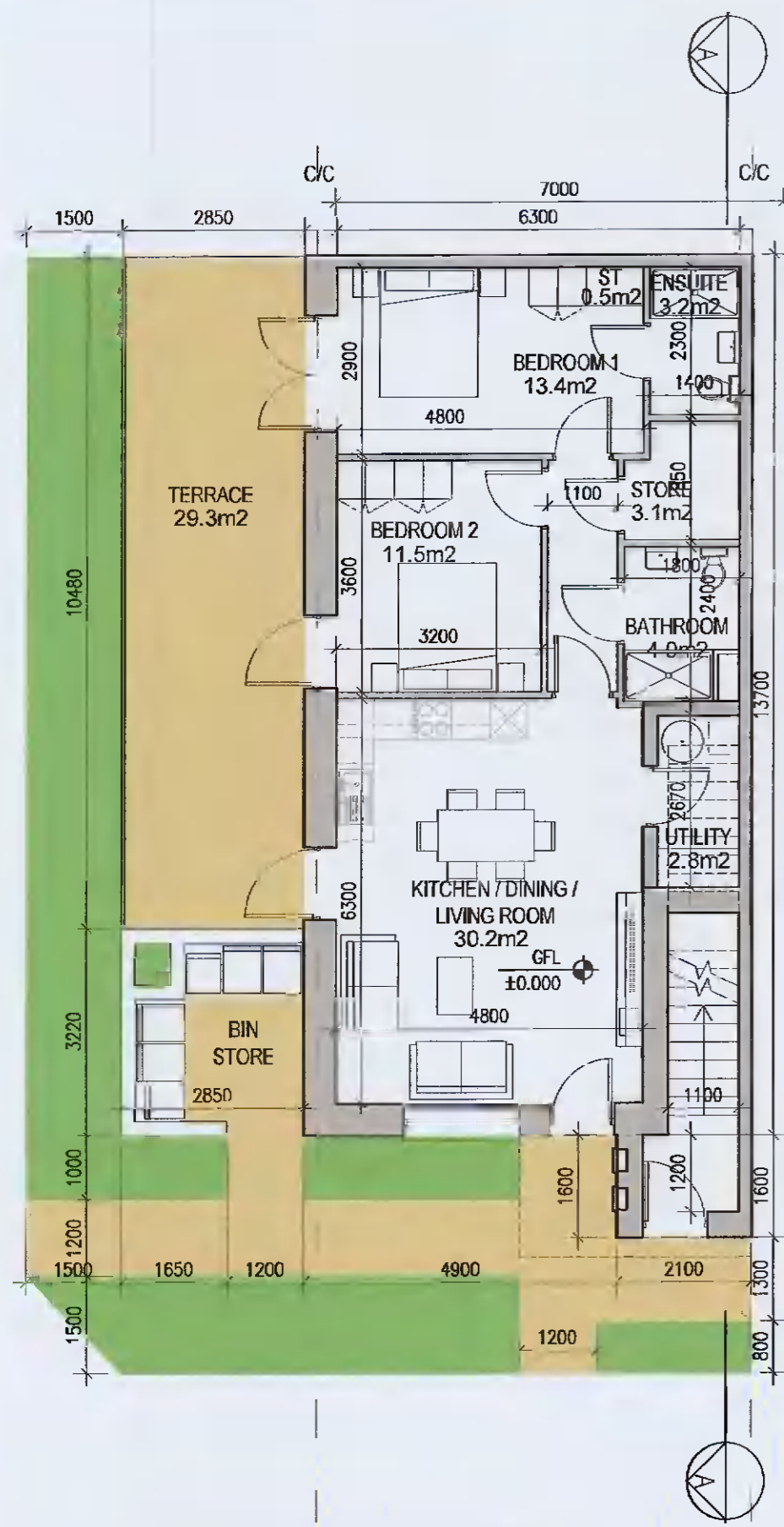
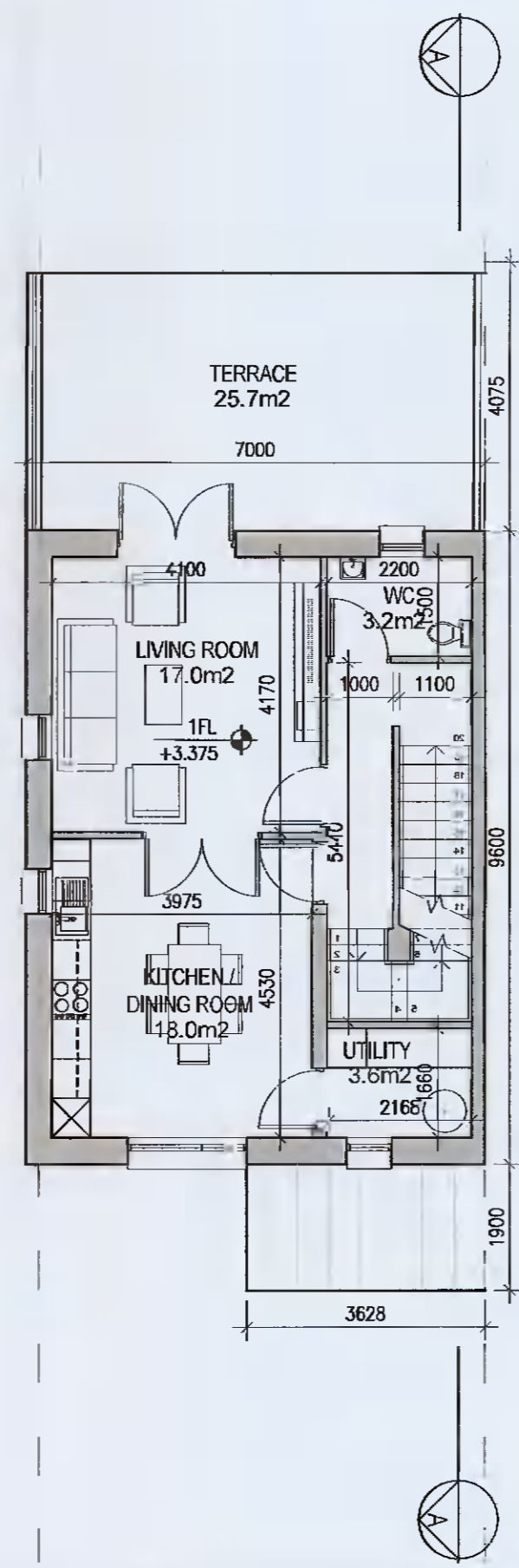


