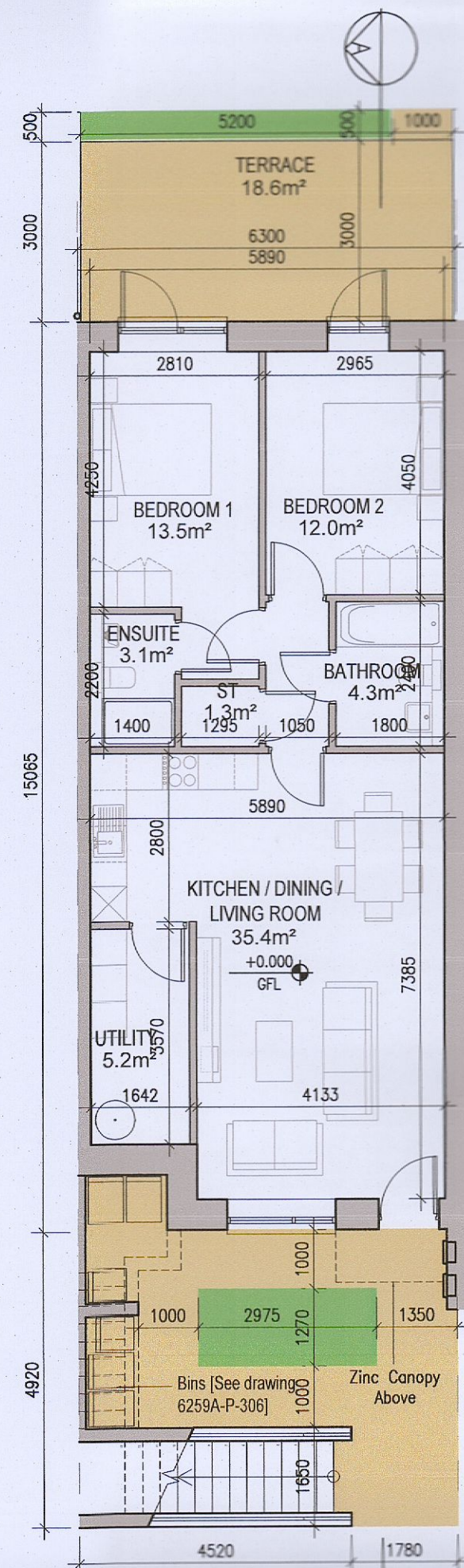
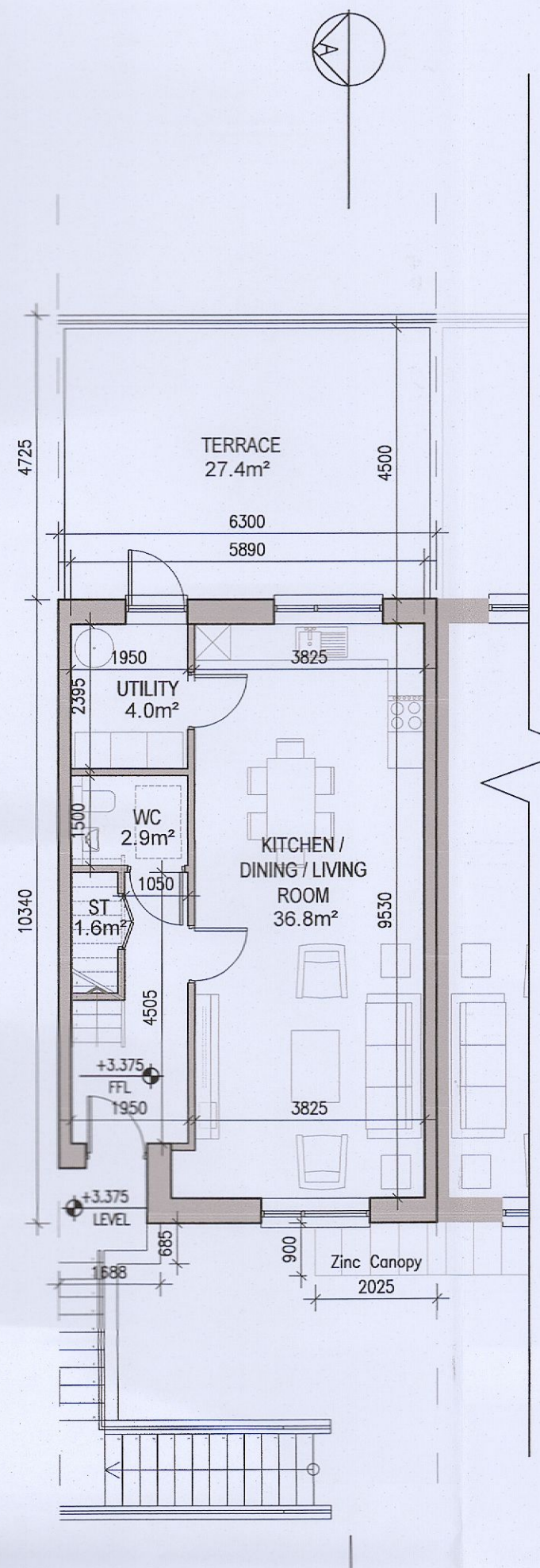


