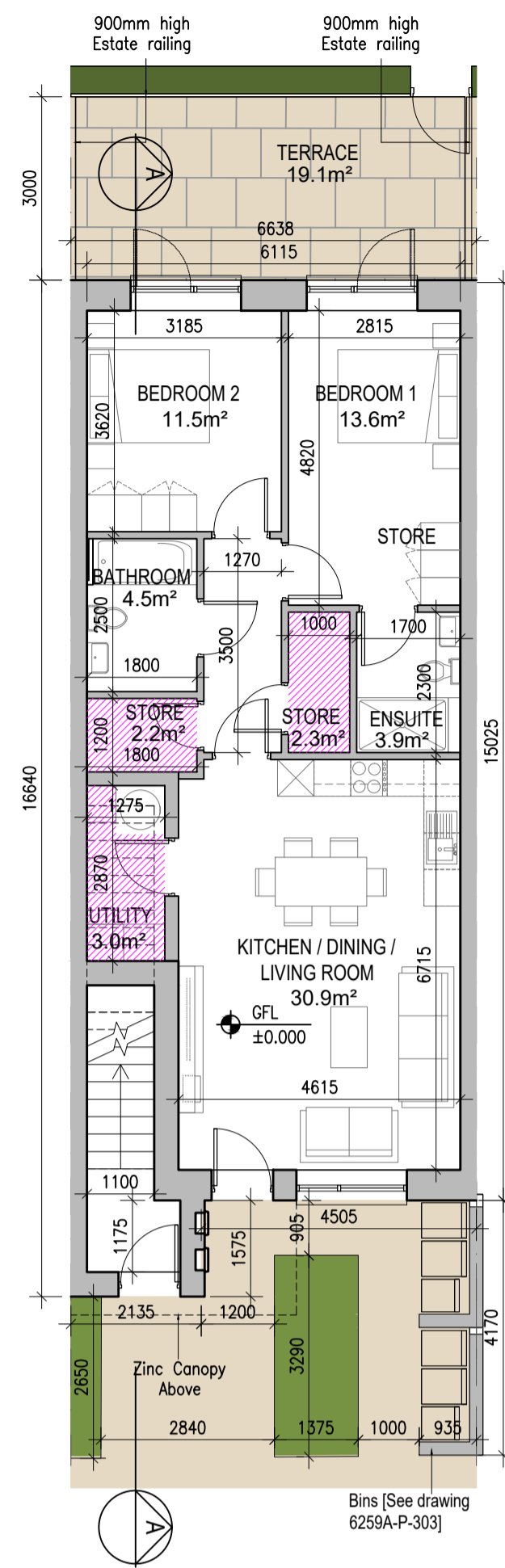
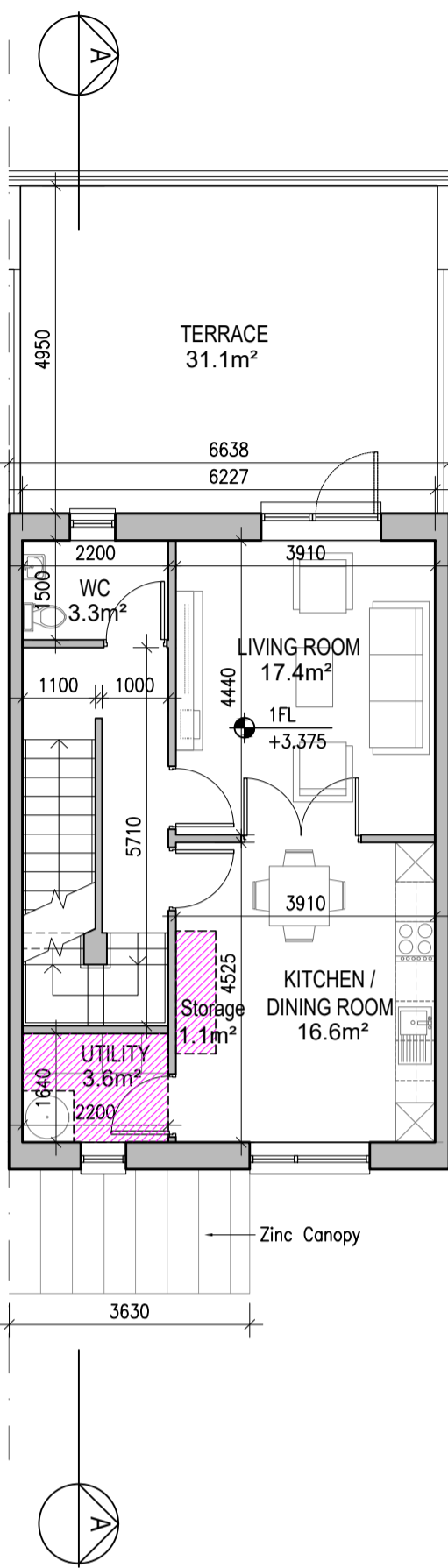