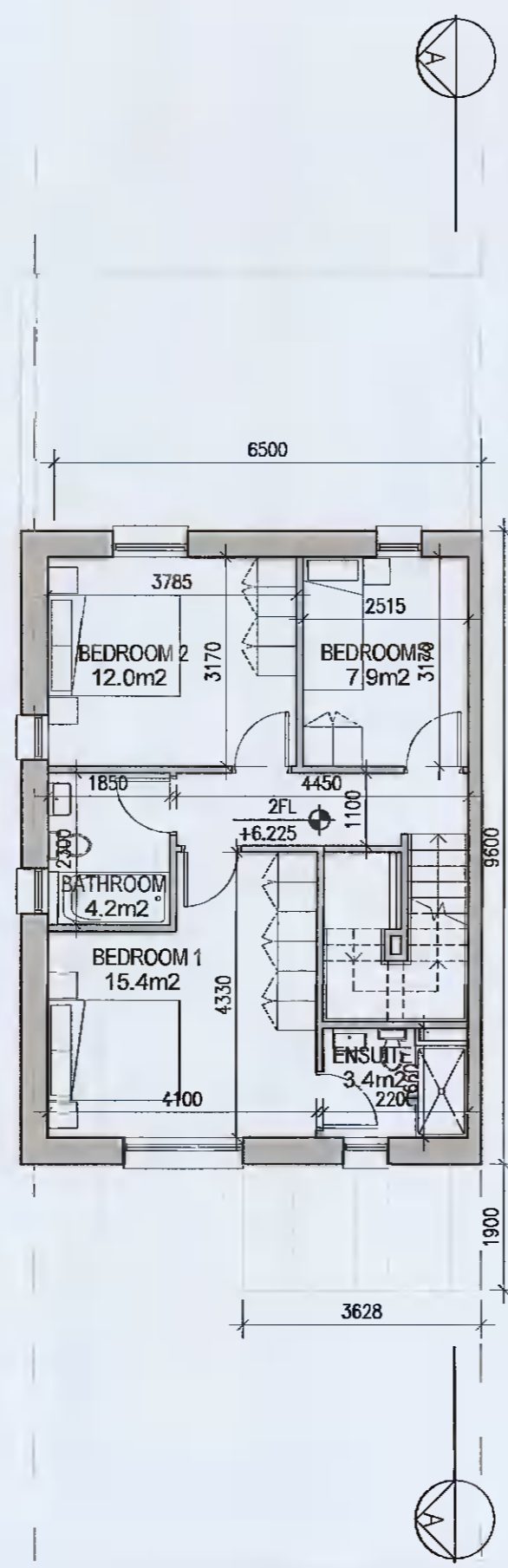
DUPLEX TYPE F3 [HANDED]



