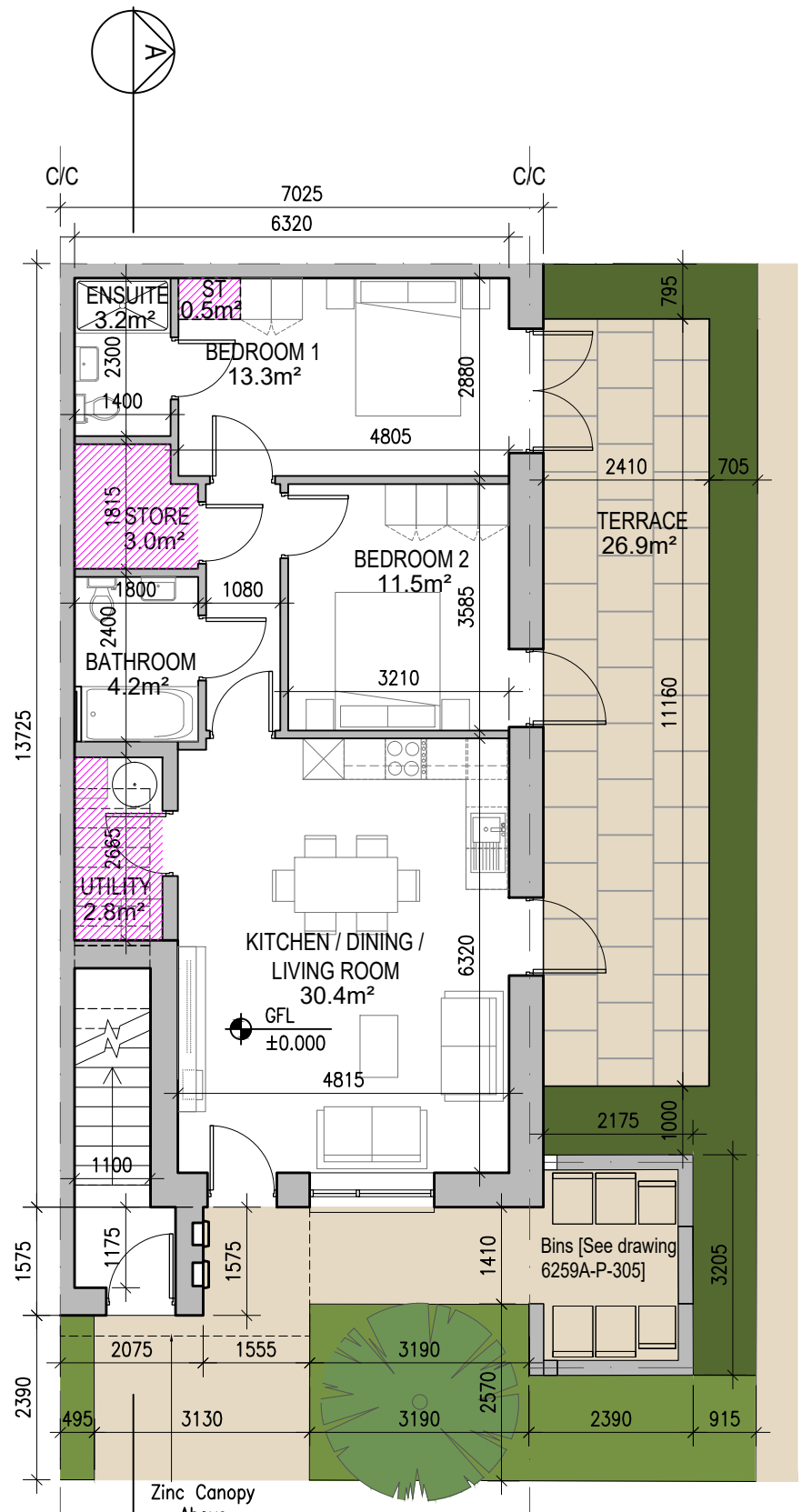
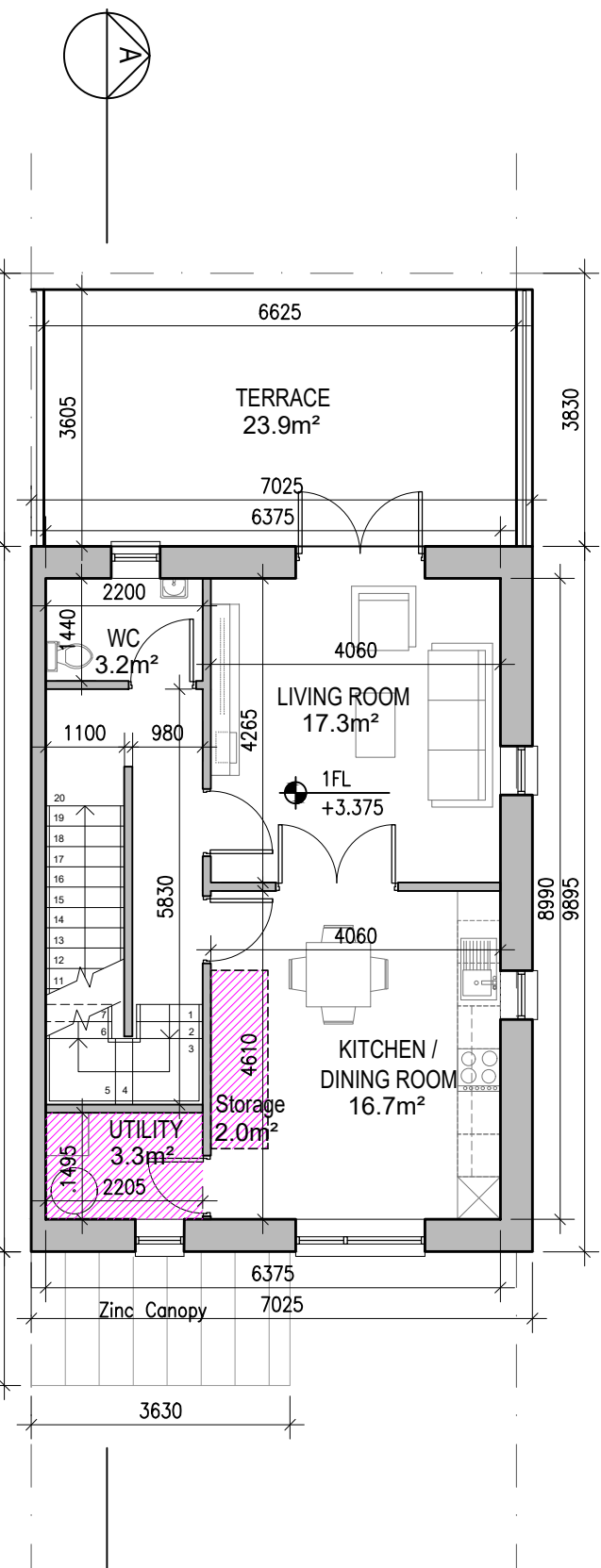


