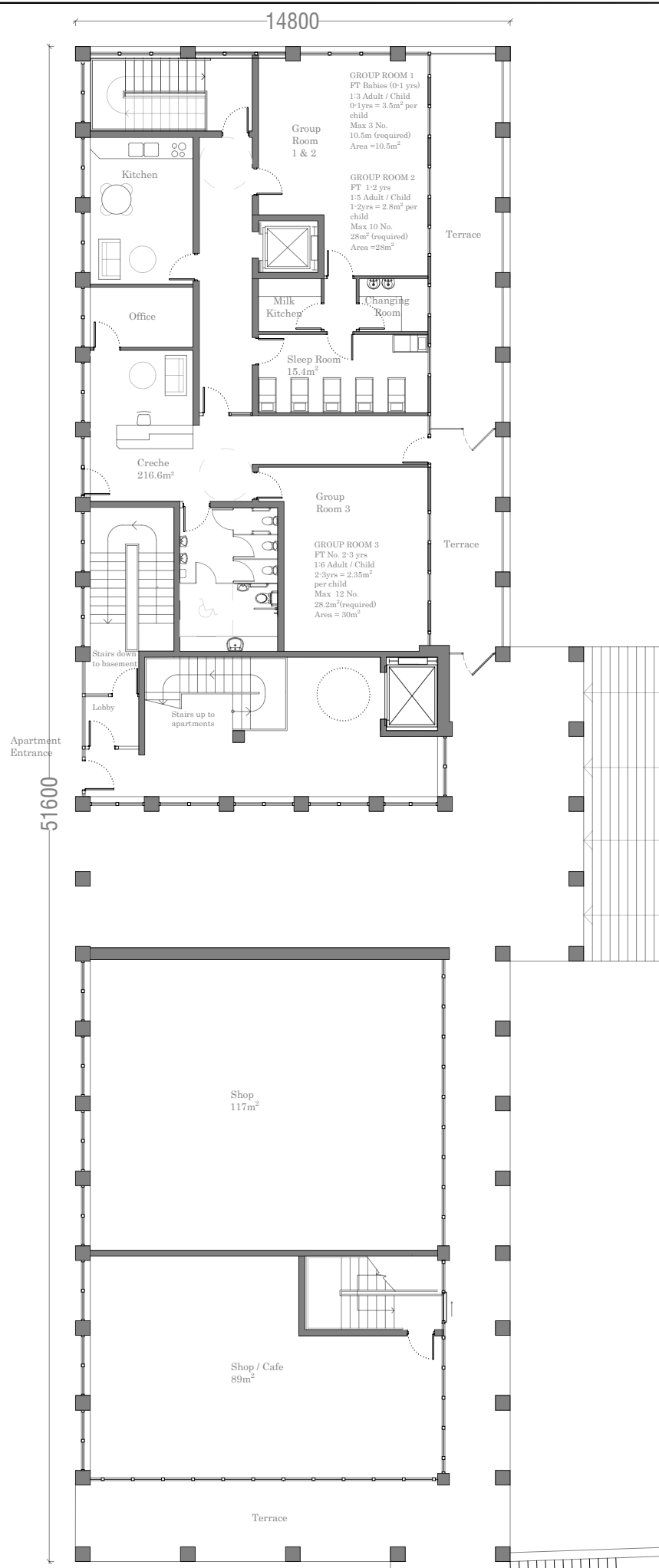
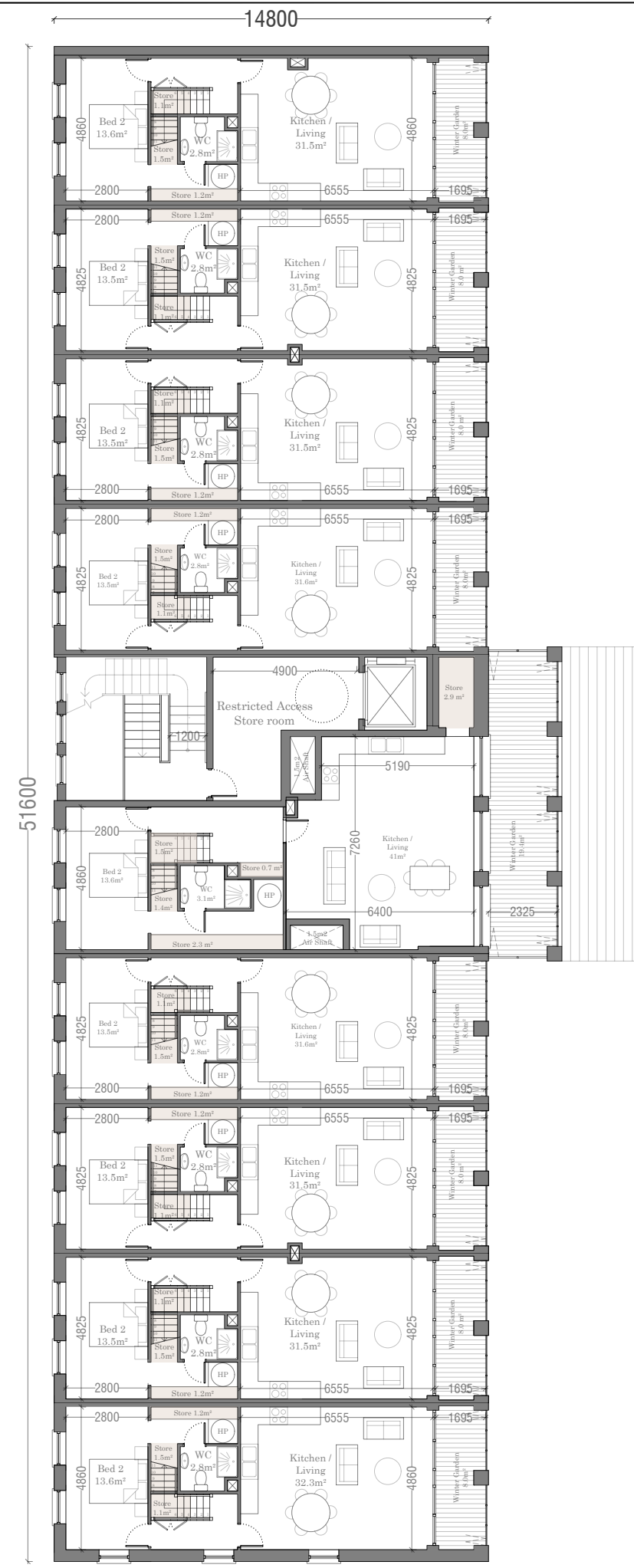


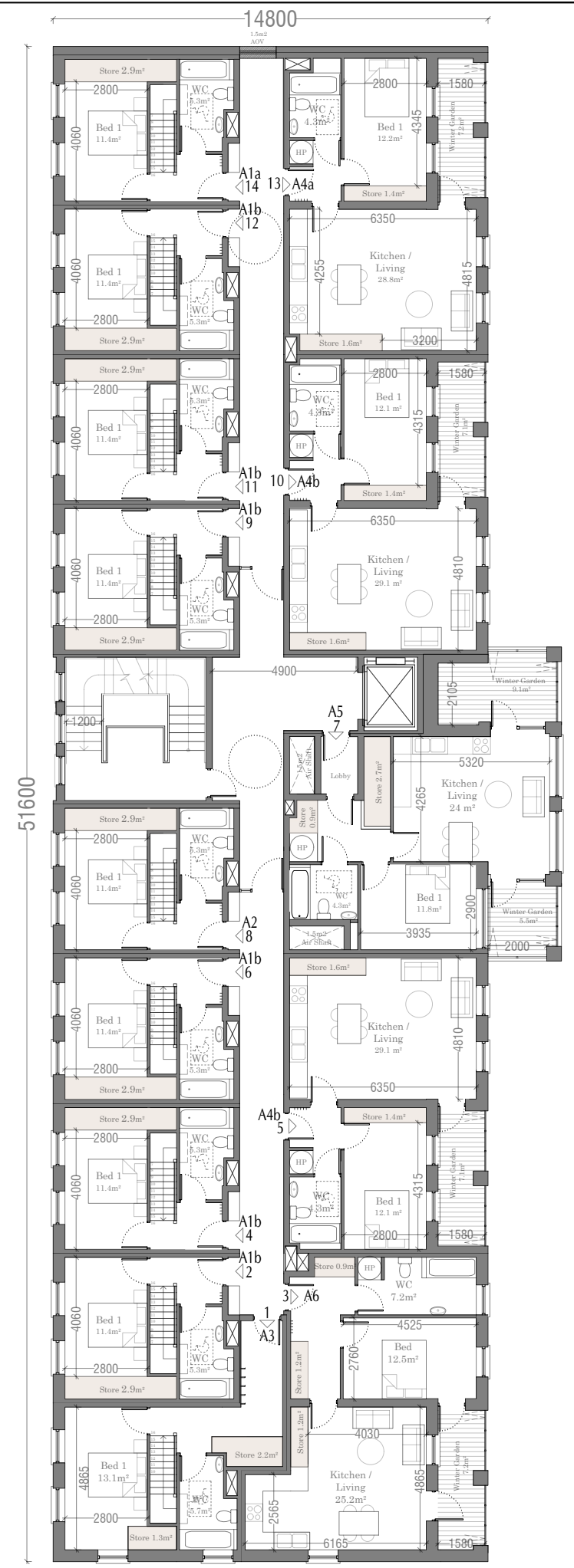
Building Overall	
Gross Floor Area	5316.4m ²
1 Bed Units	14 (36%)
2 Bed Units	22 (56%)
2 Bed Units	03 (8%)
Total Units	39
Residential Car Space	39
Visitor Car Space	22
Staff Car Spaces	5
Total Car Space	66
Residential Bike Space	80
Visitor Bike Space	78
Staff Bike Space	4
Total Bike Space	162



