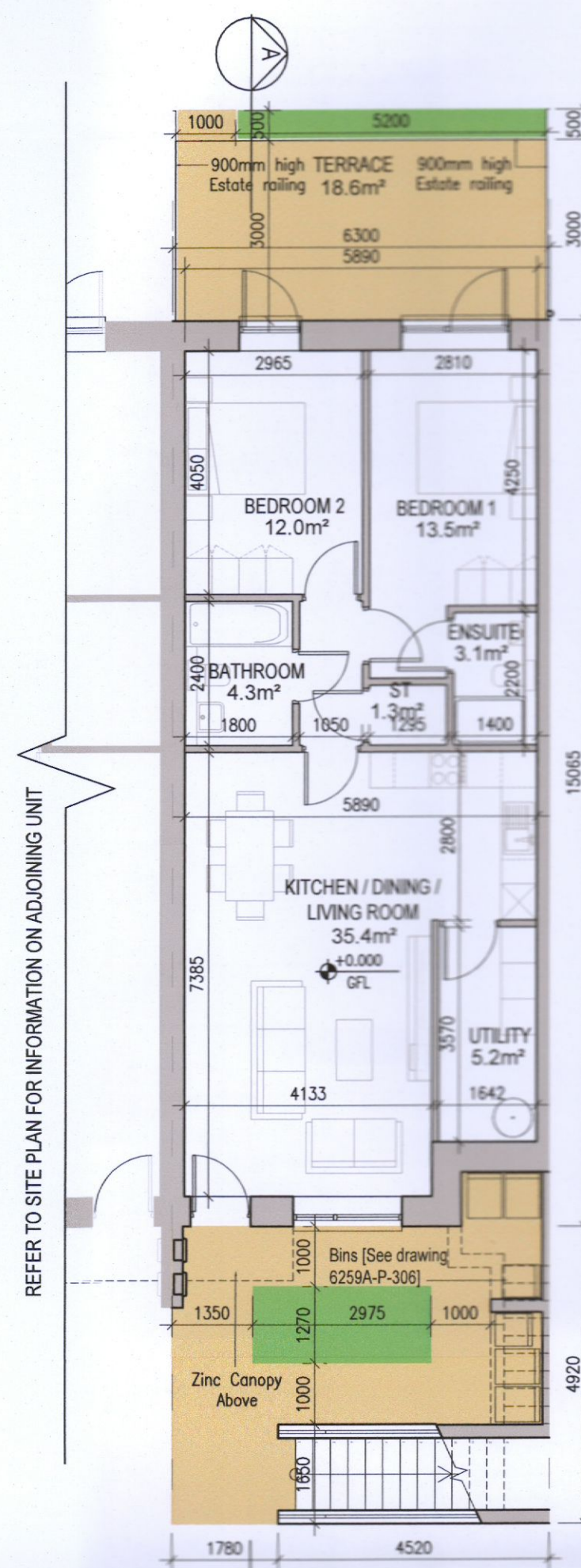
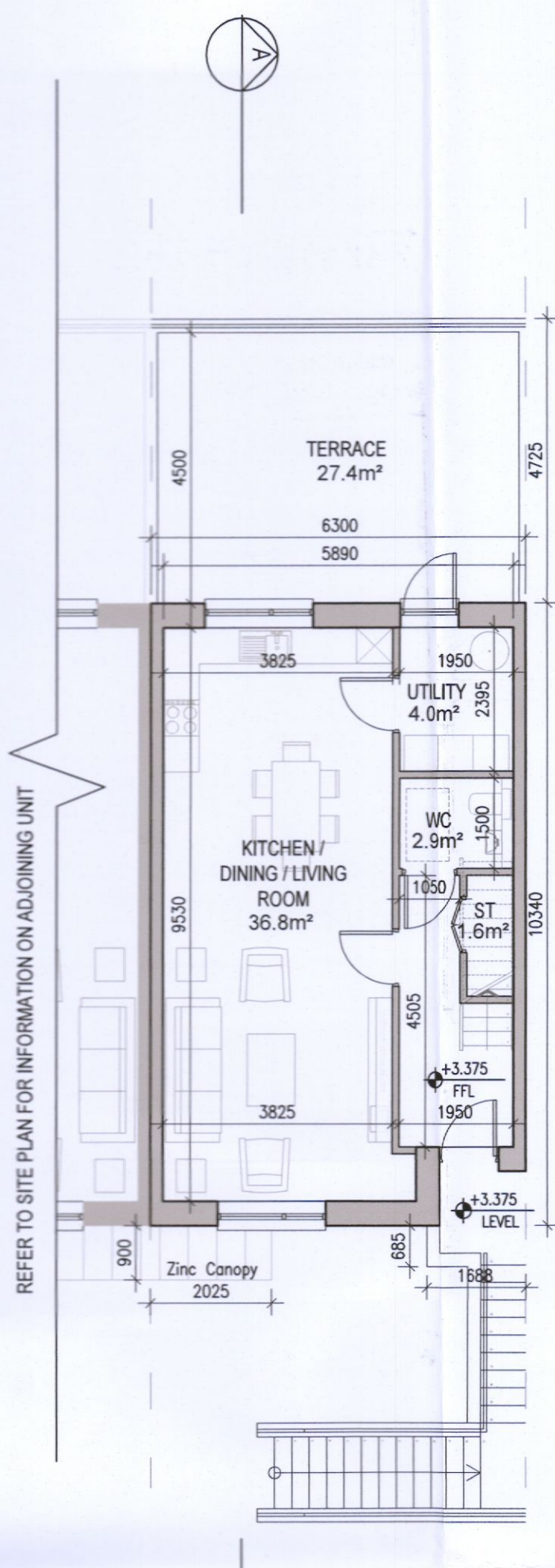


