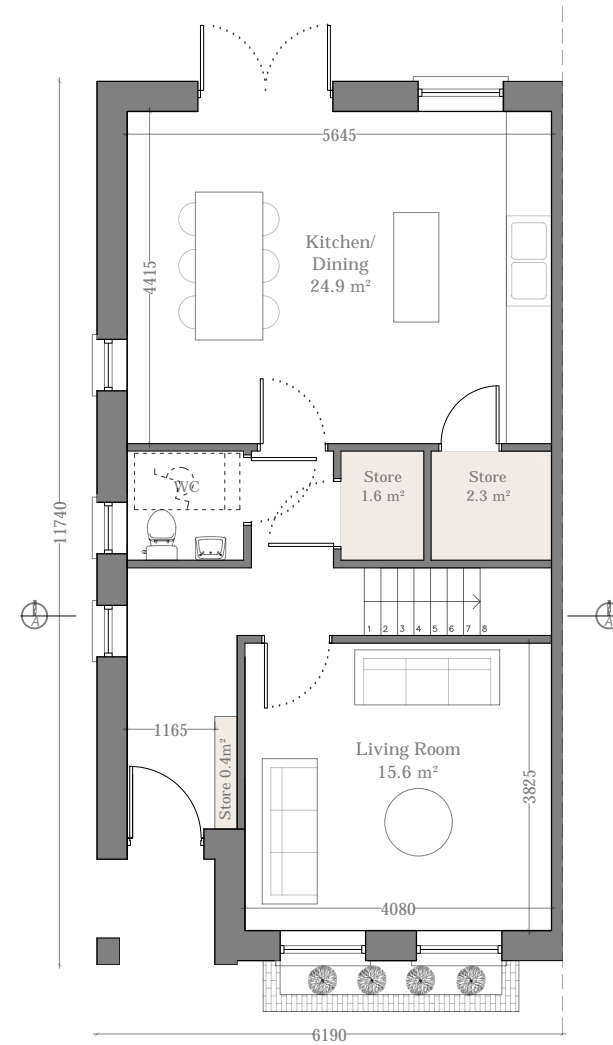


# House Type A

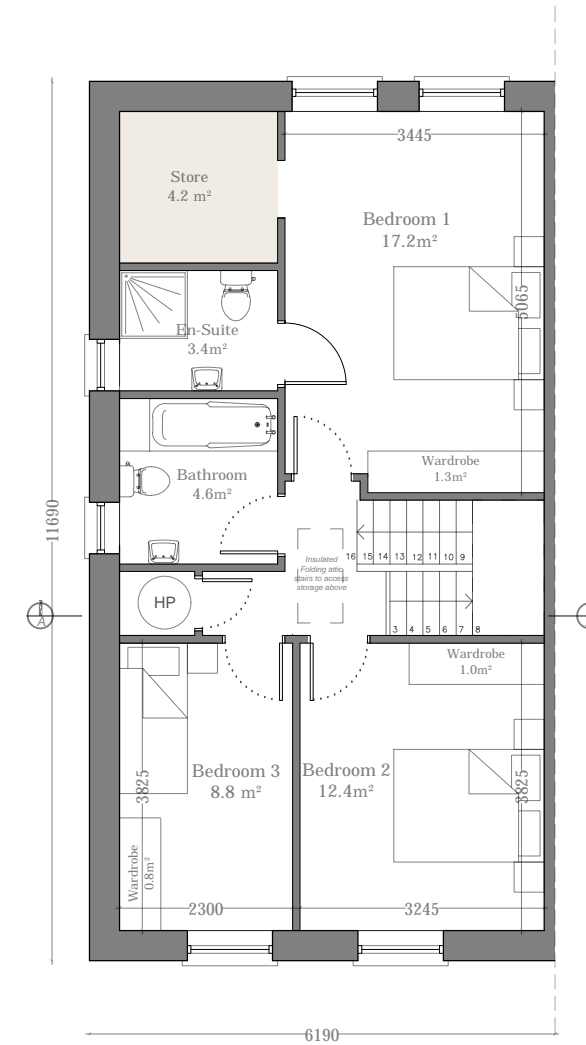


2 Storey  
3 Bed / 5 Person

House Type A	
Total Floor Area	120.8m <sup>2</sup> (92m <sup>2</sup> )
Kitchen/Living Area	40.5m <sup>2</sup> (34m <sup>2</sup> )
Total Bedroom Area	38.4m <sup>2</sup> (32m <sup>2</sup> )
Total Storage	8.6m <sup>2</sup> (5m <sup>2</sup> )
<i>*Minimum requirements shown in brackets</i>	



House Type A  
Ground Floor Plan  
59.4m<sup>2</sup>



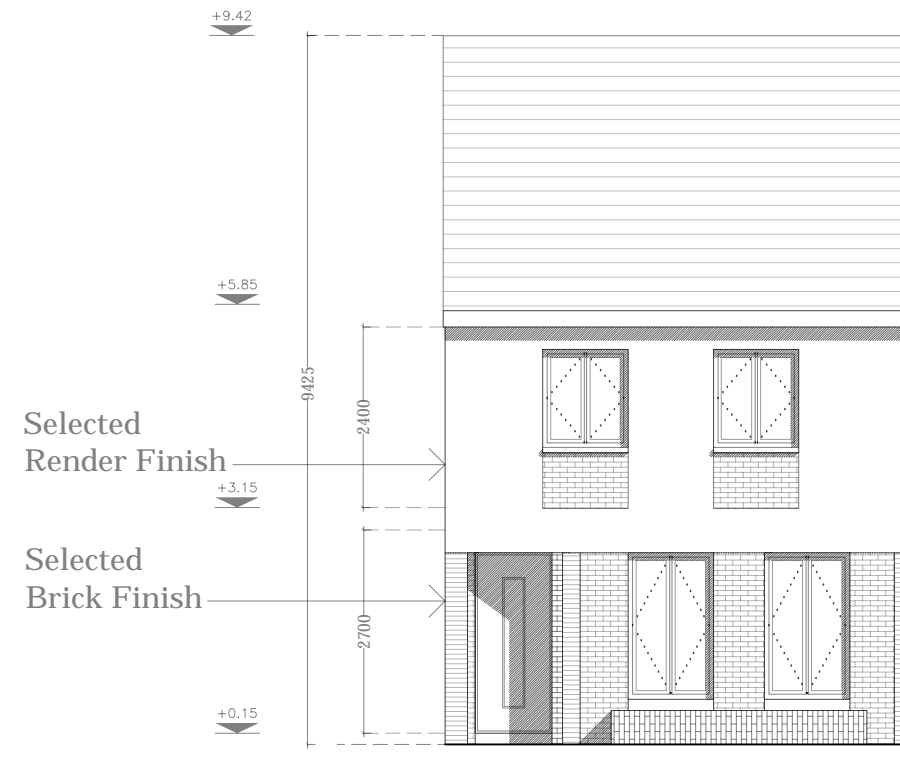
House Type A  
First Floor Plan  
61.5m<sup>2</sup>



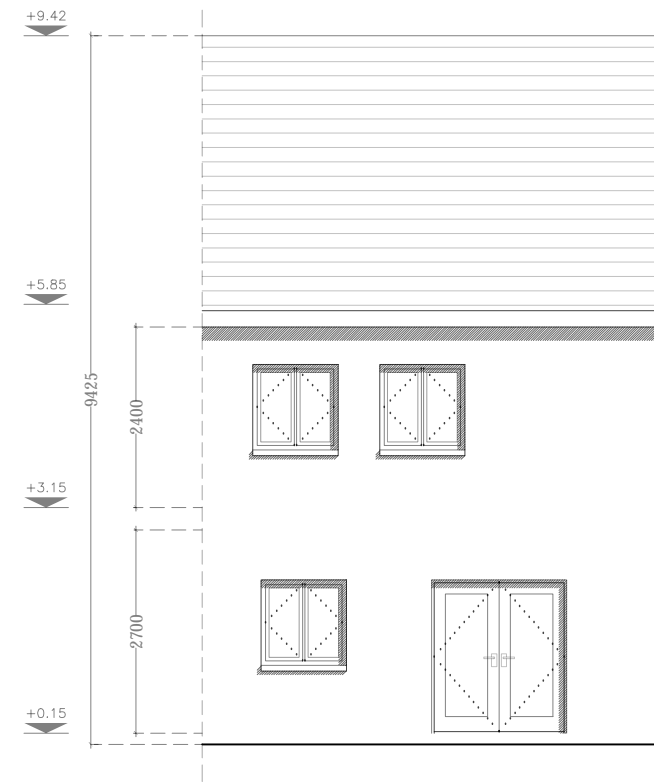
Note: Refer to Site Plan for Handing and Orientation

<p><b>IMPORTANT</b></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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type A Floor Plans	DRAWN	CMG	DRAWING NUMBER	18.132.PD3001		REV.
					CHECKED					
					DATE	June 2020				

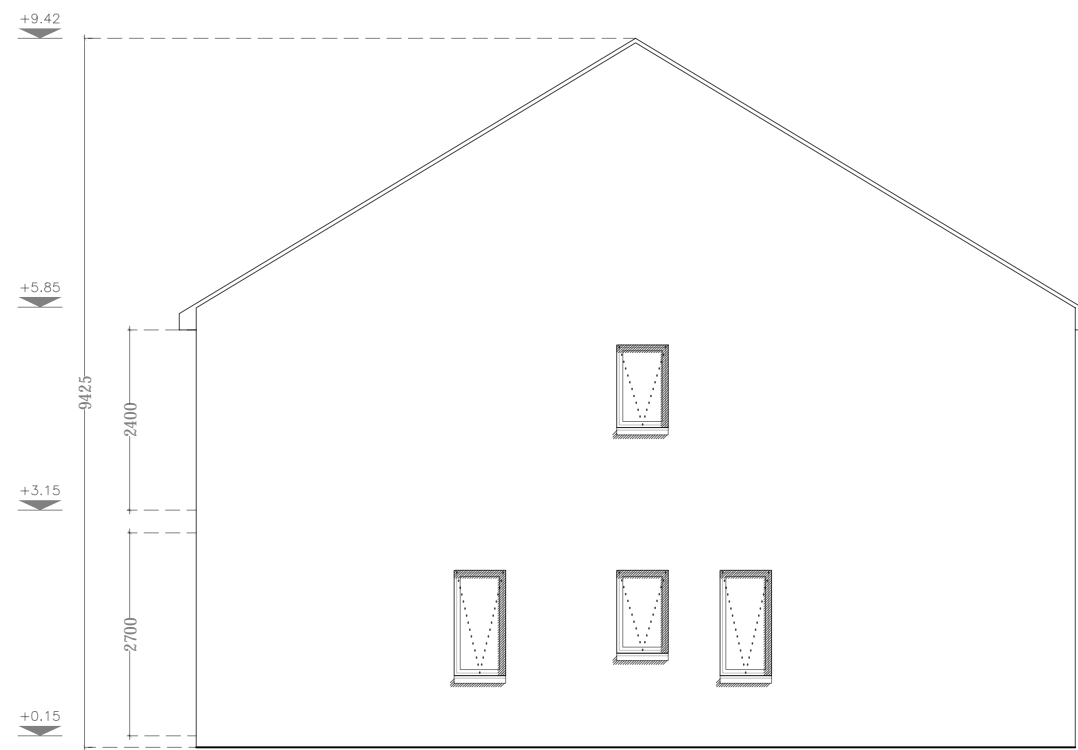
# House Type A



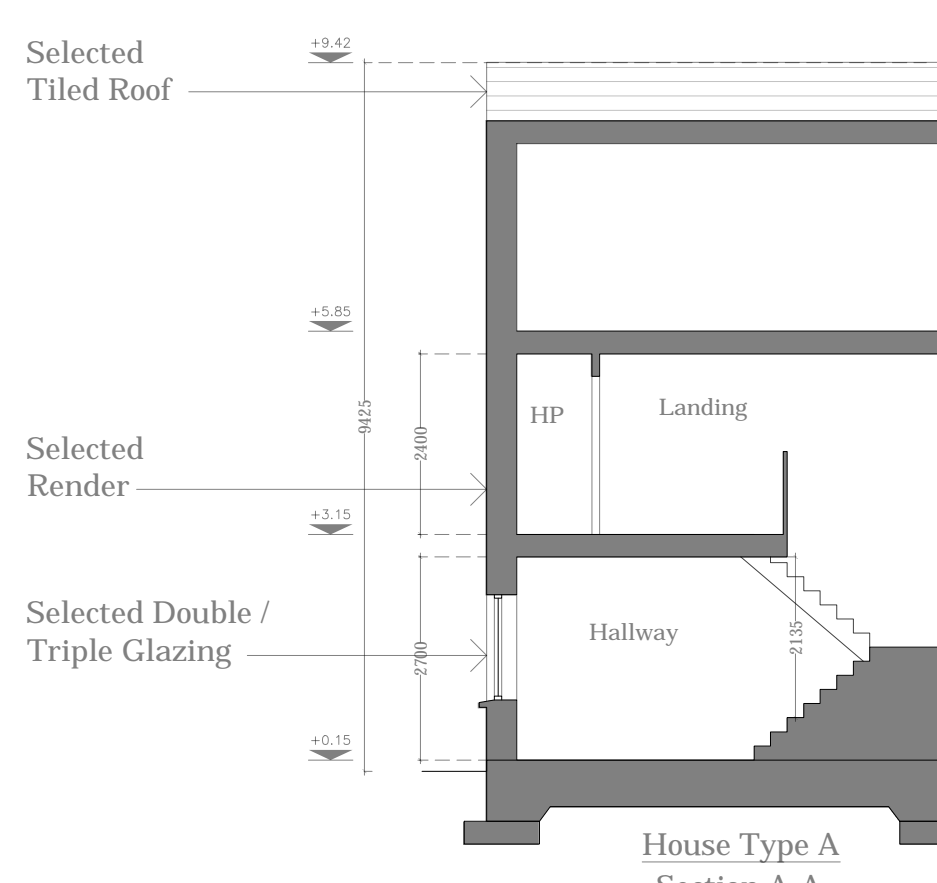
House Type A  
Front Elevation



House Type A  
Rear Elevation



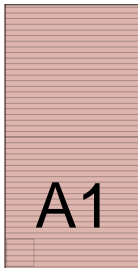
House Type A  
Side Elevation



House Type A  
Section A-A

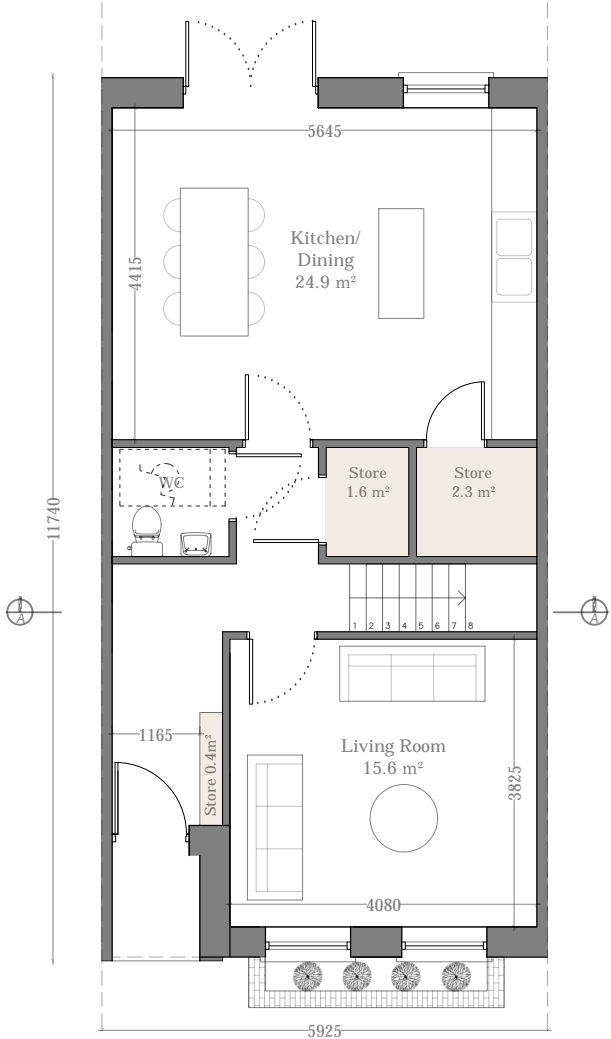
<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4590277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type A Elevations	DRAWN	NS	DRAWING NUMBER	18.132.PD3002		REV.
					CHECKED					
					DATE	June 2020				

# House Type A1

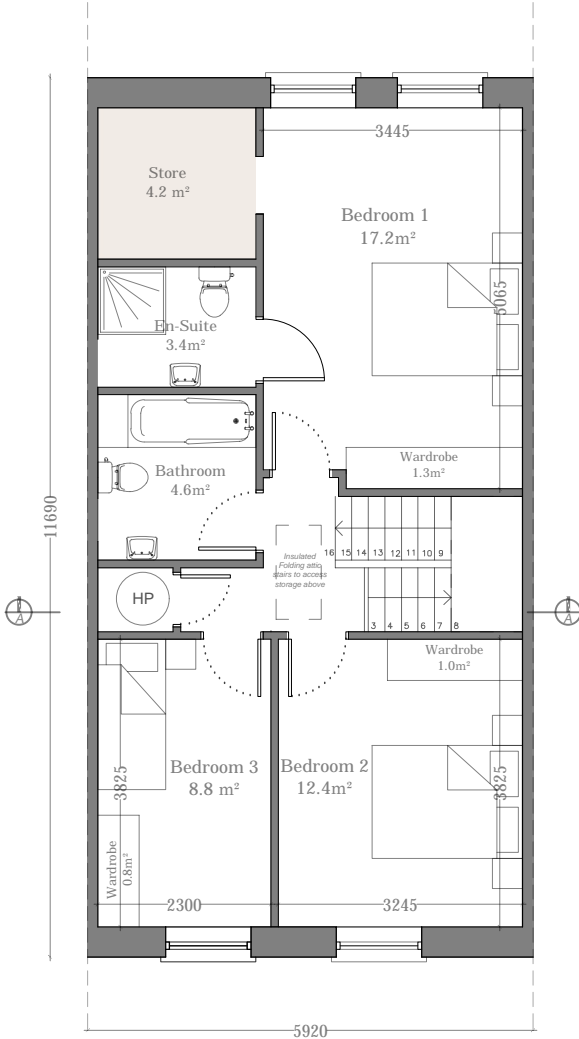


2 Storey  
3 Bed / 5 Person

House Type A	
Total Floor Area	120.8m <sup>2</sup> (92m <sup>2</sup> )
Kitchen/Living Area	40.5m <sup>2</sup> (34m <sup>2</sup> )
Total Bedroom Area	38.4m <sup>2</sup> (32m <sup>2</sup> )
Total Storage	8.6m <sup>2</sup> (5m <sup>2</sup> )
<i>*Minimum requirements shown in brackets</i>	



House Type A  
Ground Floor Plan  
59.4m<sup>2</sup>



House Type A  
First Floor Plan  
61.5m<sup>2</sup>



Note: Refer to Site Plan for Handing and Orientation

<p><b>IMPORTANT</b></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>	<p>ORIENTATION</p>	<p>CLIENT</p> <p>BCDK Holdings Ltd. &amp; Coill Avon Ltd.</p>	<p>PROJECT TITLE</p> <p>Proposed Residential Development at Edmondstown</p>	<p>DRAWING TITLE</p> <p>House Type A1 Floor Plans</p>	<p>SCALE</p> <p>1:100 on A3</p>	<p>PROJECT STAGE</p> <p>Planning</p>	<p>DRAWING NUMBER</p> <p>18.132.PD3003</p>	<p>REV.</p>
	<p>DRAWN</p> <p>CMG</p>	<p>DATE</p> <p>June 2020</p>	<p>JFOC ARCHITECTS</p>	<p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008 01 4530277 jfocarchitects.com info@jfocarchitects.com</p>				
	<p>CHECKED</p>							
	<p>DATE</p> <p>June 2020</p>							

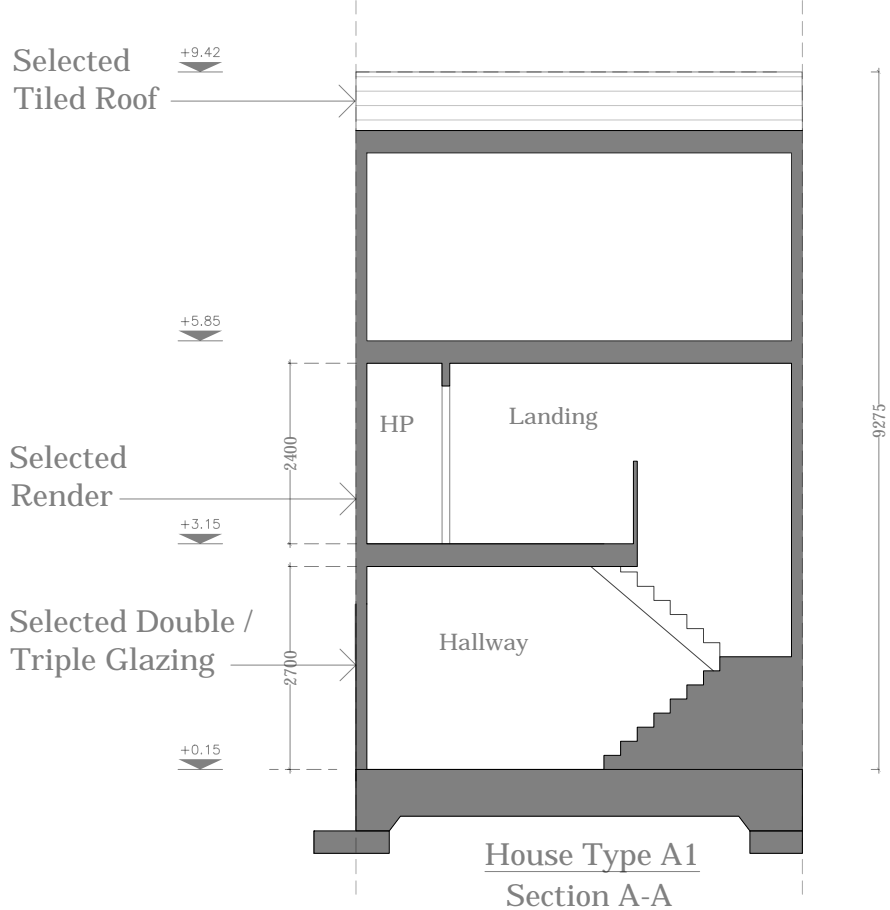
# House Type A1



House Type A1  
Front Elevation



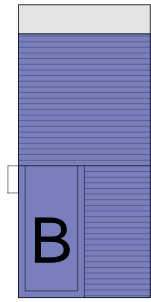
House Type A1  
Rear Elevation



House Type A1  
Section A-A

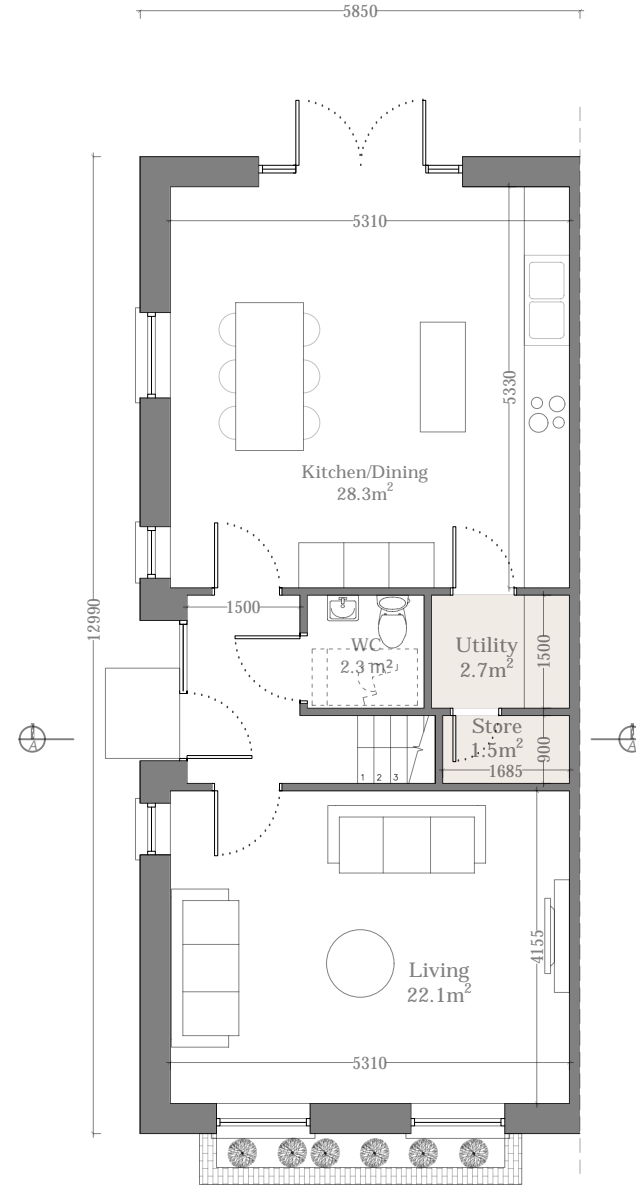
<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;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	House Type A1 Elevations	DRAWN	NS	DRAWING NUMBER	18.132.PD3004		REV.
					CHECKED					
					DATE	June 2020				

# House Type B

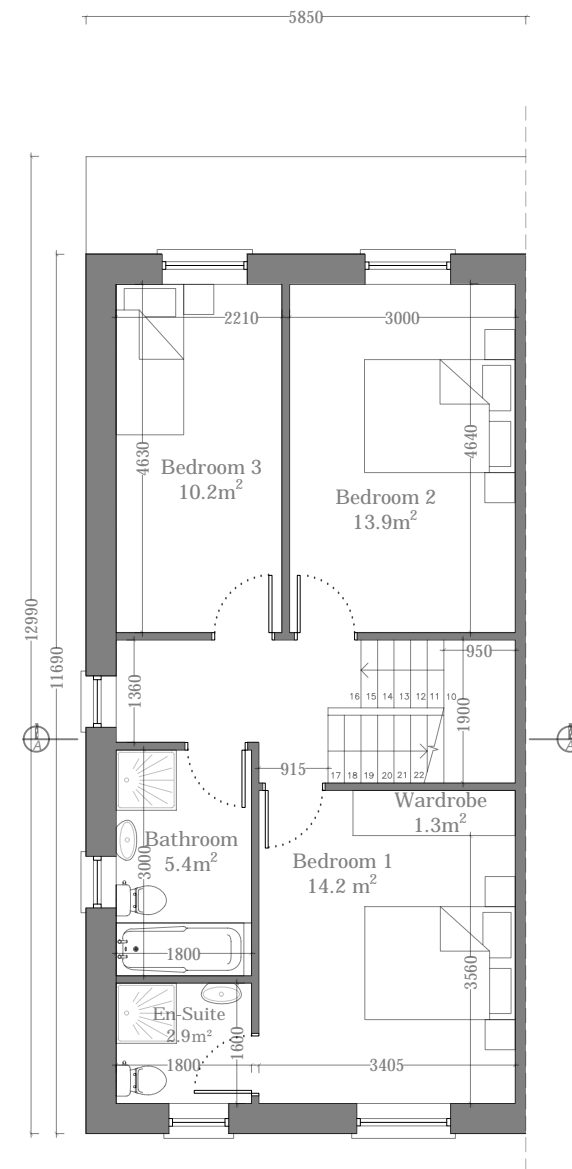


2.5 Storey  
4 Bed / 7 Person

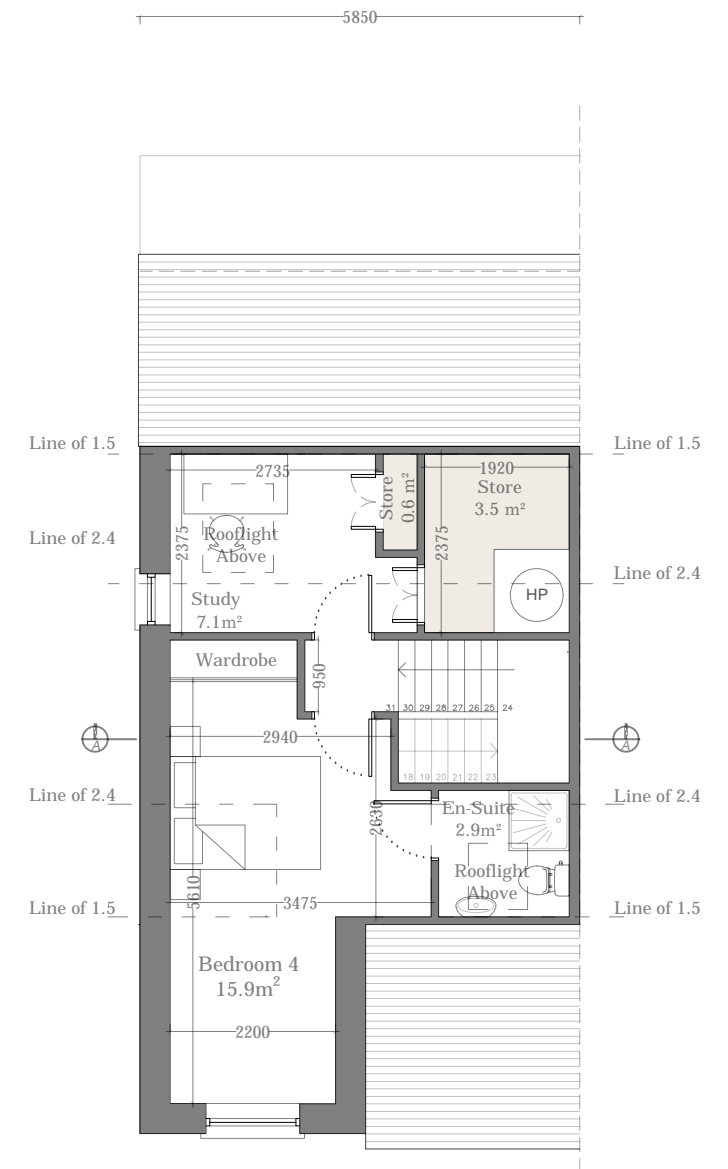
House Type B	
Total Floor Area	160m <sup>2</sup> (120m <sup>2</sup> )
Kitchen/Living Area	50.4 m <sup>2</sup> (40m <sup>2</sup> )
Total Bedroom Area	54.1 m <sup>2</sup> (43m <sup>2</sup> )
Total Storage	8.3 m <sup>2</sup> (6m <sup>2</sup> )
<i>*Minimum requirements shown in brackets</i>	



House Type B  
Ground Floor Plan  
64 m<sup>2</sup>



House Type B  
First Floor Plan  
58 m<sup>2</sup>



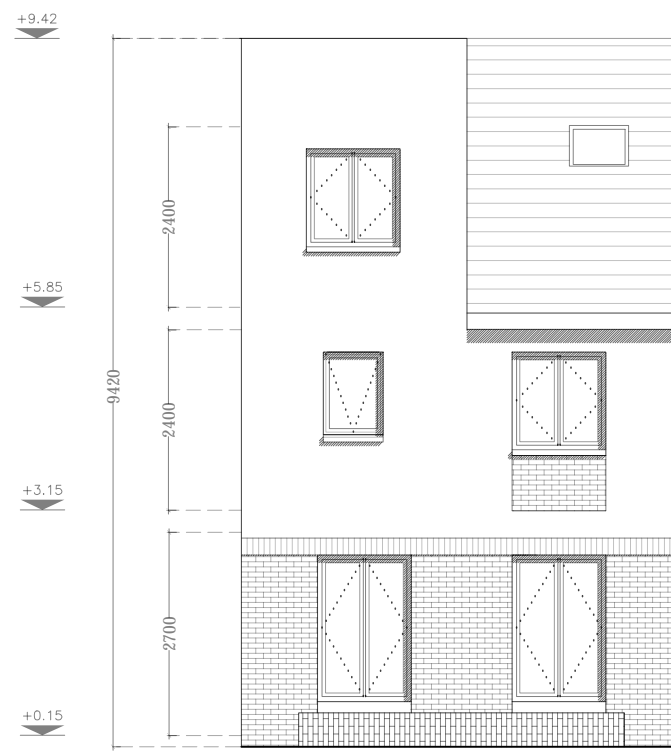
House Type B  
4th Bedroom  
Second Floor Plan  
38 m<sup>2</sup>