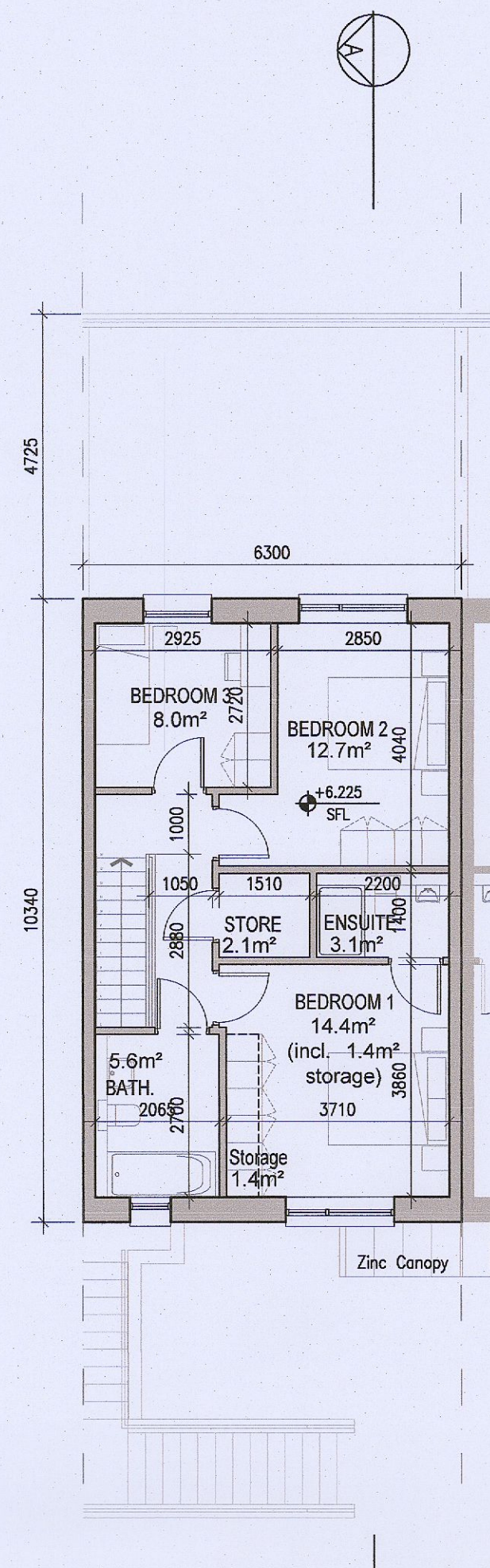
**DUPLEX TYPE J1 HANDED**



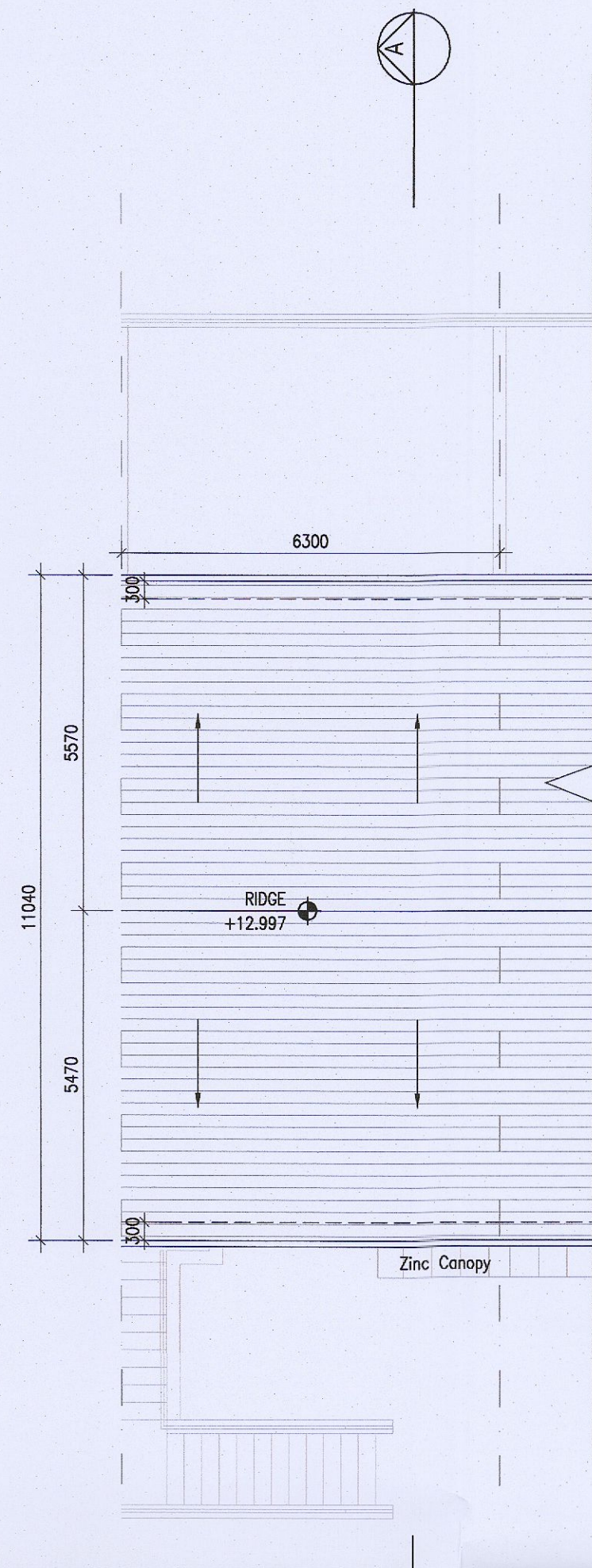
01 Ground Floor Plan [J1.A]



