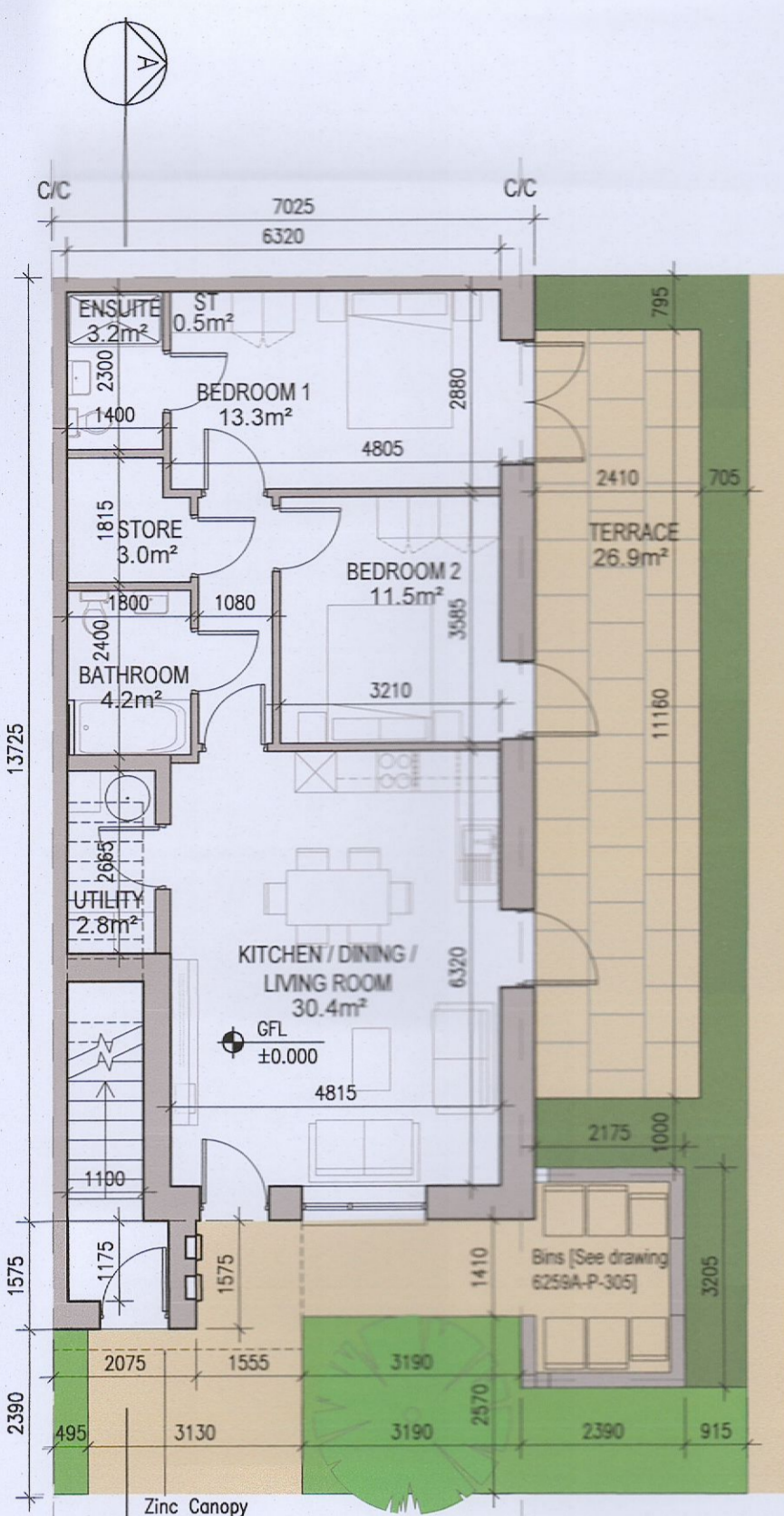