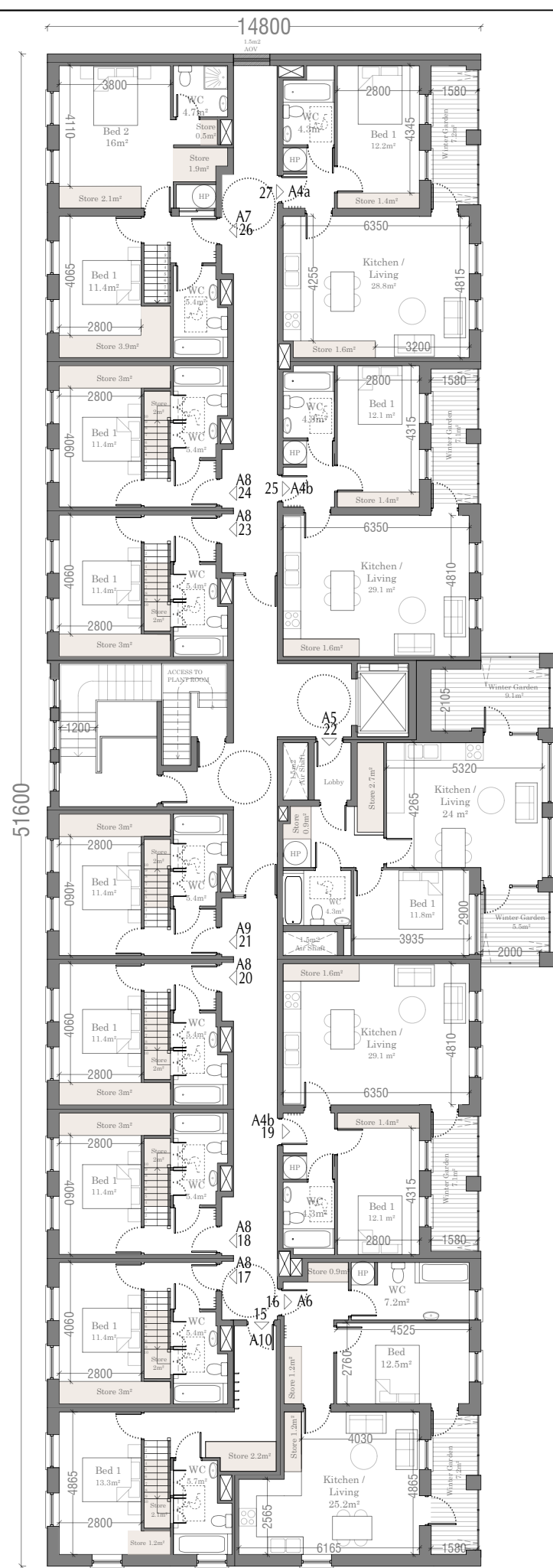
Apartment A & B
Ground Floor Plan



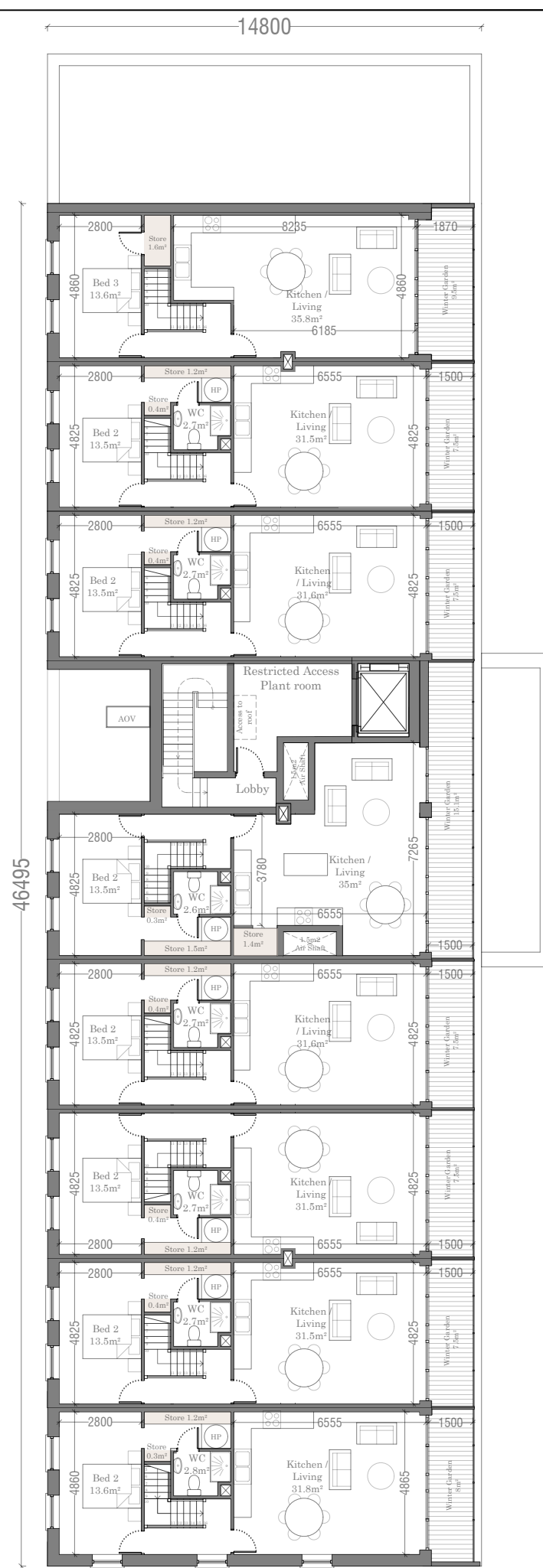
Apartment A & B
First Floor Plan



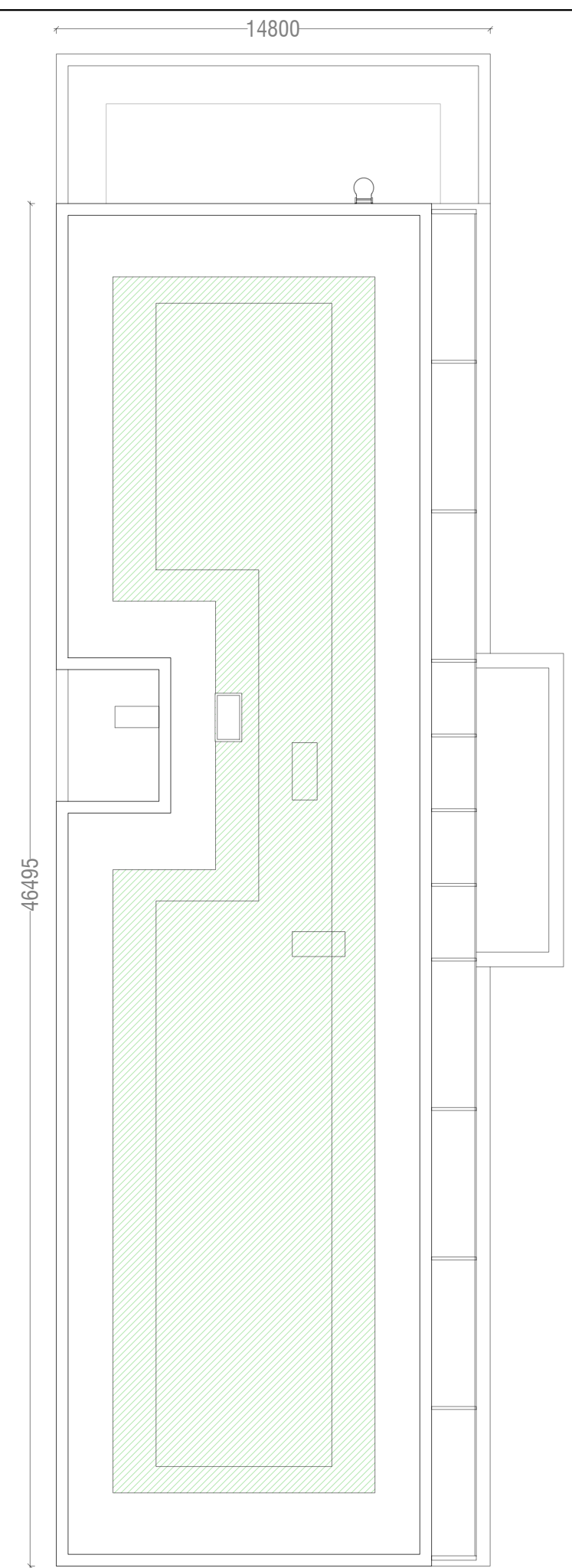
Apartment A & B
Second Floor Plan



Apartment A & B
Third Floor Plan



Apartment A & B
Fourth Floor Plan



Apartment A & B
Roof Plan

NOTES:
1. Refer to the drawings with overall dimensions to be used.
2. All dimensions to be internally finished to 2000 Architecture. 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'.
3. Any dimensions or quantities not specified are to be taken from the project or 2000 Architecture. All dimensions, drawings, reproduction or distribution of this information without written confirmation is prohibited and will be deemed a breach of agreement.



CLIENT:
BCDK Holdings Ltd. & Coll Avon Ltd.

PROJECT NAME:
Proposed Residential Development at Edmondstone

DRAWING TITLE:
Neighbourhood Centre & Apartments
Block A & B
Third Floor, Fourth Floor & Roof Plans

