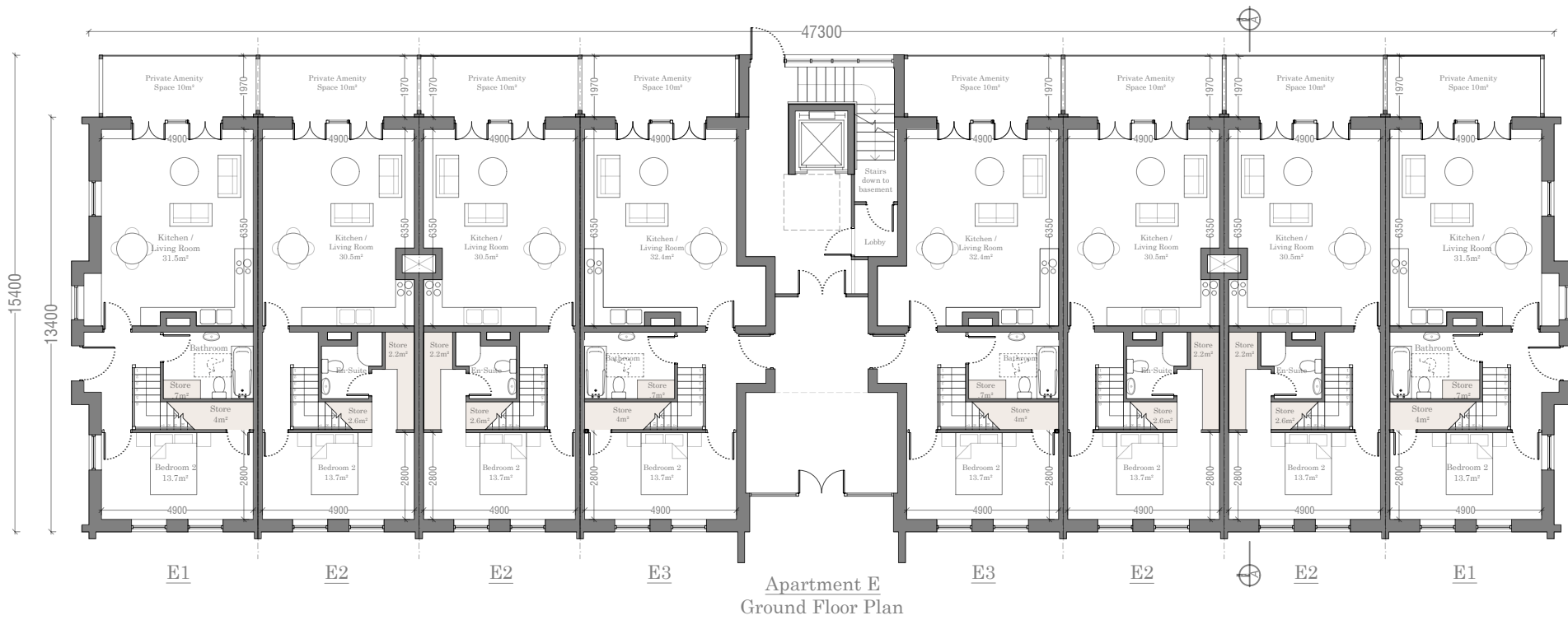


Apartment E  
Basement Plan

Building Overall	
Gross Floor Area	3374.2m <sup>2</sup>
1 Bed Units	8 (33.3%)
2 Bed Units	16 (66.4%)
Total Units	24
Residential Car Space	24
Visitor Car Space	11
Total Car Space	35
Residential Bike Space	72
Visitor Bike Space	6



