



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 ROOF TO REAR OF UNITS

OTHER ITEMS: uPVC OR POWDER COATED METAL FASCIAS, SOFFITS AND BARGE BOARDS
PAINTED MILDSTEEL RAILINGS AND BALUSTRADES

HOUSES TYPES

Type	Bedrooms	Floors	Area (sqm)	Units
Type A1/A2/A3	3 bed	[2st.]	108.6 sqm	32
Type A4/A5/A6	3 bed	[2st.]	117.6 sqm	11
Type B1/B2/B3	3 bed	[2st.]	110.6 sqm	22
Type C1	3 bed	[2st.]	118 sqm	9
Type C2	3 bed	[2st.]	117.4 sqm	8
Type C3	3 bed	[2st.]	118.6 sqm	1
Type D1	4 bed	[2st.]	141 sqm	9
Type D2	4 bed	[2st.]	142 sqm	2
Type F1	4 bed	[2st.]	134.4 sqm	11
Type F2	4 bed	[2st.]	135.6 sqm	5
Type F3	4 bed	[2st.]	146.5 sqm	2
Type F4	4 bed	[2st.]	146.4 sqm	5
Type F5	4 bed	[2st.]	147.8 sqm	17
Type G	3 bed	[1.5st.]	114 sqm	11
Type H	4 bed	[1.5st.]	147 sqm	5
DUPLEXES				
Type J1/J2	2 bed Apart.	[1st.]	78.5 sqm	9
Type K1/K2	3bed Duplex	[2st.]	114.4 sqm	9
Type J3	2 bed Apart.	[1st.]	83.5 sqm	2
Type K3	3bed Duplex	[2st.]	114.4 sqm	2
Total Residential Units				172

01 DUPLEX UNITS - Ground floor (Block 01 & 02)
1:100@A1 2 & 3 BED DUPLEX UNIT

DUPLEX TYPE	Ground floor area	First floor area	Second floor area	Total Floor Area
DUPLEX TYPE J1, K1	78.5m ²	55.0m ²	55.0m ²	114.4m ²
DUPLEX TYPE J2, K2	78.5m ²	55.0m ²	55.0m ²	114.4m ²
DUPLEX TYPE J3, K3	83.5m ²	55.0m ²	55.0m ²	114.4m ²

REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL LANDSCAPING DETAILS INCLUDING BOUNDARY TREATMENTS

DUPLEX UNITS BLOCK 1 & 2

<p>Notes</p> <ol style="list-style-type: none"> Copyright Reserved Work to signed 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 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. Information Only 	<p>Issue Status</p> <table border="1"> <tr><td>Progress</td><td></td></tr> <tr><td>Planning Application</td><td></td></tr> <tr><td>Fire Cert</td><td></td></tr> <tr><td>Disability Cert</td><td></td></tr> <tr><td>Tender</td><td></td></tr> <tr><td>Construction</td><td></td></tr> <tr><td>As Built</td><td></td></tr> </table>	Progress		Planning Application		Fire Cert		Disability Cert		Tender		Construction		As Built		<p>Project Portmarnock South Phase 1D for Quintain Developments Ireland Limited</p> <p>Drawing Title Duplex Units Block 1 and 2_Ground Floor</p> <p>Drawing No 6158B-P-100</p> <p>Scale 1:100@A1</p> <p>Rev 01</p> <p>Drawn SH</p> <p>Date Oct 2021</p>	<p>6-7 HAROURT TERRACE, DUBLIN 2, IRELAND t: +353-1-678 2400 f: +353-1-678 7366 www.bkd.ie</p> <p>bkd architects BURKE-KENNEDY DOYLE</p>
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