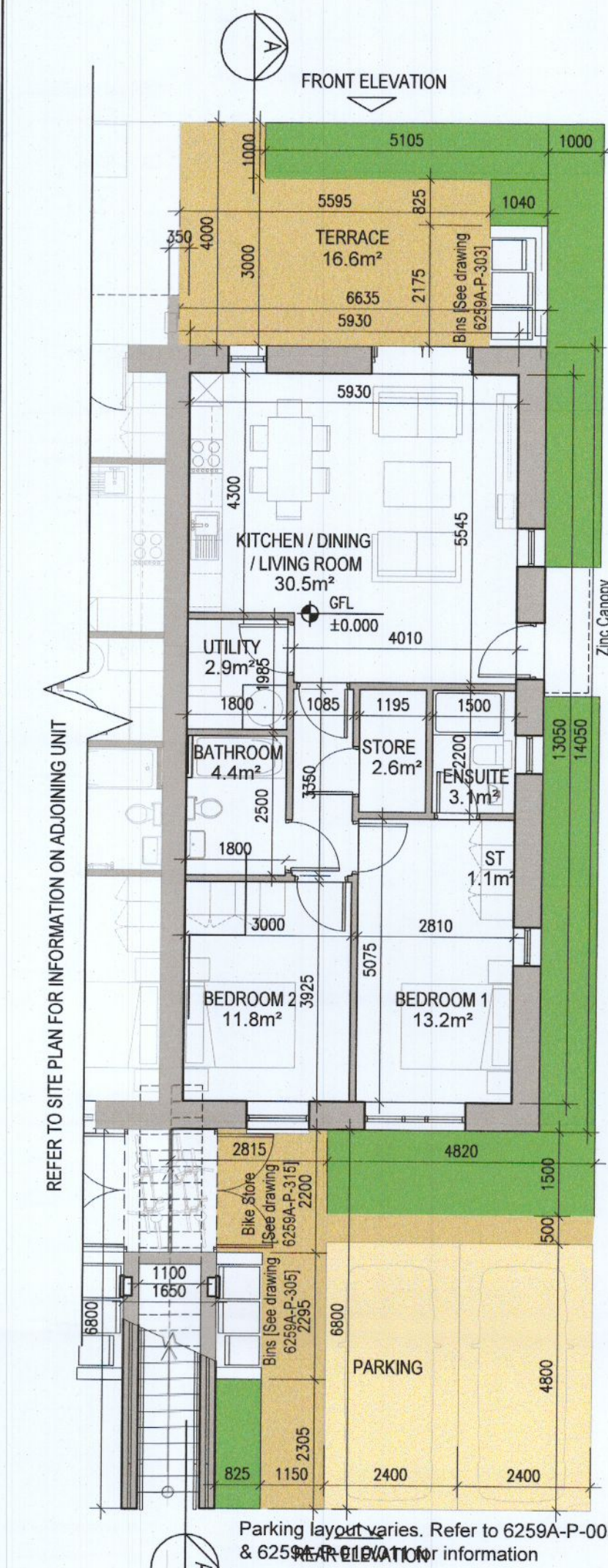
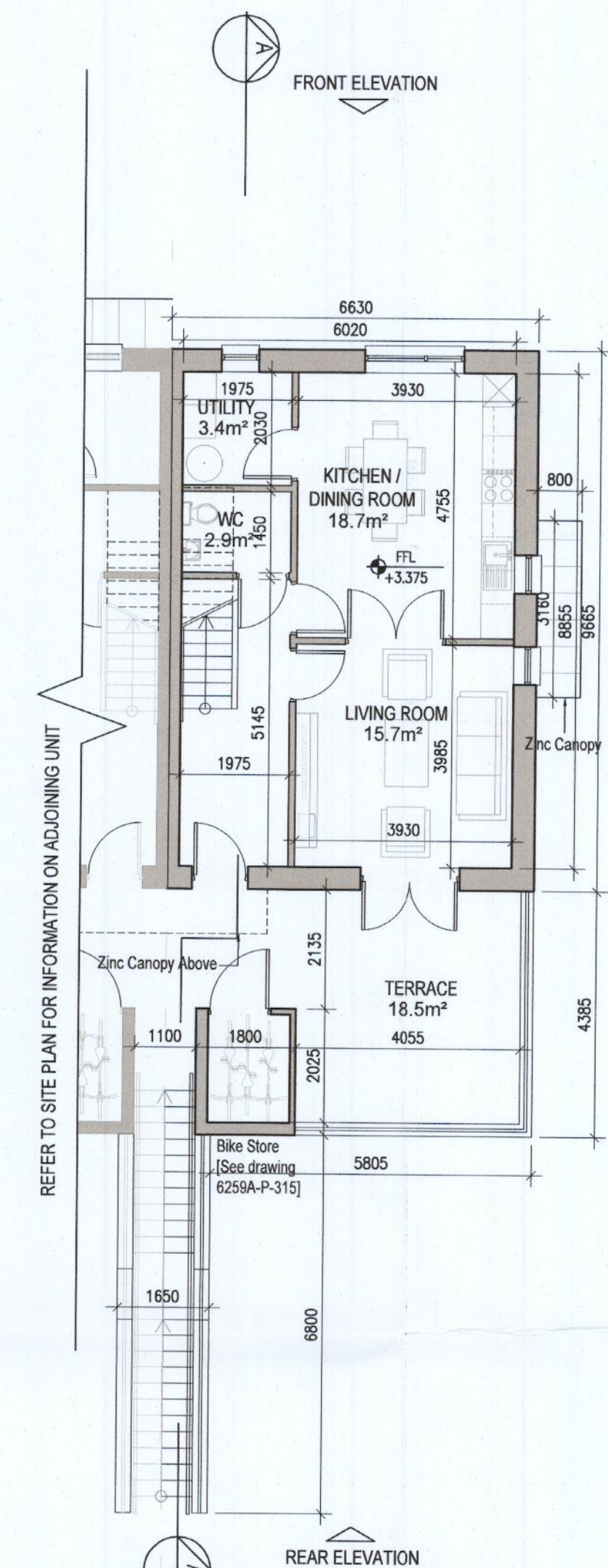