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**ORIENTATION**  


**CLIENT**  
BCDX Holdings Ltd & Col Avon Ltd

**PROJECT TITLE**  
Proposed Residential Development at Edmondstown

**DRAWING TITLE**  
Apartment Block E  
Ground Floor, First Floor & Second Floor Plans

**SCALE**  
1:100 on A1  
1:120 on A3

**DRAWN**  
LD/Arty

**CHECKED**  
[Signature]

**DATE**  
September 2021

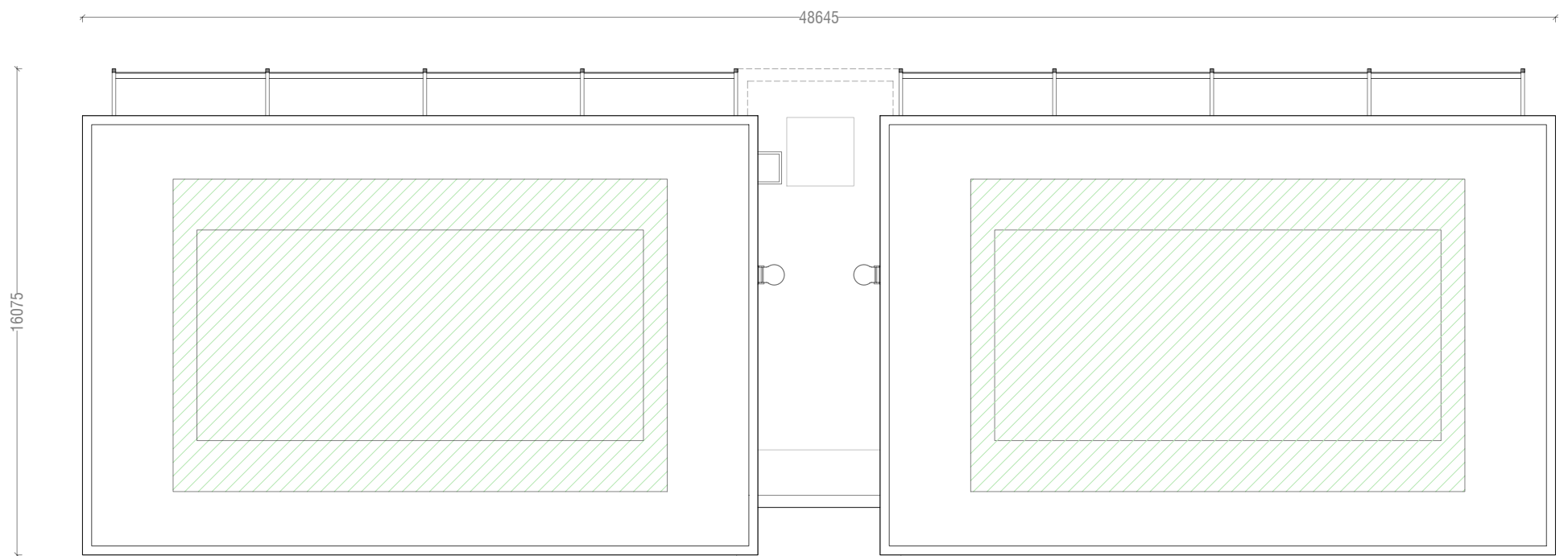
**PROJECT STAGE**  
Planning

**DRAWING NUMBER**  
18.132.PD3402

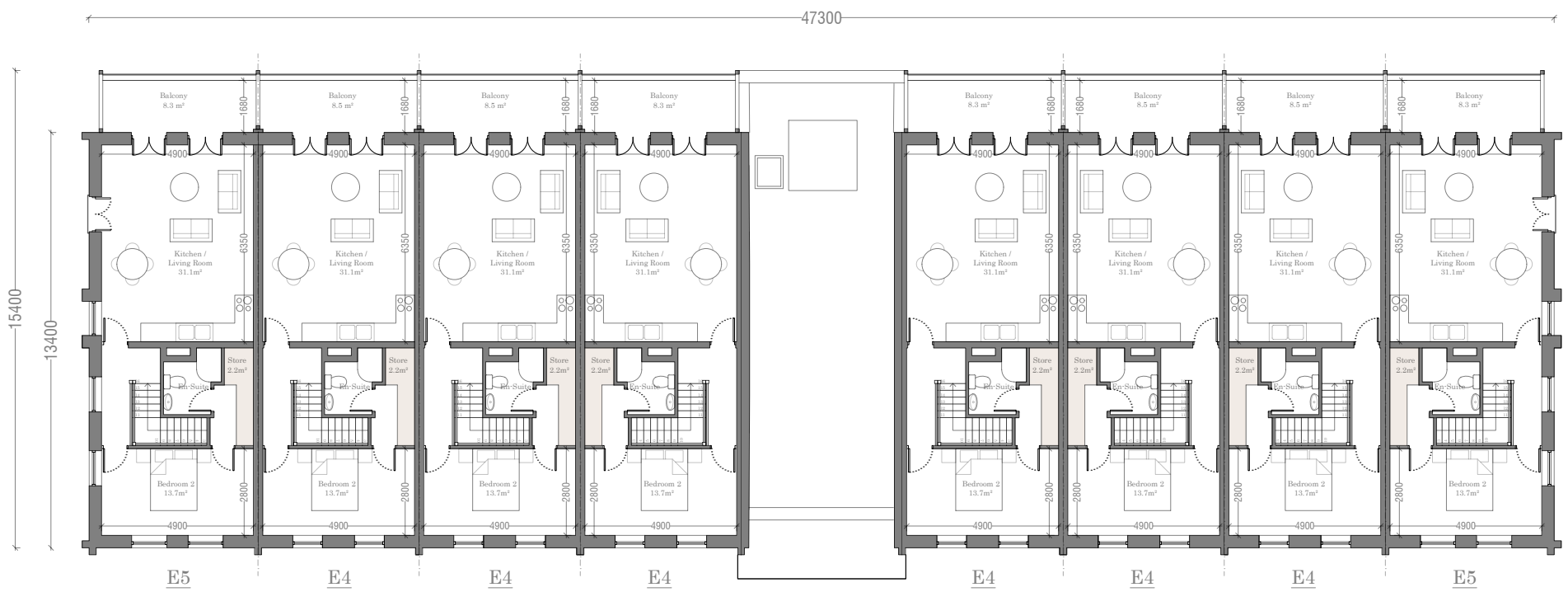
**REV.**  
[Table with revision details]

**JFOC ARCHITECTS**

184 Government House  
Plymouth, Devon  
PL4 8AA  
01752 22777  
jfoc@jfocarchitects.com



Apartment E  
Roof Plan



Apartment E  
Third Floor Plan

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ORIENTATION	CLIENT
	BCDK Holdings Ltd & Col Avon Ltd