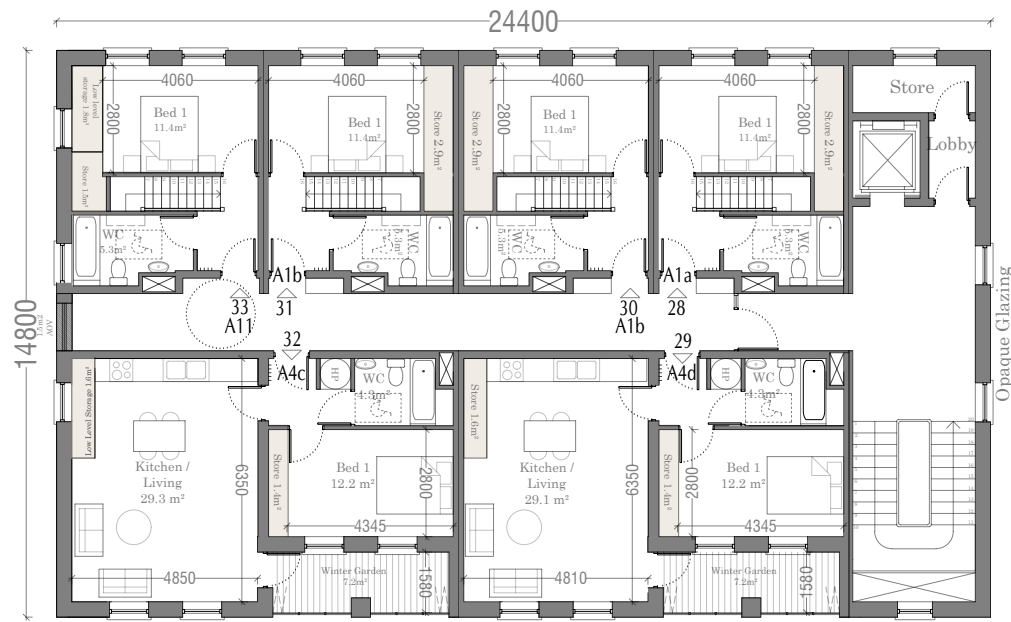
SCALE:
1:1000 on A1
1:2000 on A3

PROJECT STAGE:
Planning

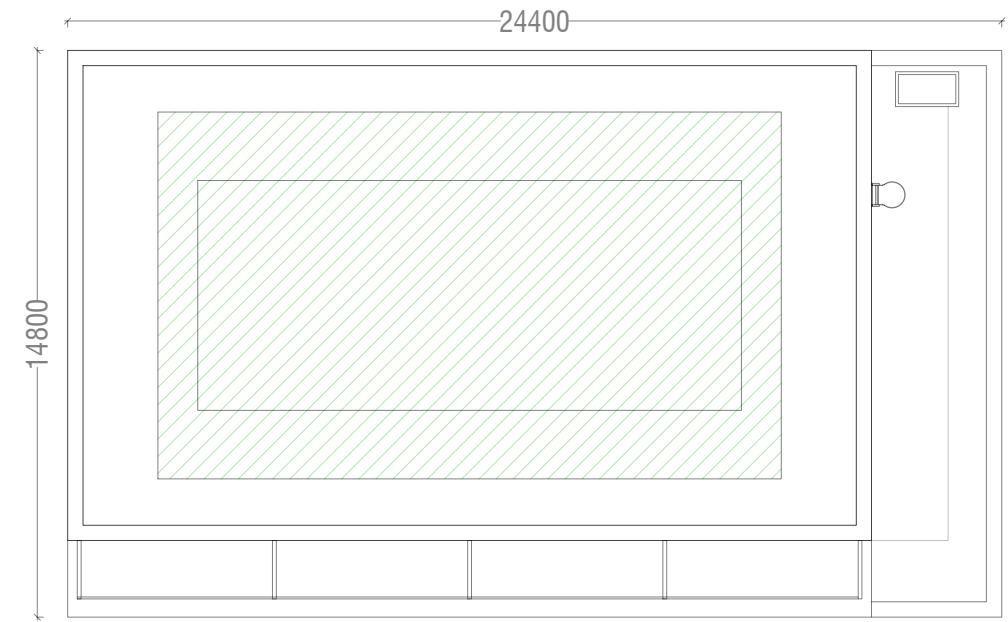
DRAWING NUMBER:
18.132.PD3103

DATE:
September 2021

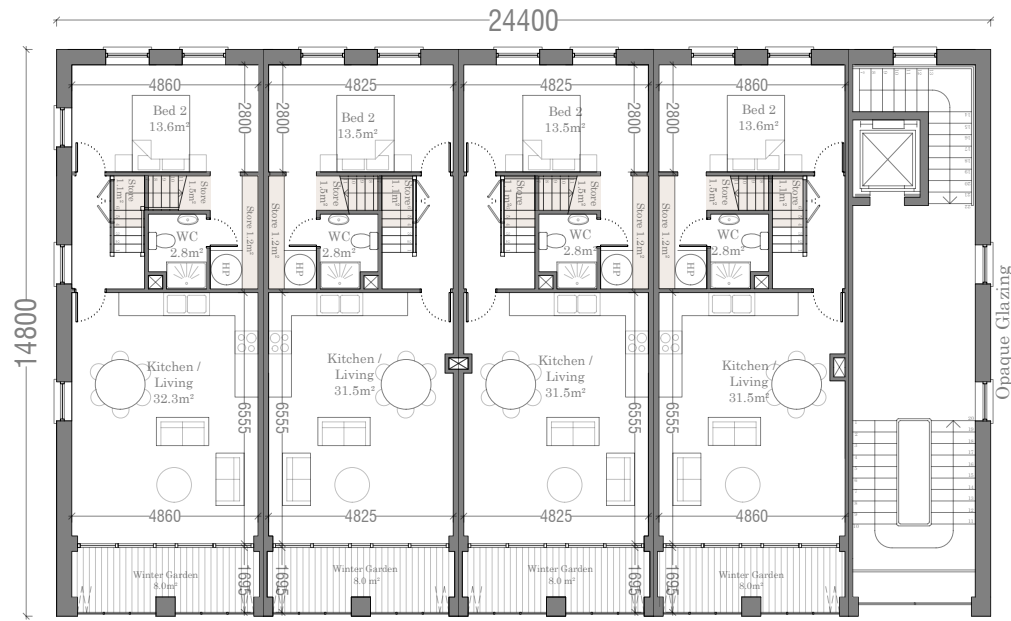




Apartment Block C
Second Floor Plan



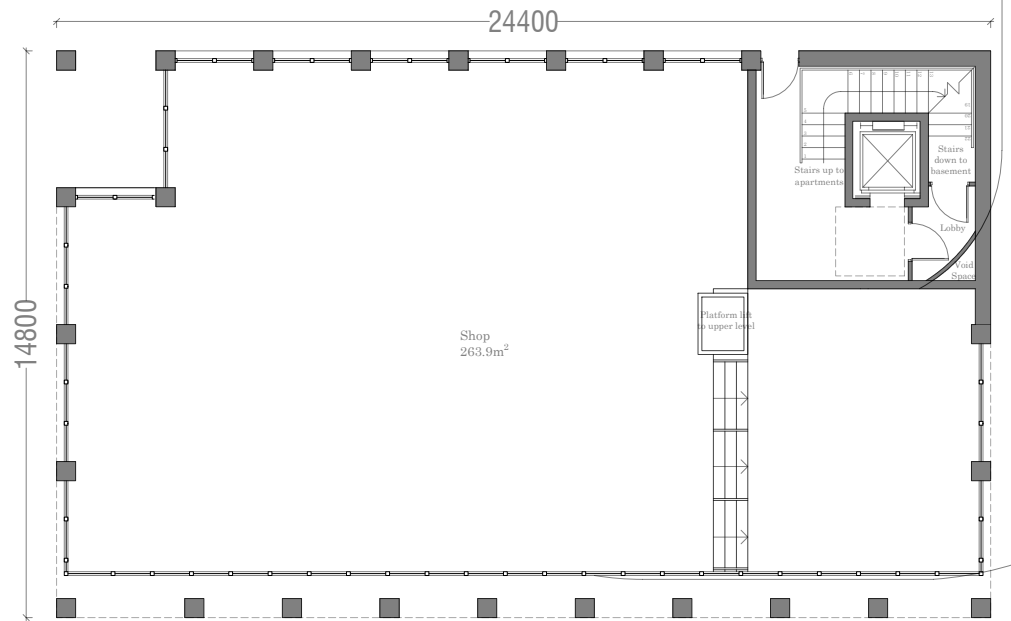
Apartment Block C
Roof Plan



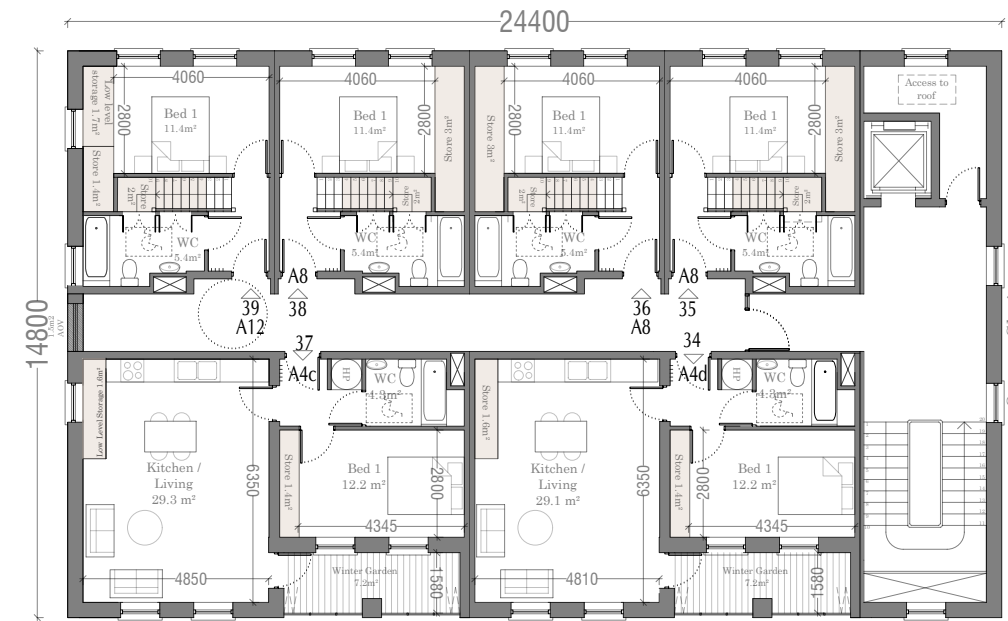
Apartment Block C
First Floor Plan



Apartment Block C
Fourth Floor Plan



Apartment Block C
Ground Floor Plan



Apartment Block C
Third Floor Plan

Neighborhood Centre
Elevations



NOTES

1. Refer to the drawing with correct dimensions to be used.

2. All dimensions to be internally finished to 2000. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose. All other are only suitable for the use indicated by 'Project Stage'.

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CREATED

DATE

BY

REV

CLIENT

NAME

ADDRESS

CONTACT

PROJECT

NAME

ADDRESS

CONTACT

DRAWING TITLE

DESCRIPTION

DATE

SCALE

PROJECT STAGE

PROJECT NUMBER

DATE

SCALE

SCALE

SCALE

SCALE

SCALE

PROJECT STAGE

PROJECT NUMBER

DATE

SCALE

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SCALE



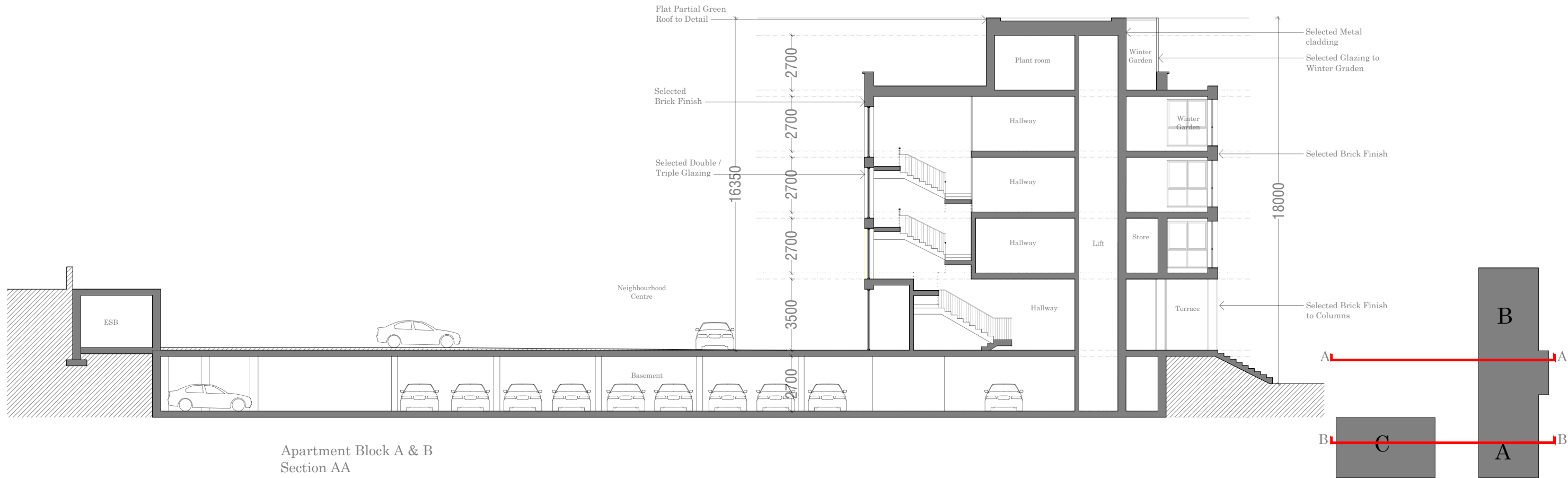
Neighborhood Centre

Elevations



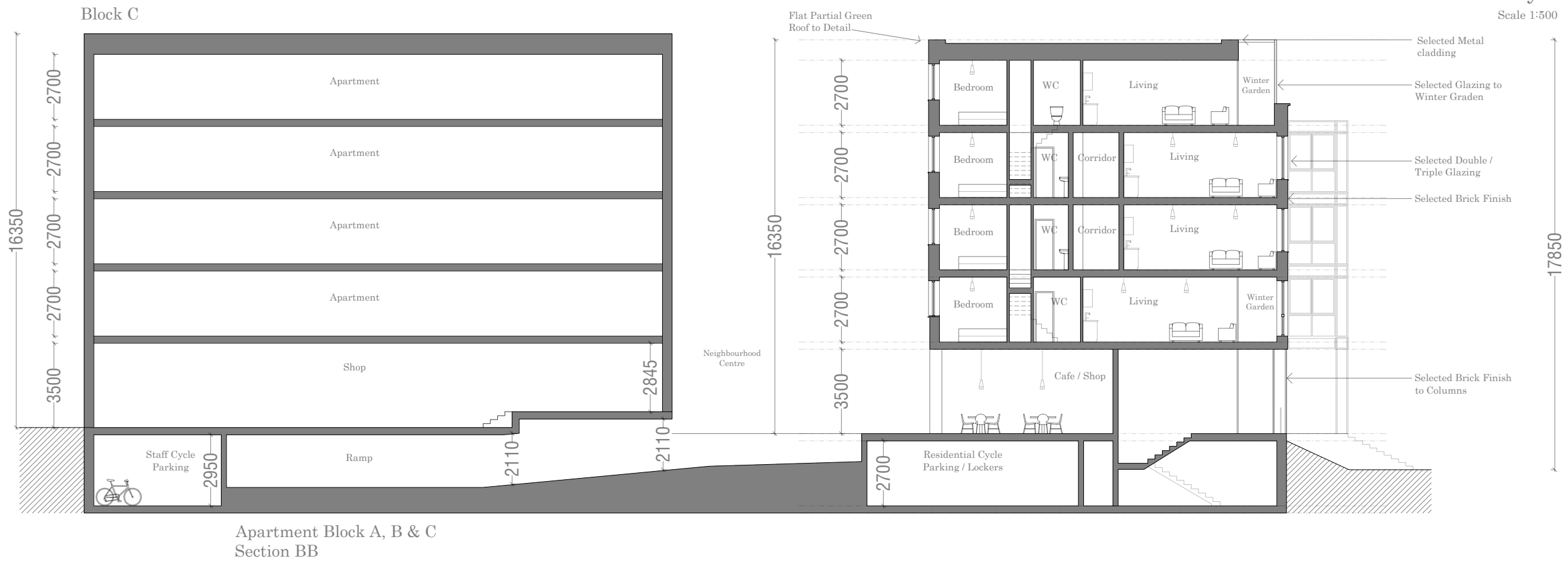
Neighborhood Centre

Sections



Apartment Block A & B
Section AA

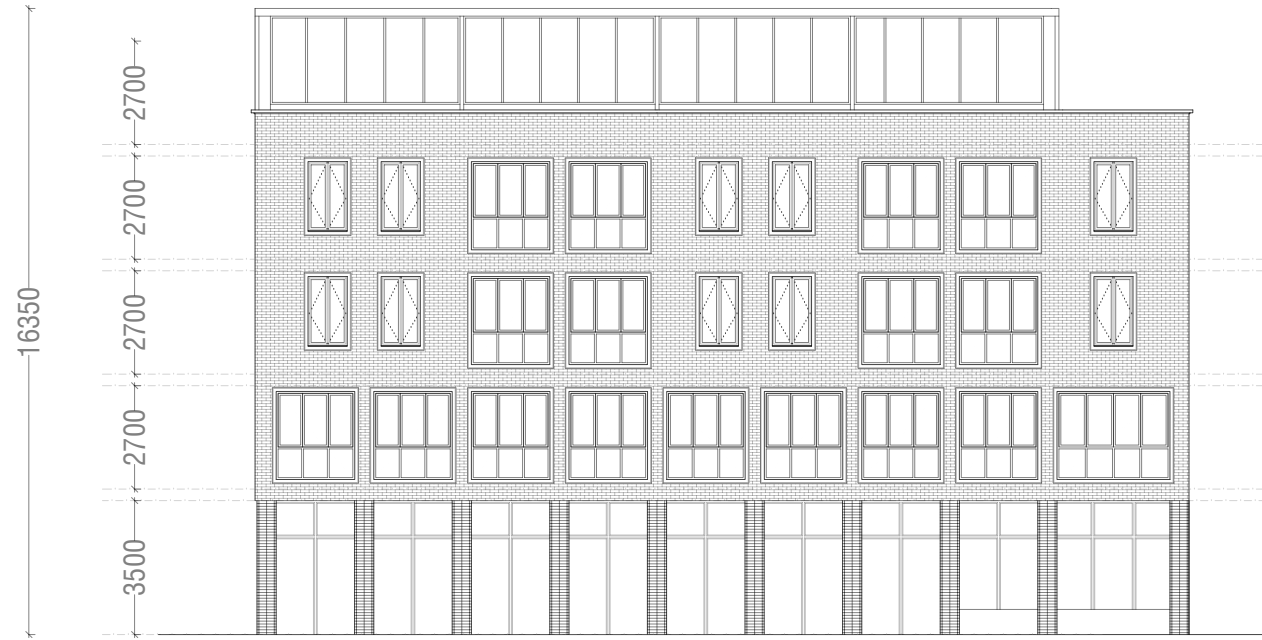
Key Plan
Scale 1:500



Apartment Block A, B & C
Section BB

Neighborhood Centre

Elevations



Apartment Block C
South Elevation
(Facing Link Street & M50)



Apartment Block C
East Elevation
(Facing Apartment Block A & B)



Apartment Block C
North Elevation
(Facing Adjacent Lands)



Apartment Block C
West Elevation
(Facing Public Open Space)

NOTES

1. Review with this drawing, only stated dimensions to be used.

2. Not responsible for the information 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'.

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ORIENTATION

CLIENT

RCDK Holdings Ltd. & Coll Avon Ltd.

