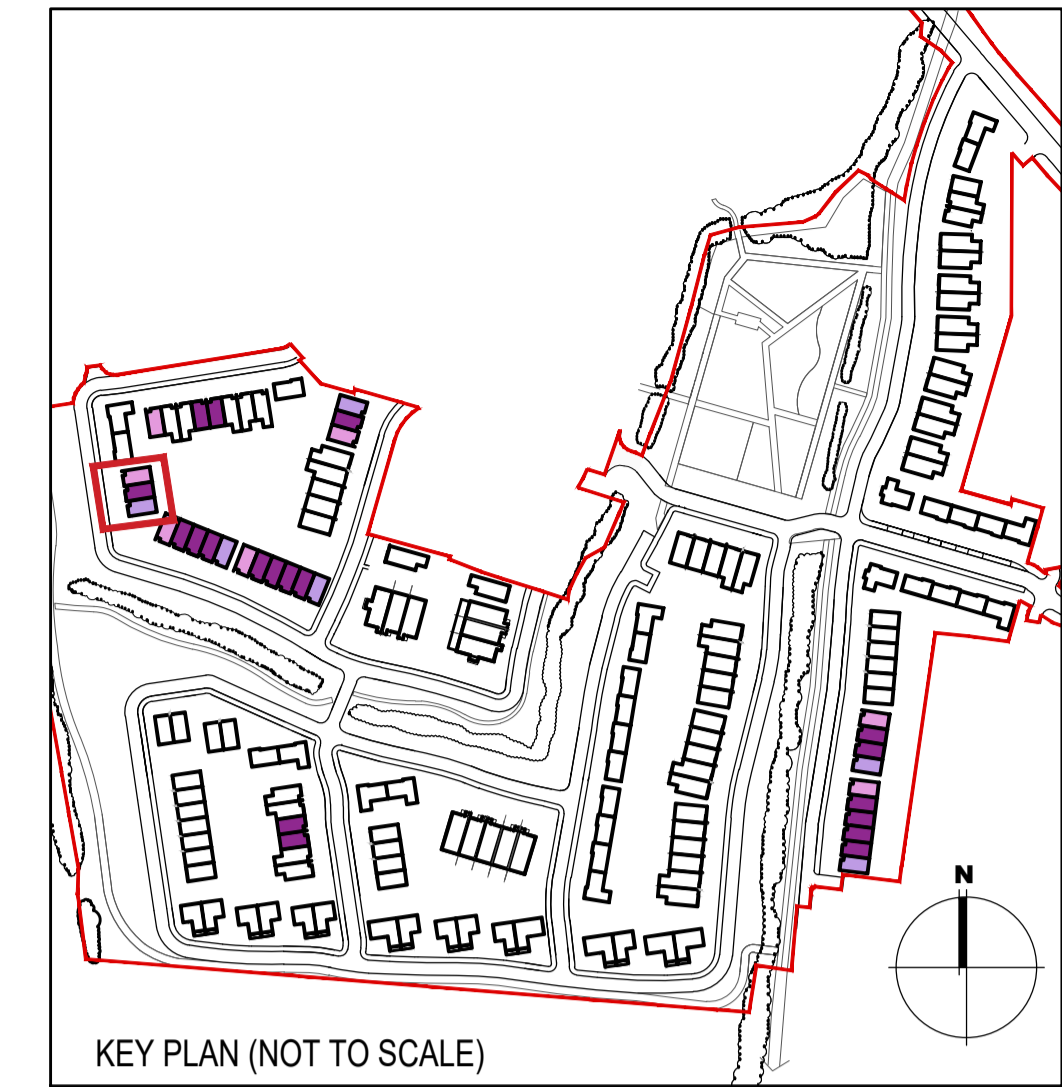




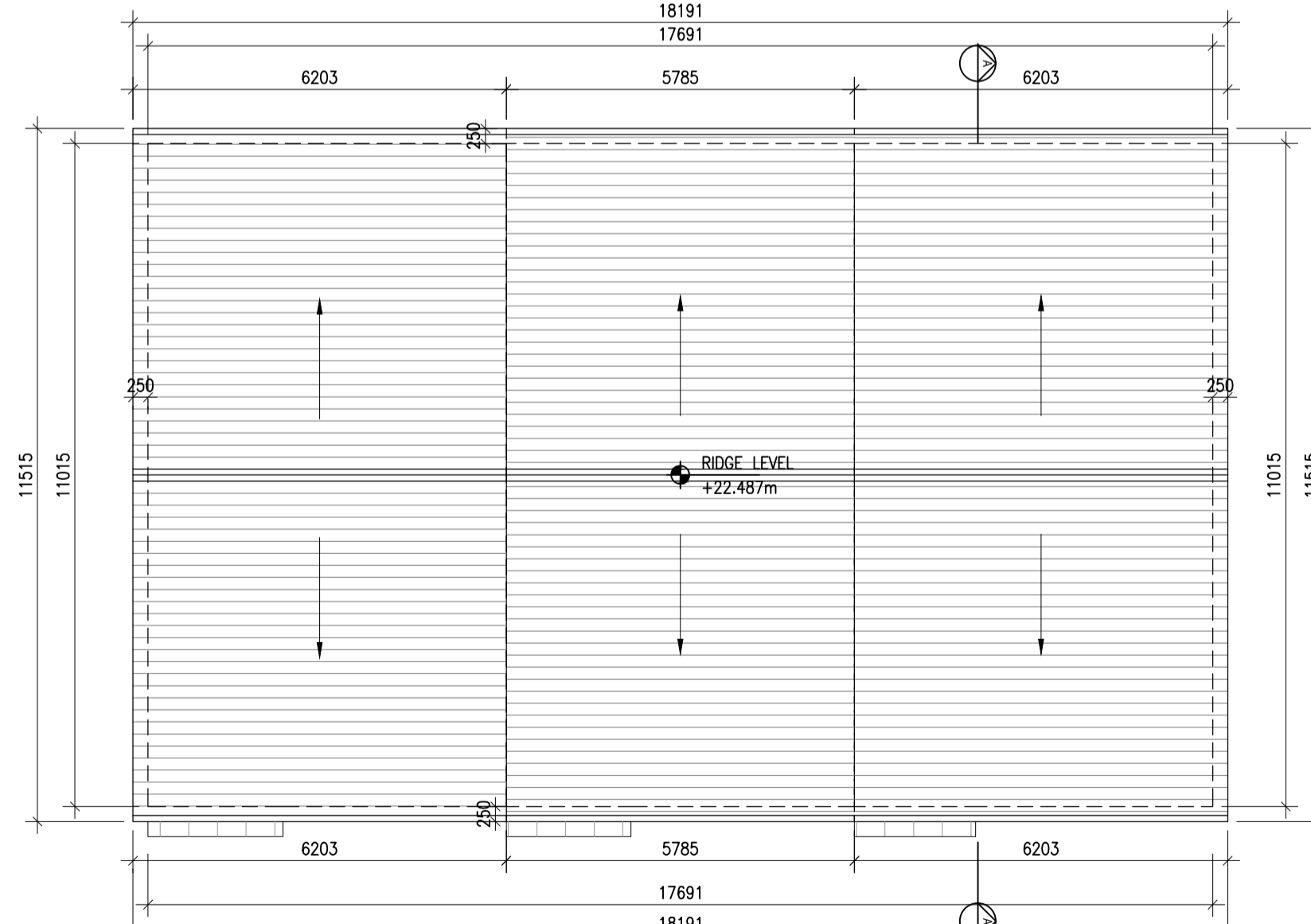
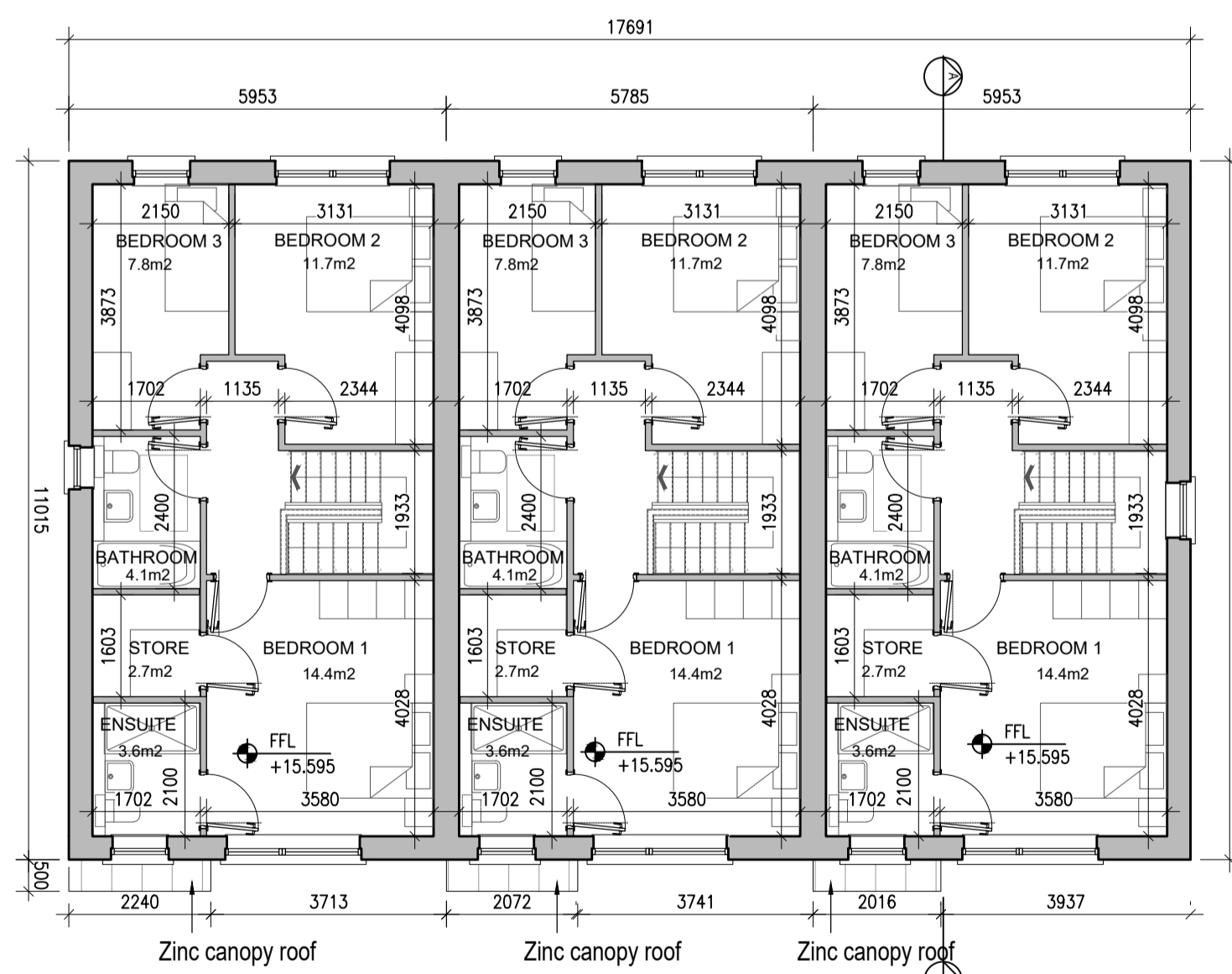
HOUSE TYPE A1			
Ground floor area	53.3m ²		
First floor area	55.3m ²		
Total Floor Area (3-bed unit):		108.6m ²	
HOUSE TYPE A2			
Ground floor area	53.3m ²		
First floor area	55.3m ²		
Total Floor Area (3-bed unit):		108.6m ²	
HOUSE TYPE A3			
Ground floor area	53.3m ²		
First floor area	55.3m ²		
Total Floor Area (3-bed unit):		108.6m ²	



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

01 Type A1, A2, A3 - Ground Floor Plans
1:100@A1 3 BED HOUSE

04 Type A1, A2, A3 - Section
1:100@A1 3 BED HOUSE



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

02 Type A1, A2, A3 - First Floor Plans
1:100@A1 3 BED HOUSE

03 Type A1, A2, A3 - Roof Level
1:100@A1 3 BED HOUSE

HOUSE TYPE A1, A2, A3

Notes	Issue Status	No.	Date	Revision	Initials
1. Copyright Reserved	Progress	01	26.11.2021	SHD PLANNING APPLICATION TO ABP	RT
2. Work to agreed 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 structures, finishes and services.	As Built				

Project	Portmarnock South Phase 1D Quintain Developments Ireland Limited	6-7 HARDCOURT TERRACE, DUBLIN 2, IRELAND 1-353-1-818 2400 1-353-1-878 7385 www.bkd.ie
Drawing Title	House Type A1, A2, A3 - Plans, Section	
Drawing No	61588-P-050	
Scale	1:100@A1	Rev 01
Drawn	RT	Date 26.11.2021