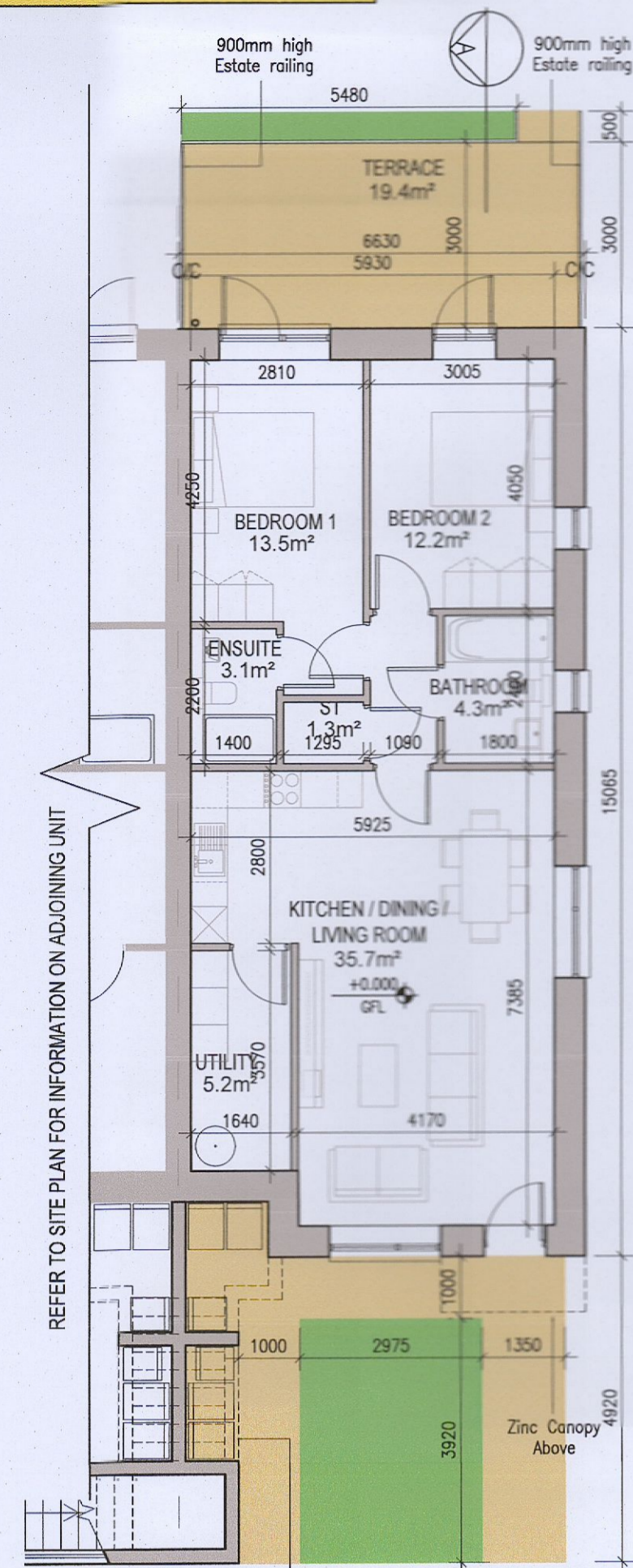
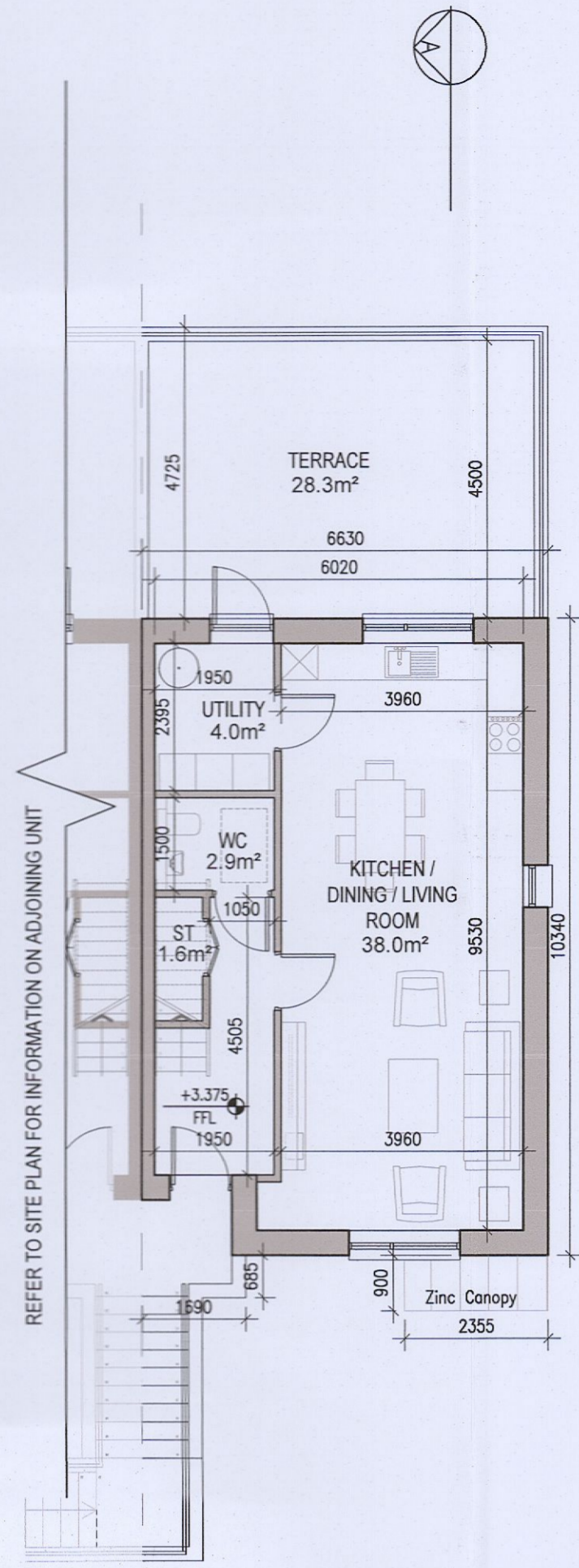