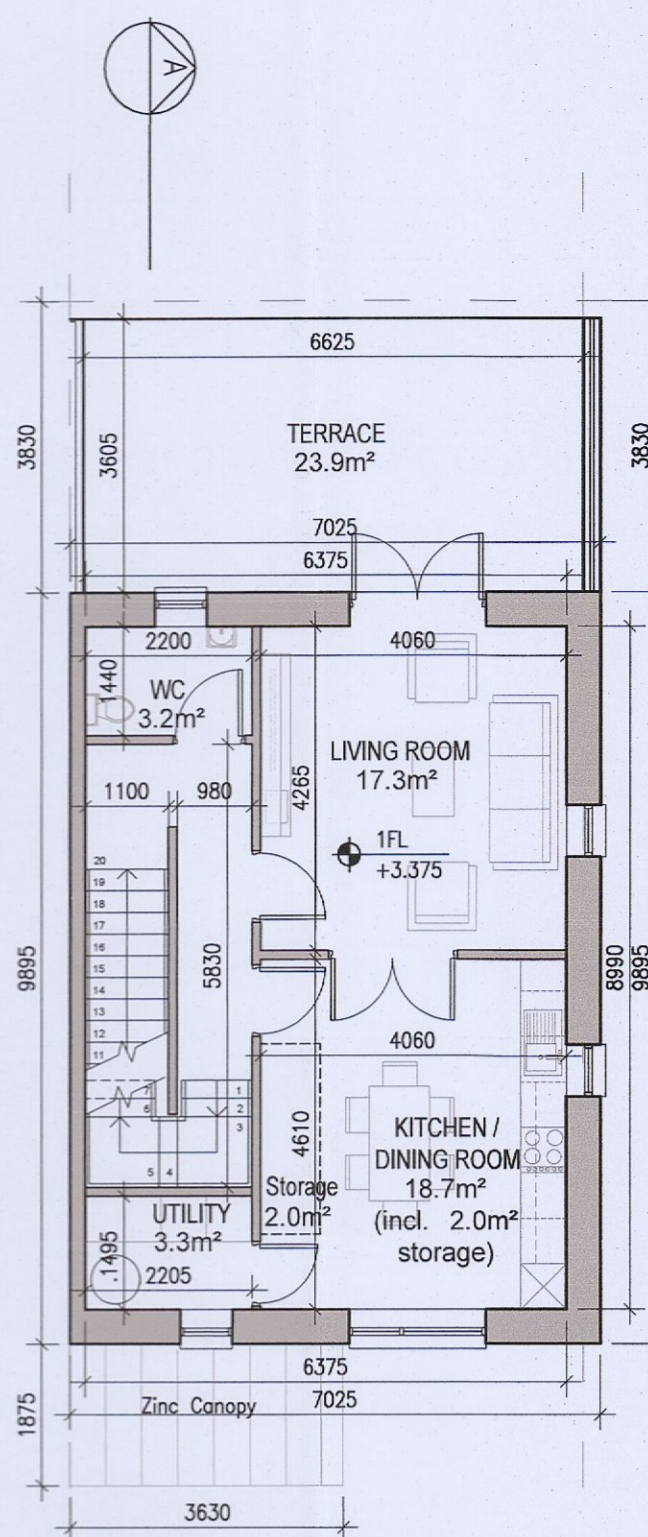


