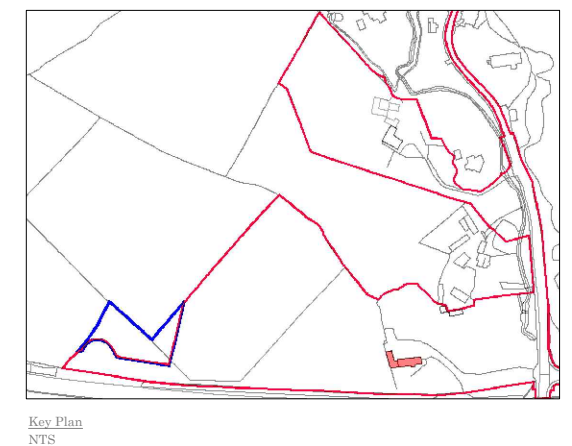
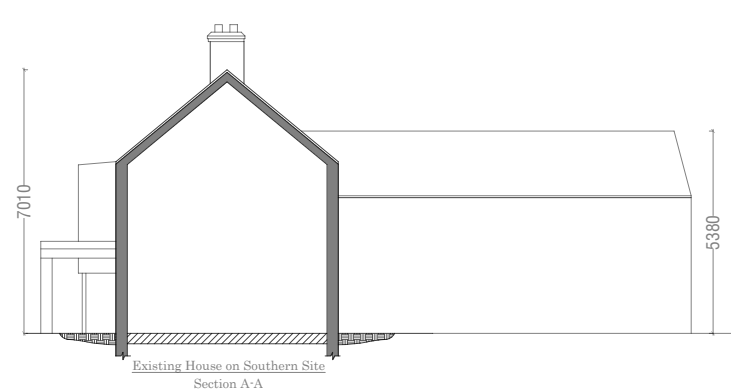
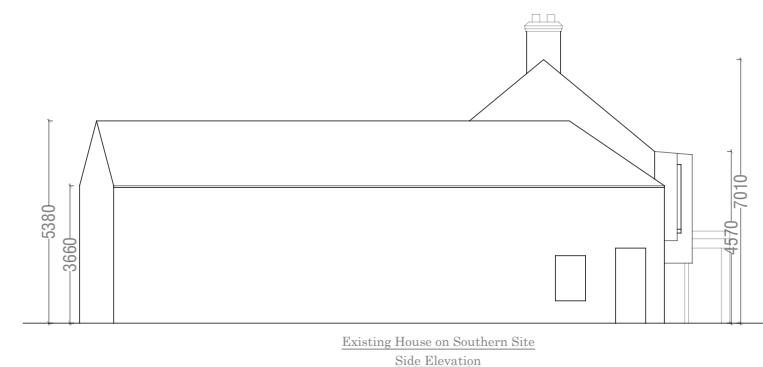
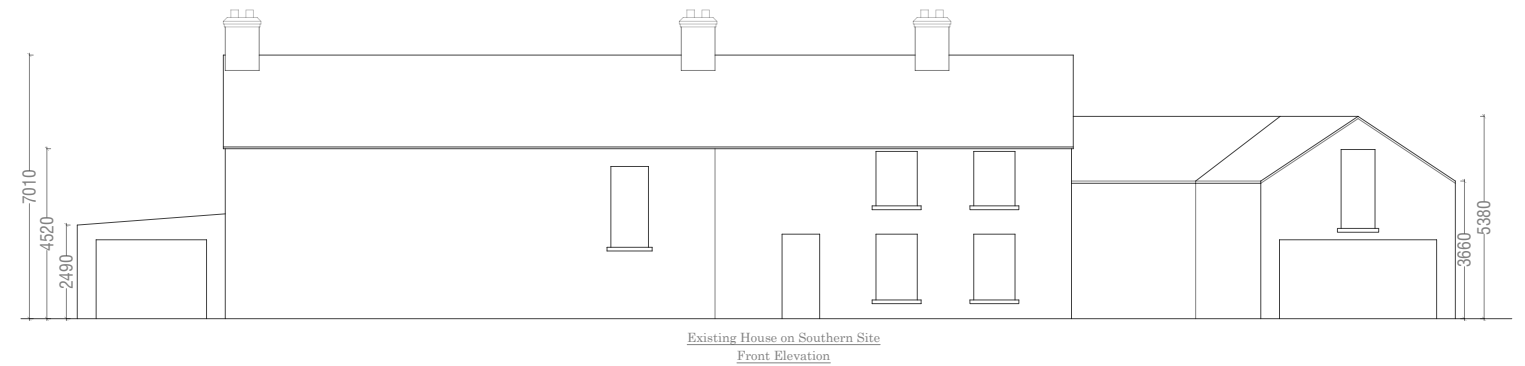