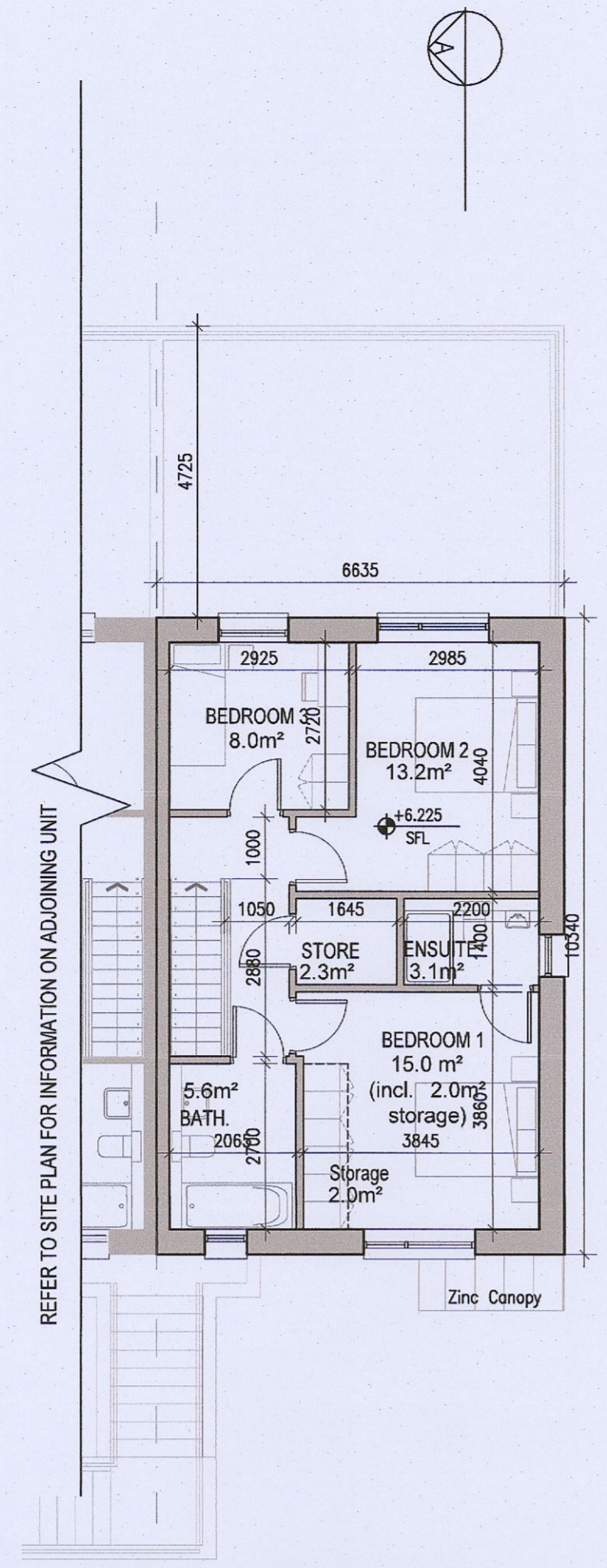
DUPLEX TYPE J2



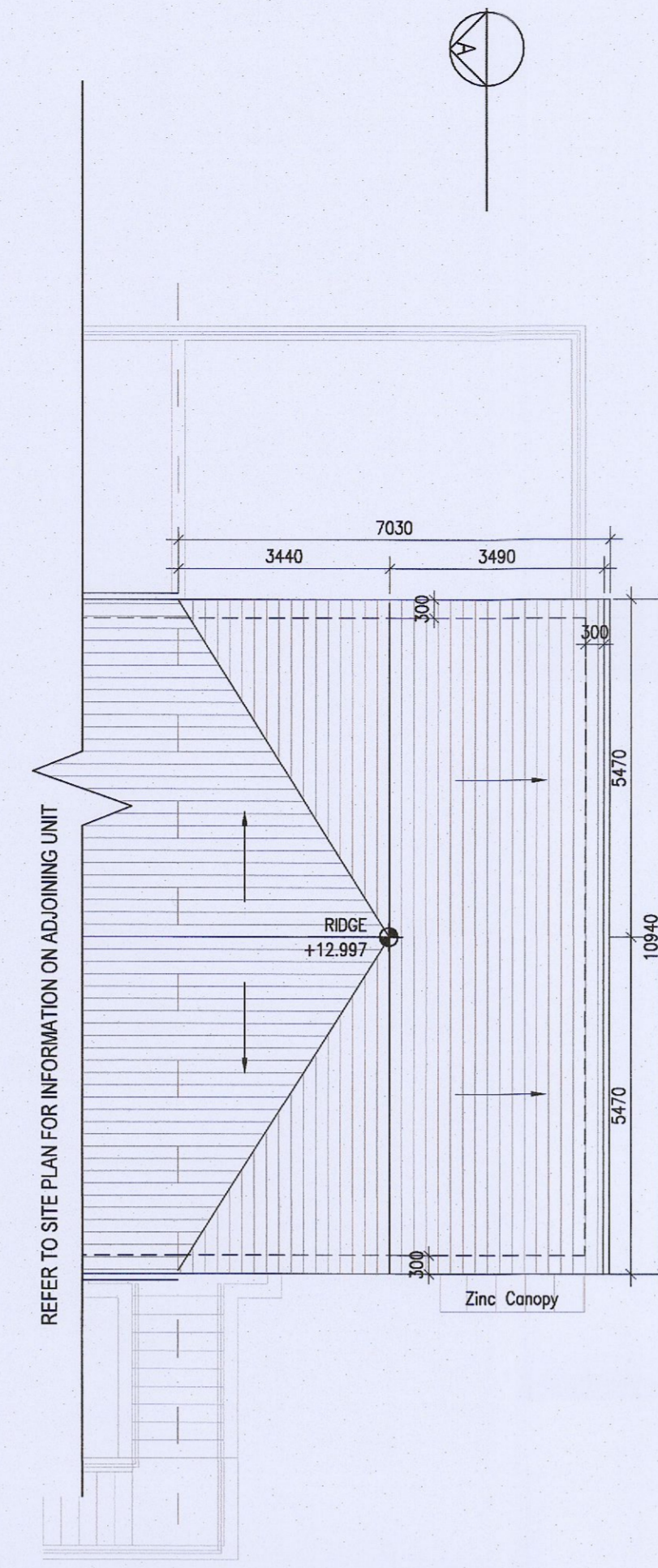