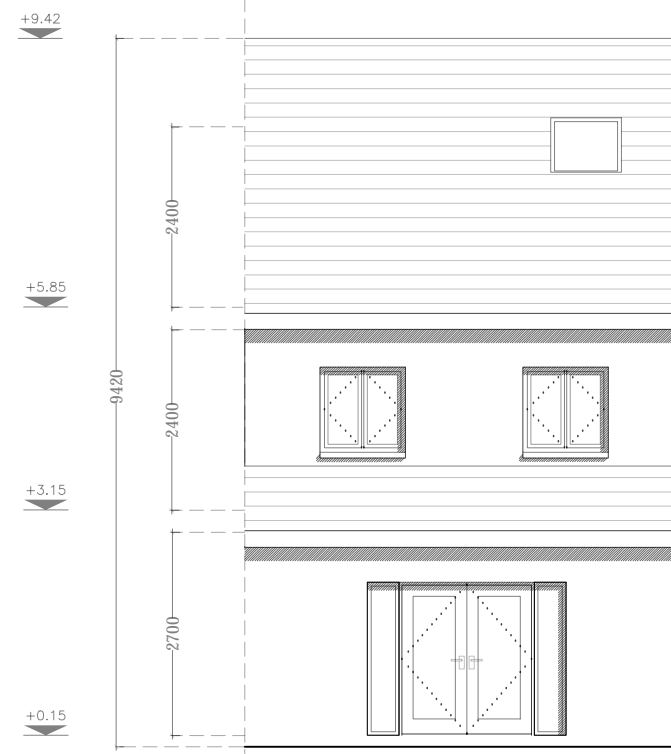
Note: Refer to Site Plan for Handing and Orientation

<p><b>IMPORTANT</b></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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4590277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type B Floor Plans	DRAWN	CMG	DRAWING NUMBER	18.132.PD3005		REV.
					CHECKED					
					DATE	June 2020				

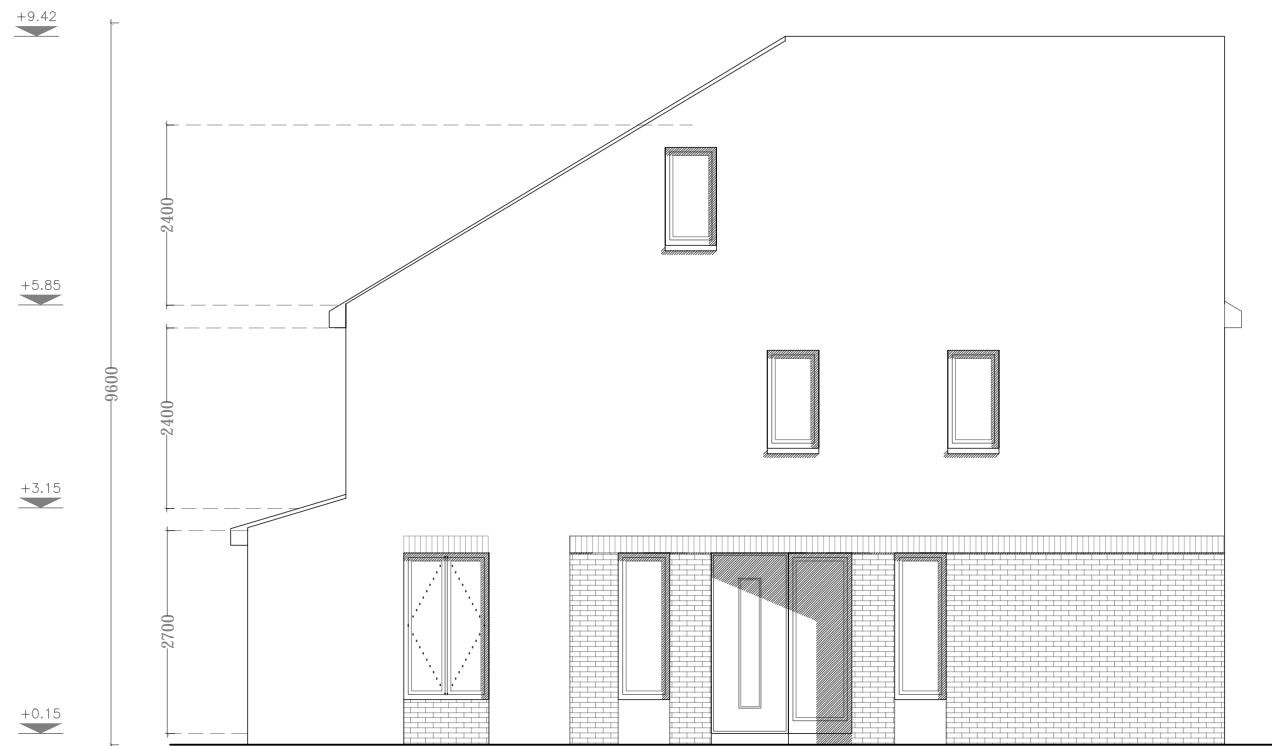
# House Type B



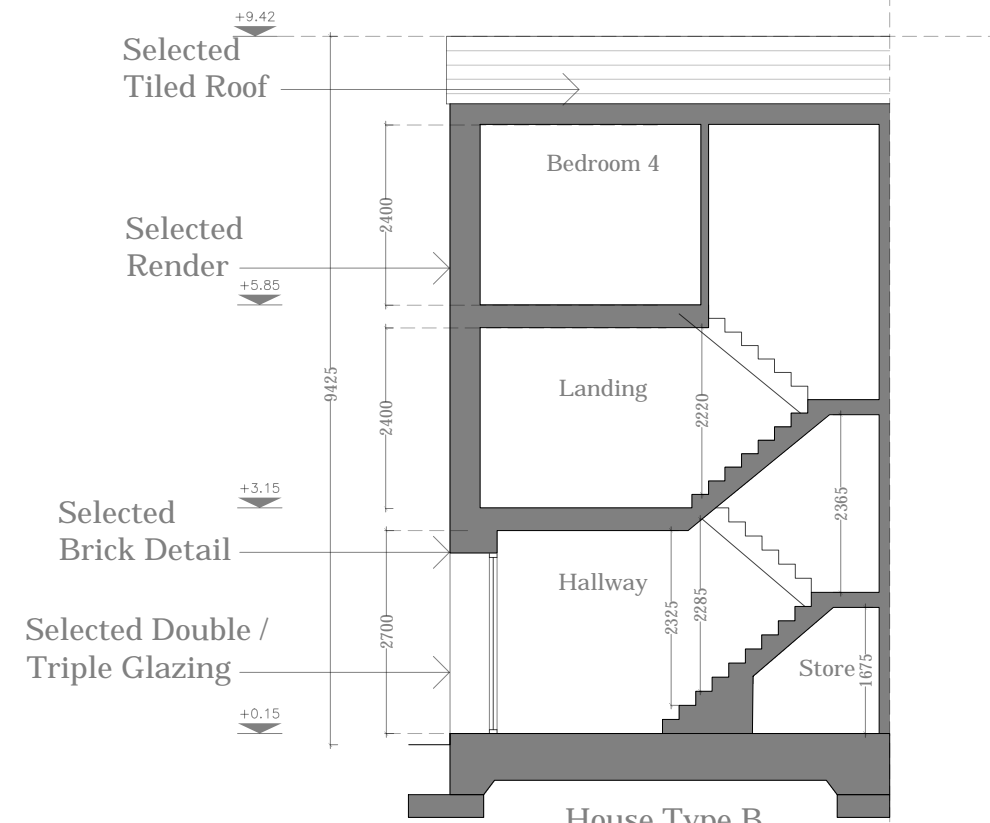
House Type B  
Front Elevation



House Type B  
Rear Elevation



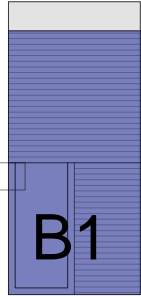
House Type B  
Side (Entrance) Elevation



House Type B  
Section A-A

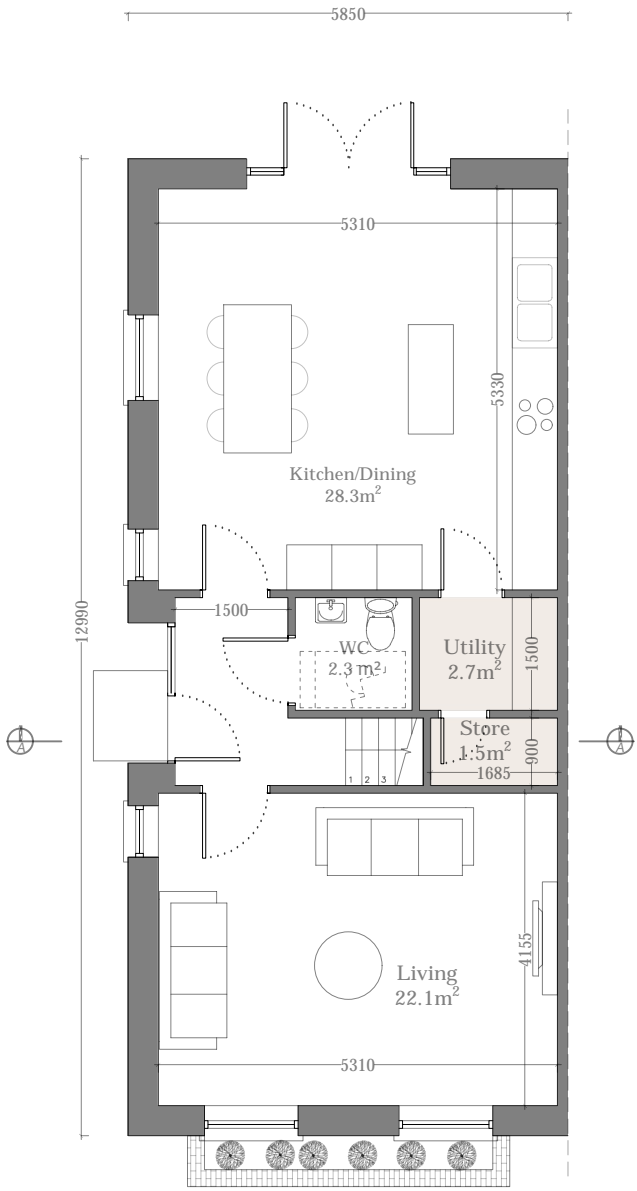
<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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><b>JFOC</b> ARCHITECTS</p> <p>384 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	House Type B Elevations	DRAWN	NS	DRAWING NUMBER	18.132.PD3006		REV.
					CHECKED					
					DATE	June 2020				

# House Type B1

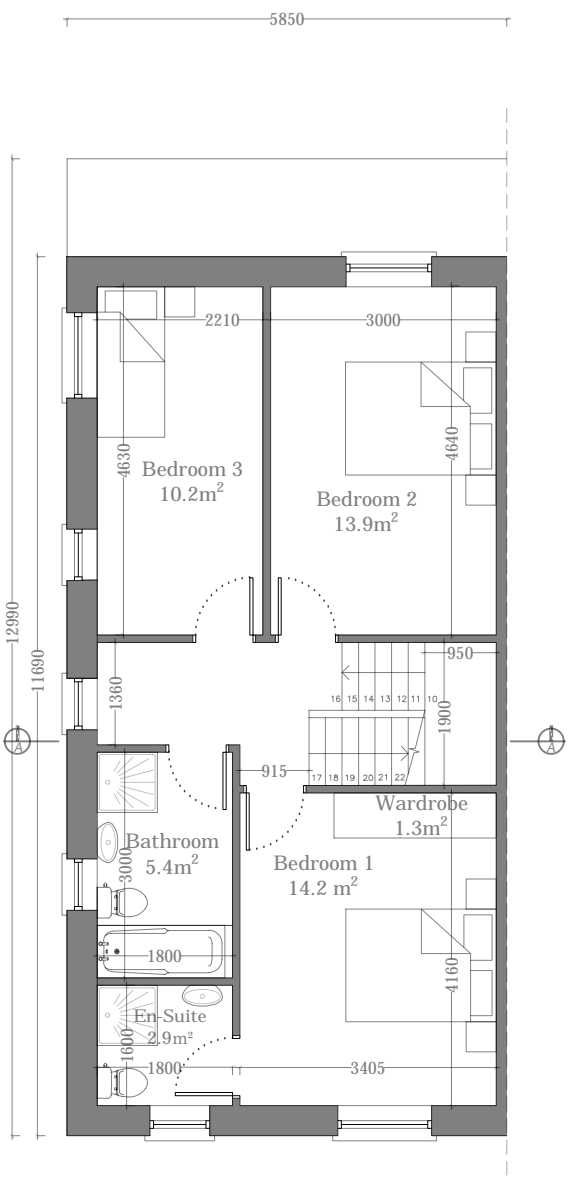


2.5 Storey  
4 Bed / 7 Person

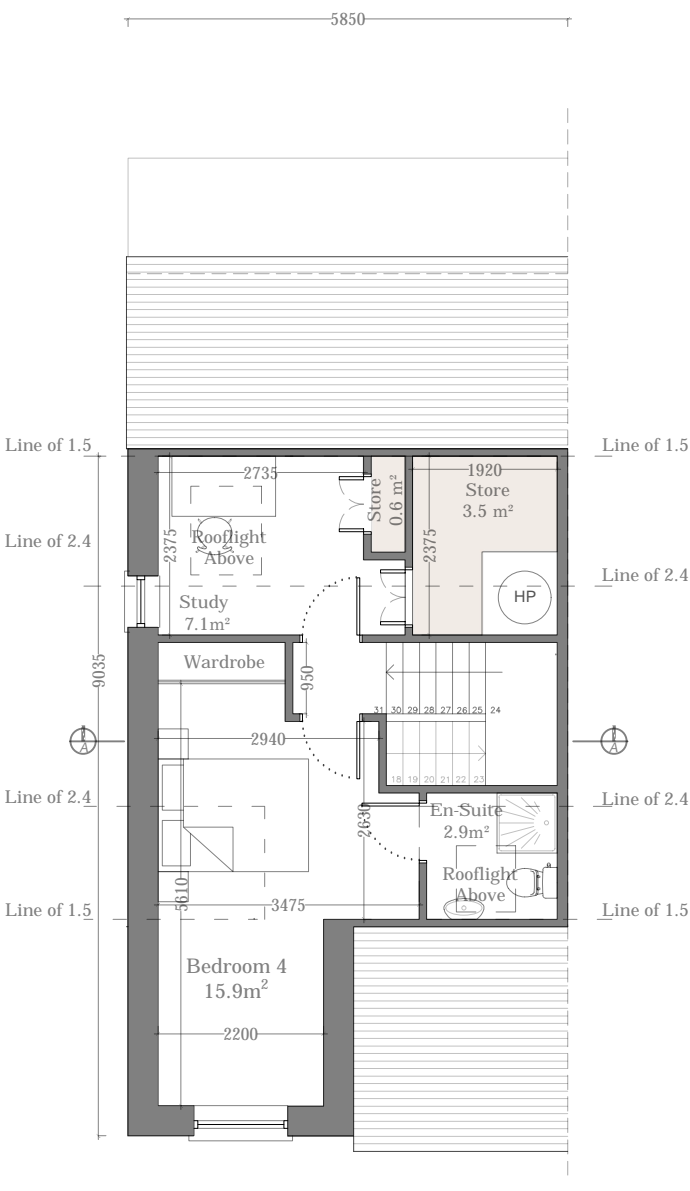
House Type B1	
Total Floor Area	160m <sup>2</sup> (120m <sup>2</sup> )
Kitchen/Living Area	50.4 m <sup>2</sup> (40m <sup>2</sup> )
Total Bedroom Area	54.1 m <sup>2</sup> (43m <sup>2</sup> )
Total Storage	8.3 m <sup>2</sup> (6m <sup>2</sup> )
<i>*Minimum requirements shown in brackets</i>	



House Type B1  
Ground Floor Plan  
64 m<sup>2</sup>



House Type B1  
First Floor Plan  
58 m<sup>2</sup>



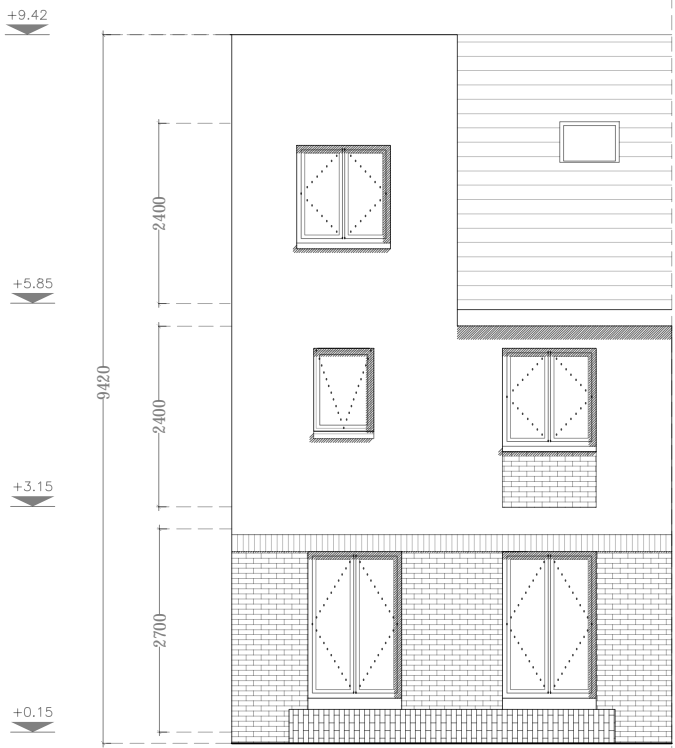
House Type B1  
4th Bedroom  
Second Floor Plan  
38 m<sup>2</sup>



Note: Refer to Site Plan for Handing and Orientation

<p><b>IMPORTANT</b></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>	<p>ORIENTATION</p>	<p>CLIENT</p> <p>BCDK Holdings Ltd. &amp; Coill Avon Ltd.</p>	<p>PROJECT TITLE</p> <p>Proposed Residential Development at Edmondstown</p>	<p>DRAWING TITLE</p> <p>House Type B1 Floor Plans</p>	<p>SCALE</p> <p>1:100 on A3</p>	<p>PROJECT STAGE</p> <p>Planning</p>	<p>DRAWING NUMBER</p> <p>18.132.PD3007</p>	<p>REV.</p>	<p><b>JFOC</b> ARCHITECTS</p>	<p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>
	<p>DRAWN</p> <p>AT</p>	<p>DRAWING NUMBER</p> <p>18.132.PD3007</p>								
	<p>CHECKED</p> <p>NS</p>									
	<p>DATE</p> <p>Oct. 2021</p>									

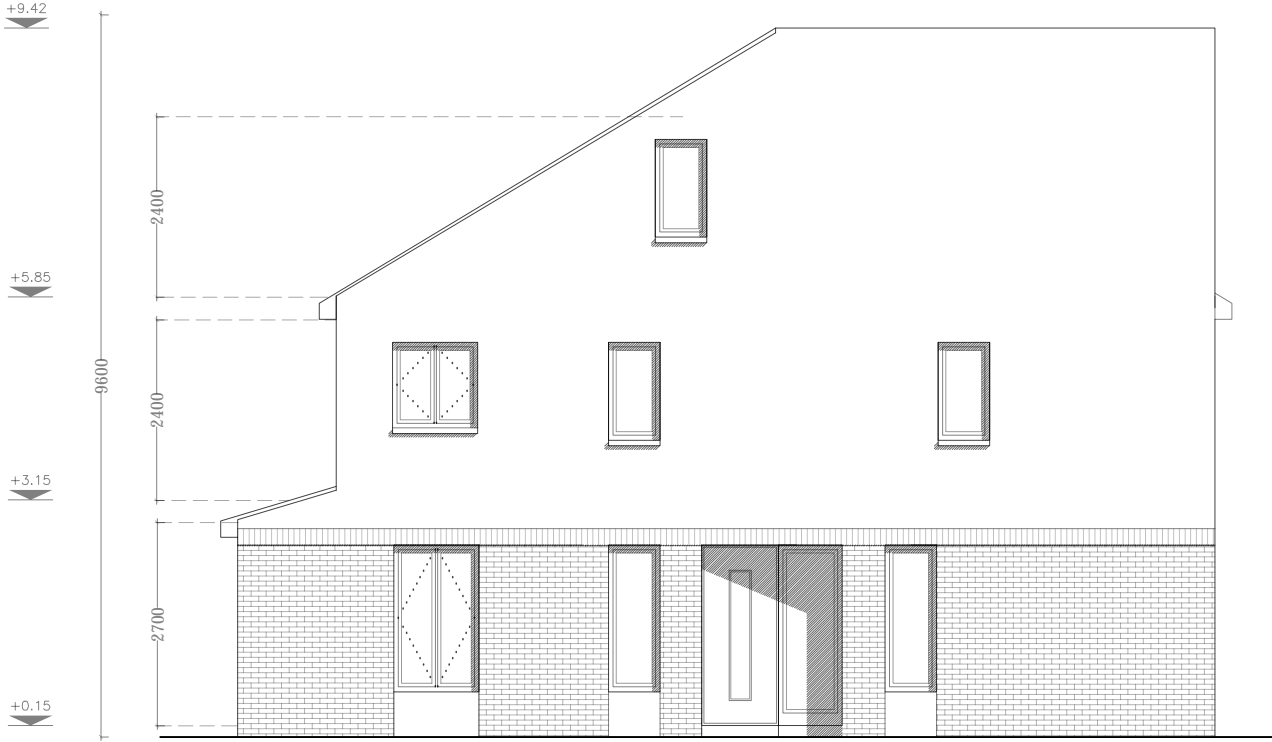
# House Type B1



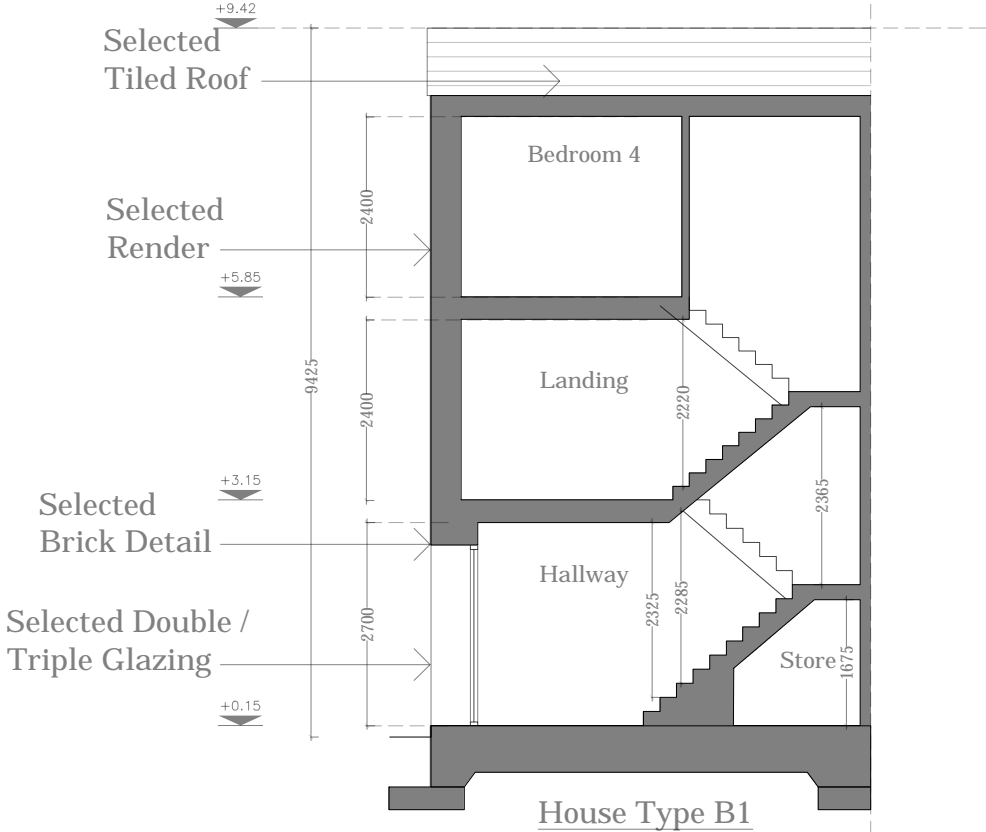
House Type B1  
Front Elevation



House Type B1  
Rear Elevation



House Type B1  
Side (Entrance) Elevation

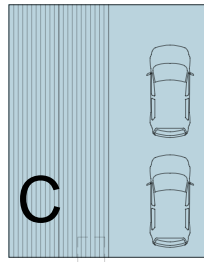


House Type B1  
Section A-A

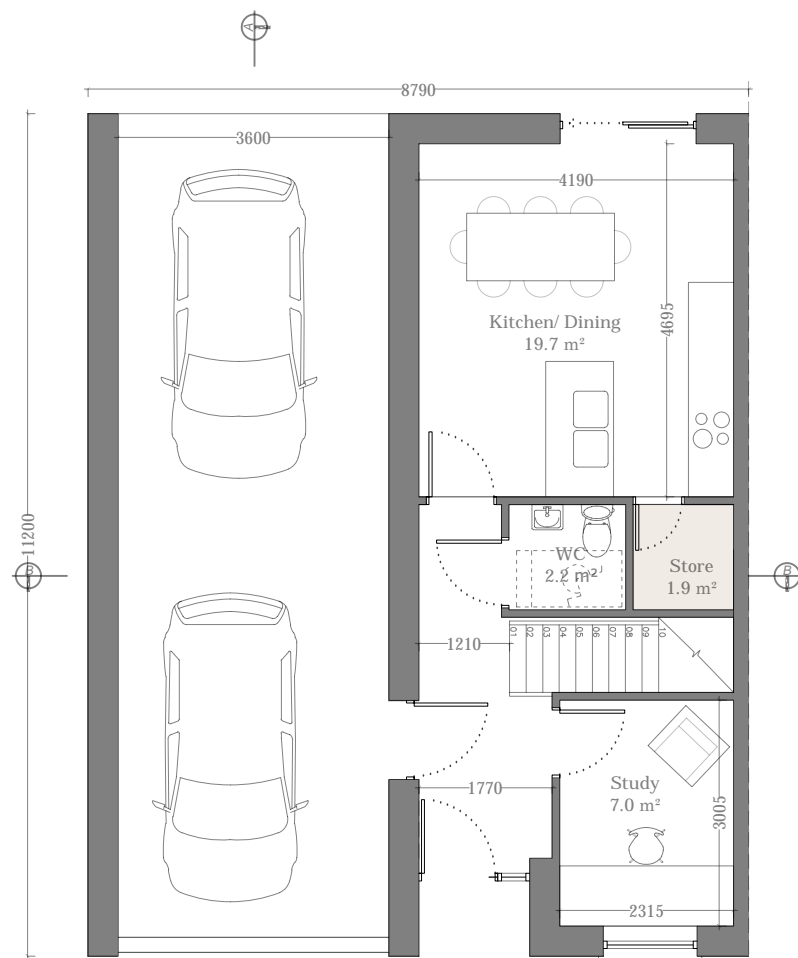
<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;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	House Type B1 Elevations & Sections	DRAWN	NS	DRAWING NUMBER	18.132.PD3008		REV.
					CHECKED					
					DATE	Oct. 2021				



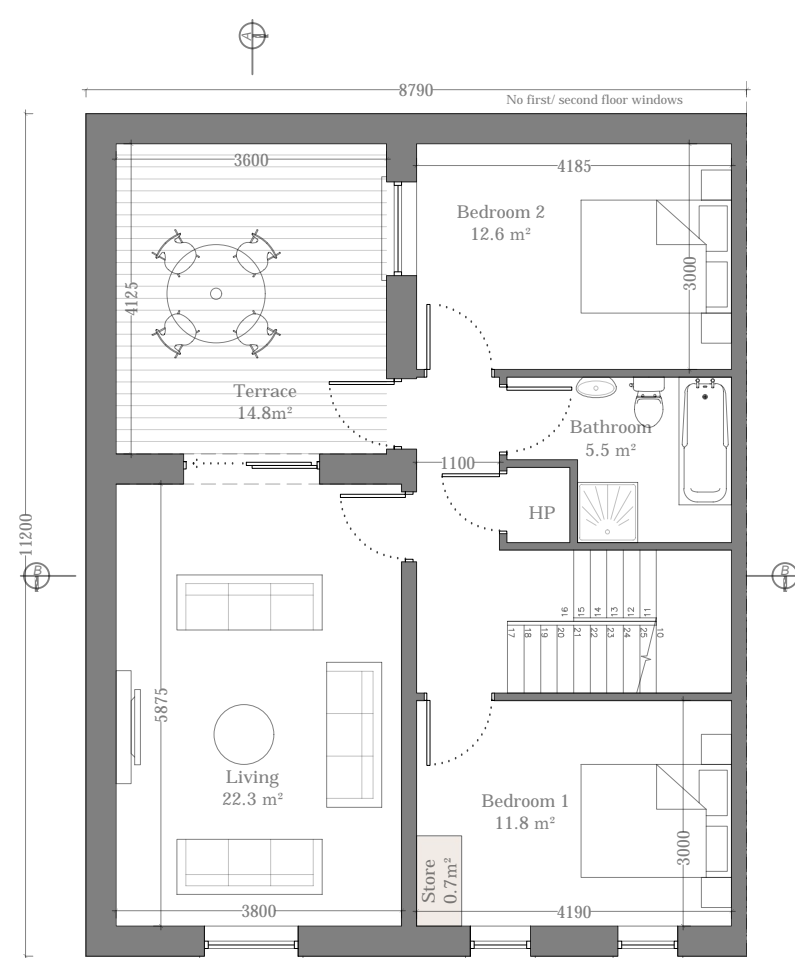
# House Type C



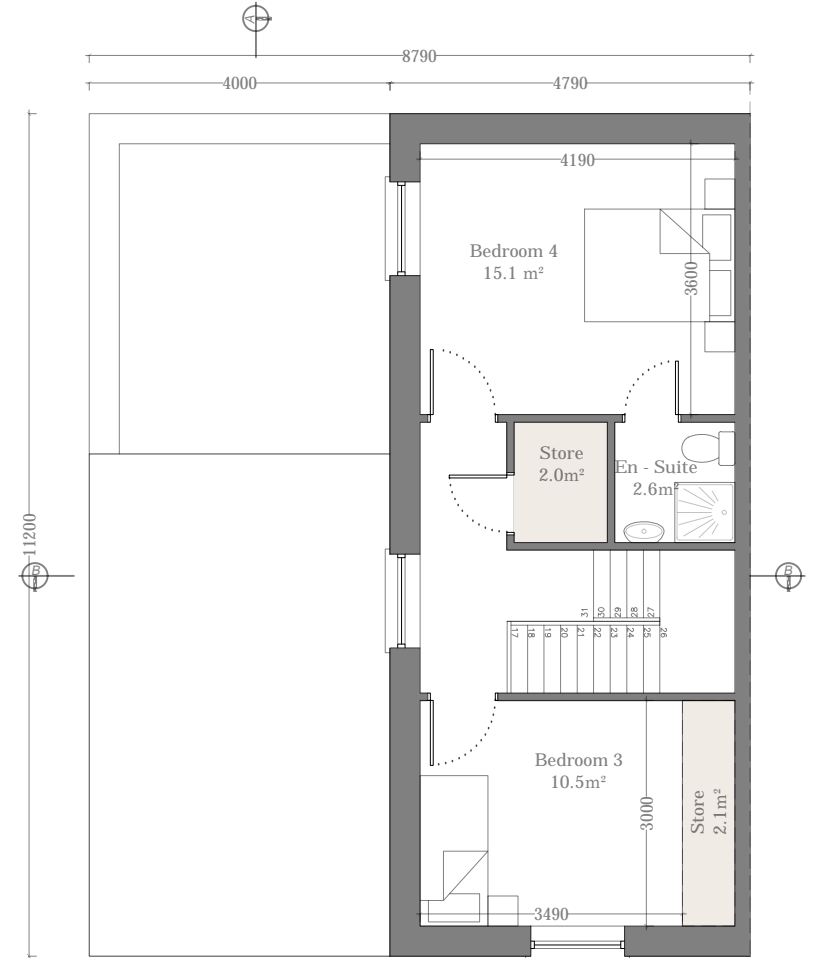
**C**  
Part 3/ Part 2 Storey  
4 Bed / 7 Person