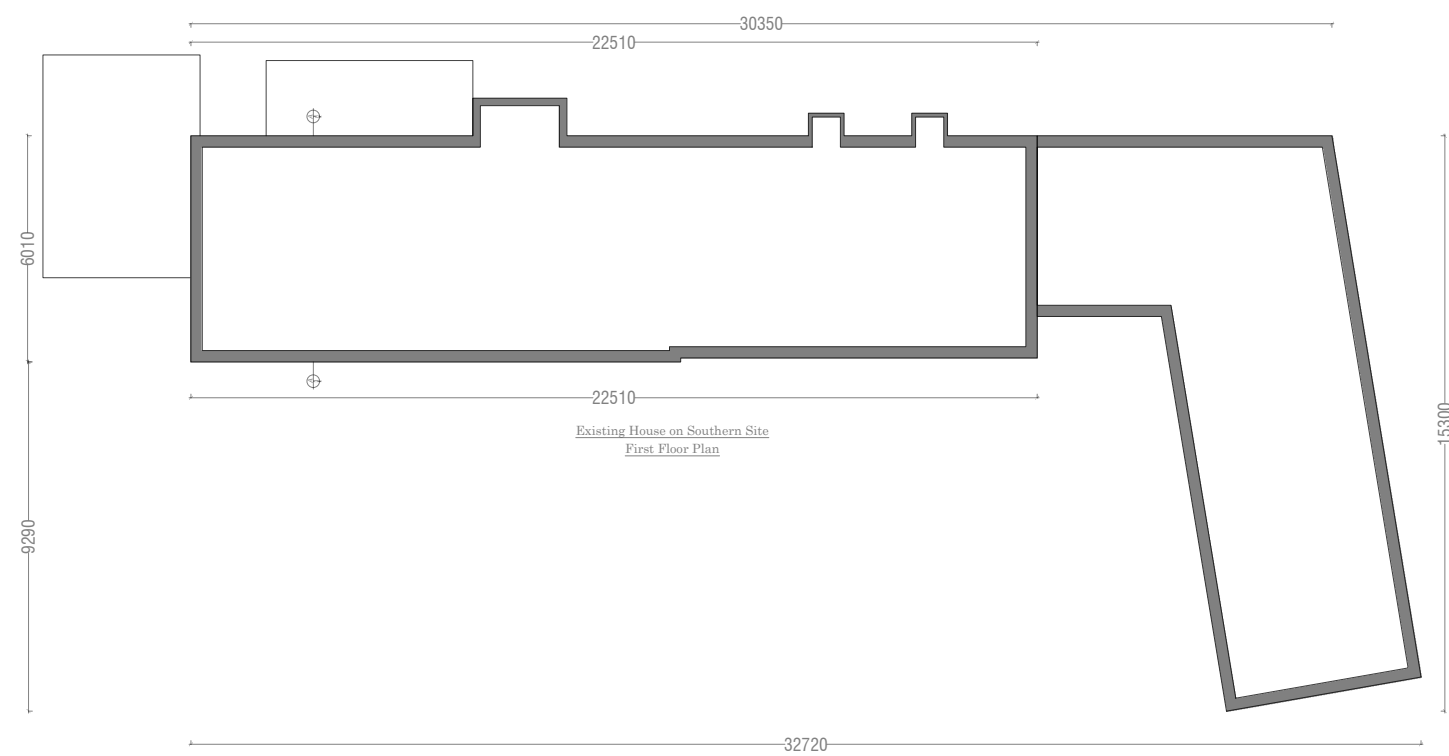
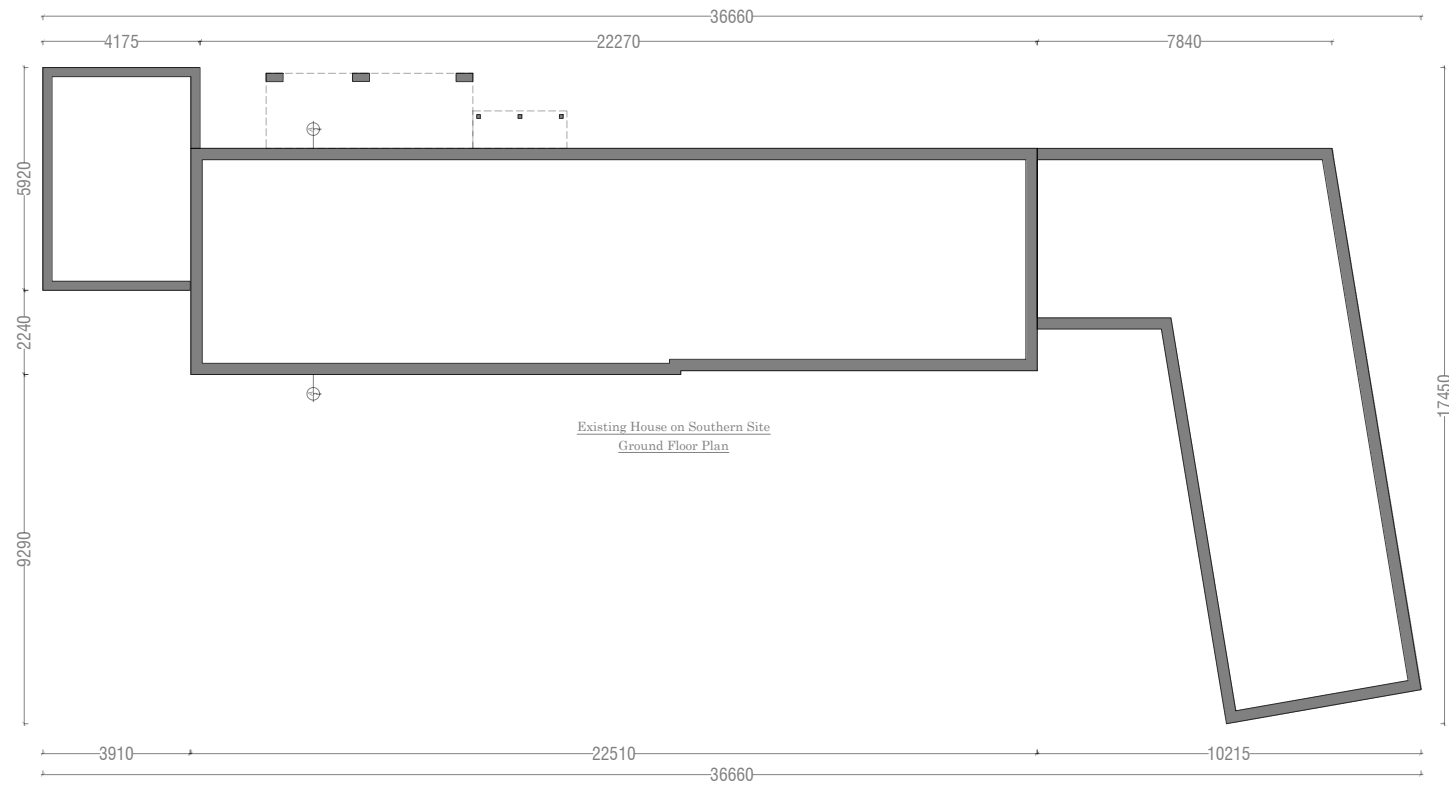
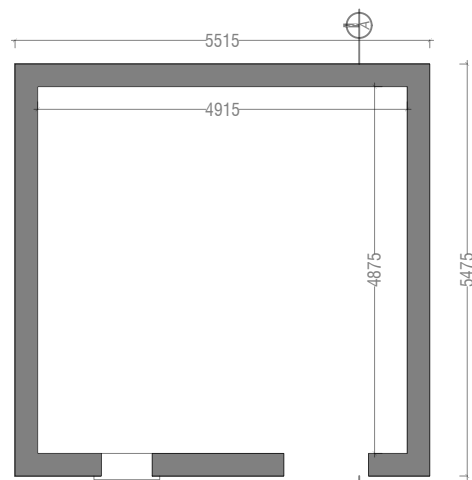


