

17th November 2021

James D'arcy
JFOC Architects
Units 3 and 4 Greenmount House
Harolds Cross,
D6W X008

RE: Proposed residential development at Edmondstown, Whitechurch Road, Dublin 16.
Applicants: BCDK Ltd. and Coill Avon Ltd.

Dear Mr. D'Arcy,

It is noted that **JFOC Architects on behalf of their clients BCDK Ltd. and Coill Avon Ltd.**, intend to lodge a planning application to develop a site located at Edmondstown, Whitechurch Road, Dublin 16.

I can confirm that the Housing Department is satisfied to release this validation letter in order to facilitate the lodging of the application as a Part V proposal has been made. Proof of date of purchase of the site is required to confirm the Part V Percentage Liability.

South Dublin County Council's preferred option is to acquire units **on site** and is bound by the planning permissions granted. Therefore South Dublin County Council can only agree in respect of the actual permitted development subject to costing approval from the Department of Housing, Local Government & Heritage. These negotiations will commence following any grant of planning permission. Please note that the Council would require a fully completed Part V submission prior to commenting on costs.

Any further proposals are subject to review and consideration by the Housing Department, subject to planning approval, and constitute continued engagement in respect of Part V discussions on this scheme.

Should you have any queries regarding this letter please do not hesitate to contact me.

Yours sincerely,



Rachel Jackson
Administrative Officer
Housing Department
South Dublin County Council



P.K. O'Brien
& ASSOCIATES
CHARTERED QUANTITY SURVEYORS

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Tel: +353 1 4242168 | Fax: +353 1 4242181 | Email: info@pkob.ie. | Web: www.pkob.ie

PART V COSTING

RESIDENTIAL DEVELOPMENT AT EDMONDSTOWN

CONSISTING OF 178 RESIDENTIAL UNITS

For

BCDK Holdings Ltd & Coill Avon Ltd

Rev0– Issued 27th January 2022



Summary of Build Costs

Edmondstown - Part V



REF	HOUSE TYPE	NUMBER	UNIT TYPE	FLOOR AREA M ²	No: Beds	COSTS	
Schedule of Units							
1	Type E	105	Mid-Terrace House	89.5	2 Bed	€	292,995.46
2	Type E	106	Mid-Terrace House	89.5	2 Bed	€	292,995.46
3	Type E	122	Semi-D House	89.5	2 Bed	€	292,995.46
4	Type A1	4	Duplex Apt	87.0	2 Bed	€	407,326.85
5	Type A1	11	Duplex Apt	87.0	2 Bed	€	407,326.85
6	Type A1	31	Duplex Apt	87.0	2 Bed	€	407,326.85
7	Type A4	10	1st & 2nd Floor Apt	54.4	1 Bed	€	295,398.82
8	Type A4	25	1st & 2nd Floor Apt	54.4	1 Bed	€	295,398.82
9	Type A4	5	1st & 2nd Floor Apt	54.4	1 Bed	€	295,398.82
10	Type A4	27	1st & 2nd Floor Apt	54.4	1 Bed	€	295,398.82
11	Type A4	32	1st & 2nd Floor Apt	54.4	1 Bed	€	295,398.82
12	Type A4	29	1st & 2nd Floor Apt	54.4	1 Bed	€	295,398.82
13	Type A4	34	1st & 2nd Floor Apt	54.4	1 Bed	€	295,398.82
14	Type E2	156	2 Bed Duplex Apt	89.2	2 Bed	€	414,880.27
15	Type E2	161	2 Bed Duplex Apt	89.2	2 Bed	€	414,880.27
16	Type E7	164	1st & 2nd Floor Apt	45.7	1 Bed	€	265,528.46
17	Type E7	165	1st & 2nd Floor Apt	45.7	1 Bed	€	265,528.46
18	Type E7	177	1st & 2nd Floor Apt	45.7	1 Bed	€	265,528.46
Total Cost of 18 units (Incl VAT)				1,225.8		€	<u>5,795,104.63</u>

Type E Edmondstown Development

Ref	Nature of Costs	Sub-total	Total
1.0	Normal Construction Costs (ex. VAT & Builders profit)		
1.1	House Build Costs		€ 147,675.00
1.2	Site Development Works		€ 52,977.53
2.0	Builders Profit		€ 20,065.25
3.0	Development Costs (as applicable)		
3.1	Professional Fees including Legal Fees	€ 15,000.00	
3.2	Service Connections	€ 6,078.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 10,000.00	€ 33,928.00
4.0	Sub-Total		€ 254,645.78
5.0	Land Costs (Existing Use Value EUV)		€ 3,500.00
6.0	Sub-Total		€ 258,145.78
7.0	VAT @ 13.5%		€ 34,849.68
	Total		€ 292,995.46

Type A1 Edmondstown Development

Ref	Nature of Costs	Sub-total	Total
1.0	Normal Construction Costs (ex. VAT & Builders profit)		
1.1	House Build Costs		€ 239,250.00
1.2	Site Development Works		€ 52,977.53
2.0	Builders Profit		€ 29,222.75
3.0	Development Costs (as applicable)		
3.1	Professional Fees including Legal Fees	€ 15,000.00	
3.2	Service Connections	€ 6,078.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 10,000.00	€ 33,928.00
4.0	Sub-Total		€ 355,378.28
5.0	Land Costs (Existing Use Value EUV)		€ 3,500.00
6.0	Sub-Total		€ 358,878.28
7.0	VAT @ 13.5%		€ 48,448.57
	Total		€ 407,326.85

Type A4 Edmondstown Development

Ref	Nature of Costs	Sub-total	Total
1.0	Normal Construction Costs (ex. VAT & Builders profit)		
1.1	House Build Costs		€ 149,600.00
1.2	Site Development Works		€ 52,977.53
2.0	Builders Profit		€ 20,257.75
3.0	Development Costs (as applicable)		
3.1	Professional Fees including Legal Fees	€ 15,000.00	
3.2	Service Connections	€ 6,078.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 10,000.00	€ 33,928.00
4.0	Sub-Total		€ 256,763.28
5.0	Land Costs (Existing Use Value EUV)		€ 3,500.00
6.0	Sub-Total		€ 260,263.28
7.0	VAT @ 13.5%		€ 35,135.54
	Total		€ 295,398.82

Type E2 Edmondstown Development

Ref	Nature of Costs	Sub-total	Total
1.0	Normal Construction Costs (ex. VAT & Builders profit)		
1.1	House Build Costs		€ 245,300.00
1.2	Site Development Works		€ 52,977.53
2.0	Builders Profit		€ 29,827.75
3.0	Development Costs (as applicable)		
3.1	Professional Fees including Legal Fees	€ 15,000.00	
3.2	Service Connections	€ 6,078.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 10,000.00	€ 33,928.00
4.0	Sub-Total		€ 362,033.28
5.0	Land Costs (Existing Use Value EUV)		€ 3,500.00
6.0	Sub-Total		€ 365,533.28
7.0	VAT @ 13.5%		€ 49,346.99
	Total		€ 414,880.27