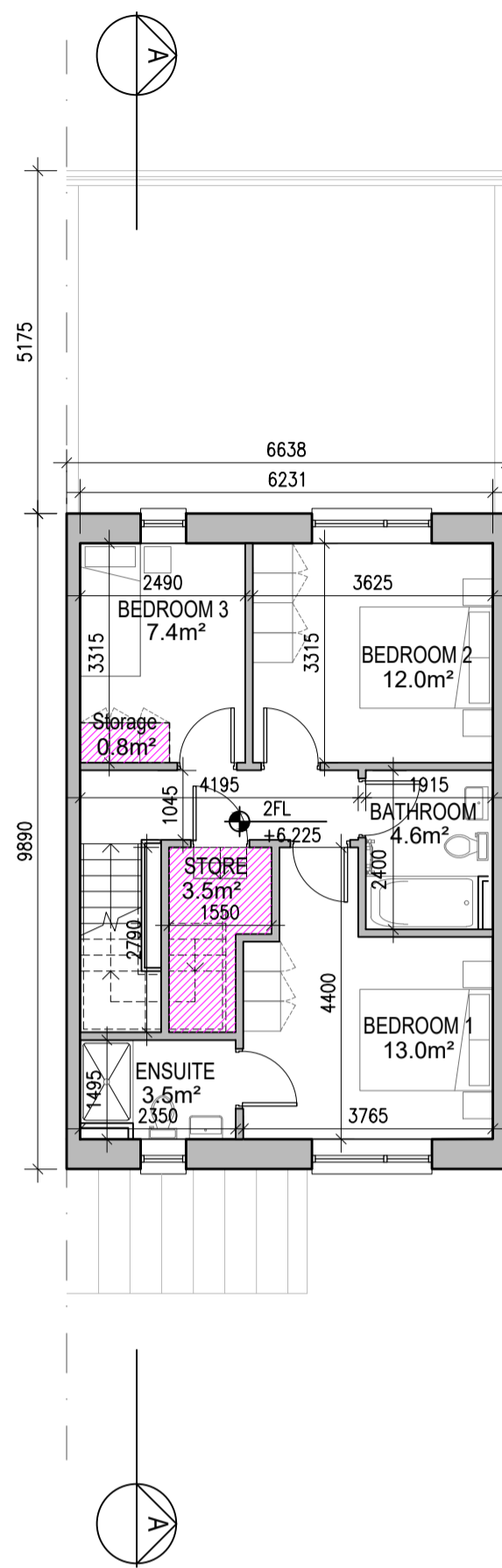
DUPLEX TYPE F1



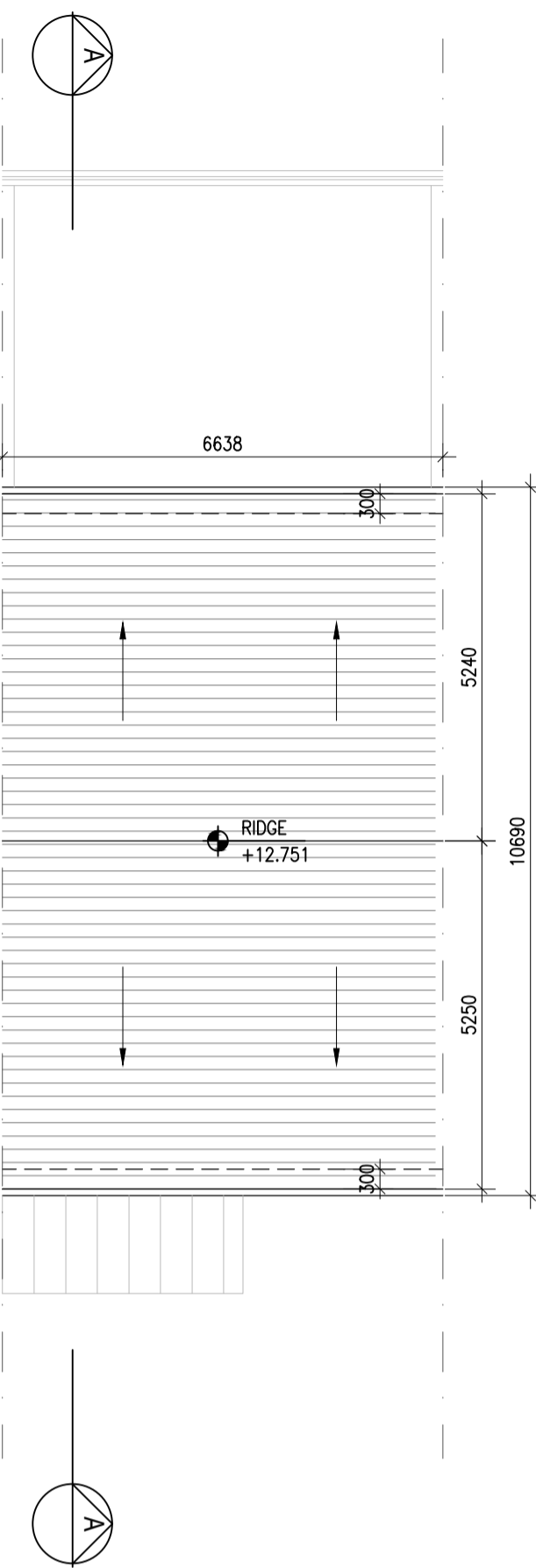