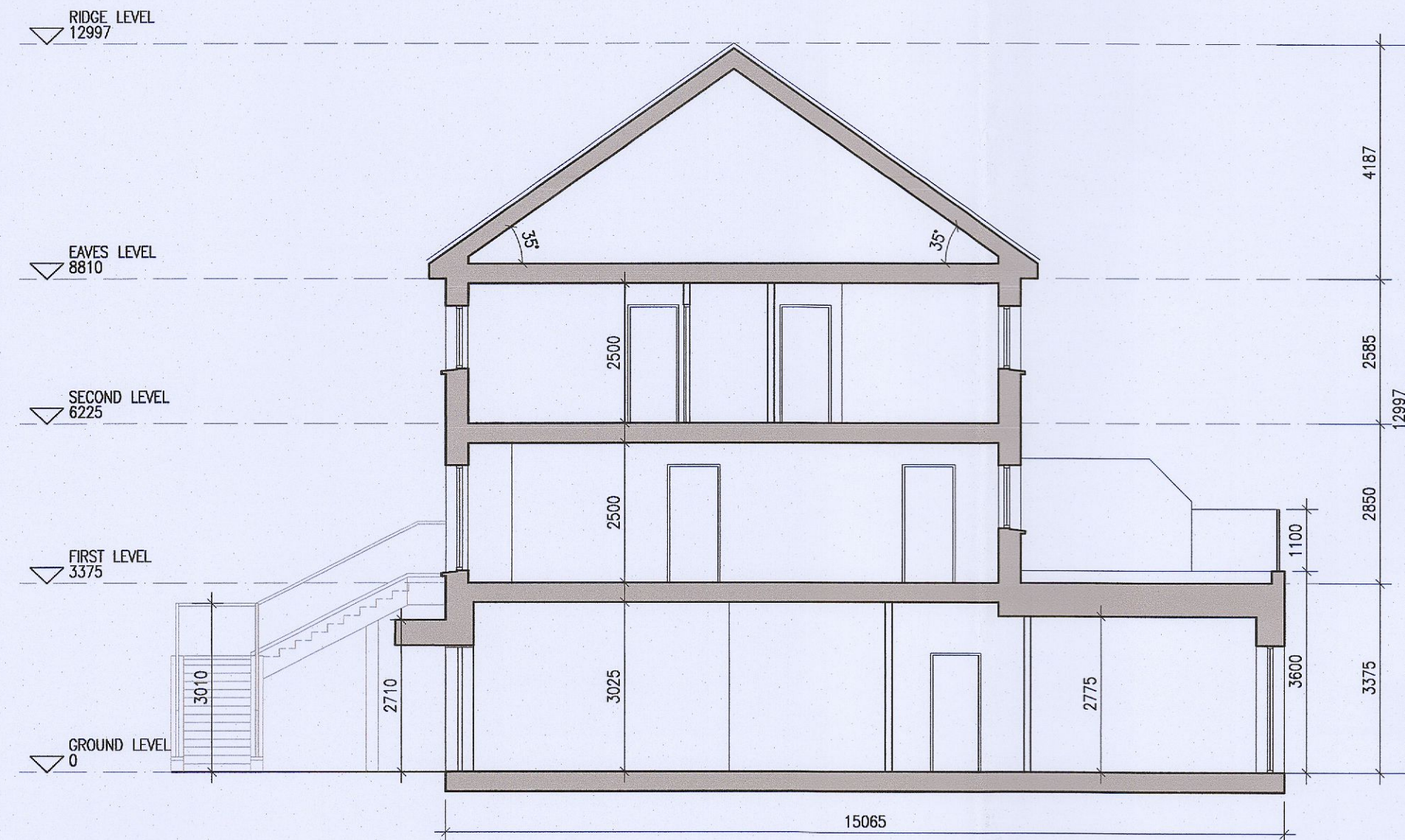
02 First Floor Plan [J1.B]



