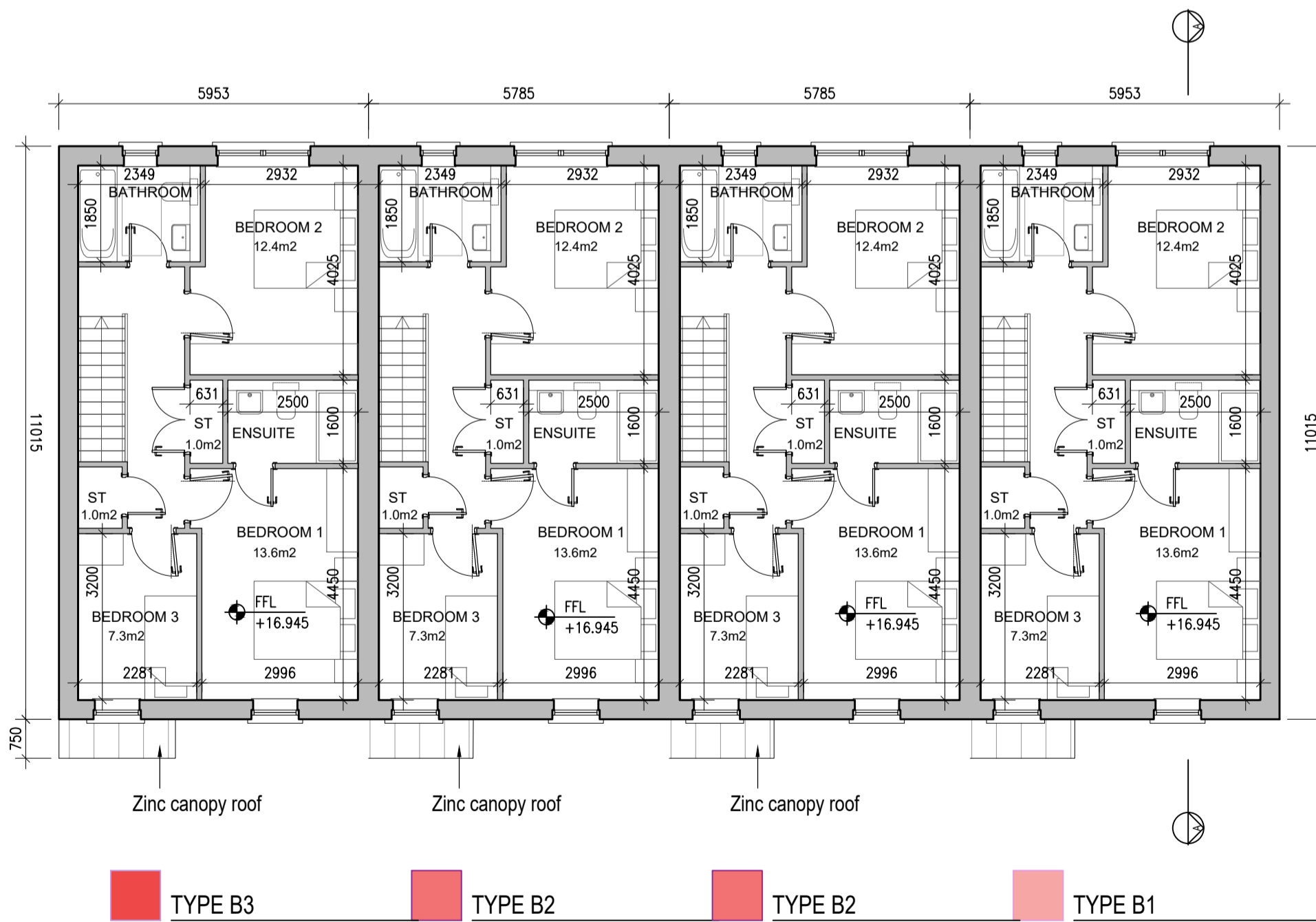