Existing Dwellings have been surveyed as much as health and safety allowed.  
Building to be Demolished.

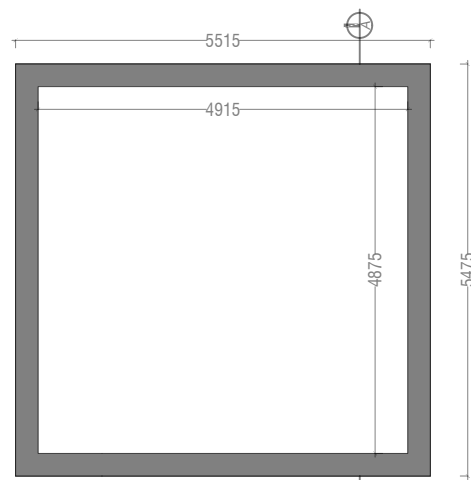


Existing Dwellings have been surveyed as much as health and safety allowed.  
Building to be Demolished.

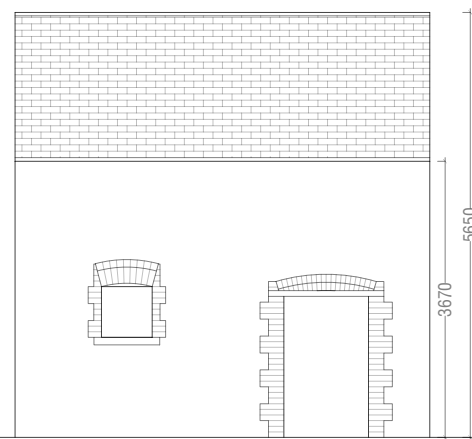
NOTED: Please note this drawing only stated dimensions to be used. Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are to be used for the purpose. All others are only available for the use indicated by Project Stage. This drawing is prepared by copyright and in 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.	DIMENSION 	CLIENT BCR Holdings Ltd. & Col Avon Ltd	PROJECT Proposed Residential Development at Edmondstone	DRAWING NO. Southern Site Existing Dwellings For Demolition on Southern Site Plans, Elevations & Section A-A	SCALE 1:100 on A1 1:200 on A3	PROJECT NO. 18.132.PD3502	DATE November 2021
					DRAWN JFD/ACY	CHECKED JFD/ACY	DATE November 2021



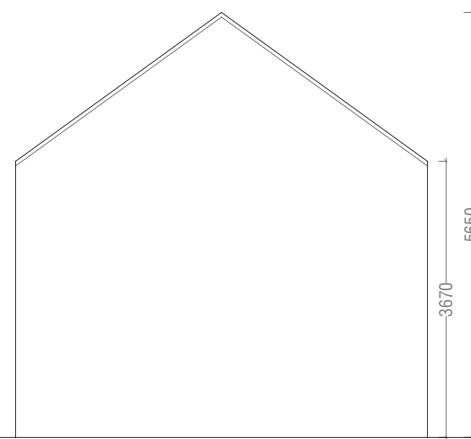
Existing Building on Southern Site  
Ground Floor Plan



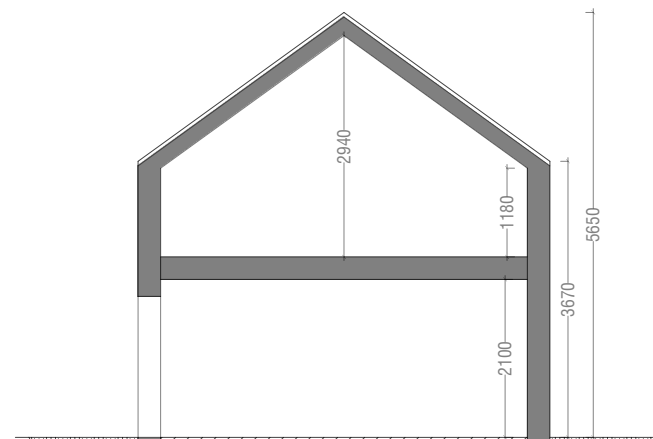
Existing Building on Southern Site  
First Floor Plan