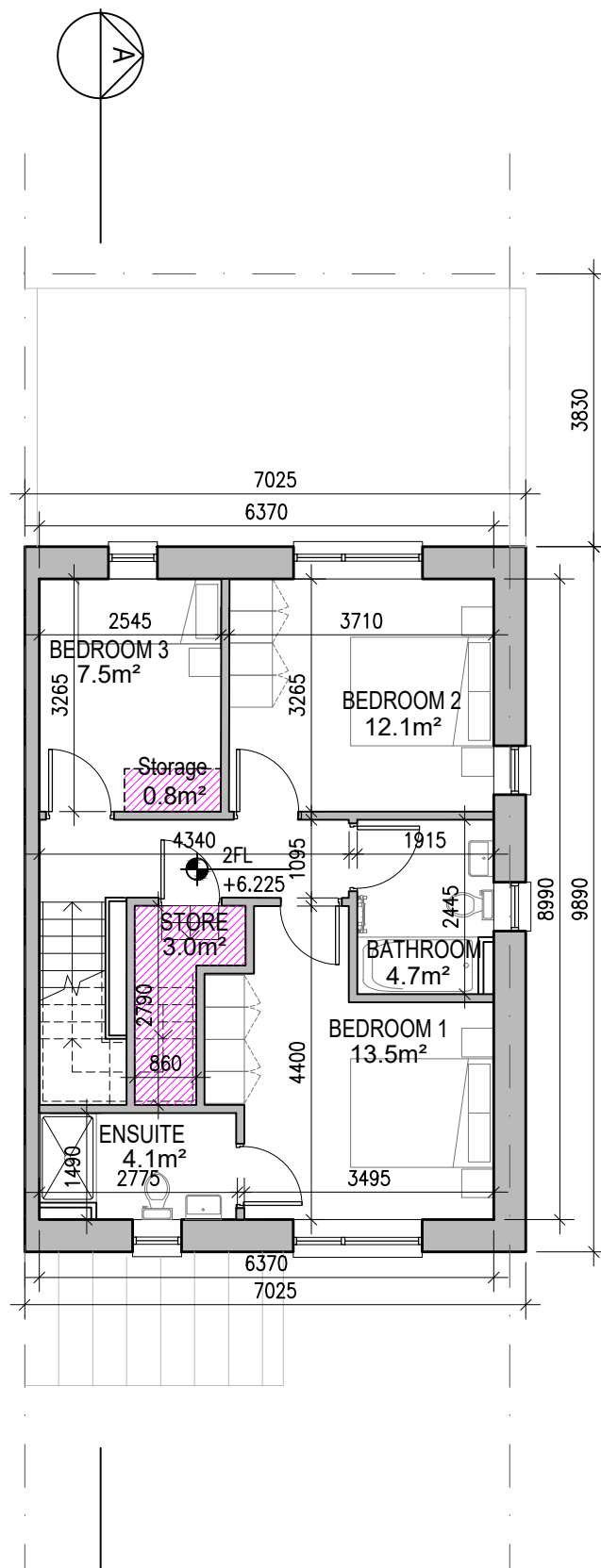
DUPLEX TYPE F3



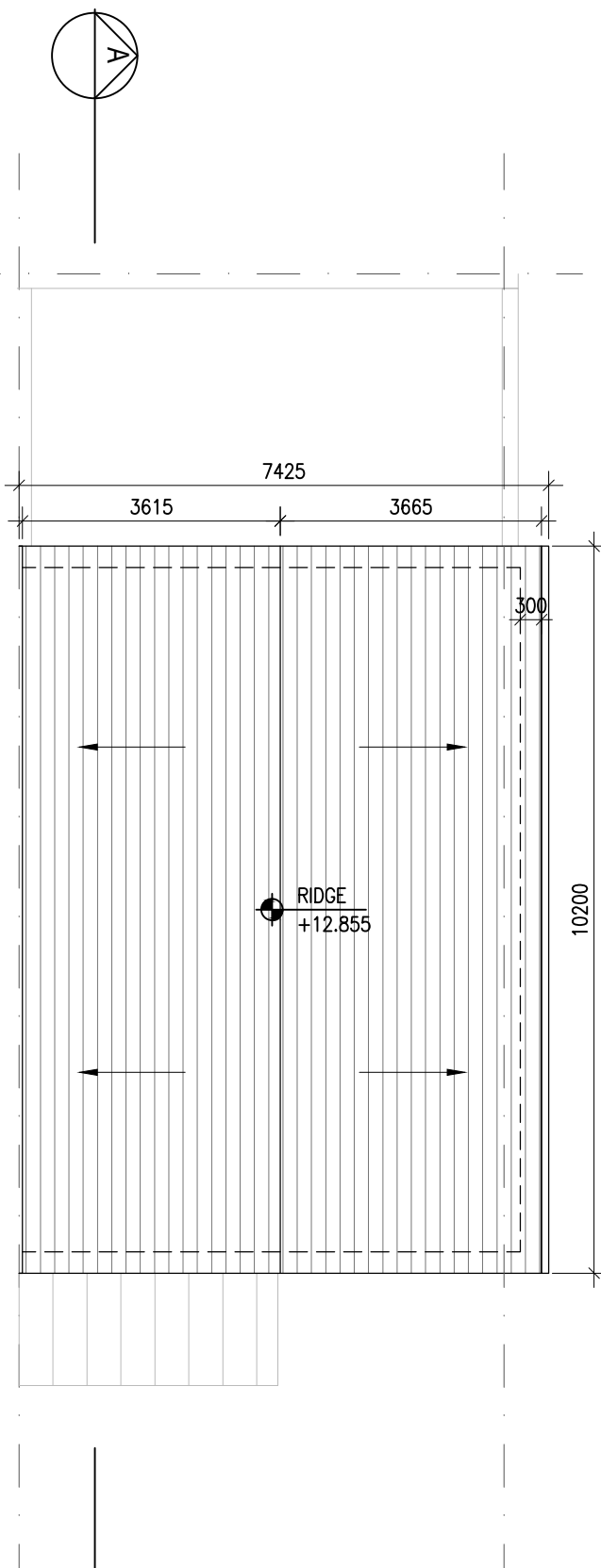
