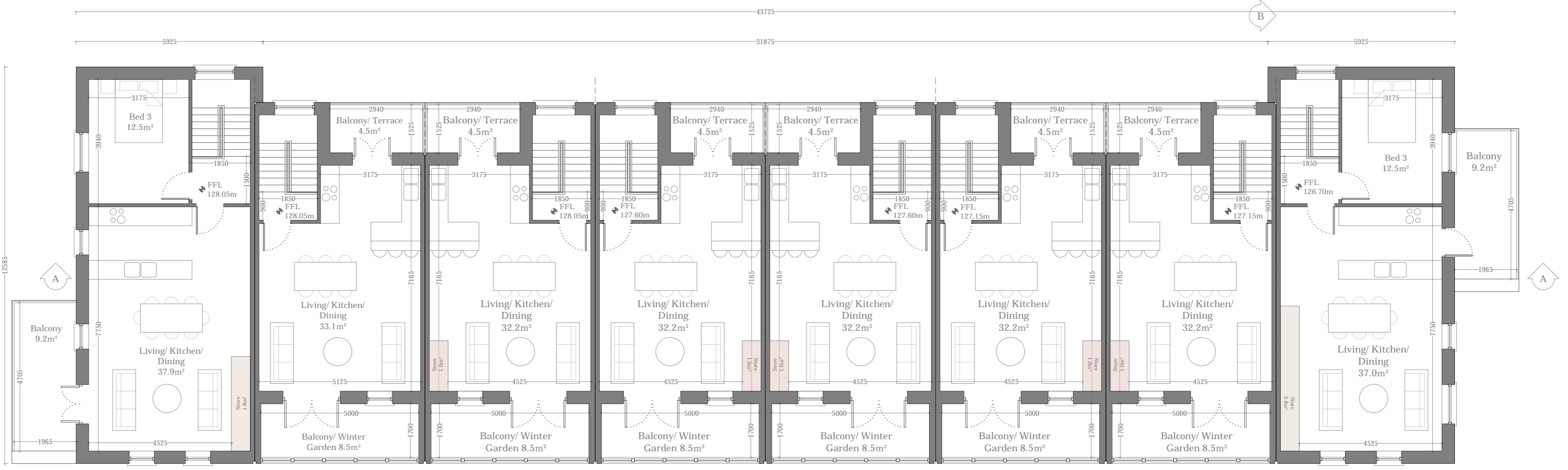
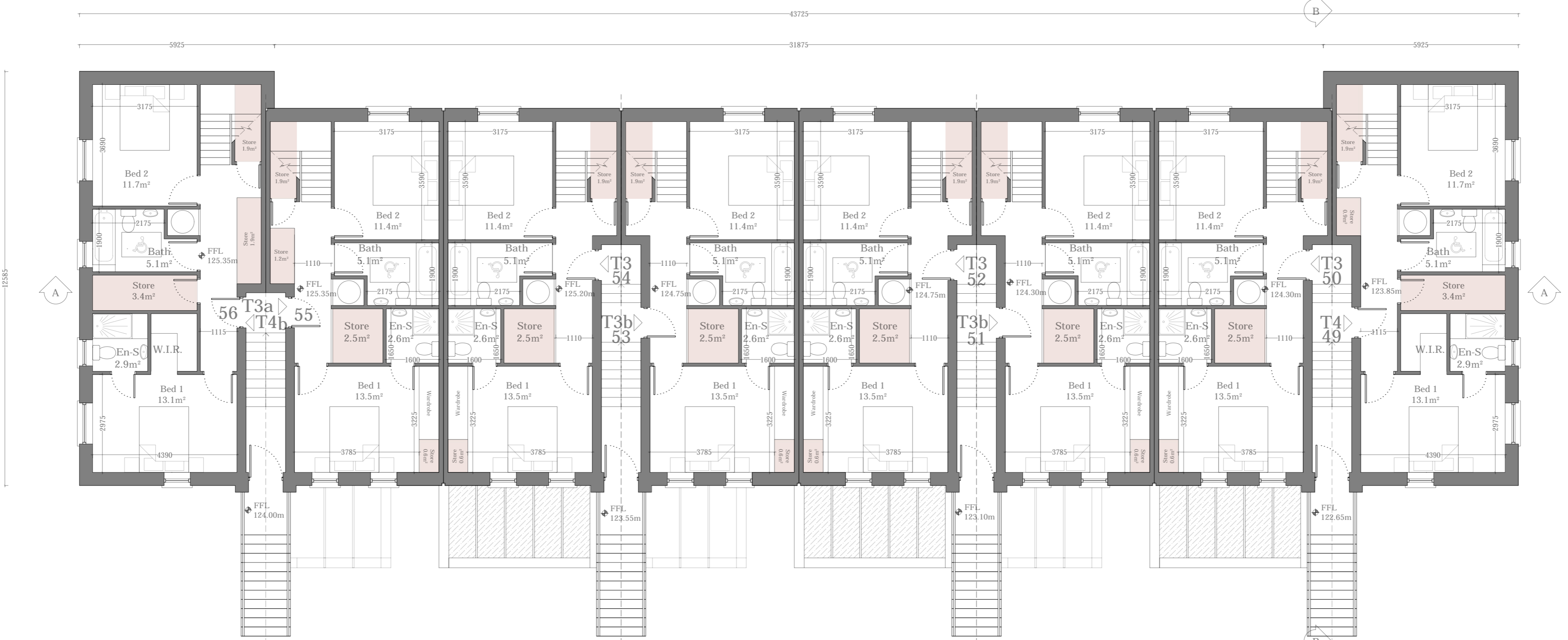