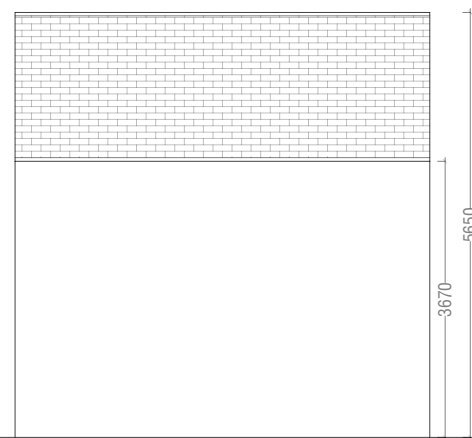
Existing Building on Southern Site  
Front Elevation



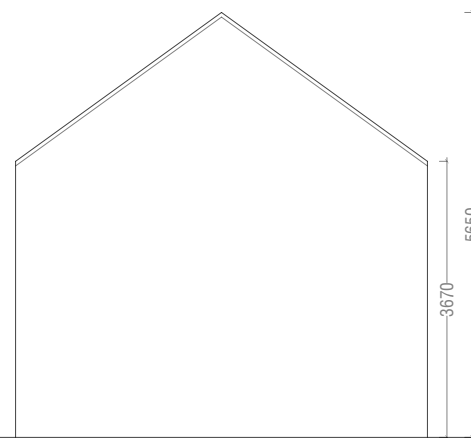
Existing Building on Southern Site  
Side Elevation



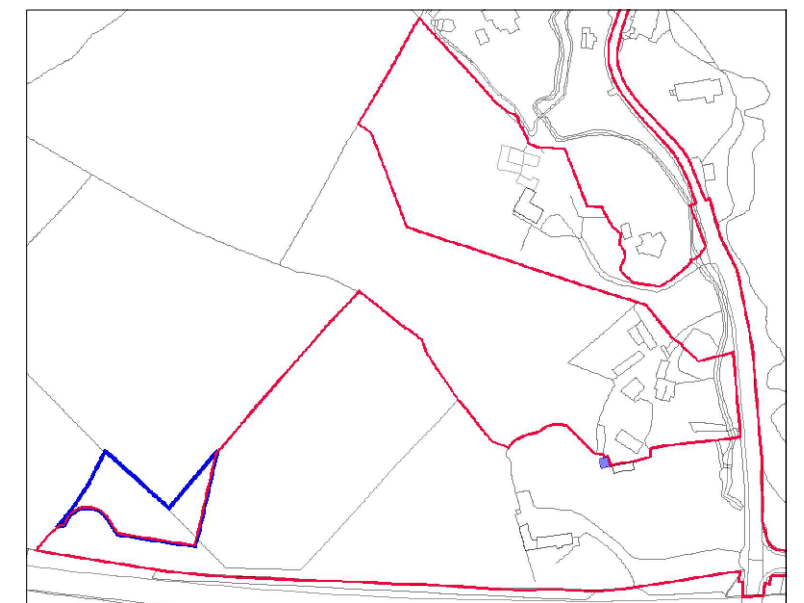
Existing Building on Southern Site  
Section A-A



Existing Building on Southern Site  
Rear Elevation



Existing Building on Southern Site  
Side Elevation



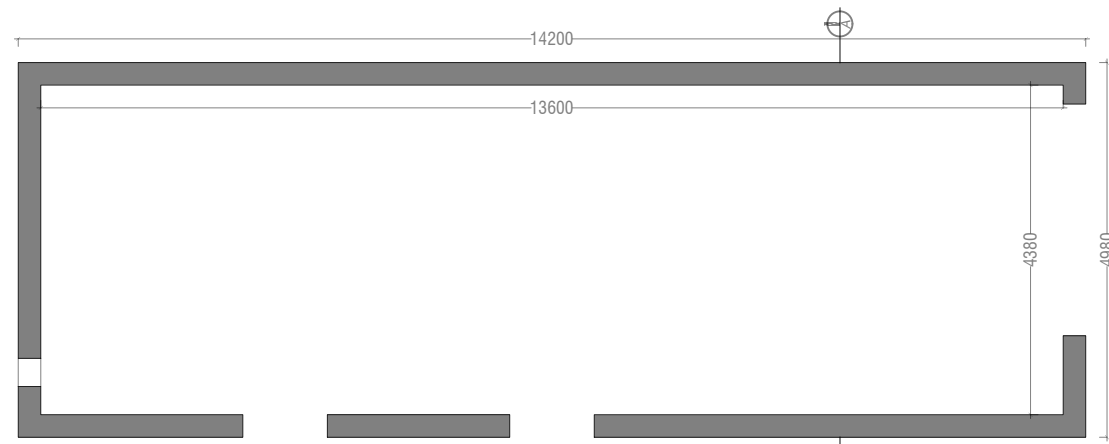
Key Plan  
NTS

Existing Buildings have been surveyed as much as health and safety allowed.  
Building to be Retained.

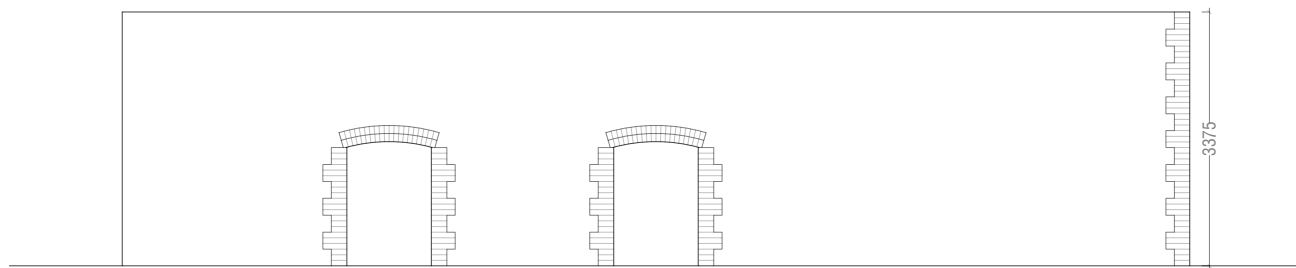
Provision for bats to be made when renovating as per recommendations of the bat survey report.