House Type C  
End-Terrace  
Ground Floor Plan  
41.9 m<sup>2</sup>



House Type C  
End-Terrace  
First Floor Plan  
67.0 m<sup>2</sup>



House Type C  
End-Terrace  
Second Floor Plan  
43.6 m<sup>2</sup>



Note: Refer to Site Plan for Handing and Orientation

House Type C	
Total Floor Area	152.5m <sup>2</sup> (120m <sup>2</sup> )
Kitchen/Living Area	48.9m <sup>2</sup> (40m <sup>2</sup> )
Total Bedroom Area	49.9m <sup>2</sup> (43m <sup>2</sup> )
Total Storage	6.7m <sup>2</sup> (6m <sup>2</sup> )
<i>*Minimum requirements shown in brackets</i>	

<p><b>IMPORTANT</b></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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;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	House Type C Ground Floor, First Floor & Third Floor Plans	DRAWN	NS	DRAWING NUMBER	18.132.PD3009		REV.
					CHECKED					
					DATE	Oct. 2020				

# House Type C



House Type C  
Front Elevation

House Type C  
Front Elevation

House Type C1  
Front Elevation



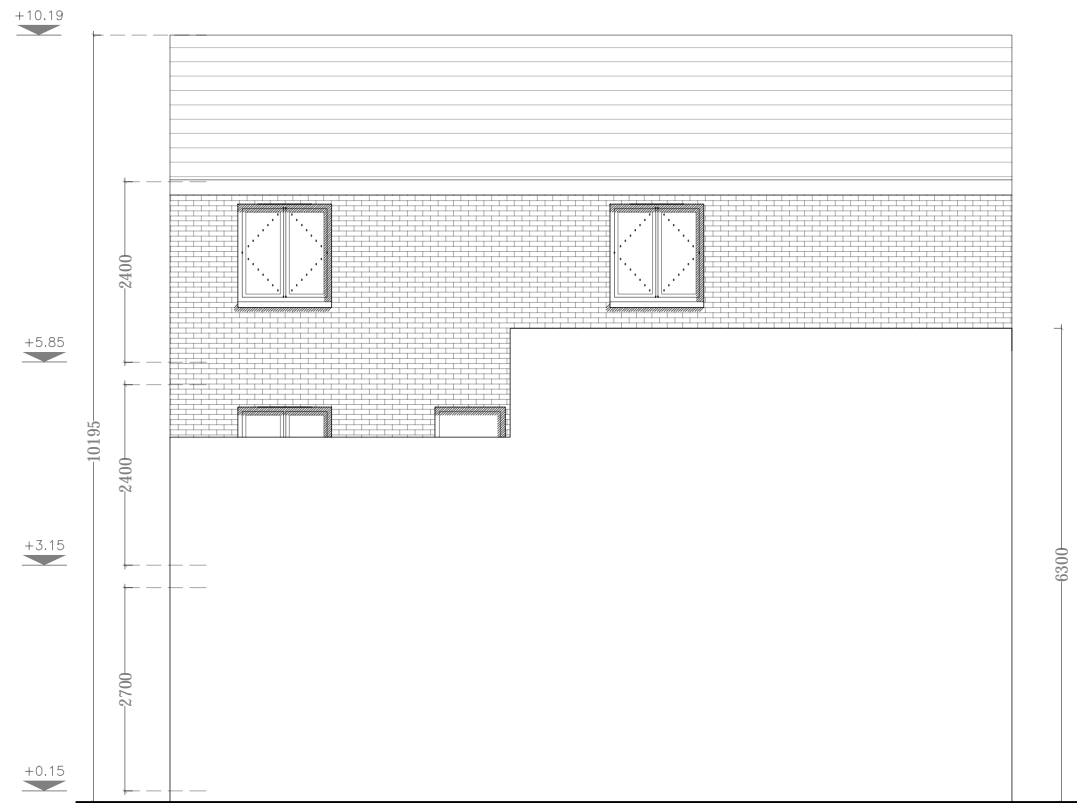
House Type C1  
Rear Elevation

House Type C  
Rear Elevation

House Type C  
Rear Elevation

<p><b>IMPORTANT</b></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>	<p>ORIENTATION</p>	<p>CLIENT</p> <p>BCDK Holdings Ltd. &amp; Coill Avon Ltd.</p>	<p>PROJECT TITLE</p> <p>Proposed Residential Development at Edmondstown</p>	<p>DRAWING TITLE</p> <p>House Type C Front &amp; Rear Elevations</p>	<p>SCALE</p> <p>1:100 on A3</p>	<p>PROJECT STAGE</p> <p>Planning</p>	<p>DRAWING NUMBER</p> <p>18.132.PD3010</p>	<p>REV.</p>
	<p>DRAWN</p> <p>NS</p>	<p>CHECKED</p>	<p>DATE</p> <p>Oct. 2021</p>	<p>JFOC ARCHITECTS</p>	<p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008 01 4530277 jfocarchitects.com info@jfocarchitects.com</p>			

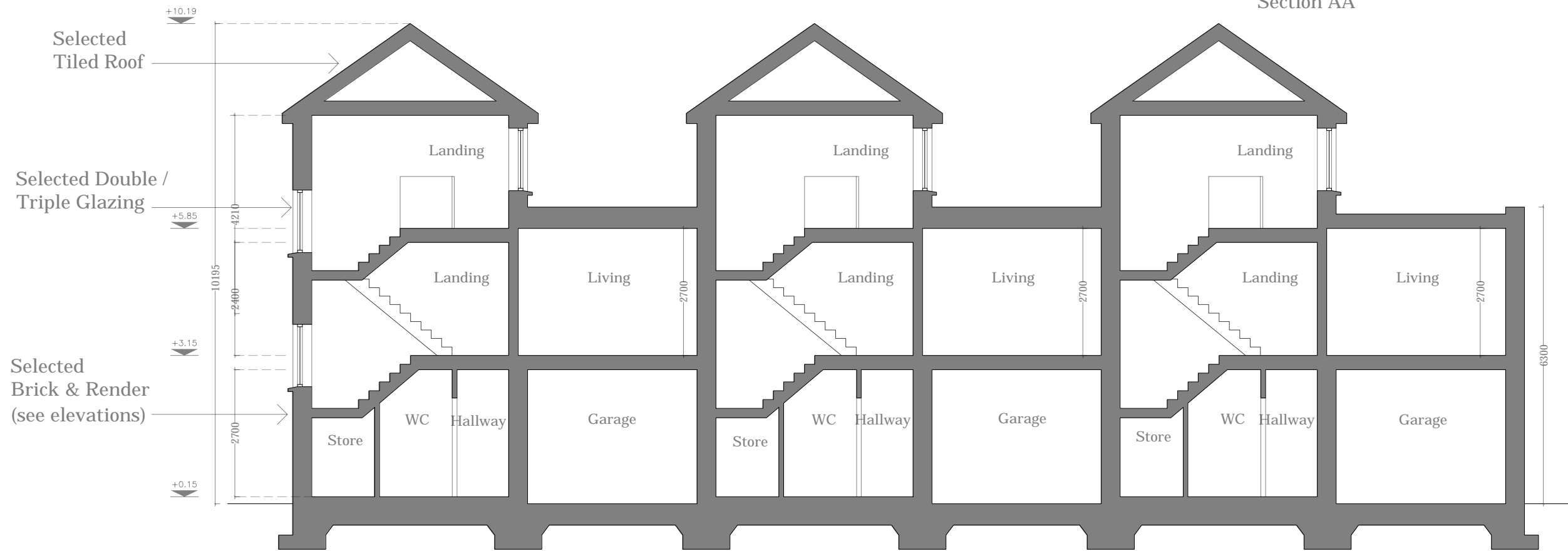
# House Type C



House Type C  
Side Elevation



House Type C  
Section AA



House Type C

House Type C  
Section BB

House Type C1

<p><b>IMPORTANT</b></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><b>JFOC</b> ARCHITECTS</p> <p>364 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type C Side Elevation & Sections A-A & B-B	DRAWN	NS	DRAWING NUMBER	18.132.PD3011		REV.
					CHECKED					
					DATE	Oct. 2021				



# House Type C1



House Type C  
Front Elevation

House Type C  
Front Elevation

House Type C1  
Front Elevation



House Type C1  
Rear Elevation

House Type C  
Rear Elevation

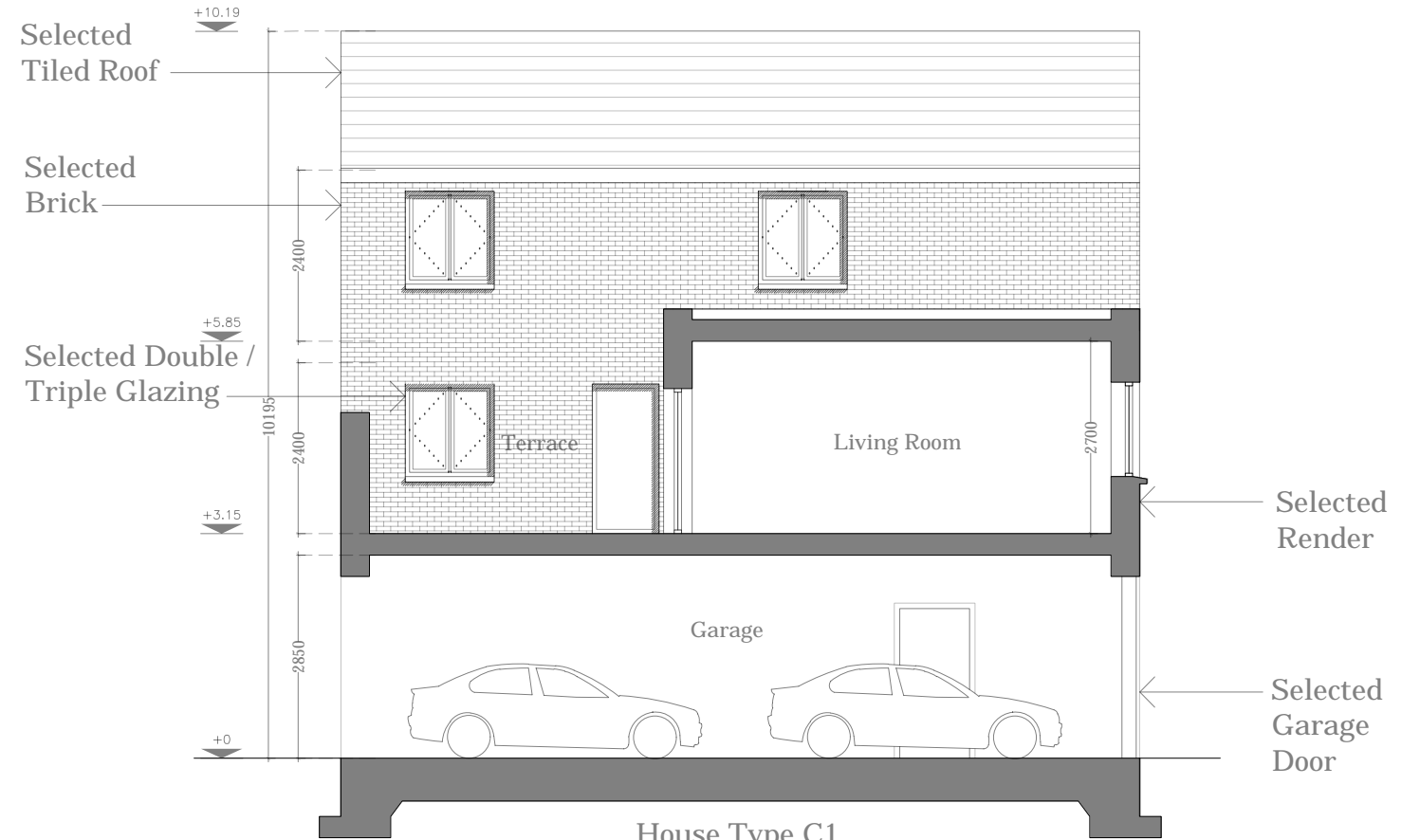
House Type C  
Rear Elevation

<p><b>IMPORTANT</b></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><b>JFOC</b> ARCHITECTS</p> <p>364 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	House Type C1 Front & Rear Elevations	DRAWN	NS	DRAWING NUMBER	18.132.PD3013		REV.
					CHECKED					
					DATE	Oct. 2021				

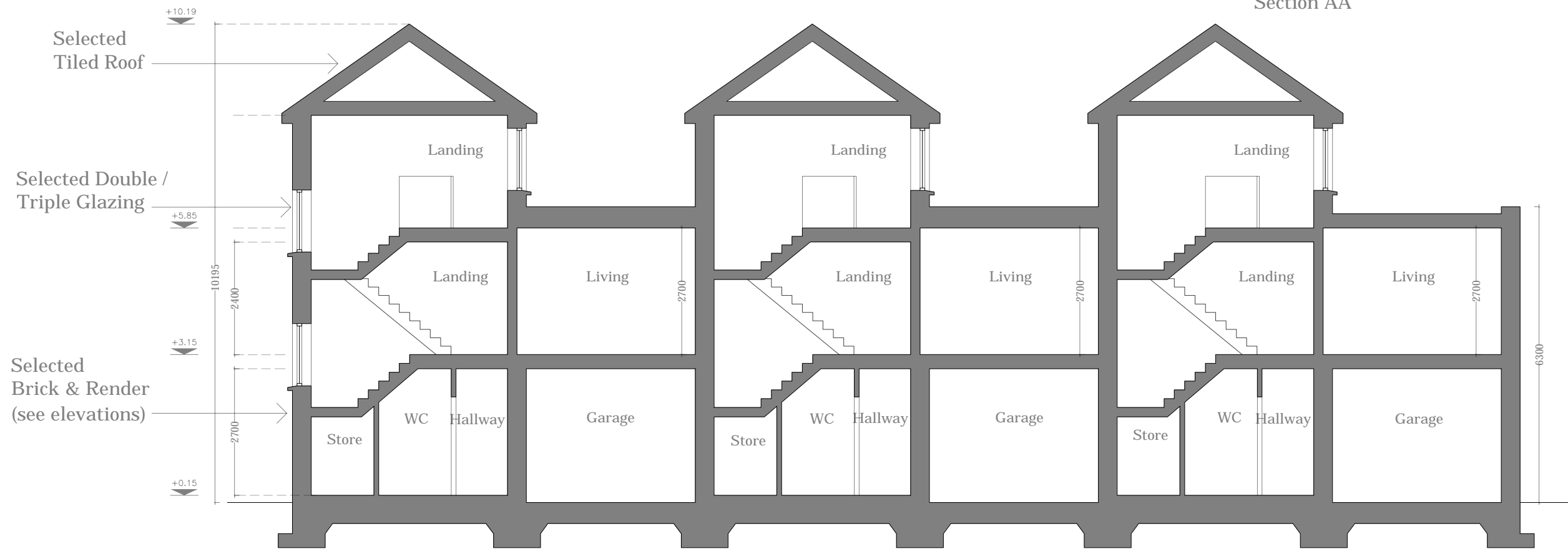
# House Type C1



House Type C1  
Side (Street) Elevation



House Type C1  
Section AA



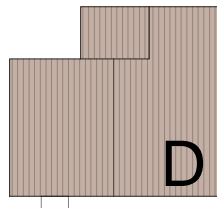
House Type C

House Type C  
Section BB

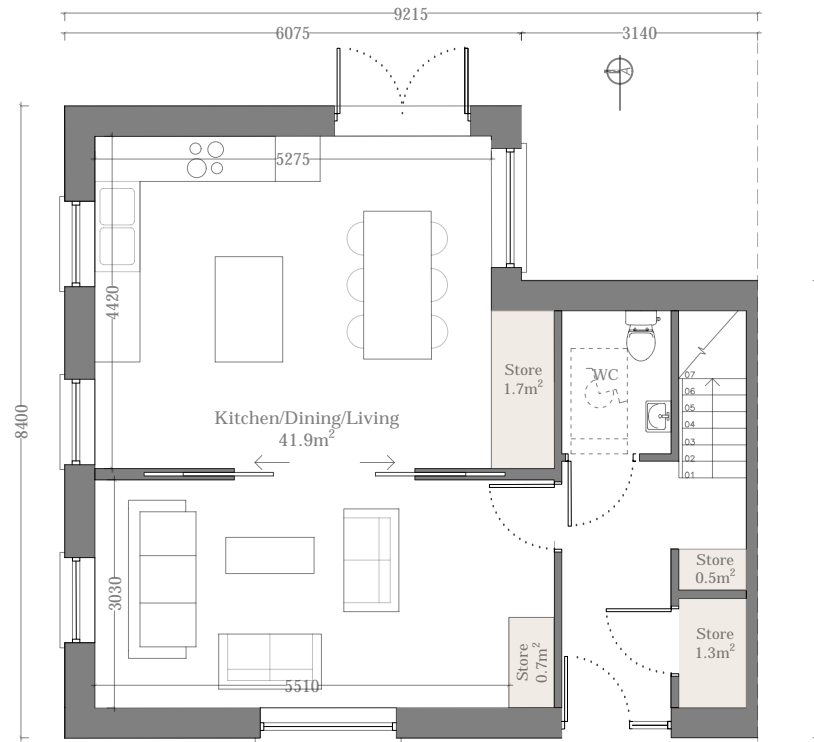
House Type C1

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		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type C1 Side Elevation & Sections A-A & B-B	DRAWN	NS	DRAWING NUMBER	18.132.PD3014		REV.
					CHECKED					
					DATE	Oct. 2021				

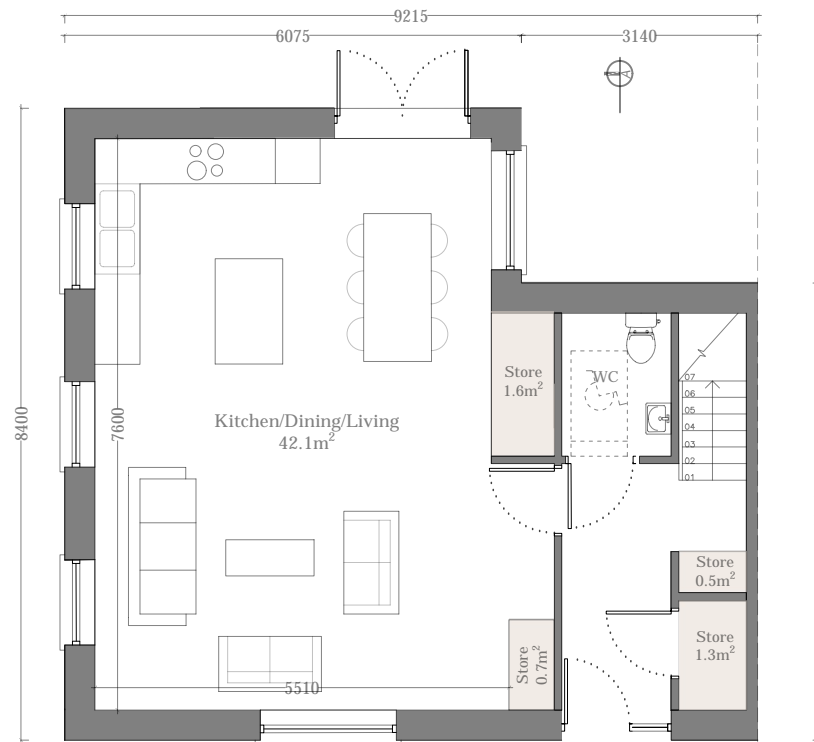
# House Type D



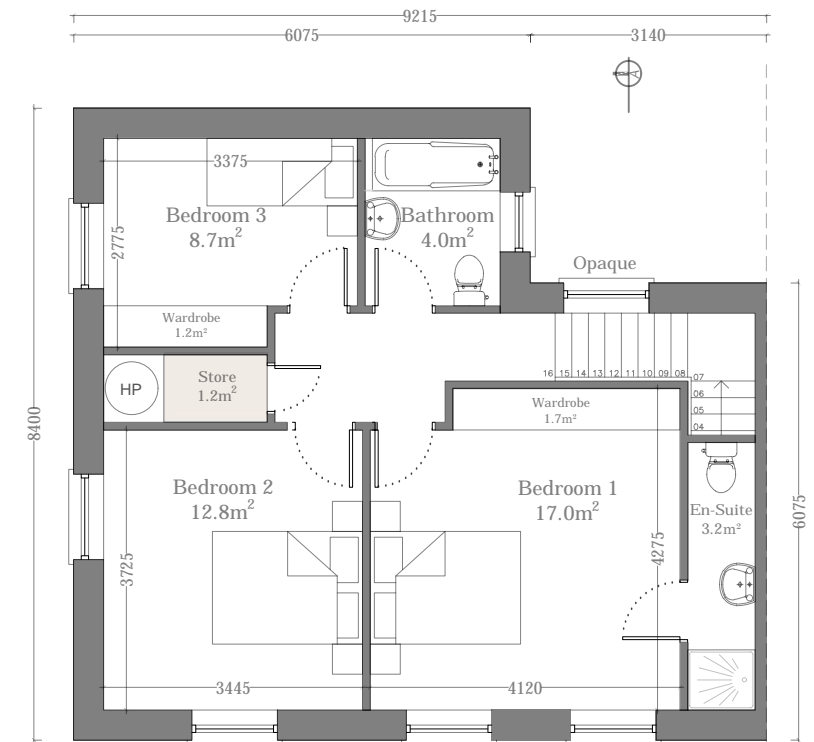
2 Storey  
3 Bed / 5 Person




House Type D - Alternative Plan  
Ground Floor Plan  
58.0m<sup>2</sup>



House Type D  
Ground Floor Plan  
58.0m<sup>2</sup>

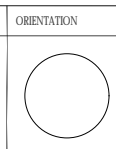


House Type D  
First Floor Plan  
58.0m<sup>2</sup>

 Note: Refer to Site Plan for Handing and Orientation

House Type D	
Total Floor Area	116.0m <sup>2</sup> (92m <sup>2</sup> )
Kitchen/Living Area	41.9m <sup>2</sup> or 42.1m <sup>2</sup> (34m <sup>2</sup> )
Total Bedroom Area	38.5 <sup>2</sup> (32m <sup>2</sup> )
Total Storage	5.3m <sup>2</sup> (5m <sup>2</sup> )
<i>*Minimum requirements shown in brackets</i>	

**IMPORTANT**  
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**ORIENTATION**  
**CLIENT**  
BCDK Holdings Ltd. & Coill Avon Ltd.

**PROJECT TITLE**  
Proposed Residential Development at Edmondstown

**DRAWING TITLE**  
House Type D  
Floor Plans

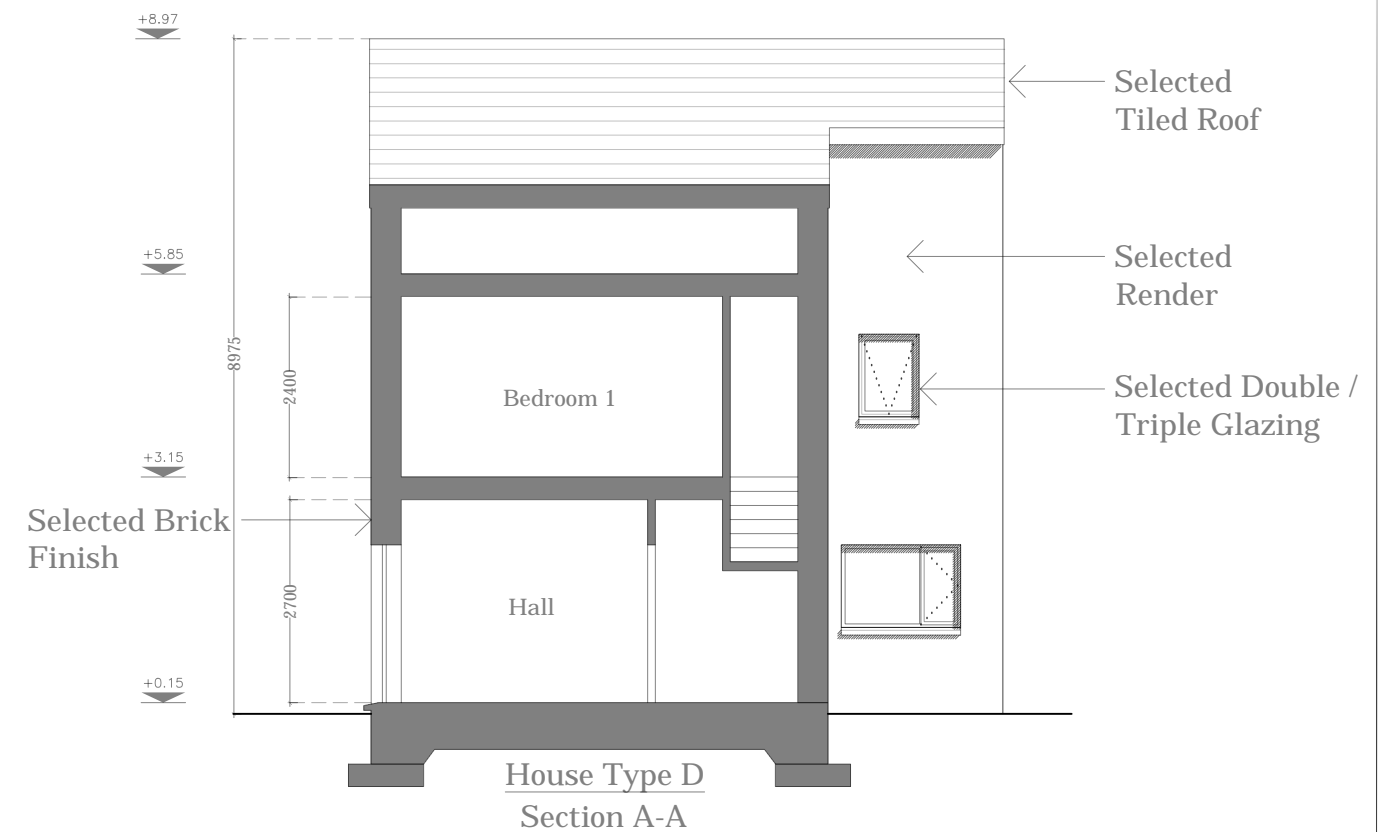
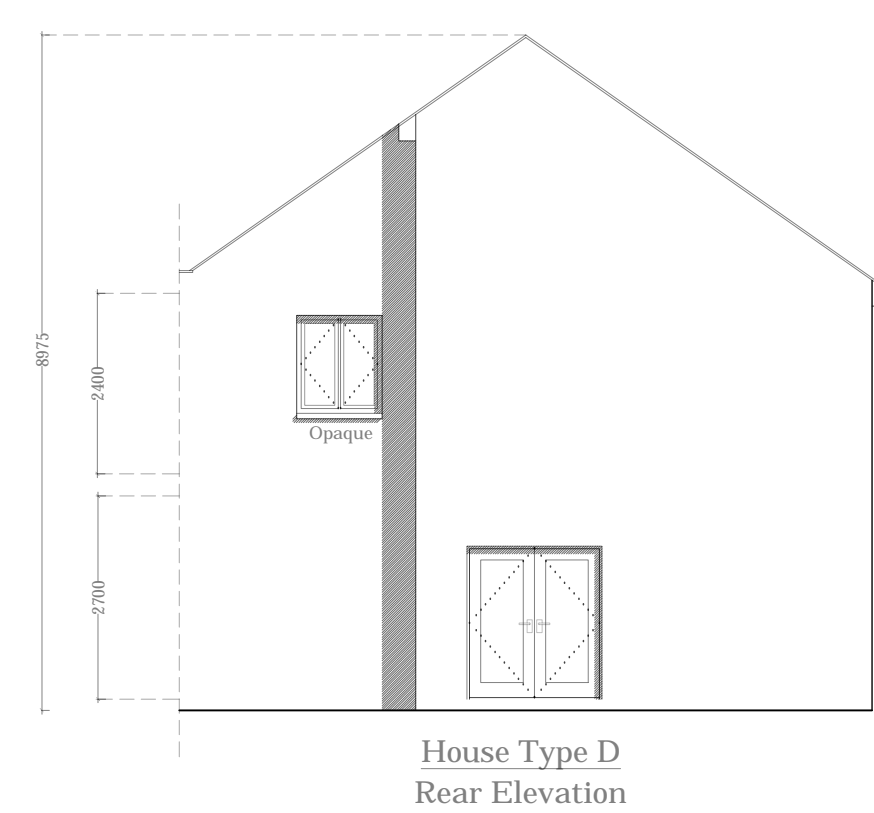
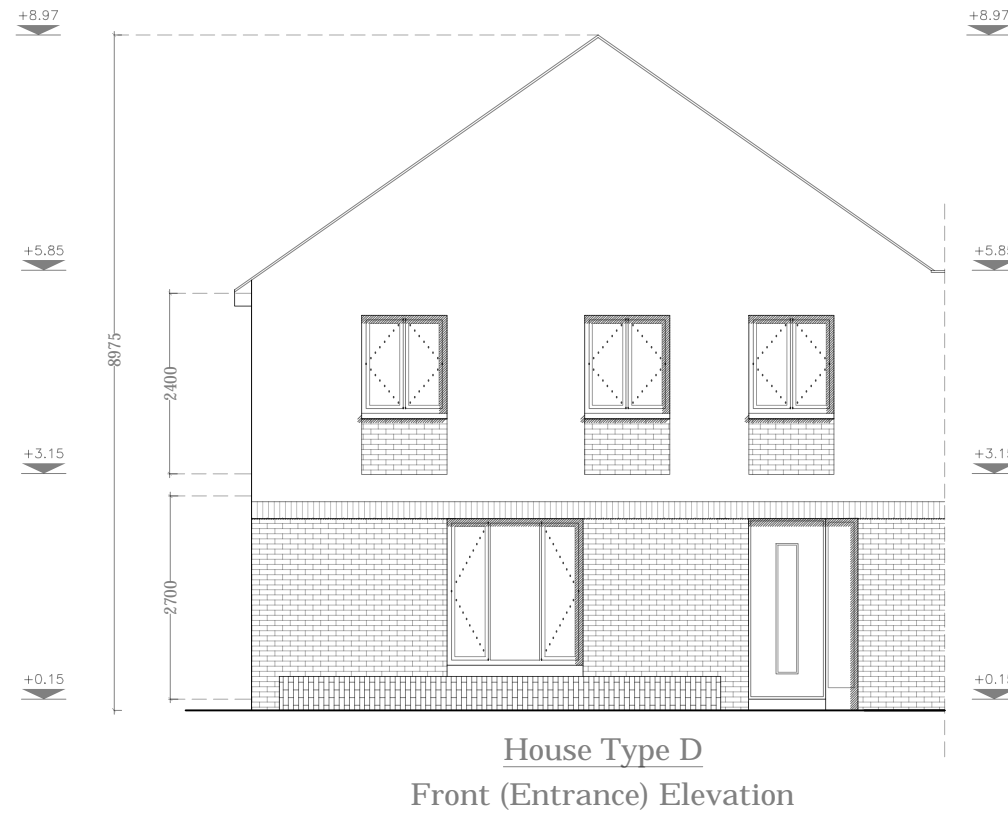
**SCALE**  
1:100 on A3  
**DRAWN**  
CMG  
**CHECKED**  
NS  
**DATE**  
Oct. 2021