01 Ground Floor Plan [J2.A]



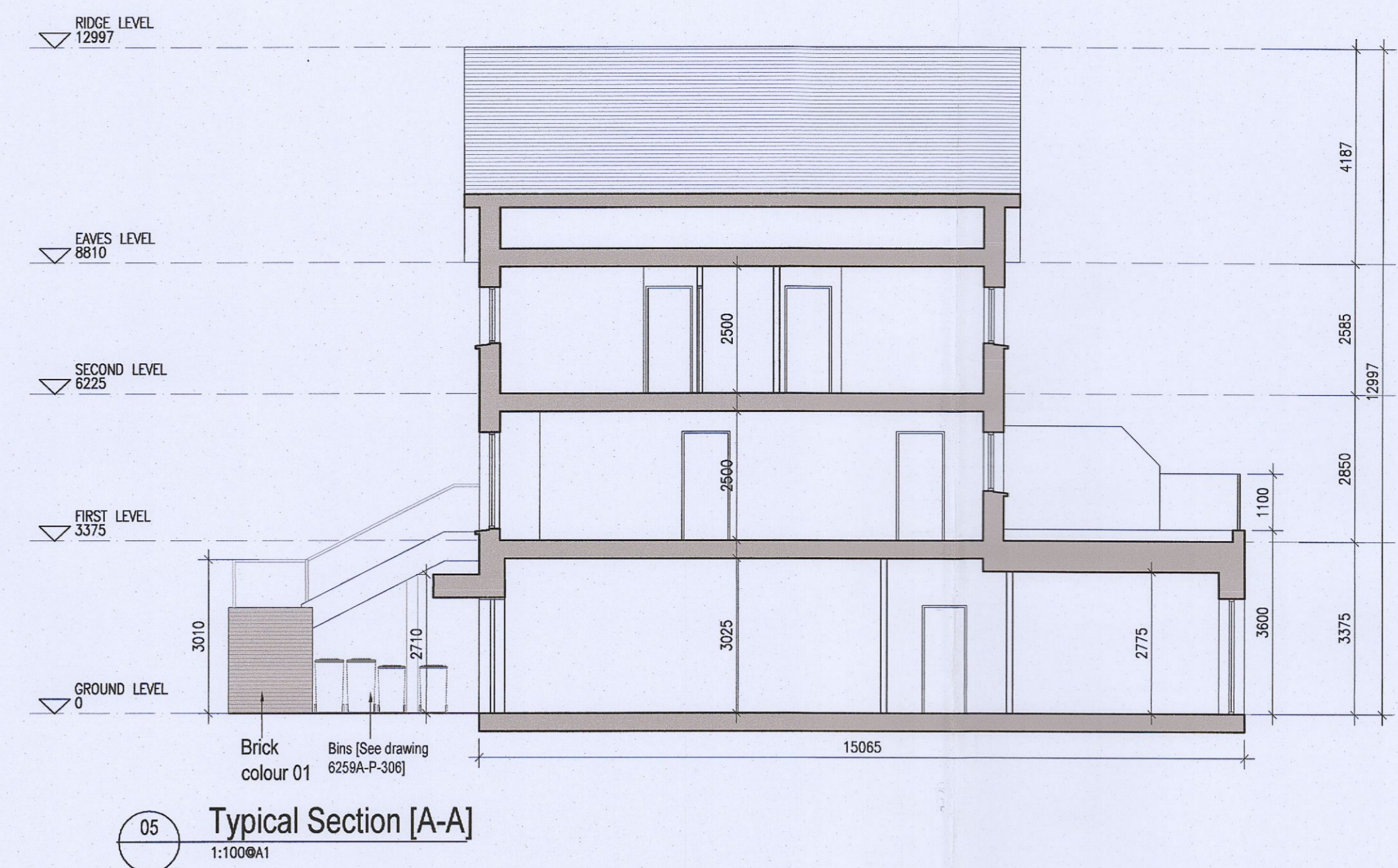
02 First Floor Plan [J2.B]