03 Second Floor Plan [J1.B]



04 Roof Floor Plan



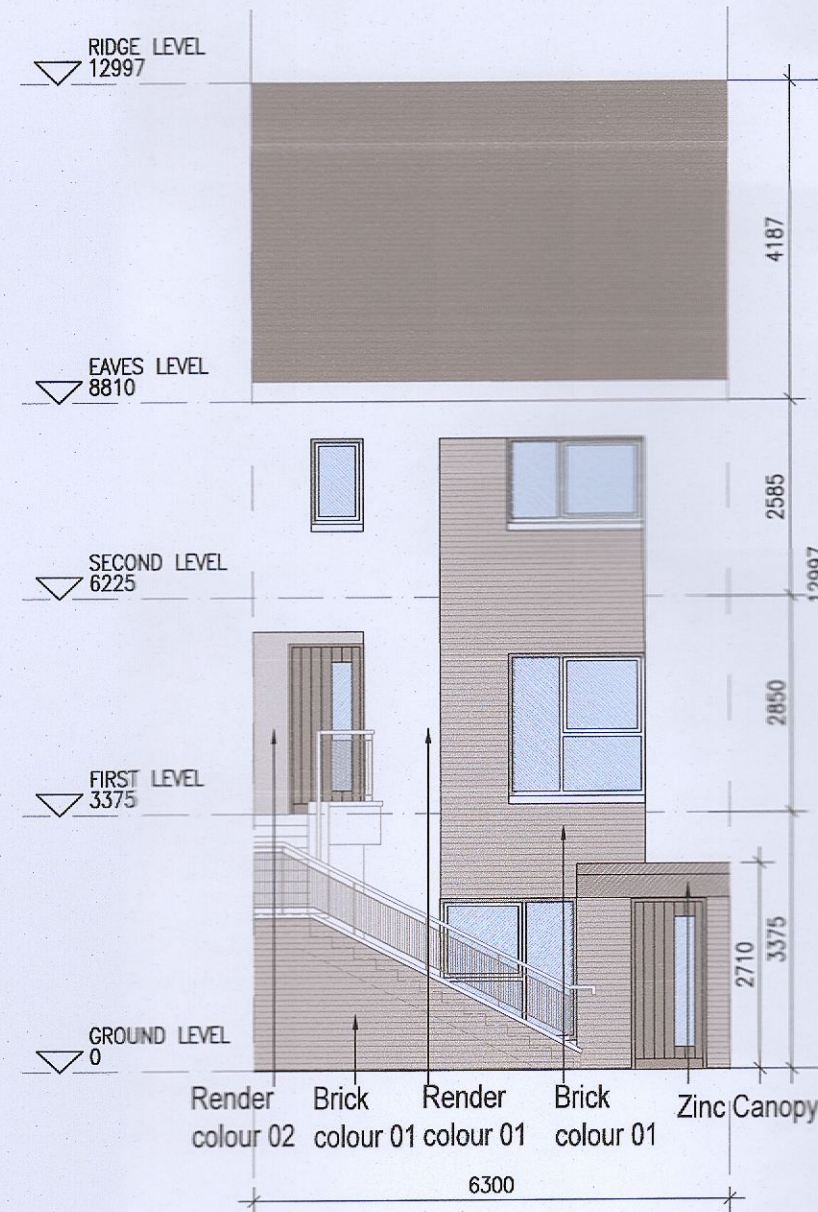
