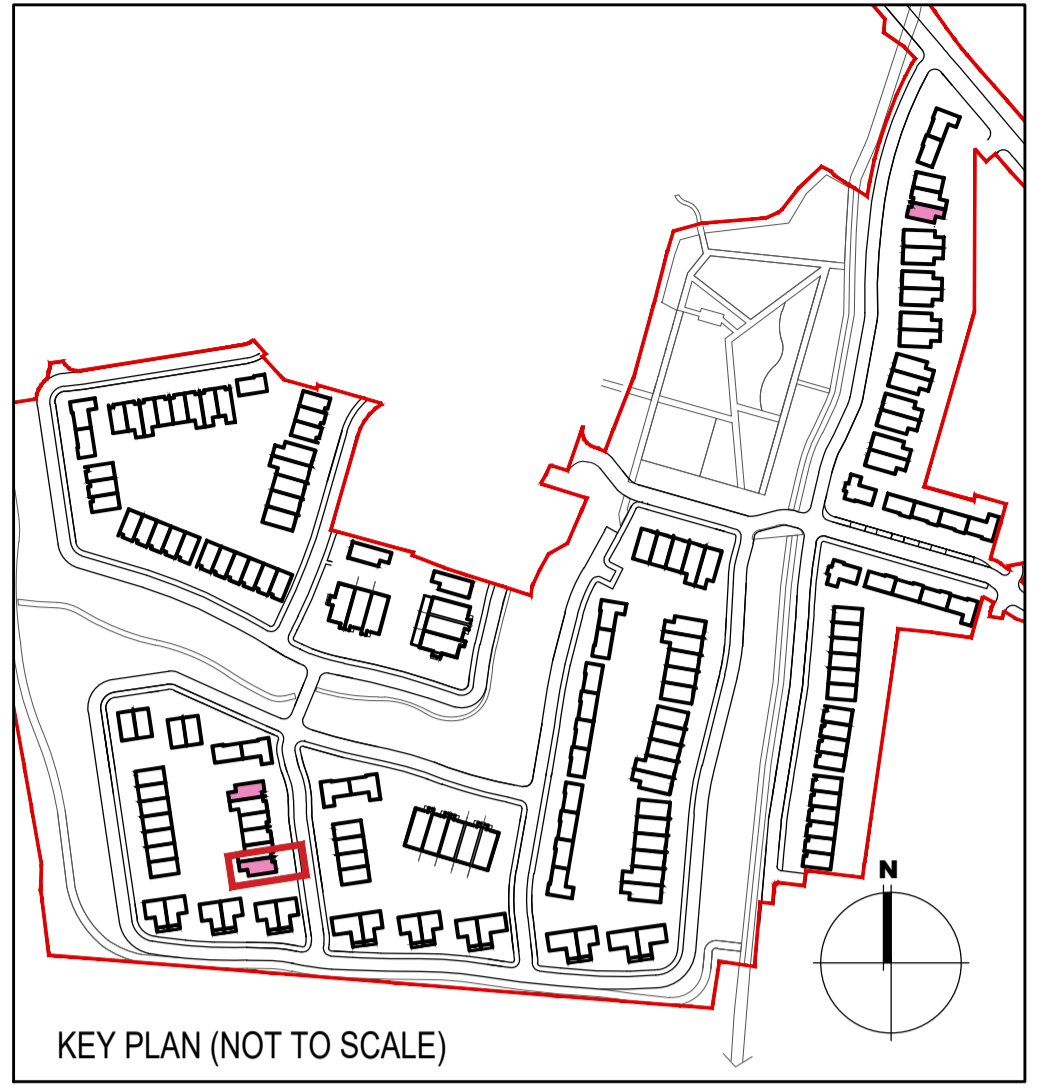