Type E7 Edmondstown Development

Ref	Nature of Costs	Sub-total	Total
1.0	Normal Construction Costs (ex. VAT & Builders profit)		
1.1	House Build Costs		€ 125,675.00
1.2	Site Development Works		€ 52,977.53
2.0	Builders Profit		€ 17,865.25
3.0	Development Costs (as applicable)		
3.1	Professional Fees including Legal Fees	€ 15,000.00	
3.2	Service Connections	€ 6,078.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 10,000.00	€ 33,928.00
4.0	Sub-Total		€ 230,445.78
5.0	Land Costs (Existing Use Value EUV)		€ 3,500.00
6.0	Sub-Total		€ 233,945.78
7.0	VAT @ 13.5%		€ 31,582.68
	Total		€ 265,528.46

Site Development Works

Ref	Nature of Costs	Sub-total	Total
1.0	Site Development Works	€ 6,230,000.00	
1.1	(10) Prepared Site	√	
1.2	(20) Site Structures	√	
1.3	(30) Site Enclosures	√	
1.4	(40) Roads, Paths, Pavings	√	
1.5	(50) Site Services (Piped and Ducted)	√	
1.6	(60) Site Services (Mainly Electrical)	√	
1.7	(70) Site Fittings	√	
1.8	(80) Landscape, Play Areas	√	
	Sub-Total		€ 6,230,000.00
2.0	Abnormal Works		
2.1	College Road Upgrade		€ 350,000.00
2.2	Sewer to open up site up WCR		€ 850,000.00
2.3	Basement carpark to Block ABC		€ 2,000,000.00
2.4	Basement carpark to Block E		€ 1,400,000.00
3.0	Sub-Total		€ 9,430,000.00
4.0	Total number of units	178	
	Total allowance for Site Development Works per unit		€ 52,977.53

Part V Unit Types

- 2 No. Type E
- 1 No. Type E2
- 3 No. Type A1
- 7 No. Type A4
- 2 No. Type E2
- 3 No. Type E7
- 2 Bed House Mid-Terrace
- 2 Bed House Semi-Detached
- 2 Bed Duplex Apartment
- 1 Bed first & second floor Apartment
- 2 Bed Ground Floor Simplex Apartment
- 1 Bed first & second floor Apartment

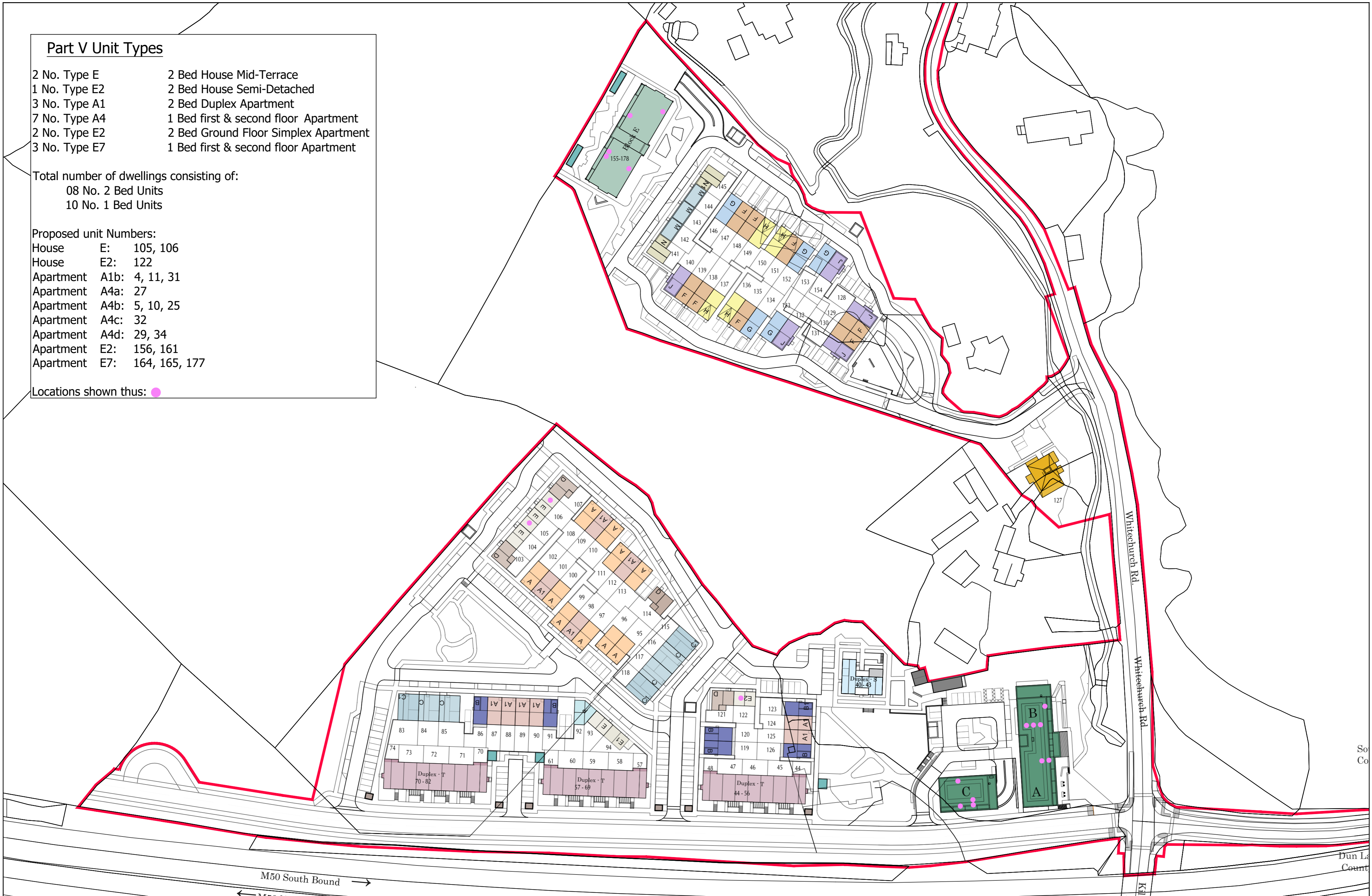
Total number of dwellings consisting of:

- 08 No. 2 Bed Units
- 10 No. 1 Bed Units

Proposed unit Numbers:

- House E: 105, 106
- House E2: 122
- Apartment A1b: 4, 11, 31
- Apartment A4a: 27
- Apartment A4b: 5, 10, 25
- Apartment A4c: 32
- Apartment A4d: 29, 34
- Apartment E2: 156, 161
- Apartment E7: 164, 165, 177