PROJECT TITLE	DRAWING TITLE
Proposed Residential Development at Edmondstown	Apartment Block E Third Floor & Roof Plans

SCALE	PROJECT STAGE
1:100 on A1 1:120 on A3	Planning
DRAWN	DRAWING NUMBER
JD/Arq	18.132.PD3403
CHECKED	DATE
	September 2021

REV.	
------	--

**JFOC**  
ARCHITECTS

384 Coombe House  
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www.jfoac.com

# Apartment Block E

Elevations



Apartment E  
Front Elevation



Apartment E  
Rear Elevation



Apartment E  
Side Elevation



Apartment E  
Side Elevation

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ORIENTATION	CLIENT
○	BCDK Holdings Ltd & Col Avon Ltd

PROJECT TITLE
Proposed Residential Development at Edmondstown

DRAWING TITLE
Apartment Block E Elevations

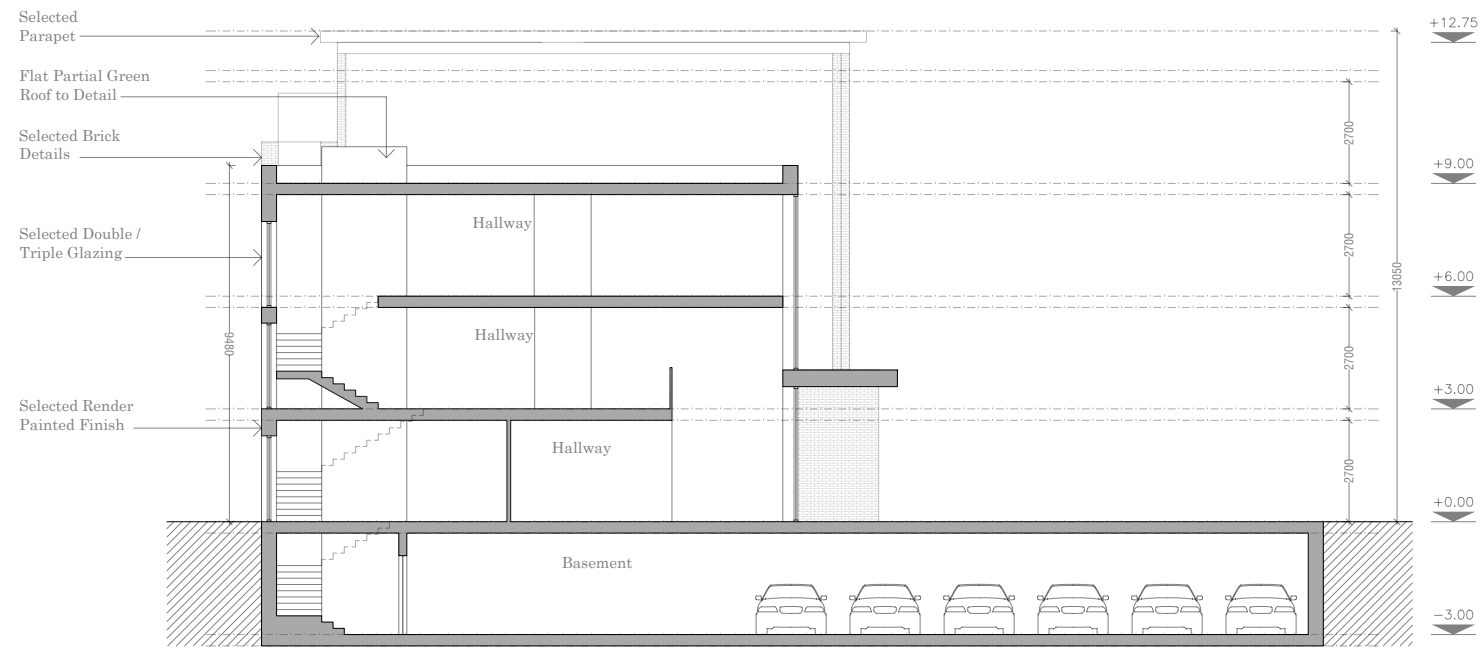
SCALE	1:100 on A1	PROJECT STAGE	Planning
DRAWN	LD'A	DRAWING NUMBER	18.132.PD3404
CHECKED	NS	REV.	
DATE	September 2021		

**JFOC**  
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184 Government House  
Harold Cross  
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www.jfo.com.au