01 Ground Floor Plan [F3.A]



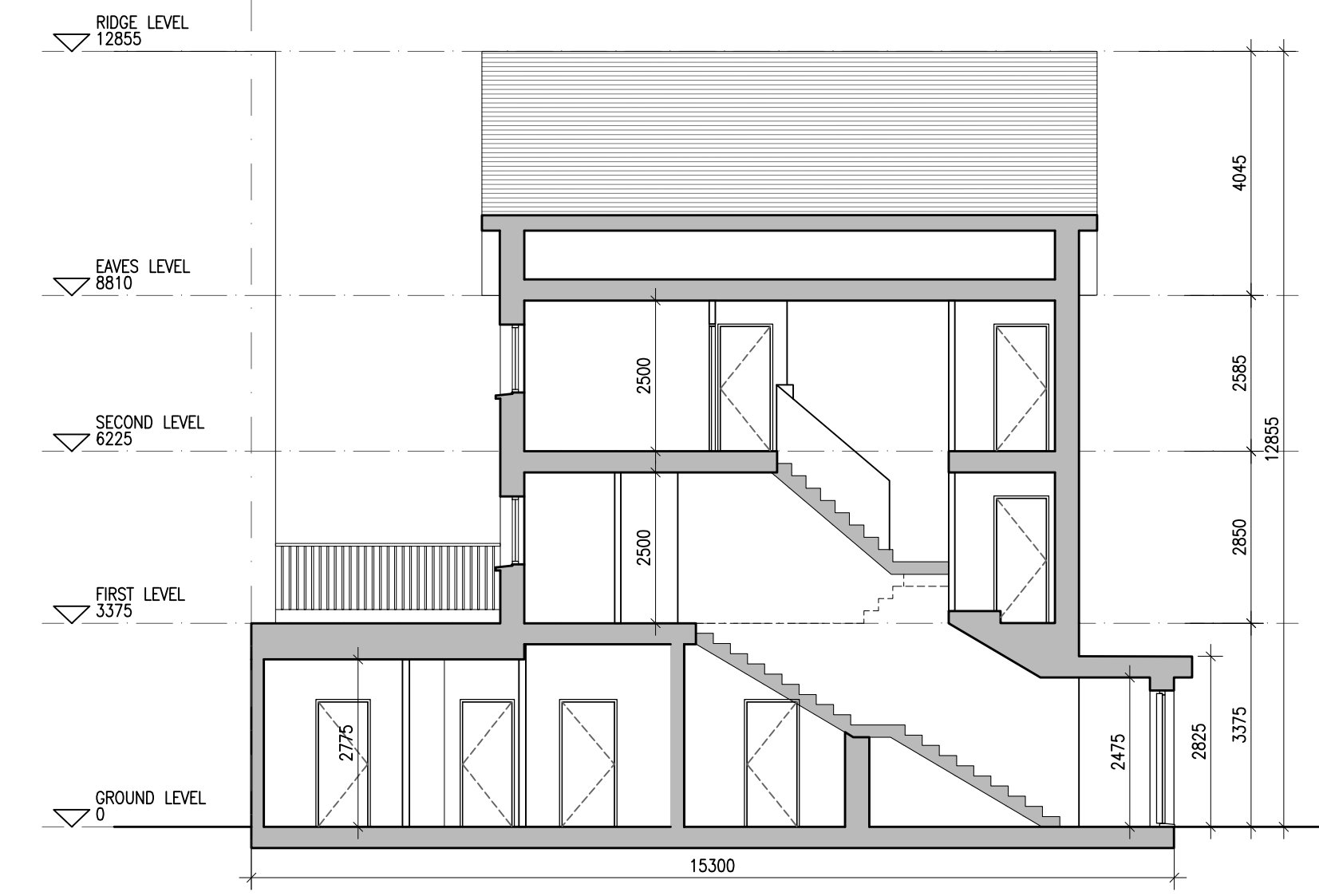
02 First Floor Plan [F3.B]