**PROJECT STAGE**  
Planning  
**DRAWING NUMBER**  
18.132.PD3015  
**REV.**

**JFOC**  
ARCHITECTS

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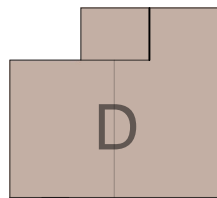
# House Type D



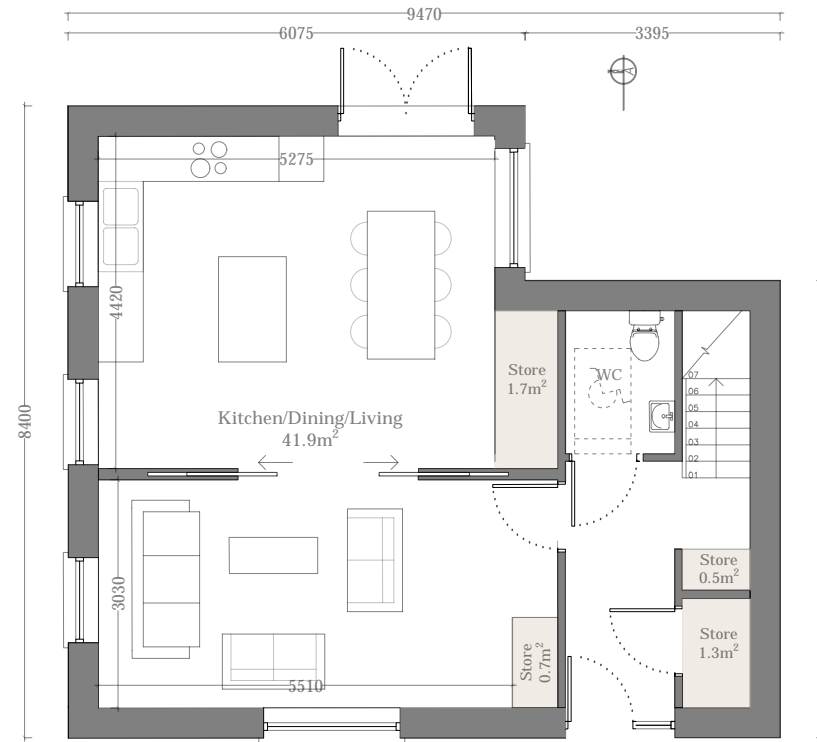
<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4590277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type D Elevations & Section	DRAWN	CMG	DRAWING NUMBER	18.132.PD3016		REV.
					CHECKED	NS				
					DATE	Oct. 2021				



# House Type D - Detached

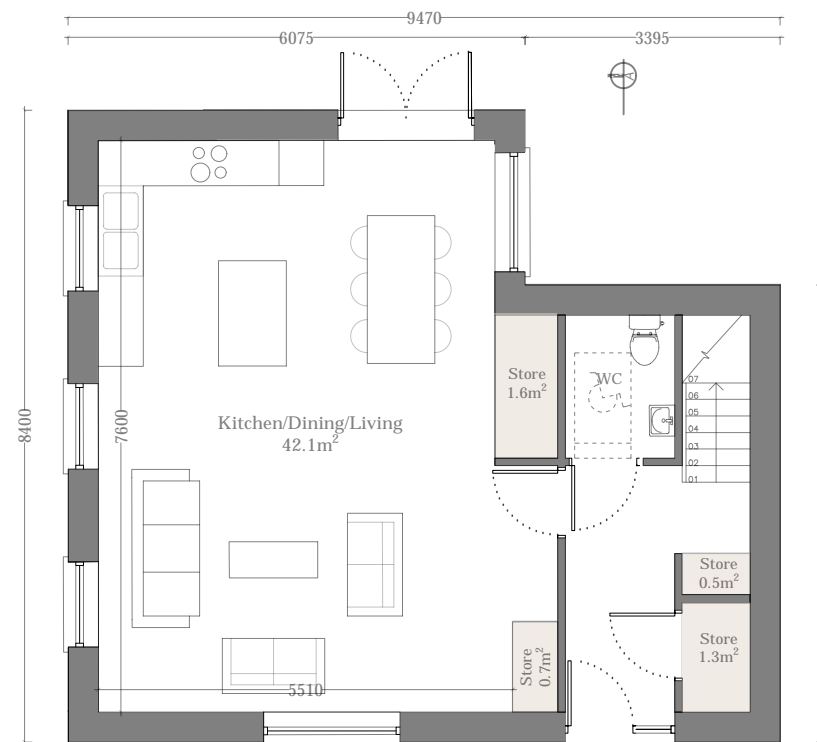


2 Storey  
3 Bed / 5 Person

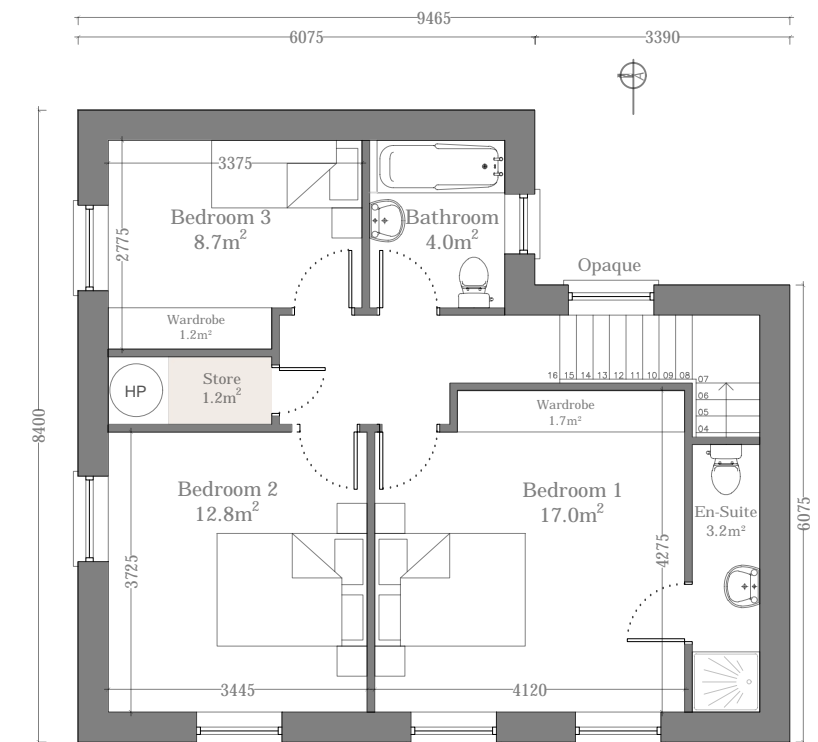


House Type D - Alternative Plan  
Ground Floor Plan  
58.0m<sup>2</sup>

House Type D	
Total Floor Area	116.0m <sup>2</sup> (92m <sup>2</sup> )
Kitchen/Living Area	41.9m <sup>2</sup> or 42.1m <sup>2</sup> (34m <sup>2</sup> )
Total Bedroom Area	38.5 <sup>2</sup> (32m <sup>2</sup> )
Total Storage	5.3m <sup>2</sup> (5m <sup>2</sup> )
<i>*Minimum requirements shown in brackets</i>	




House Type D  
Ground Floor Plan  
58.0m<sup>2</sup>



House Type D  
First Floor Plan  
58.0m<sup>2</sup>

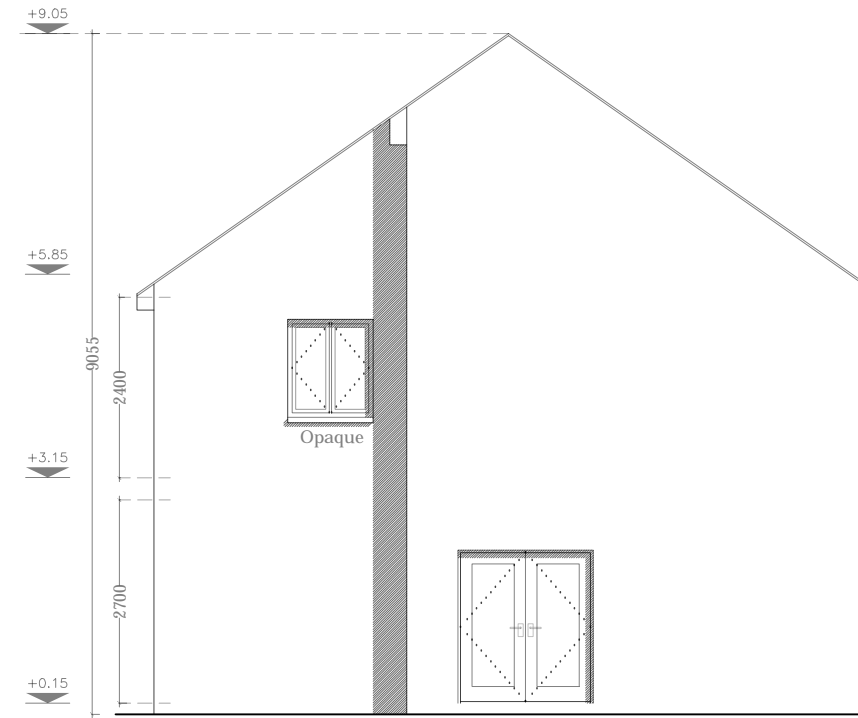
 Note: Refer to Site Plan for Handing and Orientation

<p><b>IMPORTANT</b></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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type D Floor Plans	DRAWN	CMG	DRAWING NUMBER	18.132.PD3017		REV.
					CHECKED	NS				
					DATE	Oct. 2021				

# House Type D - Detached



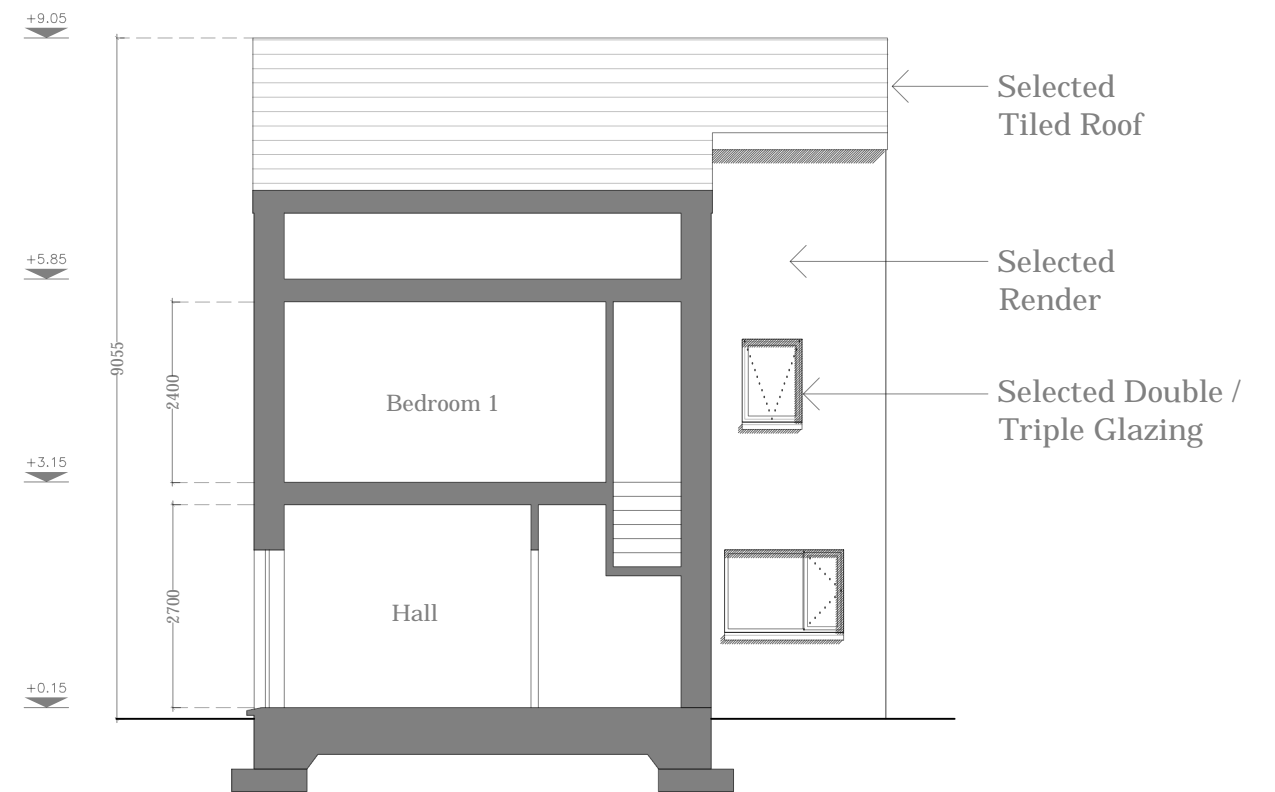
House Type D - Detached  
Front (Entrance) Elevation



House Type D - Detached  
Rear Elevation



House Type D - Detached  
Side (Street) Elevation



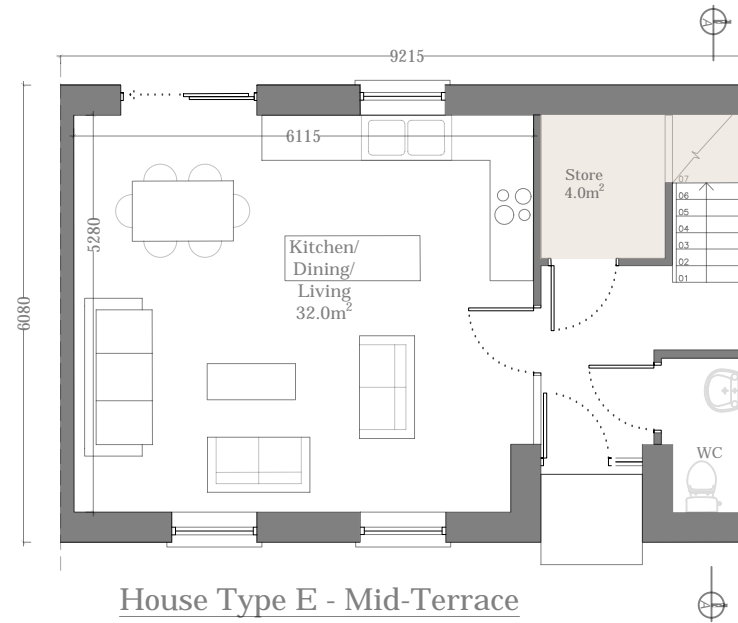
House Type D - Detached  
Section A-A

<p><b>IMPORTANT</b></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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type D Elevations & Section	DRAWN	CMG	DRAWING NUMBER	18.132.PD3018		REV.
					CHECKED	NS				
					DATE	Oct. 2021				

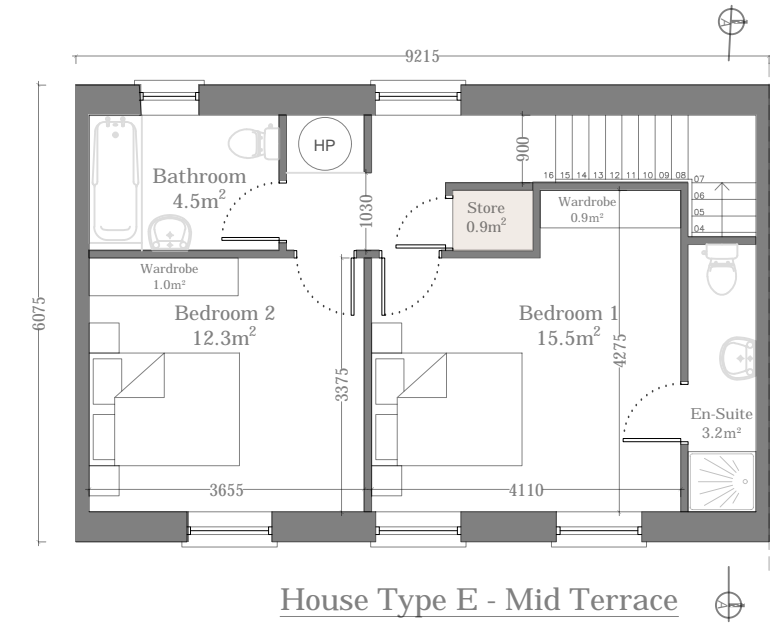
# House Type E



2 Storey  
2 Bed / 4 Person



House Type E - Mid-Terrace  
Ground Floor Plan  
44.8m<sup>2</sup>



House Type E - Mid-Terrace  
First Floor Plan  
46.8m<sup>2</sup>

House Type E - mid tce	
Total Floor Area	91.6m <sup>2</sup> (80m <sup>2</sup> )
Kitchen/Living Area	32.0m <sup>2</sup> (30m <sup>2</sup> )
Total Bedroom Area	27.9m <sup>2</sup> (25m <sup>2</sup> )
Total Storage	4.9m <sup>2</sup> (4m <sup>2</sup> )
<i>*Minimum requirements shown in brackets</i>	



Note: Refer to Site Plan for Handing and Orientation

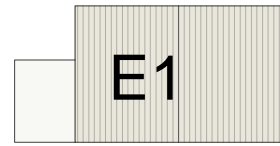
<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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>	<p>ORIENTATION</p>	<p>CLIENT</p> <p>BCDK Holdings Ltd. &amp; Coill Avon Ltd.</p>	<p>PROJECT TITLE</p> <p>Proposed Residential Development at Edmondstown</p>	<p>DRAWING TITLE</p> <p>House Type E Floor Plans</p>	<p>SCALE</p> <p>1:100 on A3</p>	<p>PROJECT STAGE</p> <p>Planning</p>	<p>DRAWING NUMBER</p> <p>18.132.PD.3019</p>	<p>REV.</p>	<p><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>
	<p>DRAWN</p> <p>CMG</p>	<p>CHECKED</p> <p>NS</p>	<p>DATE</p> <p>Oct. 2021</p>						

# House Type E

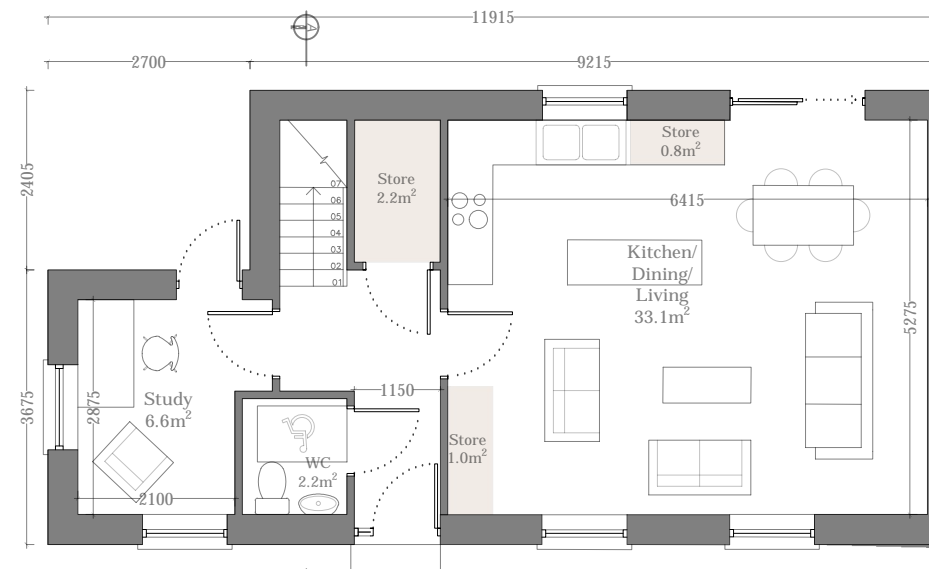


<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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	PROJECT STAGE	Planning	<p><b>JFOC</b> ARCHITECTS</p> <p>3&amp;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	House Type E Elevations & Section	1:100 on A3	DRAWING NUMBER	18.132.PD3020			
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					CHECKED				NS	
DATE	Oct. 2021									

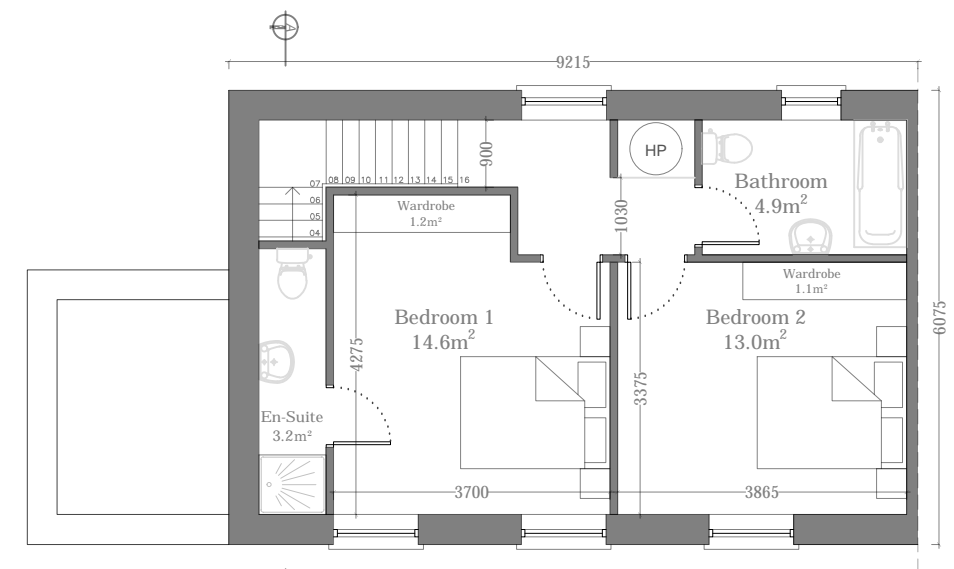
# House Type E1



2 Storey  
2 Bed / 4 Person



House Type E1  
Ground Floor Plan  
53.5 m<sup>2</sup>



House Type E1  
First Floor Plan  
45.7m<sup>2</sup>

House Type E1	
Total Floor Area	99.2 m <sup>2</sup> (80m <sup>2</sup> )
Kitchen/Living Area	33.1 m <sup>2</sup> (30m <sup>2</sup> )
Total Bedroom Area	27.7 m <sup>2</sup> (25m <sup>2</sup> )
Total Storage	4.0 m <sup>2</sup> (4m <sup>2</sup> )
<i>*Minimum requirements shown in brackets</i>	



Note: Refer to Site Plan for Handing and Orientation

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					DRAWN	AT	DRAWING NUMBER			18.132.PD3021
					CHECKED	NS				
					DATE	Oct. 2021				

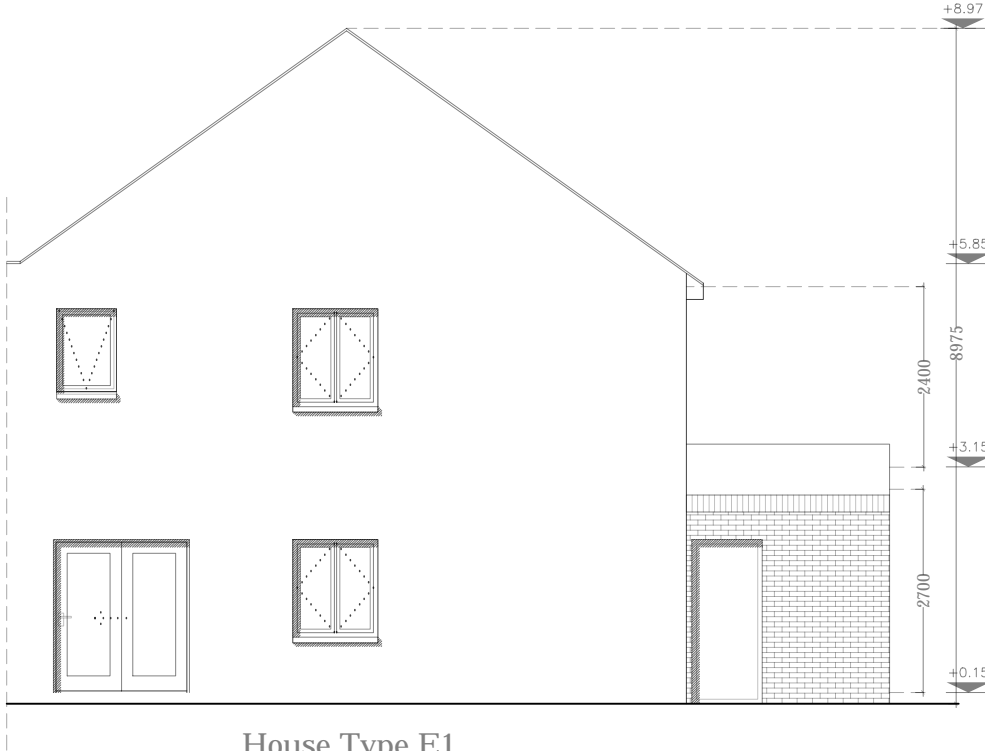
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Harolds Cross  
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01 4530277  
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info@jfocarchitects.com

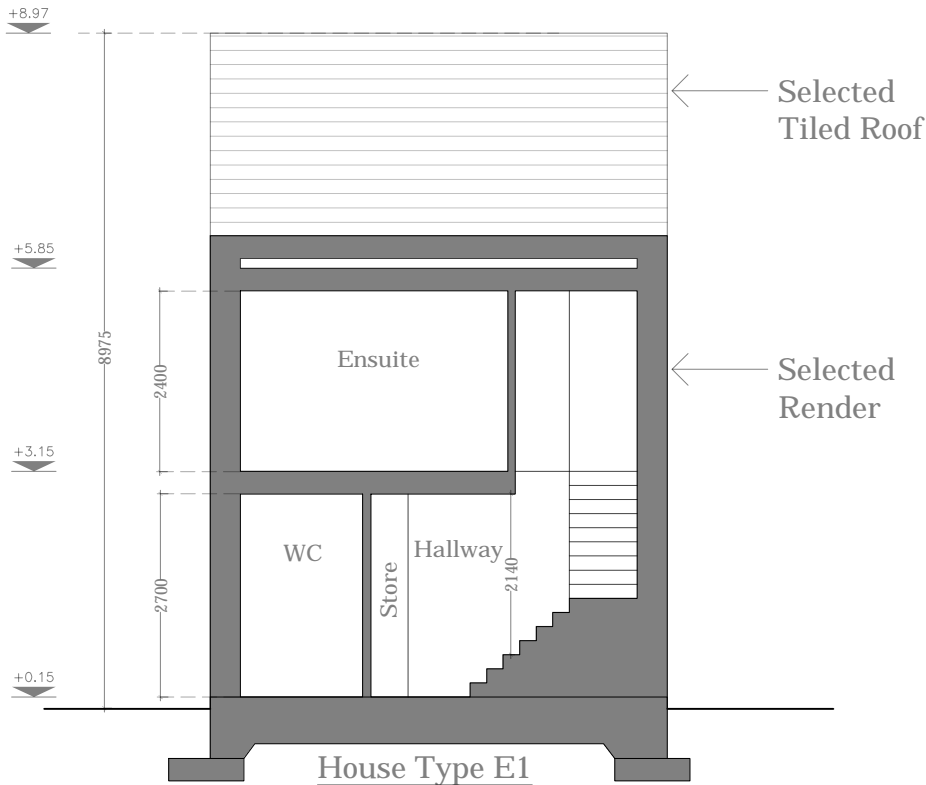
# House Type E1



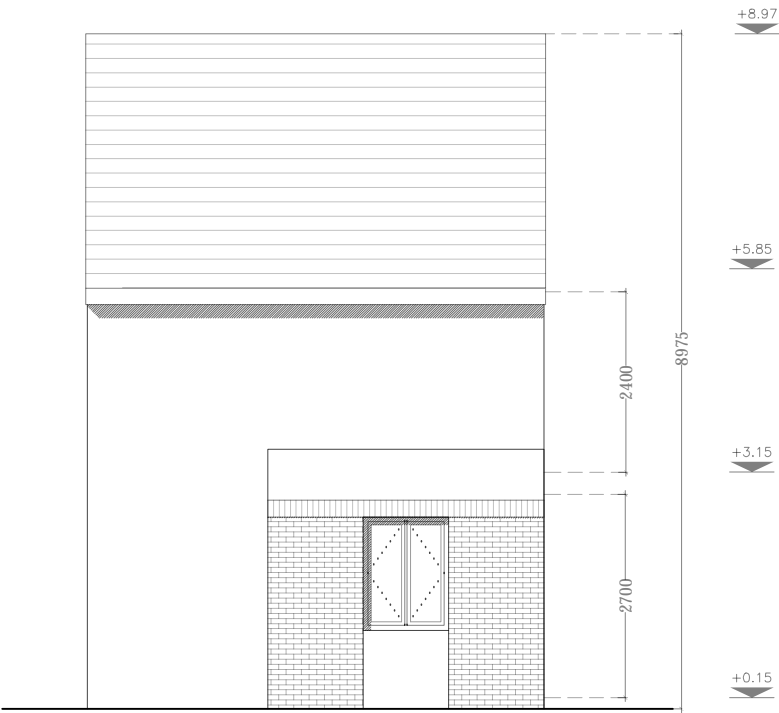
House Type E1  
Front Elevation



House Type E1  
Rear Elevation



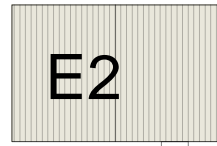
House Type E1  
Section A-A



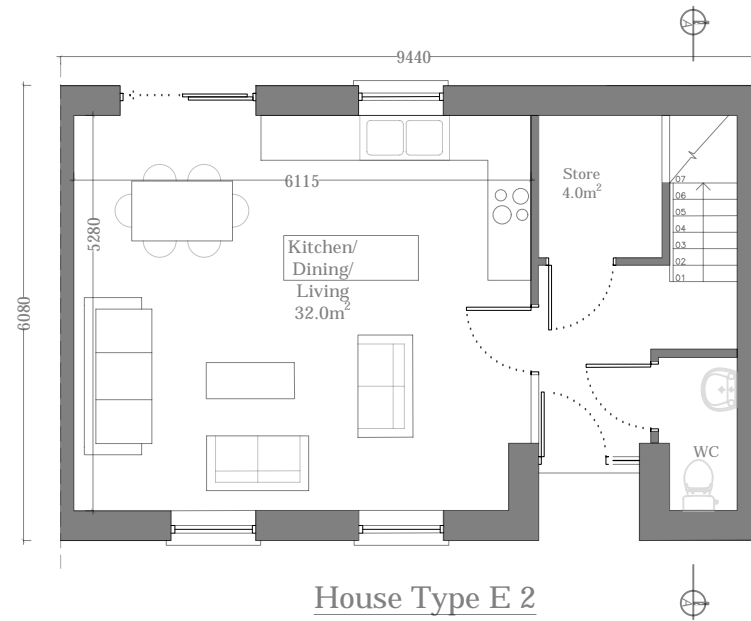
House Type E1  
Side Elevation

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		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type E1 Elevations & Section	DRAWN	AT	DRAWING NUMBER	18.132.PD3022		REV.
					CHECKED	NS				
					DATE	Oct. 2021				