Locations shown thus: ●

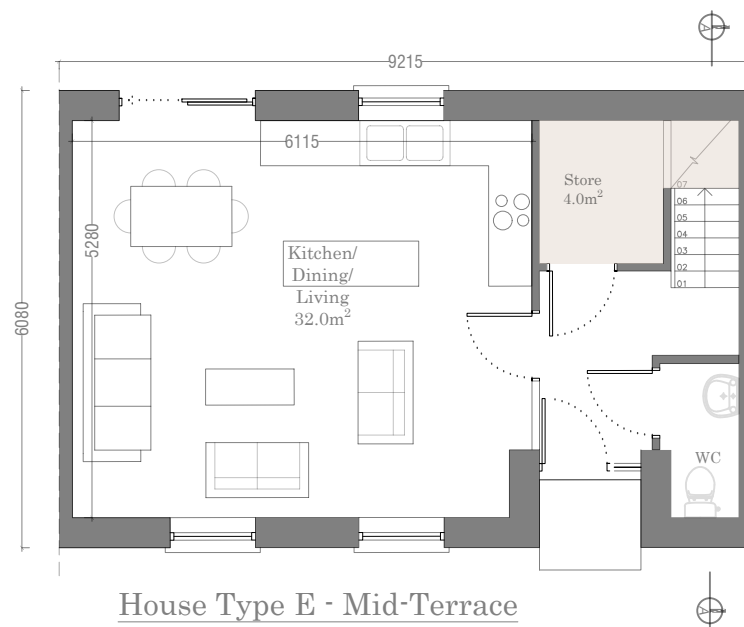


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					<p>DRAWN</p> <p>NS</p>			
					<p>CHECKED</p>			
					<p>DATE</p> <p>November 2021</p>			

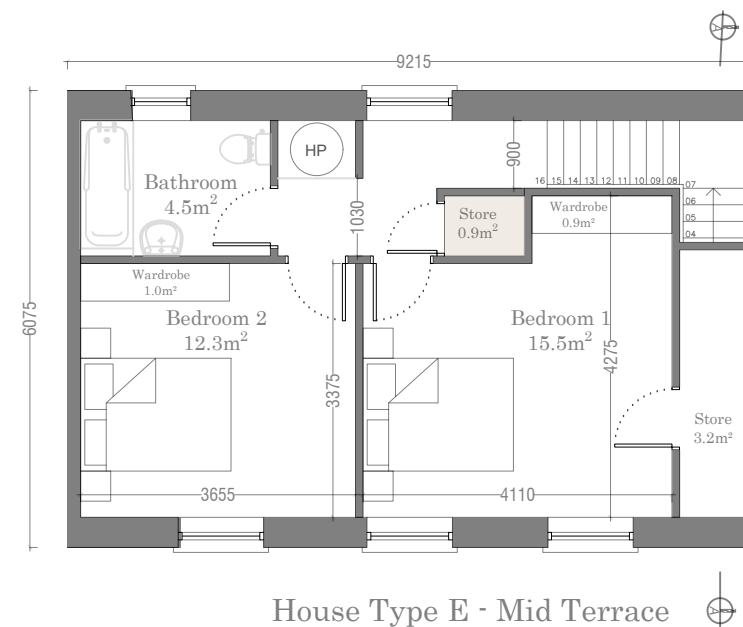
House Type E - Part V Unit



2 Storey
2 Bed / 4 Person
Unit No.'s 105, 106



House Type E - Mid-Terrace
Ground Floor Plan
44.8m²



House Type E - Mid Terrace
First Floor Plan
46.8m²
ALTERNATIVE PLAN FOR PART V UNIT

House Type E - mid tce	
Total Floor Area	91.6m ² (80m ²)
Kitchen/Living Area	32.0m ² (30m ²)
Total Bedroom Area	27.9m ² (25m ²)
Total Storage	8.1m ² (4m ²)
<i>*Minimum requirements shown in brackets</i>	



Note: Refer to Site Plan for Handing and Orientation

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		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type E Floor Plans	DRAWN	CMG	DRAWING NUMBER	18.132.PV502		REV.
					CHECKED	NS				
					DATE	Oct. 2021				

House Type E - Part V Unit



House Type E
Front Elevation



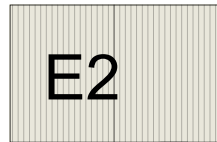
House Type E
Rear Elevation



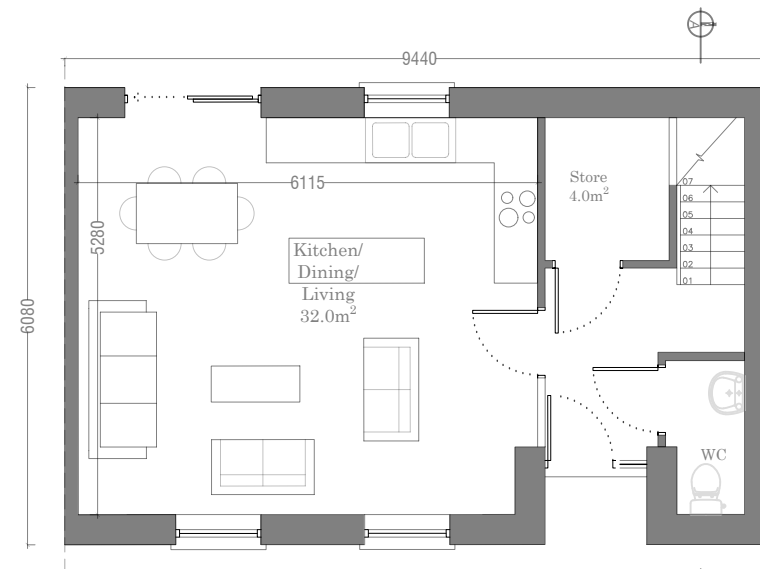
House Type E
Section A-A

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		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type E Elevations & Section	DRAWN	CMG	DRAWING NUMBER	18.132PV503		REV.
					CHECKED	NS				
					DATE	Oct. 2021				

