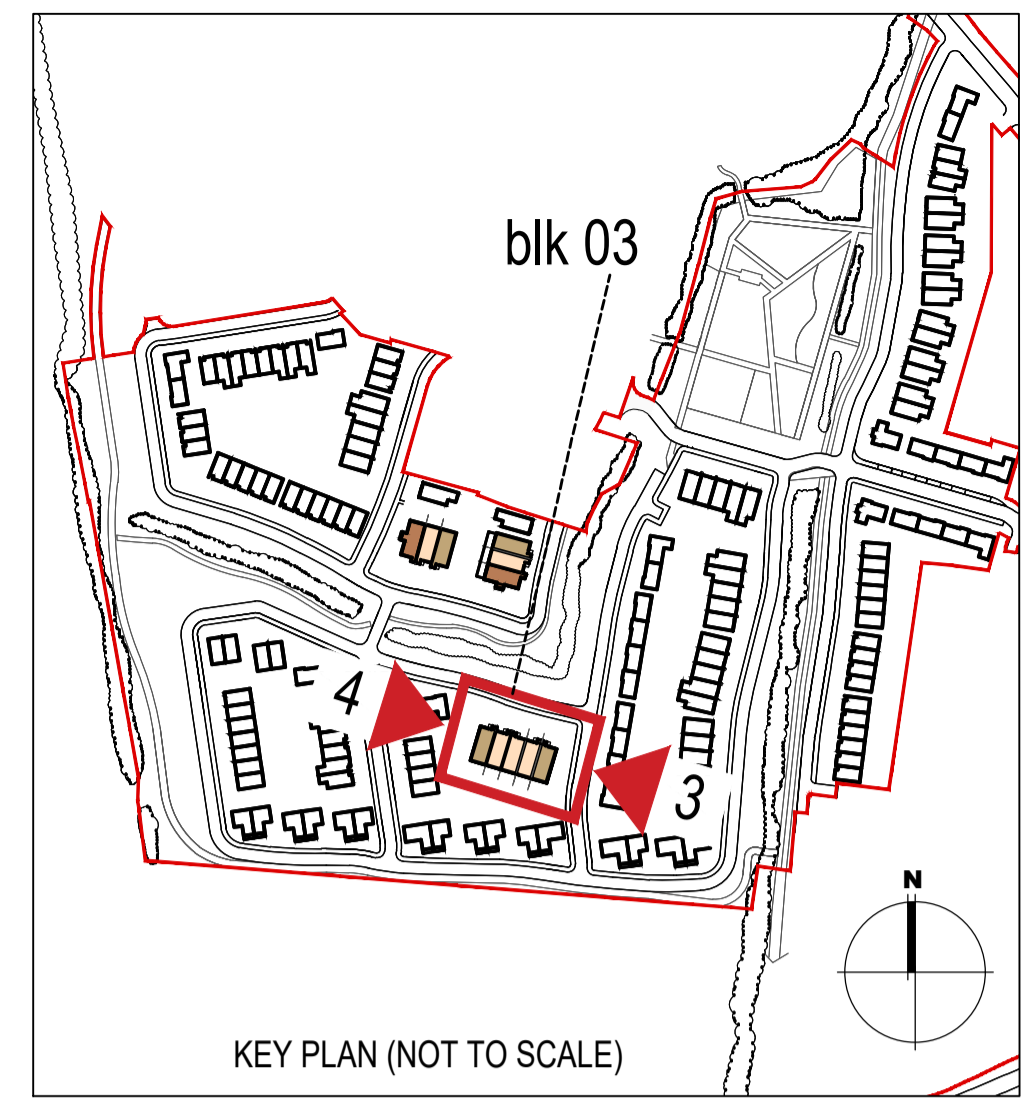




03  
110  
1:100@A1  
DUPLIX ELEVATION 3- Side Elevation ( Block 03)  
2 & 3 BED DUPLEX UNIT