Building to be retained for community / public amenity use.

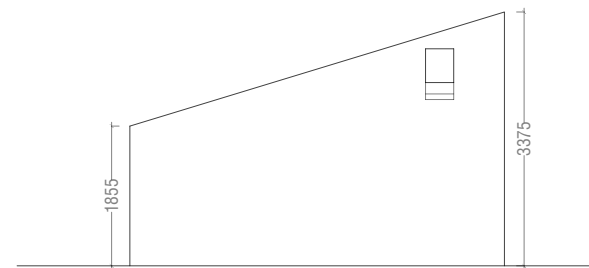
<p>IMPORTANT</p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for the use 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. &amp; Coill Avon Ltd.</p>	<p>PROJECT TITLE</p> <p>Proposed Residential Development at Edmondstown</p>	<p>DRAWING TITLE</p> <p>Existing Building For Renovation on Southern Site Plans, Elevations &amp; Section A-A</p>	<p>SCALE</p> <p>1:100 on A3</p>	<p>PROJECT STAGE</p> <p>Planning</p>	<p>DRAWING NUMBER</p> <p>18.132.PD3503</p>	<p>REV.</p>	<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>
	<p>DRAWN</p> <p>J.D'Arcy</p>	<p>DATE</p> <p>November 2021</p>							
	<p>CHECKED</p>								



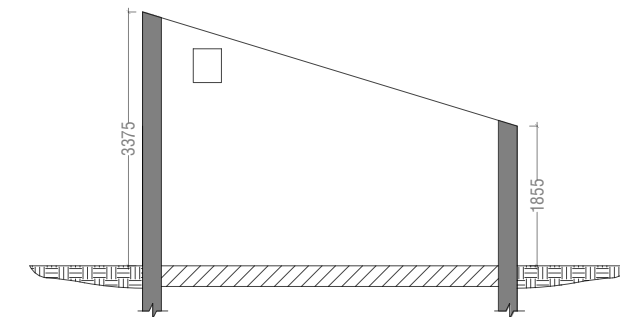
Existing Building on Southern Site  
Plan



Existing House on Southern Site  
Side Elevation



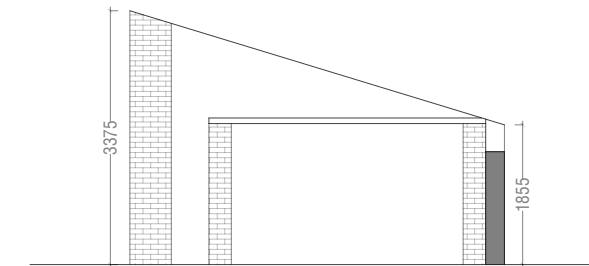
Existing Building on Southern Site  
Rear Elevation



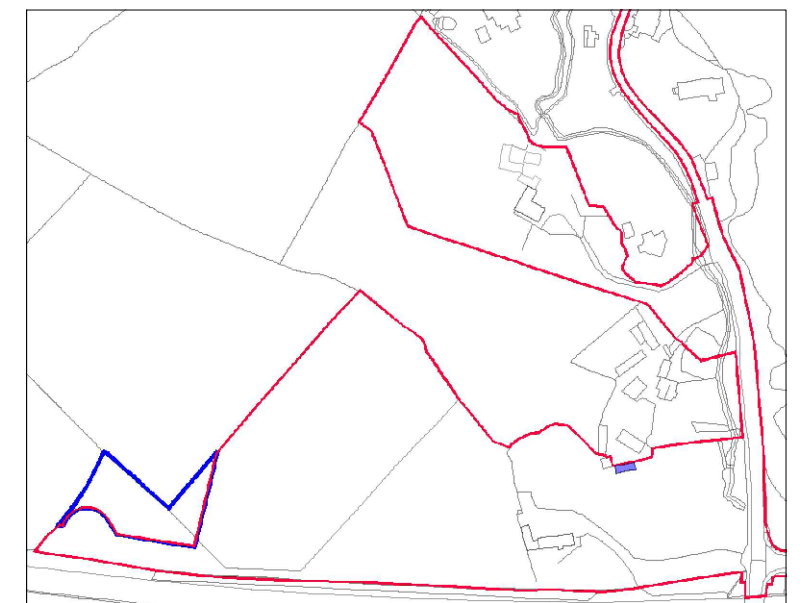
Existing Building on Southern Site  
Section A-A