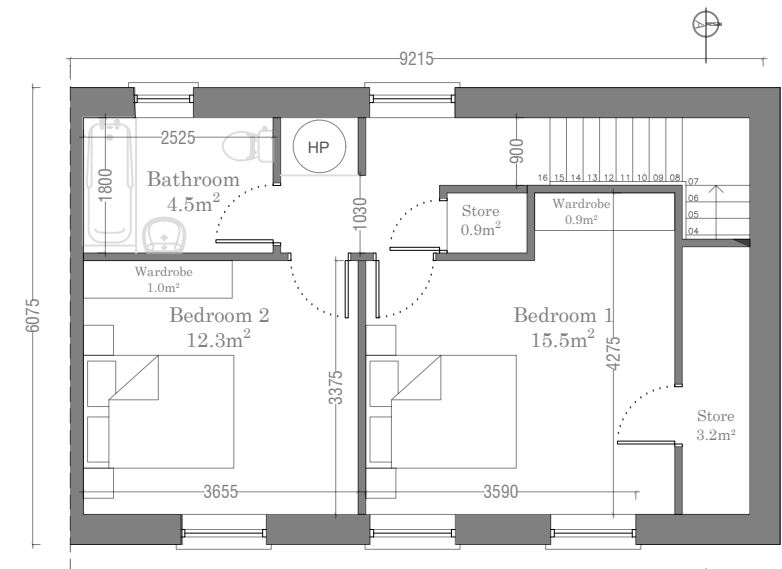
House Type E2 - Part V Unit



2 Storey
2 Bed / 4 Person
Unit No. 122



House Type E 2
Ground Floor Plan
44.8m²



House Type E2
First Floor Plan
46.8m²
ALTERNATIVE PLAN FOR PART V UNIT

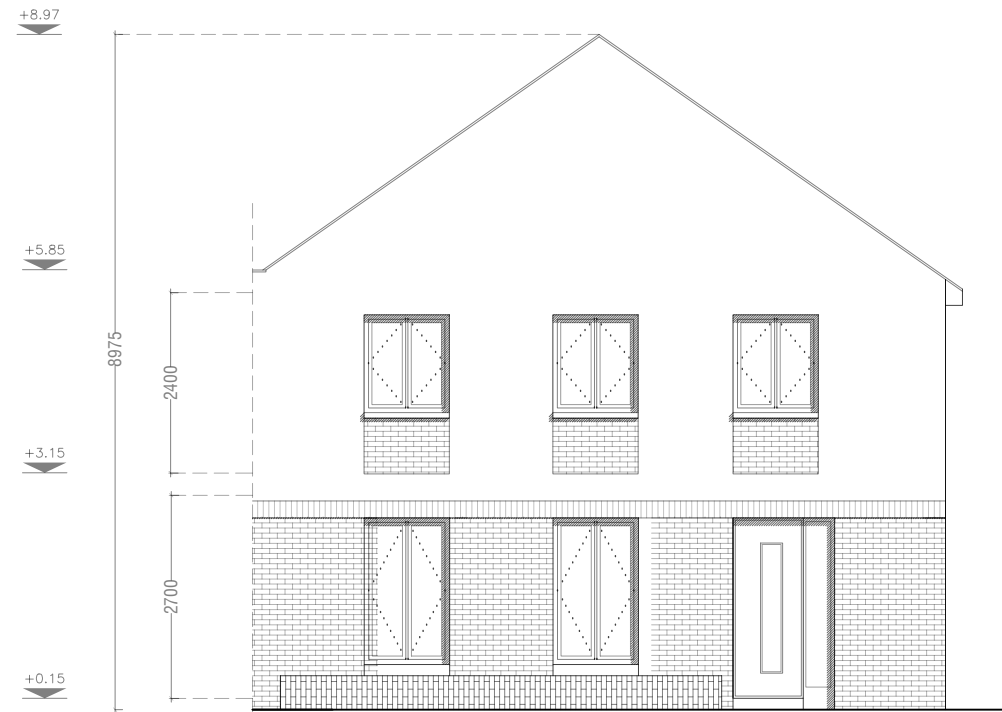
House Type E2 - End use	
Total Floor Area	91.6m ² (80m ²)
Kitchen/Living Area	32.0m ² (30m ²)
Total Bedroom Area	27.9m ² (25m ²)
Total Storage	8.1m ² (4m ²)
<i>*Minimum requirements shown in brackets</i>	



Note: Refer to Site Plan for Handing and Orientation

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		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type E2 Floor Plans	DRAWN	CMG	DRAWING NUMBER	18.132PV504		REV.
					CHECKED	NS				
					DATE	Oct. 2021				