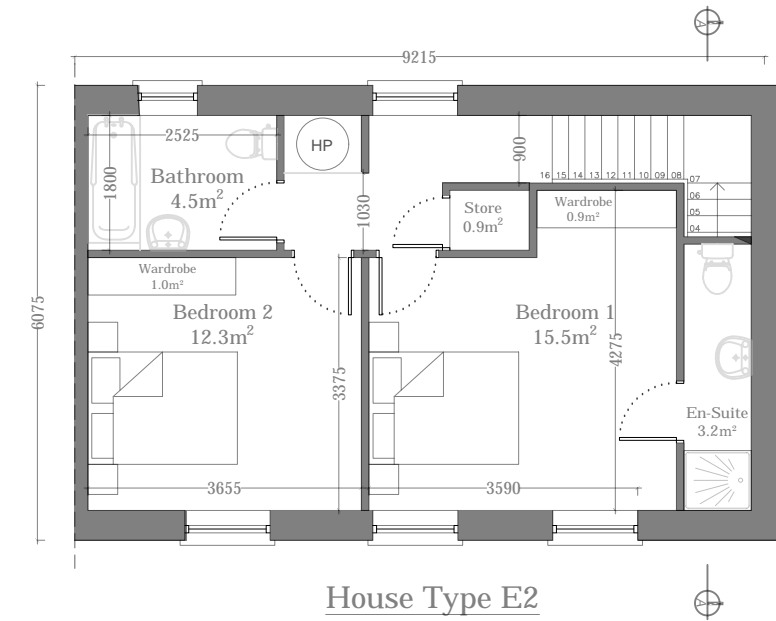
# House Type E2



2 Storey  
2 Bed / 4 Person



House Type E 2  
Ground Floor Plan  
44.8m<sup>2</sup>



House Type E2  
First Floor Plan  
46.8m<sup>2</sup>

## House Type E2 - End tce

Total Floor Area	91.6m <sup>2</sup> (80m <sup>2</sup> )
Kitchen/Living Area	32.0m <sup>2</sup> (30m <sup>2</sup> )
Total Bedroom Area	27.9m <sup>2</sup> (25m <sup>2</sup> )
Total Storage	4.9m <sup>2</sup> (4m <sup>2</sup> )
<i>*Minimum requirements shown in brackets</i>	



Note: Refer to Site Plan for Handing and Orientation

<p><b>IMPORTANT</b></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	PROJECT STAGE	REV.			
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type E2 Floor Plans	1:100 on A3	Planning	REV.			
					DRAWN			AT	DRAWING NUMBER	18.132.PD3023
					CHECKED			NS		
DATE	Oct. 2021									

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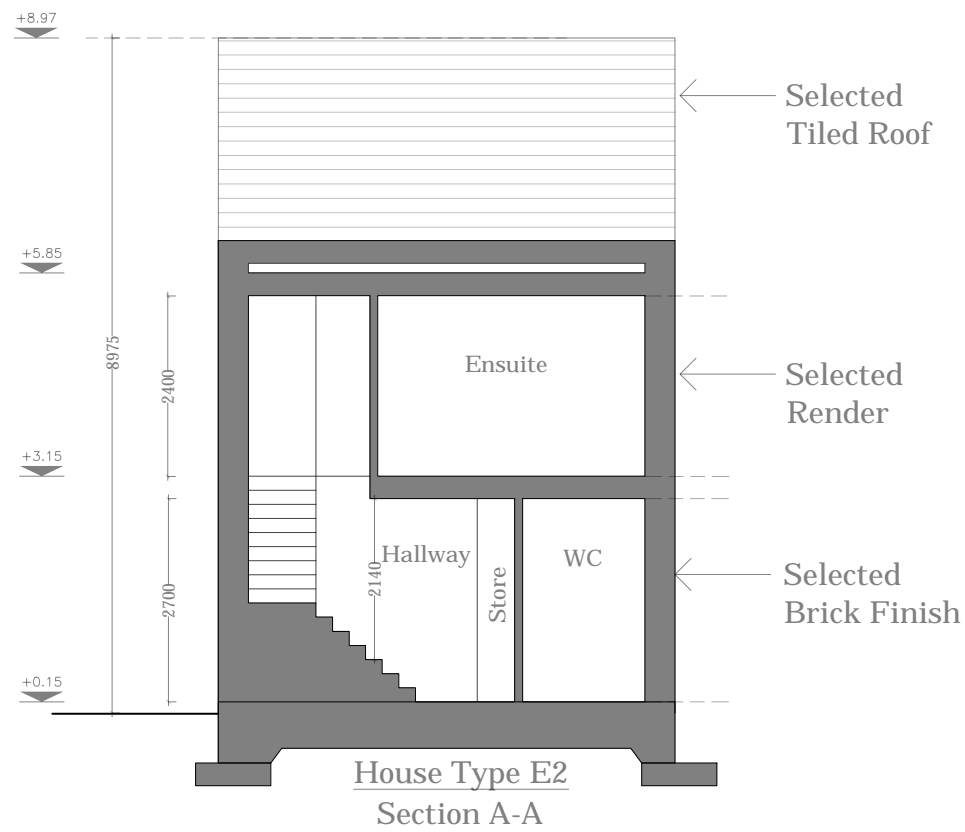
# House Type E2



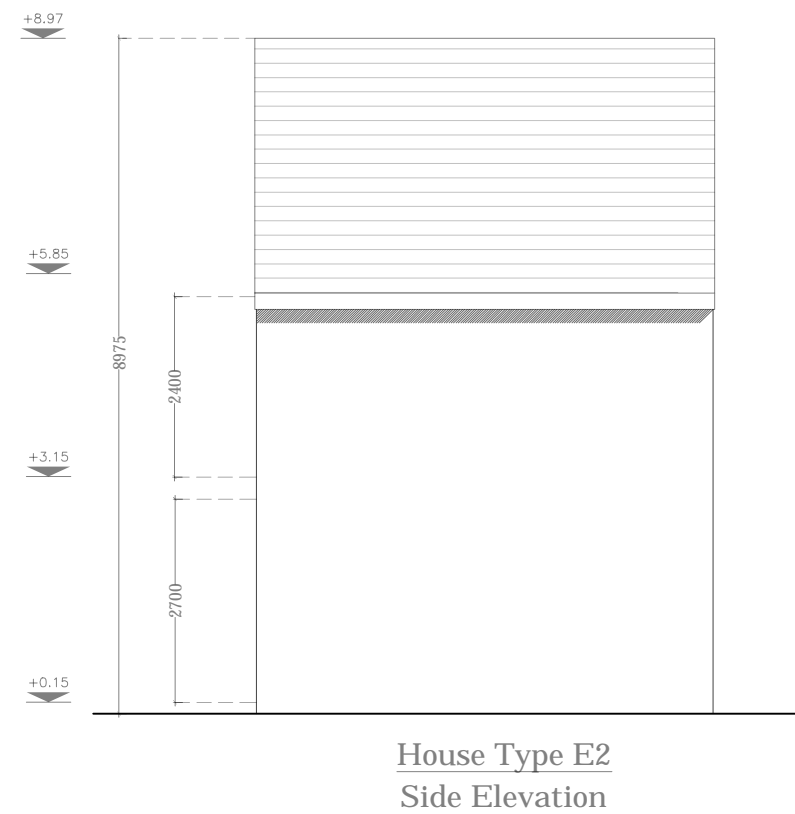
House Type E 2  
Front Elevation



House Type E 2  
Rear Elevation



House Type E2  
Section A-A



House Type E2  
Side Elevation

<p><b>IMPORTANT</b></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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type E2 Elevations & Section	DRAWN	AT	DRAWING NUMBER	18.132.PD3024		REV.
					CHECKED	NS				
					DATE	Oct. 2021				

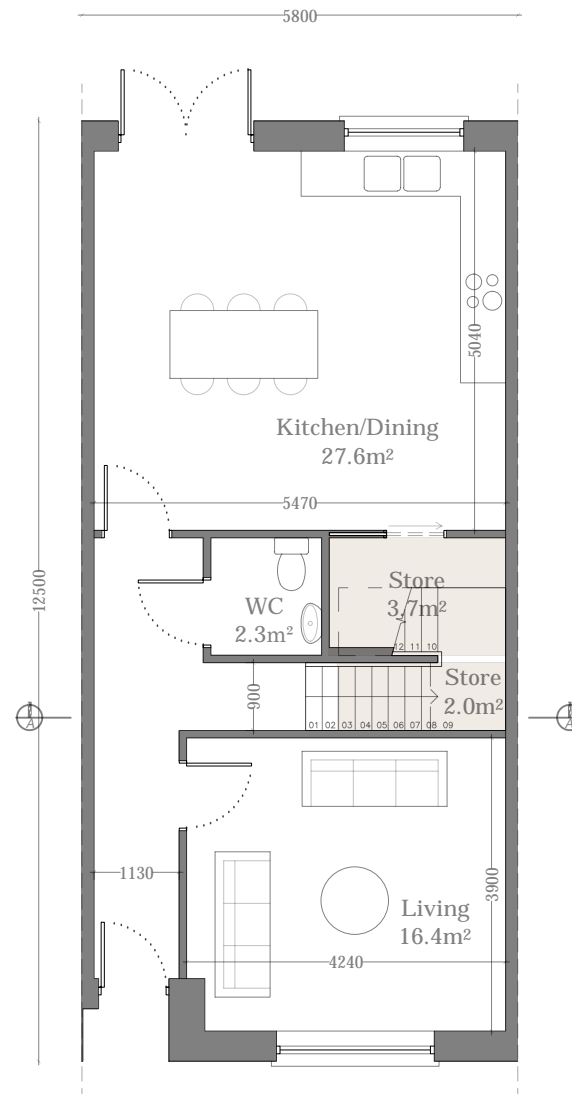


# House Type F

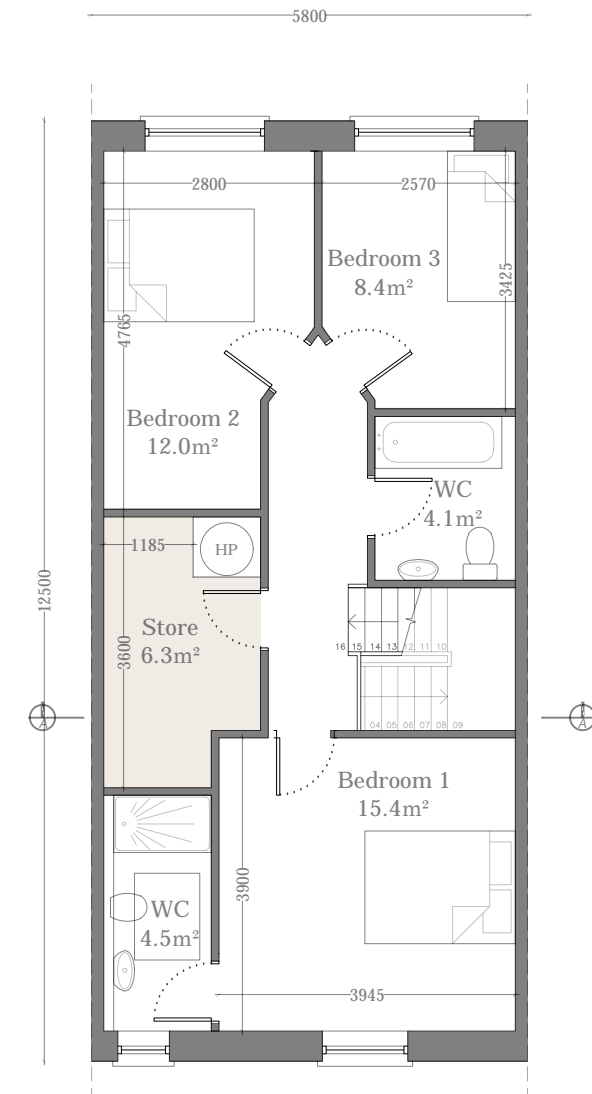


2 Storey  
3 Bed / 5 Person

House Type F	
Total Floor Area	127.0m <sup>2</sup> (92m <sup>2</sup> )
Aggregate Living Area	43.9m <sup>2</sup> (34m <sup>2</sup> )
Aggregate Bedroom Area	35.7m <sup>2</sup> (32m <sup>2</sup> )
Total Storage	12.0m <sup>2</sup> (5m <sup>2</sup> )
<i>Minimum requirements shown in brackets</i>	



House Type F  
Ground Floor Plan  
63.0m<sup>2</sup>



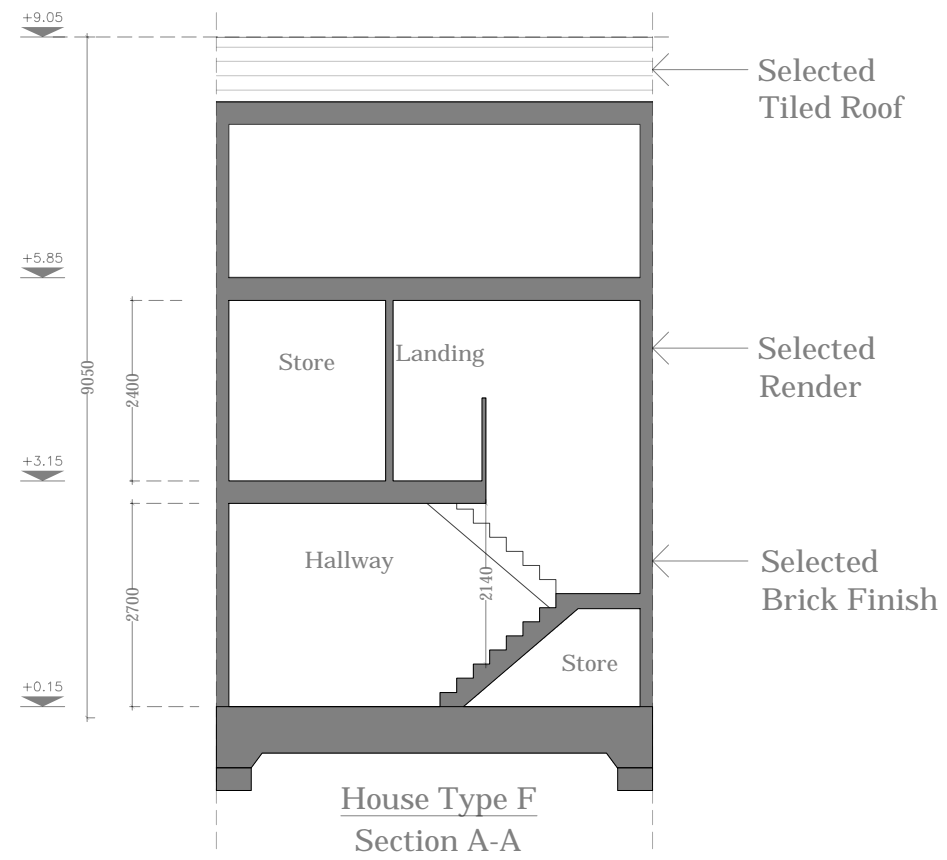
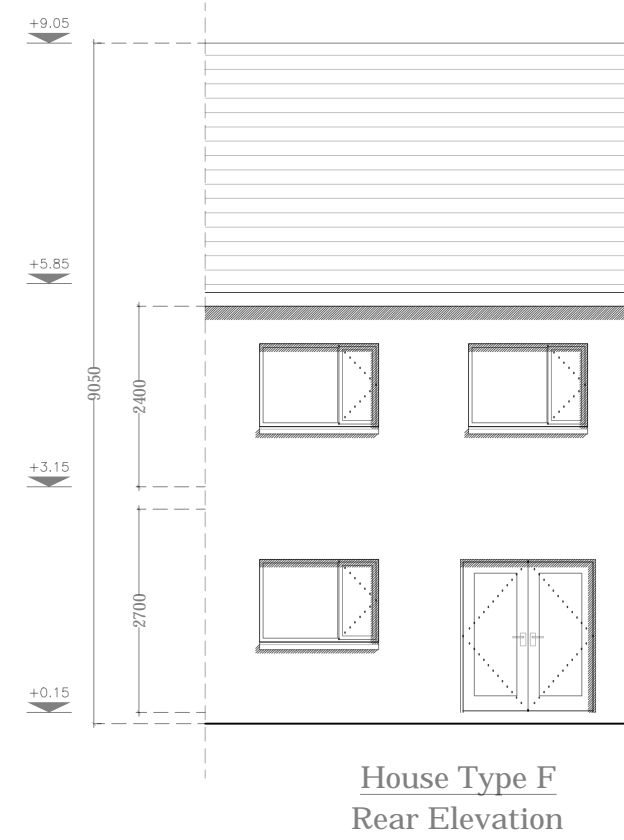
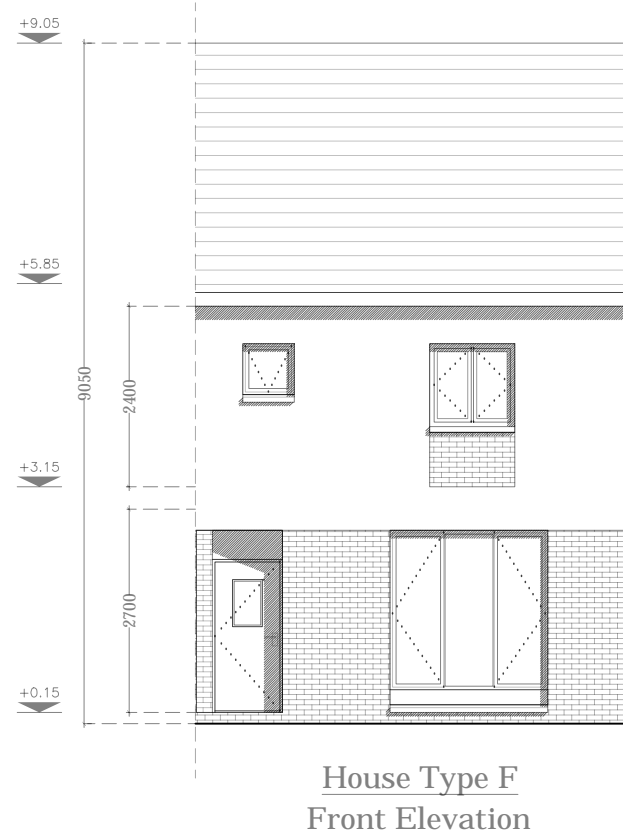
House Type F  
First Floor Plan  
64.0m<sup>2</sup>



Note: Refer to Site Plan for Handing and Orientation

<p><b>IMPORTANT</b></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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type F Floor Plans	DRAWN	NS	DRAWING NUMBER	18.132.PD3025		REV.
					CHECKED					
					DATE	Oct. 2021				

# House Type F



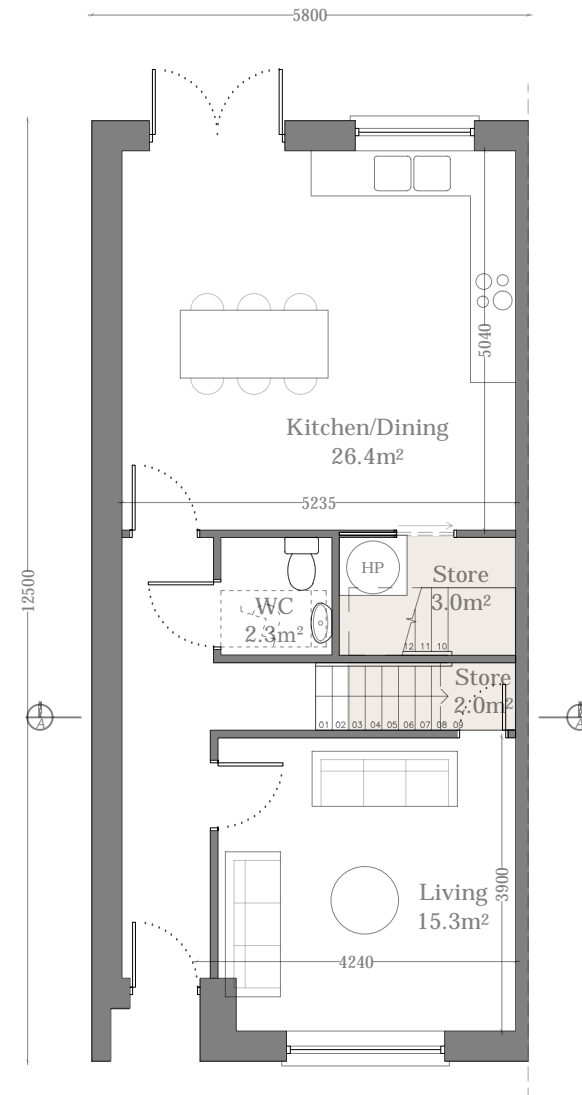
<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type F Elevations & Section	DRAWN	NS	DRAWING NUMBER	18.132.PD3026		REV.
					CHECKED					
					DATE	Oct. 2021				

# House Type G

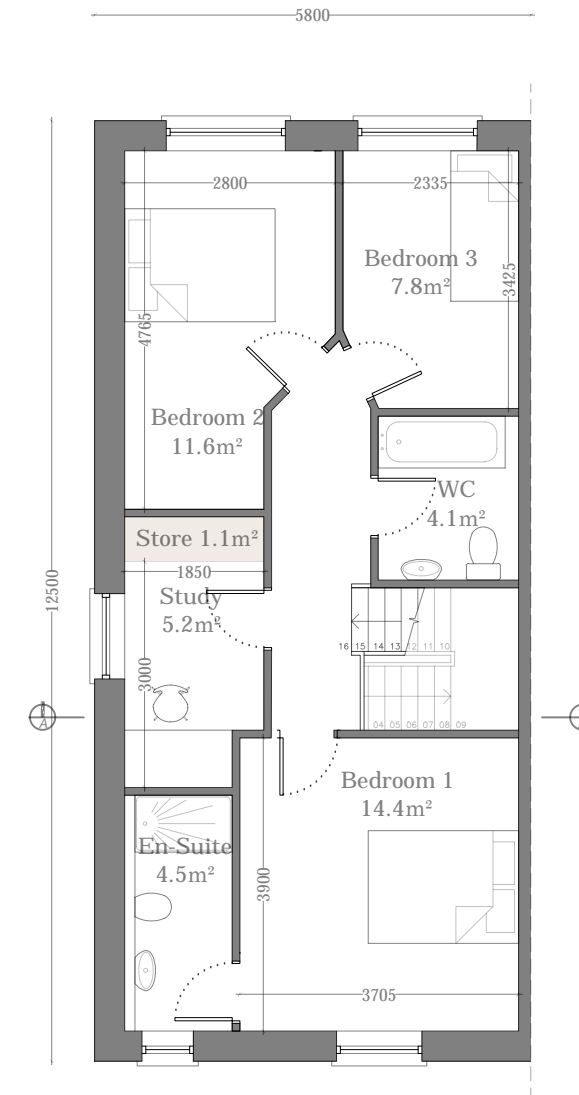


2 Storey  
3 Bed / 5 Person

House Type G	
Total Floor Area	121.5m <sup>2</sup> (92m <sup>2</sup> )
Aggregate Living Area	41.7m <sup>2</sup> (34m <sup>2</sup> )
Aggregate Bedroom Area	33.8m <sup>2</sup> (32m <sup>2</sup> )
Total Storage	6.1m <sup>2</sup> (5m <sup>2</sup> )
<i>Minimum requirements shown in brackets</i>	



House Type G  
Ground Floor Plan  
60.2m<sup>2</sup>



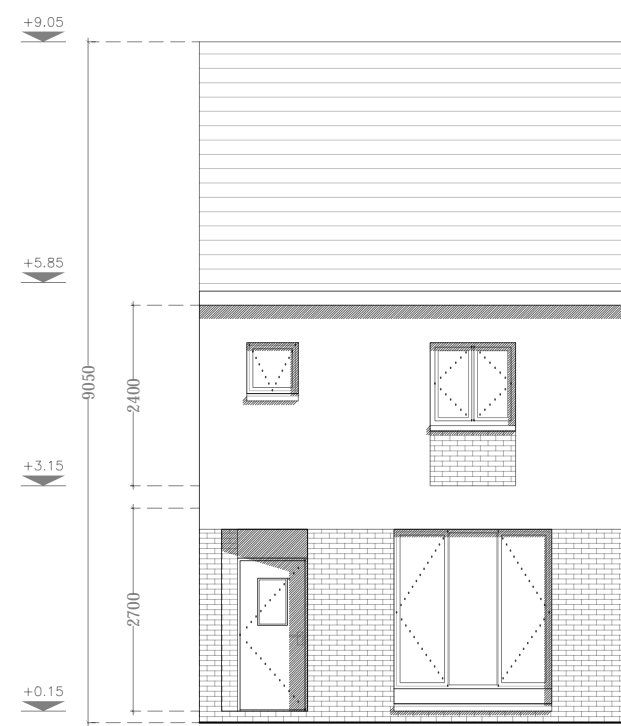
House Type G  
First Floor Plan  
61.3m<sup>2</sup>



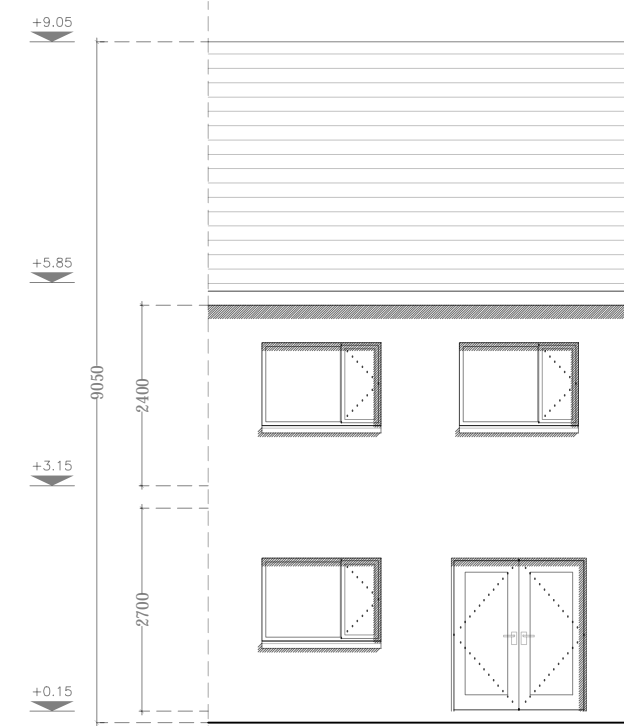
Note: Refer to Site Plan for Handing and Orientation

<p><b>IMPORTANT</b></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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 9W D6W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type G Floor Plans	DRAWN	NS	DRAWING NUMBER	18.132.PD3027		
					CHECKED					REV.
					DATE	Oct. 2021				

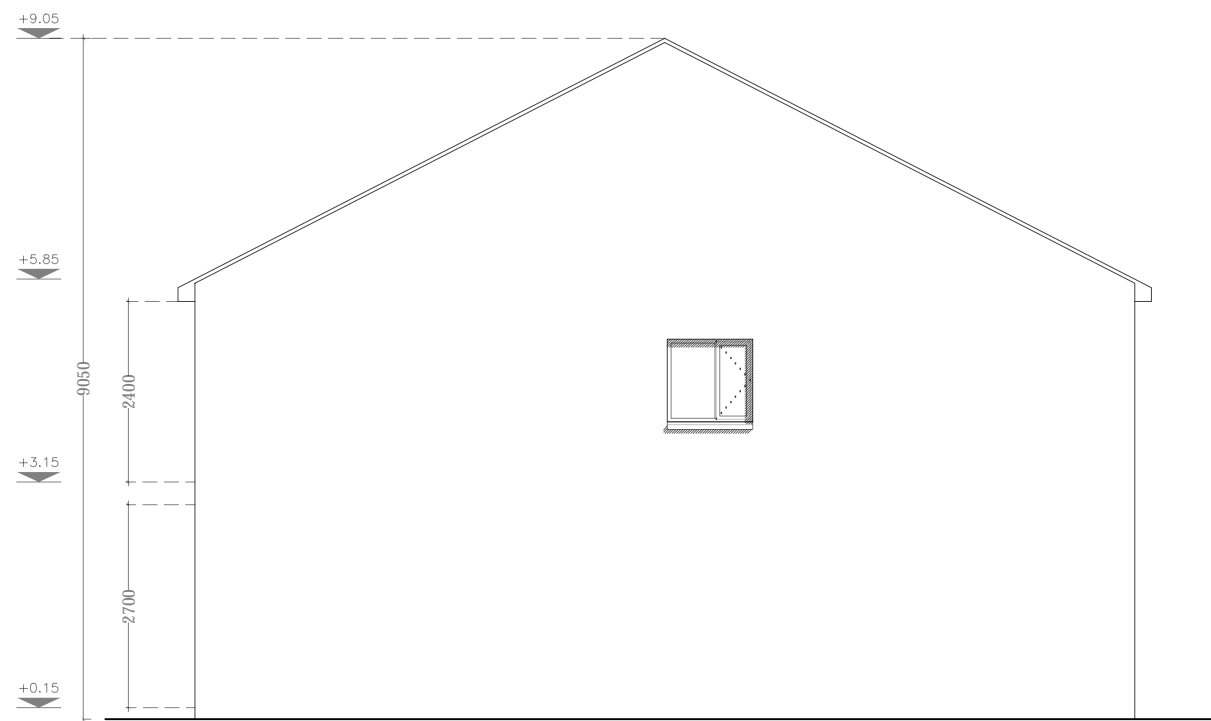
# House Type G



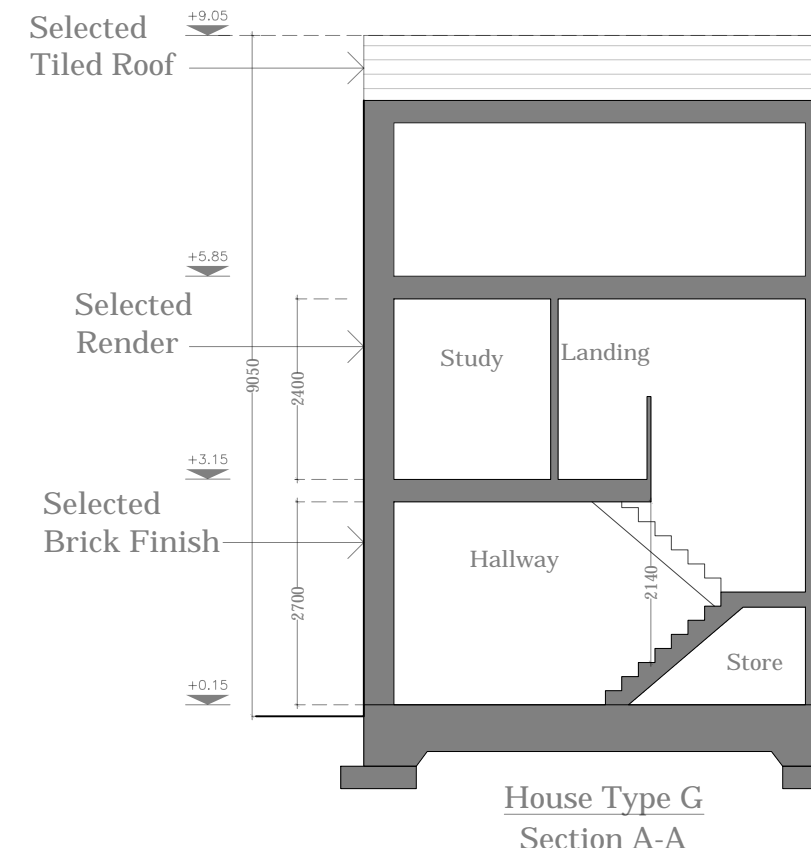
House Type G  
Front Elevation



House Type G  
Rear Elevation



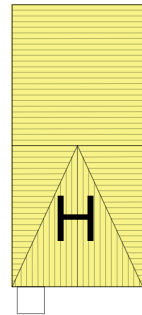
House Type G  
Side Elevation



House Type G  
Section A-A

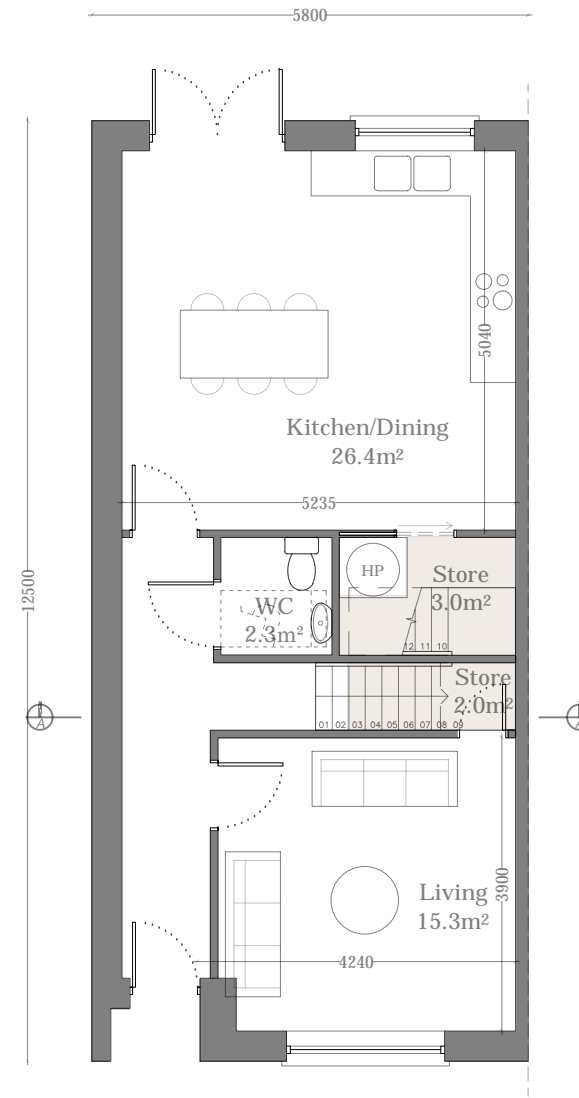
<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4590277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type G Elevations & Section	DRAWN	NS	DRAWING NUMBER	18.132.PD3028		REV.
					CHECKED					
					DATE	Oct. 2021				