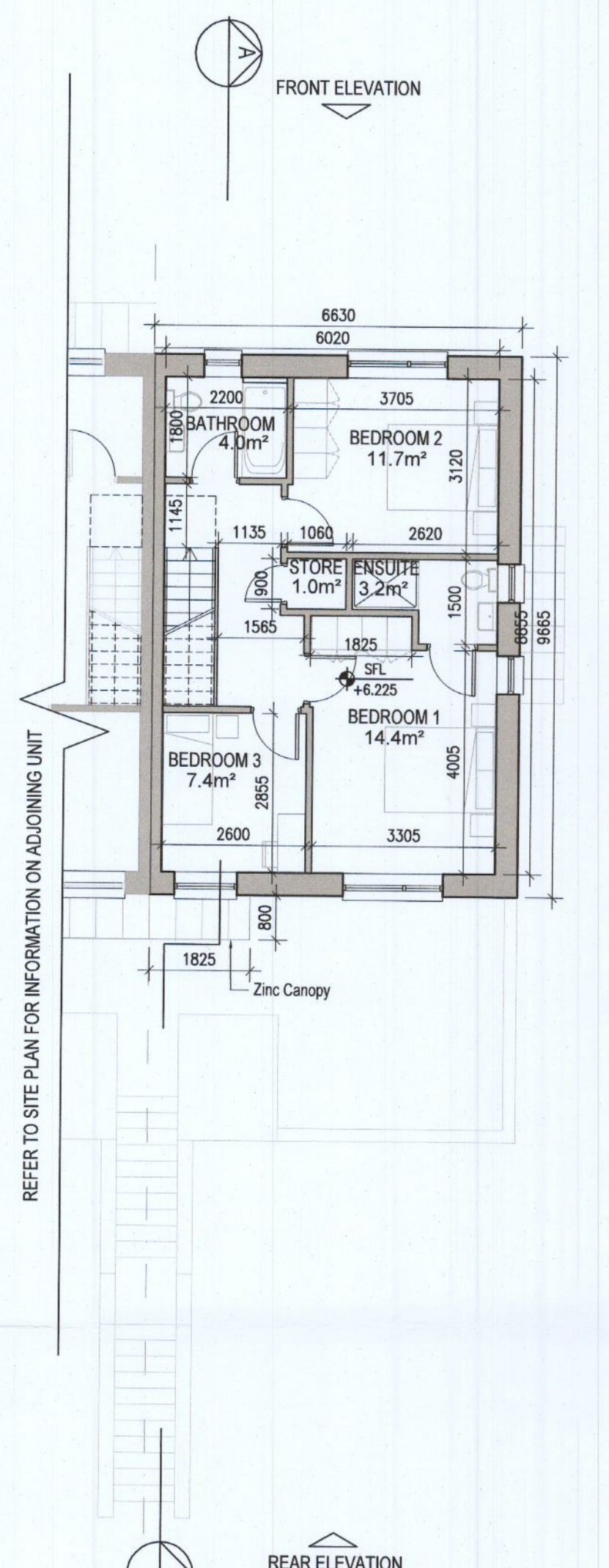
**DUPLEX TYPE G3**



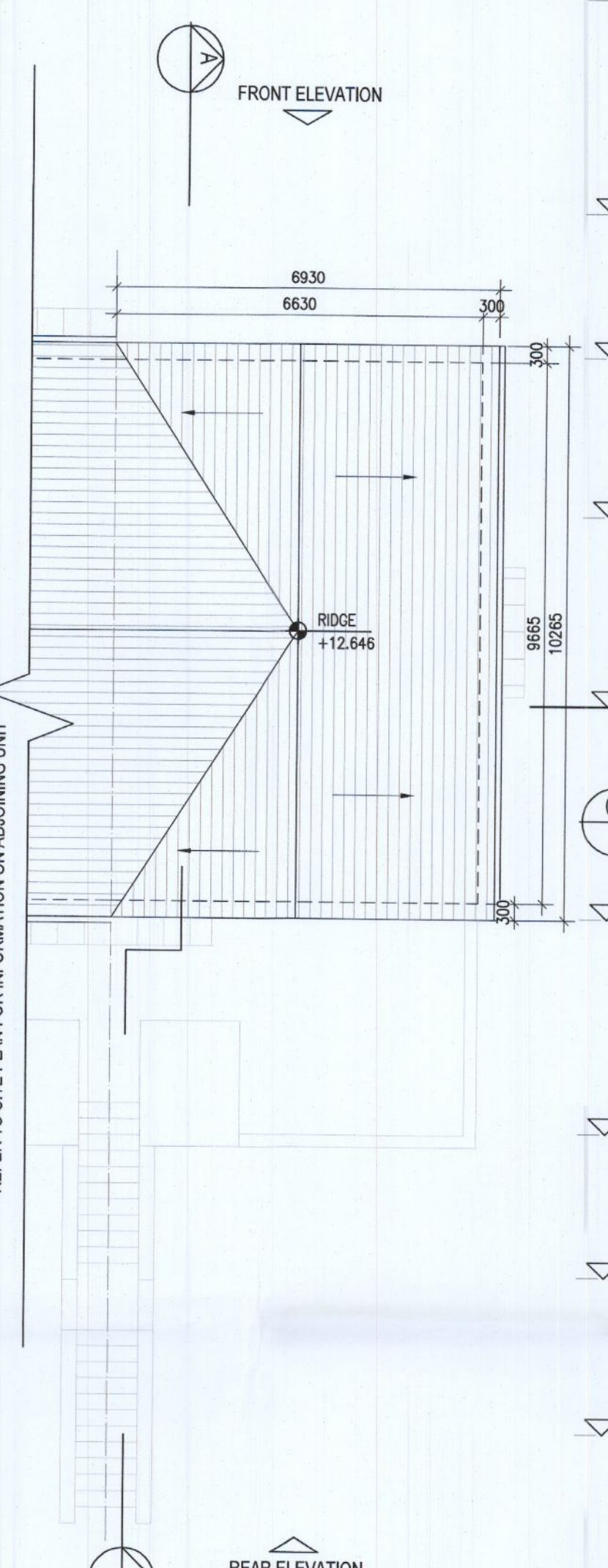