Duplex T No. 44-56 - Floor Plans

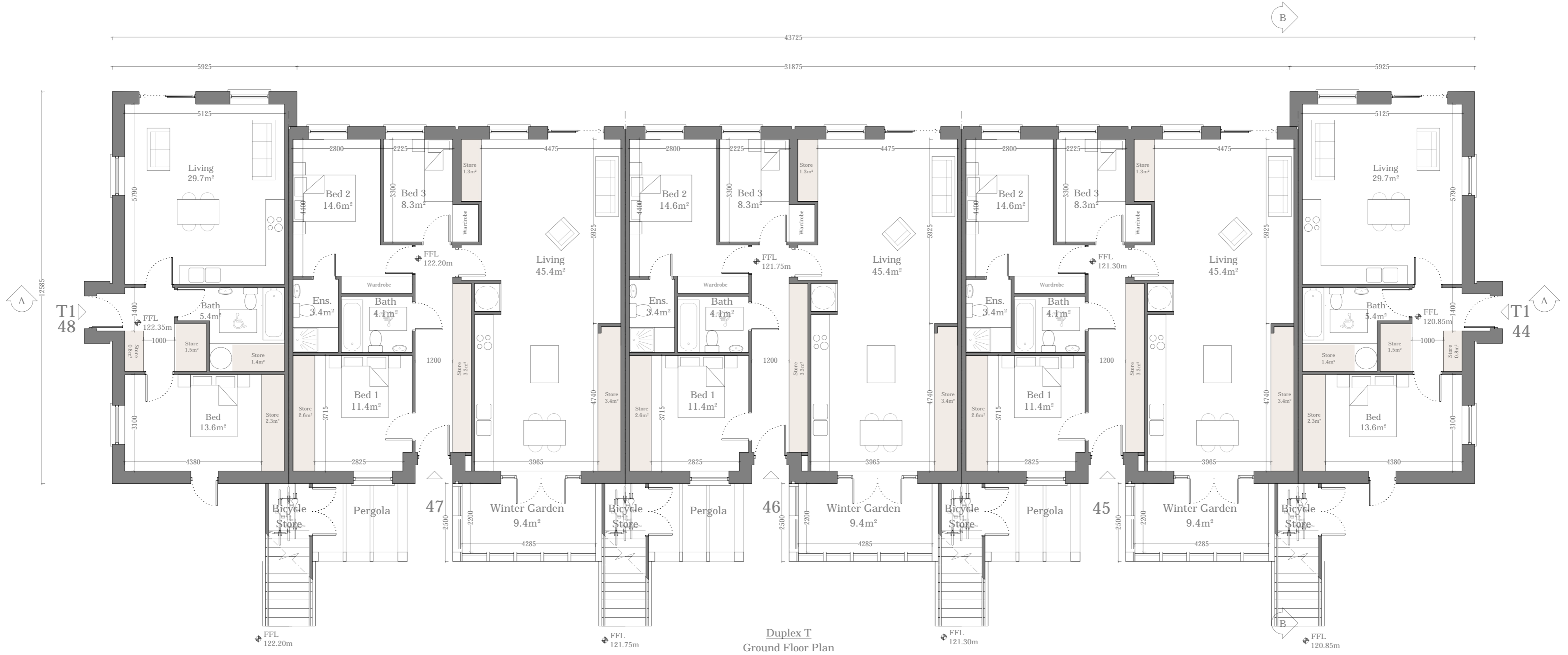
3-Storey
13 Units
Terraced



Duplex T
Second Floor Plan



Duplex T
First Floor Plan



Duplex T
Ground Floor Plan

| Type T1 - 1 Bed / 2 Person Apt. | |
|---------------------------------|--|
| Total Floor Area | 61.5 m ² (45 m ²) |
| Total Bedroom Area | 13.6 m ² (11.4 m ²) |
| Total Kitchen/Living | 29.7 m ² (23 m ²) |
| Total Storage Area | 6 m ² (3 m ²) |
| Private Amenity | Garden (5 m ²) |

| Type T2 - 3 Bed / 5 Person Apt. | |
|---------------------------------|--|
| Total Floor Area | 111 m ² (90 m ²) |
| Total Bedroom Area | 34.3 m ² (31.5 m ²) |
| Total Kitchen/Living | 45.4 m ² (34 m ²) |
| Total Storage Area | 10.6 m ² (9 m ²) |
| Private Amenity | Garden (9 m ²) |

| Type T3 - 2 Bed / 4 Person Apt. | |
|---------------------------------|--|
| Total Floor Area | 89.1 m ² (73 m ²) |
| Total Bedroom Area | 24.9 m ² (24.4 m ²) |
| Total Kitchen/Living | 32.2 m ² (30 m ²) |
| Total Storage Area | 6 m ² (6 m ²) |
| Private Amenity | 13 m ² (7 m ²) |

| Type T3a - 2 Bed / 4 Person Apt. | |
|----------------------------------|--|
| Total Floor Area | 90.1 m ² (73 m ²) |
| Total Bedroom Area | 24.9 m ² (24.4 m ²) |
| Total Kitchen/Living | 33.1 m ² (30 m ²) |
| Total Storage Area | 6.2 m ² (6 m ²) |
| Private Amenity | 13 m ² (7 m ²) |

| Type T3b - 2 Bed / 4 Person Apt. | |
|----------------------------------|--|
| Total Floor Area | 89.1 m ² (73 m ²) |
| Total Bedroom Area | 24.9 m ² (24.4 m ²) |
| Total Kitchen/Living | 32.2 m ² (30 m ²) |
| Total Storage Area | 6 m ² (6 m ²) |
| Private Amenity | 13 m ² (7 m ²) |

| Type T4 - 3 Bed / 6 Person Apt. | |
|---------------------------------|--|
| Total Floor Area | 116.6 m ² (90 m ²) |
| Total Bedroom Area | 37.3 m ² (31.5 m ²) |
| Total Kitchen/Living | 37.9 m ² (34 m ²) |
| Total Storage Area | 9 m ² (9 m ²) |
| Private Amenity | 9.2 m ² (9 m ²) |

| Type T4b - 3 Bed / 6 Person Apt. | |
|----------------------------------|--|
| Total Floor Area | 116.6 m ² (90 m ²) |
| Total Bedroom Area | 37.3 m ² (31.5 m ²) |
| Total Kitchen/Living | 37.9 m ² (34 m ²) |
| Total Storage Area | 9 m ² (9 m ²) |
| Private Amenity | 9.2 m ² (9 m ²) |

Duplex T No. 44-56 - Elevations



Duplex Block T
West Elevation
(Facing Duplex Block T)



Duplex Block T
South Elevation
(Facing Link Street & M50)



Duplex Block T
East Elevation
(Facing Public Open Space)



Duplex Block T
North Elevation
(Facing Private Open Space)