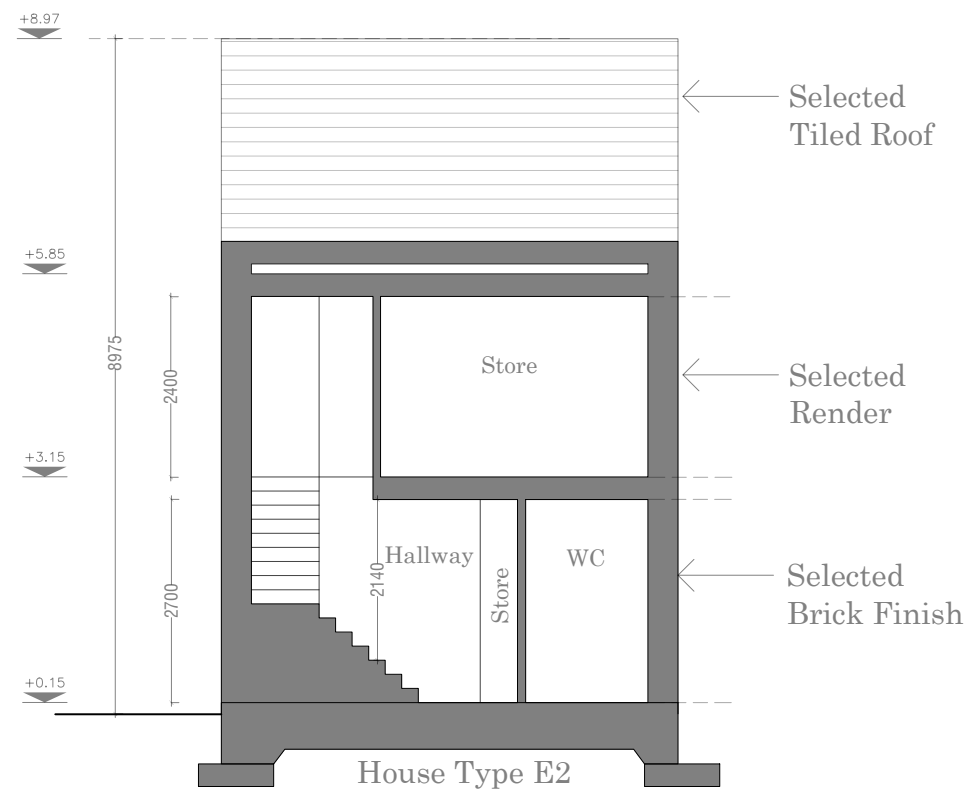
House Type E2 - Part V Unit



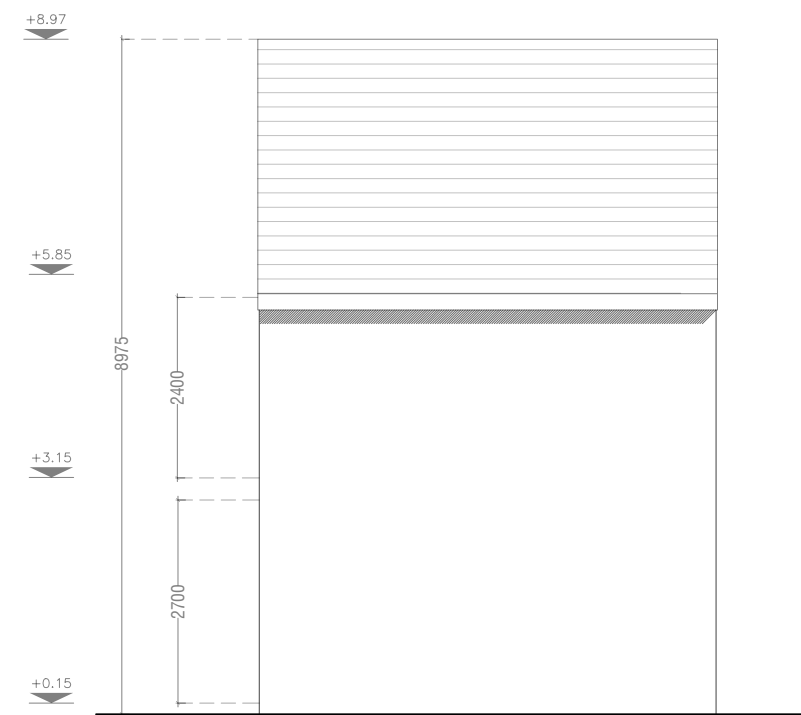
House Type E 2
Front Elevation



House Type E 2
Rear Elevation



House Type E2
Section A-A



House Type E2
Side Elevation

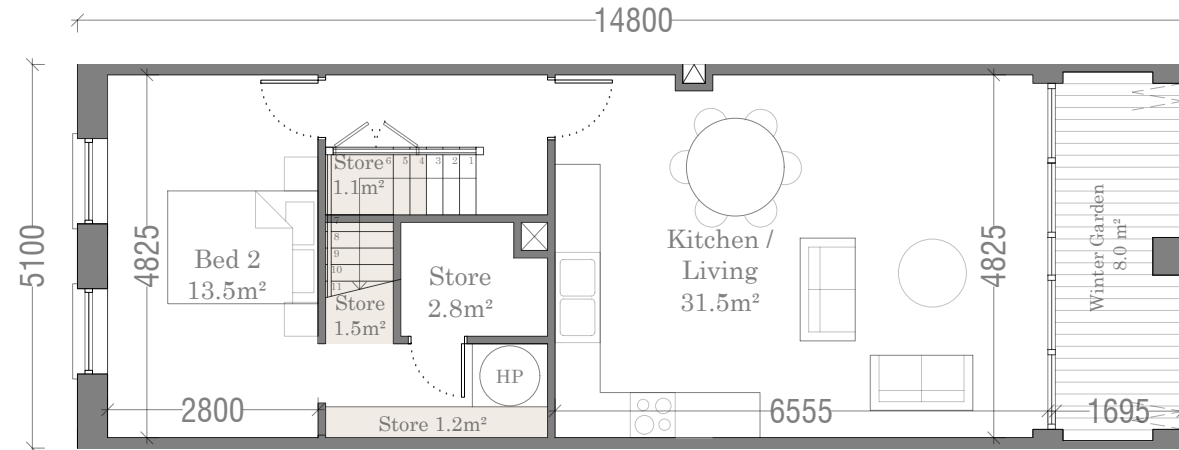
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		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type E2 Elevations & Section	DRAWN	AT	DRAWING NUMBER	18.132PV505		REV.
					CHECKED	NS				
					DATE	Oct. 2021				

Apartment Type A1b - Part V Unit

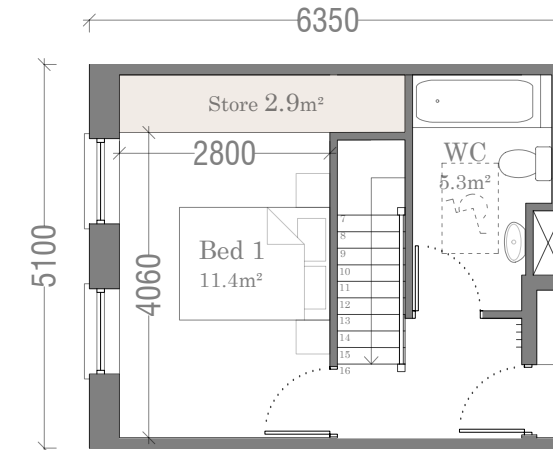
Duplex 2-Bed / 4-Person

3 no. of unit type

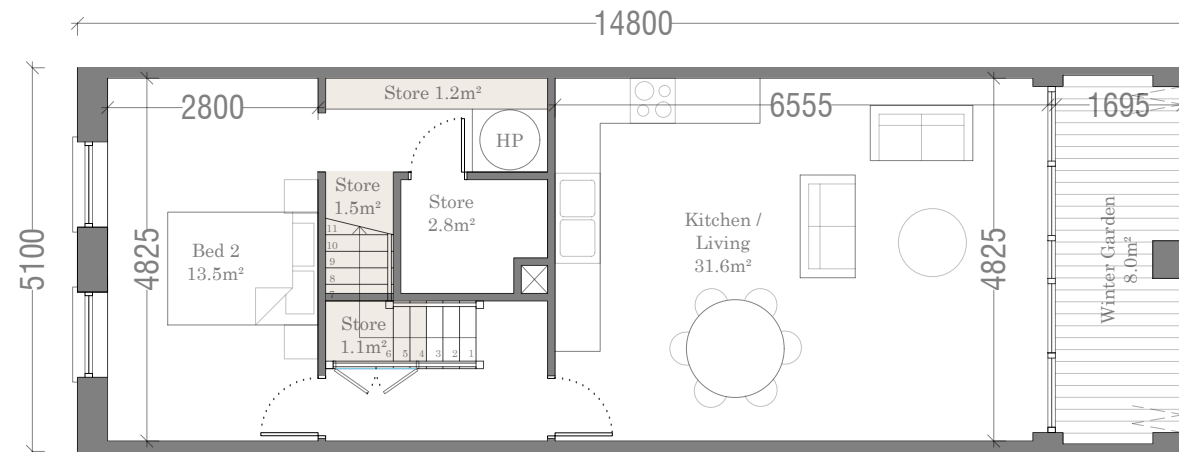
No.'s: 4, 11, 31



Apartment Type A1b
Lower Floor Plan
60.2m²
ALTERNATIVE PLAN FOR PART V UNIT



Apartment Type A1b
Upper Floor Plan
26.5m²



Apartment Type A1b
(without second service shaft)
Lower Floor Plan
60.2m²
ALTERNATIVE PLAN FOR PART V UNIT