01 Ground Floor Plan [F1.A]



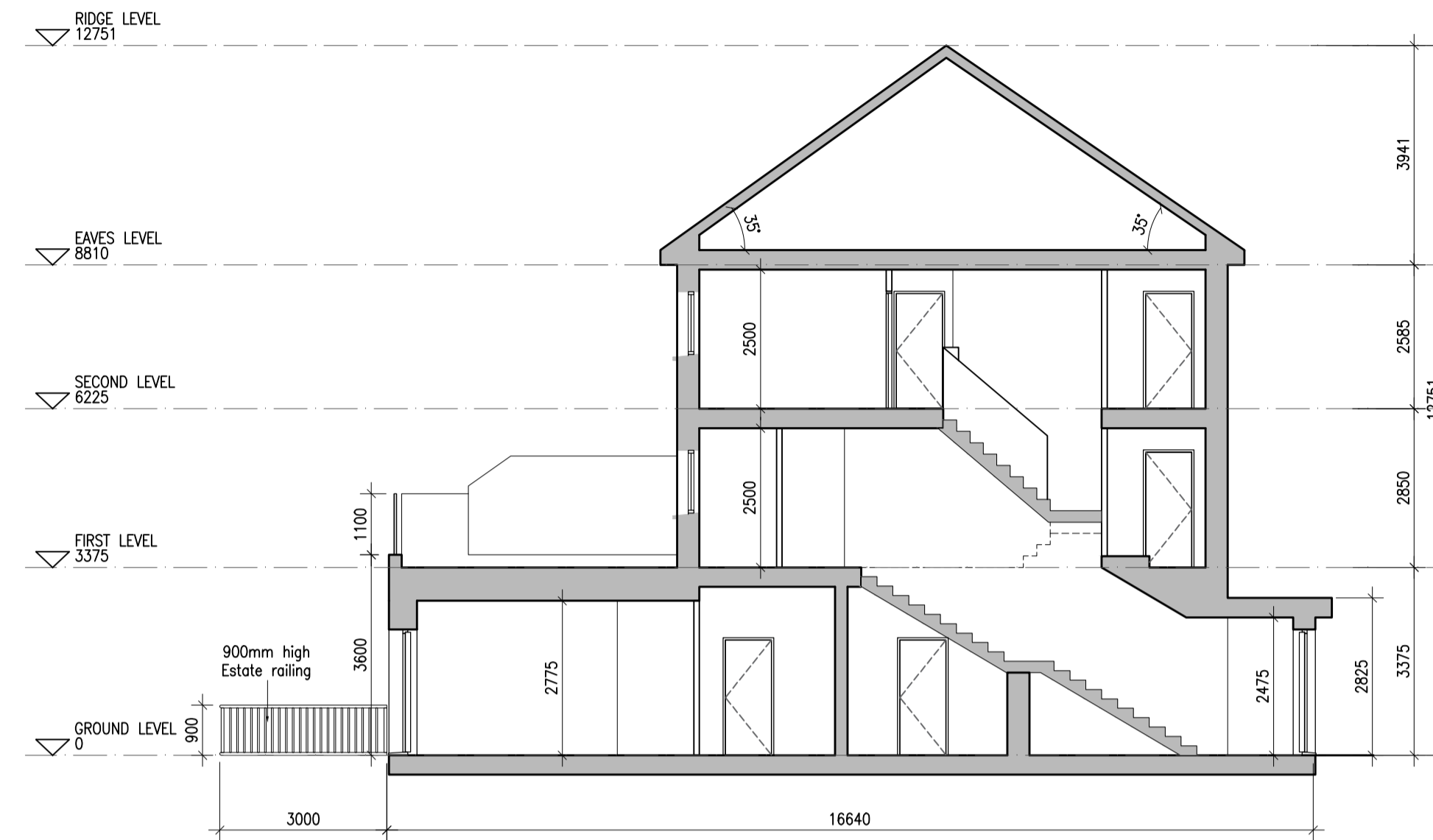
02 First Floor Plan [F1.B]