IMPORTANT

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CLIENT

BCDR Holdings Ltd & Coll Aven Ltd

DATE

18.132

PROJECT TITLE

Proposed Residential Development at Edmondstown

DRAWING TITLE

Duplex T Type
Unit No. 44 to 56
Elevations

SCALE

1:100 on A1

PROJECT PAGE

Planning

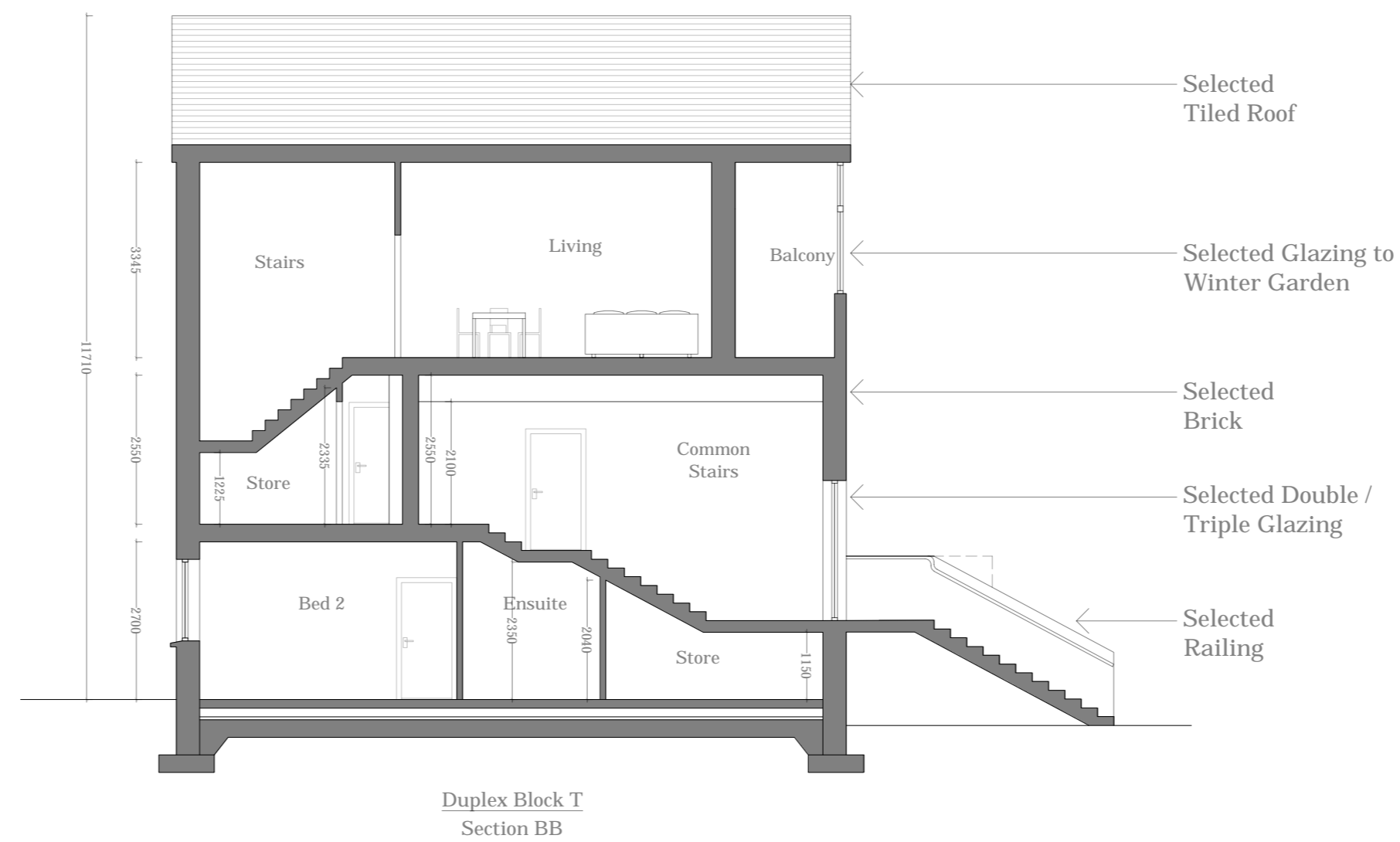
DRAWING NUMBER

18.132.PD3302

DATE

Sept. 2021

Duplex T No. 44-56 - Sections



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| | |
|-------------|-----------------------------------|
| ORIENTATION | CLIENT |
| ○ | BCDR Holdings Ltd & Coil Avon Ltd |

| |
|---|
| PROJECT TITLE |
| Proposed Residential Development at Edmondstown |

| |
|---|
| DRAWING TITLE |
| Duplex T Type Units No. 44 to 56 Sections |

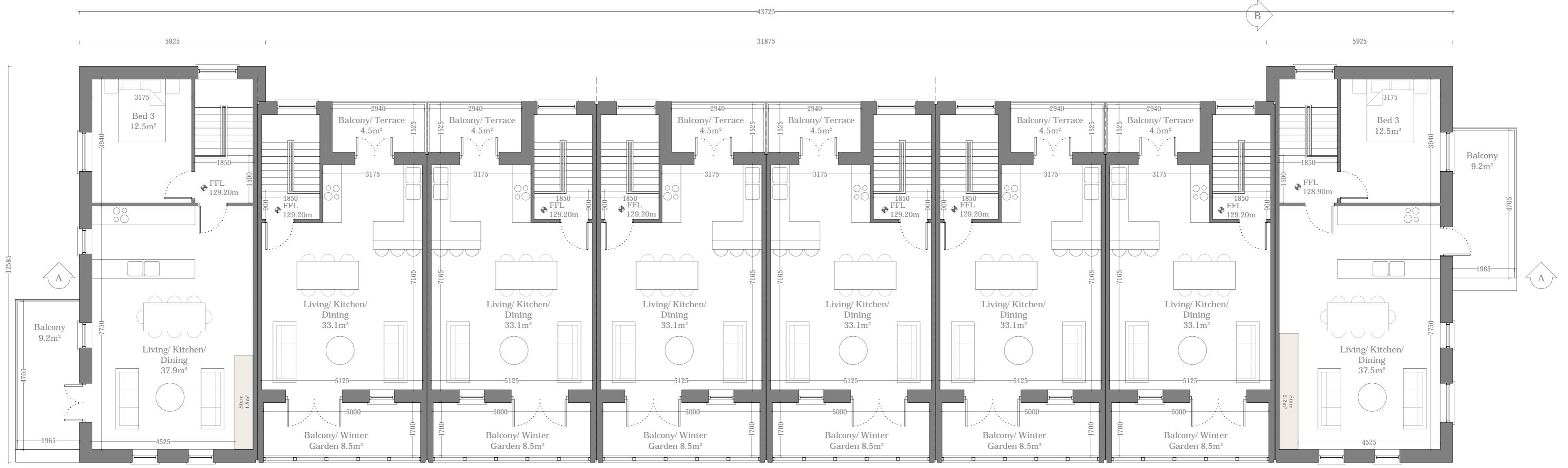
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| DRAWN | AT | DRAWING NUMBER | 18.132.PD3303 |
| CHECKED | NS | REV. | |
| DATE | Sept. 2021 | | |