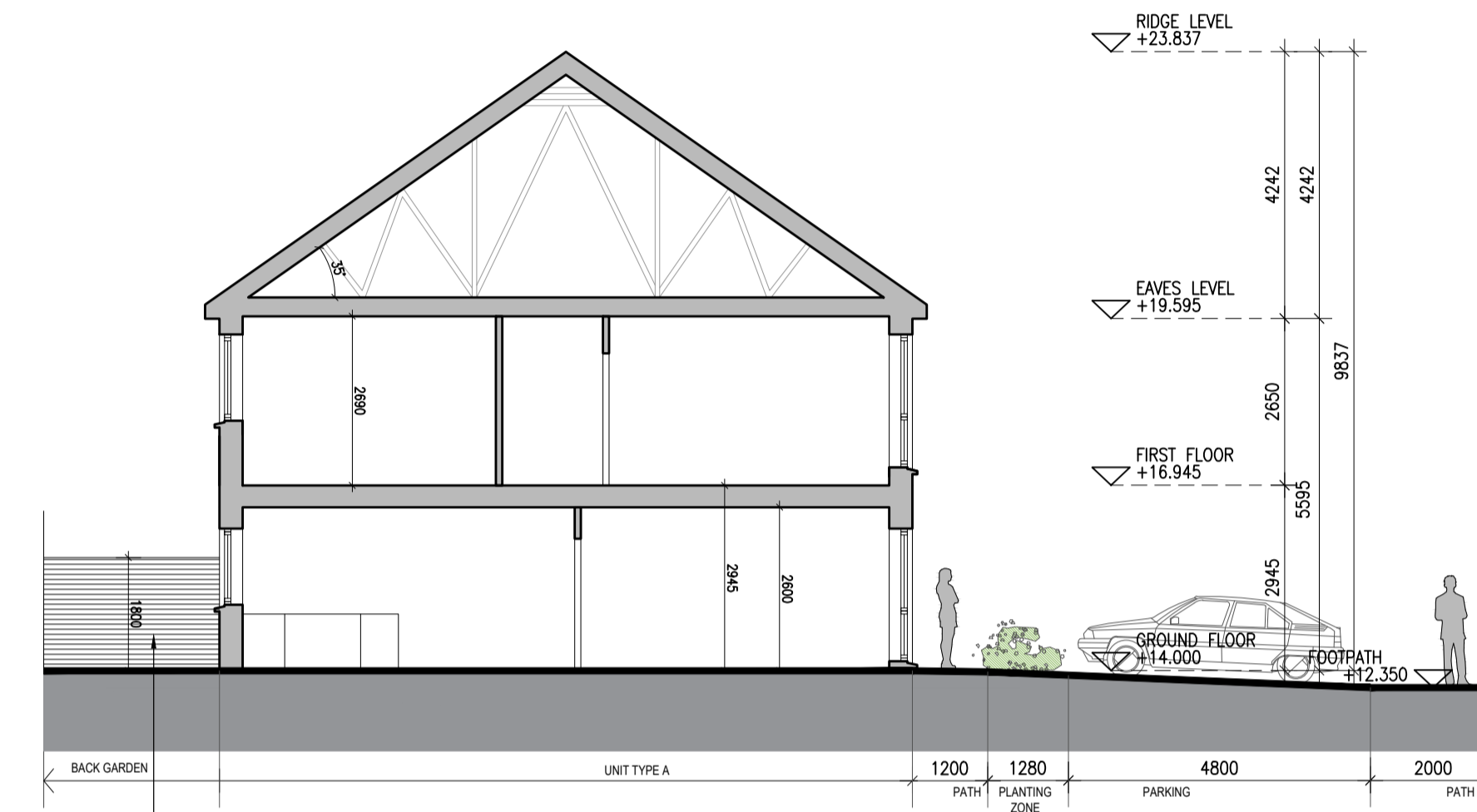