05 Typical Section [A-A]



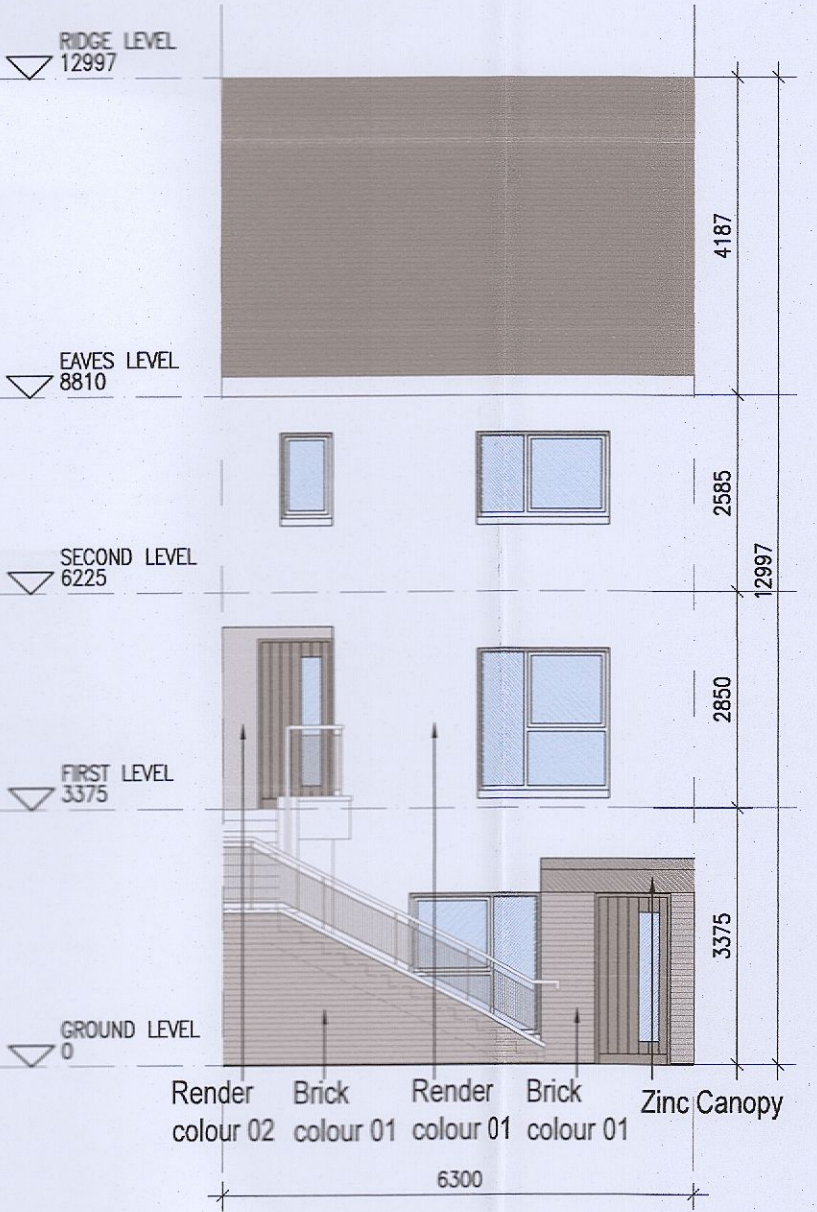
KEY PLAN [NTS]