PROJECT TITLE

Proposed Residential Development at Edmondstown

DRAWING TITLE

Neighbourhood Centre & Apartments

Block C

Elevations

SCALE

1:1000 on A1

DESIGN

CMC

CHECKED

DS

DATE

September 2021

PROJECT STAGE

Planning

DRAWING NUMBER

18.132.PD3108

REV.

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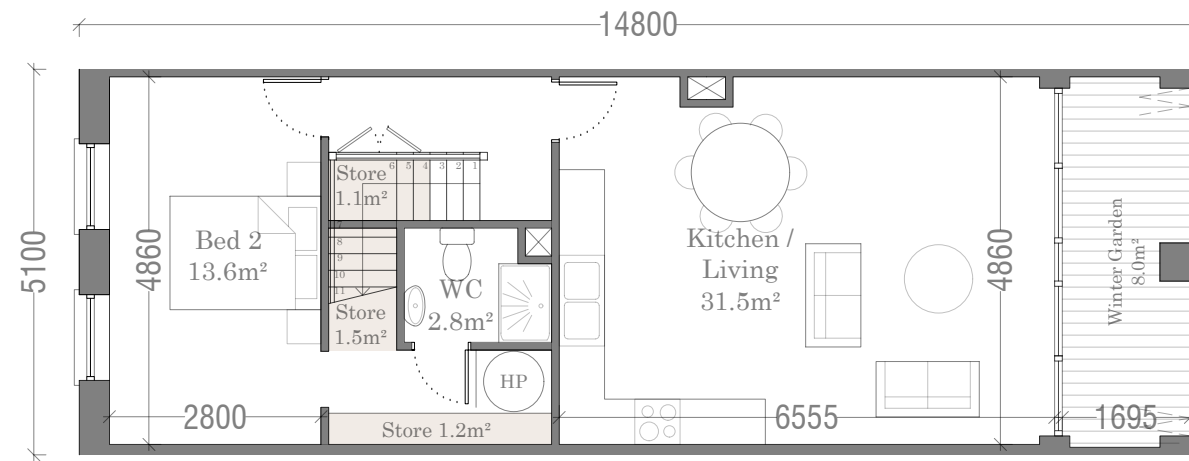
15A Greenway House
Barnsley, South Yorkshire
S63 7LQ
Tel: 0114 2077100
www.jfoc.com

Apartment Type A1a

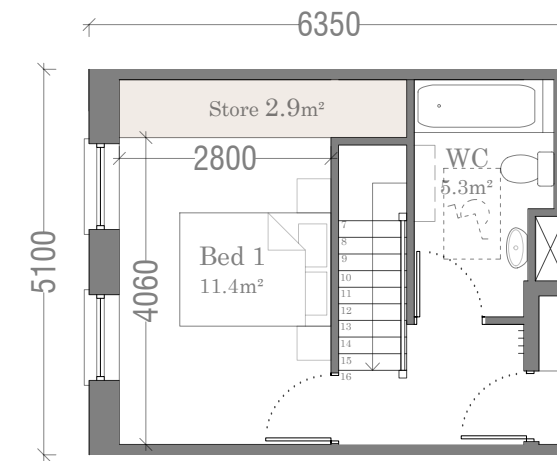
Duplex 2-Bed / 4-Person

2 no. of unit type

No.'s: 14, 28



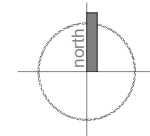
Apartment Type A1a
Lower Floor Plan
60.5m²



Apartment Type A1a
Upper Floor Plan
26.5m²

Type A1a - 2 Bed / 4 Person Apt.	
Total Floor Area	87m ² (73m ²)
Total Bedroom Area	25m ² (24.4m ²)
Total Kitchen/Living	31.5m ² (30m ²)
Total Storage Area	6.7m 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:
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>	<p>ORIENTATION</p>	<p>CLIENT</p> <p>BCDK Holdings Ltd. & Coill Avon Ltd.</p>	<p>PROJECT TITLE</p> <p>Proposed Residential Development at Edmondstown</p>	<p>DRAWING TITLE</p> <p>Neighbourhood Centre Unit Type A1a Lower & Upper Floor Plans</p>	SCALE	1:100 on A3	PROJECT STAGE	Planning	<p>DRAWING NUMBER</p> <p>18.132.PD3110</p>	<p>REV.</p>
					DRAWN	RH				
					CHECKED					
					DATE	October 2021				

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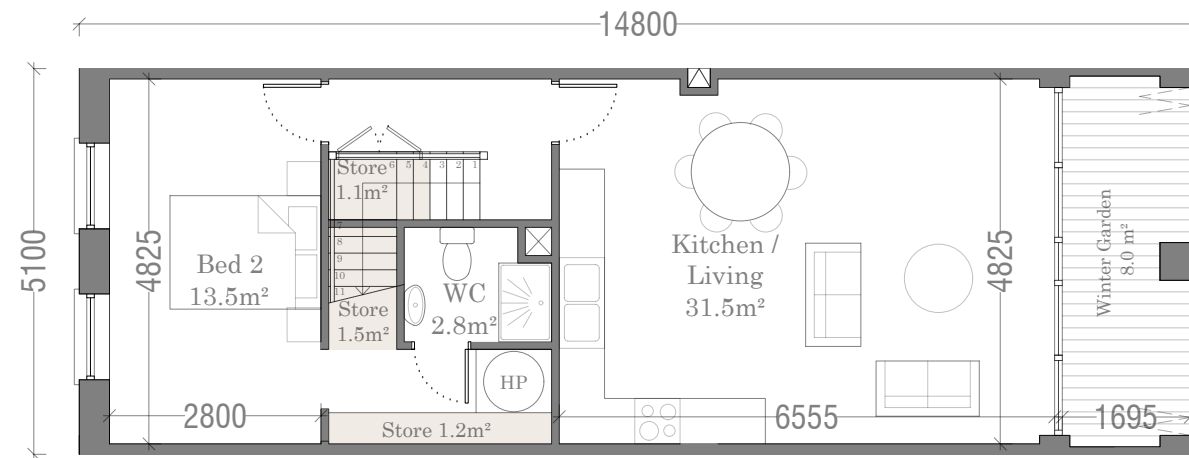
11A Greenmount House
Harolds Cross
Dublin 6W
01 4530277
jfocarchitects.com
info@jfocarchitects.com

Apartment Type A1b

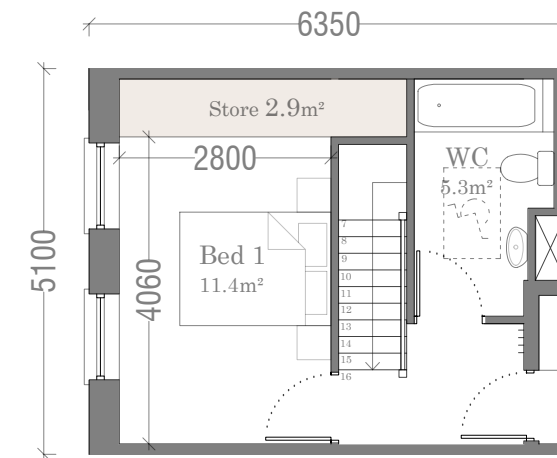
Duplex 2-Bed / 4-Person

8 no. of unit type

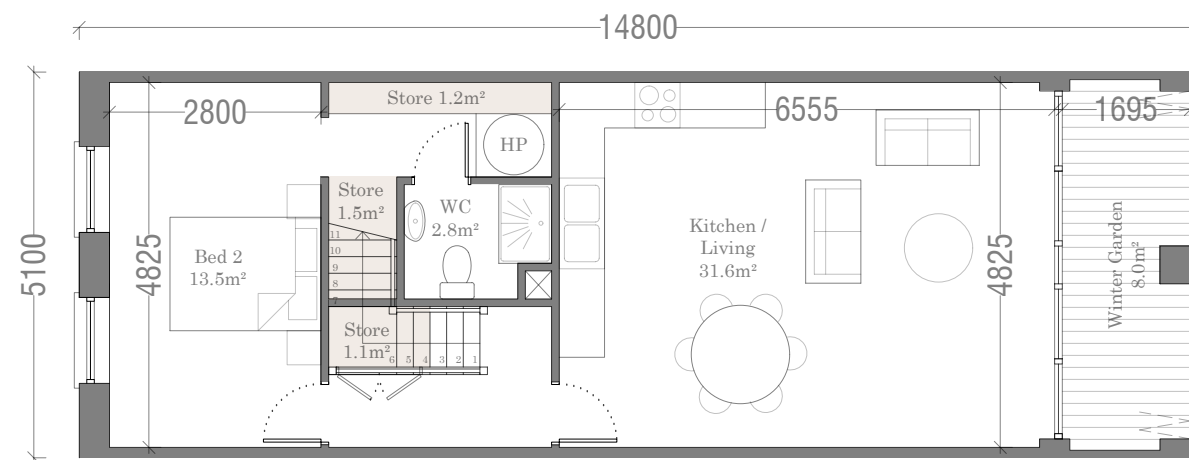
No.'s: 2, 4, 6, 9, 11, 12, 30, 31



Apartment Type A1b
Lower Floor Plan
60.2m²



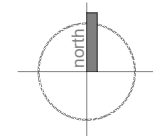
Apartment Type A1b
Upper Floor Plan
26.5m²



Apartment Type A1b
(without second service shaft)
Lower Floor Plan
60.2m²

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	6.7m 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:
Please Refer to Site Plan for handing and orientation