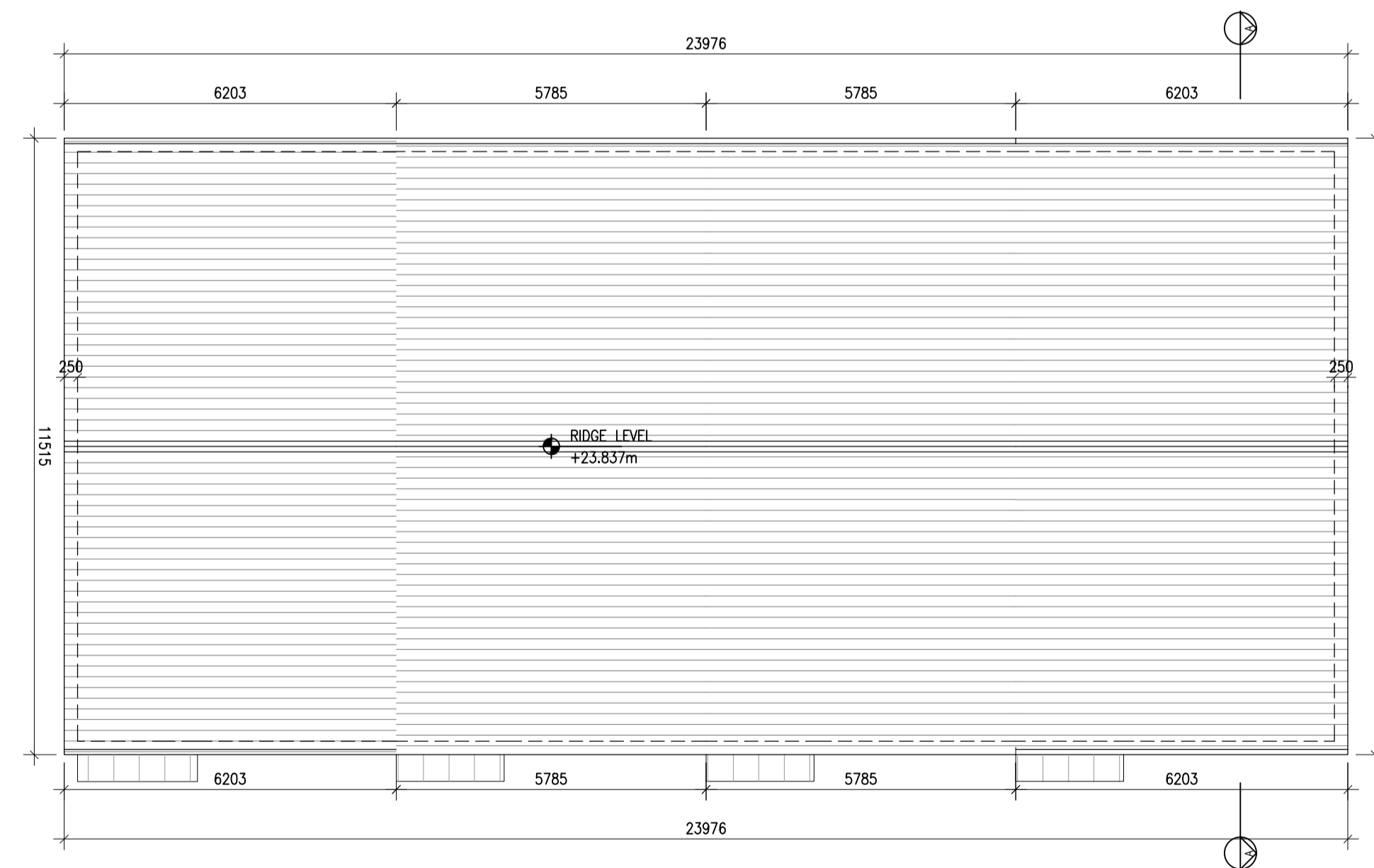
01 Type B1, B2, B3 - Ground Floor Plans
1:100@A1 3 BED HOUSE