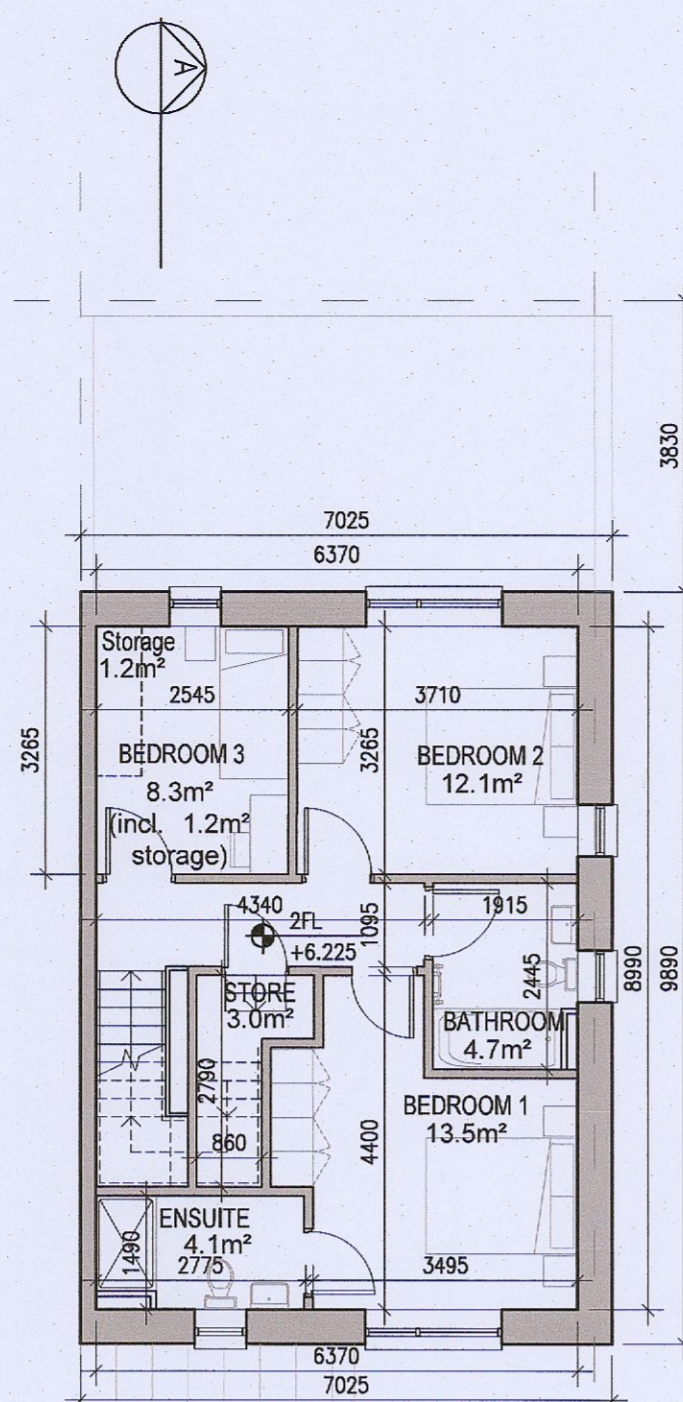
DUPLEX TYPE F3



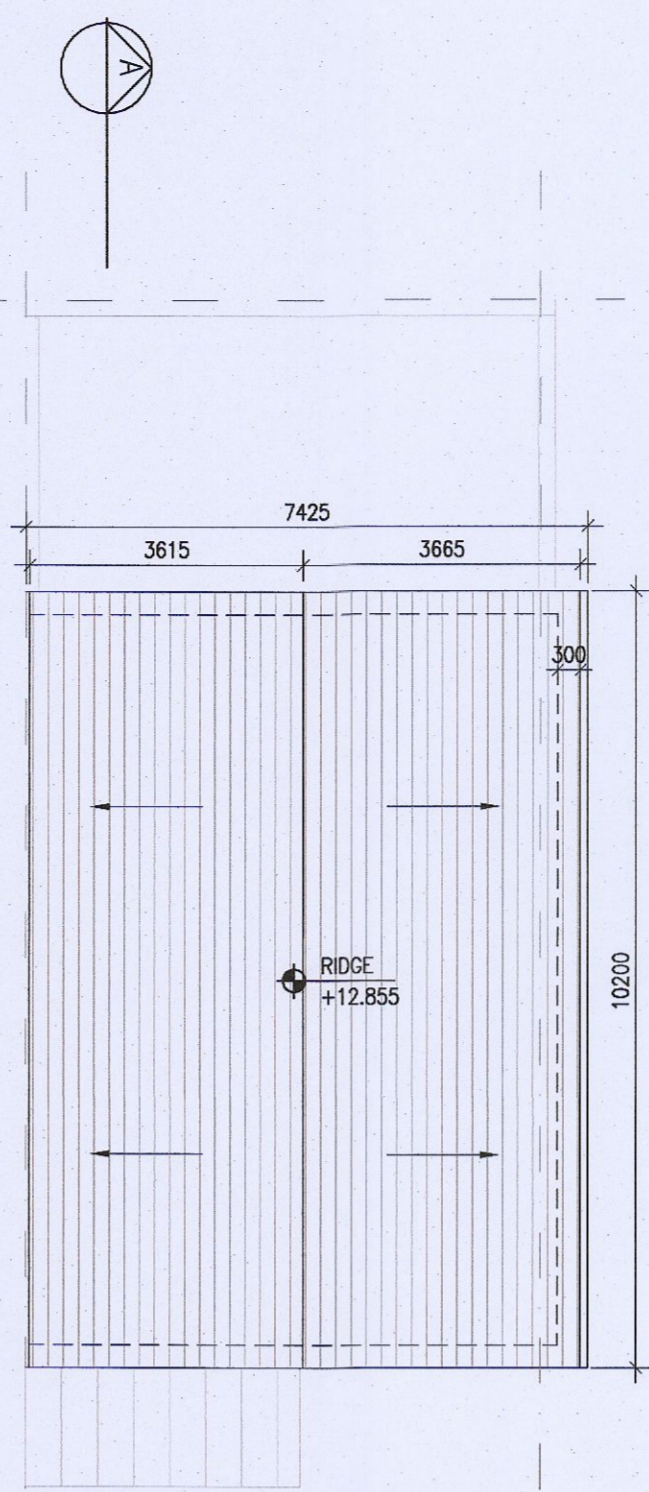
01 Ground Floor Plan [F3.A]