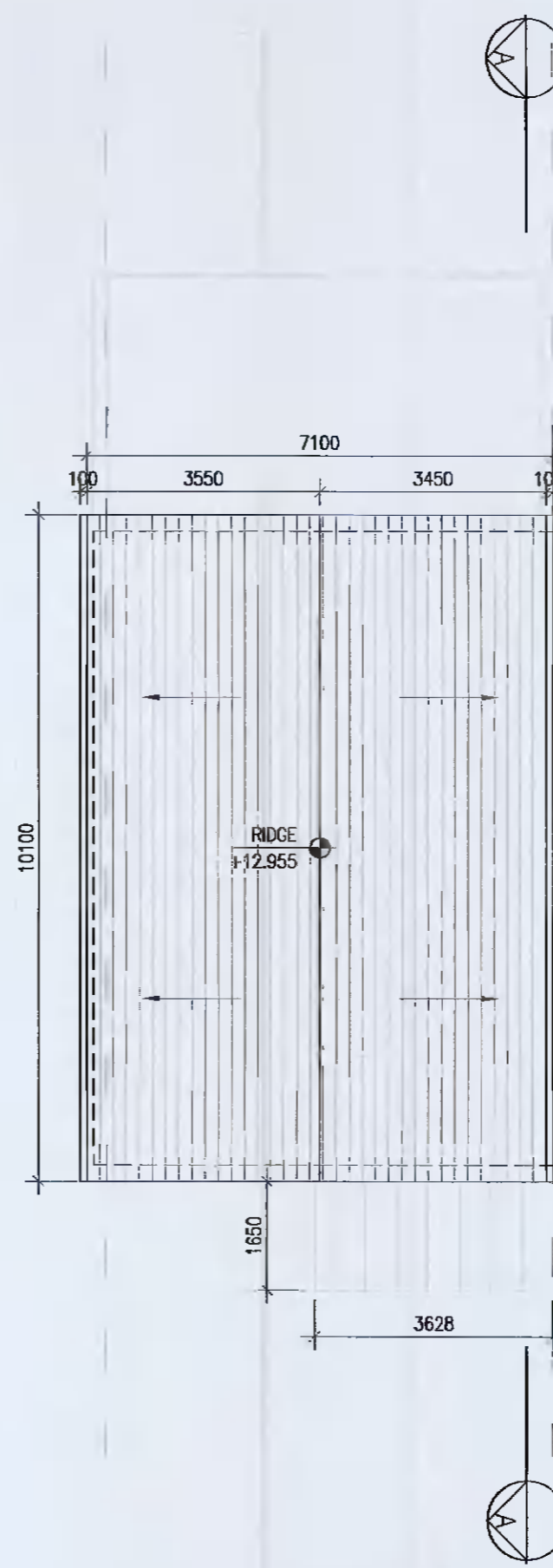
09 Ground Floor Plan [F3.0]
1:100@A1



10 First Floor Plan [F3.1]
1:100@A1



11 Second Floor Plan F3.1
1:100@A1



12 Roof Floor Plan
1:100@A1

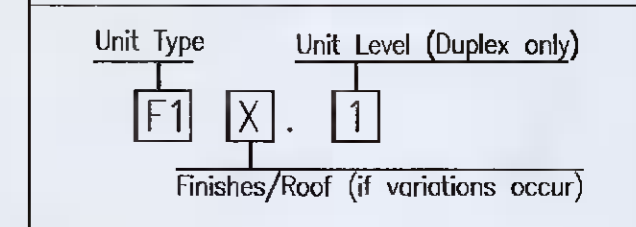
DUPLEX TYPE F3.0
Total Floor Area (2-bed unit): **78.6m²**