# House Type H

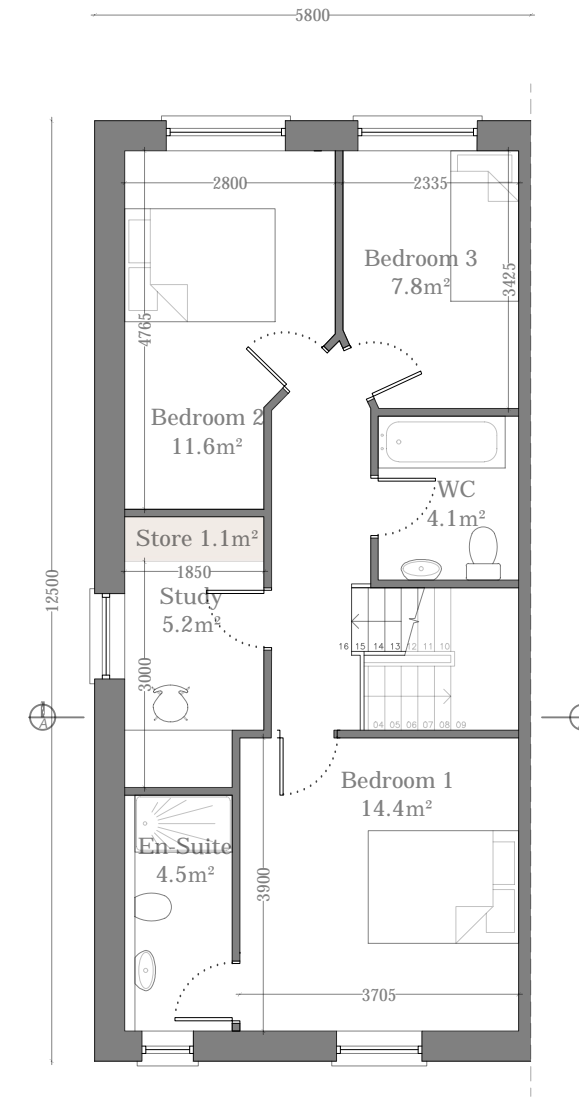


2 Storey  
3 Bed / 5 Person

House Type H	
Total Floor Area	121.5m <sup>2</sup> (92m <sup>2</sup> )
Aggregate Living Area	41.7m <sup>2</sup> (34m <sup>2</sup> )
Aggregate Bedroom Area	33.8m <sup>2</sup> (32m <sup>2</sup> )
Total Storage	6.1m <sup>2</sup> (5m <sup>2</sup> )
<i>Minimum requirements shown in brackets</i>	



House Type H  
Ground Floor Plan  
60.2m<sup>2</sup>



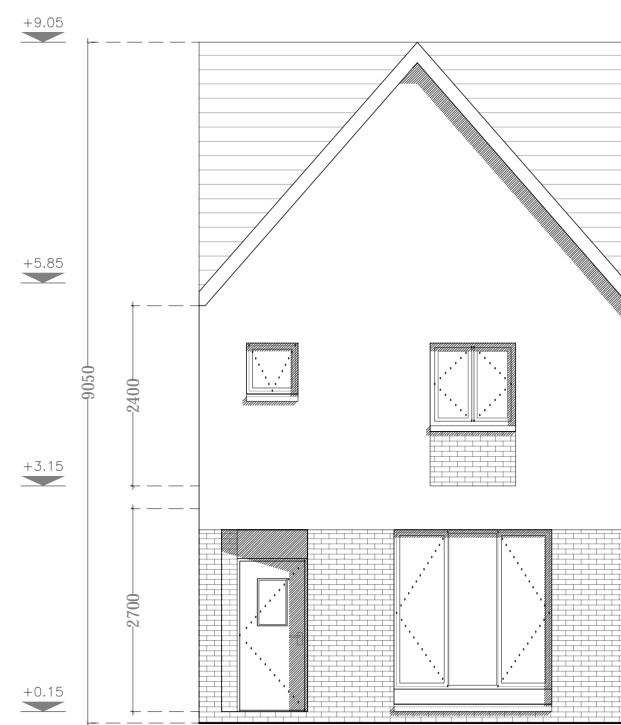
House Type H  
First Floor Plan  
61.3m<sup>2</sup>



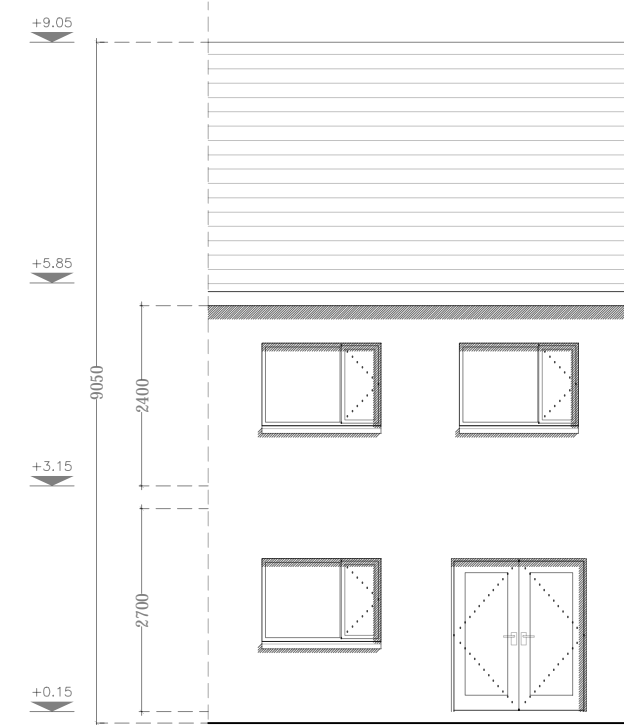
Note: Refer to Site Plan for Handing and Orientation

<p><b>IMPORTANT</b></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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type H Floor Plans	DRAWN	NS	DRAWING NUMBER	18.132.PD3029		REV.
					CHECKED					
					DATE	Oct. 2021				

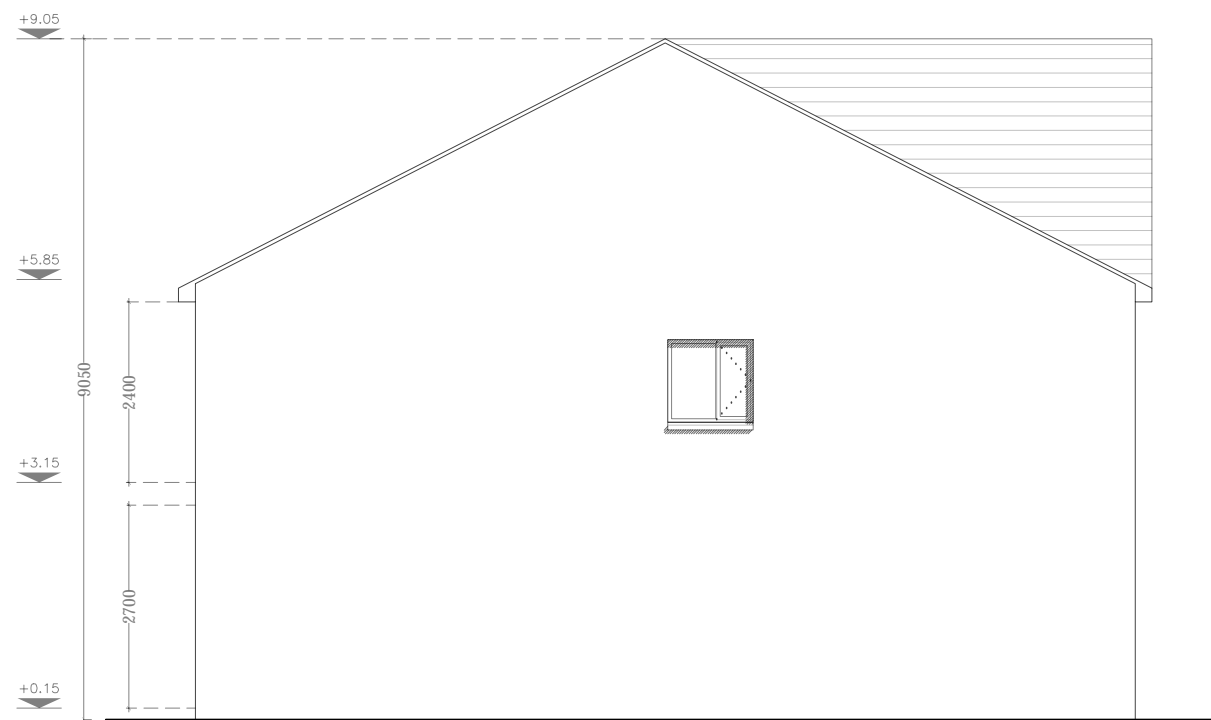
# House Type H



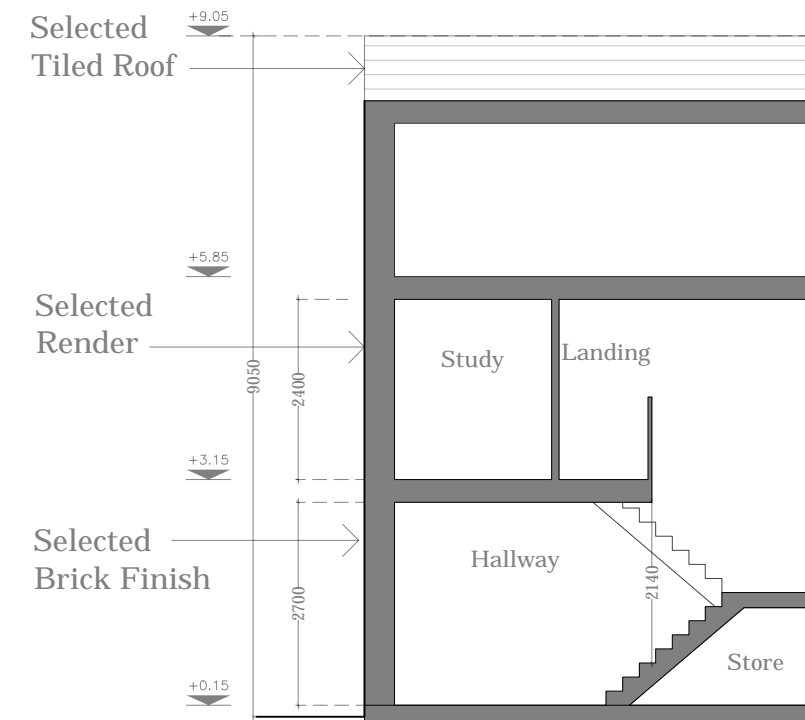
House Type H  
Front Elevation



House Type H  
Rear Elevation



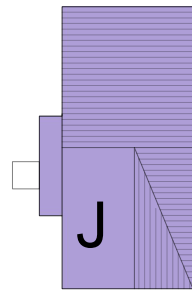
House Type H  
Side Elevation



House Type H  
Section A-A

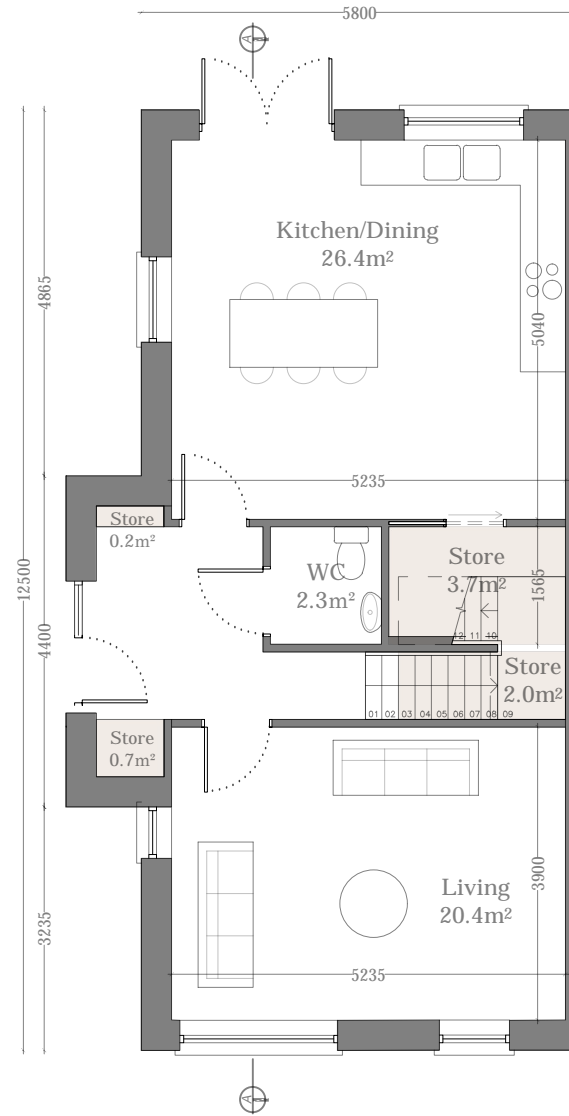
<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;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	House Type H Elevations & Section	DRAWN	NS	DRAWING NUMBER	18.132.PD3030		REV.
					CHECKED					
					DATE	Oct. 2021				

# House Type J

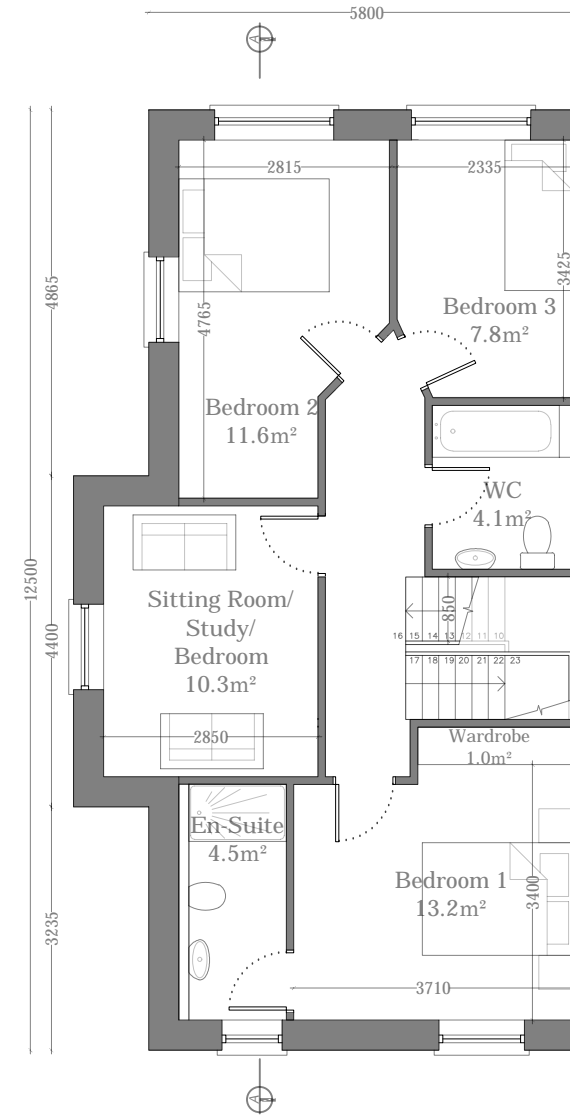


3 Storey  
4 Bed / 7 Person

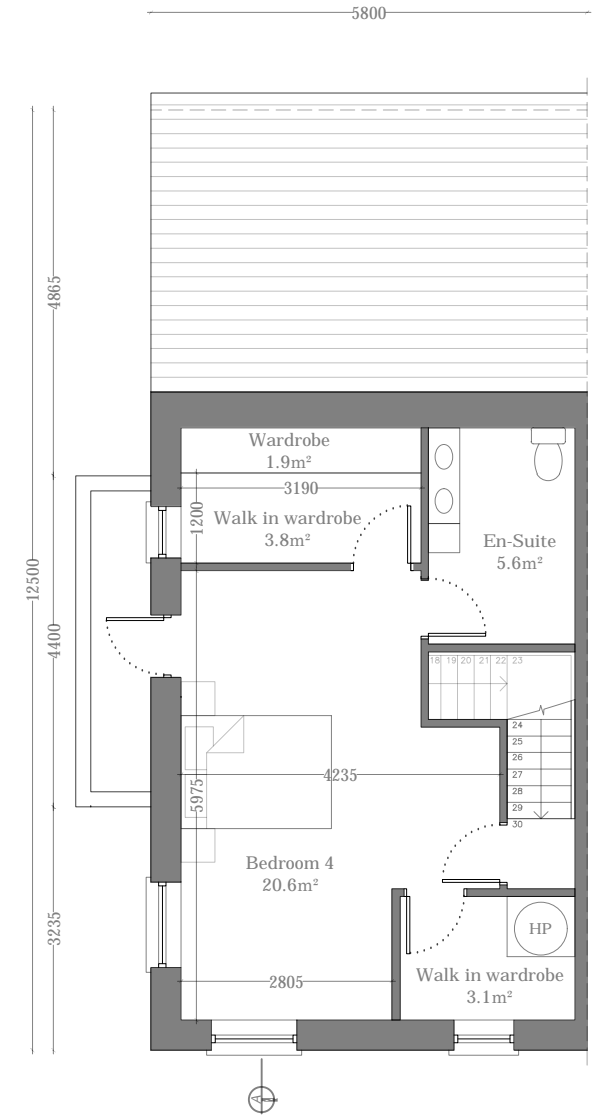
House Type J	
Total Floor Area	171.0m <sup>2</sup> (120m <sup>2</sup> )
Aggregate Living Area	57.1m <sup>2</sup> (40m <sup>2</sup> )
Aggregate Bedroom Area	53.2m <sup>2</sup> (43m <sup>2</sup> )
Total Storage	6.6m <sup>2</sup> (6m <sup>2</sup> )
<i>Minimum requirements shown in brackets</i>	



House Type J  
Ground Floor Plan  
64.9m<sup>2</sup>



House Type J  
First Floor Plan  
64.9m<sup>2</sup>



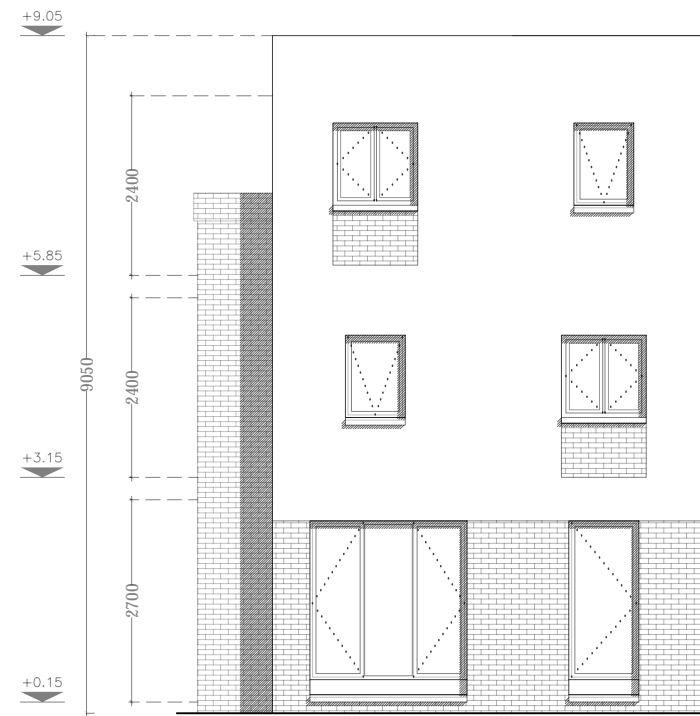
House Type J  
Second Floor Plan  
41.2m<sup>2</sup>



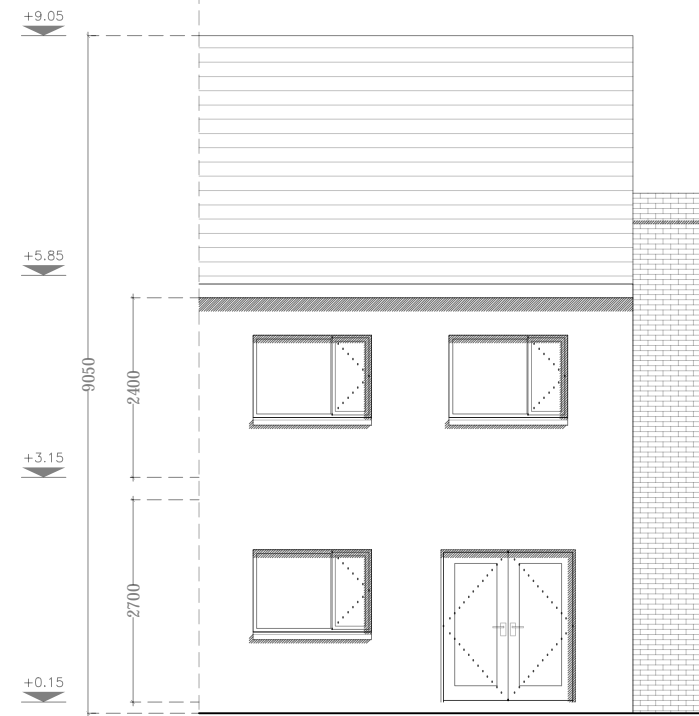
Note: Refer to Site Plan for Handing and Orientation

<p><b>IMPORTANT</b></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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>
		<p>BCDK Holdings Ltd. &amp; Coill Avon Ltd.</p>	<p>Proposed Residential Development at Edmondstown</p>	<p>House Type J Floor Plans</p>	DRAWN	NS	<p>DRAWING NUMBER</p> <p>18.132.PD3031</p>	<p>REV.</p>	
					CHECKED				
					DATE	Oct. 2021			

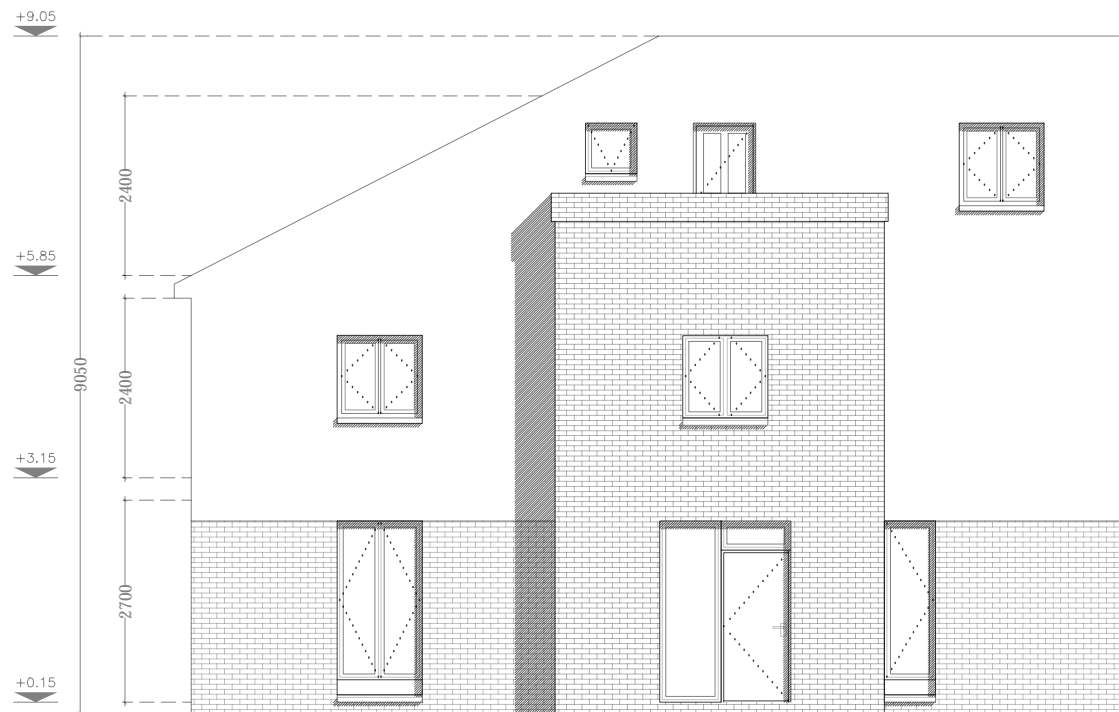
# House Type J



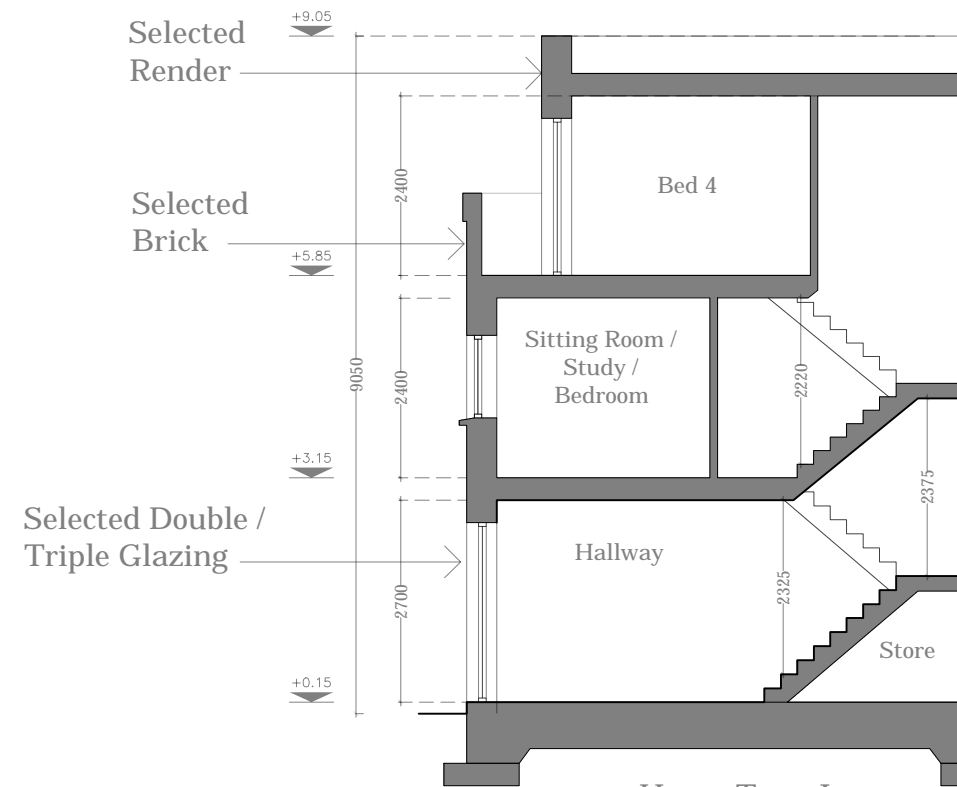
House Type J  
Side Elevation



House Type J  
Rear Elevation



House Type J  
Front Elevation

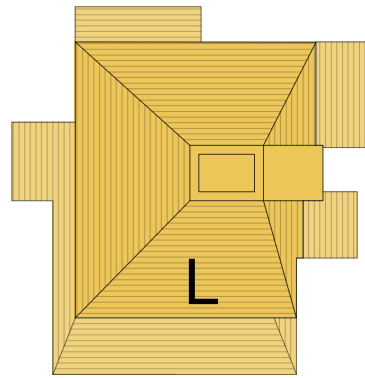


House Type J  
Section A-A

<p><b>IMPORTANT</b></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	PROJECT STAGE	REV.		
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type J Elevations & Section	1:100 on A3	Planning			
					DRAWN			NS	DRAWING NUMBER
					CHECKED				
DATE	Oct. 2021								

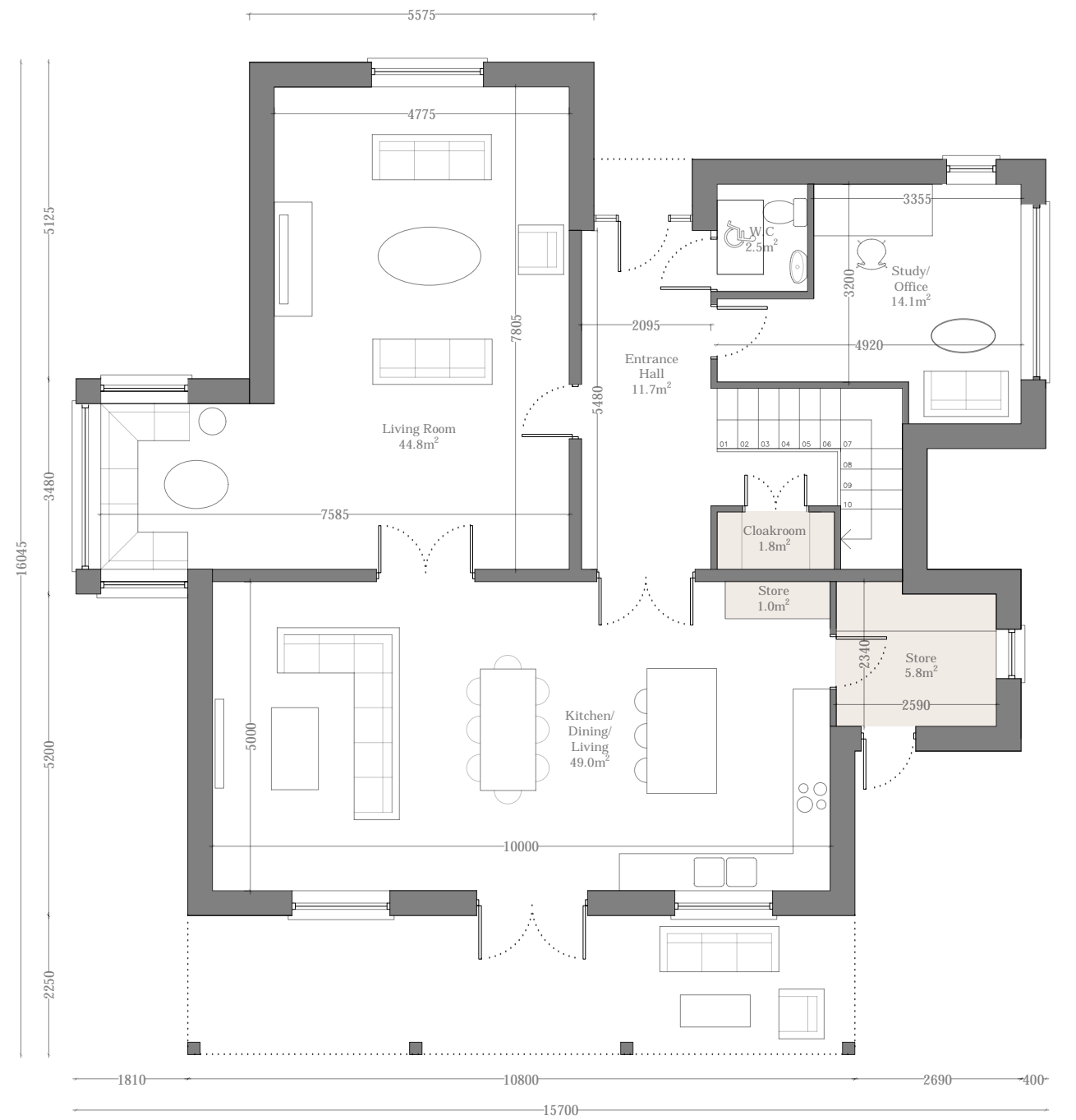


# House Type L



2 Storey  
4 Bed / 8 Person

House Type L	
Total Floor Area	254.3m <sup>2</sup> (110m <sup>2</sup> )
Aggregate Living Area	93.7m <sup>2</sup> (40m <sup>2</sup> )
Aggregate Bedroom Area	68.8m <sup>2</sup> (43m <sup>2</sup> )
Total Storage	10.1m <sup>2</sup> (6m <sup>2</sup> )
<i>Minimum requirements shown in brackets</i>	