01 Ground Floor Plan [G3.A]



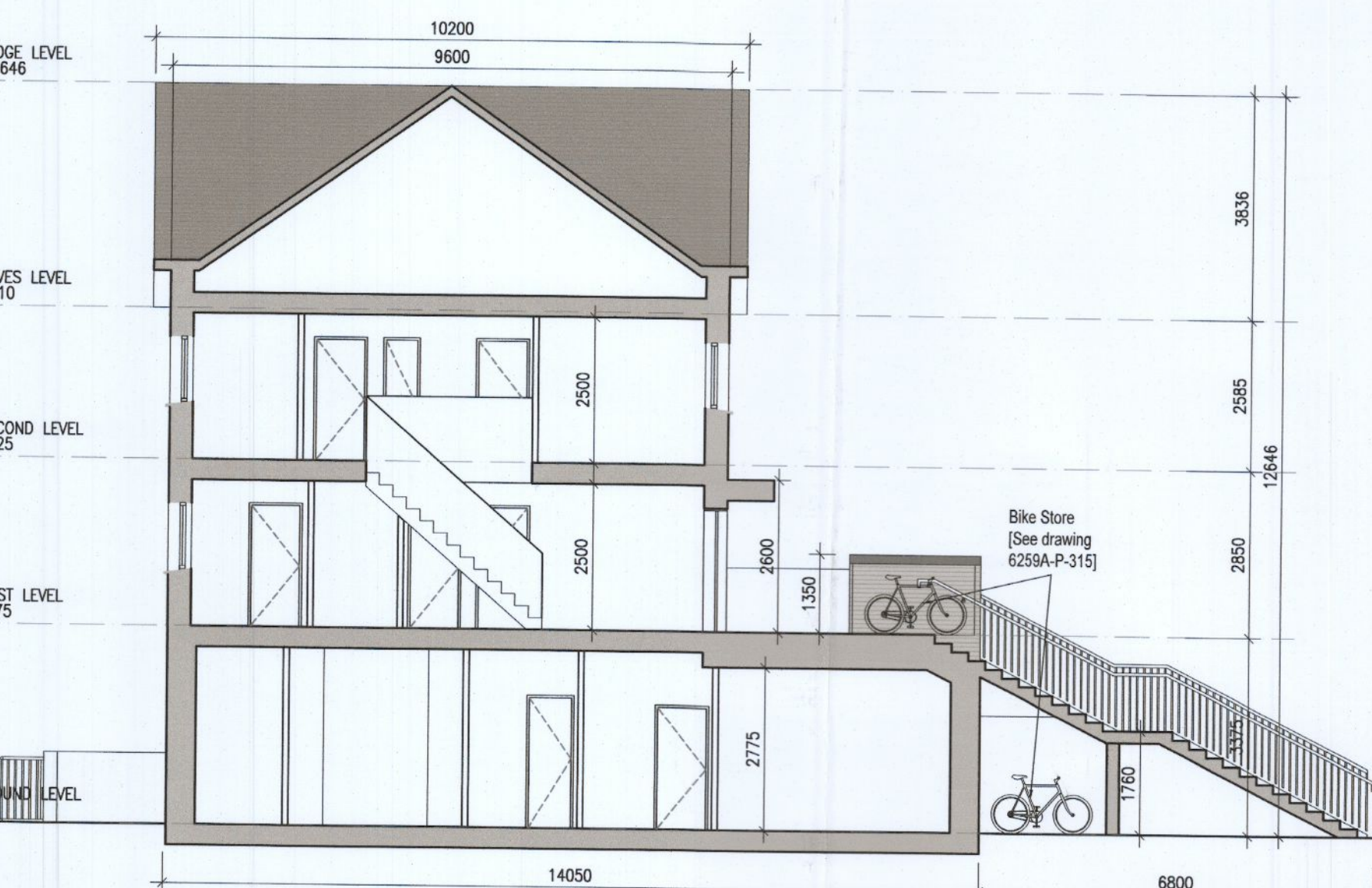
02 First Floor Plan [G3.B]