# Apartment Block E

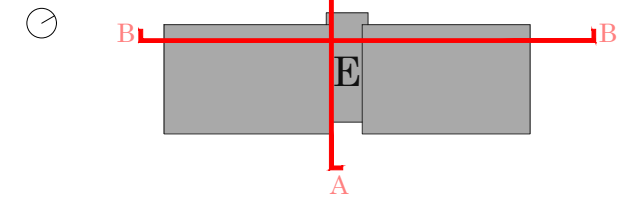
Sections AA & BB



Apartment E  
Section AA

## Key Plan

Scale 1:500



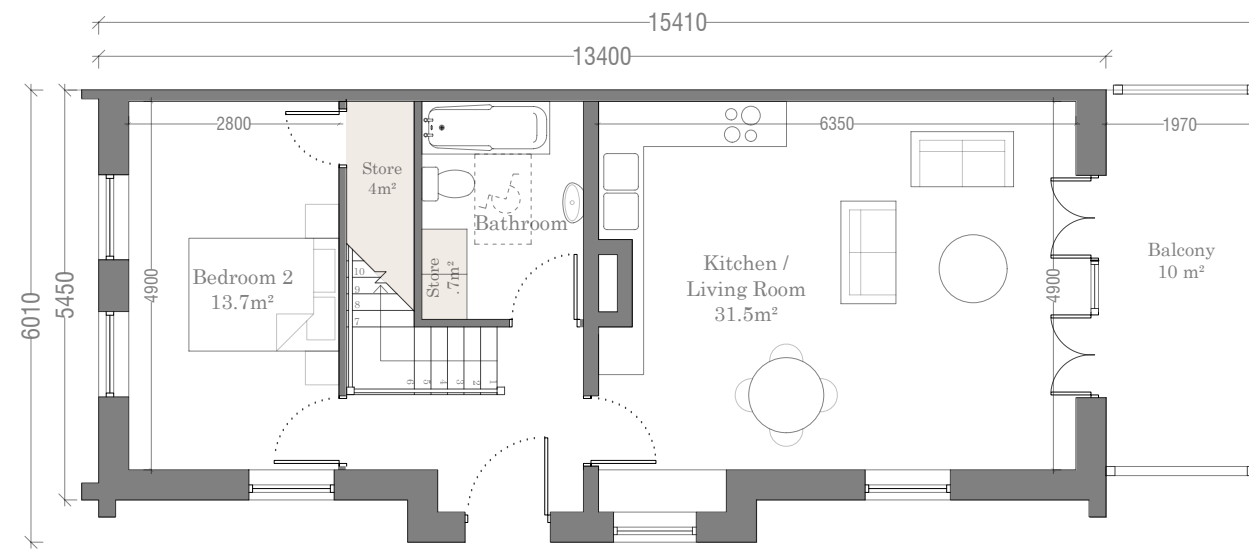
Apartment E  
Section BB

# Apartment Type E1

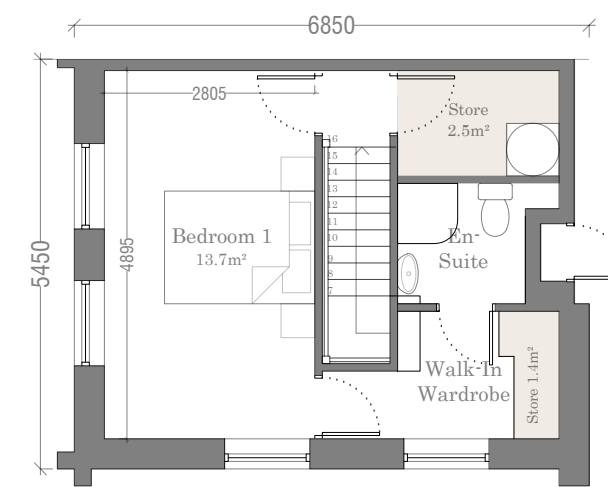
Duplex 2-Bed / 4-Person

2 no. of unit type

Unit No. 155 & 162



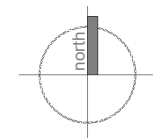
Apartment Type E1  
Lower Floor Plan  
63.9m<sup>2</sup>



Apartment Type E1  
Upper Floor Plan  
29.2m<sup>2</sup>

Type E1 - 2 Bed / 4 Person Apt.	
Total Floor Area	93.1m <sup>2</sup> (73m <sup>2</sup> )
Total Bedroom Area	27.4m <sup>2</sup> (24.4m <sup>2</sup> )
Total Kitchen/Living	31.5m <sup>2</sup> (30m <sup>2</sup> )
Total Storage Area	8.6m <sup>2</sup> (6m <sup>2</sup> )
Private Amenity	8.2m <sup>2</sup> (7m <sup>2</sup> )
+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

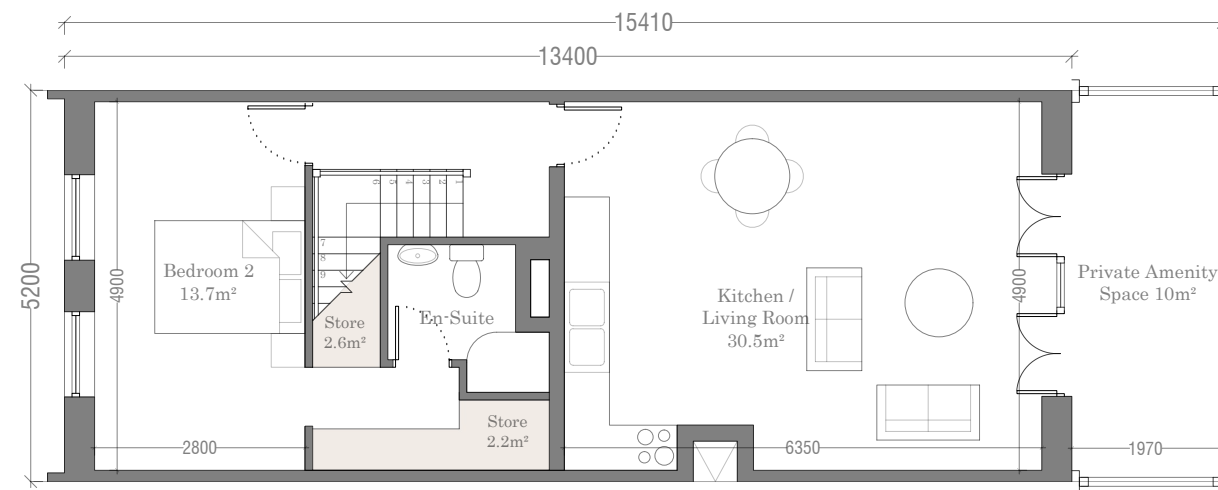
<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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	Apartment Block E Unit Type E1 Lower & Upper Floor Plans	DRAWN	RH	DRAWING NUMBER	18.132.PD3406		REV.
					CHECKED					
					DATE	October 2021				

