

2 & 3 BED DUPLEX UNIT

DUPLEX TYPE J1, K1

Entrance lobby at ground

78.5m<sup>2</sup> Ground floor area

Total Floor Area (J1, 2-bed apart):

 $4.4m^2$ 55.0m<sup>2</sup>

First floor area Second floor area Total Floor Area (K1, 3-bed duplex):

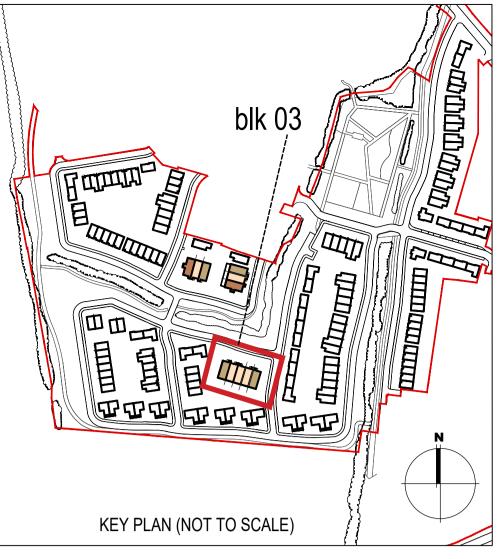
55.0m<sup>2</sup>

DUPLEX TYPE J2, K2 Ground floor area

78.5m² Total Floor Area (J2, 2-bed apart):

4.4m² 55.0m<sup>2</sup>

Entrance lobby at ground First floor area 55.0m<sup>2</sup> Second floor area Total Floor Area (K2, 3-bed duplex): 114.4m<sup>2</sup>



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		3 bed [ 2st. ]	108.6 sqm	32
Type A4/A5/A6	5		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 b	ed Apart.[ 1st. ]	78.5 sqm	9
Type K1/K2		3be	ed Duplex [ 2st.]	114.4 sqm	9
Type J3		2 b	ed Apart.[ 1st. ]	83.5 sqm	2
Type K3			ed 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 3**

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Drawing Title Duple:	Units Block 3_	Ground Floor			www.bkd.le		
Drawing No 6158E	-P-106				bkdarchitects		
Scale 1:100@A1	Rev 01	Drawn SH	Date	Oct 2021	BURKE-KENNEDY DOYLE		

Notes	Issue Status		Date Revision Initials
Copyright Reserved	Progress	01	26.11.2021 SHD PLANNING APPLICATION TO ABP SH
2 Work to figured 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		
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		
Frephalary items shall be checked with manufacturer.	Construction		
7. The contractor shall be responsible for the coordination of structure, finishes and services.	As Built		
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78.5m²