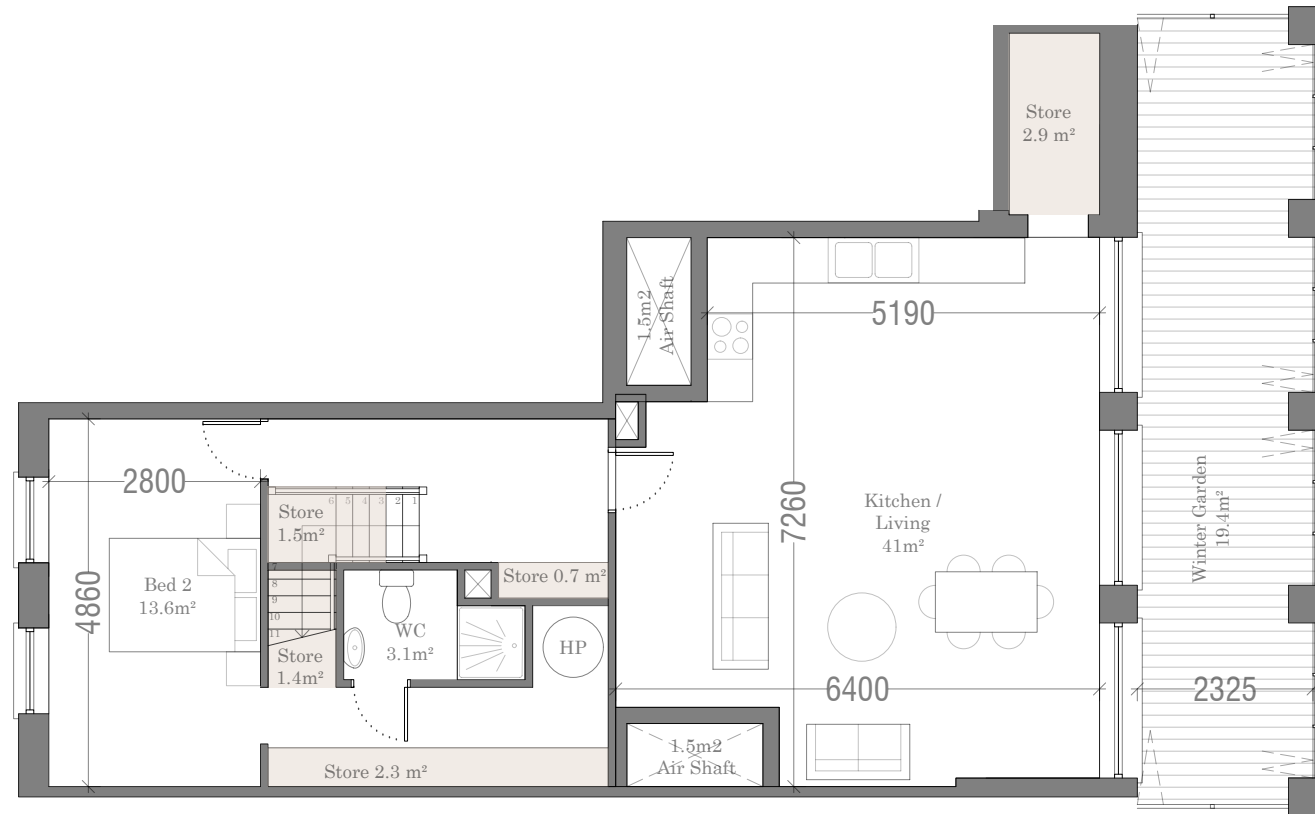
<p>IMPORTANT</p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for the use 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>	<p>ORIENTATION</p>	<p>CLIENT</p> <p>BCDK Holdings Ltd. & Coill Avon Ltd.</p>	<p>PROJECT TITLE</p> <p>Proposed Residential Development at Edmondstown</p>	<p>DRAWING TITLE</p> <p>Neighbourhood Centre Unit Type A1b Lower & Upper Floor Plans</p>	SCALE	1:100 on A3	PROJECT STAGE	Planning	<p>DRAWING NUMBER</p> <p>18.132.PD3111</p>	<p>REV.</p>
					DRAWN	RH				
					CHECKED					
					DATE	October 2021				

Apartment Type A2

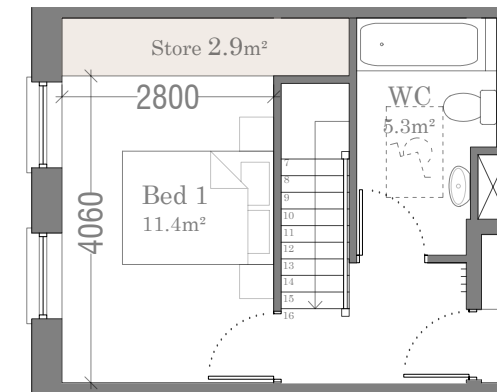
Duplex 2-Bed / 4-Person

1 no. of unit type

No.'s: 8



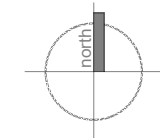
Apartment Type A2
Lower Floor Plan
81.8m²



Apartment Type A2
Upper Floor Plan
26.5m²

Type A2 - 2 Bed / 4 Person Apt.	
Total Floor Area	108.3m ² (73m ²)
Total Bedroom Area	25m ² (24.4m ²)
Total Kitchen/Living	30.5m ² (30m ²)
Total Storage Area	8.8m ² (6m ²)
Private Amenity	19.4 m ² (7m ²)
+10%	Yes
Dual Aspect	Yes

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NOTE:
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					DRAWN	RH				
					CHECKED					
					DATE	October 2021				

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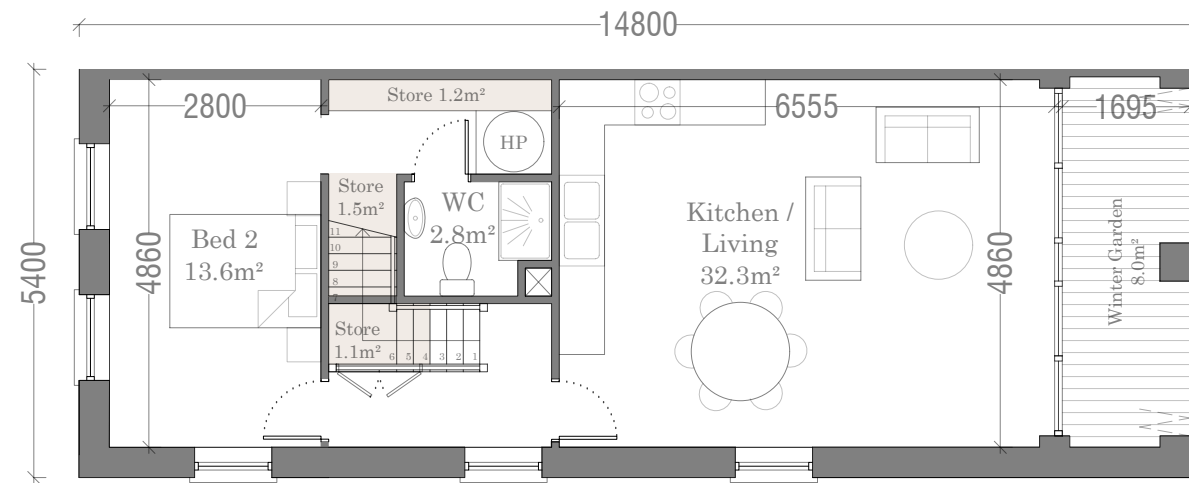
11A Greenmount House
Harolds Cross
Dublin 6W
01 4530277
jfocarchitects.com
info@jfocarchitects.com

Apartment Type A3

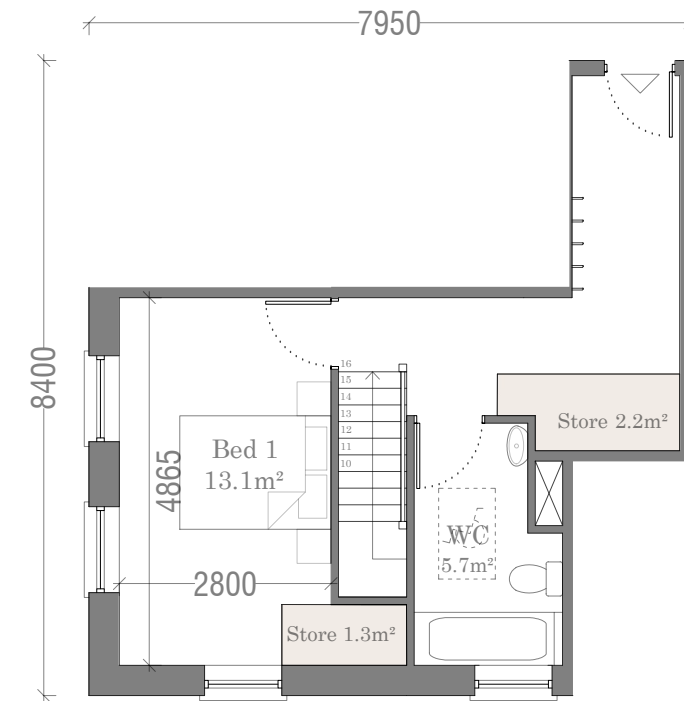
Duplex 2-Bed / 4-Person

1 no. of unit type

No.'s: 1



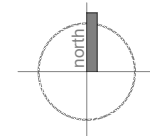
Apartment Type A3
Lower Floor Plan
60.8m²



Apartment Type A3
Upper Floor Plan
35.3m²

Type A3 - 2 Bed / 4 Person Apt.	
Total Floor Area	96.1m ² (73m ²)
Total Bedroom Area	26.7m ² (24.4m ²)
Total Kitchen/Living	32.3m ² (30m ²)
Total Storage Area	7.3m 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:
Please Refer to Site Plan
for handing and orientation

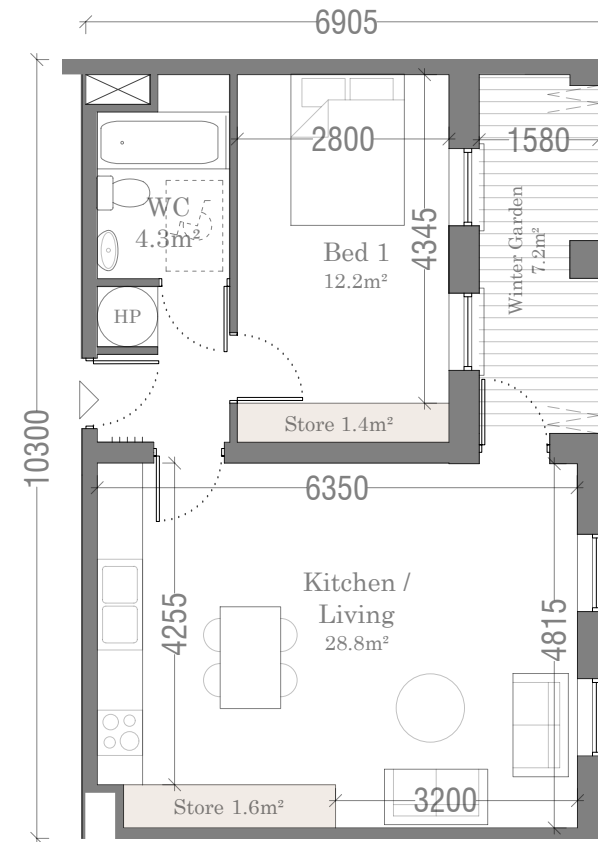
<p>IMPORTANT</p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for the use 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>	<p>ORIENTATION</p>	<p>CLIENT</p> <p>BCDK Holdings Ltd. & Coill Avon Ltd.</p>	<p>PROJECT TITLE</p> <p>Proposed Residential Development at Edmondstown</p>	<p>DRAWING TITLE</p> <p>Neighbourhood Centre Unit Type A3 Lower & Upper Floor Plans</p>	SCALE	1:100 on A3	PROJECT STAGE	Planning	<p>DRAWING NUMBER</p> <p>18.132.PD3113</p>	<p>REV.</p>
					DRAWN	RH				
					CHECKED					
					DATE	October 2021				

Apartment Type A4a

Duplex 1-Bed / 2-Person

2 no. of unit type

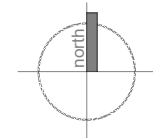
No.'s: 13, 27,



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:
Please Refer to Site Plan for handing and orientation

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					DRAWN	RH	DRAWING NUMBER	18.132.PD3114	
					CHECKED				
					DATE	October 2021			

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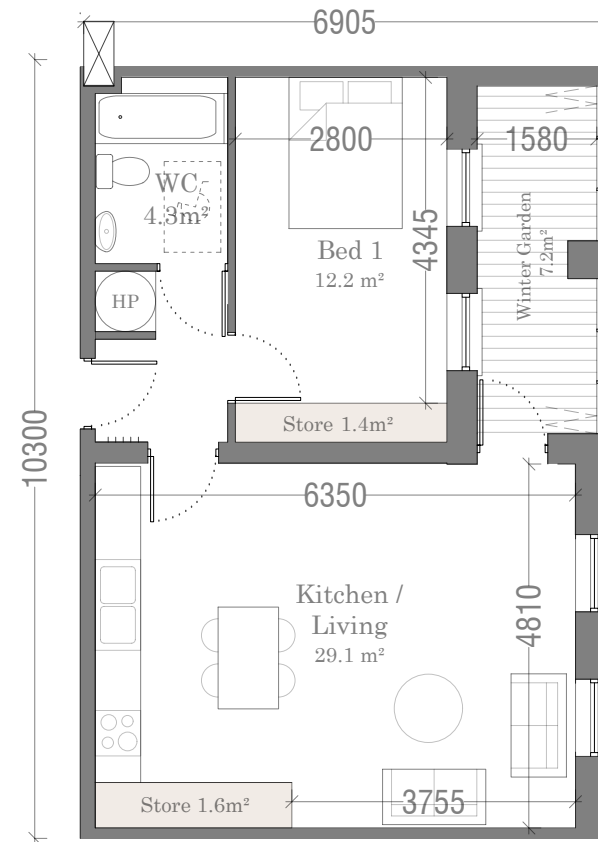
11A Greenmount House
Harolds Cross
Dublin 6W
01 4530277
jfocarchitects.com
info@jfocarchitects.com