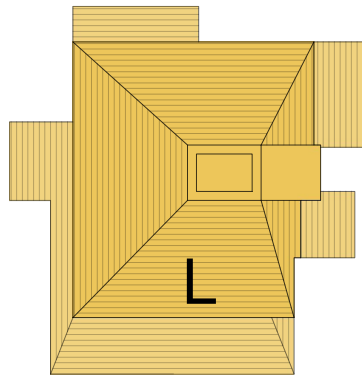


House Type L  
Ground Floor Plan  
142.3m<sup>2</sup>



<p><b>IMPORTANT</b></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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 9W D&amp;W 3008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type L Ground Floor Plan	DRAWN	NS	DRAWING NUMBER	18.132.PD3033		REV.
					CHECKED					
					DATE	Oct. 2021				

# House Type L



2 Storey  
4 Bed / 8 Person

House Type L	
Total Floor Area	254.3m <sup>2</sup> (110m <sup>2</sup> )
Aggregate Living Area	93.7m <sup>2</sup> (40m <sup>2</sup> )
Aggregate Bedroom Area	68.8m <sup>2</sup> (43m <sup>2</sup> )
Total Storage	10.1m <sup>2</sup> (6m <sup>2</sup> )
<i>Minimum requirements shown in brackets</i>	

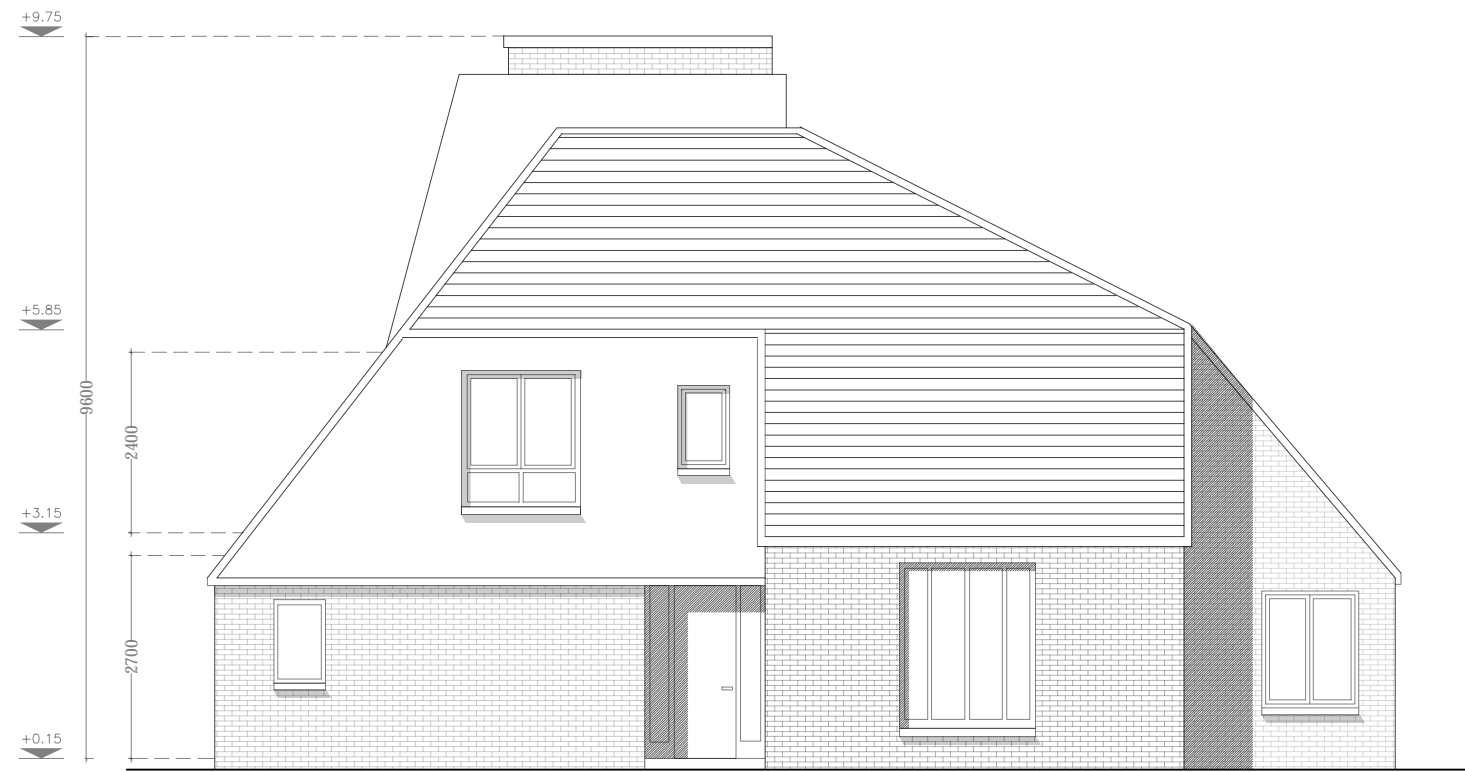


House Type L  
First Floor  
112.0m<sup>2</sup>



<p><b>IMPORTANT</b></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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type L First Floor Plan	DRAWN	NS	DRAWING NUMBER	18.132.PD3034		REV.
					CHECKED					
					DATE	Oct. 2021				

# House Type L



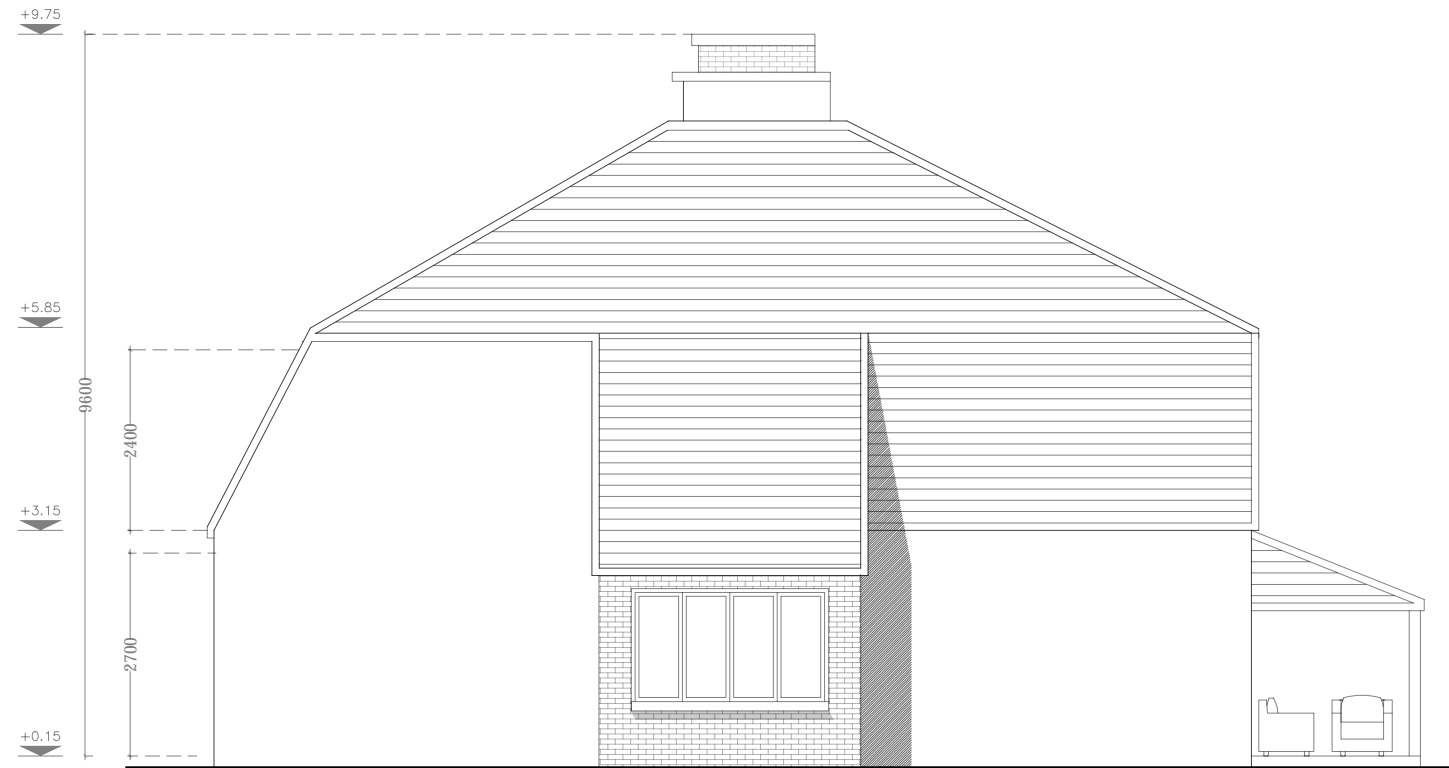
House Type L  
Front Elevation



House Type L  
Rear Elevation

<p><b>IMPORTANT</b></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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;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	House Type L Front & Rear Elevations	DRAWN	NS	DRAWING NUMBER	18.132.PD3035		REV.
					CHECKED					
					DATE	Oct. 2021				

# House Type L



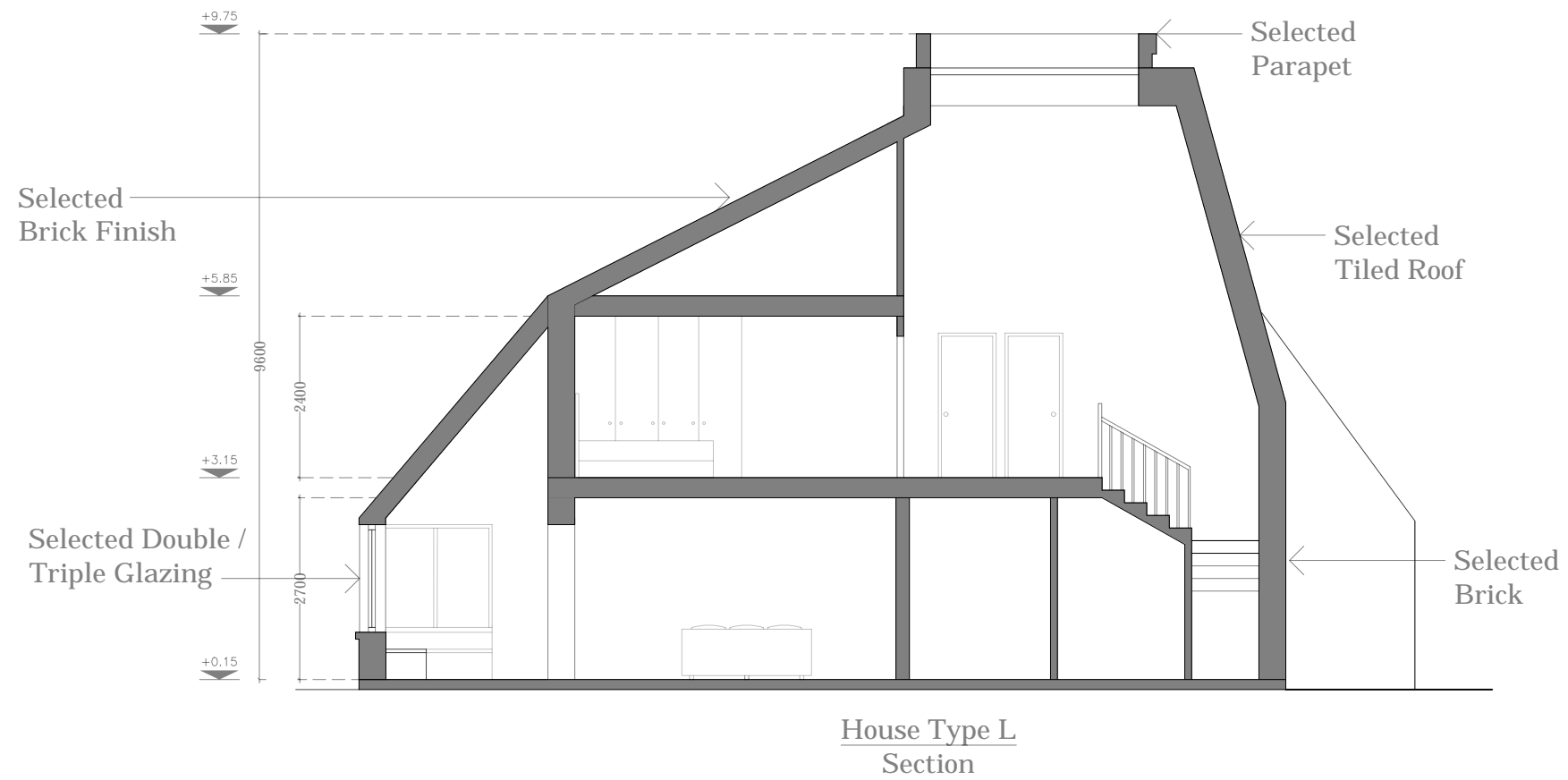
House Type L  
Side Elevation



House Type L  
Side Elevation

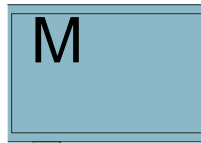
<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;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	House Type L Side Elevations	DRAWN	NS	DRAWING NUMBER	18.132.PD3036		REV.
					CHECKED					
					DATE	Oct. 2021				

# House Type L

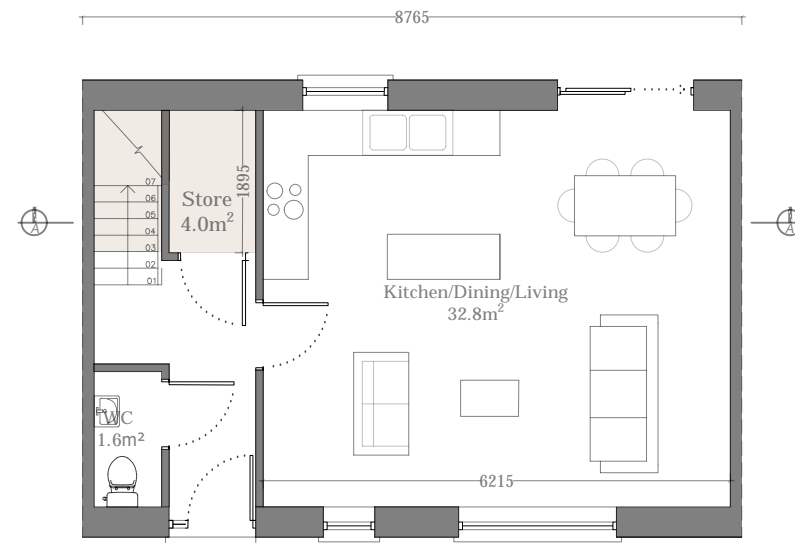


<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type L Section	DRAWN	NS	DRAWING NUMBER	18.132.PD3037		REV.
					CHECKED					
					DATE	Oct. 2021				

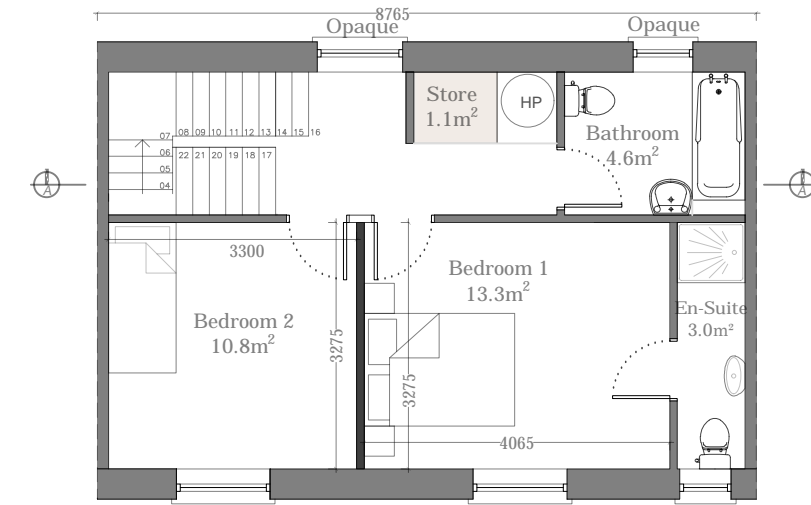
# House Type M



3 Storey  
3 Bed / 5 Person

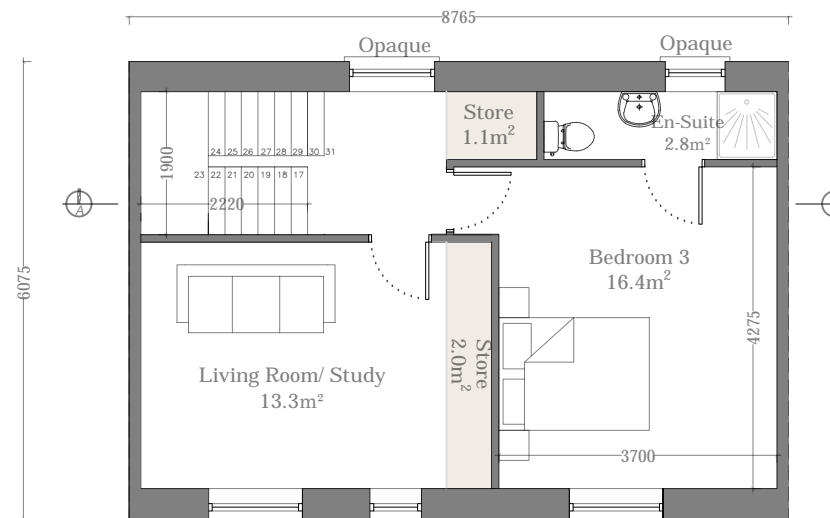


House Type M  
Ground Floor Plan  
44.7m<sup>2</sup>



House Type M  
First Floor Plan  
44.7m<sup>2</sup>

House Type M	
Total Floor Area	134.0m <sup>2</sup> (102m <sup>2</sup> )
Aggregate Living Area	46.1m <sup>2</sup> (34m <sup>2</sup> )
Aggregate Bedroom Area	40.5m <sup>2</sup> (32m <sup>2</sup> )
Total Storage	8.2m <sup>2</sup> (5m <sup>2</sup> )
<i>Minimum requirements shown in brackets</i>	



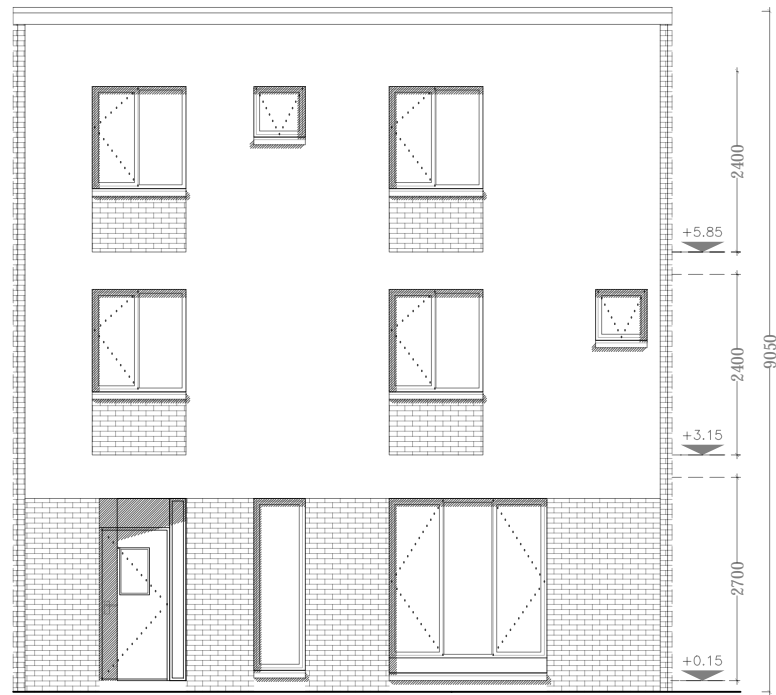
House Type M  
Second Floor Plan  
44.7m<sup>2</sup>



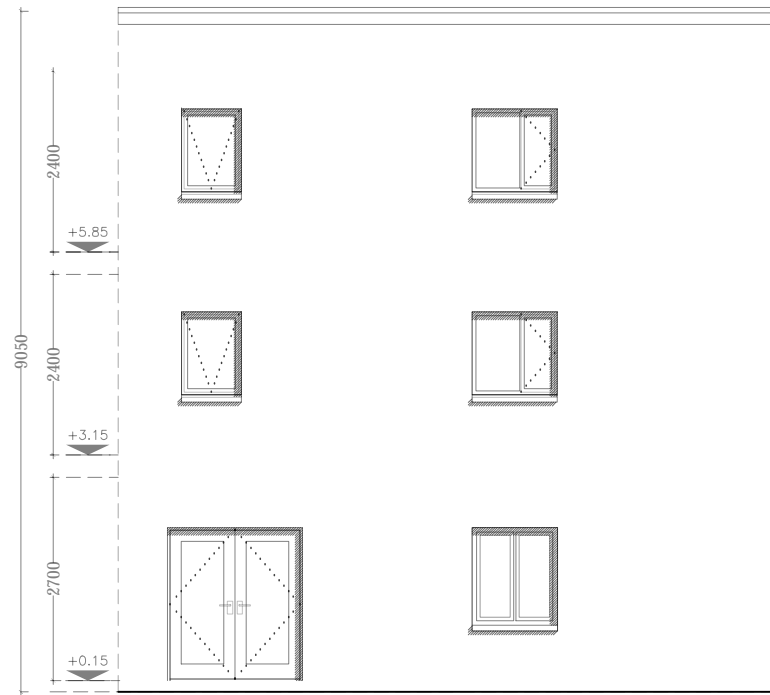
Note: Refer to Site Plan for Handing and Orientation

<p><b>IMPORTANT</b></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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type M Floor Plans	DRAWN	NS	DRAWING NUMBER	18.132.PD3038		REV.
					CHECKED					
					DATE	Oct. 2021				

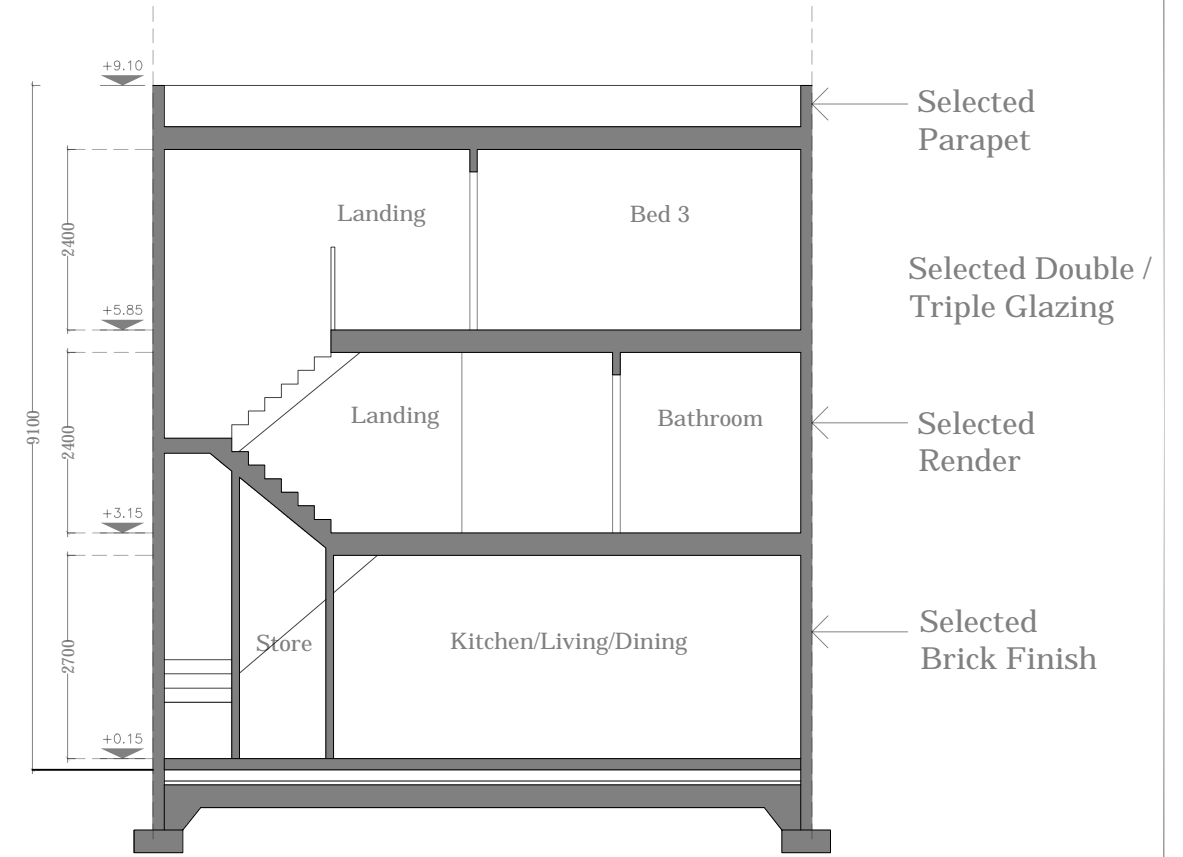
# House Type M



House Type M  
Front Elevation



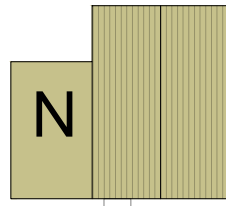
House Type M  
Rear Elevation



House Type M  
Section AA

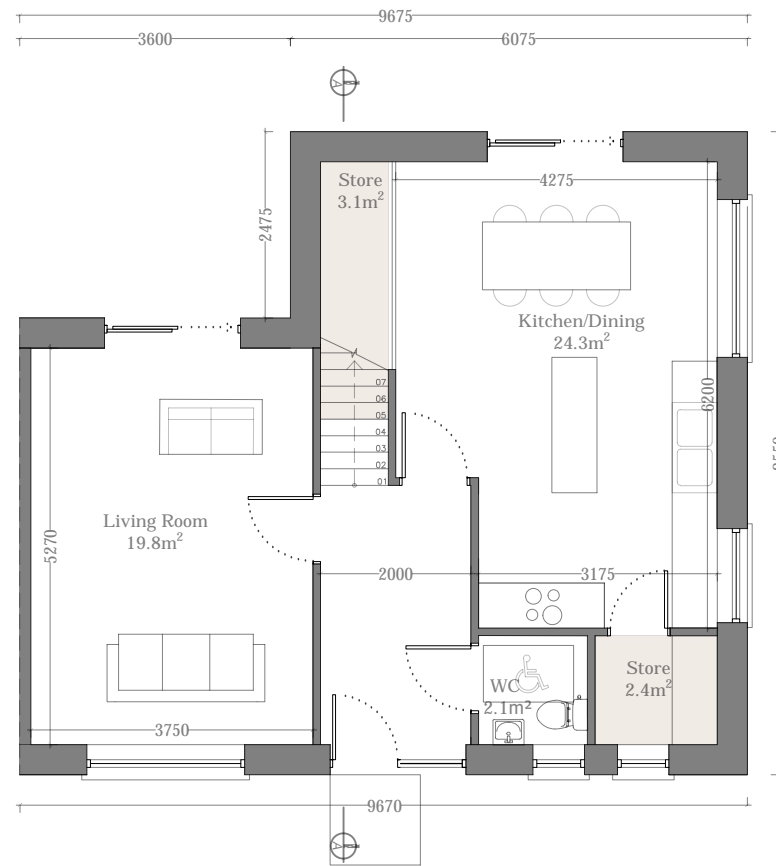
<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;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	House Type M Elevations & Section	DRAWN	NS	DRAWING NUMBER	18.132.PD3039		REV.
					CHECKED					
					DATE	Oct. 2021				

# House Type N

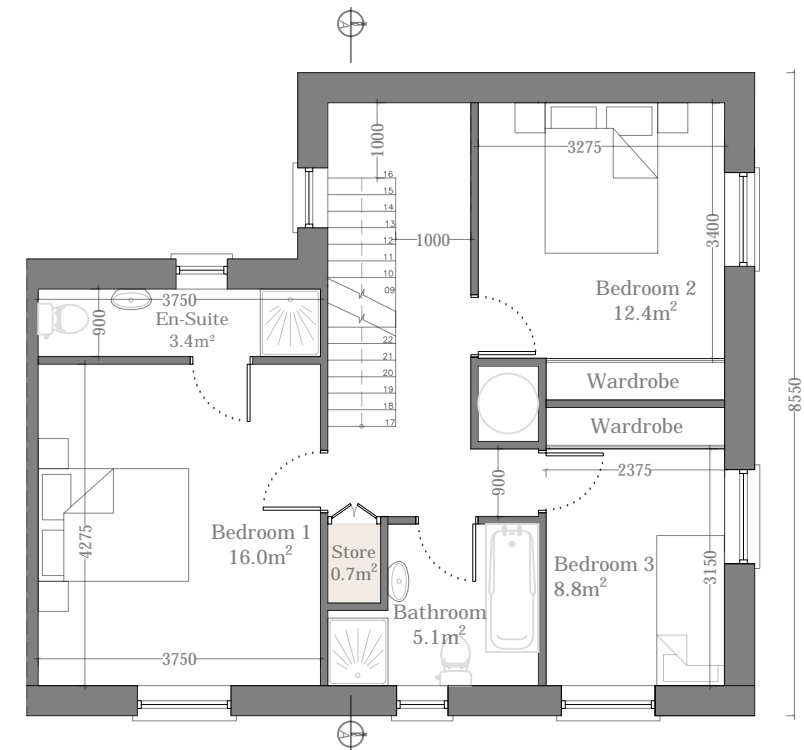


3 Storey  
4 Bed / 7 Person

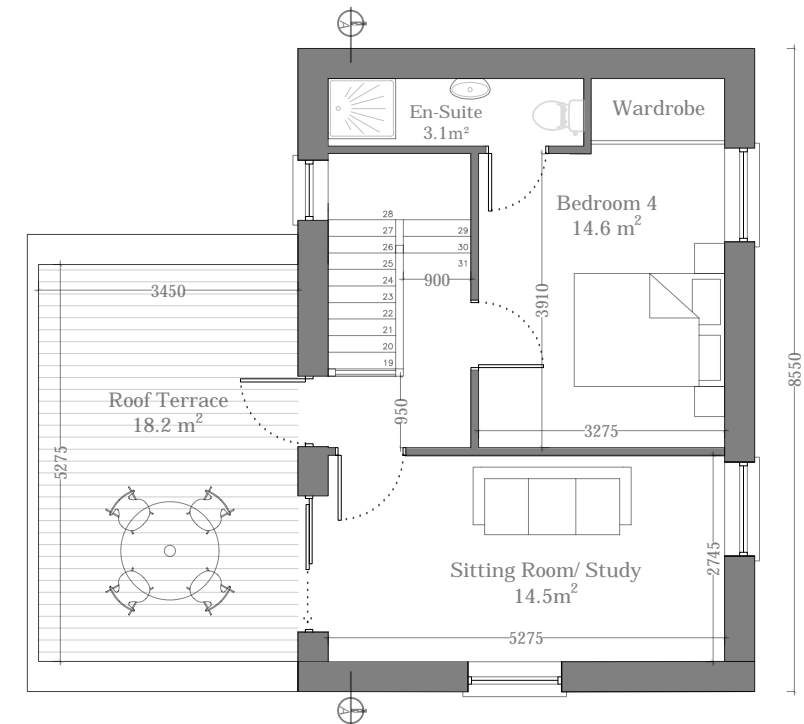
House Type N	
Total Floor Area	163m <sup>2</sup> (120m <sup>2</sup> )
Aggregate Living Area	58.6m <sup>2</sup> (40m <sup>2</sup> )
Aggregate Bedroom Area	51.8m <sup>2</sup> (43m <sup>2</sup> )
Total Storage	6.2m <sup>2</sup> (6m <sup>2</sup> )
<i>Minimum requirements shown in brackets</i>	