JFOC
ARCHITECTS

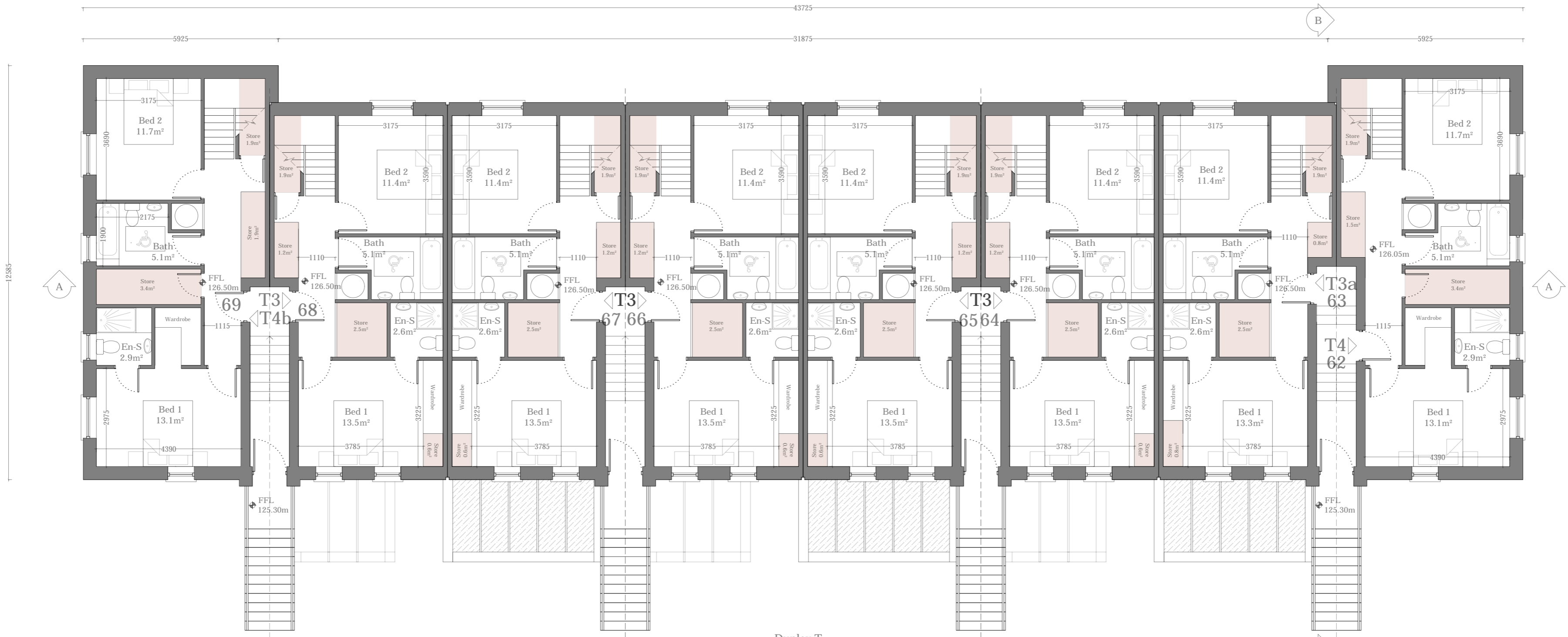
3&4 Greenmount House
Harold's Cross
Dulkin RW
DGW X008
01 4530277
jfocarchitects.com
info@jfocarchitects.com

Duplex T No. 57-69 - Floor Plans

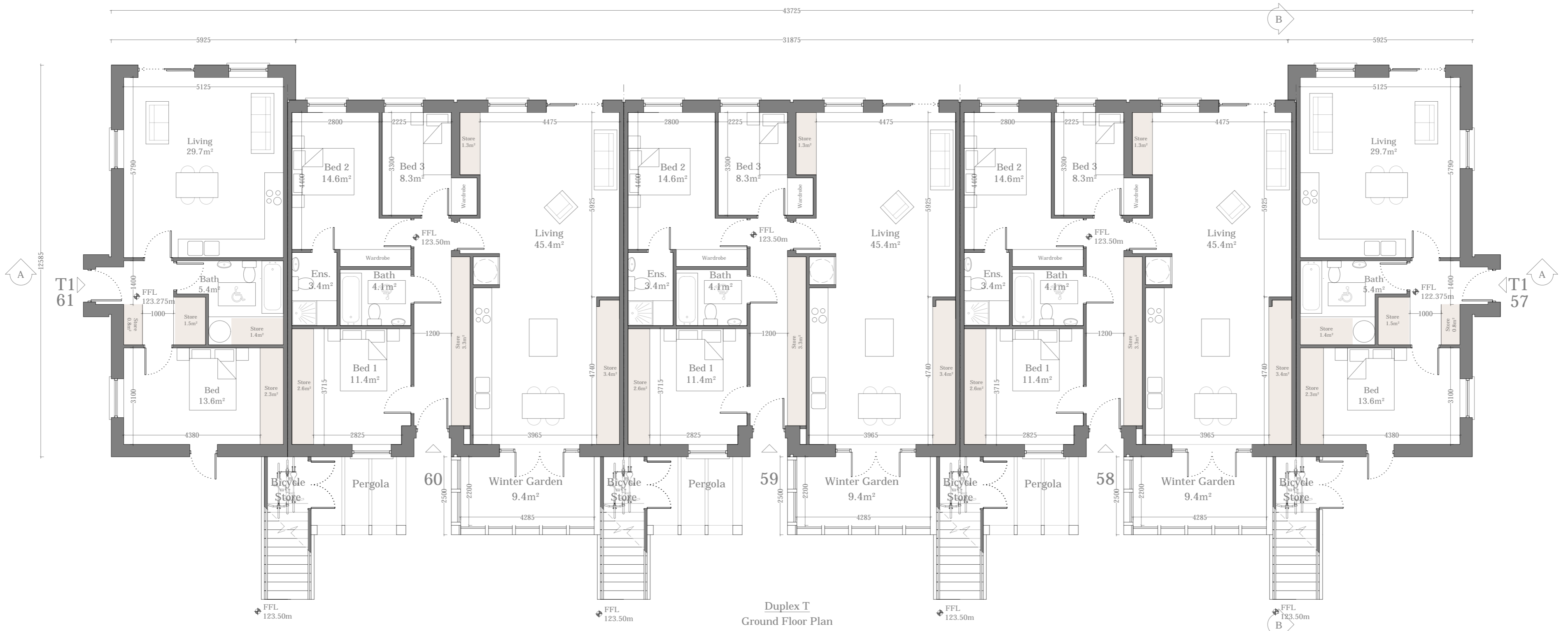
3-Storey
13 Units
Terraced



Duplex T
Second Floor Plan



Duplex T
First Floor Plan



Duplex T
Ground Floor Plan

Type T1 - 1 Bed / 2 Person Apt.

| | |
|----------------------|--|
| Total Floor Area | 61.5 m ² (45 m ²) |
| Total Bedroom Area | 13.6 m ² (11.4 m ²) |
| Total Kitchen/Living | 29.7 m ² (23 m ²) |
| Total Storage Area | 6 m ² (3 m ²) |
| Private Amenity | Garden (5 m ²) |

Type T2 - 3 Bed / 5 Person Apt.

| | |
|----------------------|--|
| Total Floor Area | 111 m ² (90 m ²) |
| Total Bedroom Area | 34.3 m ² (31.5 m ²) |
| Total Kitchen/Living | 45.4 m ² (34 m ²) |
| Total Storage Area | 10.6 m ² (9 m ²) |
| Private Amenity | Garden (9 m ²) |

Type T3 - 2 Bed / 4 Person Apt.

| | |
|----------------------|--|
| Total Floor Area | 90.1 m ² (73 m ²) |
| Total Bedroom Area | 24.9 m ² (24.4 m ²) |
| Total Kitchen/Living | 33.1 m ² (30 m ²) |
| Total Storage Area | 6.2 m ² (6 m ²) |
| Private Amenity | 13 m ² (7 m ²) |

Type T3a - 2 Bed / 4 Person Apt.

| | |
|----------------------|--|
| Total Floor Area | 89.7 m ² (73 m ²) |
| Total Bedroom Area | 24.7 m ² (24.4 m ²) |
| Total Kitchen/Living | 33.1 m ² (30 m ²) |
| Total Storage Area | 6 m ² (6 m ²) |
| Private Amenity | 13 m ² (7 m ²) |