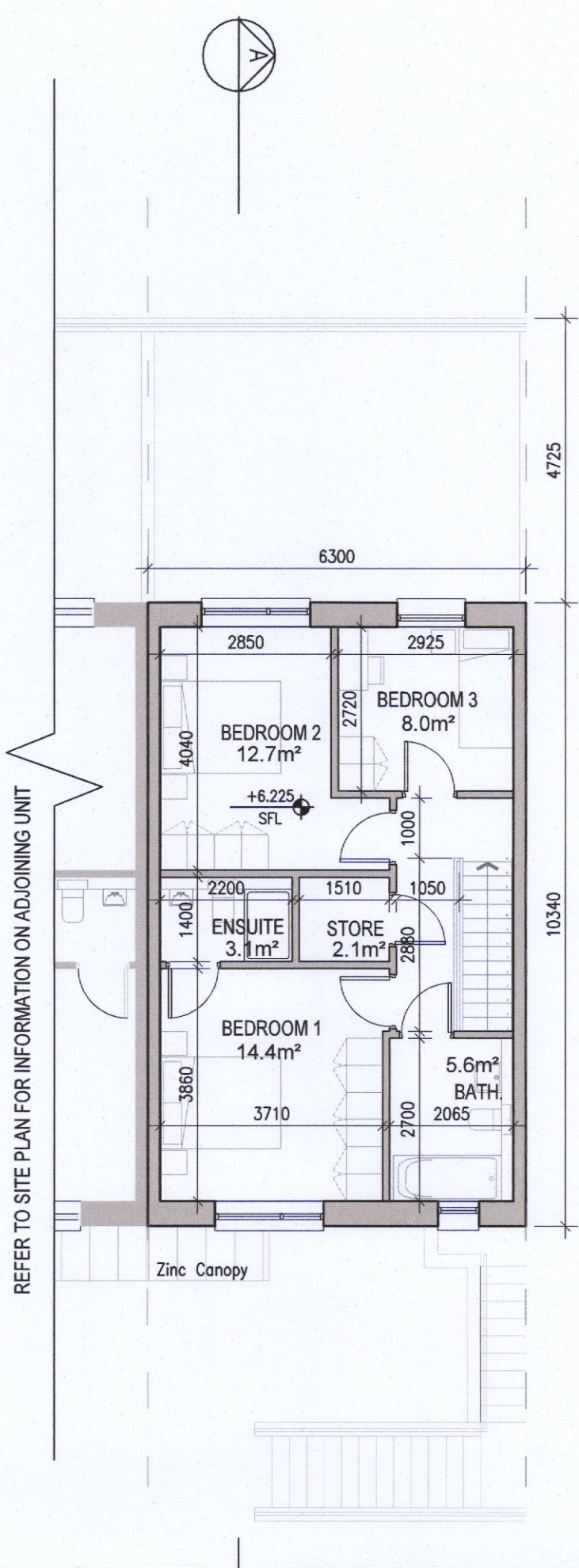
DUPLEX TYPE J1



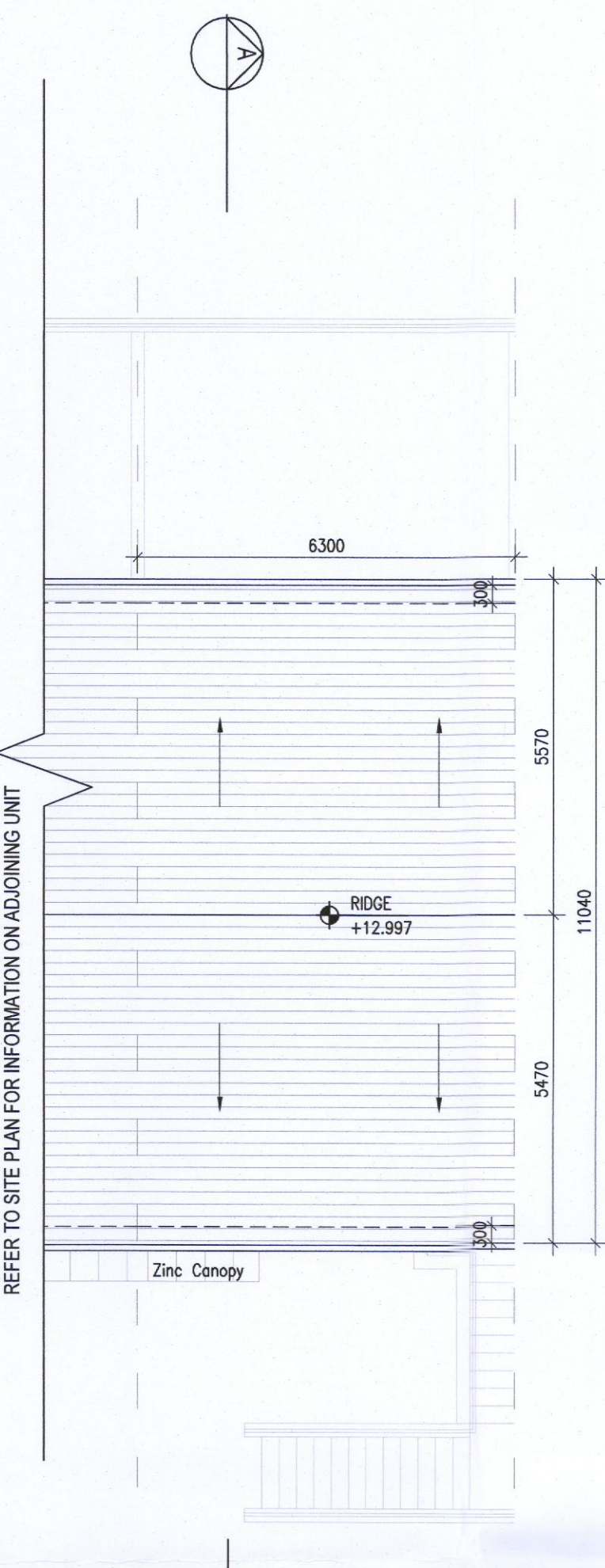
01 Ground Floor Plan [J1.A]