# Apartment Type E2

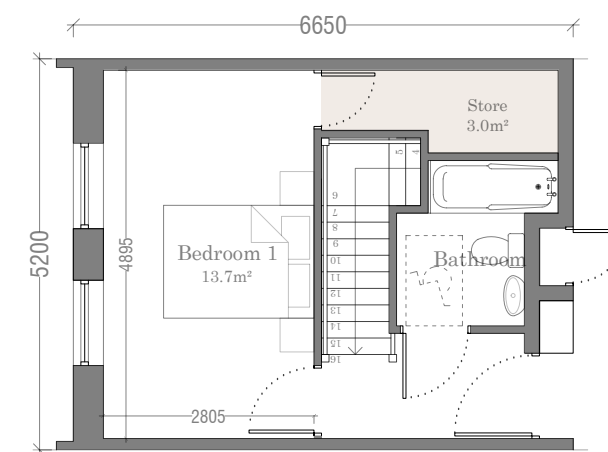
Duplex 2-Bed / 4-Person

4 no. of unit type

Unit No. 156, 157, 160 & 161



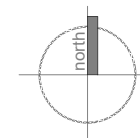
Apartment Type E2  
Lower Floor Plan  
61.1m<sup>2</sup>



Apartment Type E2  
Upper Floor Plan  
28.3m<sup>2</sup>

Type E2 - 2 Bed / 4 Person Apt.	
Total Floor Area	89.4m <sup>2</sup> (73m <sup>2</sup> )
Total Bedroom Area	27.4m <sup>2</sup> (24.4m <sup>2</sup> )
Total Kitchen/Living	30.5m <sup>2</sup> (30m <sup>2</sup> )
Total Storage Area	8m <sup>2</sup> (6m <sup>2</sup> )
Private Amenity	10m <sup>2</sup> (7m <sup>2</sup> )
+10%	Yes
Dual Aspect	Yes

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



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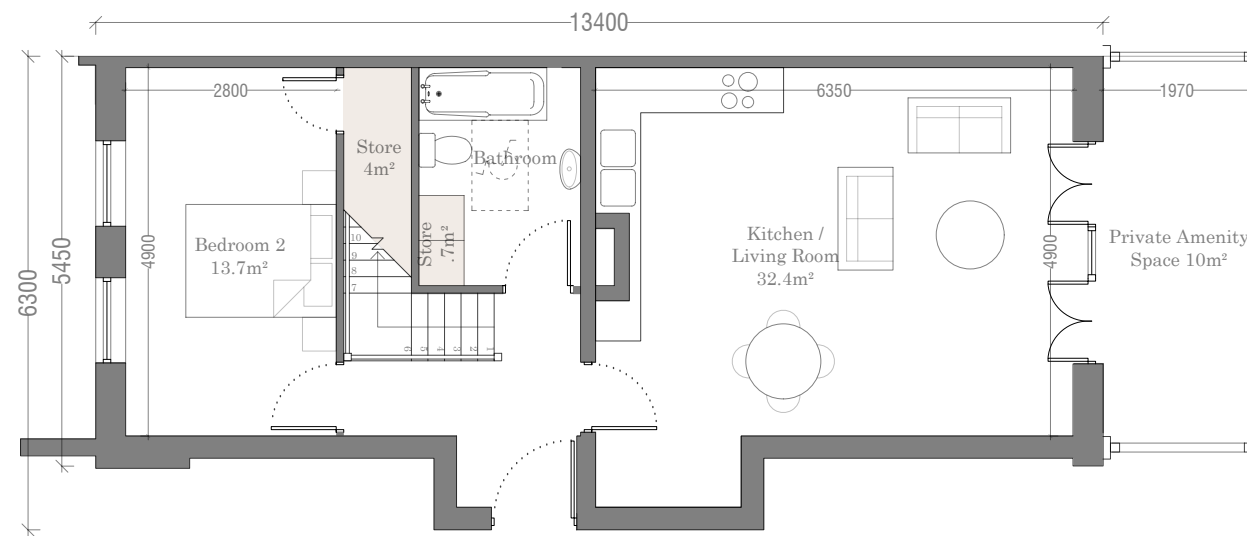
<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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	Apartment Block E Unit Type E2 Lower & Upper Floor Plans	DRAWN	RH	DRAWING NUMBER	18.132.PD3407		REV.
					CHECKED					
					DATE	October 2021				