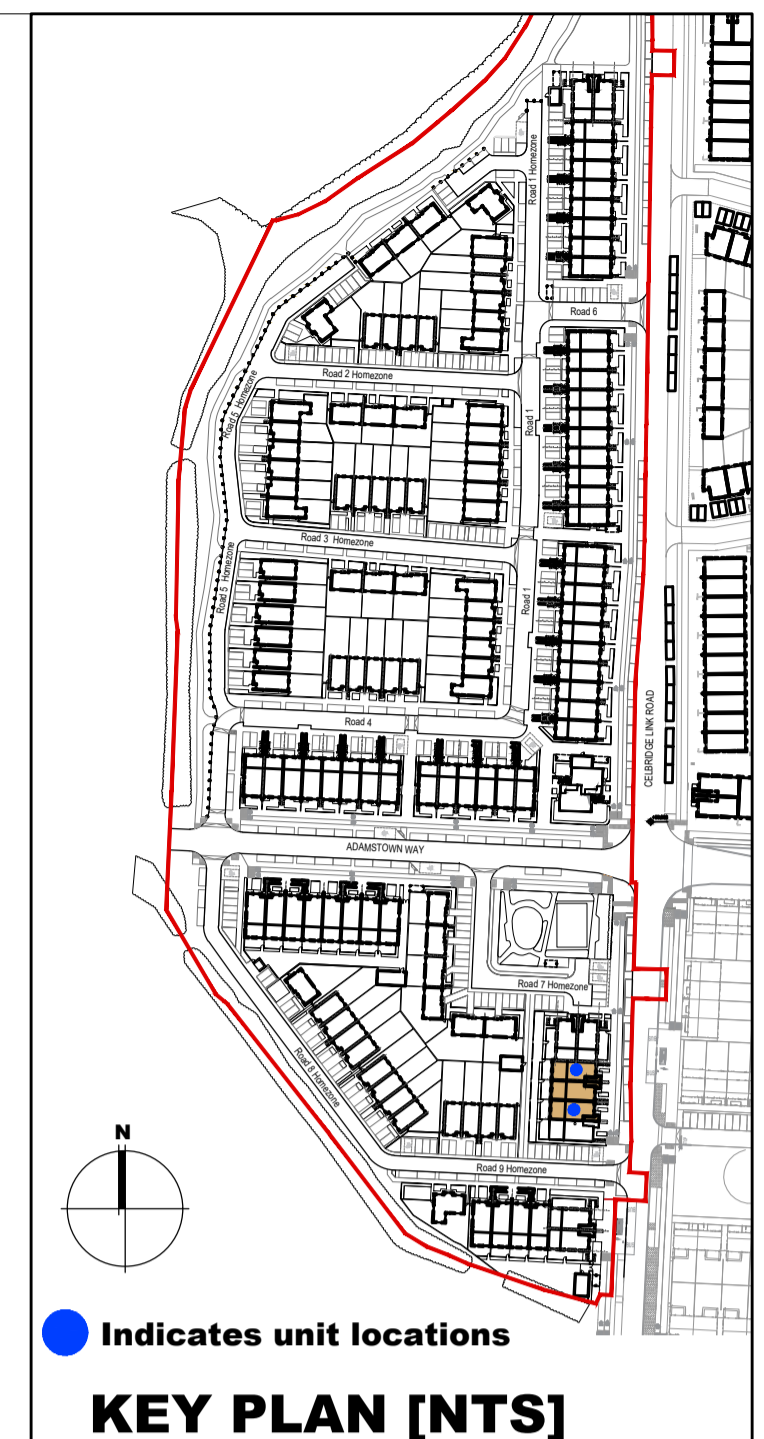
03 Second Floor Plan [F1.B]