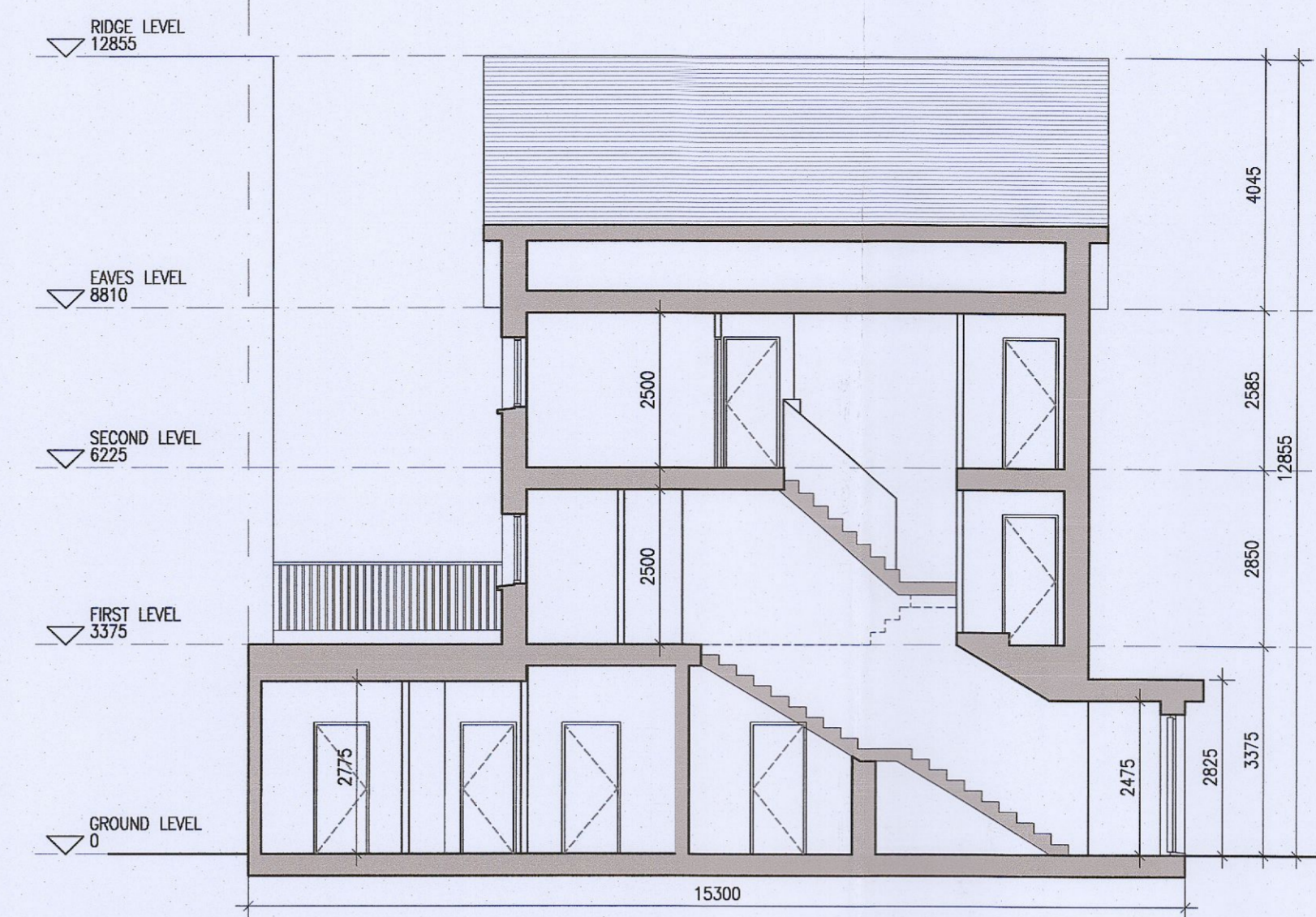
02 First Floor Plan [F3.B]



