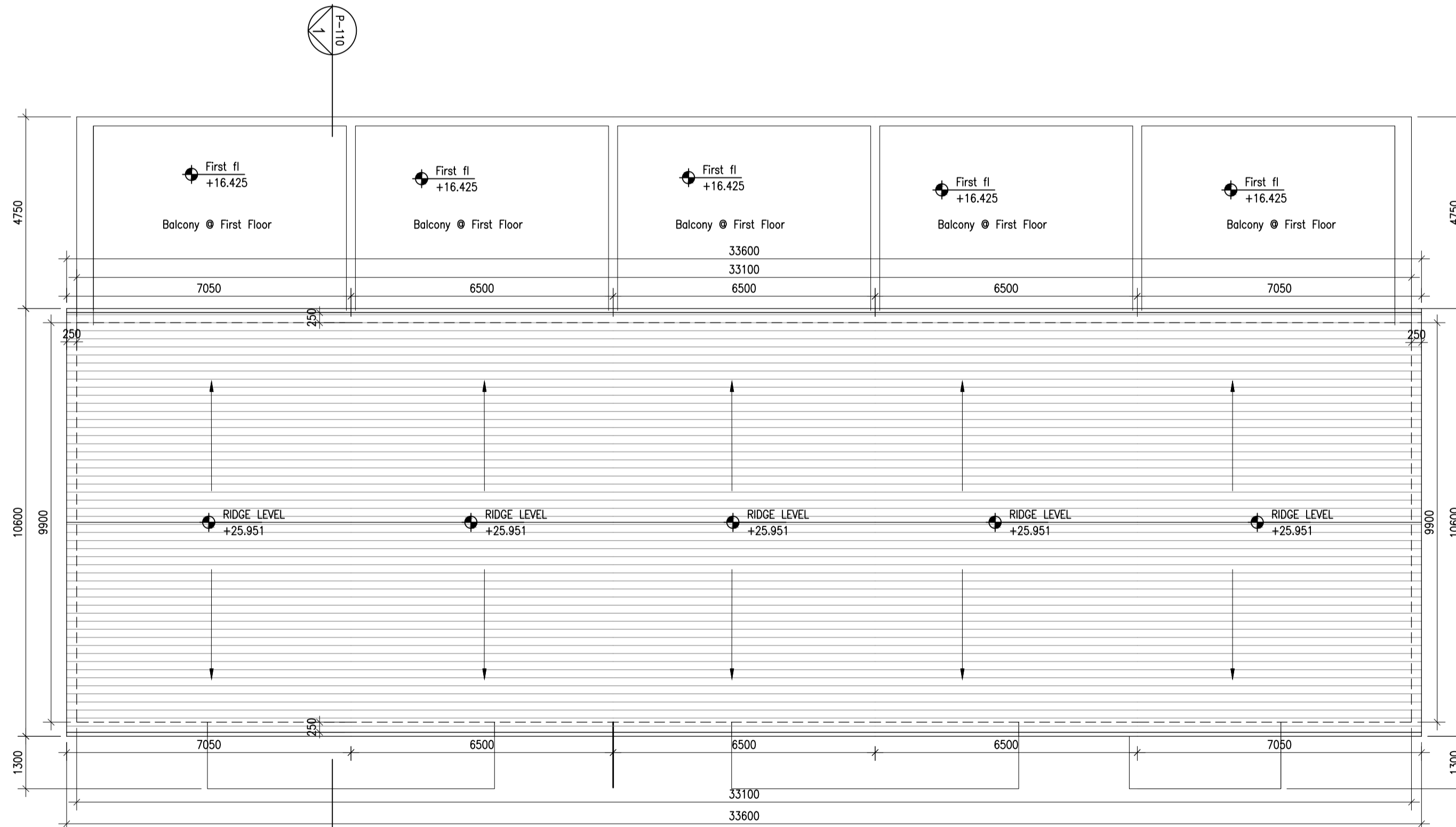


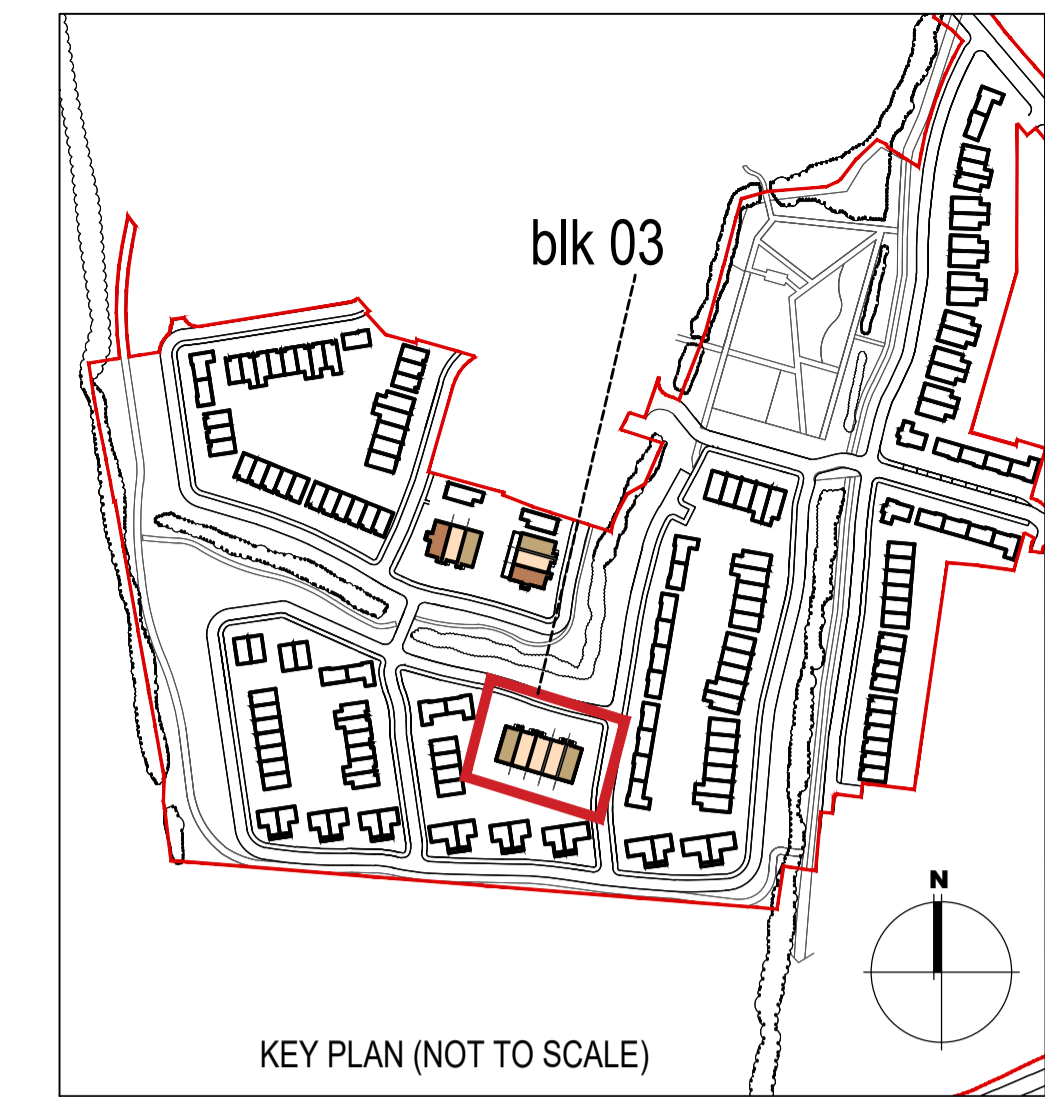
03 DUPLEX UNITS - Second floor of block 03
1:100@A1 2 & 3 BED DUPLEX UNIT



04 DUPLEX UNITS - Second floor of block 01 & 02
1:100@A1 2 & 3 BED DUPLEX UNIT

DUPLEX TYPE J1, K1		
Ground floor area	78.5m ²	
Total Floor Area (J1, 2-bed apart):		78.5m ²
Entrance lobby at ground 4.4m ²		
First floor area	55.0m ²	
Second floor area	55.0m ²	
Total Floor Area (K1, 3-bed duplex):		114.4m ²

DUPLEX TYPE J2, K2		
Ground floor area	78.5m ²	
Total Floor Area (J2, 2-bed apart):		78.5m ²
Entrance lobby at ground 4.4m ²		
First floor area	55.0m ²	
Second floor area	55.0m ²	
Total Floor Area (K2, 3-bed duplex):		114.4m ²



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

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 3

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

Project	Portmarnock South Phase 1D for Quintain Developments Ireland Limited	6-7 HARICOURT TERRACE, DUBLIN 2, IRELAND 1-353-1-678-2400 1-353-1-678-7366 www.bkd.ie			
Drawing Title	Duplex Units Block 3_ Second Floor and Roof				
Drawing No	6158B-P-108				
Scale	1:100@A1				
Rev	01	Drawn	SH	Date	Oct 2021