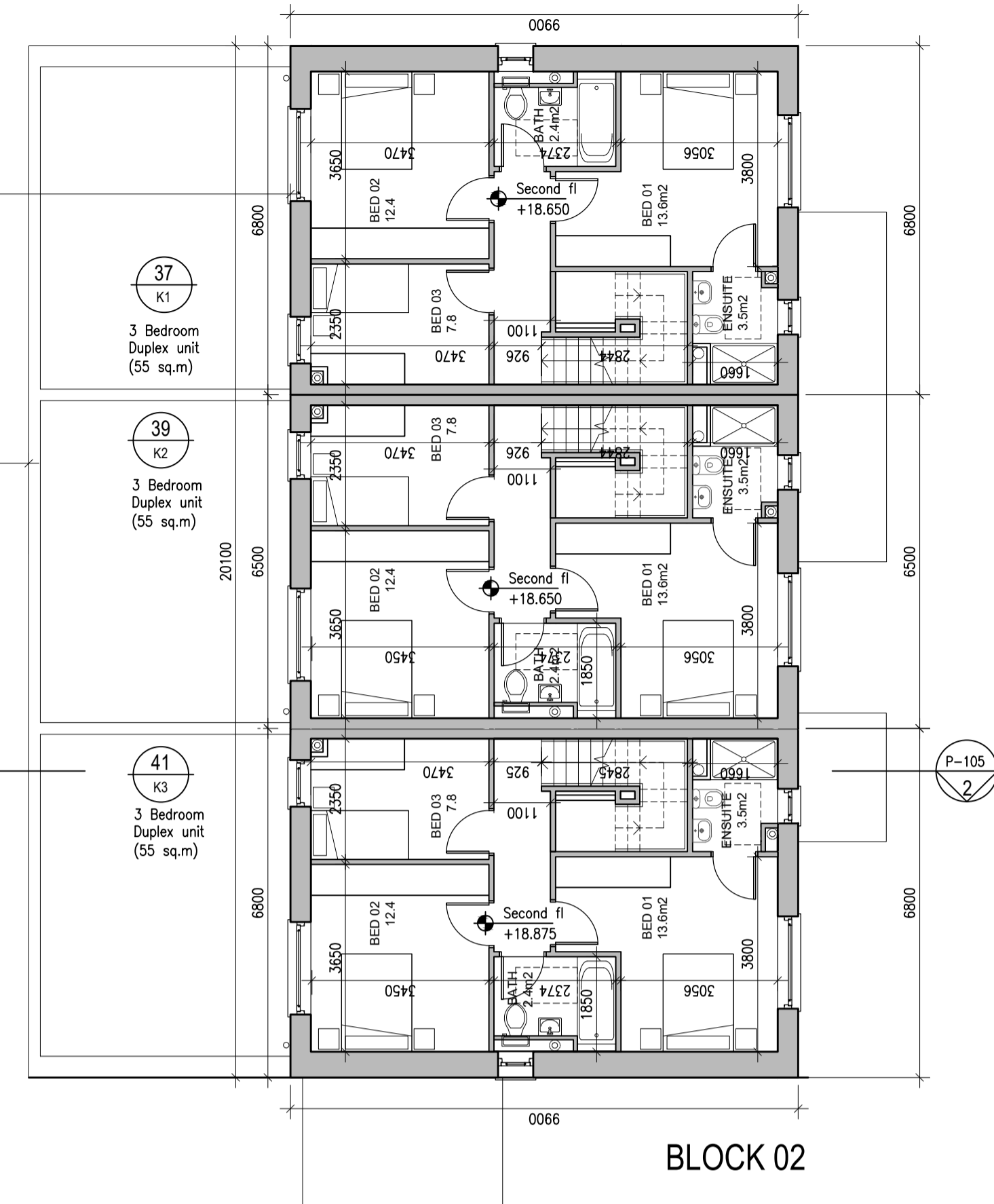
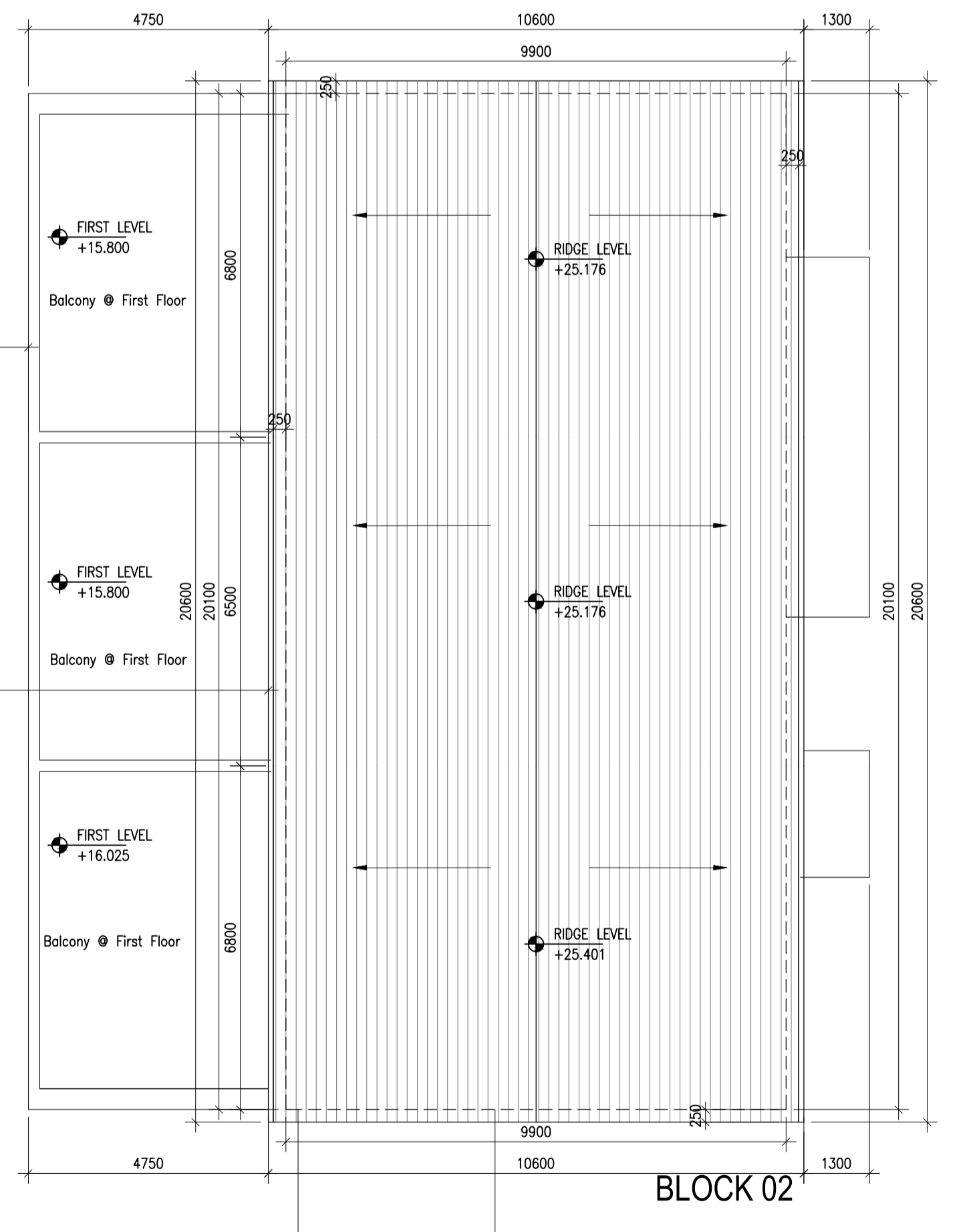