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**



KEY PLAN [NTS]

UNIT TYPE KEY



- 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 (*)

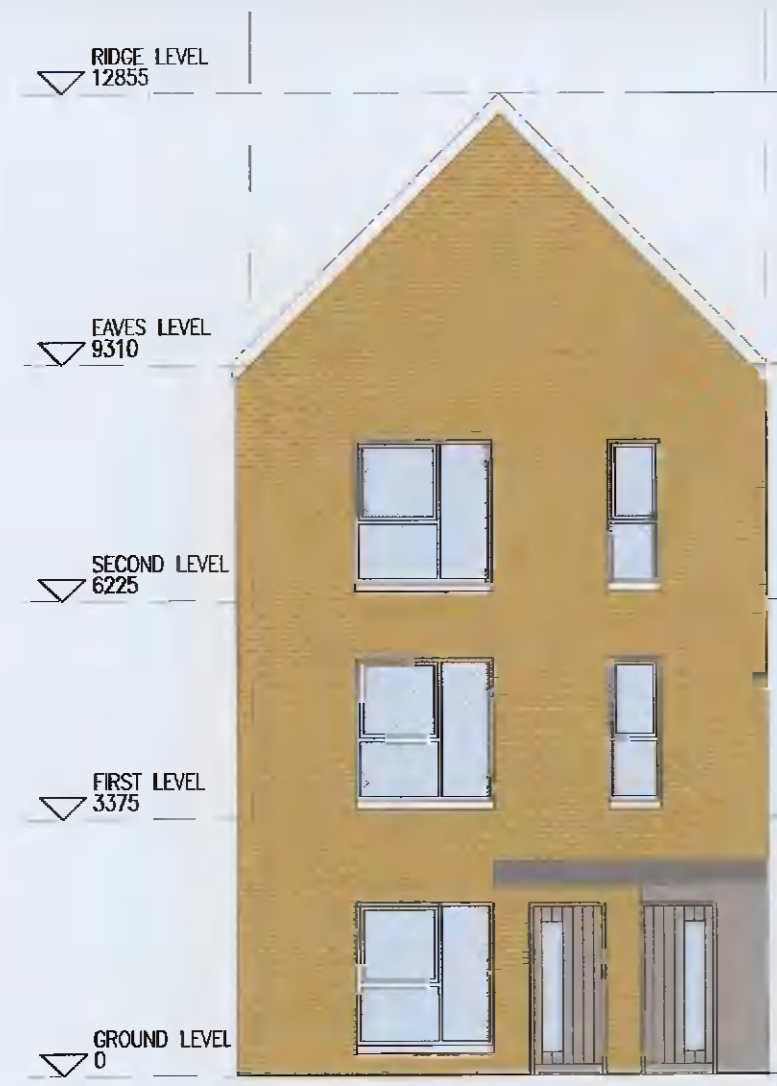
- ROOF FORM**
A1Y- Asymmetrical roof
D1V- Gable roof with hip roof intersection
D1W- Gable roof

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 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