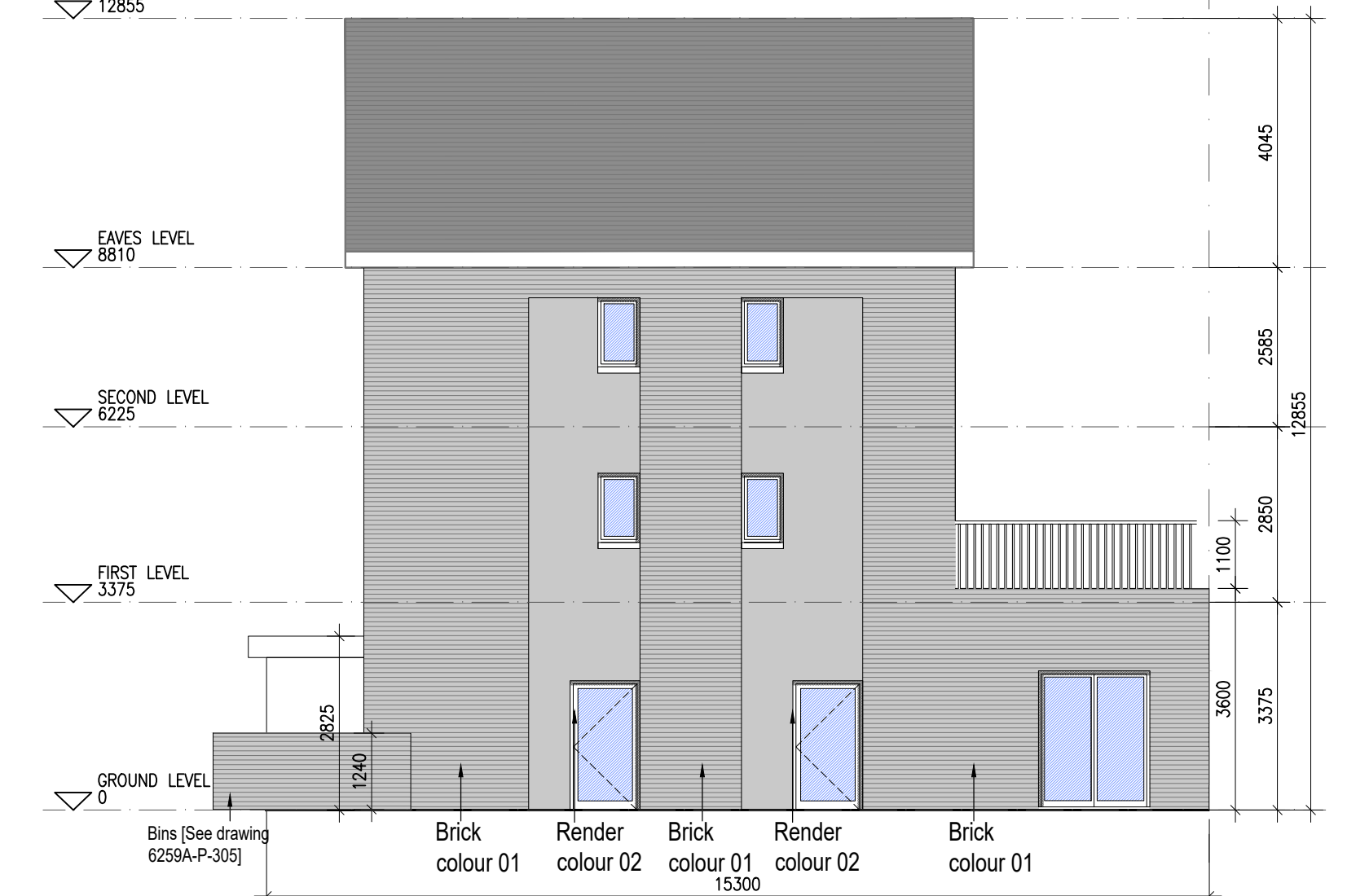
03 Second Floor Plan [F3.B]