# Apartment Type E3

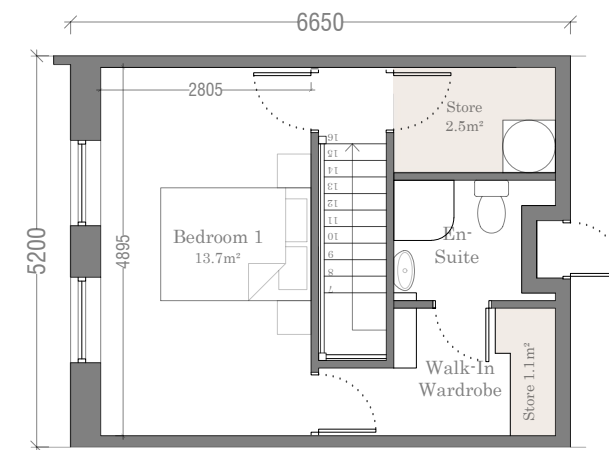
Duplex 2-Bed / 4-Person

2 no. of unit type

Unit No. 158 & 159



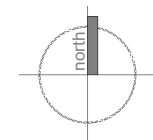
Apartment Type E3  
Lower Floor Plan  
65.3m<sup>2</sup>



Apartment Type E3  
Upper Floor Plan  
29.6m<sup>2</sup>

Type E3 - 2 Bed / 4 Person Apt.	
Total Floor Area	89.2m <sup>2</sup> (73m <sup>2</sup> )
Total Bedroom Area	27.4m <sup>2</sup> (24.4m <sup>2</sup> )
Total Kitchen/Living	30.5m <sup>2</sup> (30m <sup>2</sup> )
Total Storage Area	8.3m <sup>2</sup> (6m <sup>2</sup> )
Private Amenity	10m <sup>2</sup> (7m <sup>2</sup> )
+10%	Yes
Dual Aspect	Yes

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



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		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	Apartment Block E Unit Type E3 Lower & Upper Floor Plans	DRAWN	RH	DRAWING NUMBER	18.132.PD3408		REV.
					CHECKED					
					DATE	October 2021				

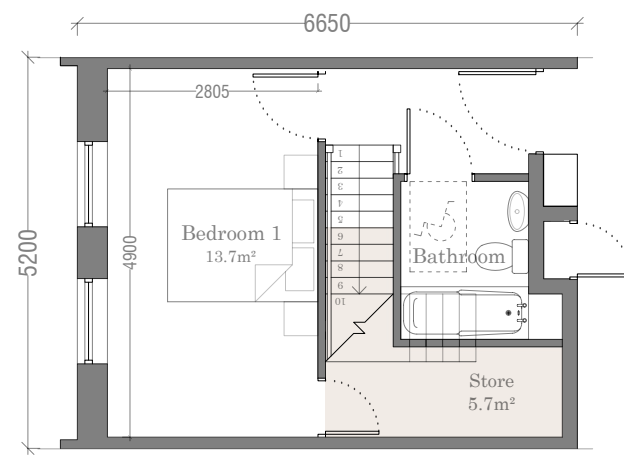


# Apartment Type E4

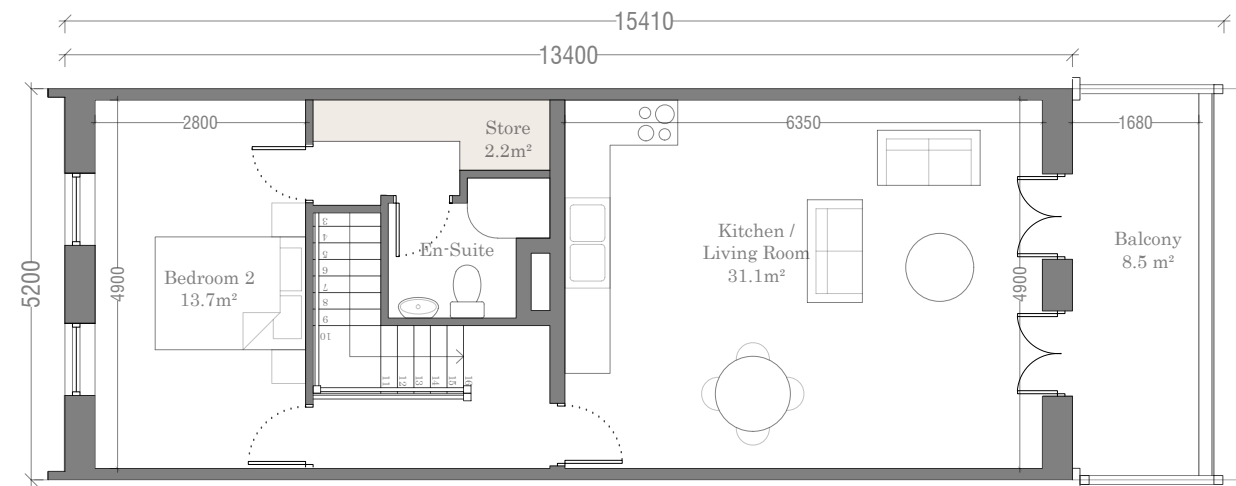
Duplex 2-Bed / 4-Person

6 no. of unit type

Unit No. 168, 169, 170, 171, 172 & 173



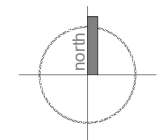
Apartment Type E4  
Lower Floor Plan  
28.4m<sup>2</sup>