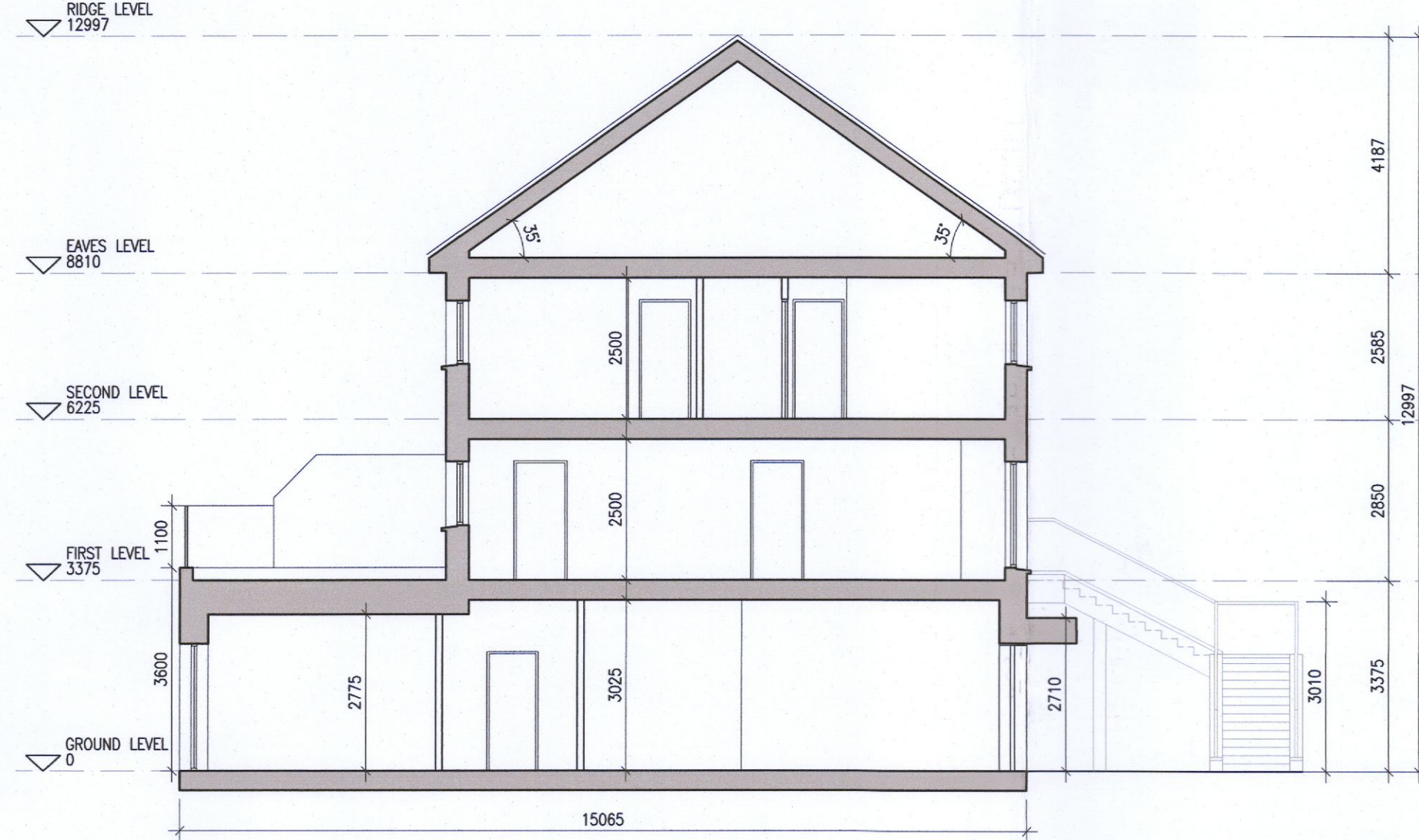
02 First Floor Plan [J1.B]