Type A1b - 2 Bed / 4 Person Apt.	
Total Floor Area	86.7m ² (73m ²)
Total Bedroom Area	24.9m ² (24.4m ²)
Total Kitchen/Living	31.5m ² (30m ²)
Total Storage Area	9.5m ² (6m ²)
Private Amenity	8 m ² (7m ²)
+10%	Yes
Dual Aspect	Yes

**Please refer to the Quality Housing Assessment for detailed breakdown of compliance with Quality Housing for Sustainable Communities document*



Note: Refer to Site Plan for Handing and Orientation

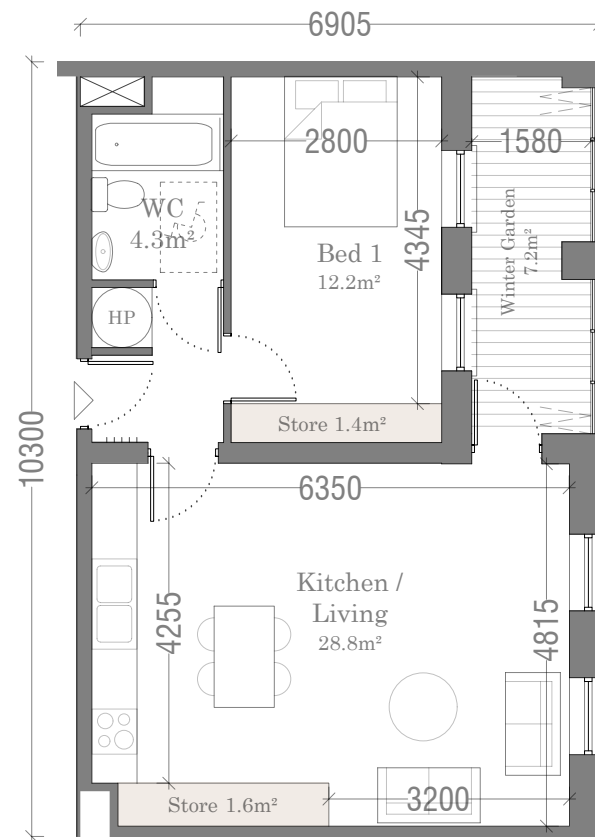
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		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	Neighbourhood Centre Part V Unit Type A1b Floor Plans	DRAWN	RH	DRAWING NUMBER	18.132.PV506		REV.
					CHECKED					
					DATE	October 2021				

Apartment Type A4a - Part V Unit

Duplex 1-Bed / 2-Person

1 no. of unit type

No.'s: 27



Apartment Type A4a
Floor Plan
53.9m²

Type A4a - 1 Bed / 2 Person Apt.

Total Floor Area	53.9m ² (45m ²)
Total Bedroom Area	12.2m ² (11.4m ²)
Total Kitchen/Living	28.8m ² (23m ²)
Total Storage Area	3m ² (3m ²)
Private Amenity	7.2m ² (5m ²)
+10%	Yes
Dual Aspect	No

**Please refer to the Quality Housing Assessment for detailed breakdown of compliance with Quality Housing for Sustainable Communities document*



Note: Refer to Site Plan for Handing and Orientation

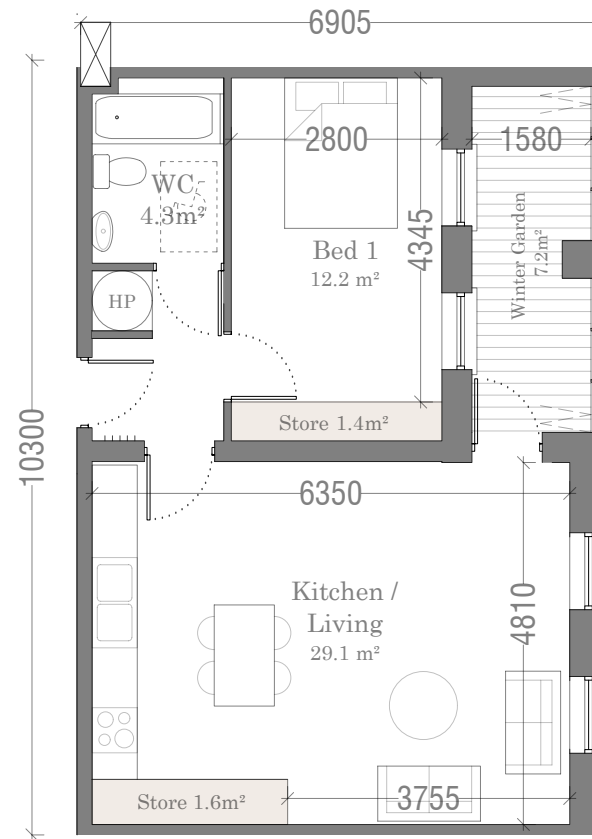
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		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	Neighbourhood Centre Part V Unit Type A4a Floor Plans	DRAWN	RH	DRAWING NUMBER	18.132.PV507		REV.
					CHECKED					
					DATE	October 2021				

Apartment Type A4b - Part V Unit

Duplex 1-Bed / 2-Person

3 no. of unit type

No.'s: 5, 10, 25



Apartment Type A4b
Floor Plan
54.2m²

Type A4b - 1 Bed / 2 Person Apt.

Total Floor Area	54.2m ² (45m ²)
Total Bedroom Area	12.2m ² (11.4m ²)
Total Kitchen/Living	29.1m ² (23m ²)
Total Storage Area	3m ² (3m ²)
Private Amenity	7.2m ² (5m ²)
+10%	Yes
Dual Aspect	No

**Please refer to the Quality Housing Assessment for detailed breakdown of compliance with Quality Housing for Sustainable Communities document*