House Type N  
Ground Floor Plan  
61 m<sup>2</sup>



House Type N  
First Floor Plan  
61 m<sup>2</sup>



House Type N  
Second Floor Plan  
41m<sup>2</sup>



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>3&amp;4 Greenmount House Harolds Cross Dublin 6W D&amp;W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type N Floor Plans	DRAWN	NS	DRAWING NUMBER	18.132.PD3040		REV.
					CHECKED					
					DATE	Oct. 2021				

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# House Type N



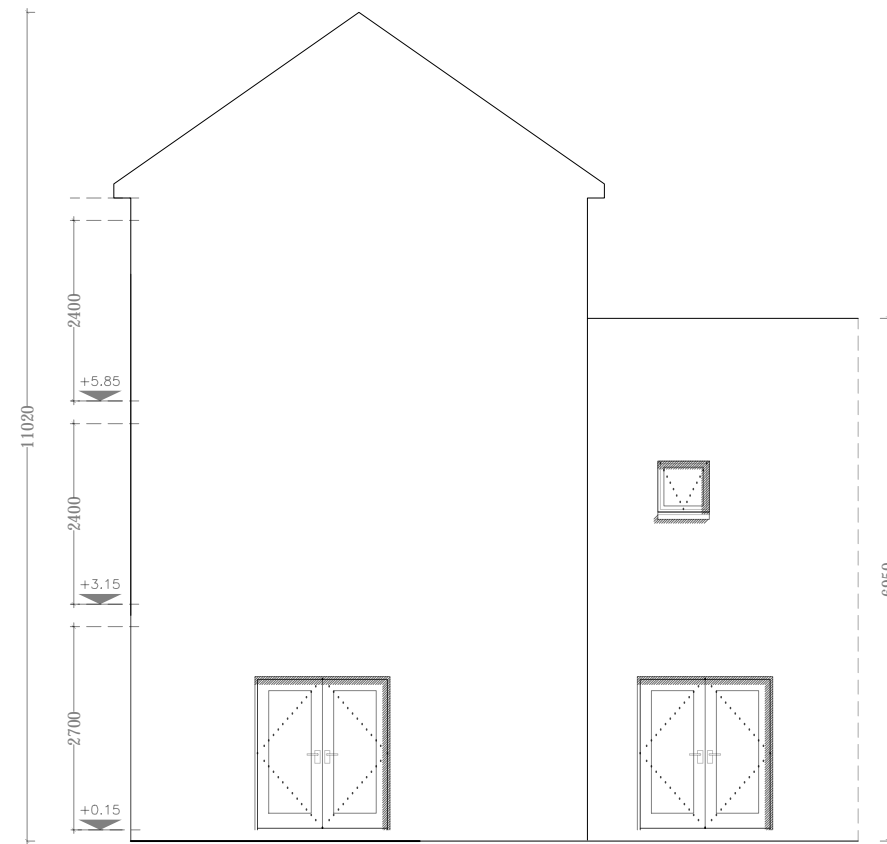
House Type N  
Front Elevation



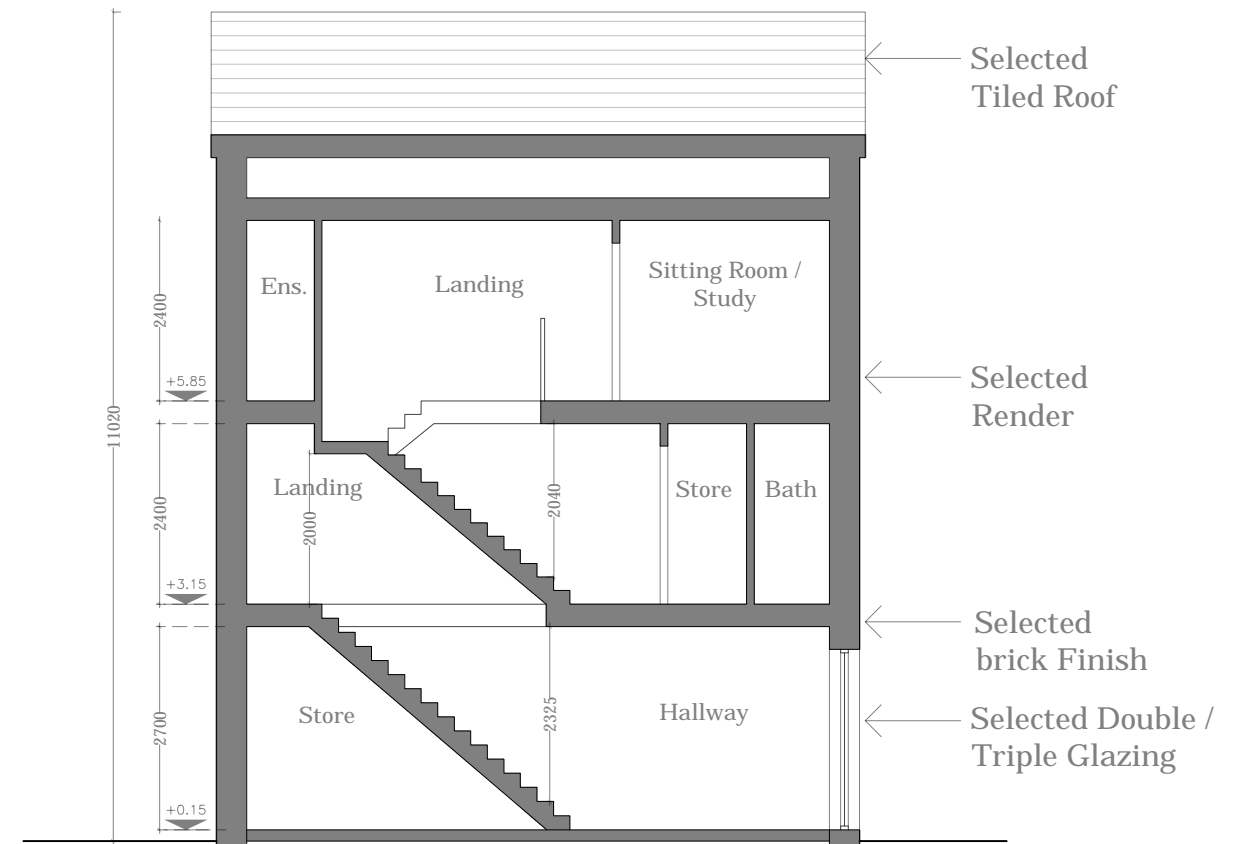
House Type N  
Side/ Street Elevation

<p><b>IMPORTANT</b></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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4590277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type N Front & Side Elevation	DRAWN	NS	DRAWING NUMBER	18.132.PD3041		REV.
					CHECKED					
					DATE	Oct. 2021				

# House Type N



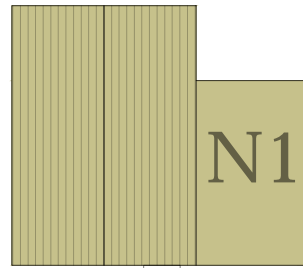
House Type N  
Rear Elevation



House Type N  
Section AA

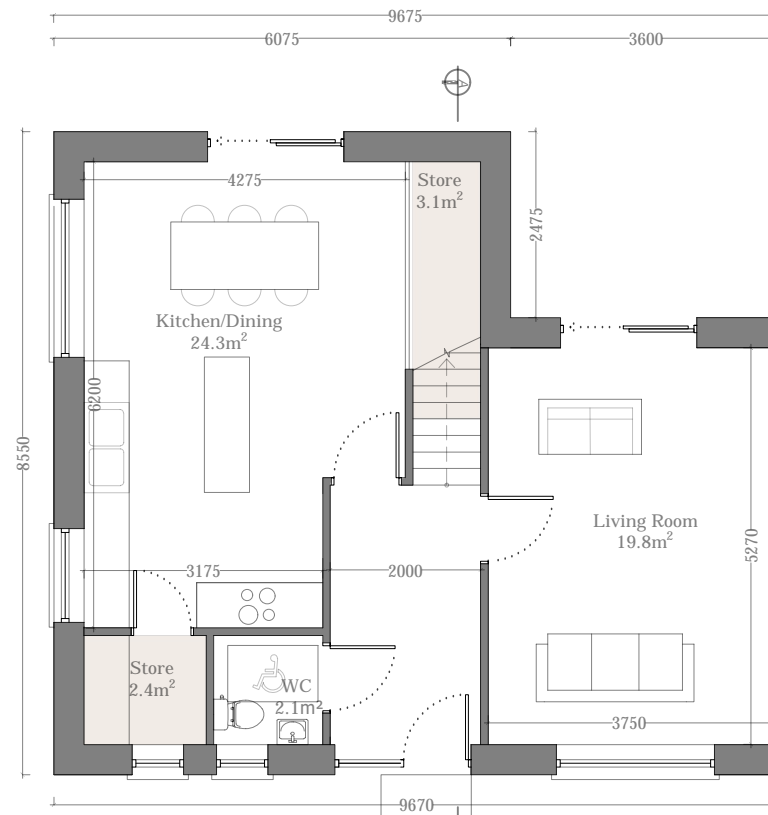
<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDR Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type N Rear Elevation & Section	DRAWN	NS	DRAWING NUMBER	18.132.PD3042		REV.
					CHECKED					
					DATE	Oct. 2021				

# House Type N1

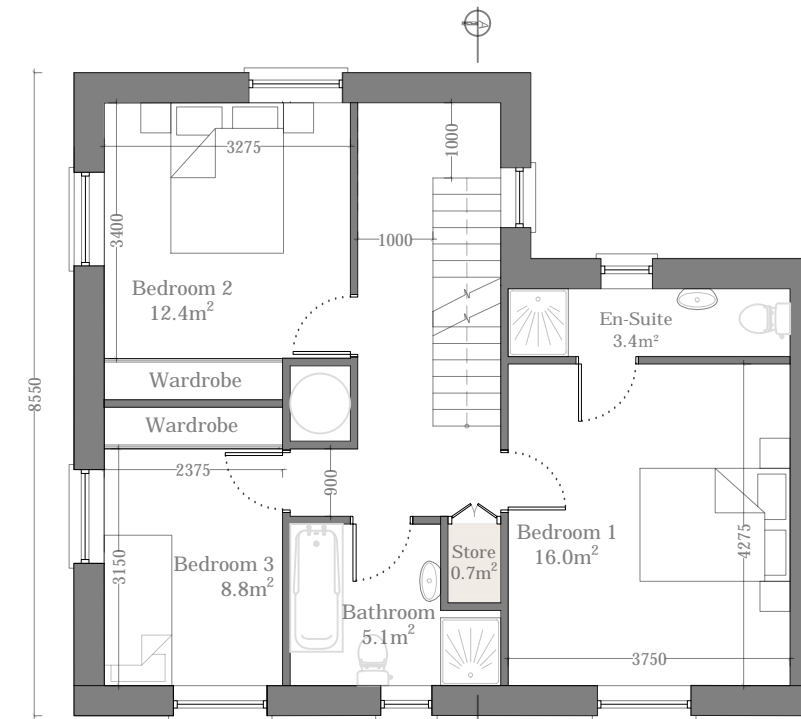


3 Storey  
4 Bed / 7 Person

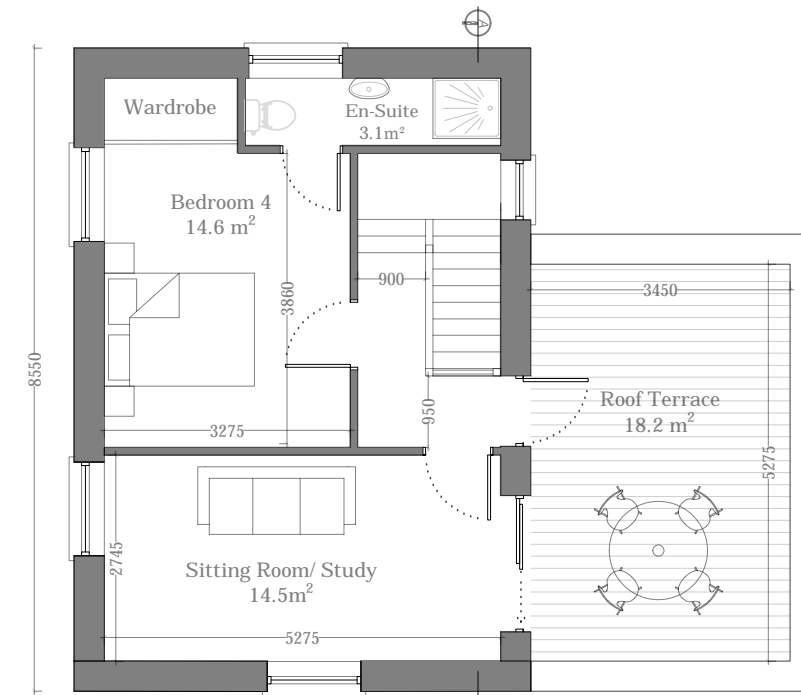
House Type N1	
Total Floor Area	163m <sup>2</sup> (120m <sup>2</sup> )
Aggregate Living Area	58.6m <sup>2</sup> (40m <sup>2</sup> )
Aggregate Bedroom Area	51.8m <sup>2</sup> (43m <sup>2</sup> )
Total Storage	6.2m <sup>2</sup> (6m <sup>2</sup> )
<i>Minimum requirements shown in brackets</i>	



House Type N1  
Ground Floor Plan  
61 m<sup>2</sup>



House Type N1  
First Floor Plan  
61 m<sup>2</sup>



House Type N1  
Second Floor Plan  
41 m<sup>2</sup>



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 N1 Floor Plans	DRAWN	NS	DRAWING NUMBER	18.132.PD3043		REV.
					CHECKED					
					DATE	Oct. 2021				

# House Type N1



House Type N1  
Front Elevation



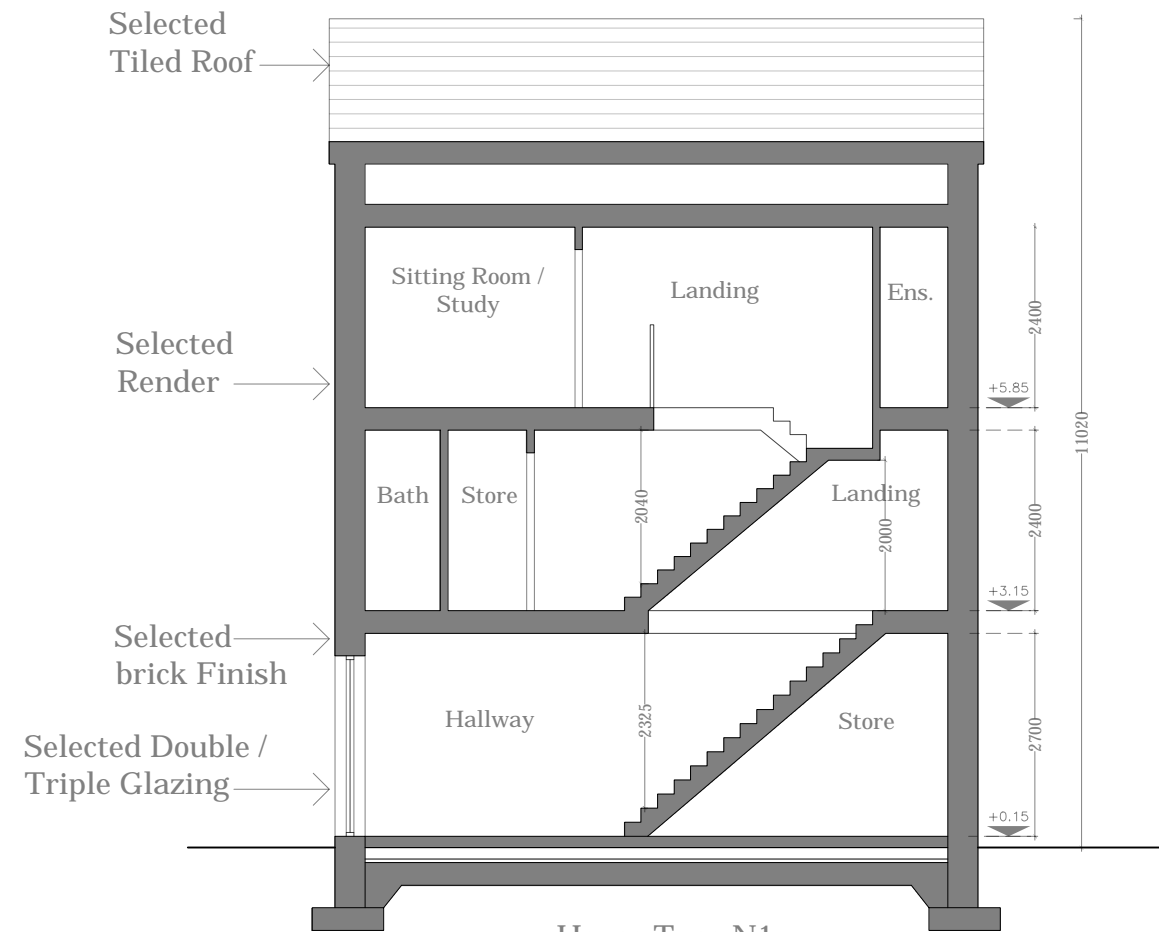
House Type N1  
Side/ Street Elevation

<p><b>IMPORTANT</b></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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type N1 Front & Side Elevation	DRAWN	NS	DRAWING NUMBER	18.132.PD3044		REV.
					CHECKED					
					DATE	Oct. 2021				

# House Type N1



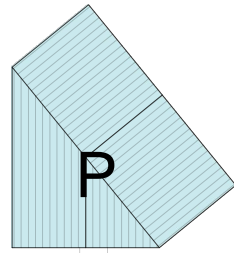
House Type N1  
Rear Elevation



House Type N1  
Section AA

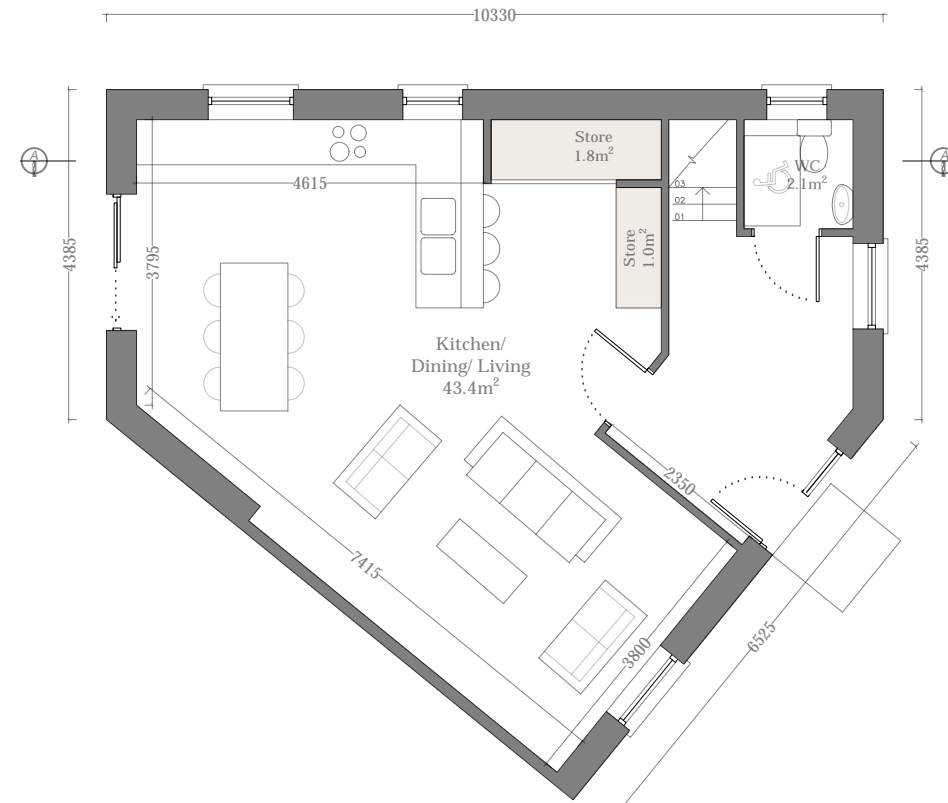
<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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><b>JFOC</b> ARCHITECTS</p> <p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>	
		BCDR Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	House Type N1 Rear Elevation & Section	DRAWN	NS	DRAWING NUMBER	18.132.PD3045		REV.
					CHECKED					
					DATE	Oct. 2021				

# House Type P

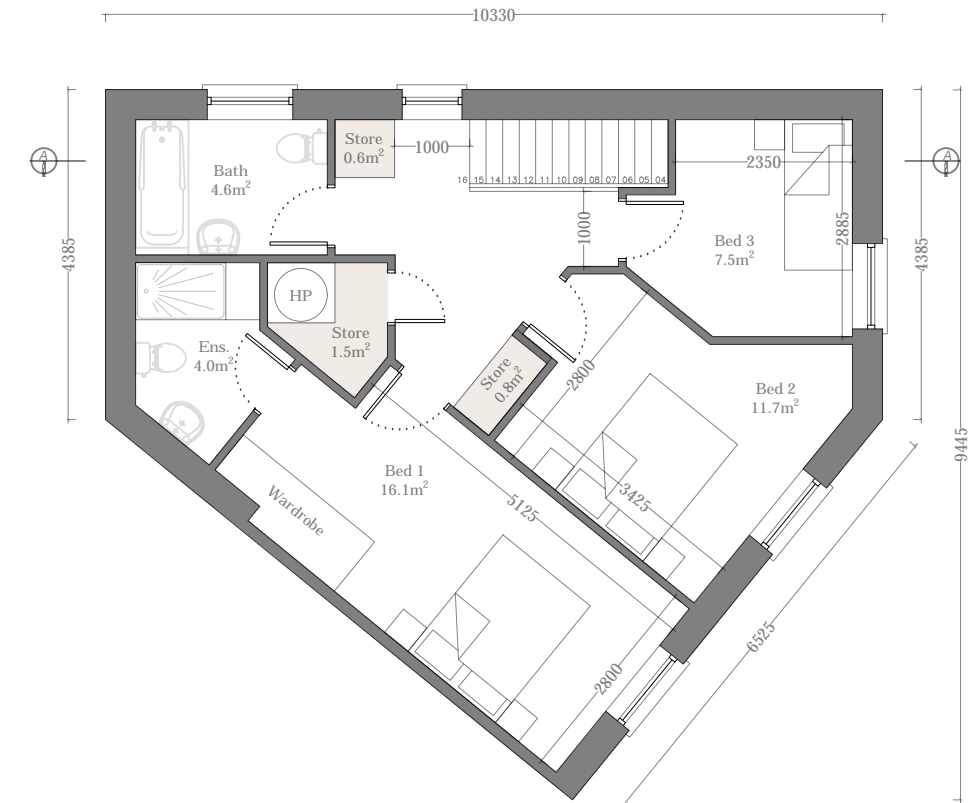


2 Storey  
3 Bed / 5 Person

House Type P	
Total Floor Area	119.8 m <sup>2</sup> (92m <sup>2</sup> )
Kitchen/Living Area	43.4 m <sup>2</sup> (34m <sup>2</sup> )
Total Bedroom Area	35.3 m <sup>2</sup> (32m <sup>2</sup> )
Total Storage	5.7 m <sup>2</sup> (5m <sup>2</sup> )
<i>*Minimum requirements shown in brackets</i>	



House Type P  
Ground Floor Plan  
59.9 m<sup>2</sup>



House Type P  
First Floor Plan  
59.9 m<sup>2</sup>



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 P Floor Plans	DRAWN	NS	DRAWING NUMBER	18.132.PD3046		REV.
					CHECKED					
					DATE	Oct. 2021				

# House Type P



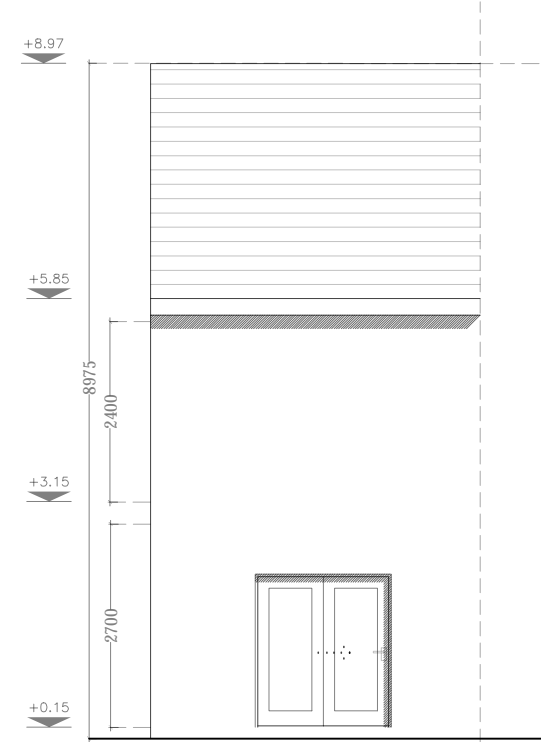
House Type P  
Front (Street) Elevation



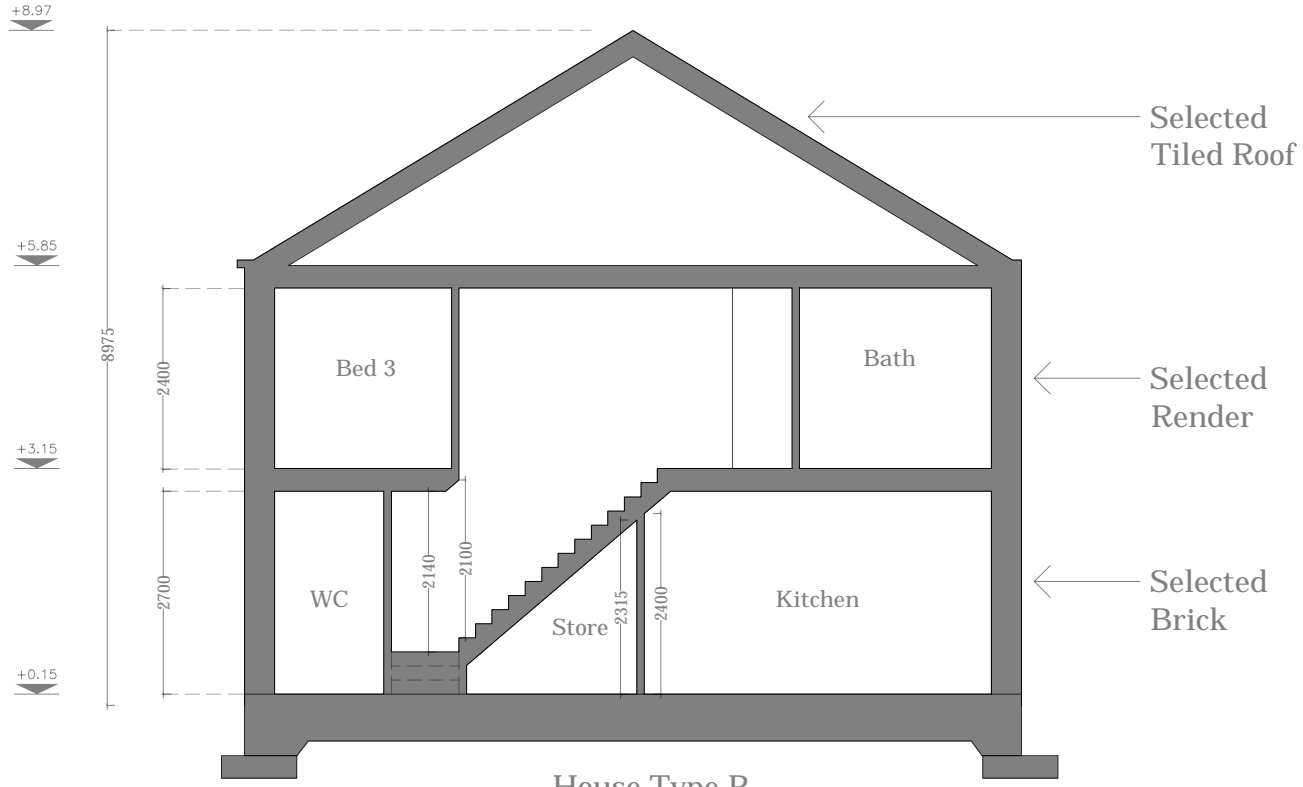
House Type P  
Front (Entrance) Elevation



House Type P  
Side Elevation



House Type P  
Rear Elevation



House Type P  
Section A-A

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		<p>BCDK Holdings Ltd. &amp; Coill Avon Ltd.</p>	<p>Proposed Residential Development at Edmondstown</p>	<p>House Type P Rear Elevation &amp; Section</p>	DRAWN	NS	<p>DRAWING NUMBER</p> <p>18.132.PD3047</p>	<p>REV.</p>	
					CHECKED				
					DATE	Oct. 2021			



House Type A  
Front Elevation

House Type A1  
Front Elevation

House Type A  
Front Elevation



House Type J  
Front Elevation

House Type F  
Front Elevation

House Type F  
Front Elevation

House Type H  
Front Elevation

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	<p>DRAWN</p> <p>NS</p>	<p>DATE</p> <p>Oct. 2021</p>	<p>DRAWING NUMBER</p> <p>18.132.PD3048</p>	<p>REV.</p>				
	<p>CHECKED</p>							
	<p>DATE</p> <p>Oct. 2021</p>							

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3&4 Greenmount House  
Harolds Cross  
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House Type B  
Front Elevation

House Type A1  
Front Elevation

House Type A1  
Front Elevation

House Type B1  
Front Elevation



House Type H  
Front Elevation

House Type F  
Front Elevation

House Type G  
Front Elevation

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	<p>DRAWN</p> <p>NS</p>							
	<p>CHECKED</p>							
	<p>DATE</p> <p>Oct. 2021</p>							
		<p>3&amp;4 Greenmount House Harolds Cross Dublin 6W D6W X008</p> <p>01 4530277 jfocarchitects.com info@jfocarchitects.com</p>						



House Type E2  
Front Elevation

House Type D  
Front Elevation



House Type G  
Front Elevation

House Type K  
Front Elevation



House Type B  
Front Elevation

House Type B  
Front Elevation

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	<p>DRAWN</p> <p>NS</p>	<p>DATE</p> <p>Oct. 2021</p>	<p>DRAWING NUMBER</p> <p>18.132.PD3050</p>	<p>REV.</p>				
	<p>CHECKED</p>							
	<p>DATE</p> <p>Oct. 2021</p>							

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