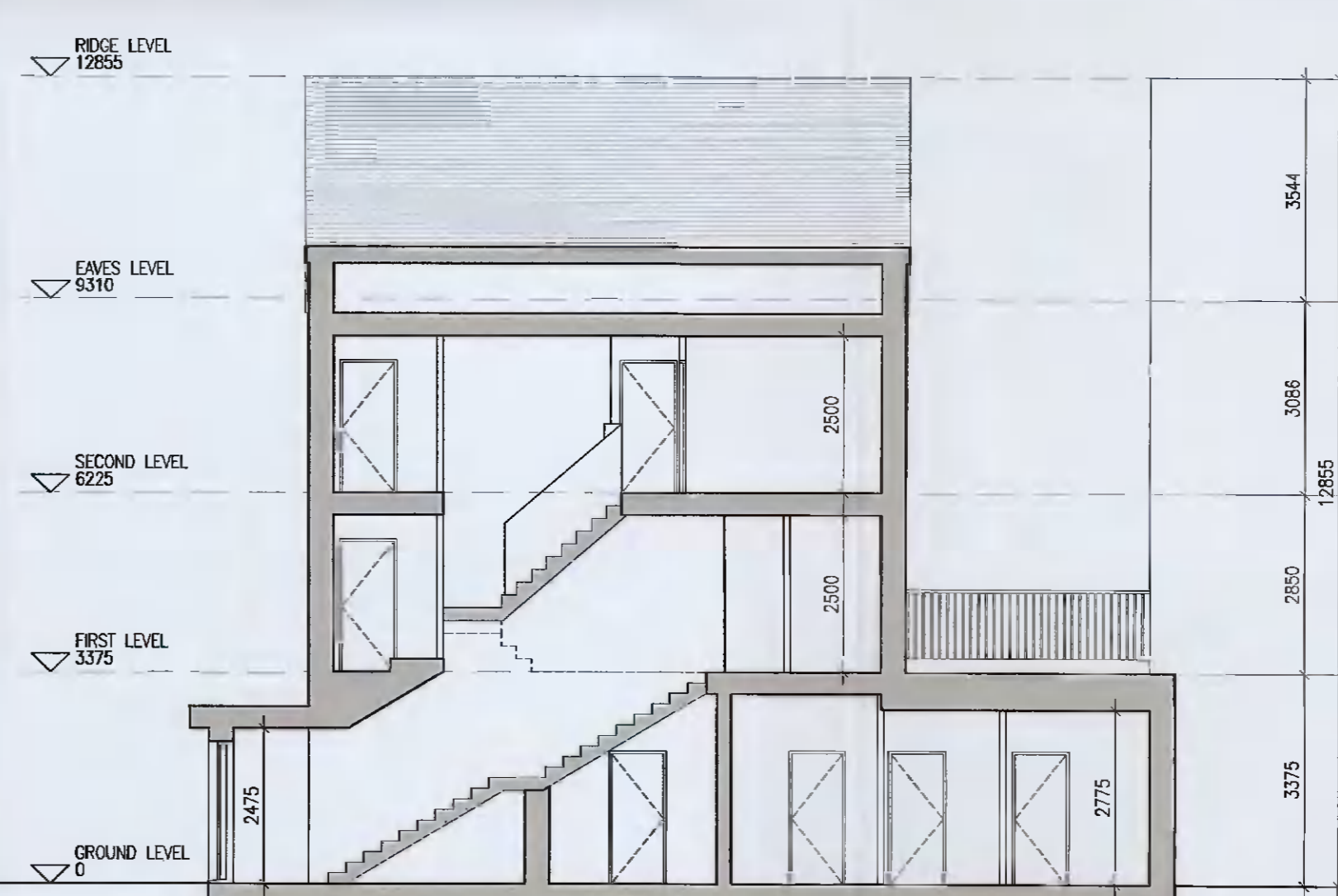
13 Front Elevation
1:100@A1



14 Gable Elevation
1:100@A1



15 Rear Elevation
1:100@A1



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

- Notes**
- Copyright Reserved
 - Work to figured 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 r.c. structure, or mechanical and electrical details, see Engineers drawings
 - Proprietary items shall be fixed in situ accordance with manufacturers instructions.
 - Status 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) Handed-Plan, Section, Elevation
Drawing No:	6259-P-213
Scale:	1:100@A1
Rev:	02
Drawn:	BKD
Date:	08.03.2021

DUPLEX TYPE F3

6 - 7 HANCOCK TERRACE, DUBLIN 2, IRELAND
T: +353-1-016 2600 F: +353-1-078 7035
www.bkd.ie

bkd architects
BURKE-KENNEDY-DOYLE