Note: Refer to Site Plan for Handing and Orientation

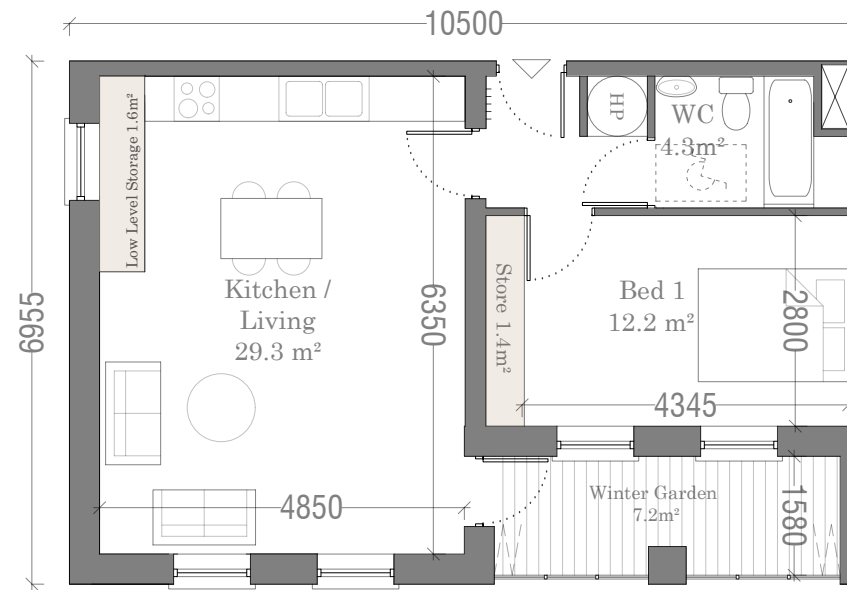
<p>IMPORTANT</p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for the use indicated by 'Project Stage'.</p> <p>This drawing is protected by copyright and is the property of JFOC Architects. Any disclosure, copying, reproduction or distribution of this information without written authorisation is prohibited and will be deemed a breach of copyright.</p>	ORIENTATION	CLIENT	PROJECT TITLE	DRAWING TITLE	SCALE	1:100 on A3	PROJECT STAGE	Planning	<p>JFOC ARCHITECTS</p> <p>11A Greenmount House Harolds Cross Dublin 6W 01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	Neighbourhood Centre Part V Unit Type A4b Floor Plans	DRAWN	RH	DRAWING NUMBER	18.132.PV508		REV.
					CHECKED					
					DATE	October 2021				

Apartment Type A4c - Part V Unit

Duplex 1-Bed / 2-Person

1 no. of unit type

No.'s: 32



Apartment Type A4c
Floor Plan
54.4m²

Type A4c - 1 Bed / 2 Person Apt.

Total Floor Area	54.4m ² (45m ²)
Total Bedroom Area	12.2m ² (11.4m ²)
Total Kitchen/Living	29.3m ² (23m ²)
Total Storage Area	3m ² (3m ²)
Private Amenity	7.2m ² (5m ²)
+10%	Yes
Dual Aspect	Yes

**Please refer to the Quality Housing Assessment for detailed breakdown of compliance with Quality Housing for Sustainable Communities document*



Note: Refer to Site Plan for Handing and Orientation

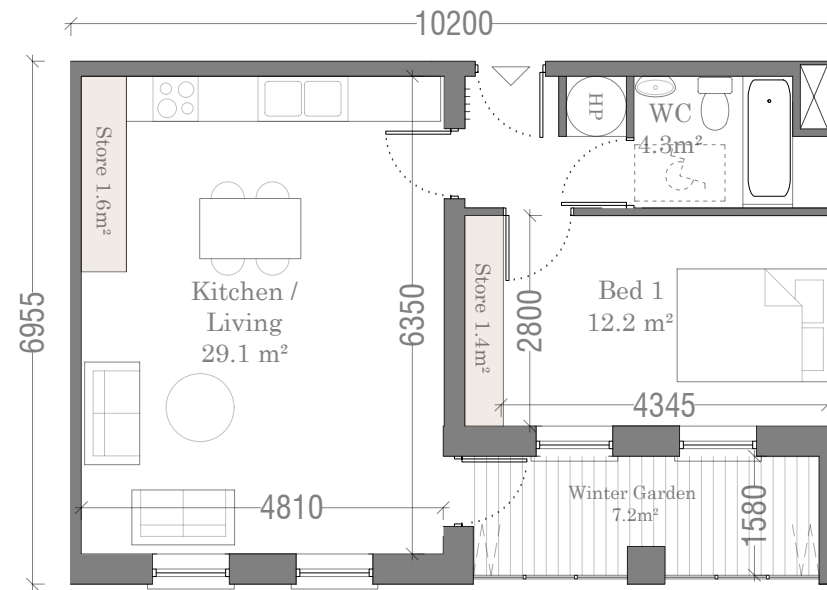
<p>IMPORTANT</p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for the use indicated by 'Project Stage'.</p> <p>This drawing is protected by copyright and is the property of JFOC Architects. Any disclosure, copying, reproduction or distribution of this information without written authorisation is prohibited and will be deemed a breach of copyright.</p>	ORIENTATION	CLIENT	PROJECT TITLE	DRAWING TITLE	SCALE	1:100 on A3	PROJECT STAGE	Planning	<p>JFOC ARCHITECTS</p> <p>11A Greenmount House Harolds Cross Dublin 6W 01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	Neighbourhood Centre Part V Unit Type A4c Floor Plans	DRAWN	RH	DRAWING NUMBER	18.132.PV509		REV.
					CHECKED					
					DATE	October 2021				

Apartment Type A4d - Part V Unit

Duplex 1-Bed / 2-Person

2 no. of unit type

No.'s: 29, 34



Apartment Type A4d
Floor Plan
54m²

Type A4d - 1 Bed / 2 Person Apt.	
Total Floor Area	54m ² (45m ²)
Total Bedroom Area	12.2m ² (11.4m ²)
Total Kitchen/Living	29.1m ² (23m ²)
Total Storage Area	3m ² (3m ²)
Private Amenity	7.2m ² (5m ²)
+10%	Yes
Dual Aspect	No

**Please refer to the Quality Housing Assessment for detailed breakdown of compliance with Quality Housing for Sustainable Communities document*



Note: Refer to Site Plan for Handing and Orientation

IMPORTANT	ORIENTATION	CLIENT	PROJECT TITLE	DRAWING TITLE	SCALE	1:100 on A3	PROJECT STAGE	Planning	REV.
Do not scale this drawing, only stated dimensions to be used.		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	Neighbourhood Centre Part V Unit Type A4d Floor Plans	DRAWN	RH	DRAWING NUMBER 18.132.PV510		
Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for the use indicated by 'Project Stage'.					CHECKED				
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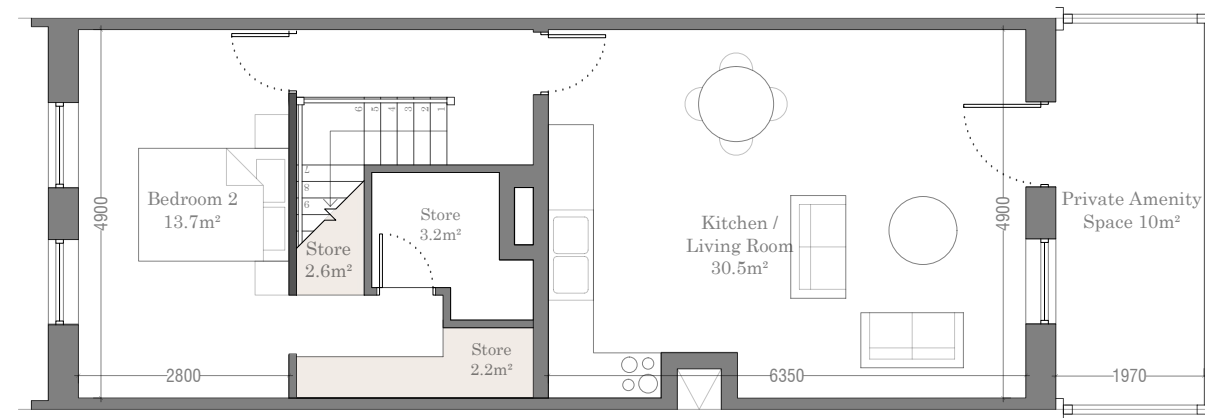
11A Greencourt House
Harolds Cross
Dublin 6W
01 4530277
jfocarchitects.com
info@jfocarchitects.com