Apartment Type A4b

Duplex 1-Bed / 2-Person

4 no. of unit type

No.'s: 5, 10, 19, 25

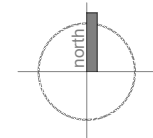


Apartment Type A4b
Floor Plan
54.2m²

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:
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>	<p>ORIENTATION</p>	<p>CLIENT</p> <p>BCDK Holdings Ltd. & Coill Avon Ltd.</p>	<p>PROJECT TITLE</p> <p>Proposed Residential Development at Edmondstown</p>	<p>DRAWING TITLE</p> <p>Neighbourhood Centre Unit Type A4b Floor Plans</p>	SCALE	1:100 on A3	PROJECT STAGE	Planning	<p>REV.</p>	
					DRAWN	RH	DRAWING NUMBER			18.132.PD3115
					CHECKED					
					DATE	October 2021				

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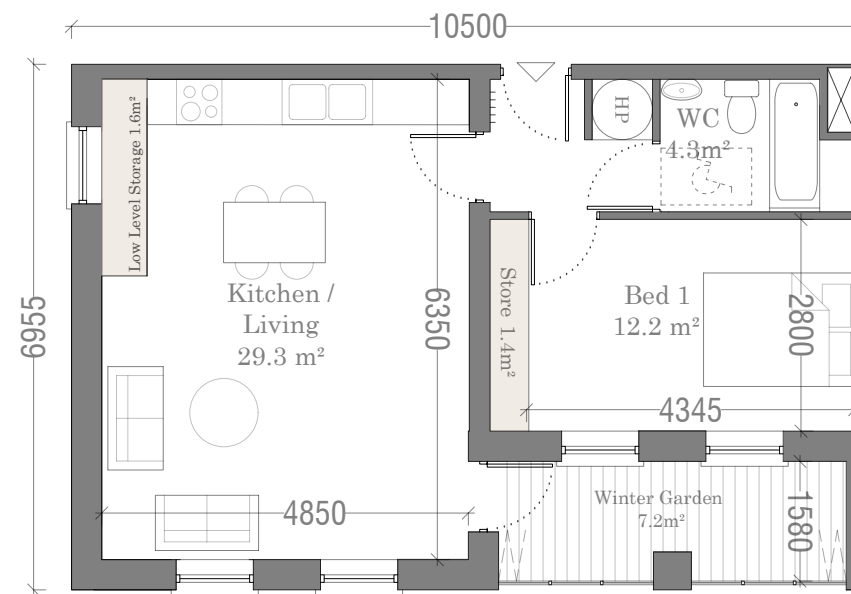
11A Greenmount House
Harolds Cross
Dublin 6W
01 4530277
jfocarchitects.com
info@jfocarchitects.com

Apartment Type A4c

Duplex 1-Bed / 2-Person

2 no. of unit type

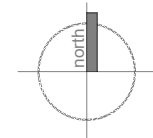
No.'s: 32, 37



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:
Please Refer to Site Plan for handing and orientation

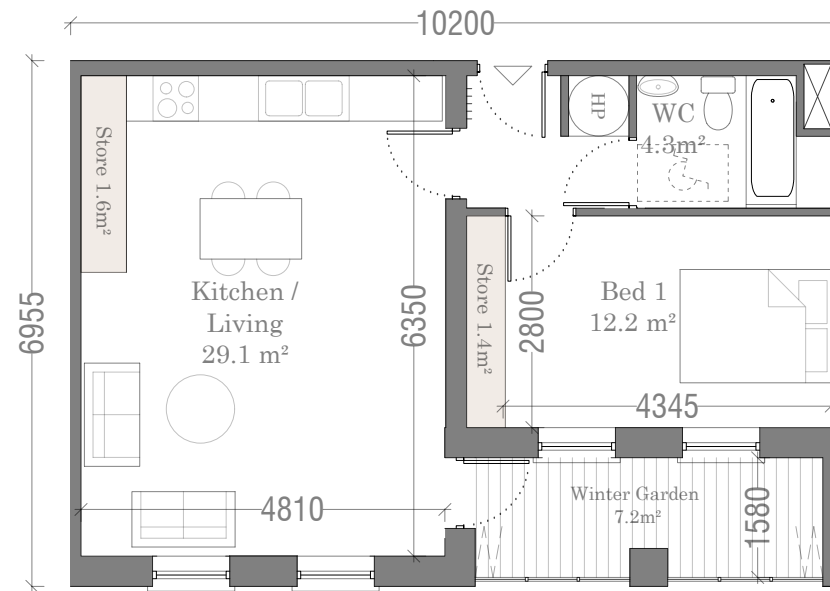
<p>IMPORTANT</p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for the use 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>	<p>ORIENTATION</p>	<p>CLIENT</p> <p>BCDK Holdings Ltd. & Coill Avon Ltd.</p>	<p>PROJECT TITLE</p> <p>Proposed Residential Development at Edmondstown</p>	<p>DRAWING TITLE</p> <p>Neighbourhood Centre Unit Type A4c 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.PD3116</p>	<p>REV.</p>
	<p>DRAWN</p> <p>RH</p>	<p>DRAWING NUMBER</p> <p>18.132.PD3116</p>	<p>REV.</p>	<p>JFOC ARCHITECTS</p> <p>11A Greenmount House Harolds Cross Dublin 6W 01 4530277 jfocarchitects.com info@jfocarchitects.com</p>				
	<p>CHECKED</p>	<p>DRAWING NUMBER</p> <p>18.132.PD3116</p>	<p>REV.</p>					
	<p>DATE</p> <p>October 2021</p>	<p>DRAWING NUMBER</p> <p>18.132.PD3116</p>	<p>REV.</p>					

Apartment Type A4d

Duplex 1-Bed / 2-Person

2 no. of unit type

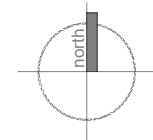
No.'s: 29, 34



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:
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					DRAWN	RH	DRAWING NUMBER			18.132.PD3117
					CHECKED					
					DATE	October 2021				

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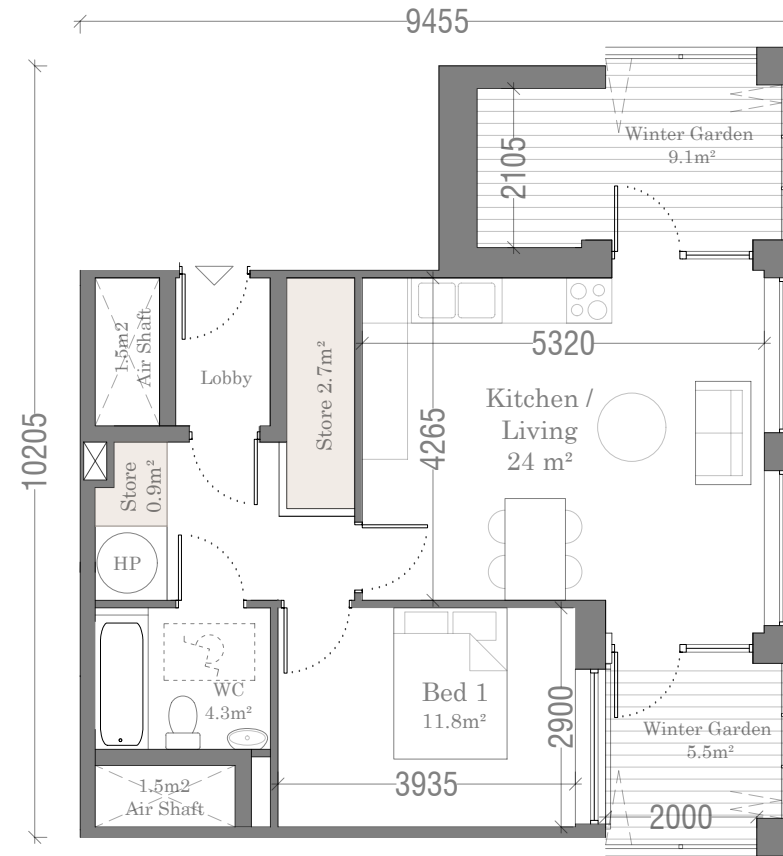
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Harolds Cross
Dublin 6W
01 4530277
jfocarchitects.com
info@jfocarchitects.com

Apartment Type A5

Duplex 1-Bed / 2-Person

2 no. of unit type

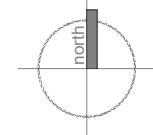
No.'s: 7, 22



Apartment Type A5
Floor Plan
53.4m²

Type A5 - 1 Bed / 2 Person Apt.	
Total Floor Area	53.4m ² (45m ²)
Total Bedroom Area	11.8m ² (11.4m ²)
Total Kitchen/Living	24m ² (23m ²)
Total Storage Area	3.6m ² (3m ²)
Private Amenity	14.6m ² (5m ²)
+10%	Yes
Dual Aspect	No

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NOTE:
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					DRAWN	RH	DRAWING NUMBER	18.132.PD3118	
					CHECKED				
					DATE	October 2021			

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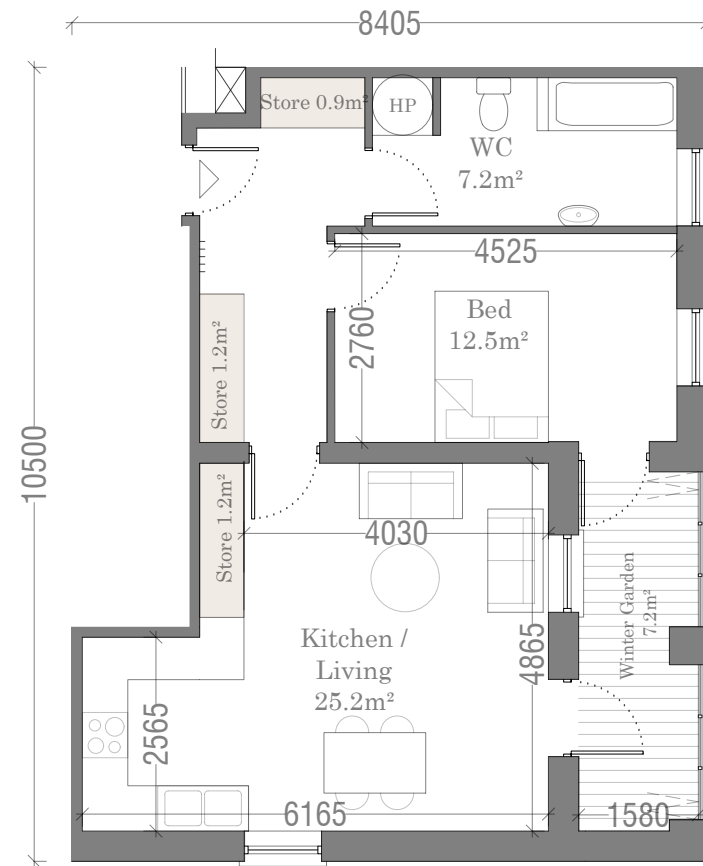
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Apartment Type A6

Duplex 1-Bed / 2-Person

2 no. of unit type

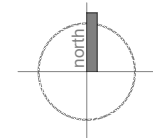
No.'s: 3, 16



Apartment Type A6
Floor Plan
57.7m²

Type A6 - 1 Bed / 2 Person Apt.	
Total Floor Area	57.7m ² (45m ²)
Total Bedroom Area	12.5m ² (11.4m ²)
Total Kitchen/Living	25.2m ² (23m ²)
Total Storage Area	3.3m ² (3m ²)
Private Amenity	7.2m ² (5m ²)
+10%	Yes
Dual Aspect	Yes

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NOTE:
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					DRAWN	RH	DRAWING NUMBER	18.132.PD3119	
					CHECKED				
					DATE	October 2021			

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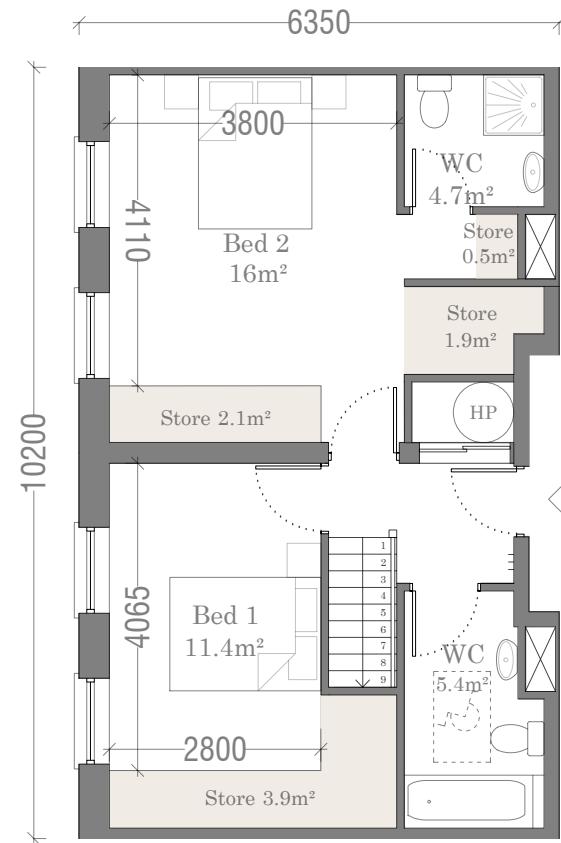
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Apartment Type A7