Type T4 - 3 Bed / 6 Person Apt.

| | |
|----------------------|--|
| Total Floor Area | 116.1 m ² (90 m ²) |
| Total Bedroom Area | 37.3 m ² (31.5 m ²) |
| Total Kitchen/Living | 37.5 m ² (34 m ²) |
| Total Storage Area | 9 m ² (9 m ²) |
| Private Amenity | 9.2 m ² (9 m ²) |

Type T4a - 3 Bed / 6 Person Apt.

| | |
|----------------------|--|
| Total Floor Area | 116.6 m ² (90 m ²) |
| Total Bedroom Area | 37.3 m ² (31.5 m ²) |
| Total Kitchen/Living | 37.9 m ² (34 m ²) |
| Total Storage Area | 9 m ² (9 m ²) |
| Private Amenity | 9.2 m ² (9 m ²) |

Type T4b - 3 Bed / 6 Person Apt.

| | |
|----------------------|--|
| Total Floor Area | 116.6 m ² (90 m ²) |
| Total Bedroom Area | 37.3 m ² (31.5 m ²) |
| Total Kitchen/Living | 37.9 m ² (34 m ²) |
| Total Storage Area | 9 m ² (9 m ²) |
| Private Amenity | 9.2 m ² (9 m ²) |

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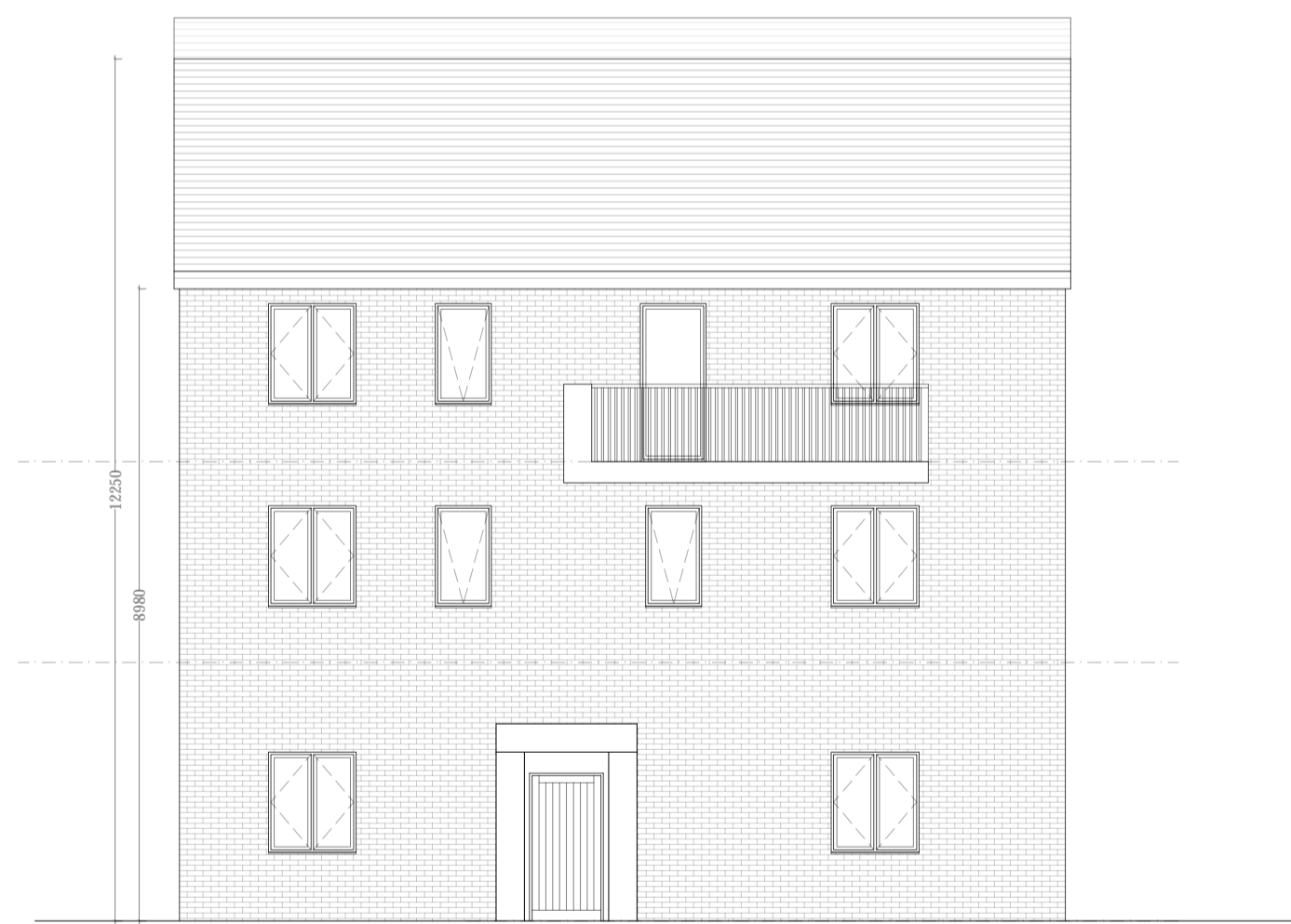
Duplex T No. 57-69 - Elevations



Duplex Block T
West Elevation
(Facing Duplex Block T)



Duplex Block T
South Elevation
(Facing Link Street & M50)



Duplex Block T
East Elevation
(Facing Duplex Block T)

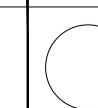


Duplex Block T
North Elevation
(Facing Private Open Space)