Apartment Type E2 - Part V Unit

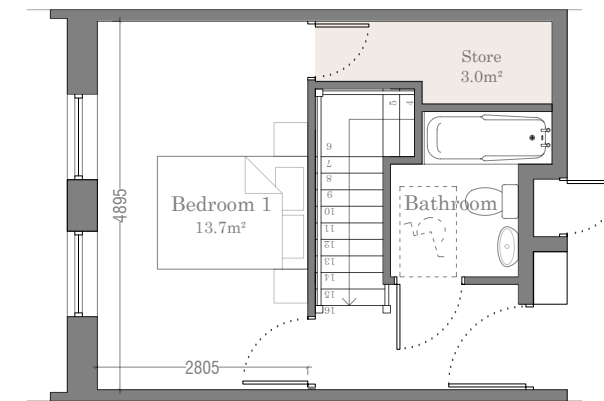
Duplex 2-Bed / 4-Person

2 no. of unit type

Unit No. 156, 161



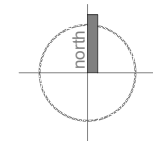
Apartment Type E2
Lower Floor Plan
61.1m²
ALTERNATIVE PLAN FOR PART V UNIT



Apartment Type E2
Upper Floor Plan
28.3m²

Type E2 - 2 Bed / 4 Person Apt. PART V	
Total Floor Area	89.4m ² (73m ²)
Total Bedroom Area	27.4m ² (24.4m ²)
Total Kitchen/Living	30.5m ² (30m ²)
Total Storage Area	11.2m ² (6m ²)
Private Amenity	10m ² (7m ²)
+10%	Yes
Dual Aspect	Yes

**Please refer to the Quality Housing Assessment for detailed breakdown of compliance with Quality Housing for Sustainable Communities document*



NOTE:
Please Refer to Site Plan
for handing and orientation

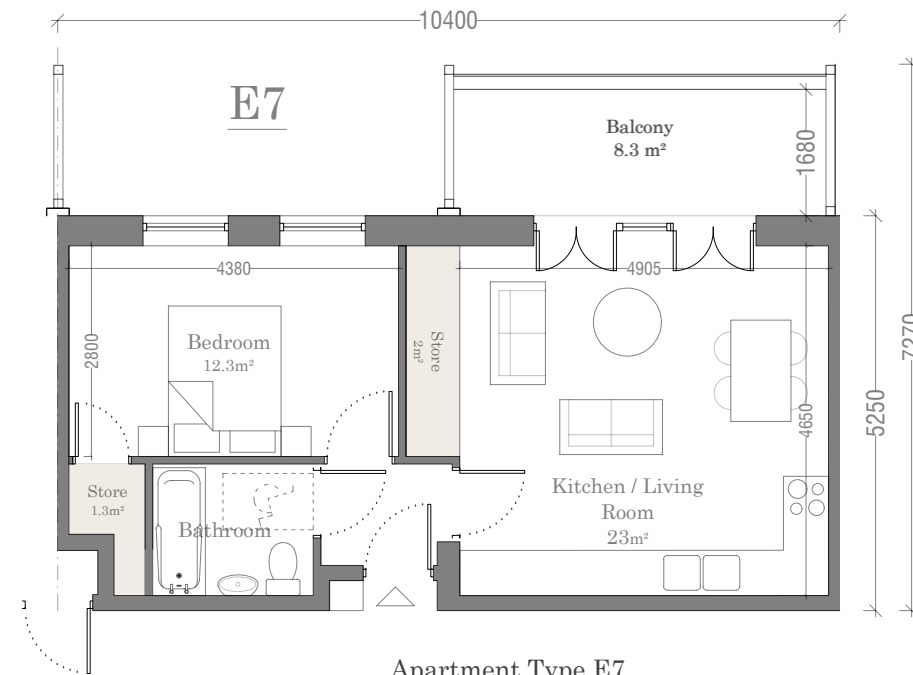
<p>IMPORTANT</p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for the use indicated by 'Project Stage'.</p> <p>This drawing is protected by copyright and is the property of JFOC Architects. Any disclosure, copying, reproduction or distribution of this information without written authorisation is prohibited and will be deemed a breach of copyright.</p>	ORIENTATION	CLIENT	PROJECT TITLE	DRAWING TITLE	SCALE	1:100 on A3	PROJECT STAGE	Planning	<p>JFOC ARCHITECTS</p> <p>3&4 Greenmount House Harolds Cross Dublin 6W D6W X008 01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	Apartment Block E Part V Unit Type E2 Floor Plans	DRAWN	RH	DRAWING NUMBER	18.132.PV511		REV.
					CHECKED					
					DATE	October 2021				

Apartment Type E7 - Part V Unit

Duplex 1-Bed / 2-Person

3 no. of unit type

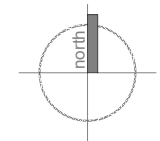
Unit No. 164, 165, 177



Apartment Type E7
Floor Plan
45.7m²

Type E7 - 1 Bed / 2 Person Apt.	
Total Floor Area	45.7m ² (45m ²)
Total Bedroom Area	12.3m ² (11m ²)
Total Kitchen/Living	23m ² (23m ²)
Total Storage Area	3.3m ² (3m ²)
Private Amenity	8.3m ² (5m ²)
+10%	No
Dual Aspect	No

**Please refer to the Quality Housing Assessment for detailed breakdown of compliance with Quality Housing for Sustainable Communities document*



NOTE:
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for handing and orientation

<p>IMPORTANT</p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for the use indicated by 'Project Stage'.</p> <p>This drawing is protected by copyright and is the property of JFOC Architects. Any disclosure, copying, reproduction or distribution of this information without written authorisation is prohibited and will be deemed a breach of copyright.</p>	ORIENTATION	CLIENT	PROJECT TITLE	DRAWING TITLE	SCALE	1:100 on A3	PROJECT STAGE	Planning	<p>JFOC ARCHITECTS</p> <p>3&4 Greenmount House Harolds Cross Dublin 6W D6W X008 01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	Apartment Block E Part V Unit Type E7 Floor Plans	DRAWN	RH	DRAWING NUMBER	18.132.PV512		REV.
					CHECKED					
					DATE	October 2021				