

DUPLEX TYPE F4

DUPLEX TYPE F4.0
Total Floor Area (2-bed unit): **79.0m²**

DUPLEX TYPE F4.1
Private Int. Stair: 5.6m²
First floor area: 55.5m²
Second floor area: 55.5m²
Total Floor Area (3-bed unit): **116.6m²**



UNIT TYPE KEY

Unit Type: F1, X, 1
Unit Level (Duplex only): 1

Finishes/Roof (if variations occur)

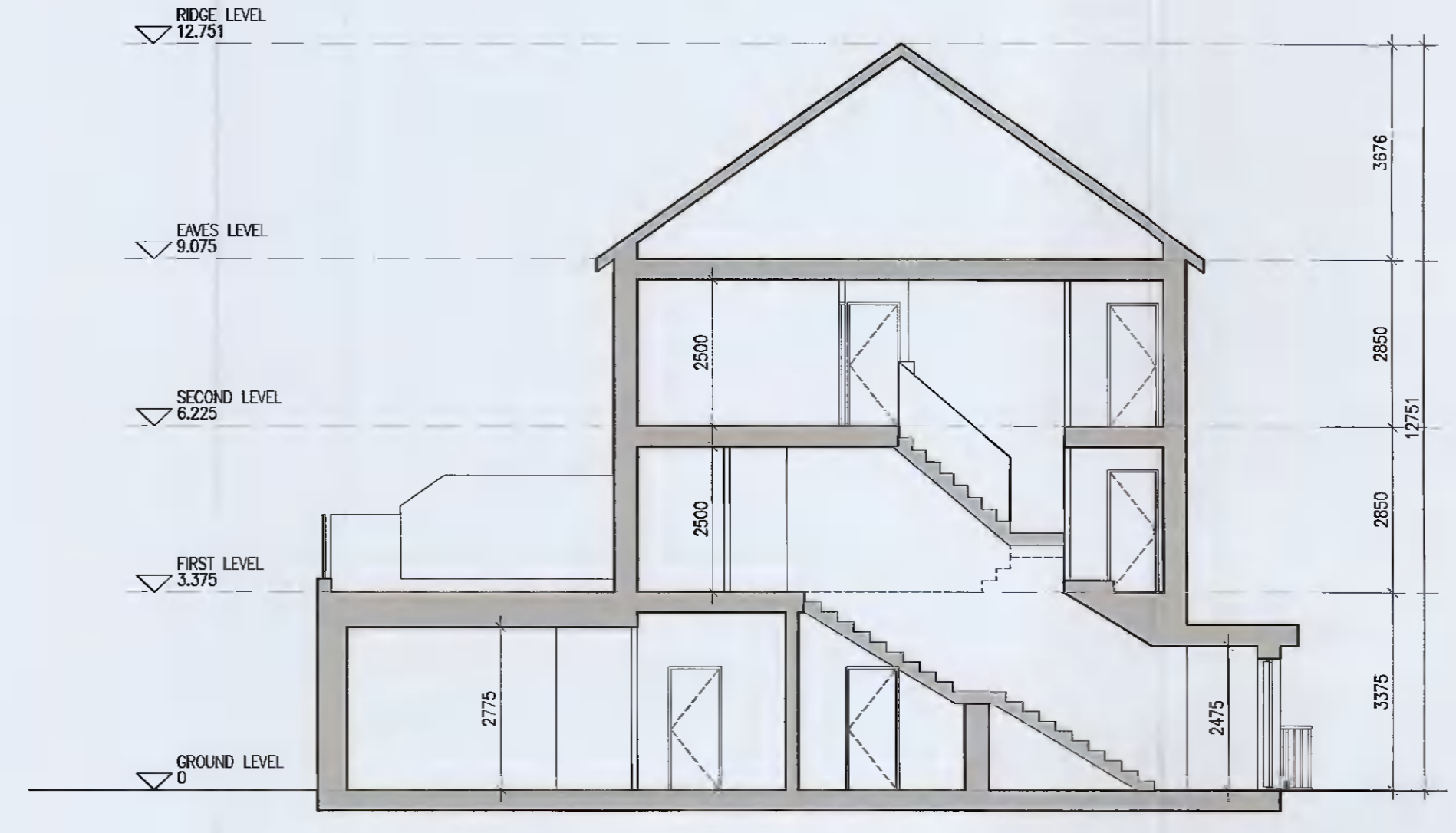
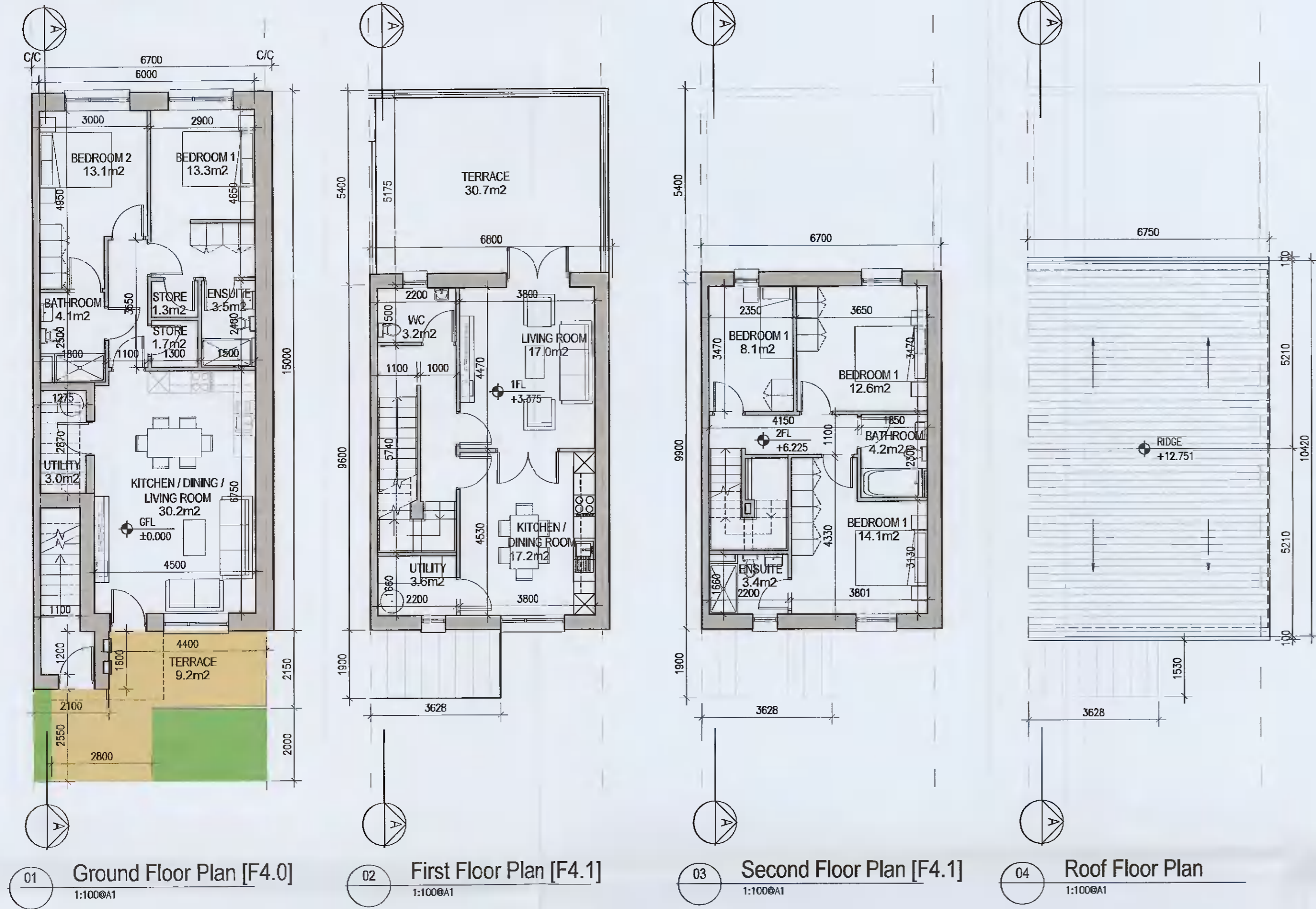
FINISHES
Z- Plain white render
Y- Brick
X- Plain white render with grey brick areas
V/W- Plain white render with brick areas

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. OBSCURED 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

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Notes		Issue Status		No.		Date	Revision	Initials
1. Copyright Reserved		Progress		01		12.04.2021	ISSUED FOR PLANNING	BKD
2. Work to final dimensions only. Do not scale drawing		Planning Application		02		20.05.2021	ISSUED FOR PLANNING	BKD
3. The contractor is responsible for checking all levels and dimensions on site and shall refer all discrepancies to the Architect		Fire Cert						
4. Where appropriate, for details of r.c. structure, or mechanical and electrical details, see Engineers drawings		Disability Cert						
5. Proprietary items shall be fixed in strict accordance with manufacturers instructions.		Tender						
6. Sizes of proprietary items shall be checked with manufacturers		Construction						
7. The contractor shall be responsible for the coordination of structure, finishes and services.		As Built						
		Information Only						

Project		Aderrig Phase 2 Adamstown SDZ Residential Development	
Drawing Title		Duplex Type F4 (mid-terrace) Non-handed-Plan, Section, Elevation	
Drawing No		6259-P-214	
Scale	1:100@A1	Rev	02
Drawn	BKD	Date	08.03.2021

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