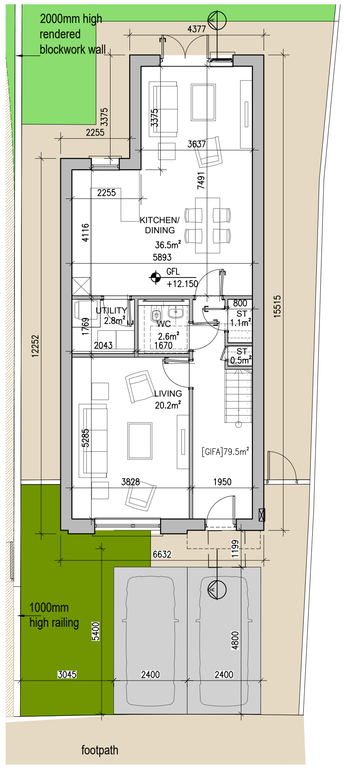
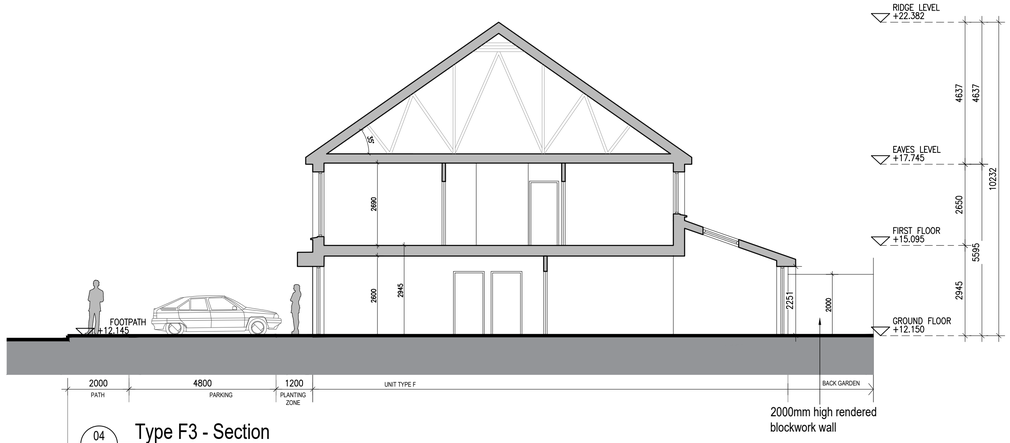


TYPE F3

01 78 Type F3 - Ground Floor Plan
1:100@A1 4 BED HOUSE

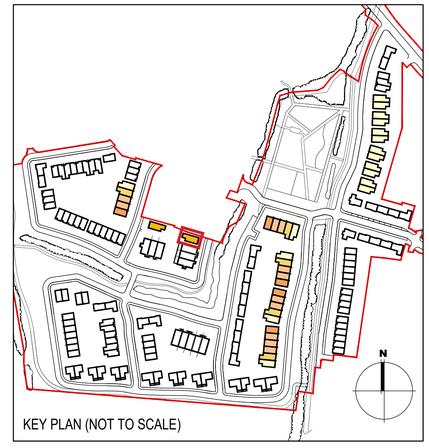


04 78 Type F3 - Section
1:100@A1 4 BED HOUSE

HOUSE TYPE F3

Ground floor area	79.4m²	
First floor area	67.1m²	
Total Floor Area (4-bed unit):		146.5m²

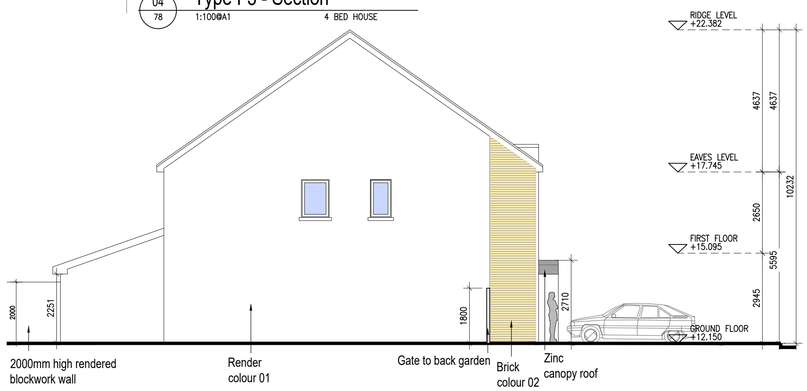
FOR HANDED VERSION - SEE BLOCK PLANS FOR DETAIL



KEY PLAN (NOT TO SCALE)