04 Roof Floor Plan 1:100@A1



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



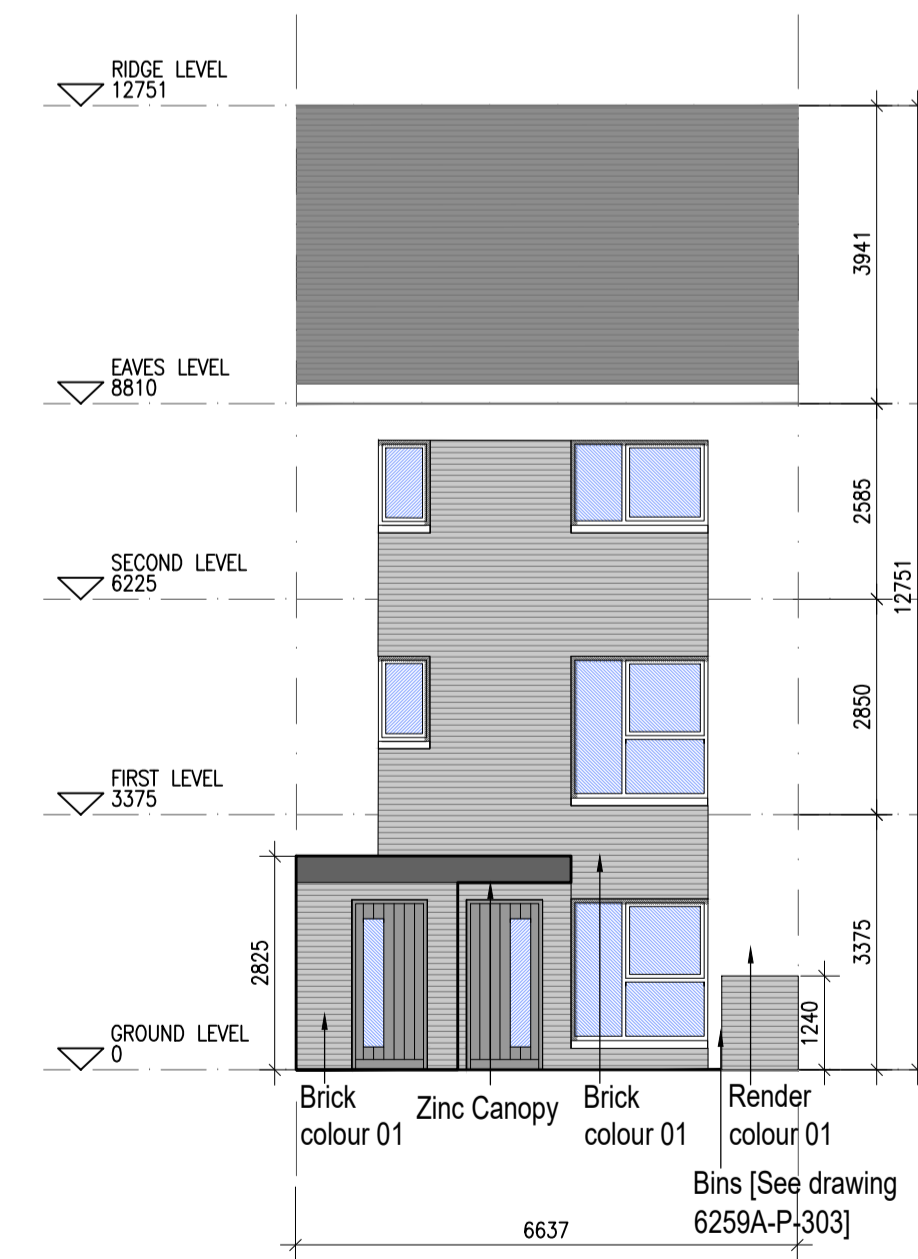
HOUSE TYPES

HOUSE TYPE	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

DUPLEX TYPE	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	- 3 bed 33
Type G2	- 2 bed 2
Type G3	- 3 bed 2
Type G3	- 2 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
	132