04 Roof Floor Plan 1:100@A1

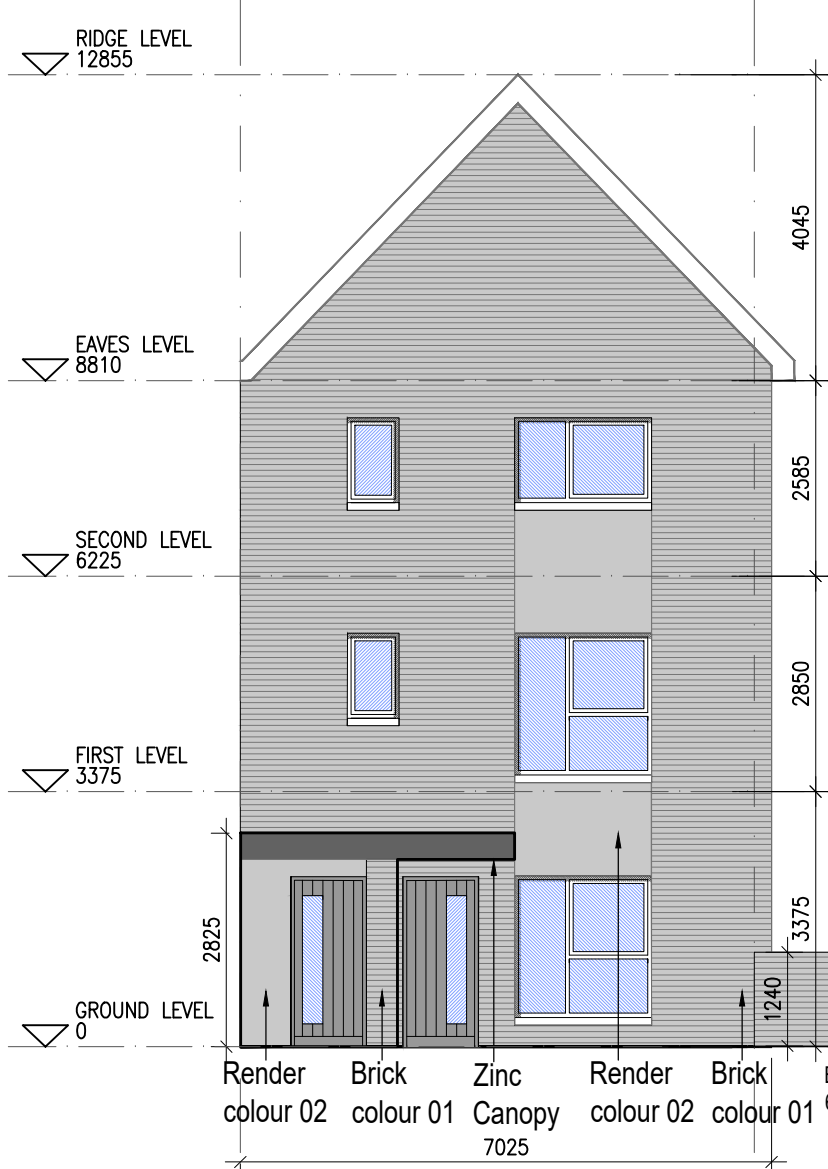


05 Typical Section [A-A] 1:100@A1

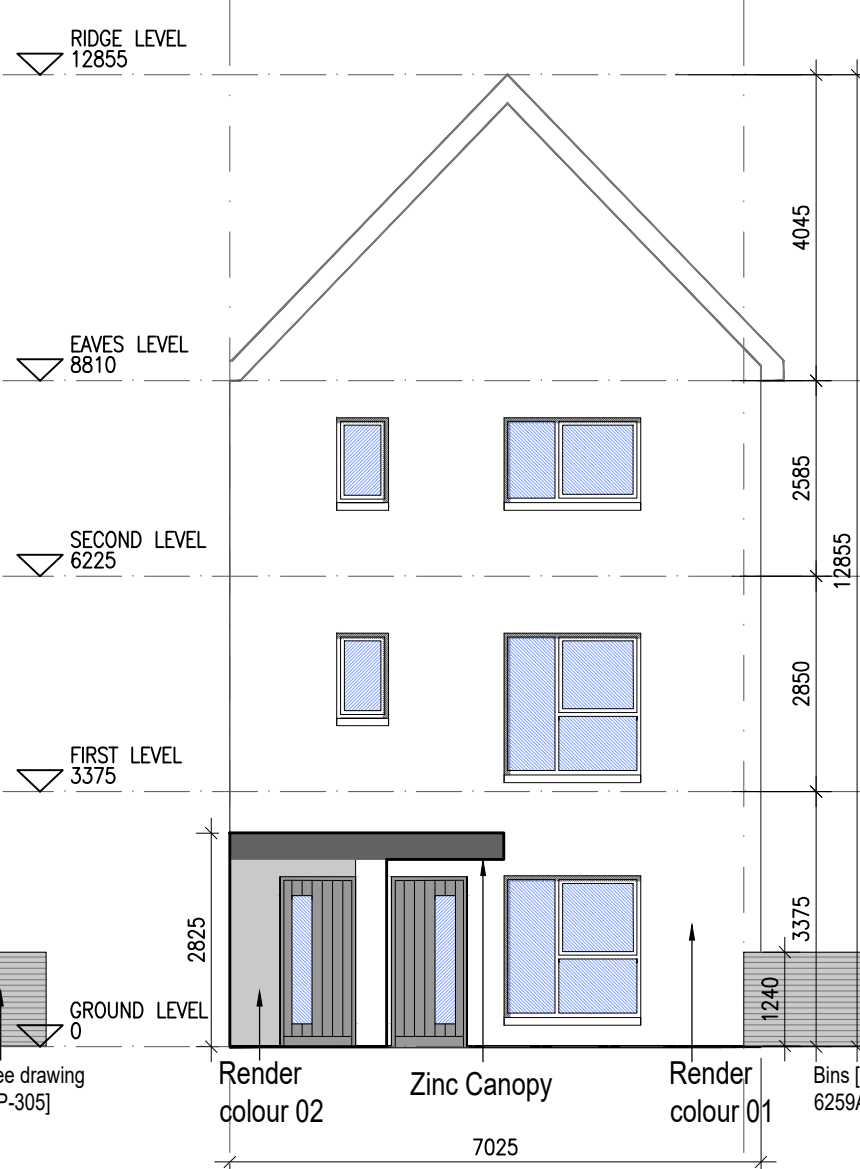


06 Side Elevation F3.1 1:100@A1

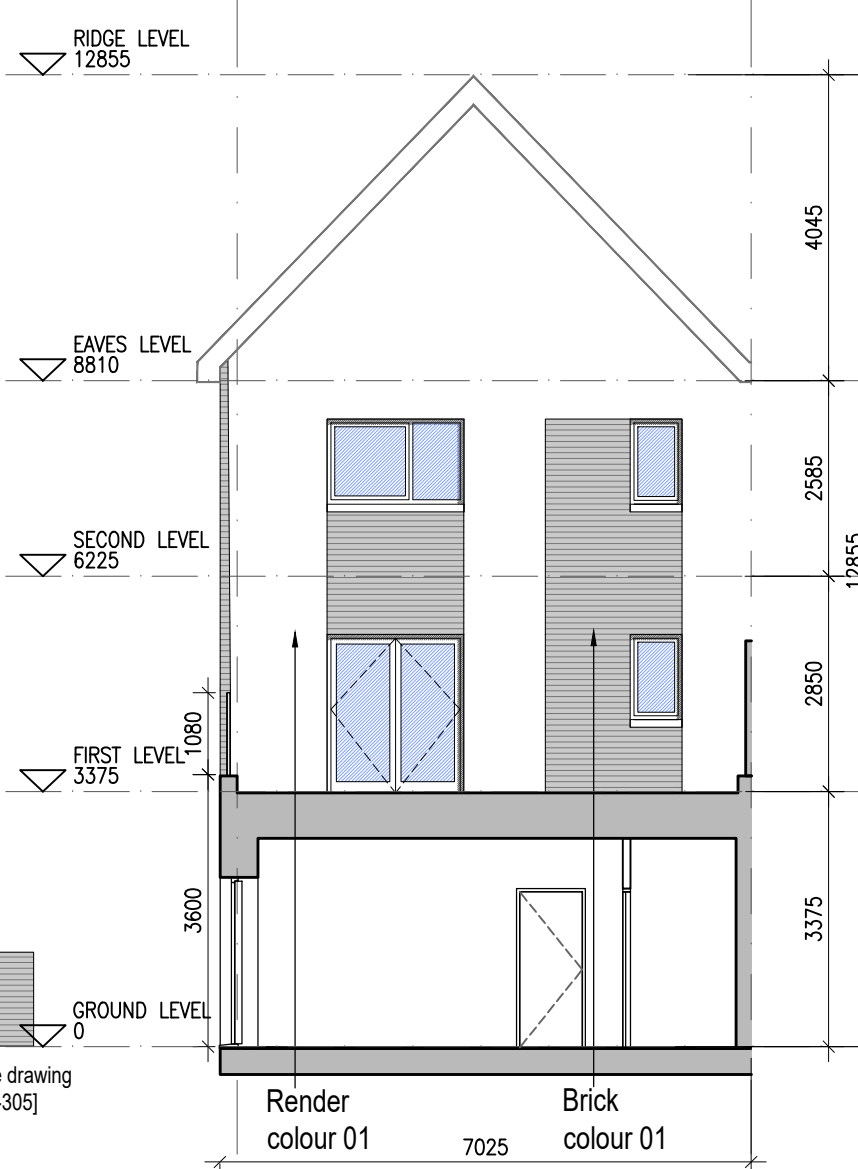
REFER TO STREET ELEVATIONS FOR LOCATIONS OF EACH ELEVATION VARIATION



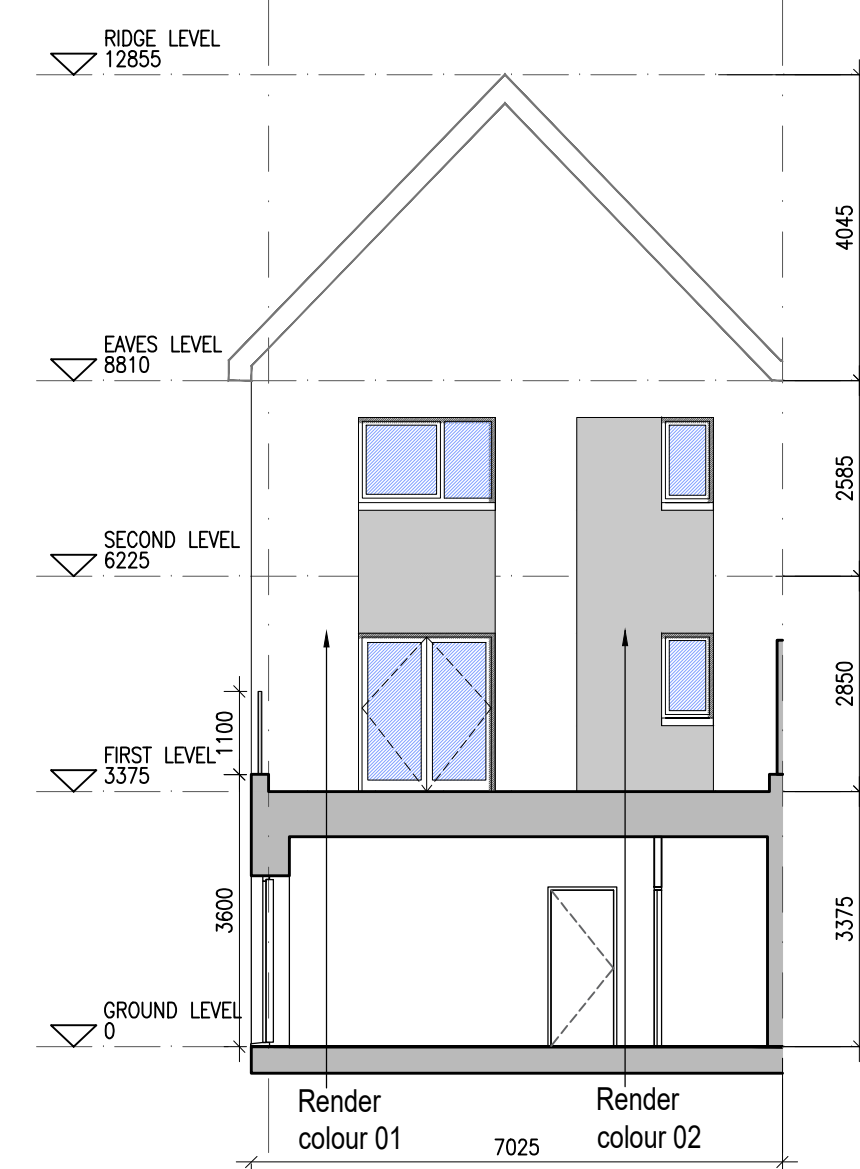
08 Front Elevation F3.1 1:100@A1



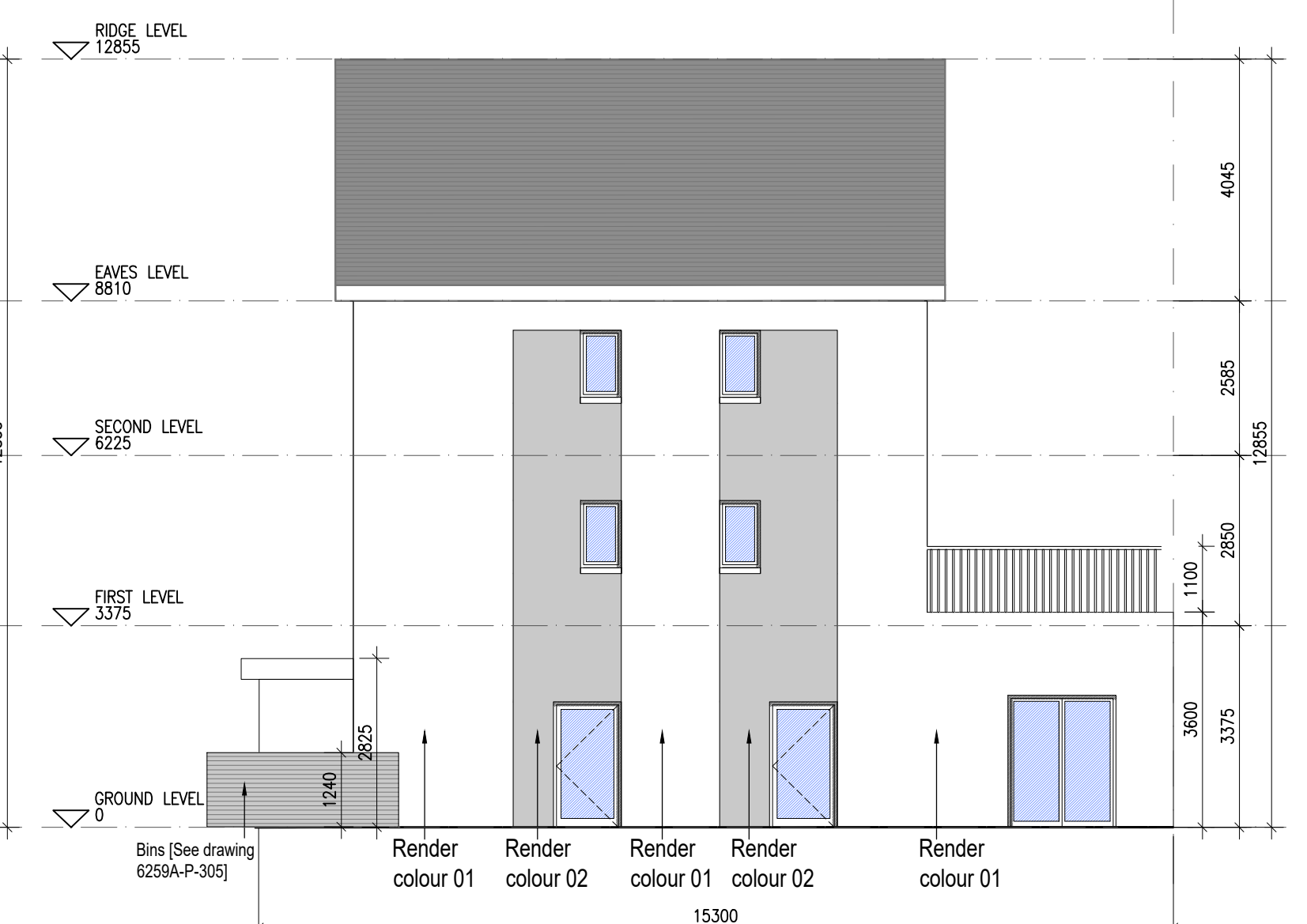