03 Second Floor Plan [F3.B]



04 Roof Floor Plan

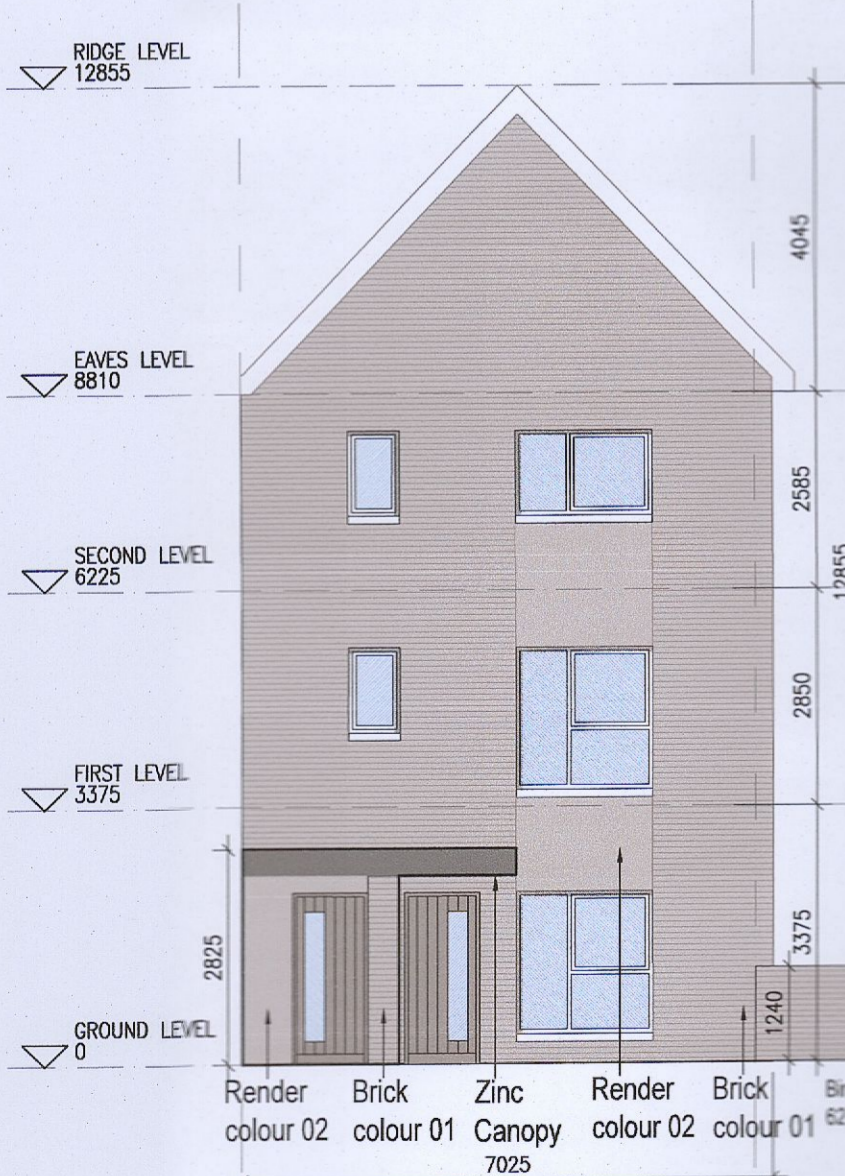


05 Typical Section [A-A]

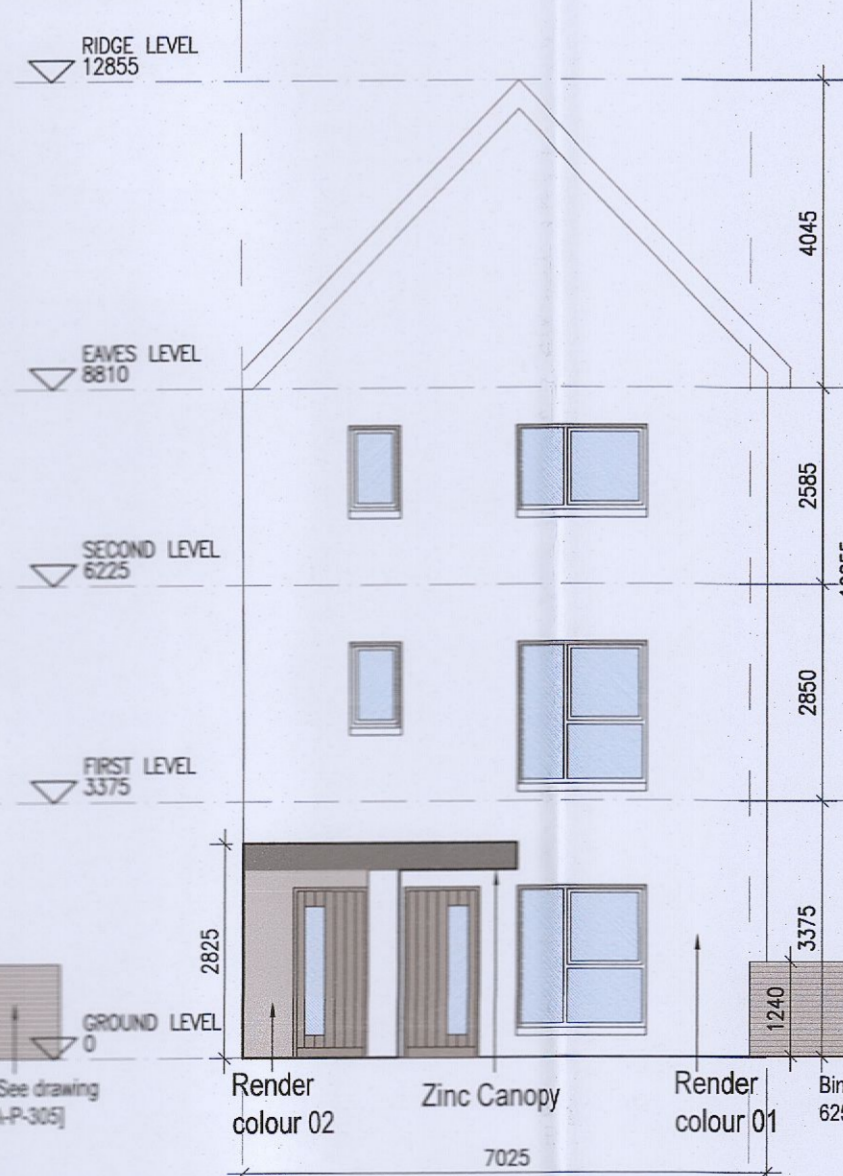


06 Side Elevation F3.1

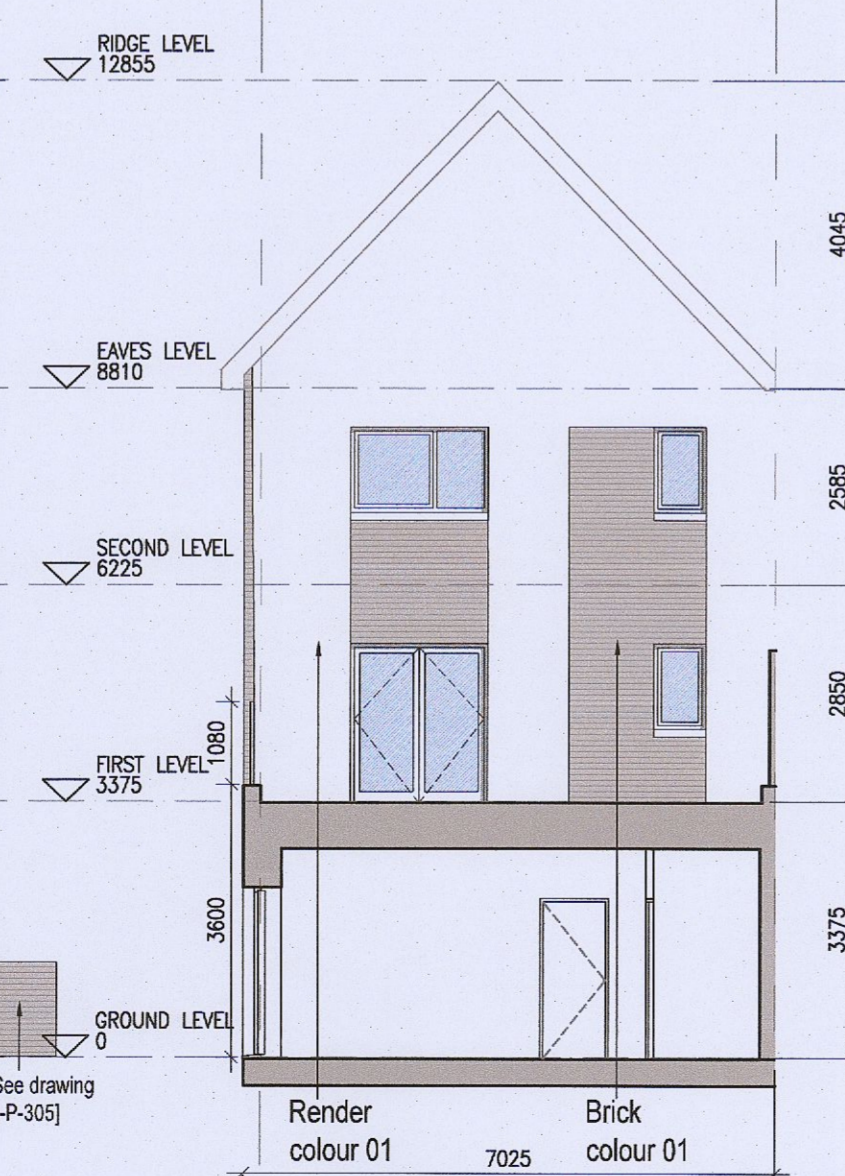
REFER TO STREET ELEVATIONS FOR LOCATIONS OF EACH ELEVATION VARIATION



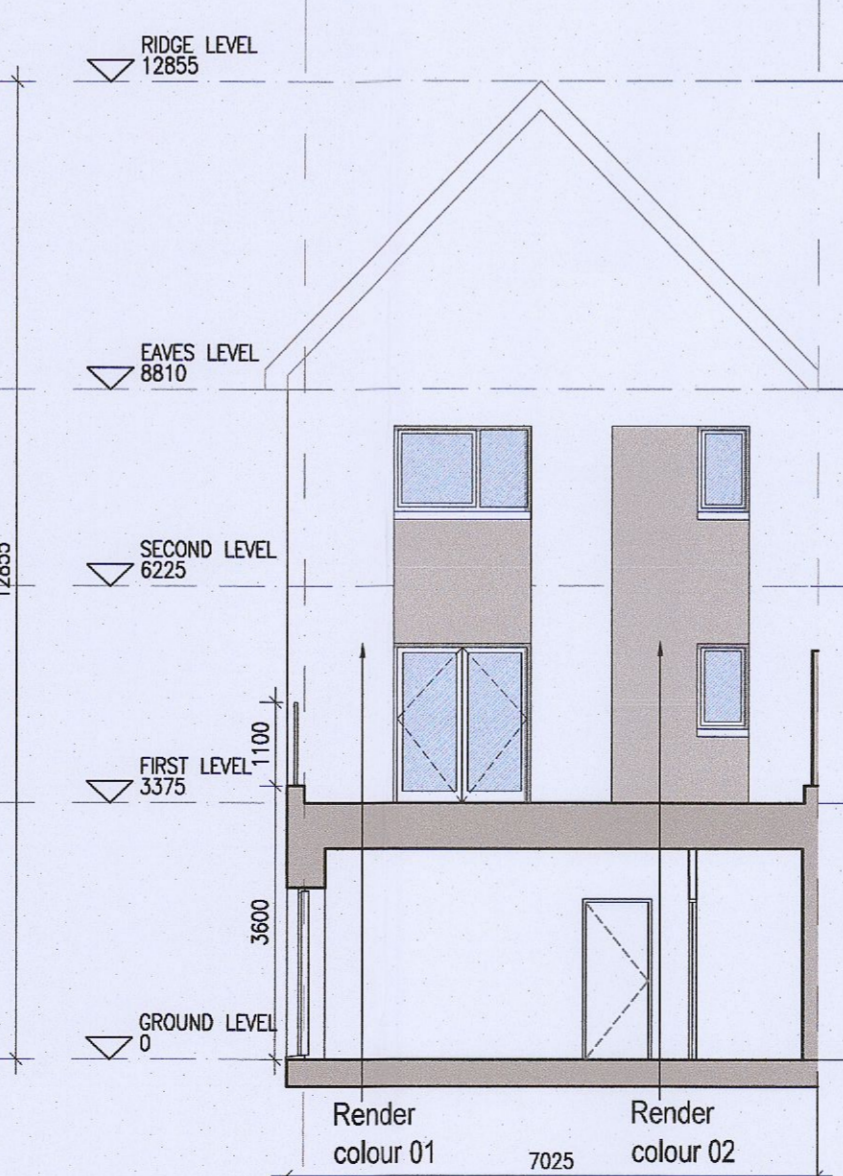
08 Front Elevation F3.1



09 Front Elevation F3.2



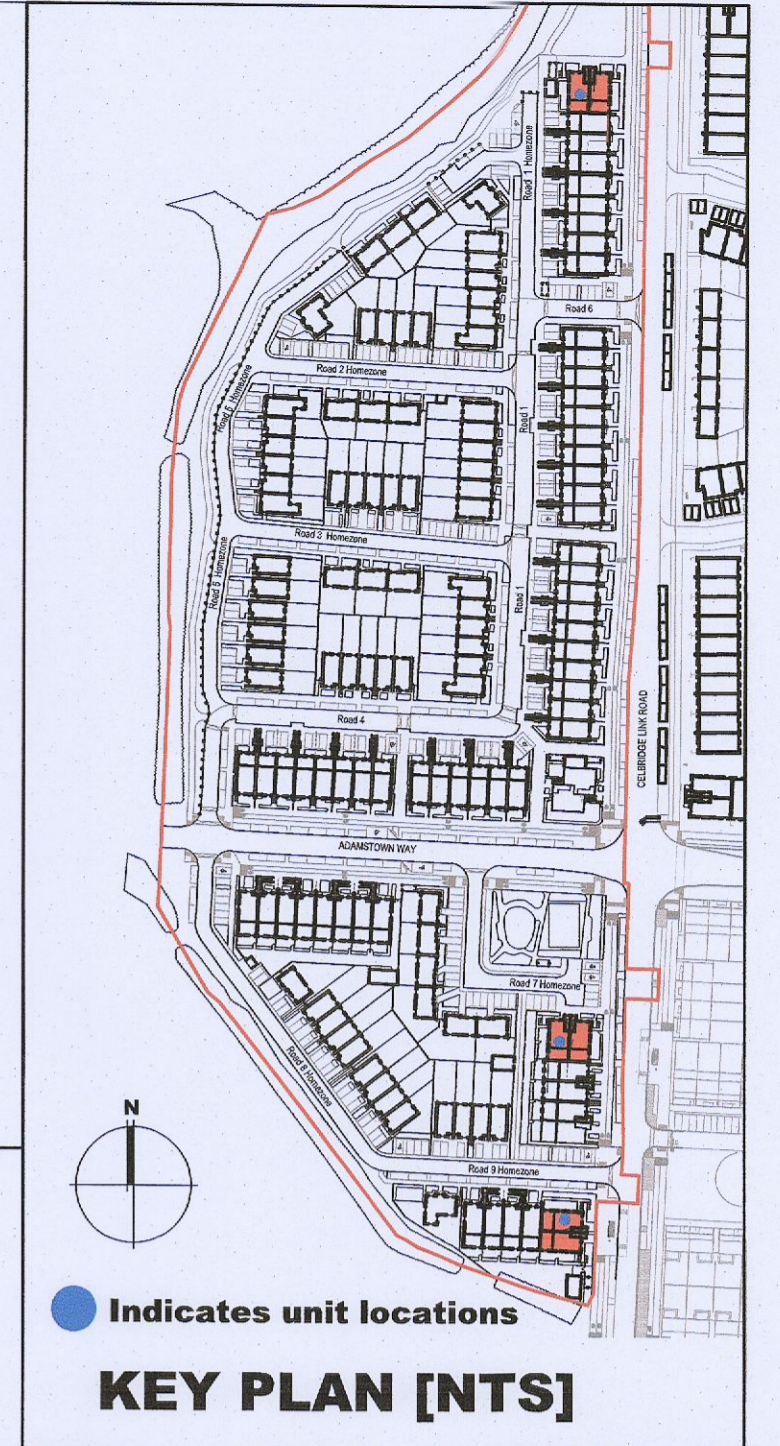
