

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

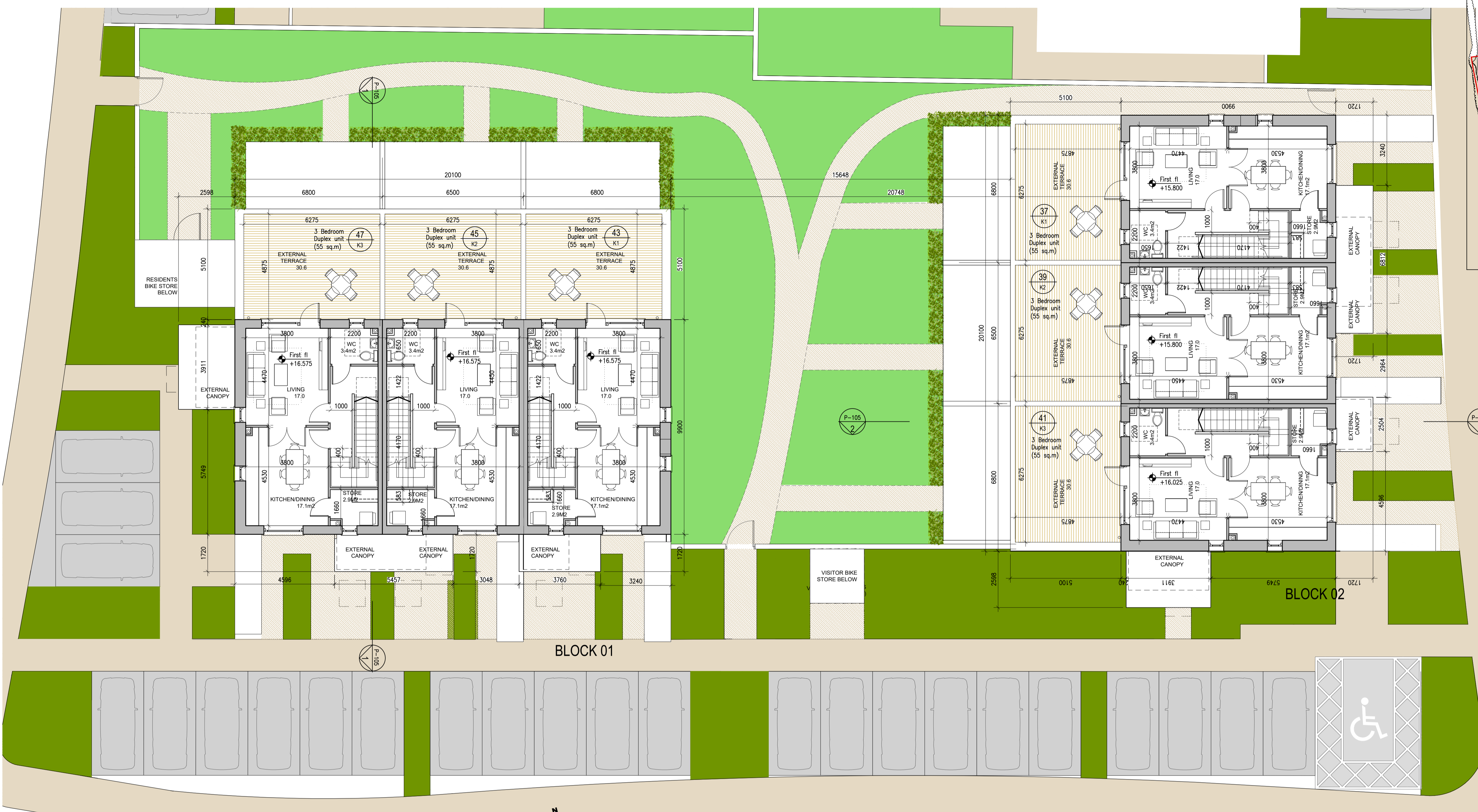
OTHER ITEMS: uPVC OR POWDER COATED METAL FASCIAS, SOFFITS AND BARGE BOARDS
PAINTED MILDSTEEL RAILINGS AND BALUSTRADES

HOUSES TYPES		Numbers of 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

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

DUPLEX UNITS BLOCK 1 & 2

Project: Portmarnock South Phase 1D for Quintain Developments Ireland Limited		6-7 HARICOURT TERRACE, DUBLIN 2, IRELAND 1-353-1-878 7396 www.bkd.ie	
Drawing Title: Duplex Units Block 1 and 2, First Floor		bkdarchitects BURKE-KENNEDY DOYLE	
Drawing No: 61588-P-101	Scale: 1:100@A1	Rev: 01	Date: Oct 2021



02 DUPLEX UNITS - First 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

No.	Date	Revision	Initials
01	26.11.2021	SHD PLANNING APPLICATION TO ABP	SH

Notes	Issue Status
1. Copyright Reserved	Progress
2. Work to agreed dimensions only. Do not scale drawing	Planning Application
3. The contractor is responsible for checking all levels and dimensions on site and shall refer all discrepancies to the Architect	Fire Cert
4. Where appropriate, for details of r.c. structure, or mechanical and electrical details, see Engineers drawings	Disability Cert
5. Proprietary items shall be fixed in strict accordance with manufacturers instructions.	Tender
6. Sizes of proprietary items shall be checked with manufacturer.	Construction
7. The contractor shall be responsible for the coordination of structure, finishes and services.	As Built

16.07.22