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ORIENTATION



CLIENT

BCDR Holdings Ltd. & Coll Aven Ltd

PROJECT TITLE

Proposed Residential Development at Edmondstown

DRAWING TITLE

Duplex T Type
Unit No. 57 to 69
Elevations

SCALE

1:100 on A1

CHECKS

NS

DATE

Sept. 2021

PROJECT PAGE

Planning

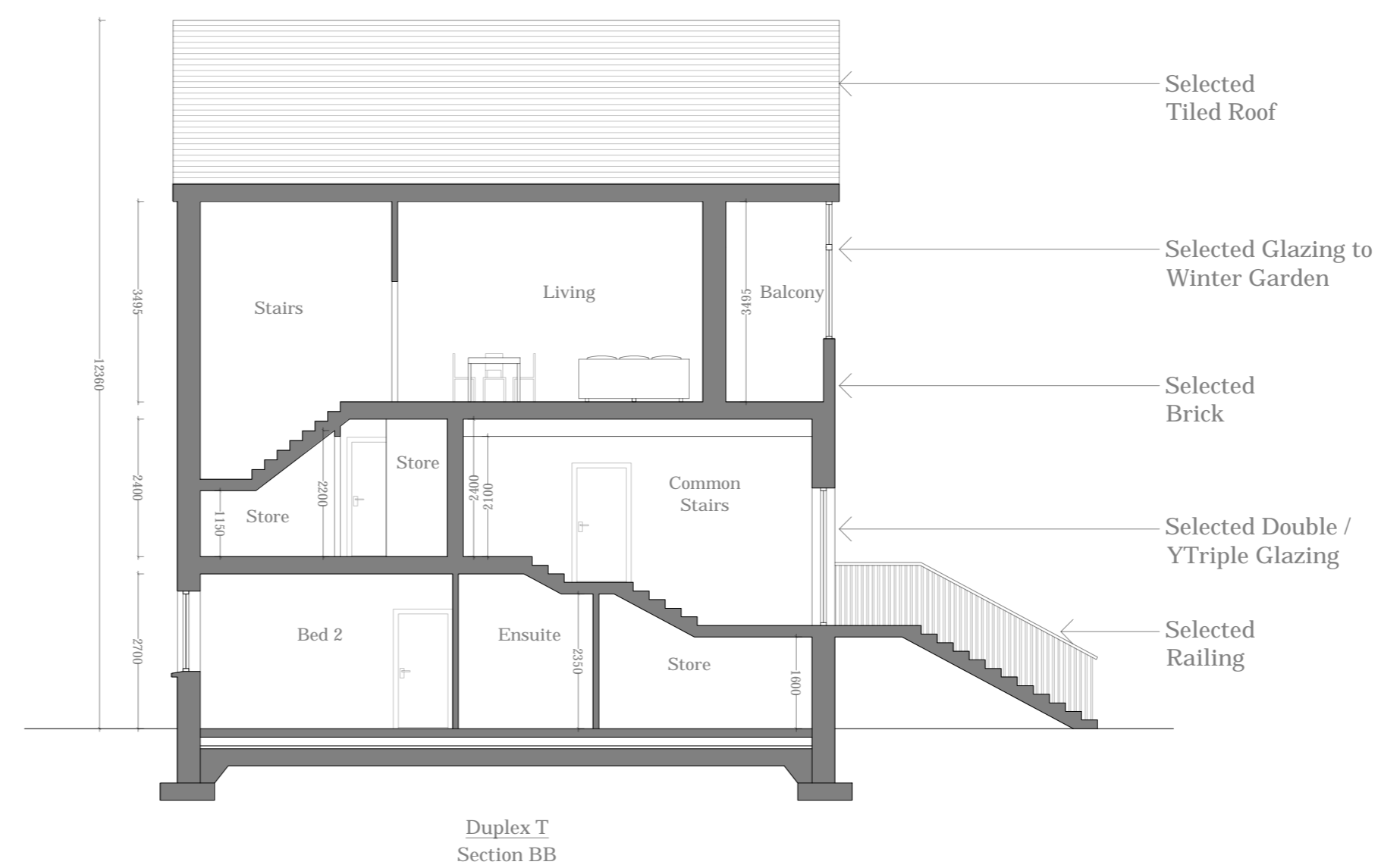
DRAWING NUMBER

18.132.PD3305

REV.

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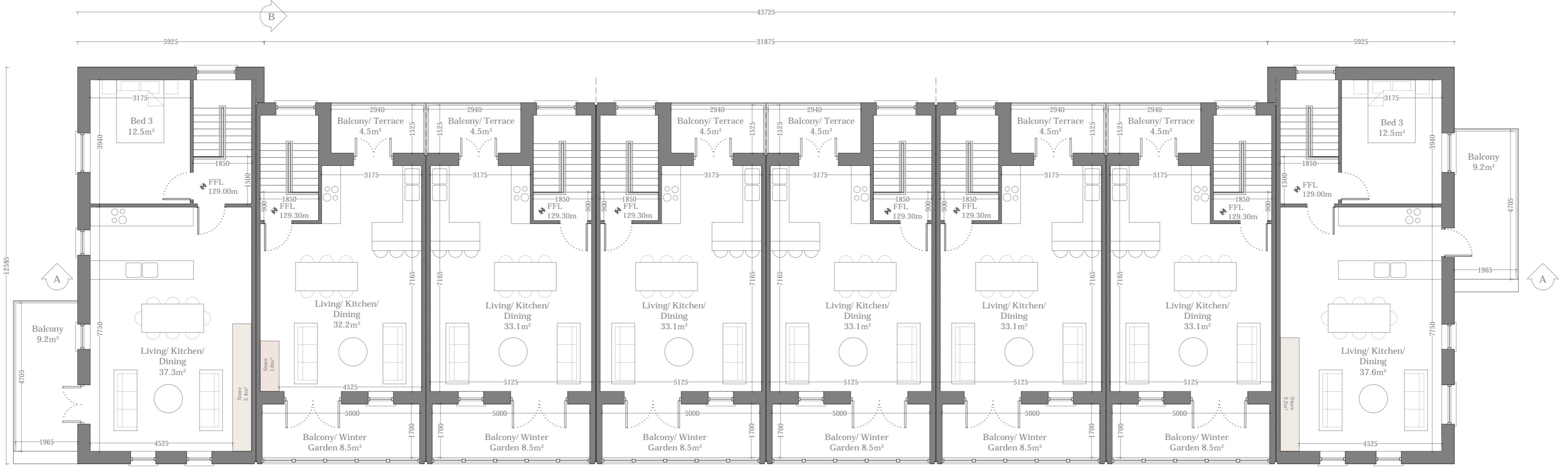
Duplex T No. 57-69 - Sections