<b>DUPLEX TYPE J1, K1</b>	
Ground floor area	78.5m <sup>2</sup>
Total Floor Area (J1, 2-bed apart):	78.5m <sup>2</sup>
Entrance lobby at ground 4.4m <sup>2</sup>	
First floor area	55.0m <sup>2</sup>
Second floor area	55.0m <sup>2</sup>
Total Floor Area (K1, 3-bed duplex):	114.4m <sup>2</sup>
<b>DUPLEX TYPE J2, K2</b>	
Ground floor area	78.5m <sup>2</sup>
Total Floor Area (J2, 2-bed apart):	78.5m <sup>2</sup>
Entrance lobby at ground 4.4m <sup>2</sup>	
First floor area	55.0m <sup>2</sup>
Second floor area	55.0m <sup>2</sup>
Total Floor Area (K2, 3-bed duplex):	114.4m <sup>2</sup>
<b>DUPLEX TYPE J3, K3</b>	
Ground floor area	83.5m <sup>2</sup>
Total Floor Area (J3, 2-bed apart):	78.5m <sup>2</sup>
Entrance lobby at ground 4.4m <sup>2</sup>	
First floor area	55.0m <sup>2</sup>
Second floor area	55.0m <sup>2</sup>
Total Floor Area (K3, 3-bed duplex):	114.4m <sup>2</sup>