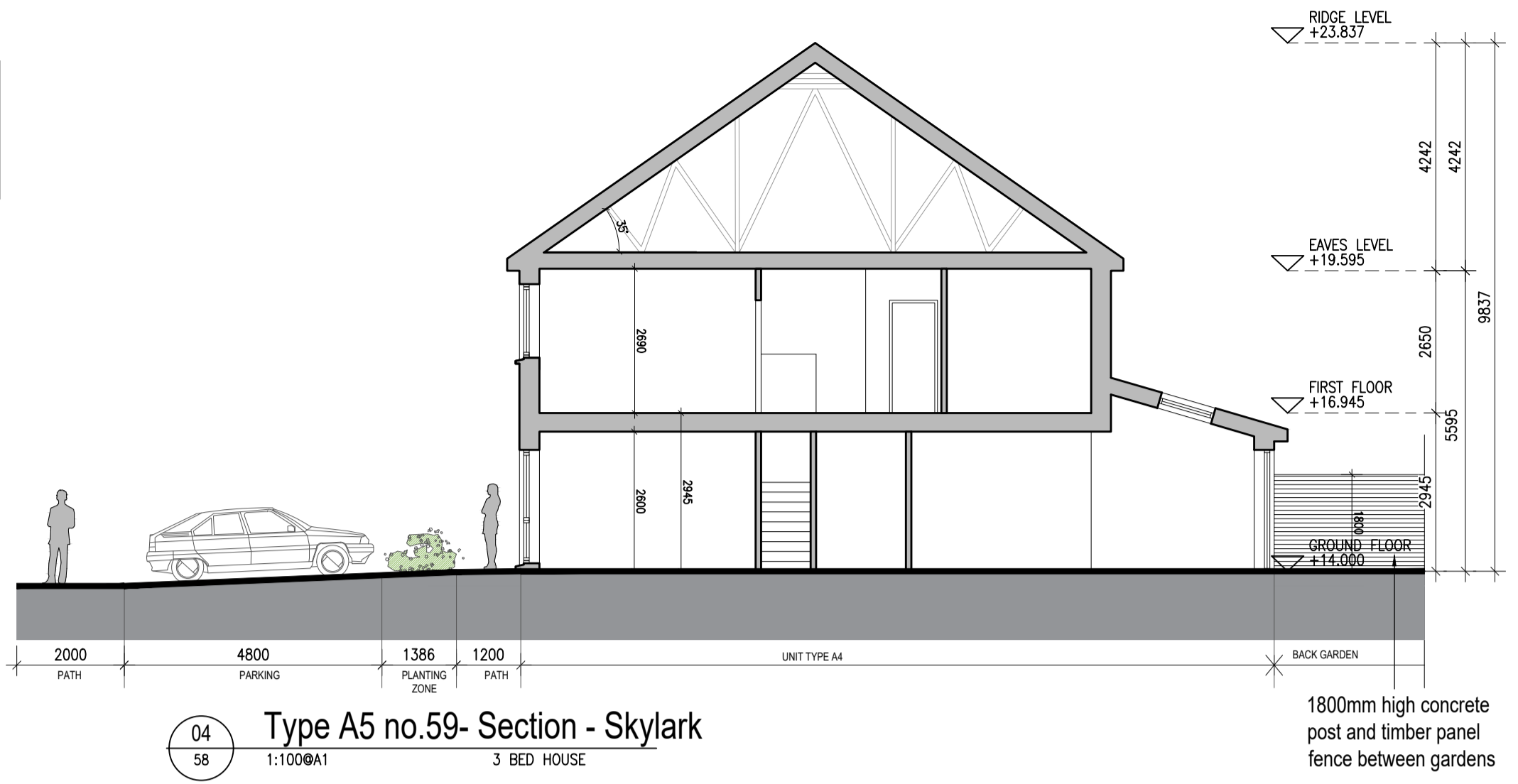