Existing House on Southern Site  
Side Elevation



Existing Building on Southern Site  
Front Elevation

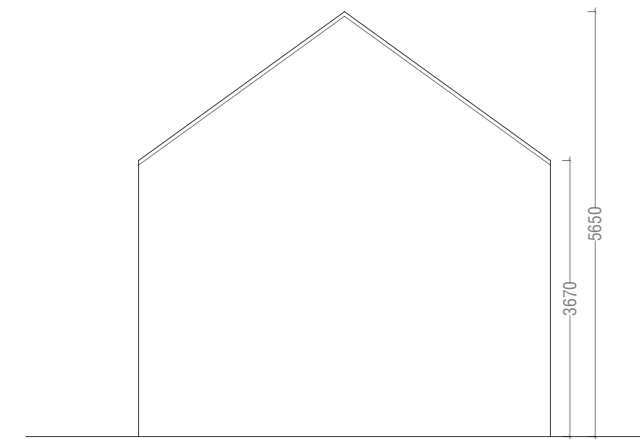
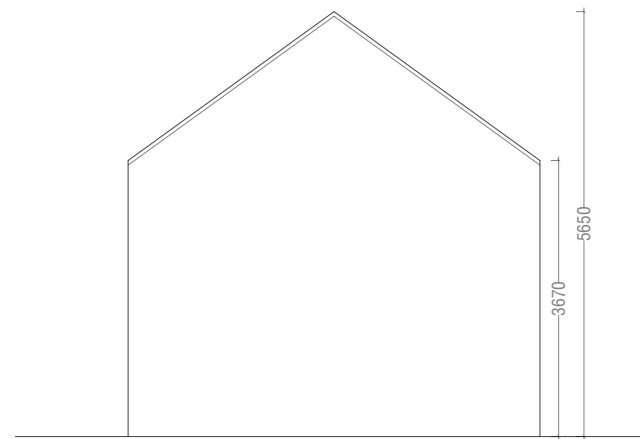
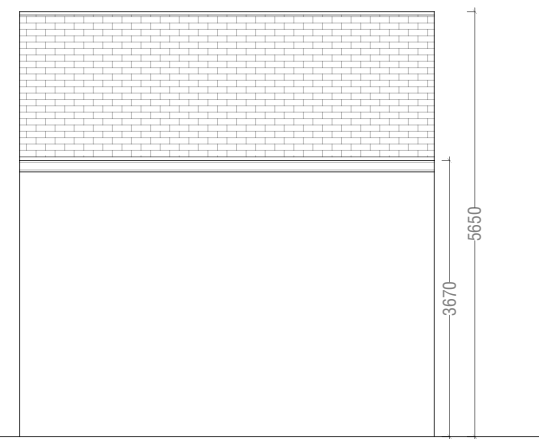
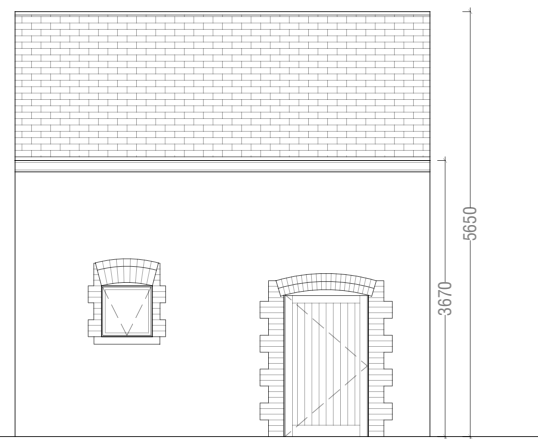
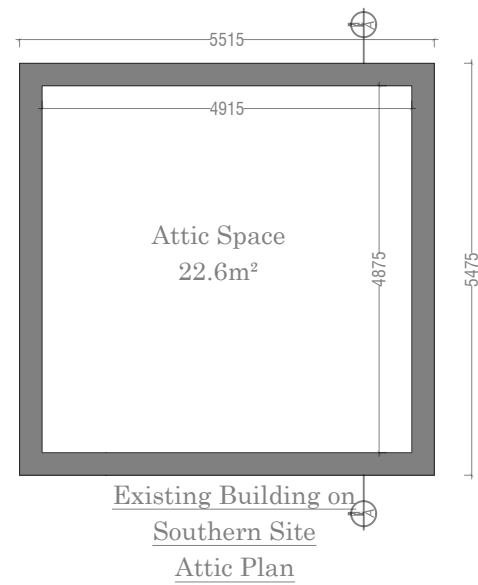
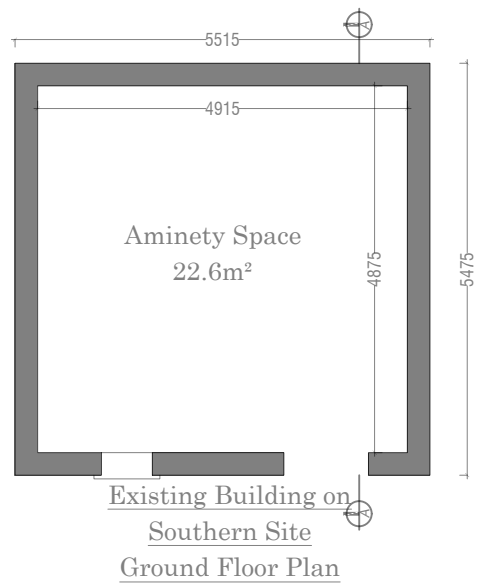


Key Pplsn  
NTS

Existing Buildings have been surveyed as much as health and safety allowed.  
Building to be Retained.

Building to be retained for community / public amenity use

<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>Existing Building For Renovation on Southern Site Plans, Elevations &amp; Section A-A</p>	<p>SCALE</p> <p>1:100 on A3</p>	<p>PROJECT STAGE</p> <p>Planning</p>	<p>DRAWING NUMBER</p> <p>18.132.PD3504</p>	<p>REV.</p>	<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>
	<p>DRAWN</p> <p>J.D'Arcy</p>	<p>DATE</p> <p>November 2021</p>							
	<p>CHECKED</p>								