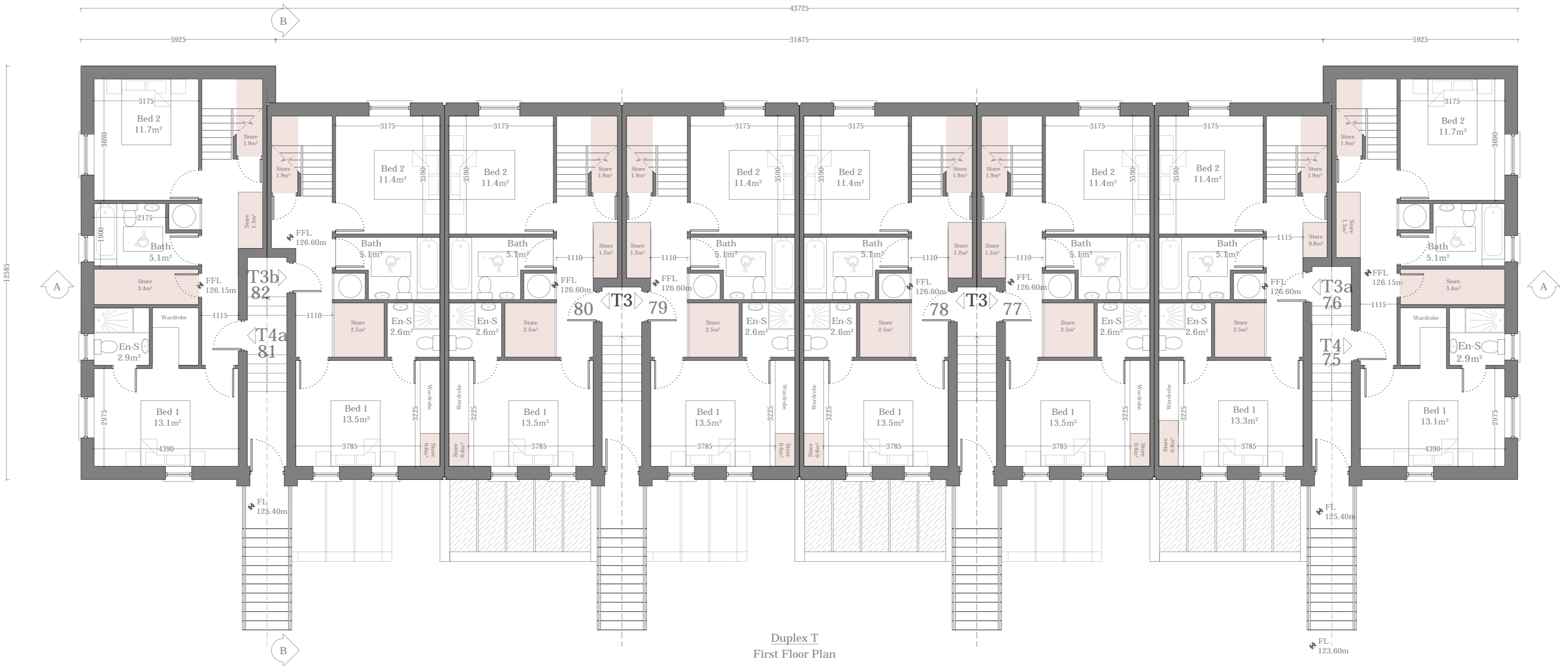
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| <p>IMPORTANT</p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for 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 | PROJECT STAGE | REV. |
| | | BCDR Holdings Ltd & Coil Avon Ltd | Proposed Residential Development at Edmondstown | Duplex T Type Units No. 57 to 69 Sections | 1:100 on A2 | Planning | |
| | | | | | DRAWN AT | DRAWING NUMBER | |
| | | | | | CHECKED NS | 18.132.PD3306 | |
| | | | | DATE | Sept. 2021 | | |

Duplex T No. 70-82 - Floor Plans

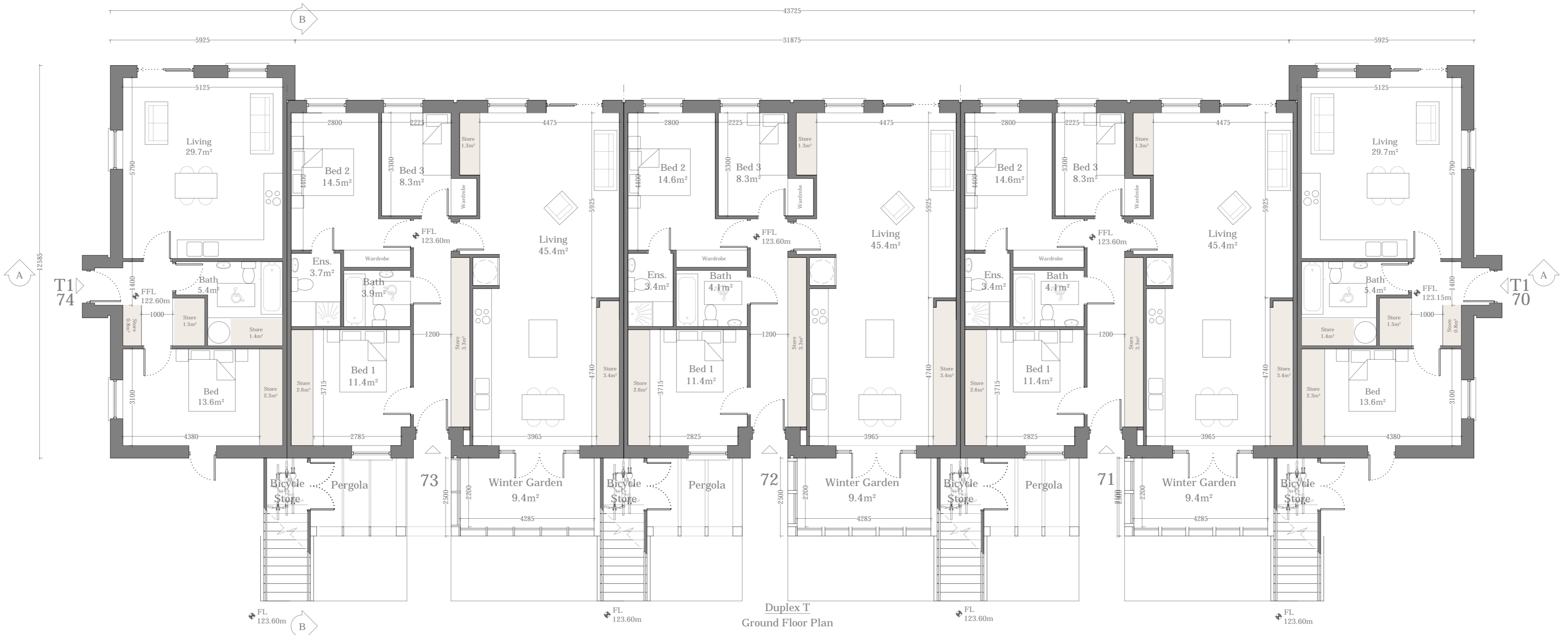
3-Storey
13 Units
Terraced



Duplex T
Second Floor Plan



Duplex T
First Floor Plan



Duplex T
Ground Floor Plan

Type T1 - 1 Bed / 2 Person Apt.

| | |
|----------------------|--|
| Total Floor Area | 61.5 m ² (45 m ²) |
| Total Bedroom Area | 13.6 m ² (11.4 m ²) |
| Total Kitchen/Living | 29.7 m ² (23 m ²) |
| Total Storage Area | 6 m ² (3 m ²) |
| Private Amenity | Garden (5 m ²) |

Type T2 - 3 Bed / 5 Person Apt.

| | |
|----------------------|--|
| Total Floor Area | 111 m ² (90 m ²) |
| Total Bedroom Area | 34.3 m ² (31.5 m ²) |
| Total Kitchen/Living | 45.4 m ² (34 m ²) |
| Total Storage Area | 10.6 m ² (9 m ²) |
| Private Amenity | Garden (9 m ²) |

Type T2b - 3 Bed / 5 Person Apt.

| | |
|----------------------|--|
| Total Floor Area | 111 m ² (90 m ²) |
| Total Bedroom Area | 34.2 m ² (31.5 m ²) |
| Total Kitchen/Living | 45.4 m ² (34 m ²) |
| Total Storage Area | 10.6 m ² (9 m ²) |
| Private Amenity | Garden (9 m ²) |

Type T3 - 2 Bed / 4 Person Apt.