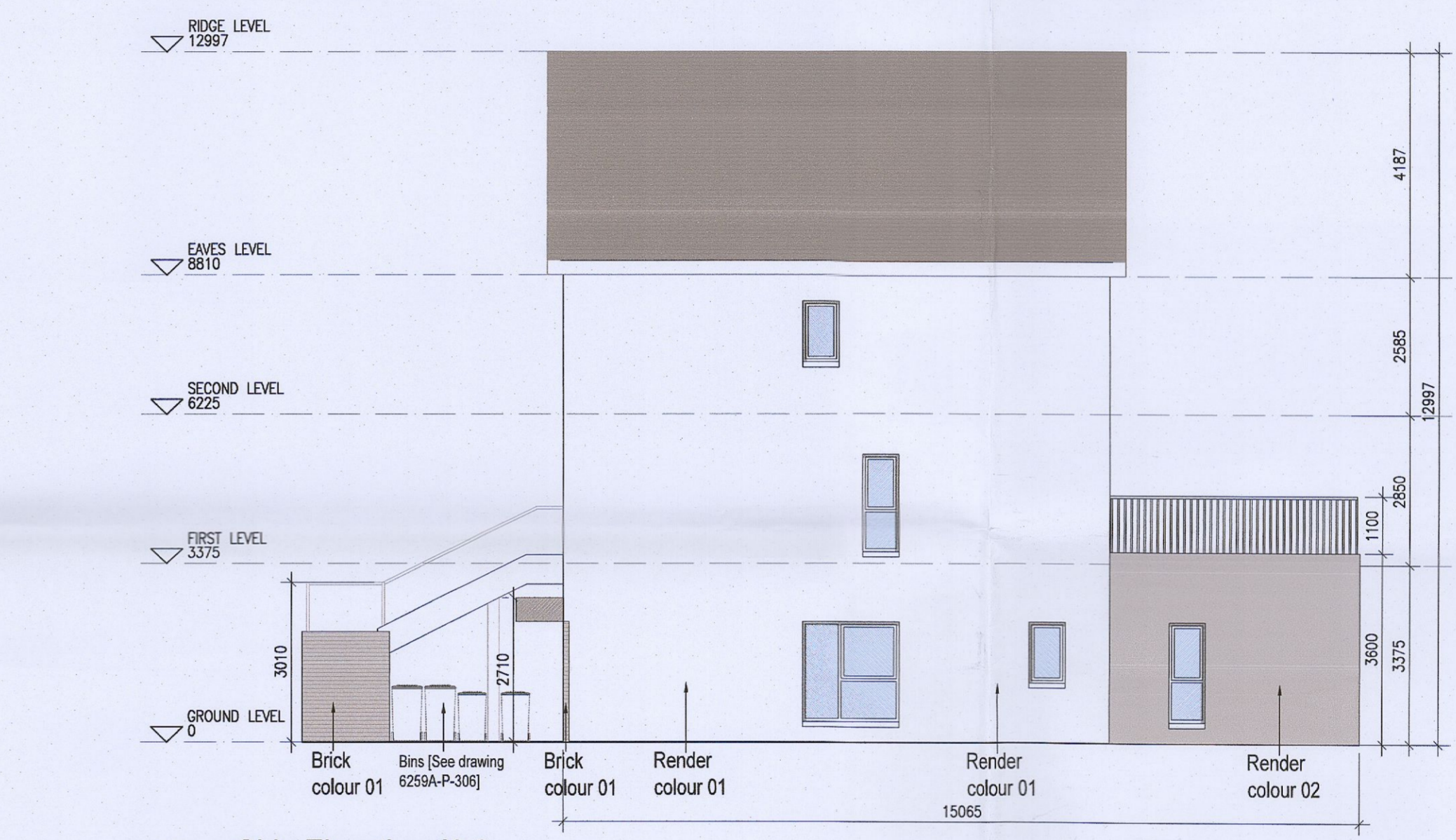
03 Second Floor Plan [J2.B]