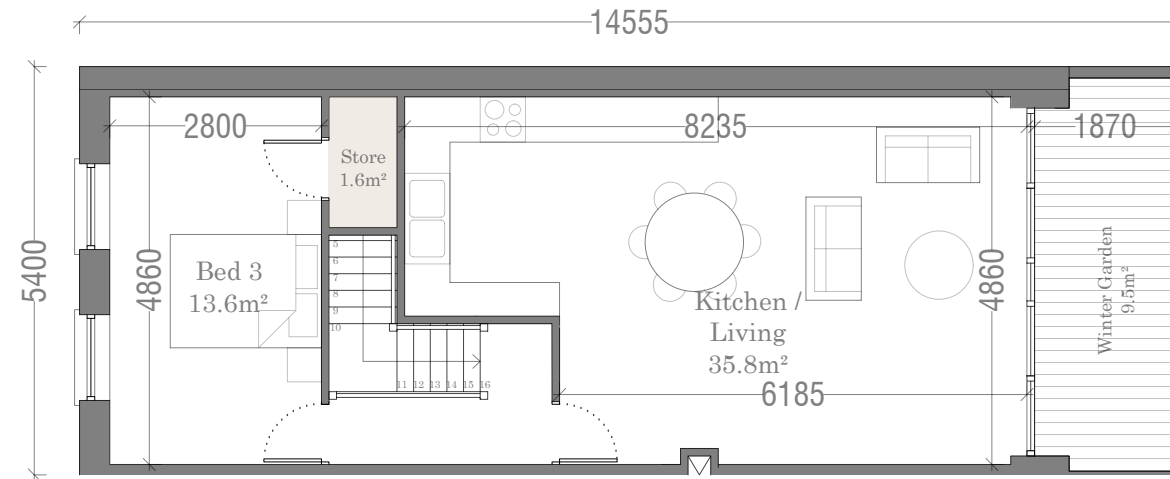
Duplex 3-Bed / 6-Person

1 no. of unit type

No.'s: 26



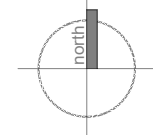
Apartment Type A7
Lower Floor Plan
55m²



Apartment Type A7
Upper Floor Plan
60.6m²

Type A7 - 3 Bed / 6 Person Apt.	
Total Floor Area	115.6m ² (90m ²)
Total Bedroom Area	41m ² (35.8m ²)
Total Kitchen/Living	37.7m ² (34m ²)
Total Storage Area	10m ² (9m ²)
Private Amenity	9.5m ² (9m 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:
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IMPORTANT	ORIENTATION	CLIENT	PROJECT TITLE	DRAWING TITLE	SCALE	PROJECT STAGE	REVISIONS
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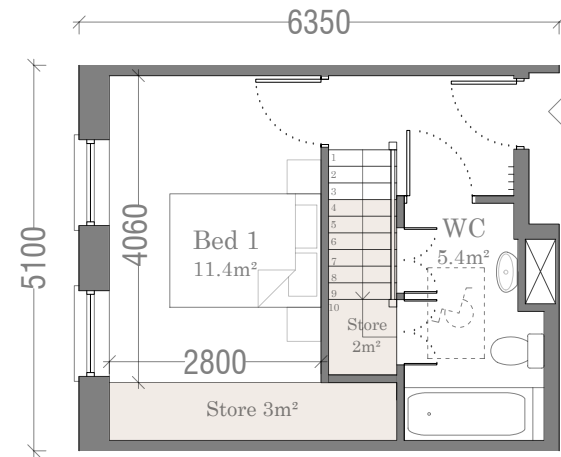
11A Greenmount House
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Apartment Type A8

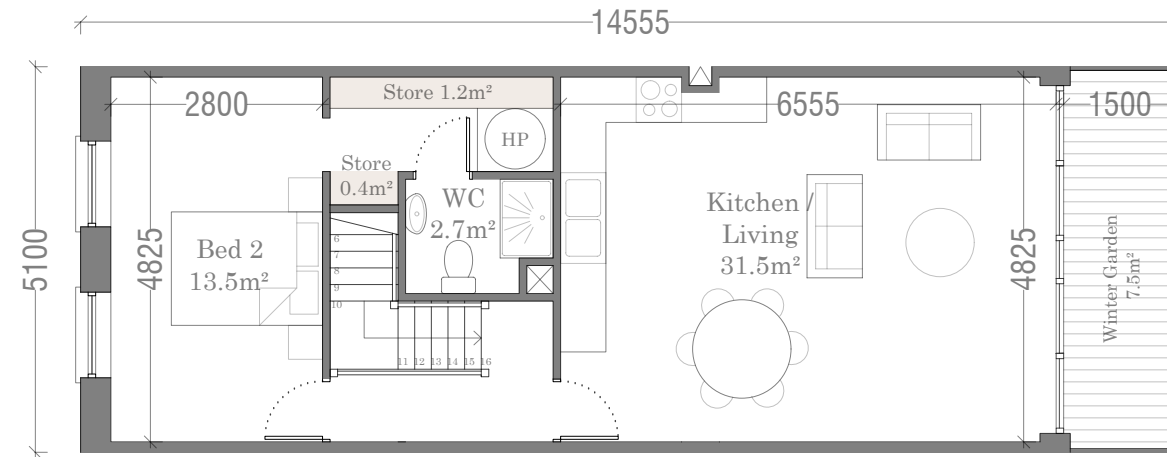
Duplex 2-Bed / 4-Person

8 no. of unit type

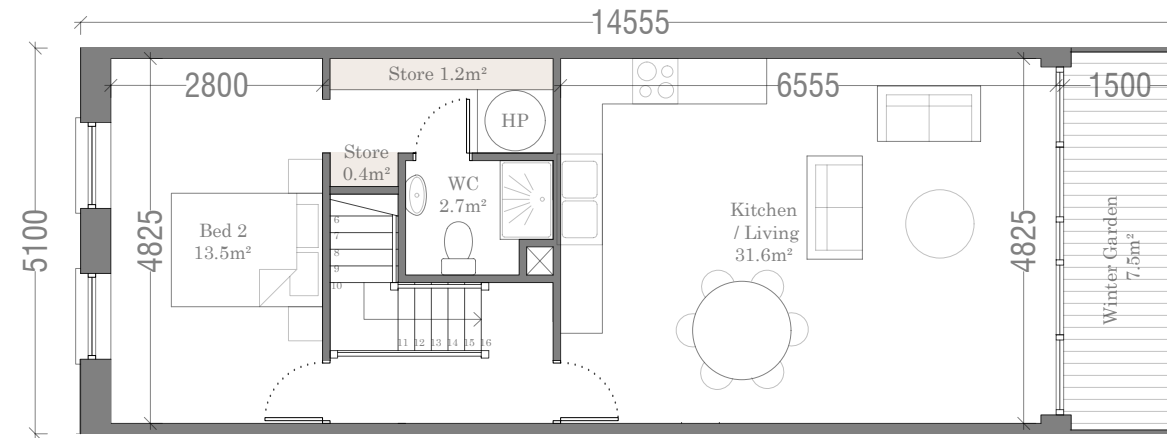
No.'s: 17, 18, 20, 23, 24, 35, 36, 38



Apartment Type A8
Lower Floor Plan
26.5m²



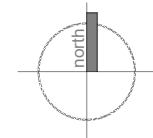
Apartment Type A8
Upper Floor Plan
60.2m²




Apartment Type A8
(without second service shaft)
Upper Floor Plan
60.3m²

Type A8 - 2 Bed / 4 Person Apt.	
Total Floor Area	85.7m ² (73m ²)
Total Bedroom Area	24.9m ² (24.4m ²)
Total Kitchen/Living	30.5m ² (30m ²)
Total Storage Area	6.7m ² (6m ²)
Private Amenity	8 m ² (7m ²)
+10%	Yes
Dual Aspect	Yes

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NOTE:
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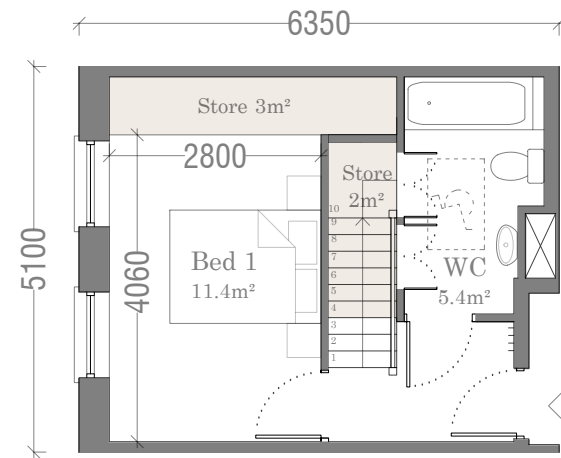
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	<p>DRAWN</p> <p>RH</p>	<p>DATE</p> <p>October 2021</p>	<p>JFOC ARCHITECTS</p>	<p>11A Greenmount House Harolds Cross Dublin 6W 01 4530277 jfocarchitects.com info@jfocarchitects.com</p>				

Apartment Type A9

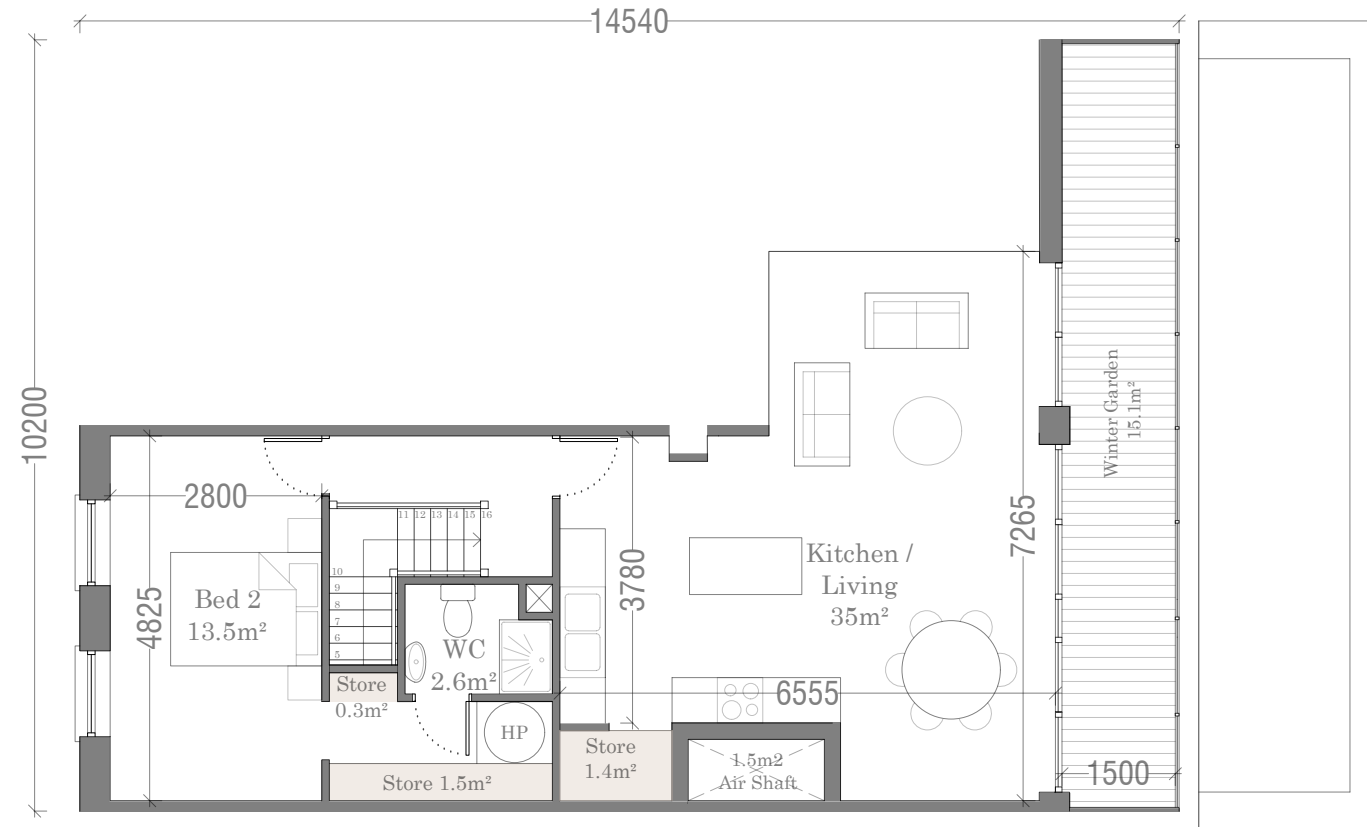
Duplex 2-Bed / 4-Person

1 no. of unit type

No.'s: 21



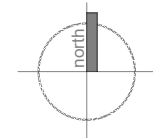
Apartment Type A9
Lower Floor Plan
26.5m²