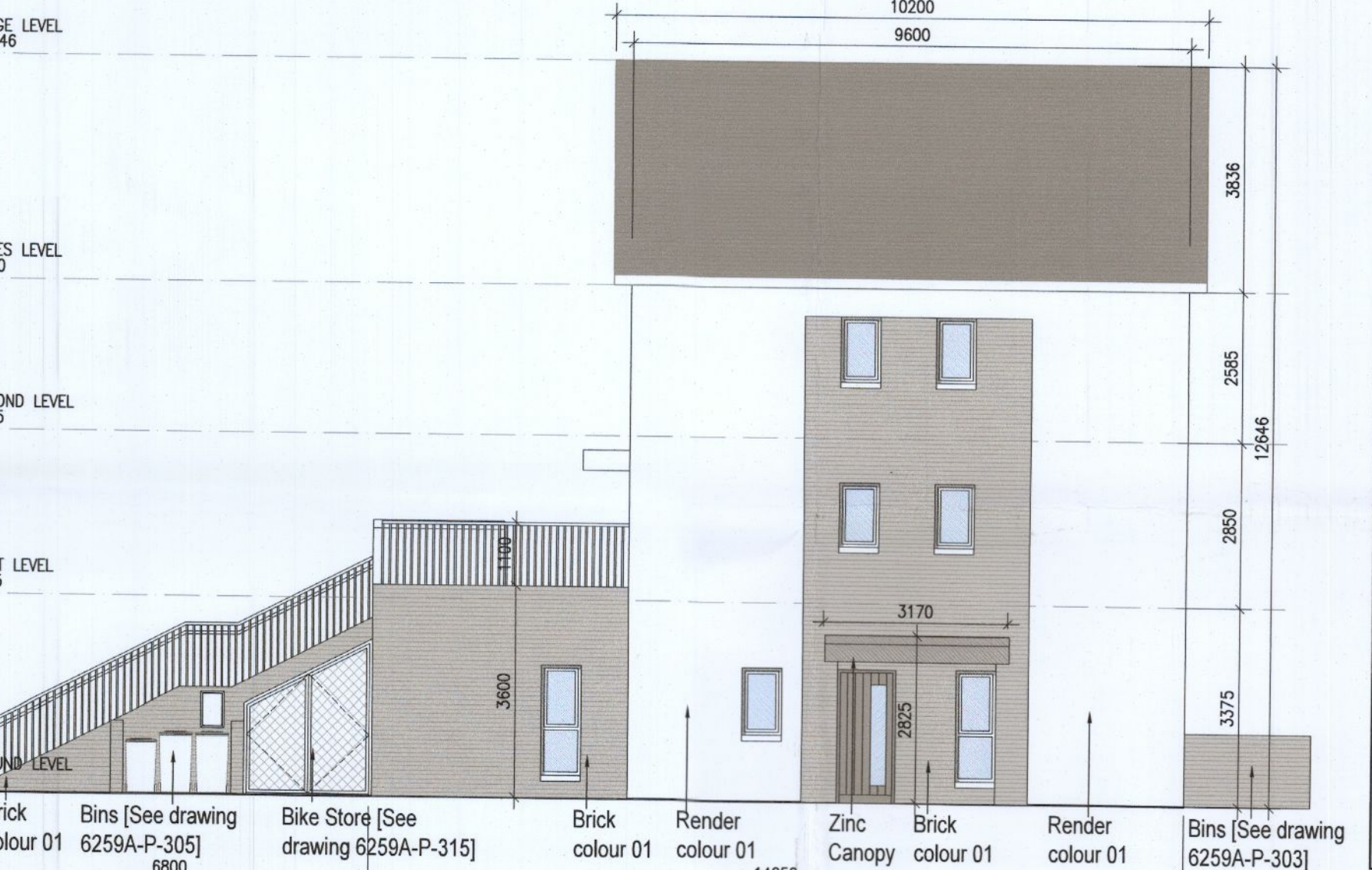
03 Second Floor Plan [G3.B]