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

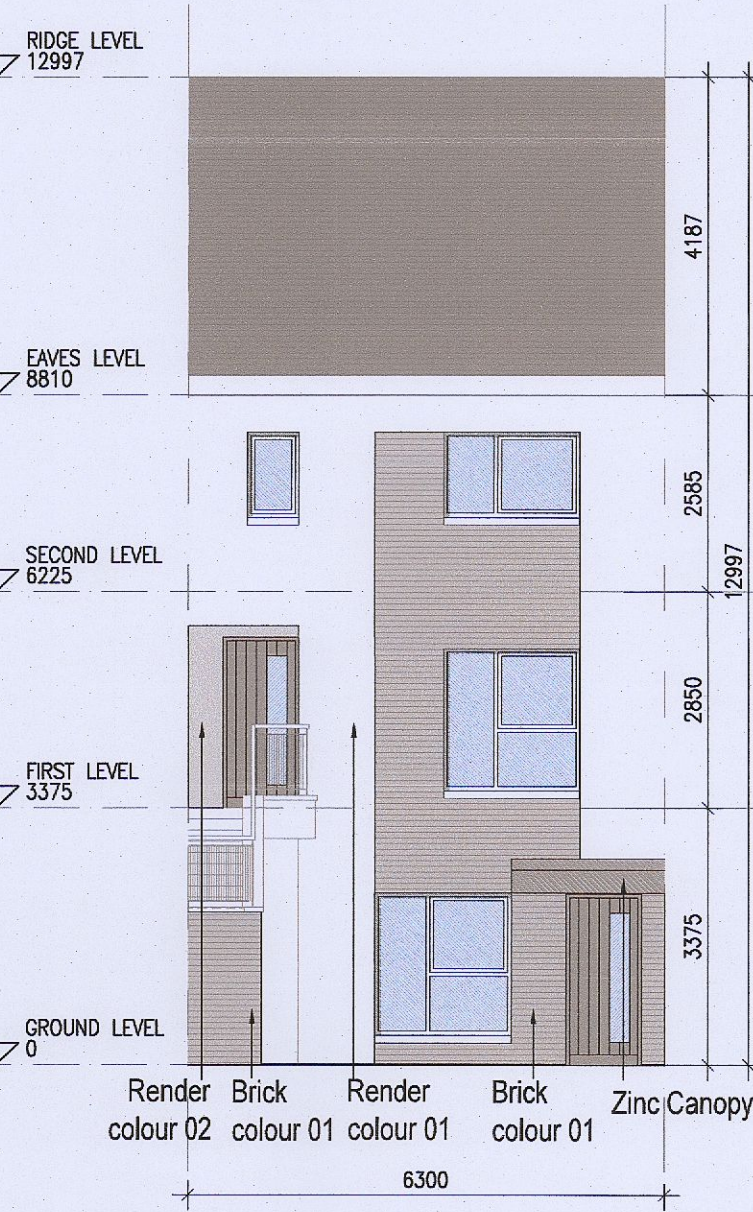
DUPLEX	No. OF UNITS
Type F1	- 2 bed 3
Type F2	- 3 bed 3
Type F3	- 2 bed 1
Type F3	- 3 bed 6
Type G1	- 2 bed 33
Type G2	- 2 bed 33
Type G2	- 3 bed 2
Type G3	- 2 bed 7
Type G3	- 3 bed 7
Type H1/H2	- 3 bed 2
Type H1/H2	- 3 bed 2
Type J1	- 2 bed 9
Type J1	- 3 bed 9
Type J2	- 2 bed 3
Type J2	- 3 bed 3
TOTAL NO. OF UNITS	207