Apartment Type E4  
Upper Floor Plan  
61.8m<sup>2</sup>

Type E4 - 2 Bed / 4 Person Apt.	
Total Floor Area	90.2m <sup>2</sup> (73m <sup>2</sup> )
Total Bedroom Area	27.4m <sup>2</sup> (24.4m <sup>2</sup> )
Total Kitchen/Living	31.1m <sup>2</sup> (30m <sup>2</sup> )
Total Storage Area	7.9m <sup>2</sup> (6m <sup>2</sup> )
Private Amenity	8.3m <sup>2</sup> (7m <sup>2</sup> )
+10%	Yes
Dual Aspect	Yes

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



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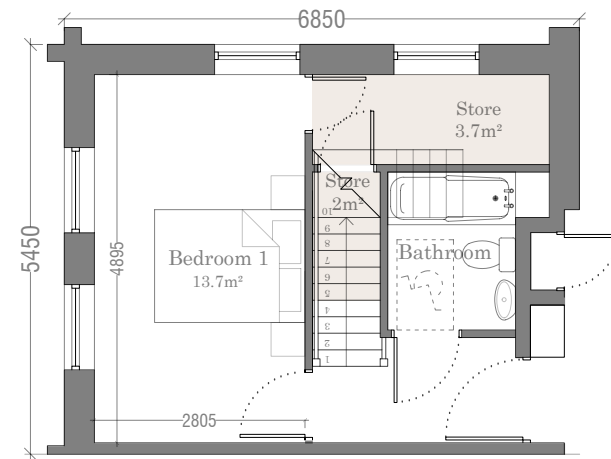
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		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	Apartment Block E Unit Type E4 Lower & Upper Floor Plans	DRAWN	RH	DRAWING NUMBER	18.132.PD3409		REV.
					CHECKED					
					DATE	October 2021				

# Apartment Type E5

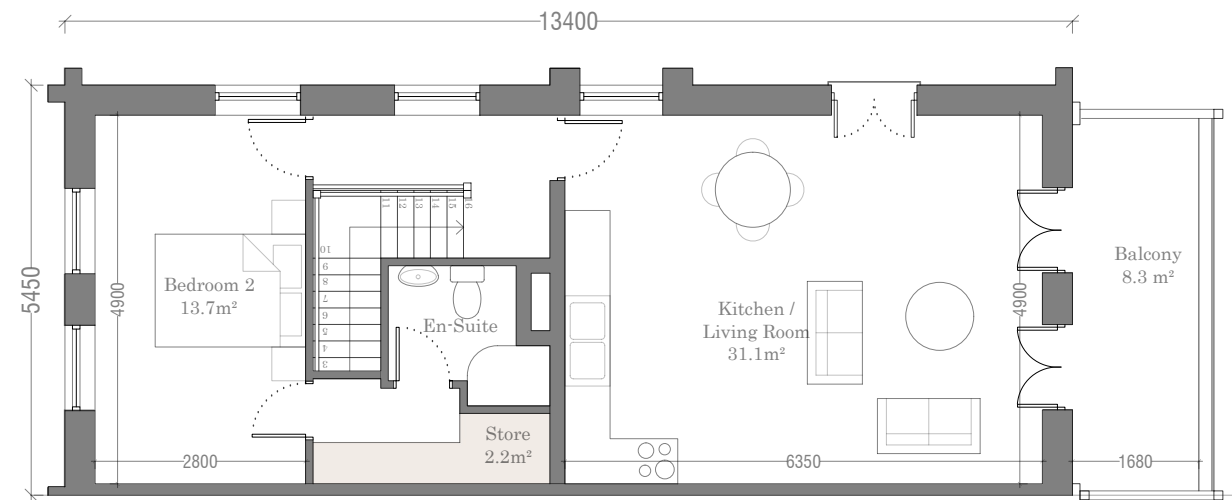
Duplex 2-Bed / 4-Person

2 no. of unit type

Unit No. 167 & 174



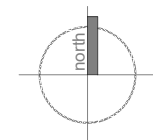
Apartment Type E5  
Lower Floor Plan  
28.4m<sup>2</sup>



Apartment Type E5  
Upper Floor Plan  
61.8m<sup>2</sup>

Type E5 - 2 Bed / 4 Person Apt.	
Total Floor Area	90.2m <sup>2</sup> (73m <sup>2</sup> )
Total Bedroom Area	27.4m <sup>2</sup> (24.4m <sup>2</sup> )
Total Kitchen/Living	31.1m <sup>2</sup> (30m <sup>2</sup> )
Total Storage Area	6m <sup>2</sup> (6m <sup>2</sup> )
Private Amenity	8.3m <sup>2</sup> (7m <sup>2</sup> )
+10%	Yes
Dual Aspect	Yes