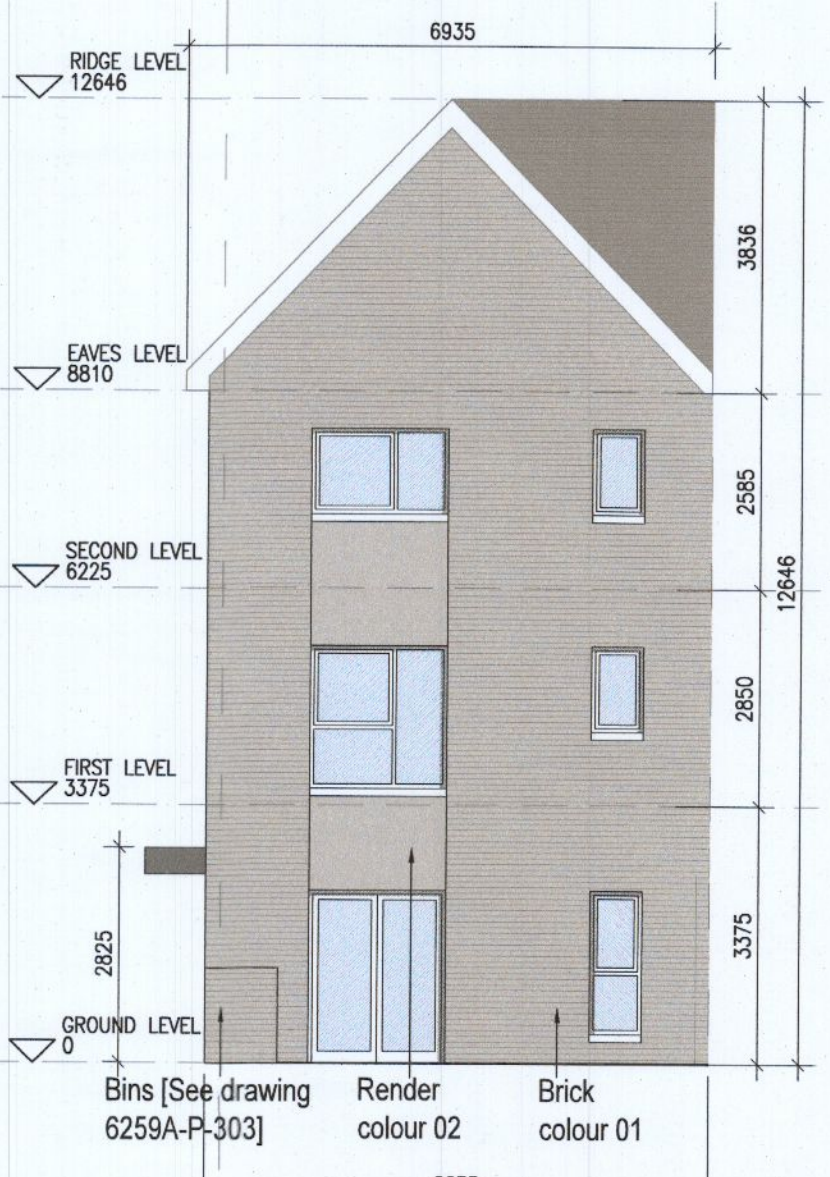
04 Roof Floor Plan



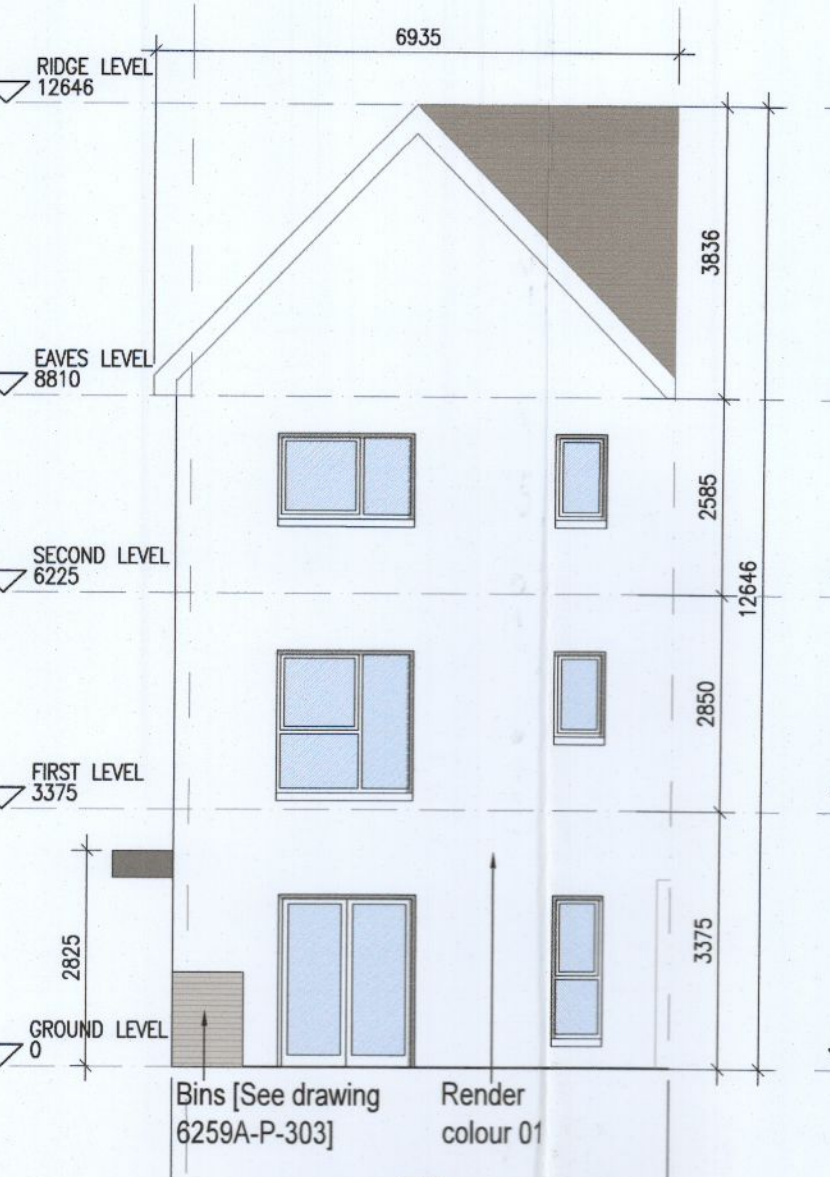
05 Typical Section [A-A]