Apartment Type A9
Upper Floor Plan
67m²

Type A9 - 2 Bed / 4 Person Apt.	
Total Floor Area	93.5m ² (73m ²)
Total Bedroom Area	24.9m ² (24.4m ²)
Total Kitchen/Living	35m ² (30m ²)
Total Storage Area	8.2m ² (6m ²)
Private Amenity	15.1 m ² (7m ²)
+10%	Yes
Dual Aspect	Yes

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					DRAWN	RH	DATE	October 2021		

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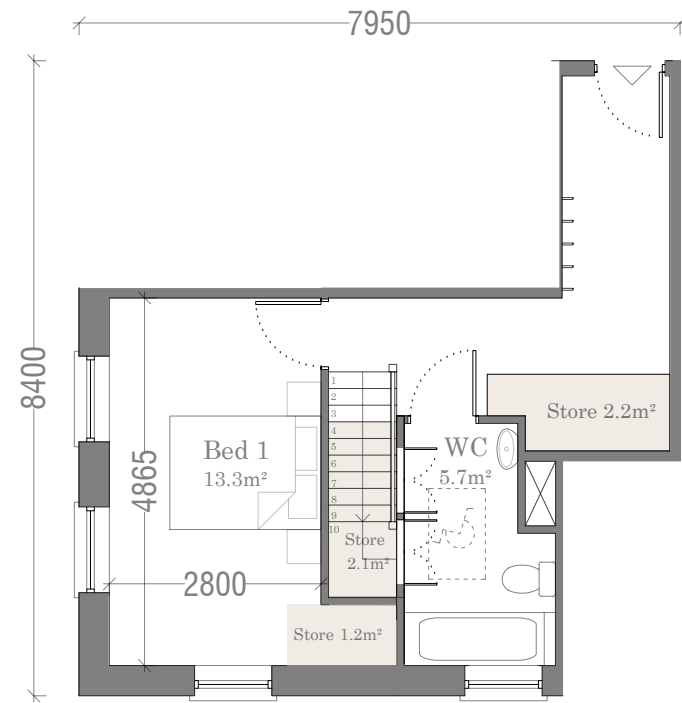
11A Greenmount House
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Dublin 6W
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Apartment Type A10

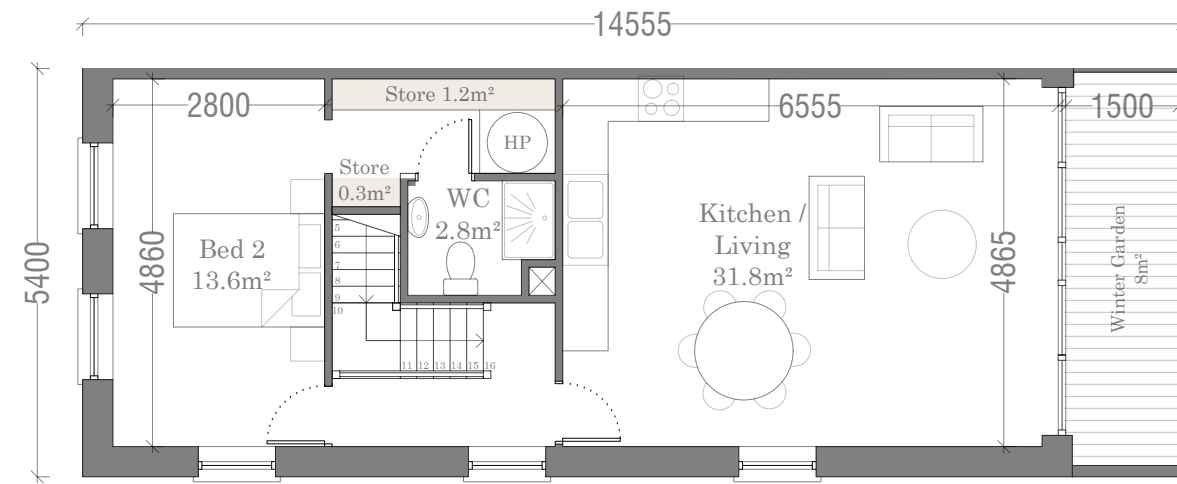
Duplex 2-Bed / 4-Person

1 no. of unit type

No.'s: 15



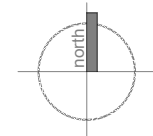
Apartment Type A10
Lower Floor Plan
35.4m²



Apartment Type A10
Upper Floor Plan
60.7m²

Type A10 - 2 Bed / 4 Person Apt.	
Total Floor Area	96.1m ² (73m ²)
Total Bedroom Area	26.9m ² (24.4m ²)
Total Kitchen/Living	31.8m ² (30m ²)
Total Storage Area	7m ² (6m ²)
Private Amenity	8 m ² (7m ²)
+10%	Yes
Dual Aspect	Yes

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NOTE:
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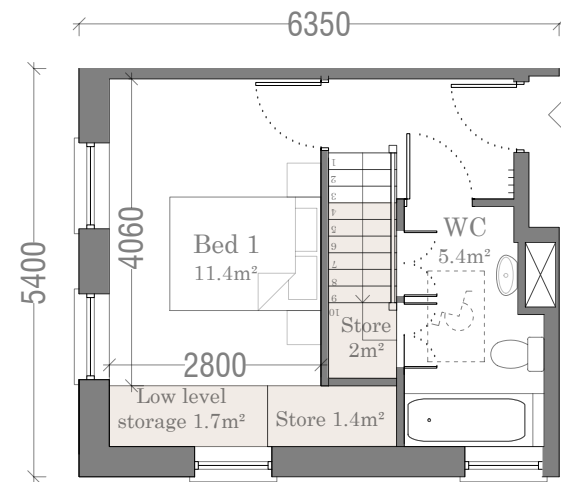
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Apartment Type A11

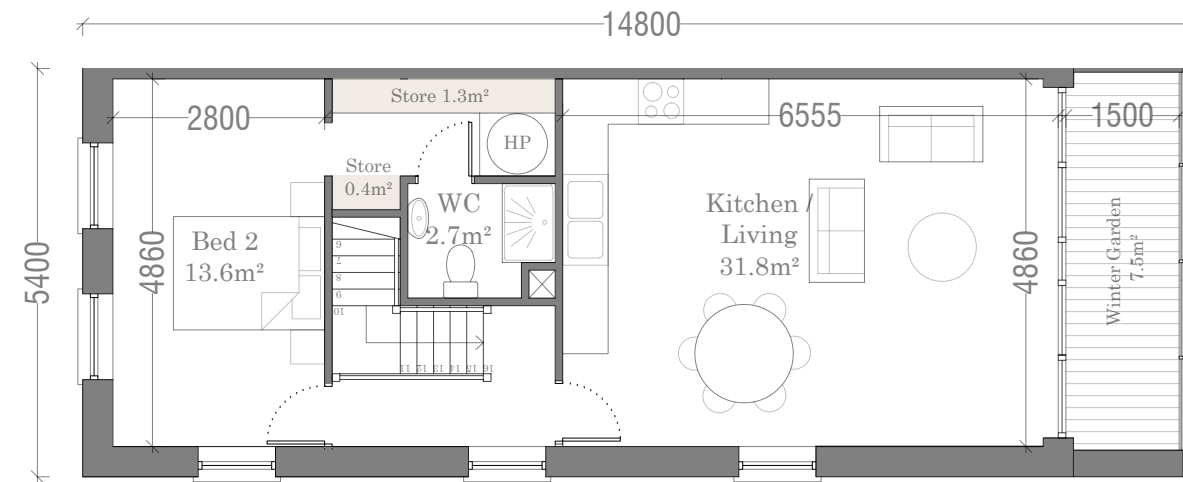
Duplex 2-Bed / 4-Person

1no. of unit type

No.'s: 33



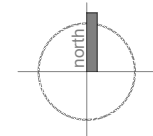
Apartment Type A11
Lower Floor Plan
26.5m²



Apartment Type A11
Upper Floor Plan
60.7m²

Type A11 - 2 Bed / 4 Person Apt.	
Total Floor Area	87.2m ² (73m ²)
Total Bedroom Area	25m ² (24.4m ²)
Total Kitchen/Living	30.9m ² (30m ²)
Total Storage Area	7.6m ² (6m ²)
Private Amenity	7.5m ² (7m ²)
+10%	Yes
Dual Aspect	Yes

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NOTE:
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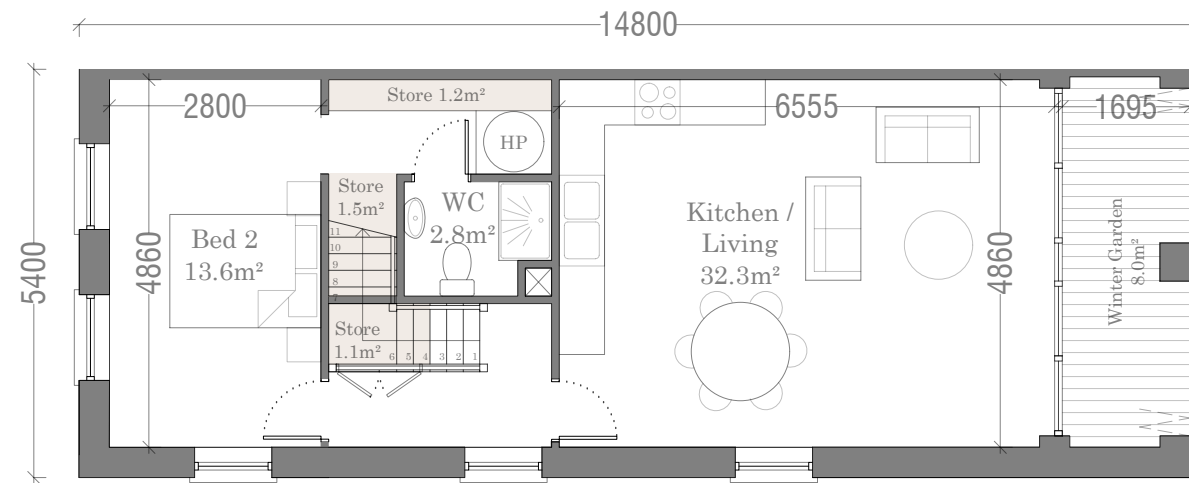
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Apartment Type A12

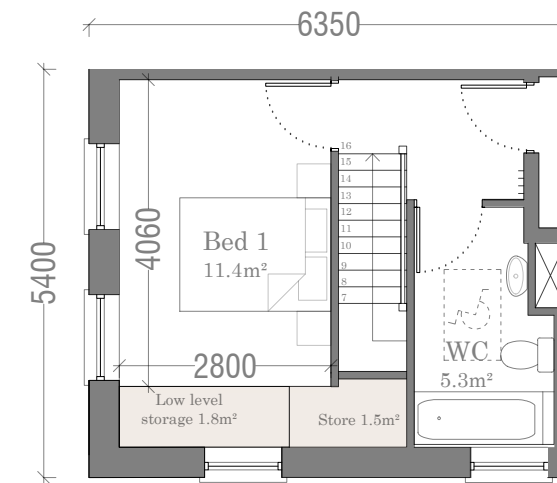
Duplex 2-Bed / 4-Person

1no. of unit type

No.'s: 39



Apartment Type A12
Lower Floor Plan
60.7m²

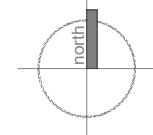


Apartment Type A12
Upper Floor Plan
26.5m²

Type A12 - 2 Bed / 4 Person Apt.

Total Floor Area	87.2m ² (73m ²)
Total Bedroom Area	25m ² (24.4m ²)
Total Kitchen/Living	32.3m ² (30m ²)
Total Storage Area	7.1m ² (6m ²)
Private Amenity	7.5m ² (7m ²)
+10%	Yes
Dual Aspect	Yes

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	<p>DRAWN</p> <p>RH</p>	<p>DRAWING NUMBER</p> <p>18.132.PD3125</p>	<p>REV.</p>					
	<p>CHECKED</p>							
	<p>DATE</p> <p>October 2021</p>							

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