HOUSE TYPE A5
 Ground floor area 62.3m²
 First floor area 55.3m²
 Total Floor Area (3-bed unit): 117.6m²



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.

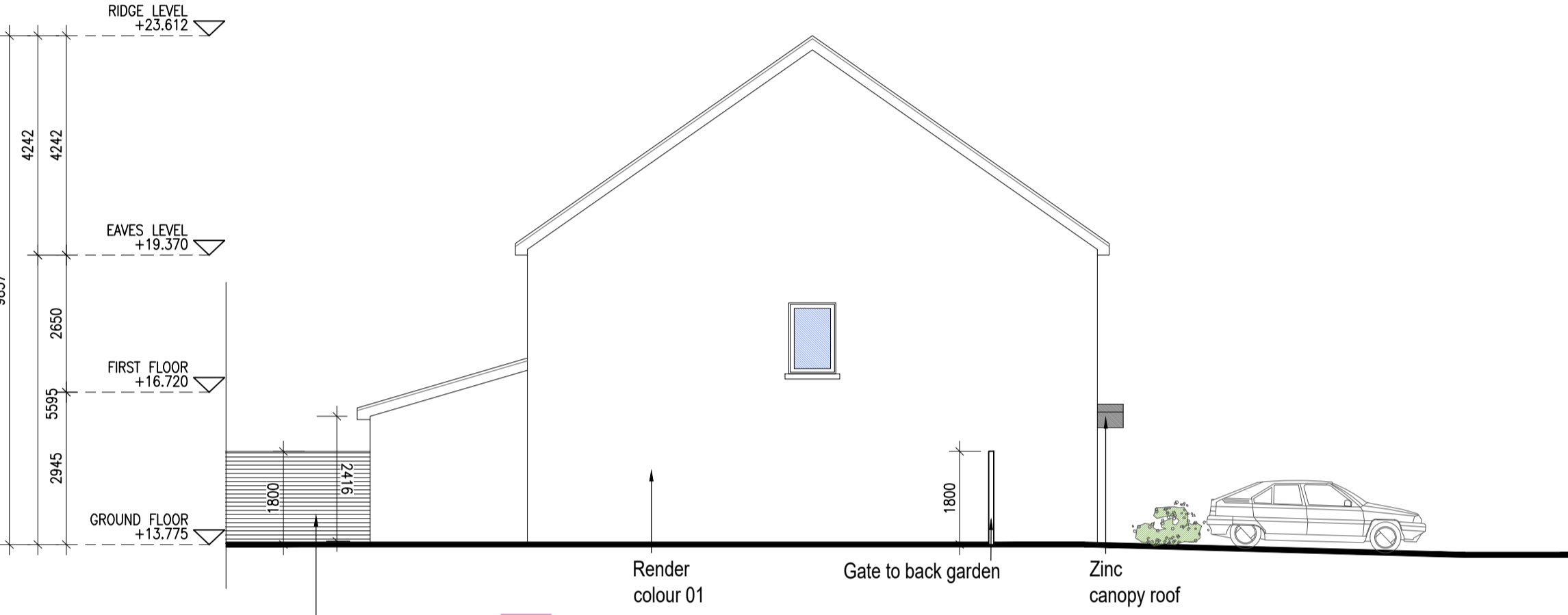
DOORS: SELECTED PROPRIETARY DOORS AND GLAZED SIDE SCREENS TO APPROVED COLOUR.

RAINWATER GOODS: uPVC OR POWDER COATED METAL GUTTERS AND RAINWATER PIPES TO SELECTED COLOUR.