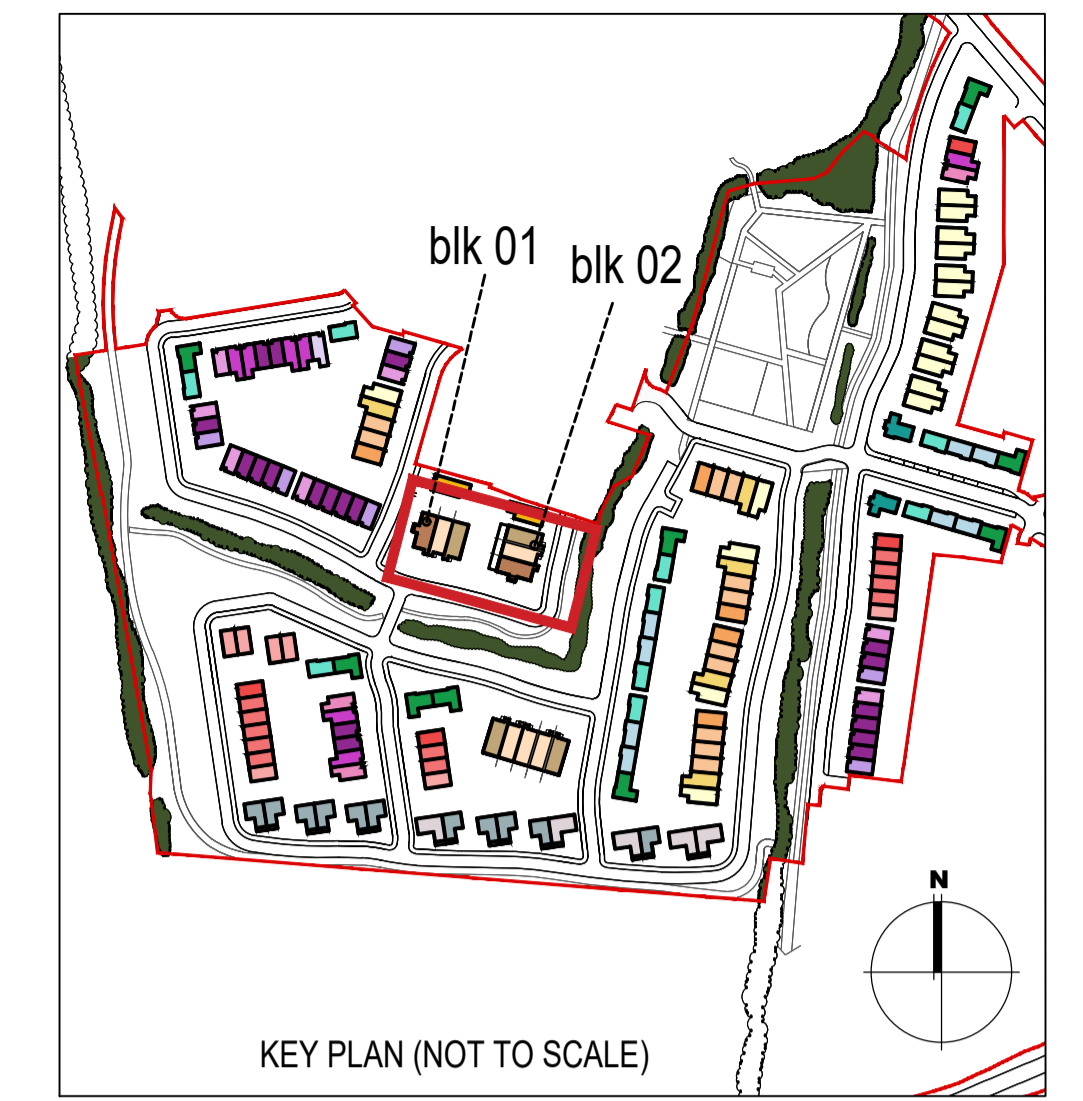
03 DUPLEX UNITS - Second floor (Block 01 & 02)  
1:100@A1 2 & 3 BED DUPLEX UNIT



BLOCK 02



BLOCK 02



KEY PLAN (NOT TO SCALE)