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



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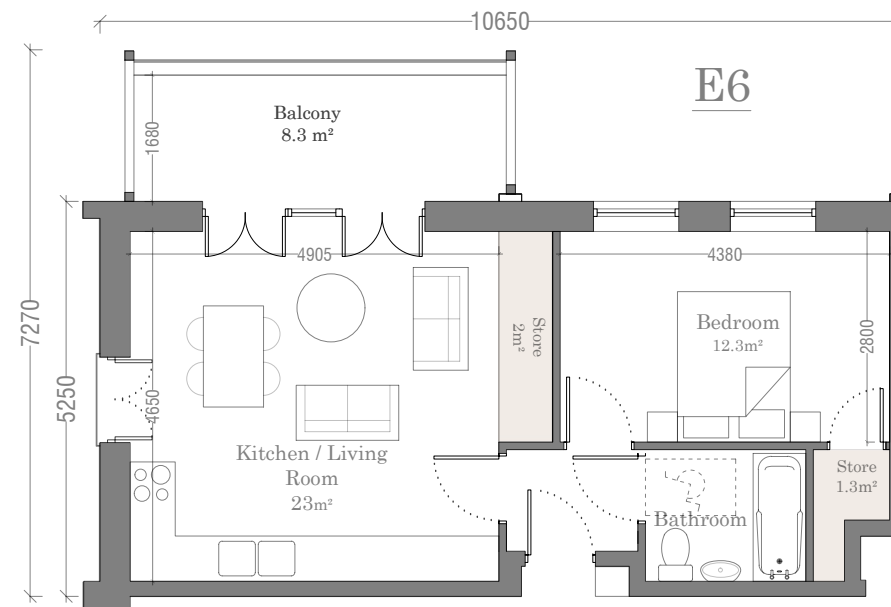
<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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	Apartment Block E Unit Type E5 Lower & Upper Floor Plans	DRAWN	RH	DRAWING NUMBER	18.132.PD3410		REV.
					CHECKED					
					DATE	October 2021				

# Apartment Type E6

Duplex 1-Bed / 2-Person

4 no. of unit type

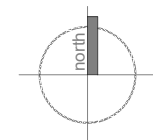
Unit No. 163, 166, 175 & 178



Apartment Type E6  
Floor Plan  
45.7m<sup>2</sup>

Type E6 - 1 Bed / 2 Person Apt.	
Total Floor Area	45.7m <sup>2</sup> (45m <sup>2</sup> )
Total Bedroom Area	12.3m <sup>2</sup> (11m <sup>2</sup> )
Total Kitchen/Living	23m <sup>2</sup> (23m <sup>2</sup> )
Total Storage Area	3.3m <sup>2</sup> (3m <sup>2</sup> )
Private Amenity	8.2m <sup>2</sup> (5m <sup>2</sup> )
+10%	No
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

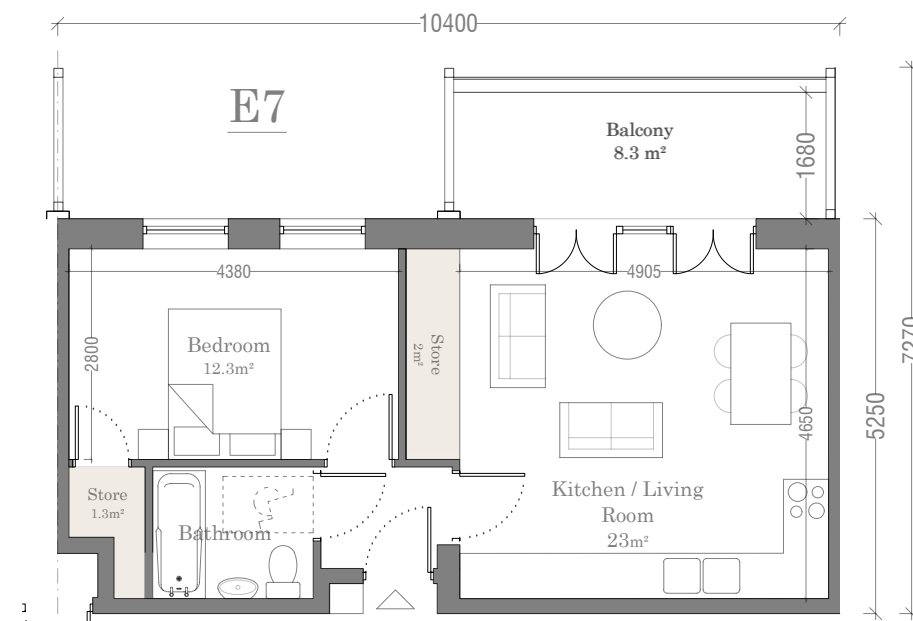
<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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 jocarchitects.com info@jocarchitects.com</p>	
		BCDK Holdings Ltd. & Coill Avon Ltd.	Proposed Residential Development at Edmondstown	Apartment Block E Unit Type E6 Floor Plan	DRAWN	RH	DRAWING NUMBER	18.132.PD3411		REV.
					CHECKED					
					DATE	October 2021				

# Apartment Type E7

Duplex 1-Bed / 2-Person

4 no. of unit type

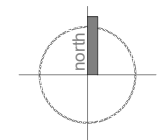
Unit No. 164, 165, 176 & 177



Apartment Type E7  
Floor Plan  
45.7m<sup>2</sup>

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

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



**NOTE:**  
Please 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	Apartment Block E Unit Type E7 Floor Plan	DRAWN	RH	DRAWING NUMBER	18.132.PD3412		REV.
					CHECKED					
					DATE	October 2021				