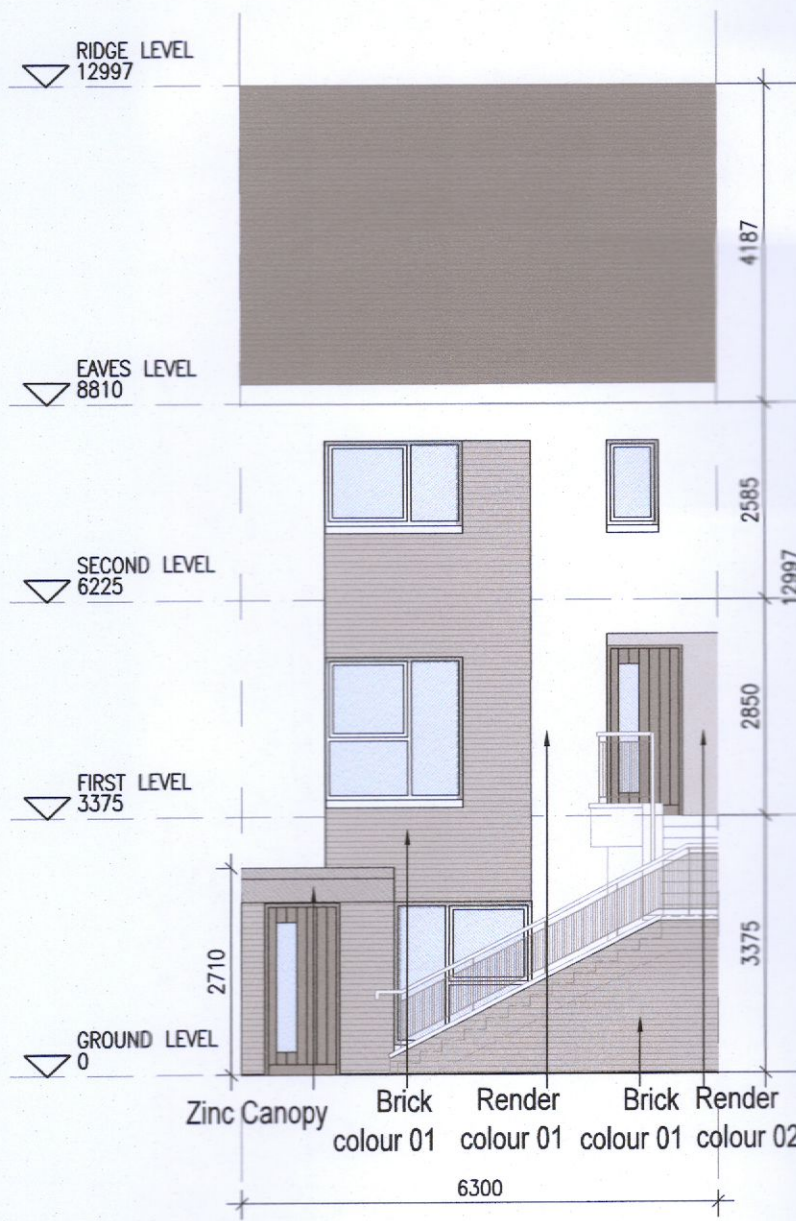
03 Second Floor Plan [J1.B]