**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.

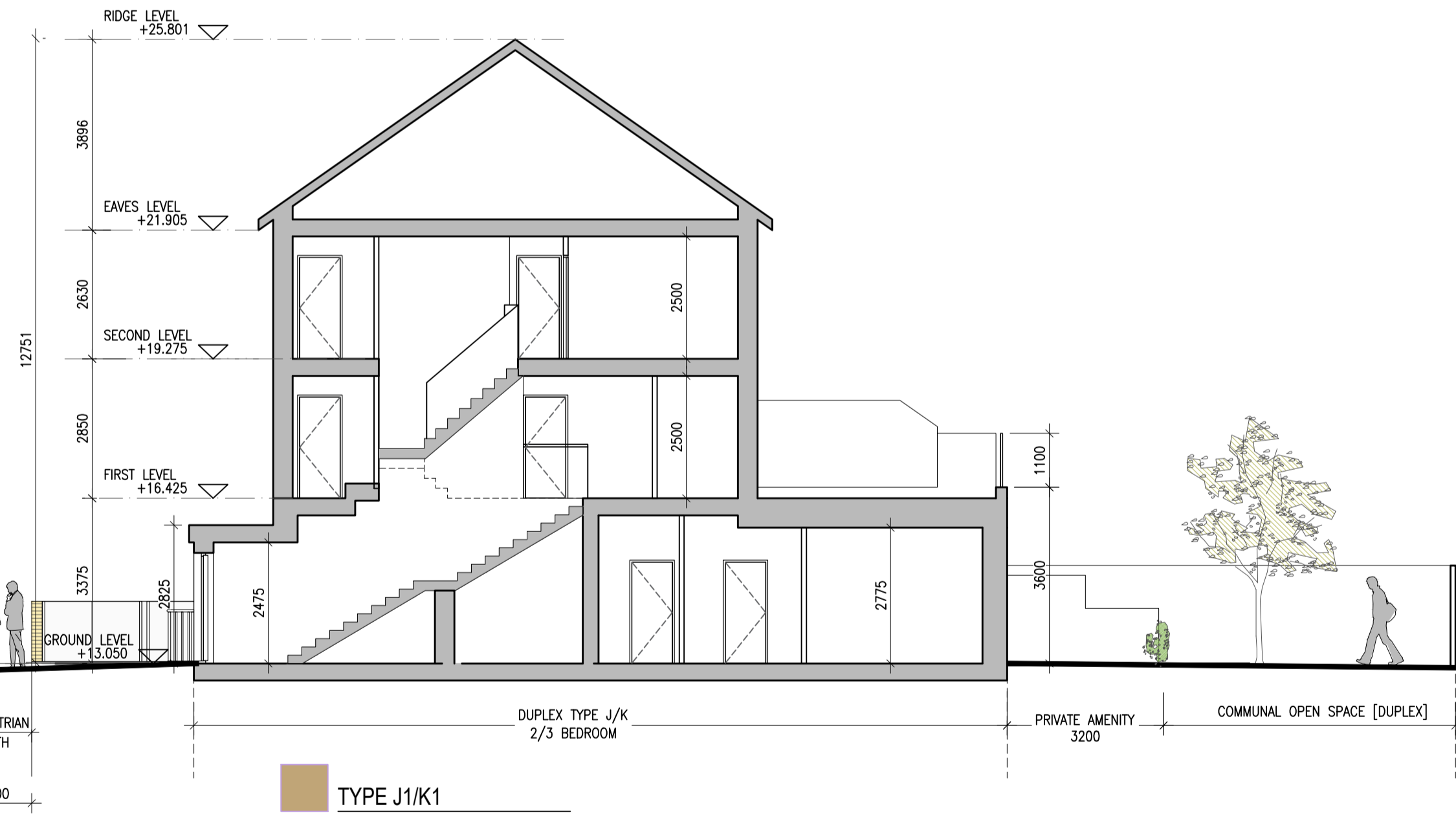
**MAIN ROOF:** CONCRETE ROOF TILES IN SELECTED COLOUR.

**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



04  
110  
1:100@A1  
DUPLIX ELEVATION 4- Side Elevation ( Block 03)  
2 & 3 BED DUPLEX UNIT



05  
110  
1:100@A1  
DUPLIX SECTION 1 -Type J1/K1 ( Block 03)  
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**

| 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 | 6-7 HARCOURT TERRACE, DUBLIN 2, IRELAND<br>1-353-1-678 7396<br>www.bkd.ie |
| Drawing Title | Duplex Units Block 3_ Elevations and Section                         | <b>bkdarchitects</b><br>BURKE-KENNEDY DOYLE                               |
| Drawing No    | 6158B-P-110  |   |
| Scale         | 1:100@A1   | Rev 01  |
| Drawn         | SH   | Date Oct 2021   |