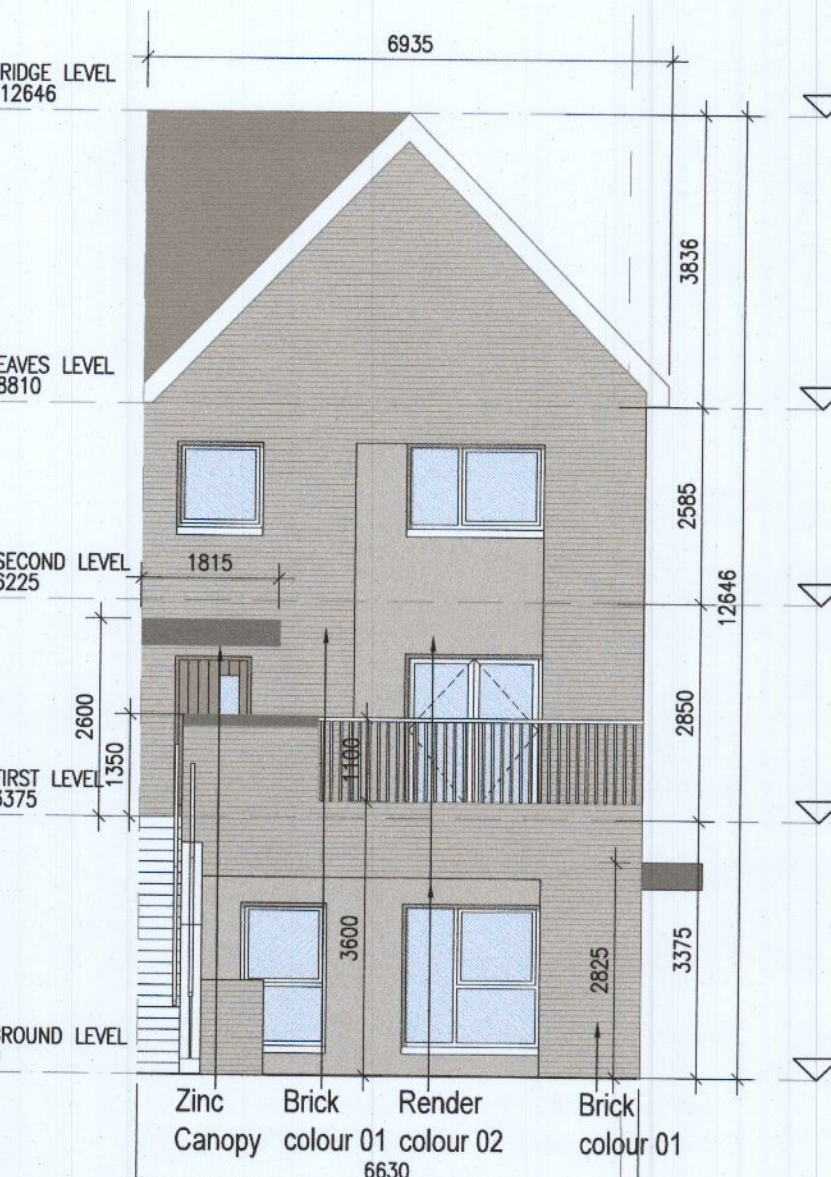
06 Side Elevation G3.2



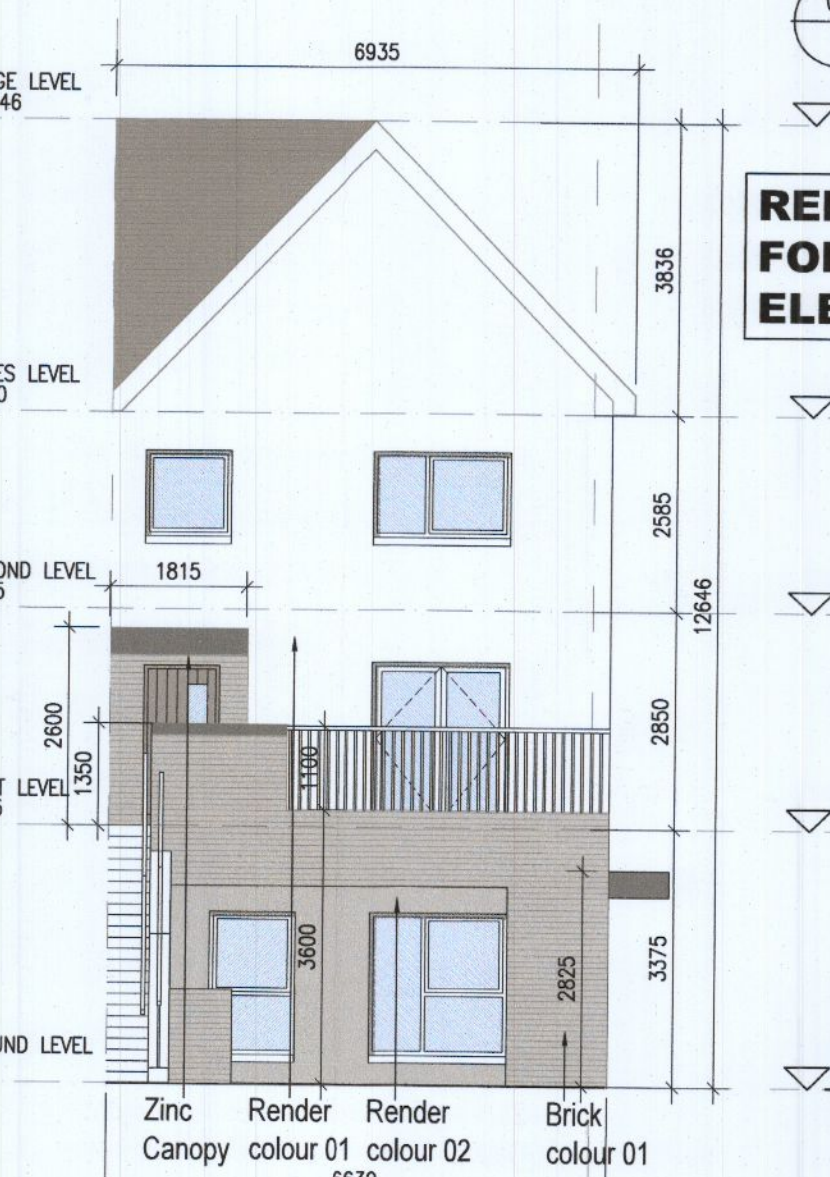
08 Front Elevation G3.1



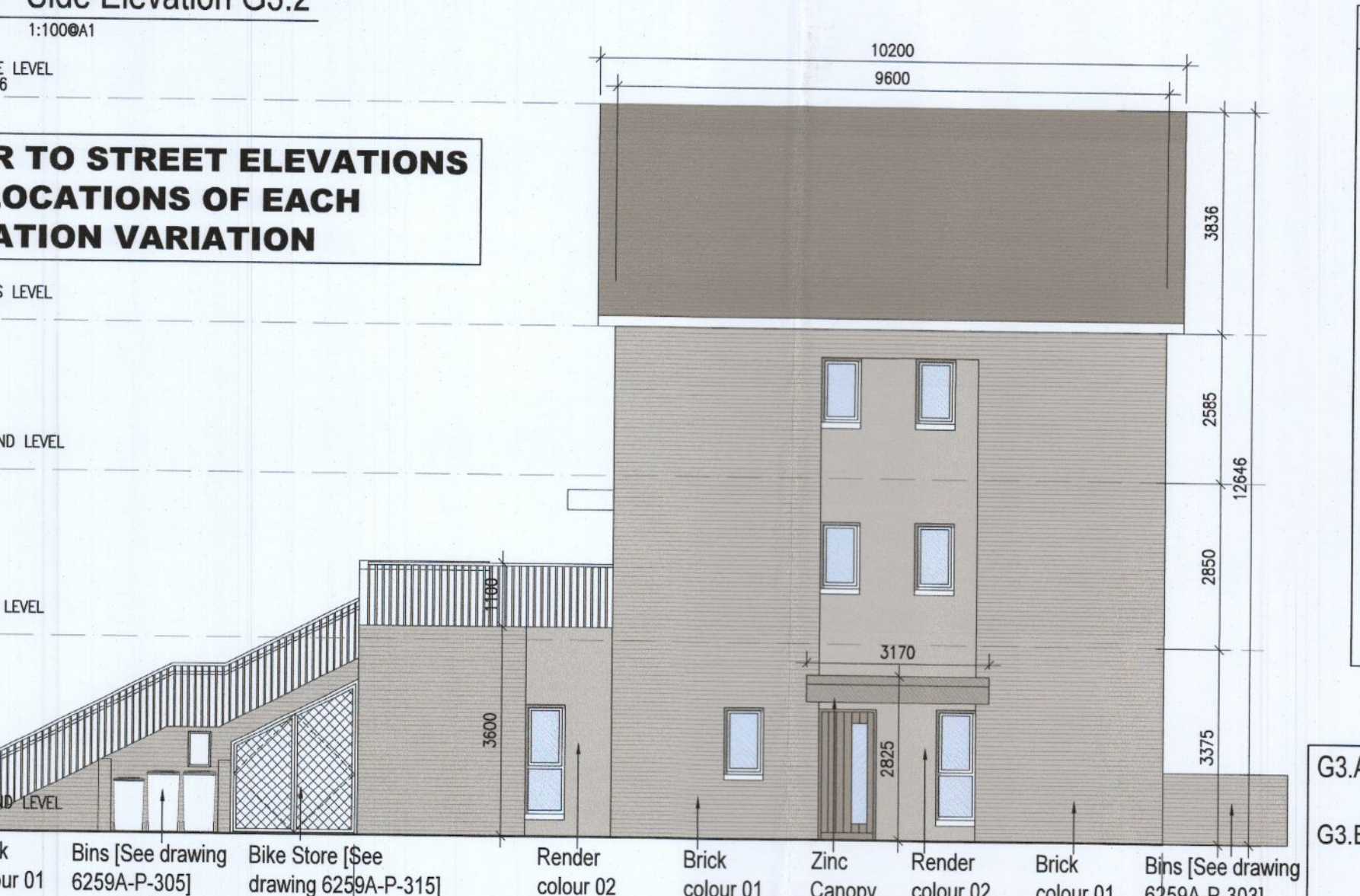
09 Front Elevation G3.2



10 Rear Elevation G3.1



11 Rear Elevation G3.2



07 Side Elevation G3.1



KEY PLAN [NTS]

HOUSE TYPES	No. OF UNITS
Type A1/A2 - 3 bed	16
Type B1/B2 - 3 bed	28
Type C1/C2/C3 - 3 bed	15
Type D - 4 bed	3
Type E1/E2 - 4 bed	7
Type K1/K2 - 4 bed	6
<b>TOTAL</b>	<b>75</b>

DUPLEX	No. OF UNITS
Type F1 - 2 bed	3
Type F2 - 3 bed	3
Type F3 - 2 bed	1
Type F4 - 3 bed	1
Type G1 - 2 bed	6
Type G2 - 3 bed	33