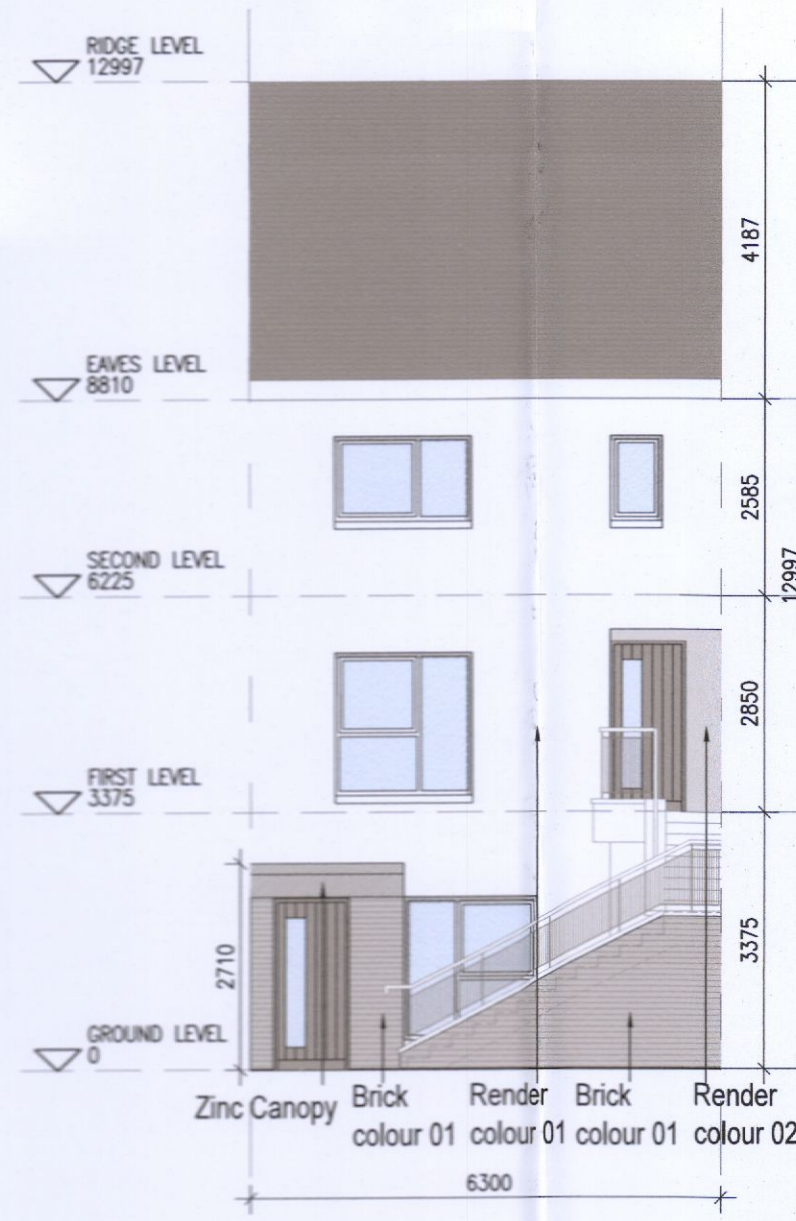
04 Roof Floor Plan
1:100@A1



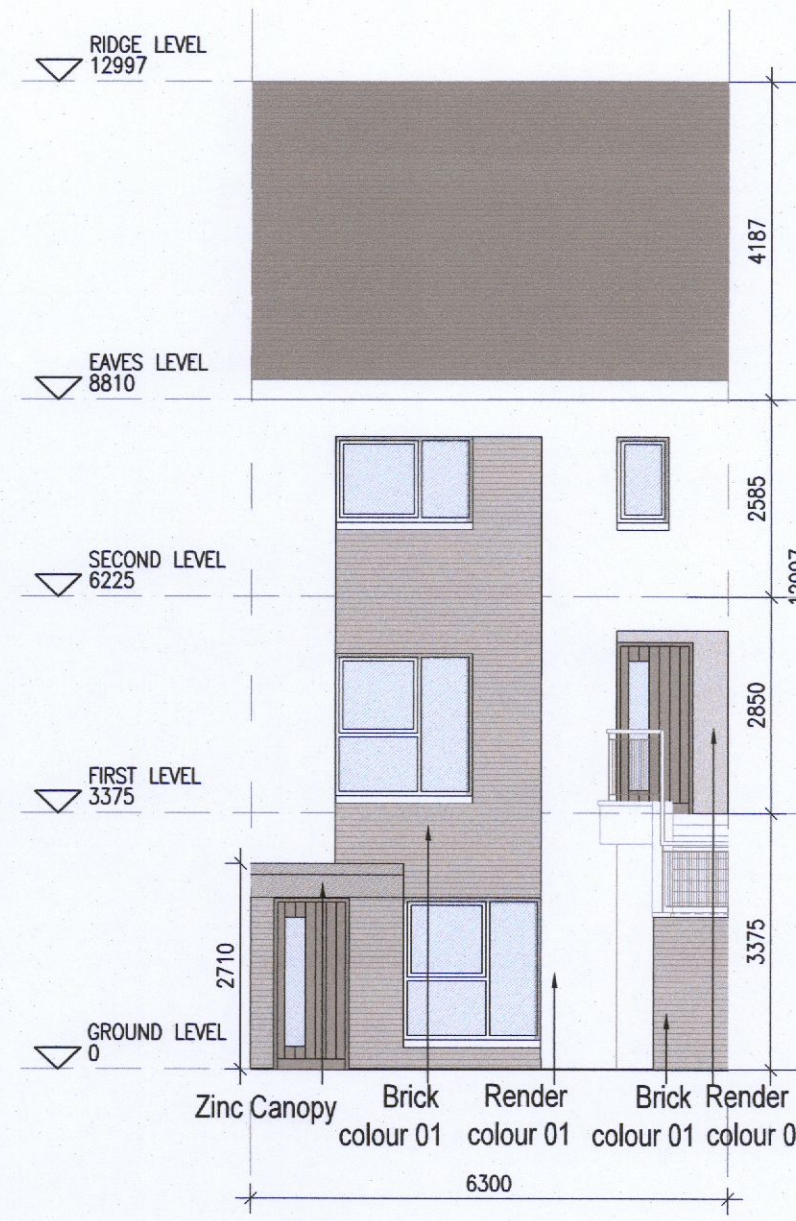
05 Typical Section [A-A]
1:100@A1



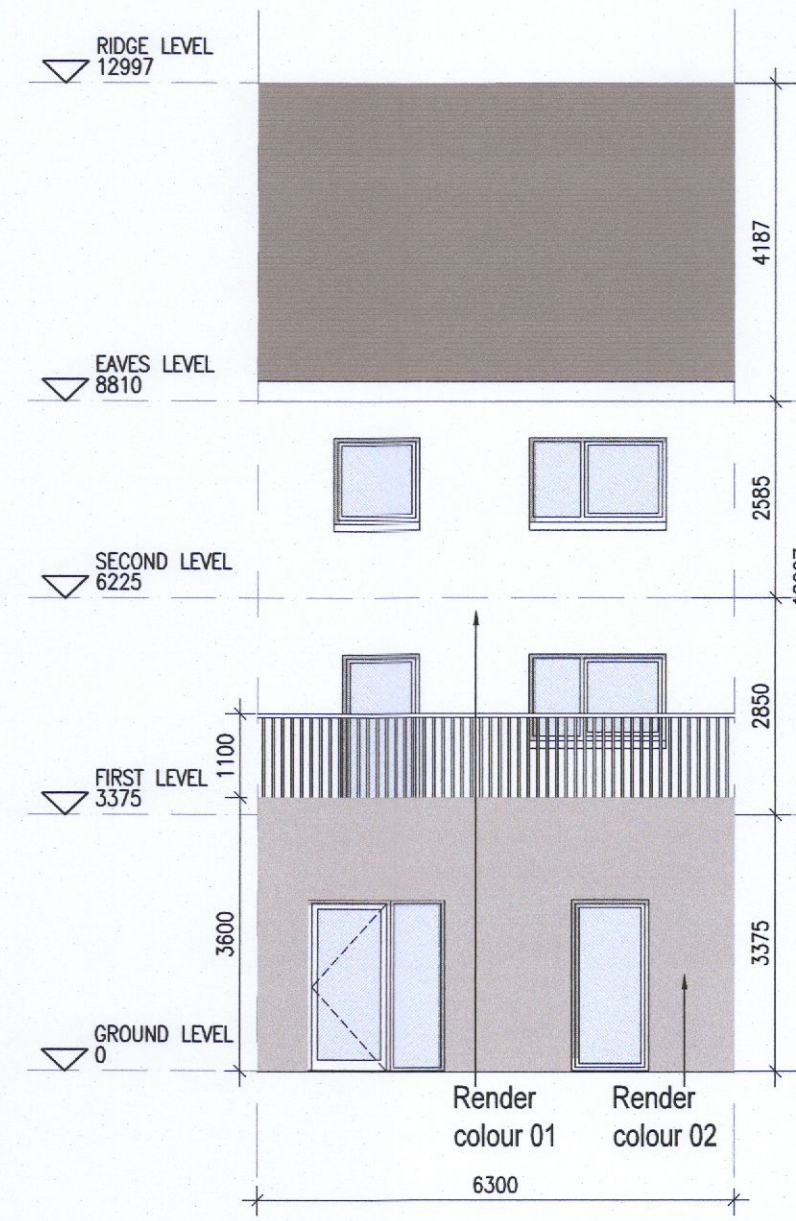
06 Front Elevation J1.1
1:100@A1



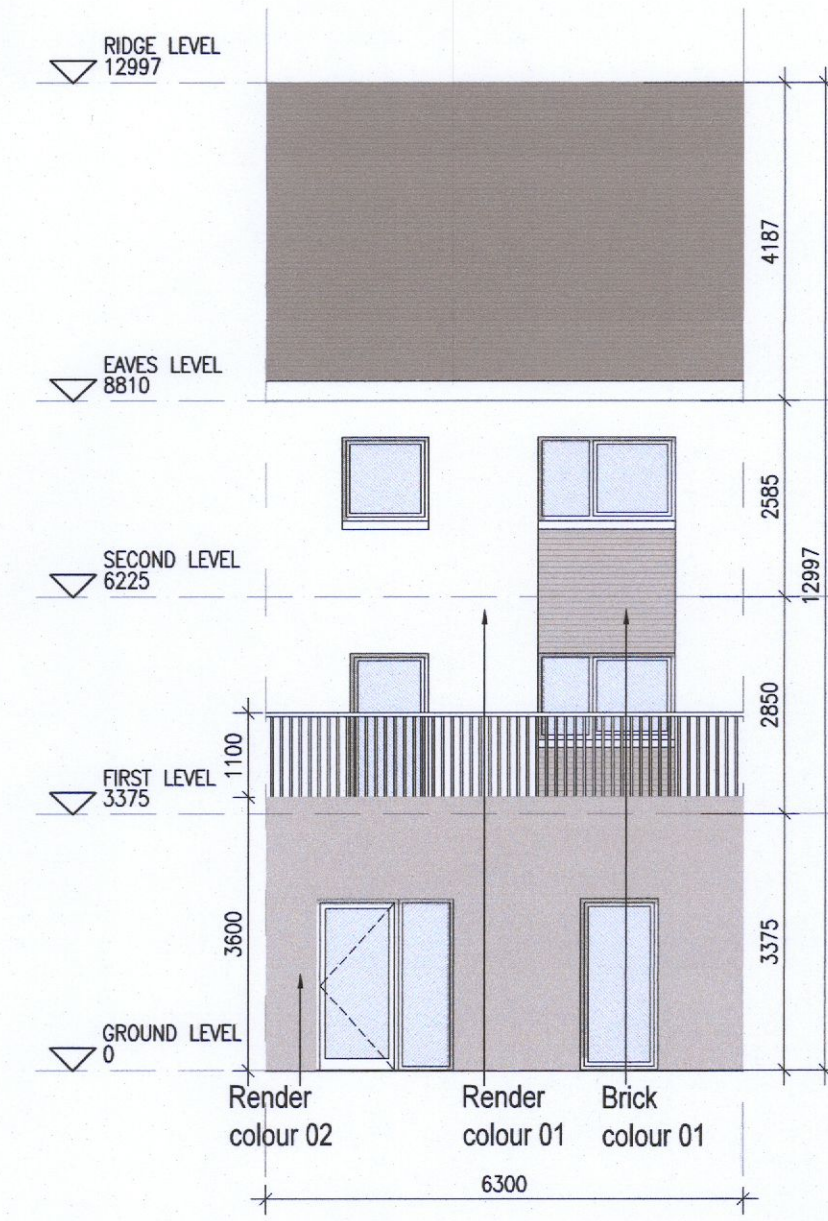
07 Front Elevation J1.2
1:100@A1



08 Front Elevation J1.3
1:100@A1



09 Rear Elevation J1
1:100@A1



10 Rear Elevation J1 [V2]
1:100@A1