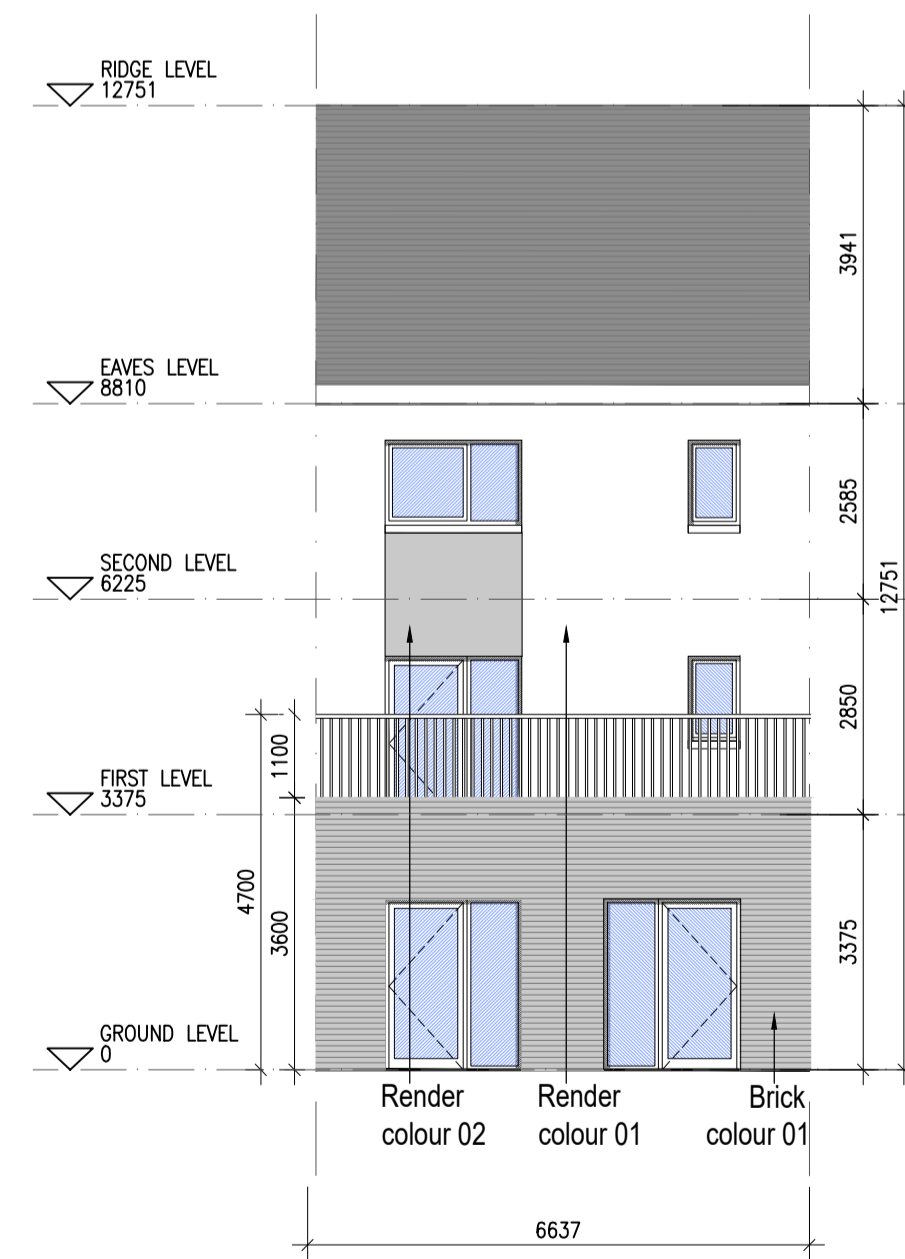
TOTAL NO. OF UNITS 207



06 Front Elevation F1.1 1:100@A1



07 Front Elevation F1.2 1:100@A1



08 Rear Elevation 1:100@A1

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 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

F1.A [2 Bed] - Ground floor area	80.9 m²
F1.B [3 Bed] - Ground floor area	5.7 m²
First floor area	56.5 m²
Second floor area	56.0 m²
Total Floor Area (F1.B):	118.2 m²

REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL LANDSCAPING DETAILS

DUPLEX TYPE F1

Project Aderrig Phase 3 Adamstown SDZ Residential Development

Drawing Title Duplex Type F1 (mid terrace) Non-handed-Plans, Elevation, Section

Drawing No 6259A-P-201

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

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No.	Date	Revision	Initials
01	13/10/22	ISSUED FOR PLANNING	AM
02	16/03/23	ISSUED FOR PLANNING RFI	ED
03	26/04/23	ISSUED FOR PLANNING COMPLIANCE	ED

Notes	Issue Status
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, or 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.	