09 Front Elevation F3.2 1:100@A1



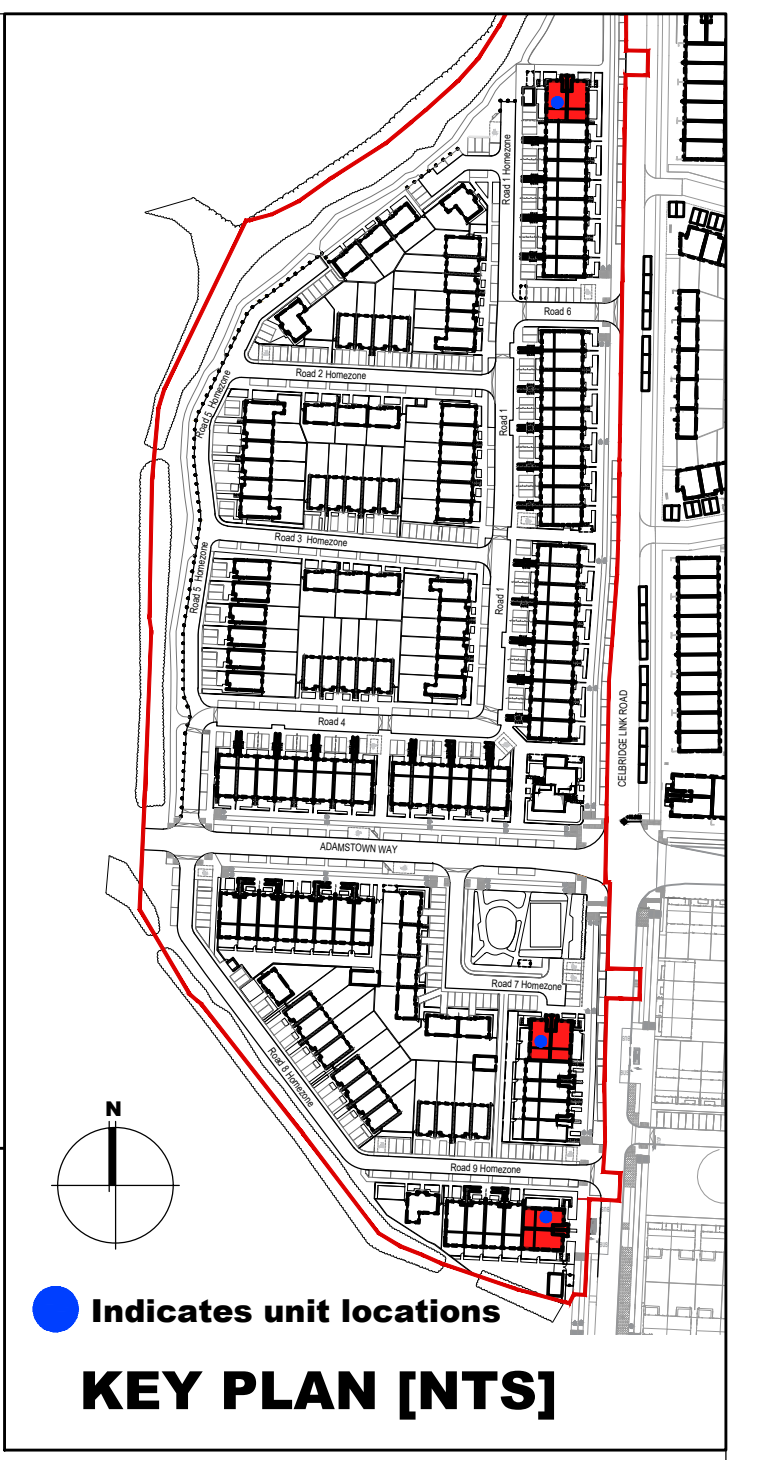
10 Rear Elevation G3.1 1:100@A1



11 Rear Elevation G3.2 1:100@A1



07 Side Elevation F3.2 1:100@A1



Indicates unit locations
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	6
Type G1	- 2 bed	33
Type G2	- 2 bed	2
Type G3	- 2 bed	7
Type H1/H2	- 3 bed	2
Type J1	- 2 bed	9
Type J2	- 2 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	77.2 m ²
F3.B [3 Bed] - Ground floor area	5.6 m ²
First floor area	57.3 m ²
Second floor area	57.3 m ²
Total Floor Area (F3.B):	120.2 m²

REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL LANDSCAPING DETAILS

DUPLEX TYPE F3

Notes

- Copyright Reserved
- Work to signed dimensions only. Do not scale drawings
- 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	13.10.2022	ISSUED FOR PLANNING	BKD
02	14.03.2023	ISSUED FOR PLANNING RFI	ED
03	26.04.2023	ISSUED FOR PLANNING COMPLIANCE	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-C2(e)		
Scale	1:100@A1	Rev	03
Drawn	IFJ,AM,ED	Date	APR 2023

Aderrig Phase 3 Adamstown SDZ Residential Development

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

6259A-P-204-C2(e)

Scale 1:100@A1 Rev 03 Drawn IFJ,AM,ED Date APR 2023

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