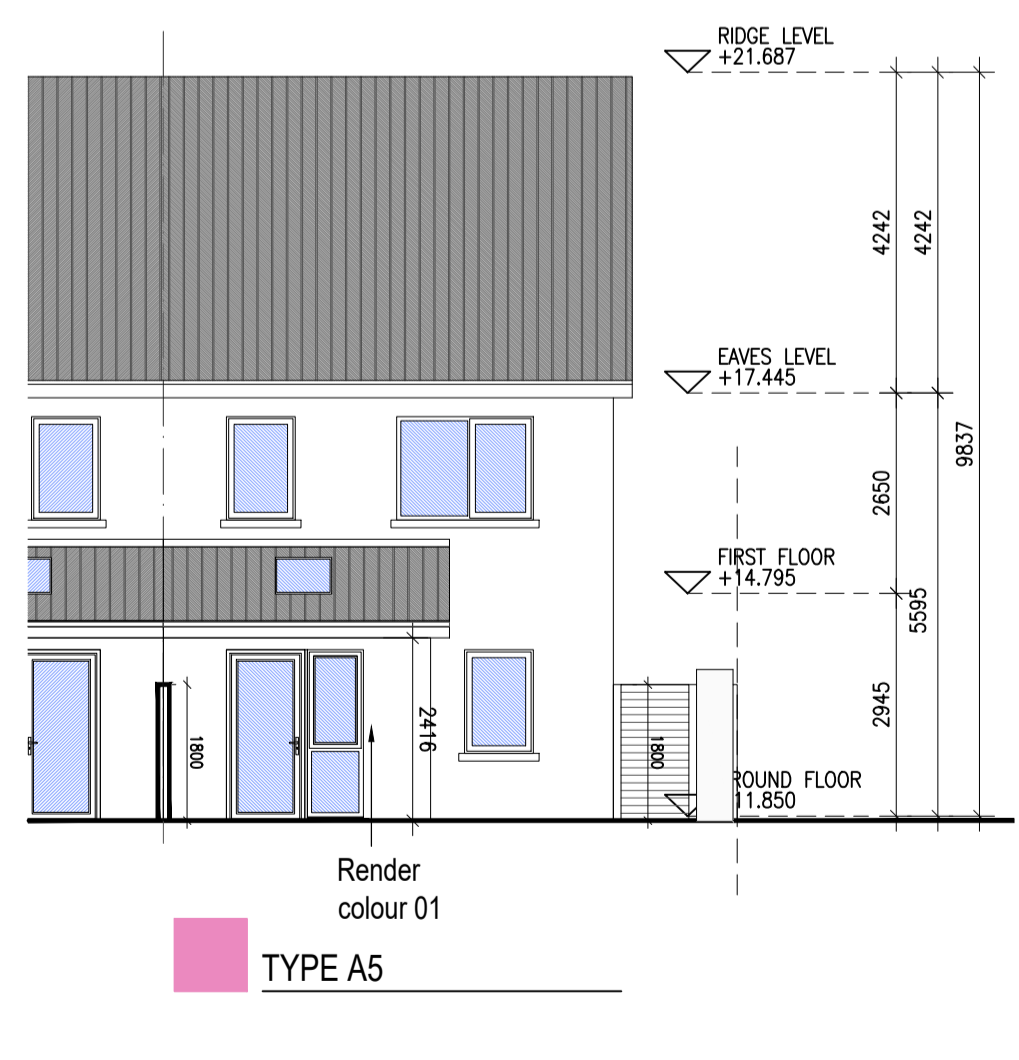
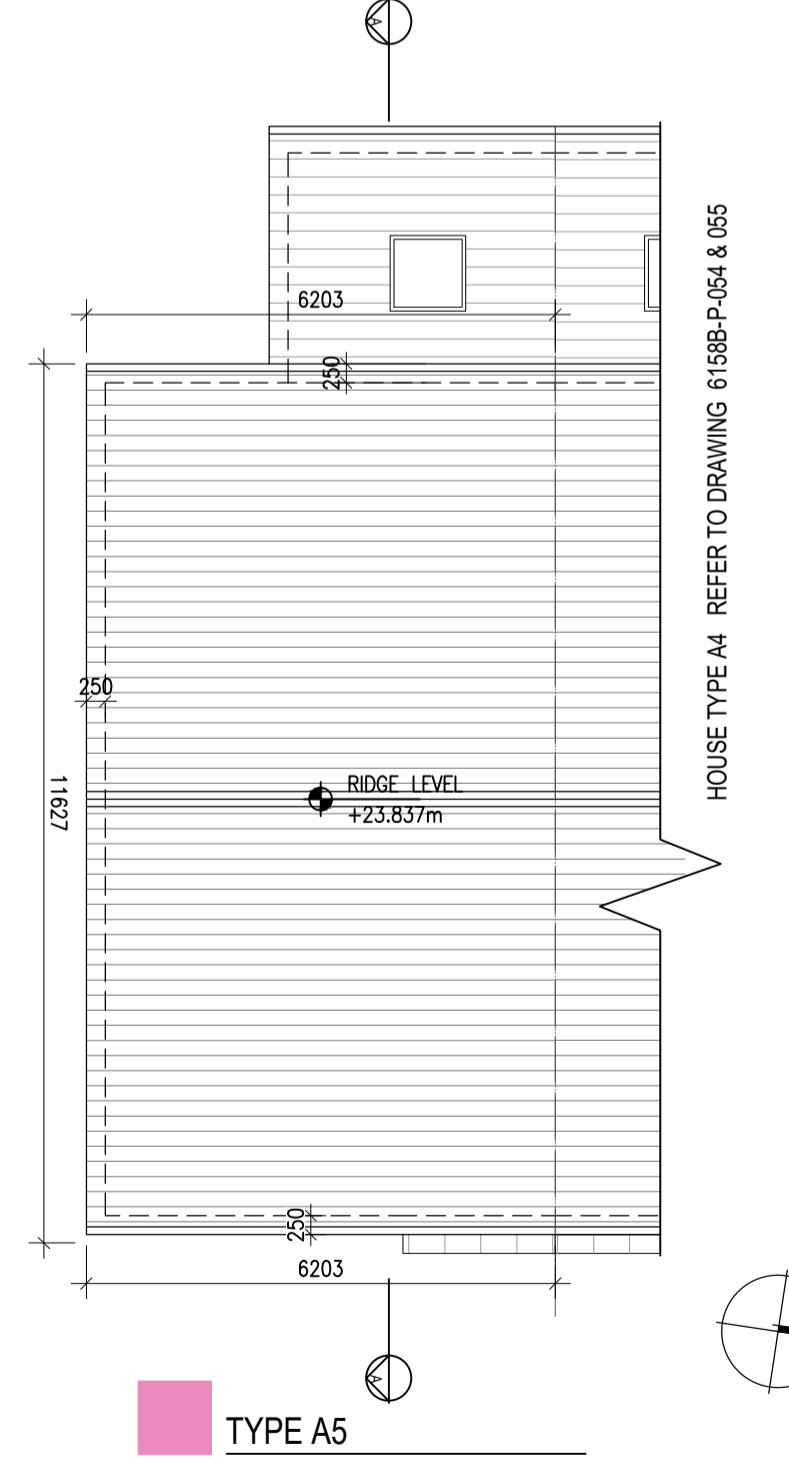
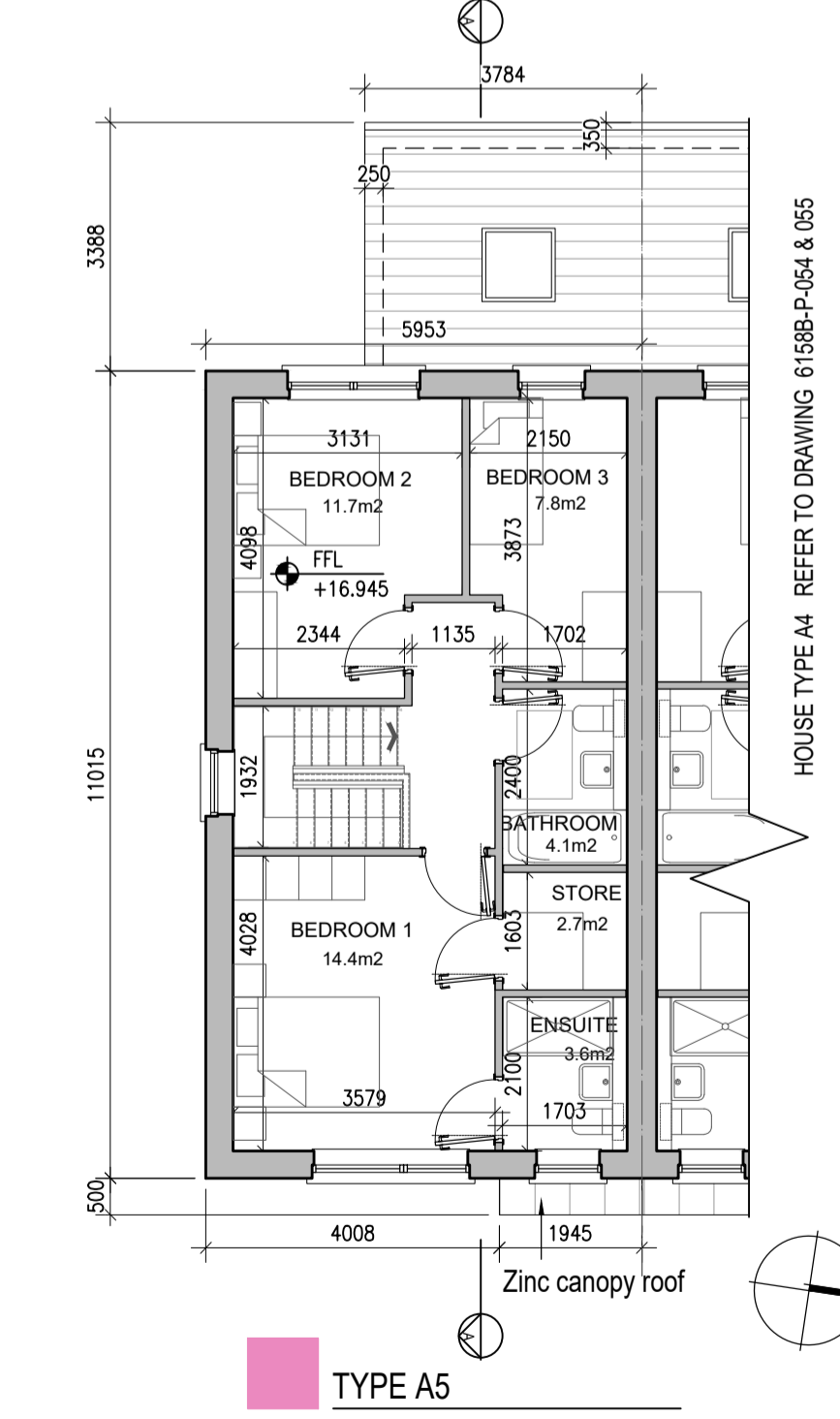
MAIN ROOF: CONCRETE ROOF TILES IN SELECTED COLOUR.

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 A5 - Ground Floor Plans, no.59 - Skylark (For handed version see block plan for details)
 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

HOUSE TYPE A5 - SKYLARK

Project: Portmarnock South Phase 1D
 Quintain Developments Ireland Limited

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Drawing Title: House Type A5 - Plans, Section, Elevations - Skylark
 Drawing No: 6158B-P-058
 Scale: 1:100@A1 Rev: 01 Drawn: SH Date: 26.11.2021

bkd architects
 BURKE-KENNEDY DOYLE

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