| | |
|----------------------|--|
| Total Floor Area | 90.1 m ² (73 m ²) |
| Total Bedroom Area | 24.9 m ² (24.4 m ²) |
| Total Kitchen/Living | 33.1 m ² (30 m ²) |
| Total Storage Area | 6.2 m ² (6 m ²) |
| Private Amenity | 13 m ² (7 m ²) |

Type T3a - 2 Bed / 4 Person Apt.

| | |
|----------------------|--|
| Total Floor Area | 89.7 m ² (73 m ²) |
| Total Bedroom Area | 24.7 m ² (24.4 m ²) |
| Total Kitchen/Living | 33.1 m ² (30 m ²) |
| Total Storage Area | 6 m ² (6 m ²) |
| Private Amenity | 13 m ² (7 m ²) |

Type T3b - 2 Bed / 4 Person Apt.

| | |
|----------------------|--|
| Total Floor Area | 89.5 m ² (73 m ²) |
| Total Bedroom Area | 24.9 m ² (24.4 m ²) |
| Total Kitchen/Living | 32.2 m ² (30 m ²) |
| Total Storage Area | 6 m ² (6 m ²) |
| Private Amenity | 13 m ² (7 m ²) |

Type T4 - 3 Bed / 6 Person Apt.

| | |
|----------------------|--|
| Total Floor Area | 116.1 m ² (90 m ²) |
| Total Bedroom Area | 37.3 m ² (31.5 m ²) |
| Total Kitchen/Living | 37.6 m ² (34 m ²) |
| Total Storage Area | 9 m ² (9 m ²) |
| Private Amenity | 9.2 m ² (9 m ²) |

Type T4a - 3 Bed / 6 Person Apt.

| | |
|----------------------|--|
| Total Floor Area | 115.9 m ² (90 m ²) |
| Total Bedroom Area | 37.3 m ² (31.5 m ²) |
| Total Kitchen/Living | 37.3 m ² (34 m ²) |
| Total Storage Area | 9 m ² (9 m ²) |
| Private Amenity | 9.2 m ² (9 m ²) |

Duplex T No. 70-82 - Elevations



Duplex Block T
West Elevation
(Facing Adjacent Lands)



Duplex Block T
South Elevation
(Facing Link Street & M50)

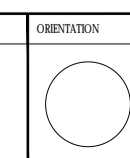


Duplex Block T
East Elevation
(Facing Duplex Block T)



Duplex Block T
North Elevation
(Facing Private Open Space)

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CLIENT
BCDR Holdings Ltd & Coll Avea Ltd

PROJECT TITLE
Proposed Residential Development at Edmondstown

DRAWING TITLE
Duplex T Type
Unit No. 70 to 82
Elevations

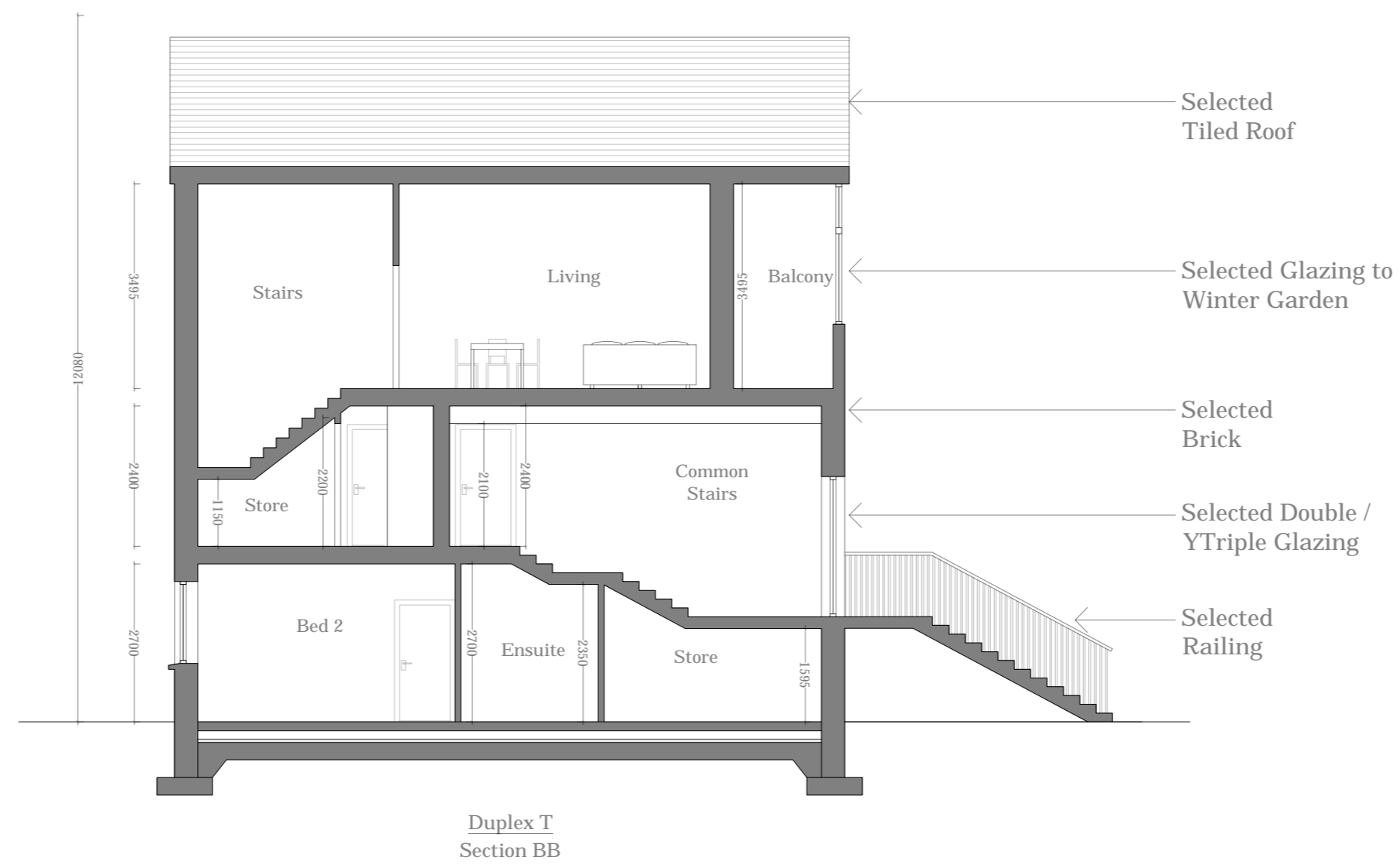
SCALE
1:100 on A1

PROJECT PAGE
Planning
DRAWING NUMBER
18.132.PD3309

DATE
Sept. 2021

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Duplex T No. 70-82 - Sections



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ORIENTATION
CLIENT
BCDR Holdings Ltd & Coil Avon Ltd

PROJECT TITLE
Proposed Residential Development at Edmondstown

DRAWING TITLE
Duplex T Type
Units No. 70 to 82
Sections

SCALE
1:100 on A2
DRAWN
AT
CHECKED
NS
DATE
Sept. 2021

PROJECT STAGE
Planning
DRAWING NUMBER
18.132.PD3309
REV.

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