**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.

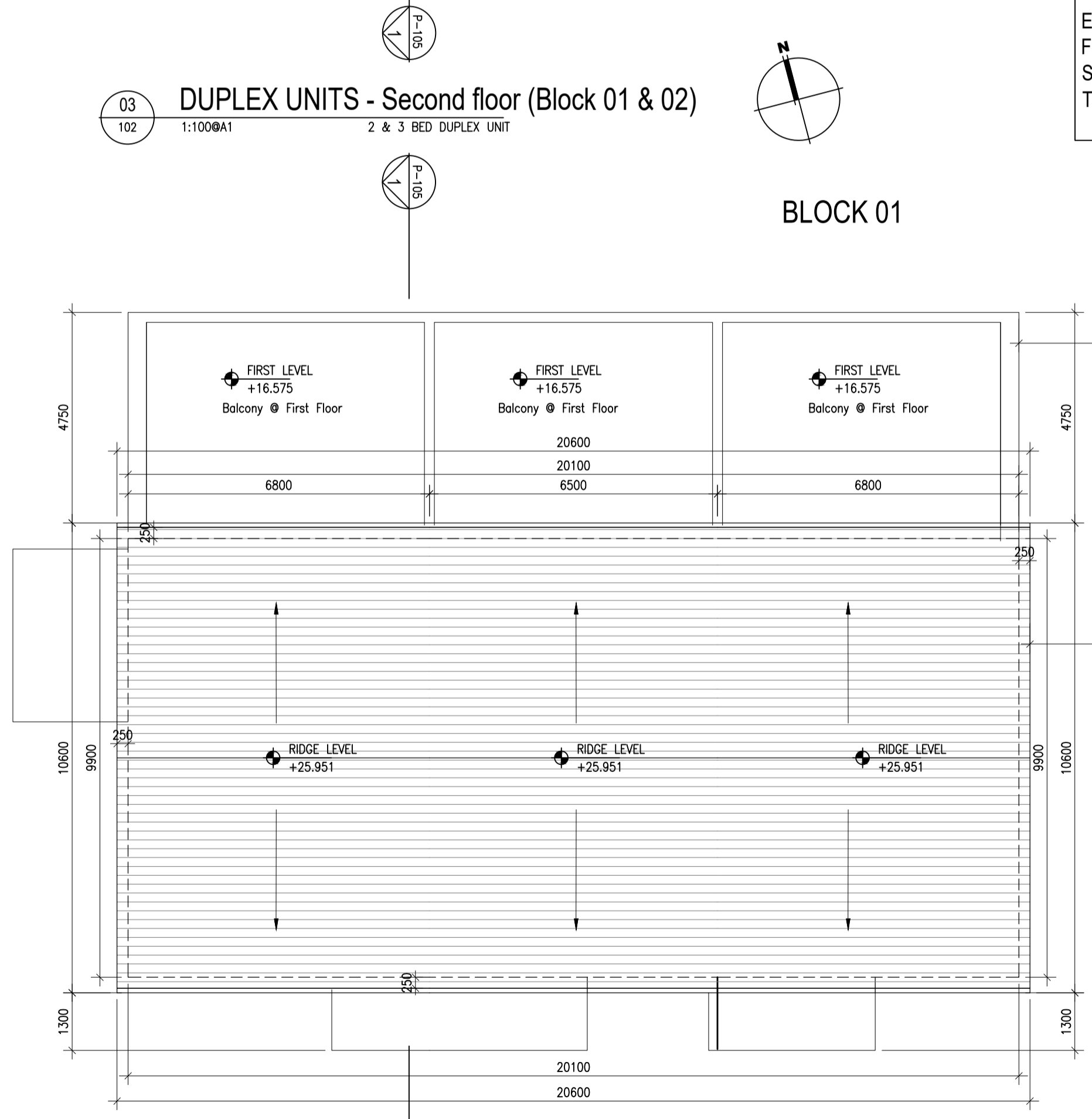
**DOORS:** SELECTED PROPRIETARY DOORS AND GLAZED SIDE SCREENS TO APPROVED COLOUR.

**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



BLOCK 01

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

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
<b>DUPLEXES</b>				
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
<b>Total Residential Units</b>				<b>172</b>

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

**DUPLEX UNITS BLOCK 1 & 2**

<b>Notes</b>	<b>Issue Status</b>	No.	Date	Revision	Initials
1. Copyright Reserved	Progress	01	26.11.2021	SHD PLANNING APPLICATION TO ABP	SH
2. Work to signed 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				
8. Project Section: Current (1:50) Phase: 03 Portmarnock C10P Rowing Club Planning Tilesheets 100 Series - House Duplex	Information Only				

<b>Project</b>	Portmarnock South Phase 1D for Quintain Developments Ireland Limited	<b>6-7 HARICOURT TERRACE, DUBLIN 2, IRELAND</b> 1-353-1-878 7396 www.bkd.ie
<b>Drawing Title</b>	Duplex Units Block 1 and 2 - Second Floor and Roof	<b>bkdarchitects</b> BURKE-KENNEDY DOYLE
<b>Drawing No</b>	61588B-P-102	
<b>Scale</b>	1:100@A1	<b>Date</b> Oct 2021
<b>Rev</b>	01	<b>Drawn</b> SH