02 Type B1, B2, B3 - First Floor Plans
1:100@A1 3 BED HOUSE

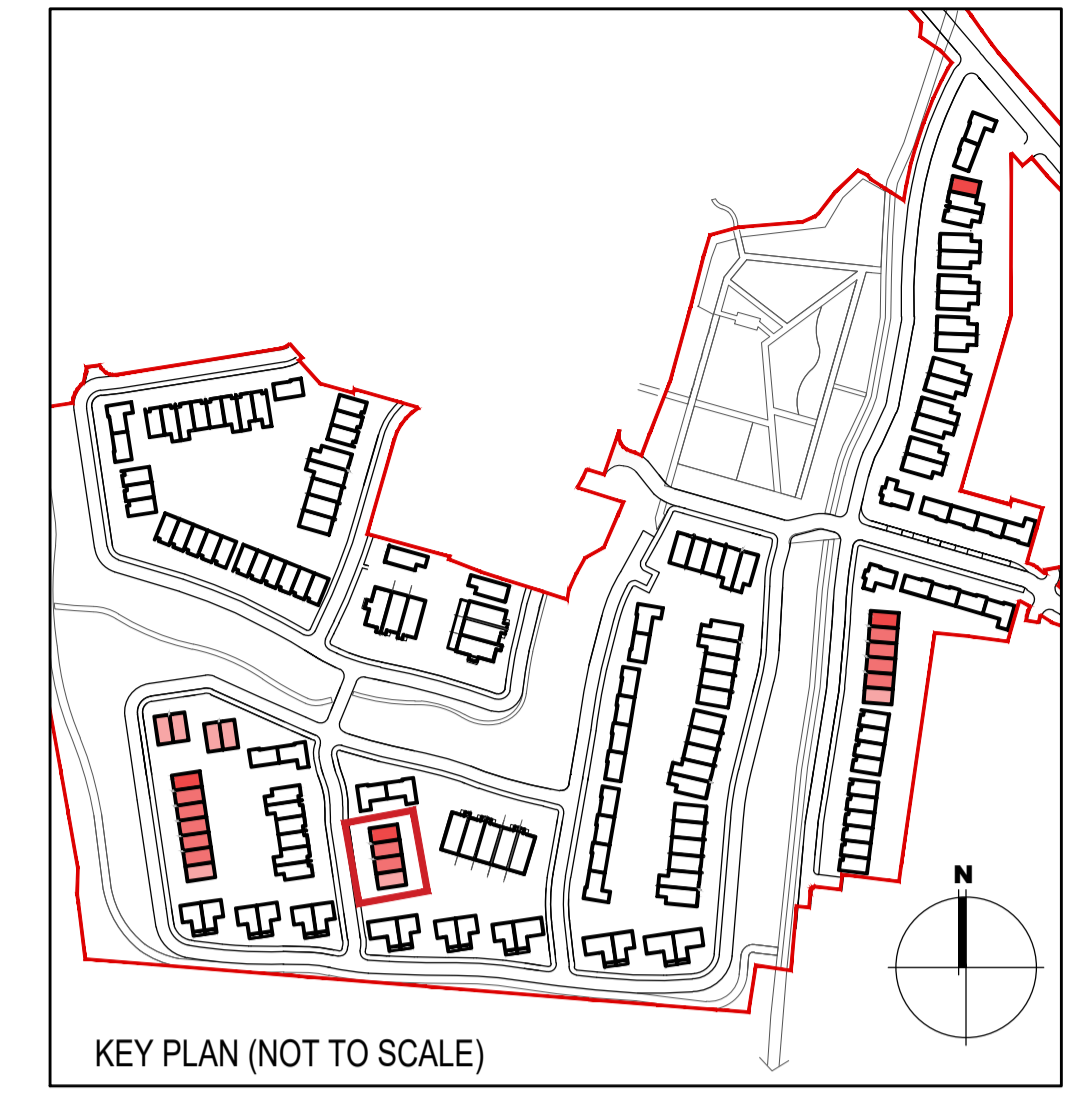


04 Type B1, B2, B3 - Section
1:100@A1 3 BED HOUSE



03 Type B1, B2, B3 - Roof Level
1:100@A1 3 BED HOUSE

HOUSE TYPE B1	Ground floor area	55.3m ²	
	First floor area	55.3m ²	
	Total Floor Area (3-bed unit):		110.6m ²
HOUSE TYPE B2	Ground floor area	55.3m ²	
	First floor area	55.3m ²	
	Total Floor Area (3-bed unit):		110.6m ²
HOUSE TYPE B3	Ground floor area	55.3m ²	
	First floor area	55.3m ²	
	Total Floor Area (3-bed unit):		110.6m 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

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 B1, B2, B3

Project: Portmarnock South Phase 1D
Quintain Developments Ireland Limited

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Drawing Title: House Type B1, B2, B3 - Plans, Section
Drawing No: 6158B-P-060
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 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				
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				