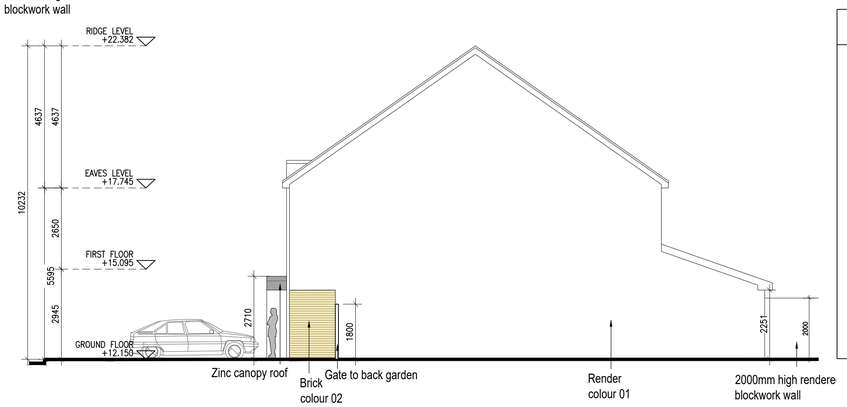
EXTERNAL FINISHES

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



TYPE F3

05 78 Type F3 - Side elevation Central
1:100@A1 4 BED HOUSE



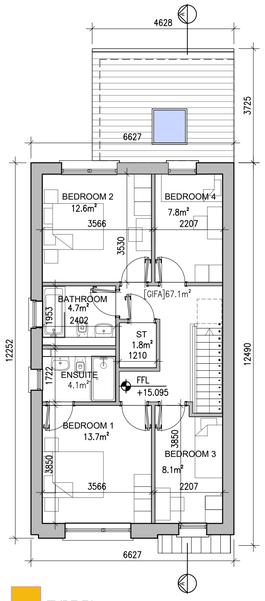
TYPE F3

06 78 Type F3 - Side elevation Central
1:100@A1 4 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

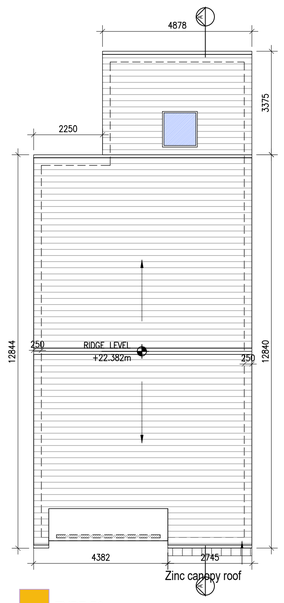
TYPE F3

02 78 Type F3 - First Floor Plan
1:100@A1 4 BED HOUSE



TYPE F3

03 78 Type F3 - Roof Level
1:100@A1 4 BED HOUSE

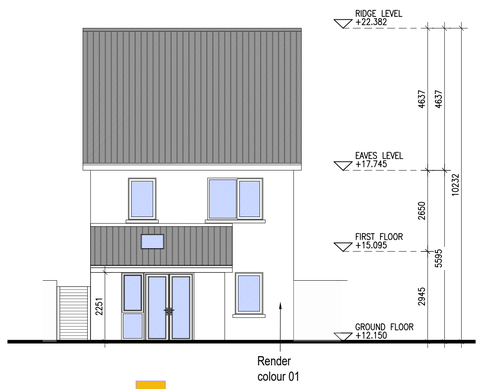


TYPE F3

07 78 Type F3 - Front elevation Central
1:100@A1 4 BED HOUSE

TYPE F3

08 78 Type F3 - Rear elevation Central
1:100@A1 4 BED HOUSE



REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL LANDSCAPING DETAILS INCLUDING BOUNDARY TREATMENTS

HOUSE TYPE F3

Notes
1. Copyright Reserved
2. Work to figured 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.

Issue Status	
Progress	
Planning Application	■
Fire Cert	
Disability Cert	
Tender	
Construction	
As Built	
Information Only	

No.	Date	Revision	Initials
01	26.11.2021	SHD PLANNING APPLICATION TO ABP	SH

Project	Portmarnock South Phase 1D Quintain Developments Ireland Limited
Drawing Title	House Type F3- Plans, Section, Elevations
Drawing No	6158B-P-078
Scale 1:100@A1	Rev 01 · Drawn SH · Date 26.11.2021

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AI Project Section - Portmarnock South Phase 1d Portmarnock Drawings Working\Titlesheets\x Series - House Unit Types\Type F3,F4,F5- Plans, Section-Standard\6158B-P-078-Type F3 - Plans, Section, Elevations.dwg, 26/11/2021 17:08:41