04 Roof Floor Plan

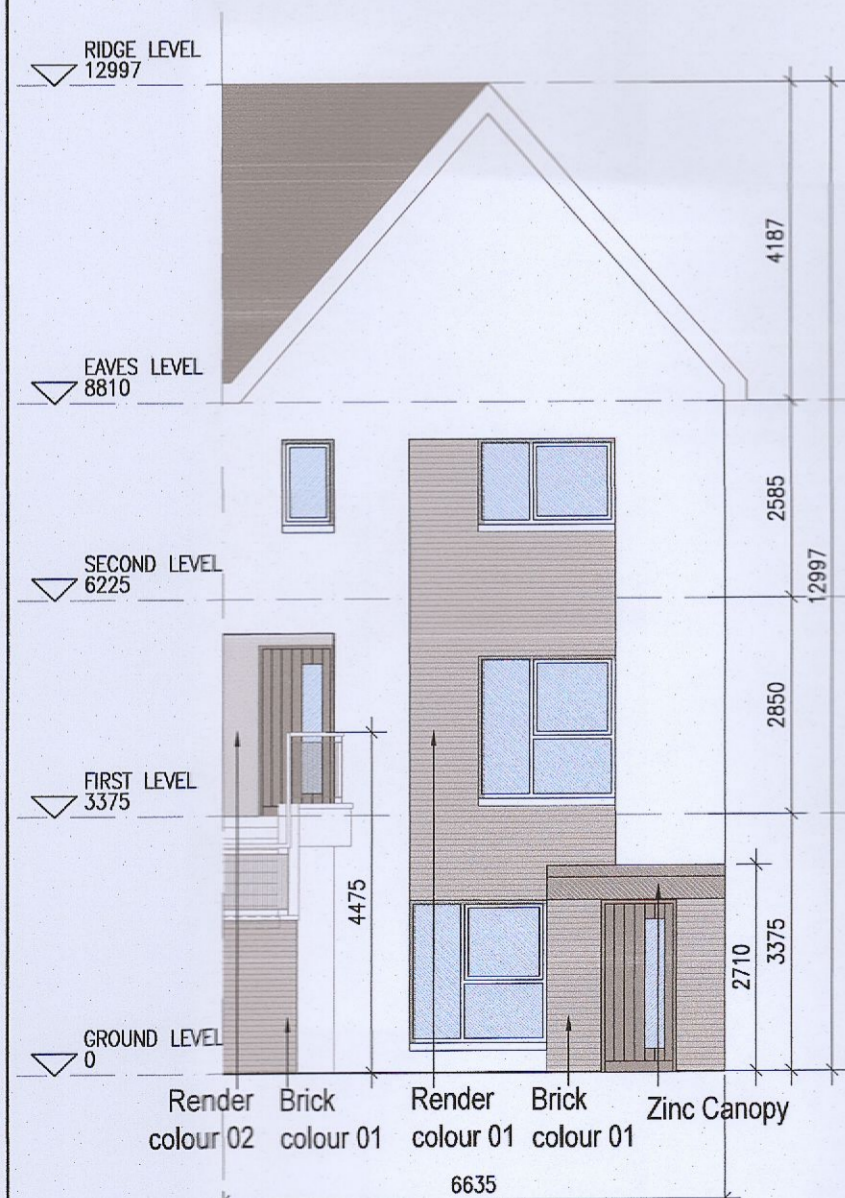


05 Typical Section [A-A]

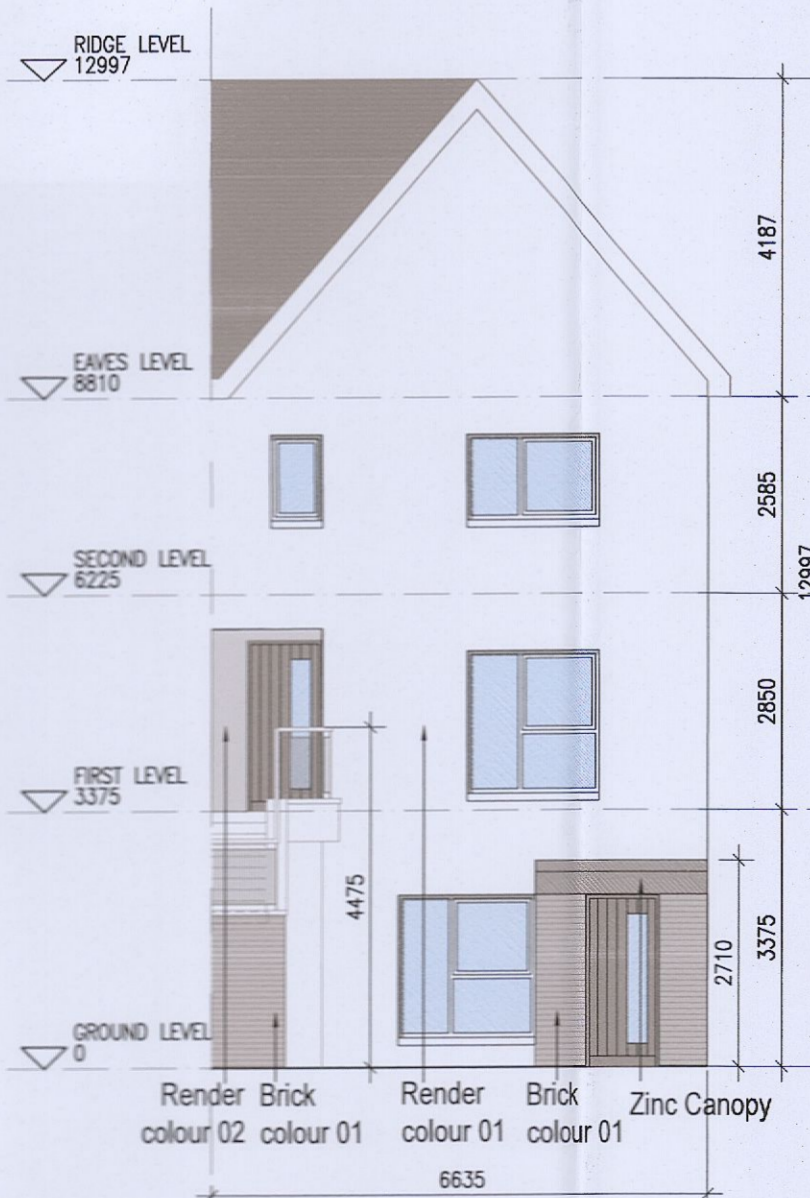


06 Side Elevation J2.2

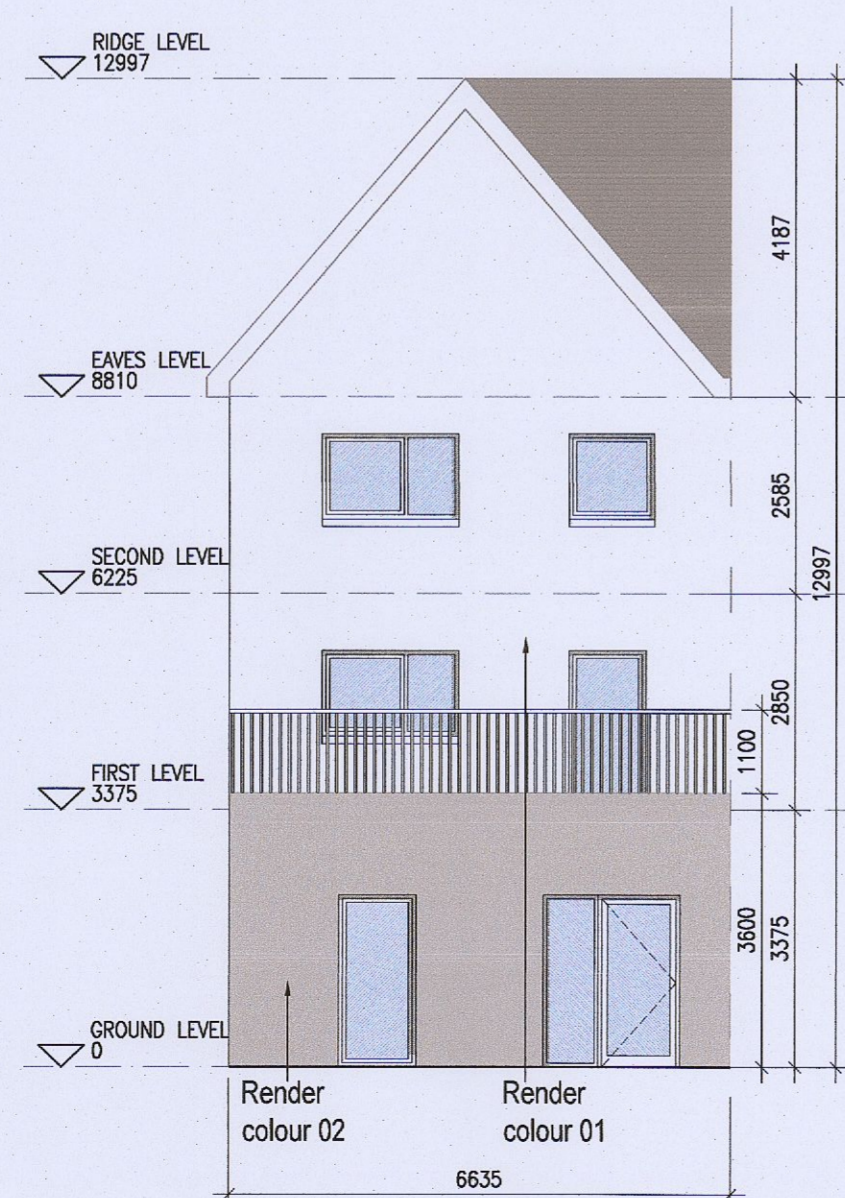
REFER TO STREET ELEVATIONS FOR LOCATIONS OF EACH ELEVATION VARIATION



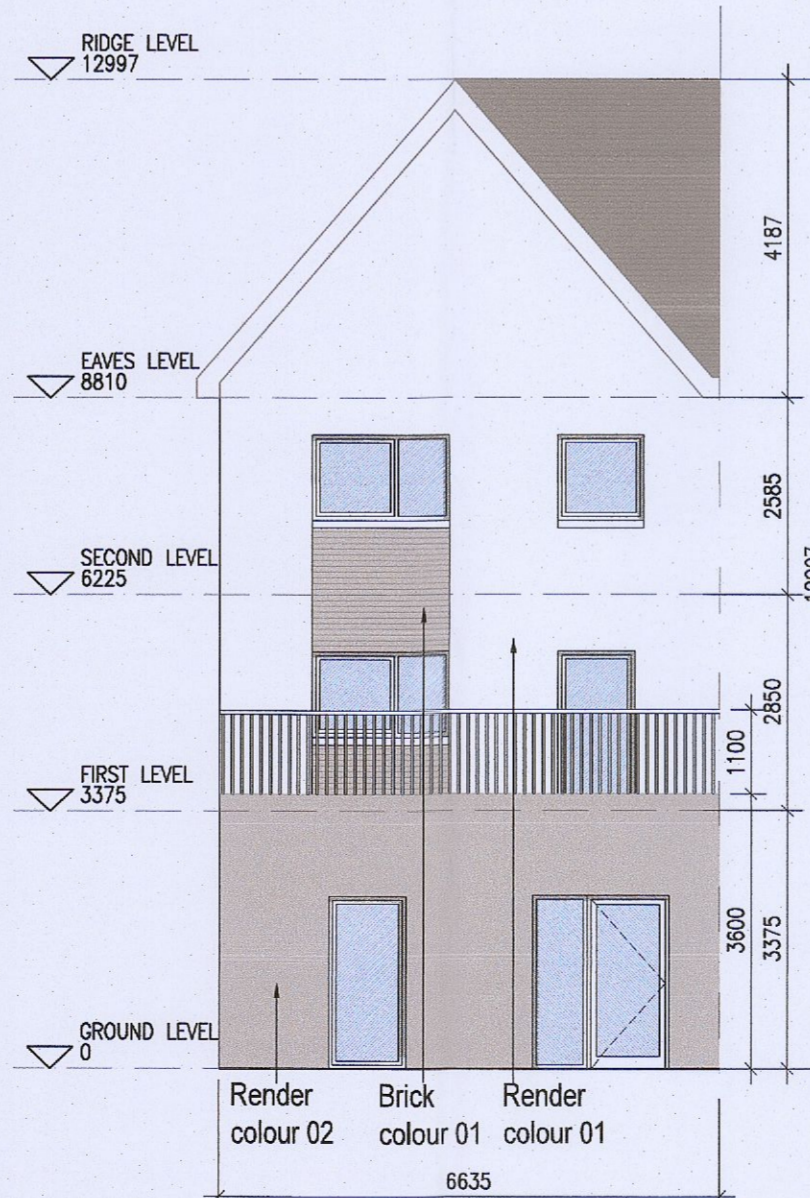
08 Front Elevation J2.1



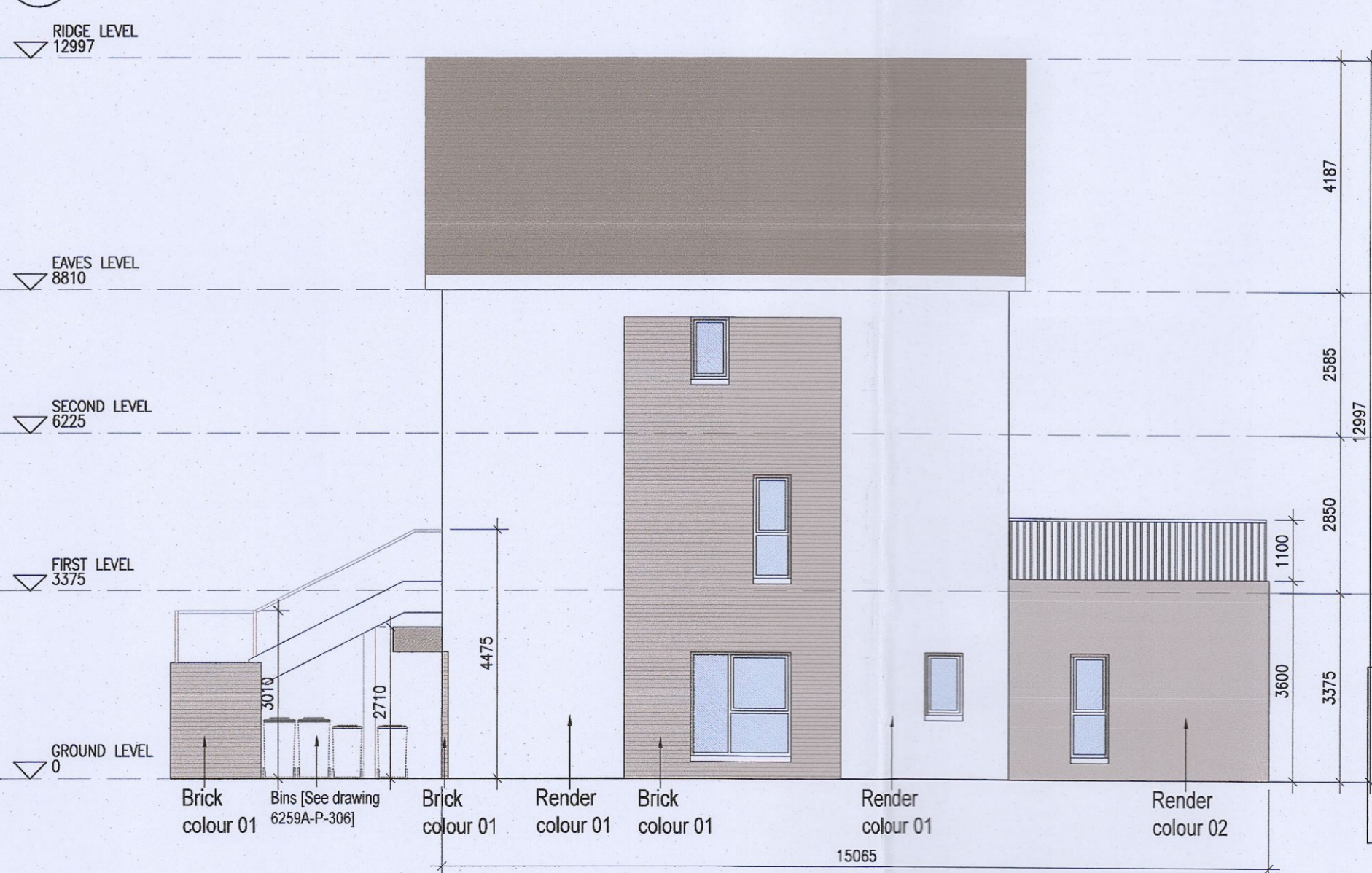
09 Front Elevation J2.2