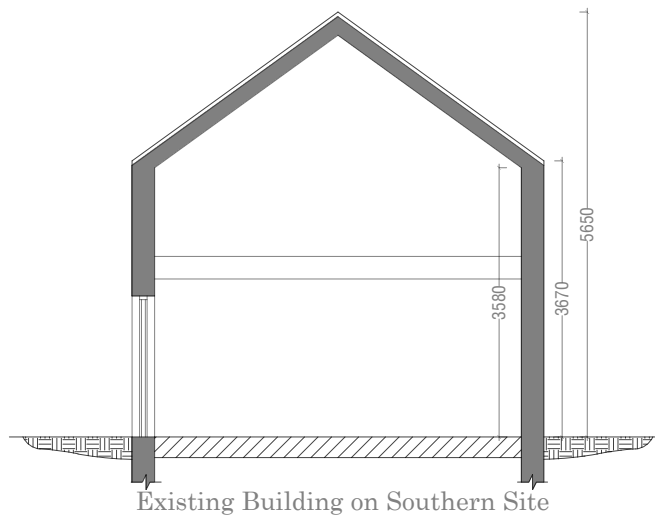


Existing Building on Southern Site  
Front Elevation

Existing Building on Southern Site  
Rear Elevation

Existing Building on Southern Site  
Side Elevation

Existing Building on Southern Site  
Side Elevation

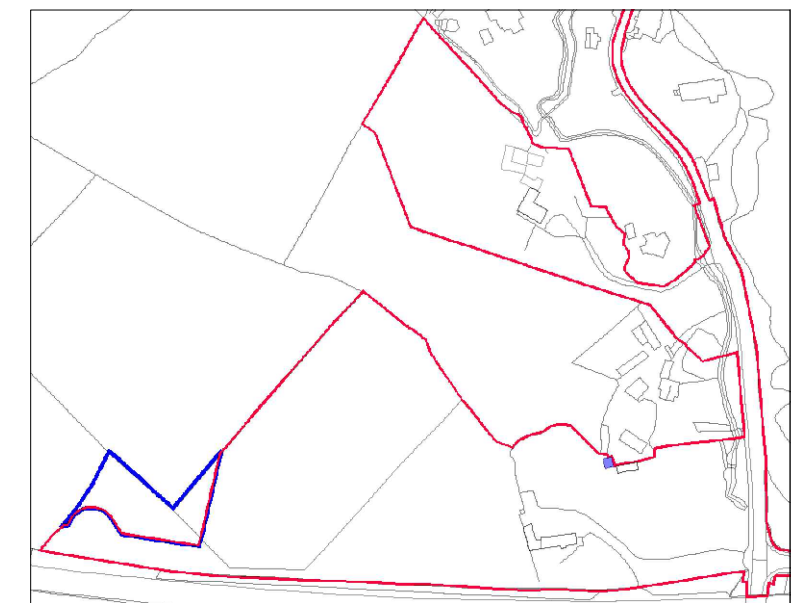


Existing Building on Southern Site  
Section A-A

Existing Buildings have been surveyed as much as health and safety allowed. Building to be Retained.

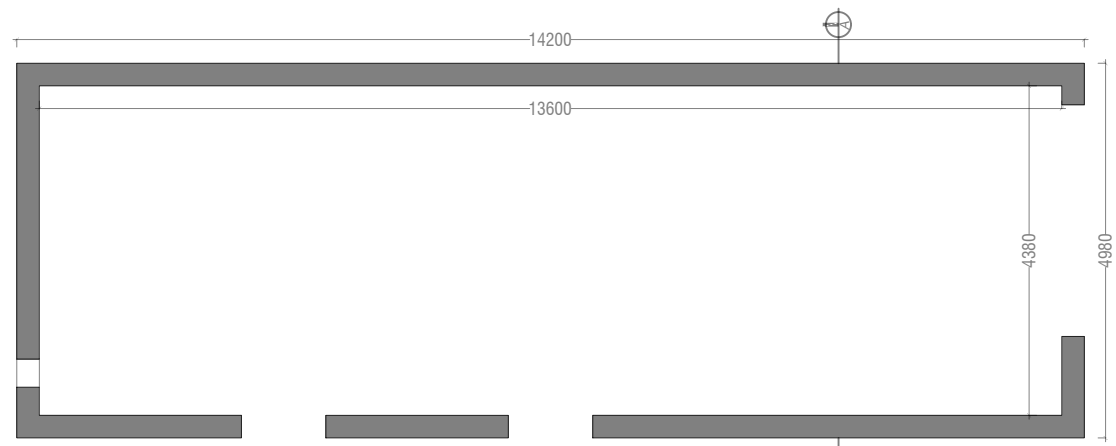
Provision for bats to be made when renovating as per recommendations of the bat survey report.

Existing building to be upgraded to be safe for public access, ancillary to the public open space for community use

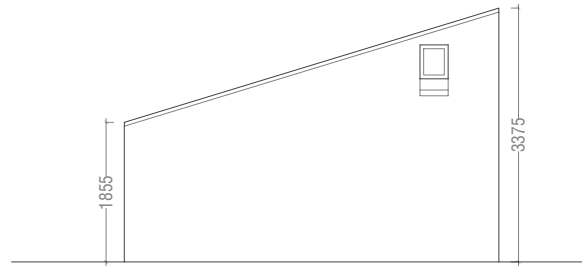


Key Pplsn  
NTS

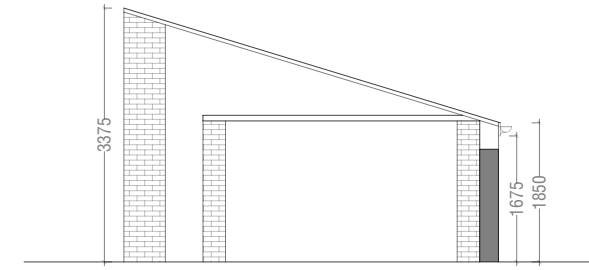
<p><b>IMPORTANT</b></p> <p>Do not scale this drawing, only stated dimensions to be used.</p> <p>Any discrepancies to be immediately notified to JFOC Architects. All dimensions to be checked on site. Only drawings marked for construction are suitable for this purpose, all others are only suitable for 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>Proposed works to existing stone buildings Southern Site Plans, Elevations &amp; Section A-A</p>	<p>SCALE</p> <p>1:100 on A3</p>	<p>PROJECT STAGE</p> <p>Planning</p>	<p>DRAWING NUMBER</p> <p>18.132.PD3505</p>	<p>REV.</p>	<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>
	<p>DRAWN</p> <p>J.D'Arcy</p>	<p>CHECKED</p>	<p>DATE</p> <p>November 2021</p>						
				<p>DATE</p> <p>November 2021</p>					
				<p>DATE</p> <p>November 2021</p>					