Type G3 - 2 bed	2
Type G4 - 3 bed	2
Type H1/H2 - 3 bed	2
Type H3 - 3 bed	2
Type J1 - 2 bed	9
Type J2 - 3 bed	9
Type J3 - 2 bed	3
Type J4 - 3 bed	3
<b>TOTAL NO. OF UNITS</b>	<b>132</b>

**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 FASCIA, SOFFITS AND BARGE BOARDS PAINTED MILDSTEEL RAILINGS AND BALUSTRADES

G3.A [2 Bed] - Ground floor area	77.4 m²
G3.B [3 Bed] - First floor area	53.3 m²
Second floor area	53.3 m²
<b>Total Floor Area (G3.B):</b>	<b>106.7 m²</b>

**REFER TO STREET ELEVATIONS FOR LOCATIONS OF EACH ELEVATION VARIATION**

**REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL LANDSCAPING DETAILS**

**DUPLEX TYPE G3**

**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 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	14.10.2022	ISSUED FOR PLANNING	ED

<b>Project</b>		Aderrig Phase 3, Adamstown SDZ Residential Development	
<b>Drawing Title</b>		Duplex Type G3 (end terrace) Non-handed-Plans, Elevation, Section	
<b>Drawing No</b>		6259A-P-211	
<b>Scale</b>	1:100@A1	<b>Rev</b>	01
<b>Drawn</b>	IF, ED	<b>Date</b>	14/10/22

6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND  
 +353-1-619 2400 +353-1-679 7365  
 www.bkd.ie  
**bkd architects**  
 BURKE-KENNEDY DOYLE