REFER TO STREET ELEVATIONS FOR LOCATIONS OF EACH ELEVATION VARIATION



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
TOTAL	75

DUPLEX	No. OF UNITS
Type F1 - 2 bed	3
Type F2 - 3 bed	3
Type F3 - 2 bed	1
Type F3 - 3 bed	1
Type F3 - 2 bed	6
Type F3 - 3 bed	6
Type G1 - 2 bed	33
Type G2 - 3 bed	33
Type G2 - 2 bed	2
Type G3 - 2 bed	7
Type G3 - 3 bed	7
Type H1/H2 - 3 bed	2
Type H1/H2 - 3 bed	2
Type J1 - 2 bed	9
Type J1 - 3 bed	9
Type J2 - 2 bed	3
Type J2 - 3 bed	3
TOTAL NO. OF UNITS	132

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

J1.A [2 Bed] - Ground floor area	81.3 m ²
J1.B [3 Bed] - First floor area	54.6 m ²
Second floor area	56.1 m ²
Total Floor Area (J1.B):	110.8 m²

REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL LANDSCAPING DETAILS

DUPLEX TYPE J1

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 i.e. 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	13/10/22	ISSUED FOR PLANNING	AM

Project	Aderrig Phase 3 Adamstown SDZ Residential Development
Drawing Title	Duplex Type J1 (mid terrace) Non-handed-Plans, Elevation, Section
Drawing No	6259A-P-215
Scale	1:100@A1
Rev	01
Drawn	IFJ
Date	OCT 2022

6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND
t +353-1-618 2400 f +353-1-478 7388
e architecture@bkd.ie
www.bkd.ie

bkd architects
BURKE-KENNEDY DOYLE