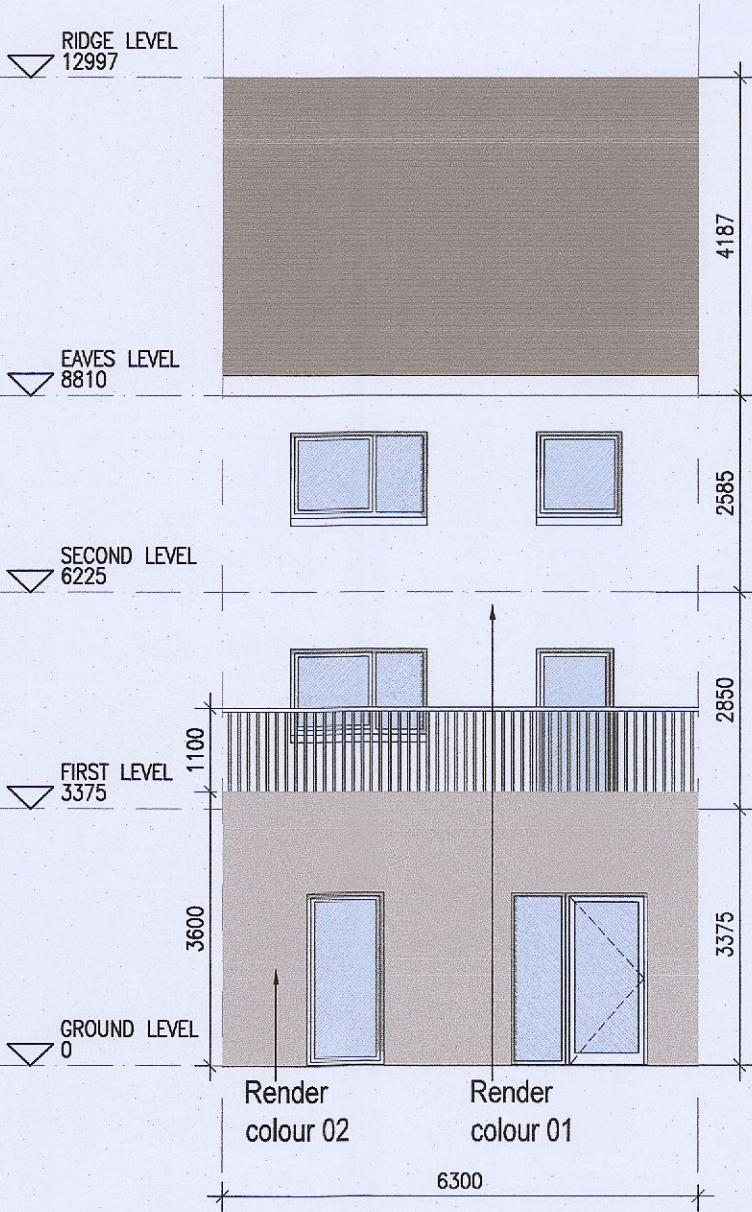
06 Front Elevation J1.1



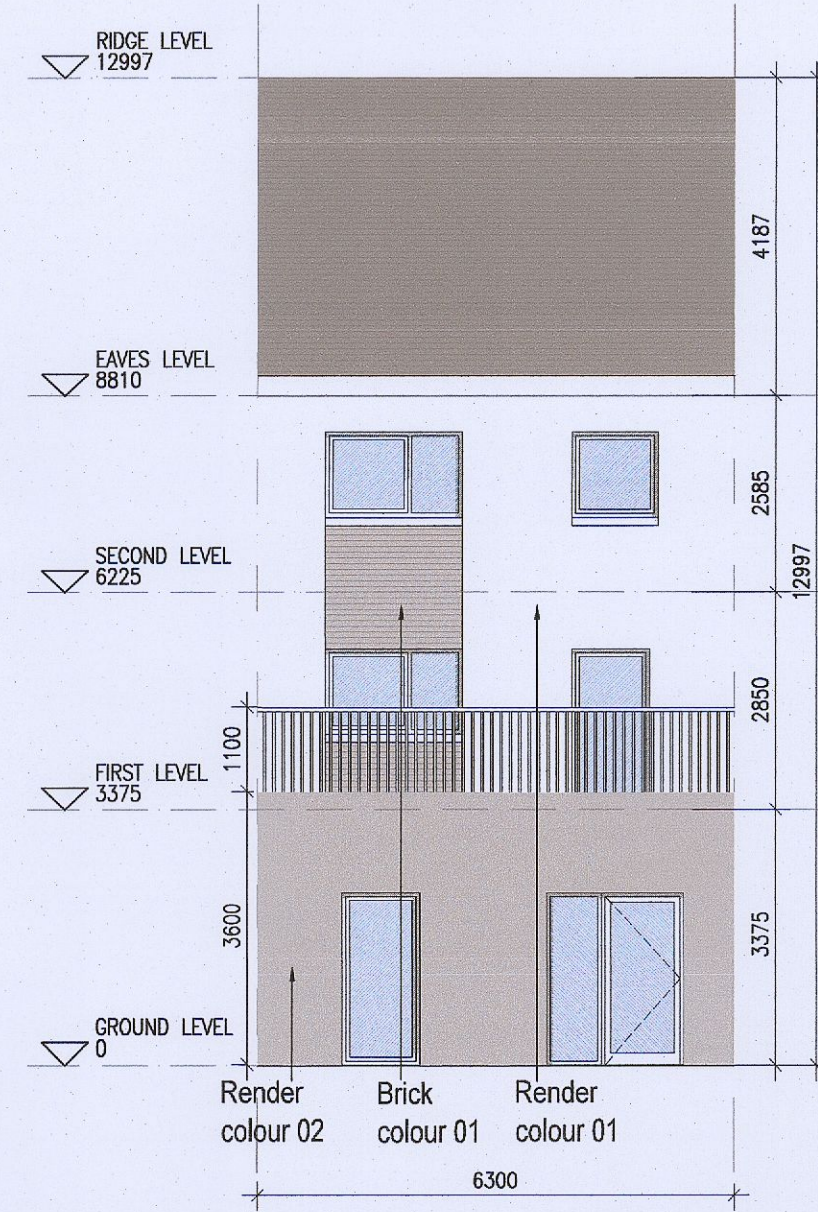
07 Front Elevation J1.2



08 Front Elevation J1.3



09 Rear Elevation J1



10 Rear Elevation J1 [V2]

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

**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, SOFFITS AND BARGE BOARDS PAINTED 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

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

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

**DUPLEX TYPE J1 HANDED**

**Notes:**  
 1. Copyright Reserved  
 2. Work to figured dimensions only. Do not scale drawing.  
 3. The contractor is responsible for checking all levels and dimensions on site and shall refer all discrepancies to the Architect  
 4. Where appropriate, for details of r.c. structure, mechanical and electrical details, see Engineers drawings  
 5. Proprietary items shall be fixed in strict accordance with manufacturers instructions.  
 6. Sizes of proprietary items shall be checked with manufacturer.  
 7. 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
02	16/03/23	ISSUED FOR PLANNING RFI	ED

Project	Aderigg Phase 3 Adamstown SDZ Residential Development
Drawing Title	Duplex Type J1 (mid terrace) Handed-Plans,Elevation,Section
Drawing No	6259A-P-216
Scale	1:100@A1
Rev	02
Drawn	IFJ; ED
Date	MAR 2023

6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND  
 t: +353-1-616 2400 f: +353-1-616 7266  
 www.bkd.ie  
**bkdarchitects**  
 BURKE-KENNEDY DOYLE