10 Rear Elevation G3.1



11 Rear Elevation G3.2



07 Side Elevation F3.2



HOUSE TYPES	No. OF UNITS
Type A1/A2 - 3 bed	15
Type B1/B2 - 3 bed	28
Type C1/C2/C3/C4 - 3 bed	16
Type D - 4 bed	3
Type E1/E2 - 4 bed	7
Type K1/K2/K3 - 4 bed	6
	75

DUPLEX	No. OF UNITS
Type F1 - 2 bed	3
Type F2 - 3 bed	3
Type F3 - 2 bed	1
Type G1 - 2 bed	33
Type G2 - 2 bed	2
Type G3 - 2 bed	2
Type H1/H2 - 3 bed	2
Type J1 - 2 bed	9
Type J2 - 3 bed	3
	132
TOTAL NO. OF UNITS	207

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

F3.A [2 Bed] - Ground floor area	77.2m²
F3.B [3 Bed] - Ground floor area	5.6m²
First floor area	57.3m²
Second floor area	57.3m²
Total Floor Area (F3.B):	120.2m²

REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL LANDSCAPING DETAILS

DUPLEX TYPE F3

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 c.s. 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	13.10.2022	ISSUED FOR PLANNING	BKD
02	14.03.2023	ISSUED FOR PLANNING RFI	ED

Project: Aderrig Phase 3 Adamstown SDZ Residential Development

Drawing Title: Duplex Type F3 (end terrace) Non-handed-Plans, Elevation, Section

Drawing No: 6259A-P-204

Scale: 1:100@A1 **Rev:** 02 **Drawn:** IFJ,AM,ED **Date:** MAR 2023

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