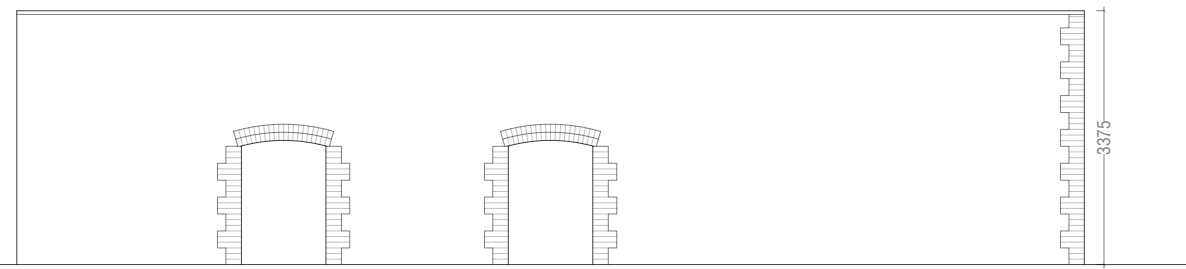
Existing Building on Southern Site  
Plan



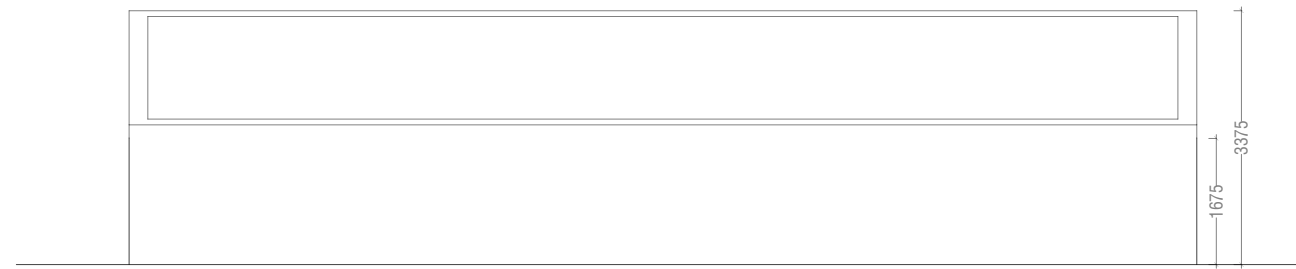
Existing Building on Southern Site  
Rear Elevation



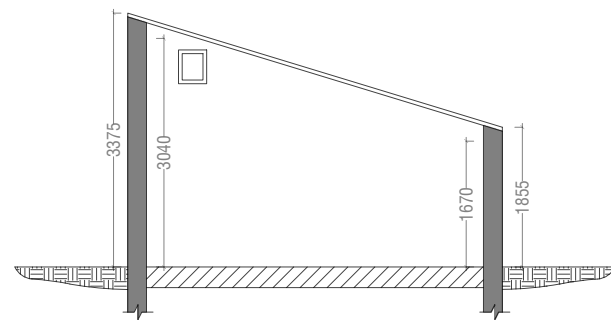
Existing Building on Southern Site  
Front Elevation



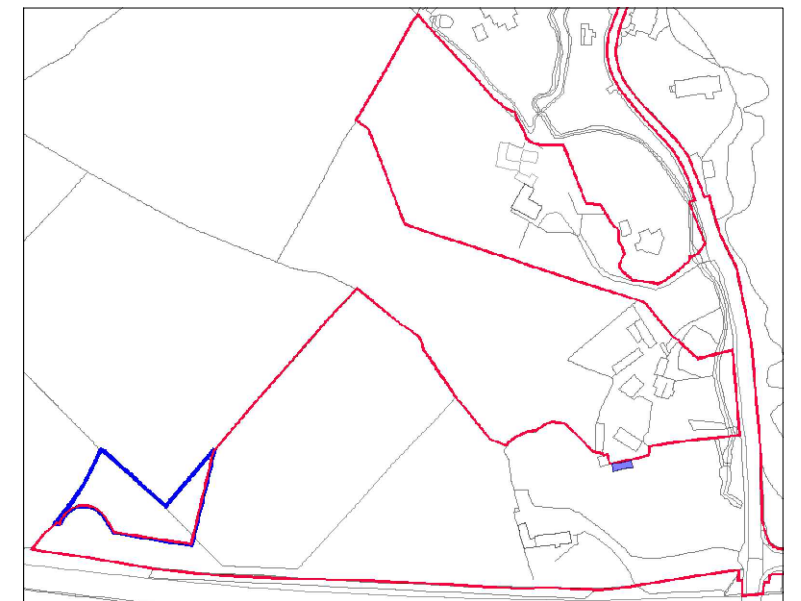
Existing House on Southern Site  
Side Elevation



Existing House on Southern Site  
Side Elevation



Existing Building on Southern Site  
Section A-A



Key Pplsn  
NTS

Existing Buildings have been surveyed as much as health and safety allowed. Building to be Retained.

Existing building to be upgraded to be safe for public access, ancillary to the public open space for community use

<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>Proposed works to existing stone buildings Southern Site Plans, Elevations &amp; Section A-A</p>	<p>SCALE</p> <p>1:100 on A3</p>	<p>PROJECT STAGE</p> <p>Planning</p>	<p>DRAWING NUMBER</p> <p>18.132.PD3506</p>	<p>REV.</p>	<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>
					<p>DRAWN</p> <p>J.D'Arcy</p>				
					<p>CHECKED</p>				
					<p>DATE</p> <p>November 2021</p>				