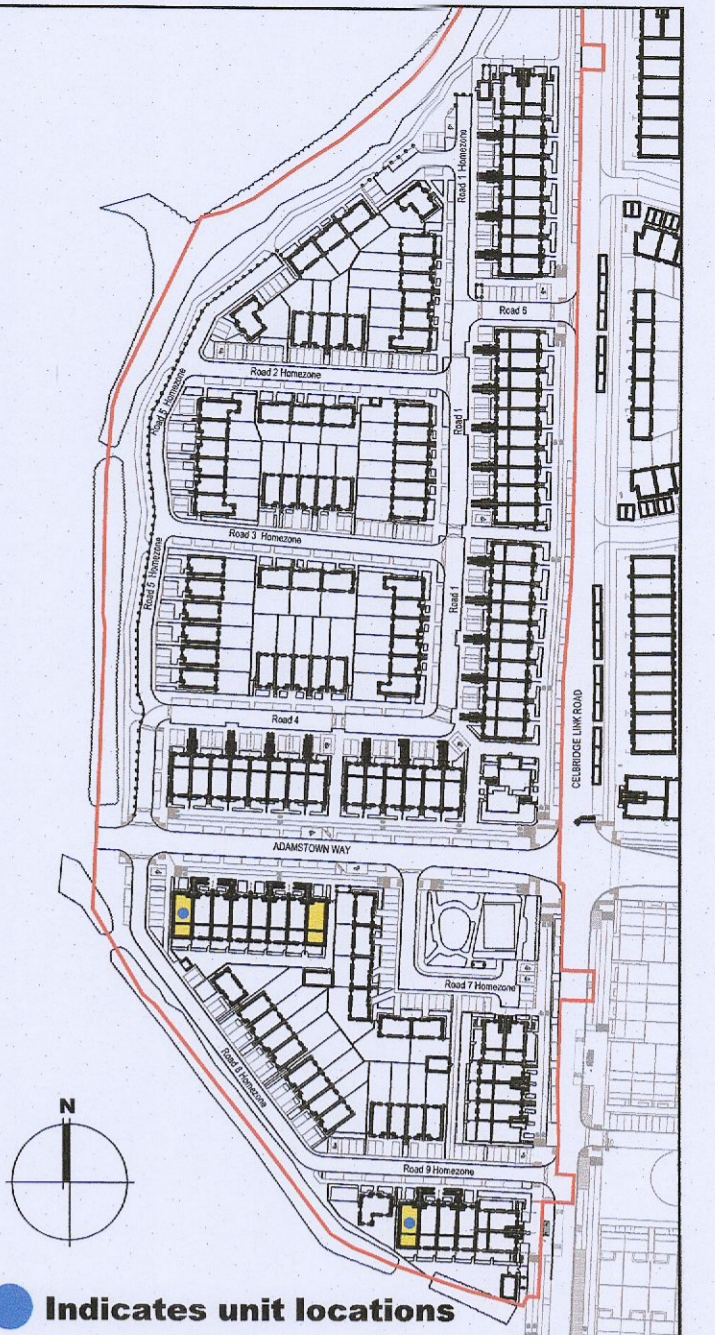
10 Rear Elevation



11 Rear Elevation [V2]



07 Side Elevation J2.1



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 - 2 bed	3
Type F3 - 2 bed	1
Type G1 - 2 bed	6
Type G2 - 2 bed	6
Type G3 - 2 bed	2
Type H1/H2 - 3 bed	2
Type J1 - 3 bed	2
Type J2 - 3 bed	2
	3
	3
	3
TOTAL NO. OF UNITS	132
	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 OBSURED 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

J2.A [2 Bed] - Ground floor area	81.8 m ²
J2.B [3 Bed] - First floor area	55.9 m ²
Second floor area	57.4 m ²
Total Floor Area (J2.B):	113.3 m²

REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL LANDSCAPING DETAILS

DUPLEX TYPE J2

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. structures, 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
02	16.03.23	ISSUED FOR PLANNING RFI	ED

Project	Aderrig Phase 3, Adamstown SDZ Residential Development
Drawing Title	Duplex Type J2 (end terrace) Non-handed-Plans, Elevation, Section
Drawing No	6259A-P-217
Scale	1:100@A1
Rev	02
Drawn	IF, J, ED
Date	MAR 2023

6-7 HAROURT TERRACE, DUBLIN 2, IRELAND
 14-353-1918/2000 14-353-1-078/2000
bkdarchitects
 BURKE-KENNEDY DOYLE