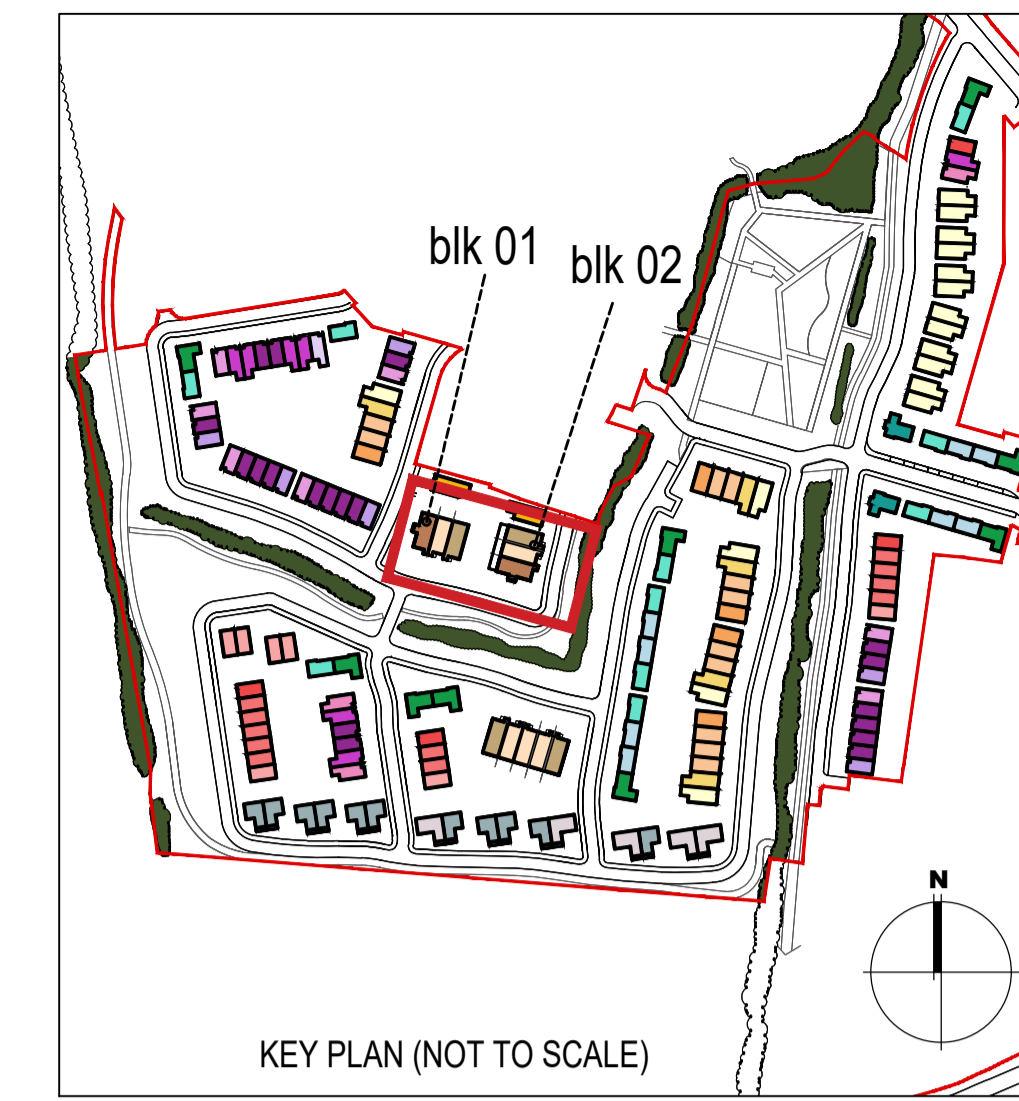


01
105
1:100@A1
DUPLEX SECTION 1 -Type J3/K3 (Block 01)
2 & 3 BED DUPLEX UNIT



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.

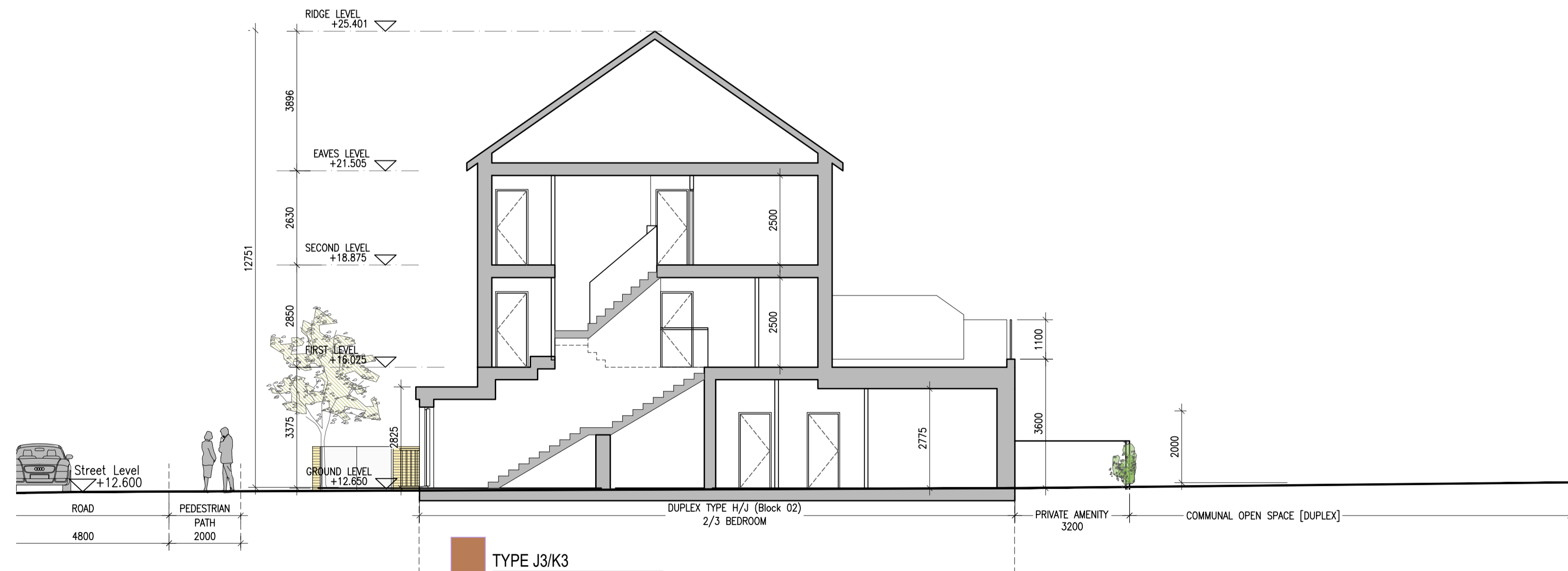
DOORS: SELECTED PROPRIETARY DOORS AND GLAZED SIDE SCREENS TO APPROVED COLOUR.

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



02
105
1:100@A1
DUPLEX SECTION 2 -Type J3/K3 (Block 02)
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
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

Notes	Issue Status	No.	Date	Revision	Initials
1. Copyright Reserved		01	26.11.2021	SHD PLANNING APPLICATION TO ABP	SH
2. Work to signed 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.					
Information Only					

Project Portmarnock South Phase 1D for Quintain Developments Ireland Limited

Drawing Title Duplex Units Block 1 and 2 Sections

Drawing No 6158B-P-105

Scale 1:100@A1 **Rev** 01 **Drawn** SH **Date** Oct 2021

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