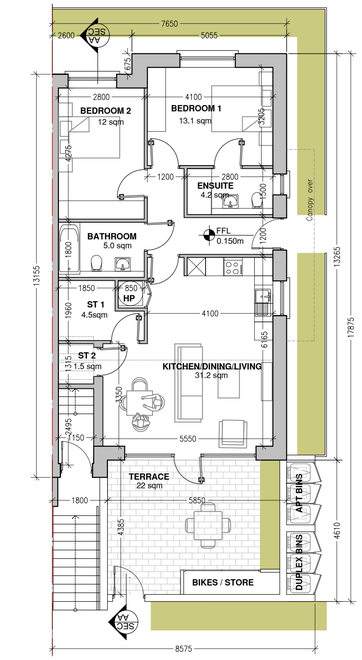
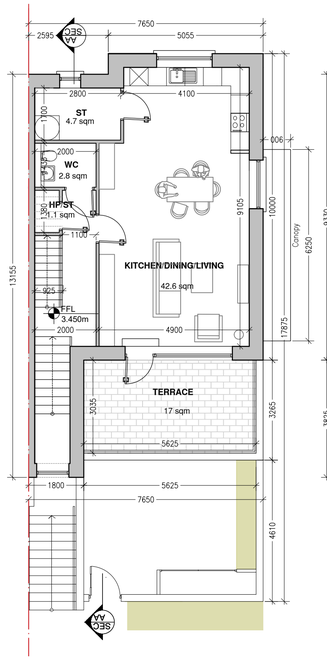
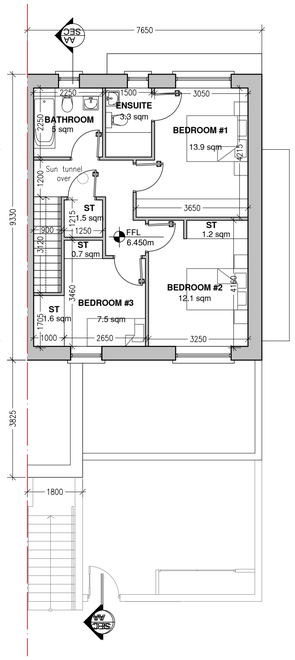


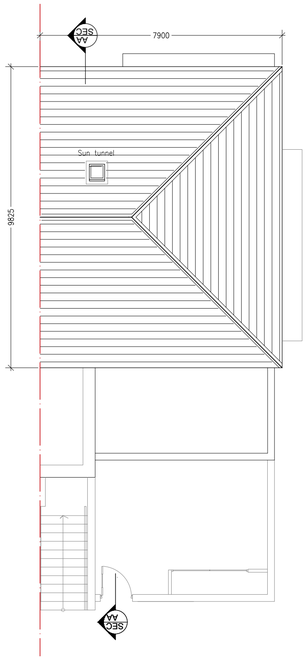
1 GROUND FLOOR PLAN - UNIT J3-A
SCALE 1:100



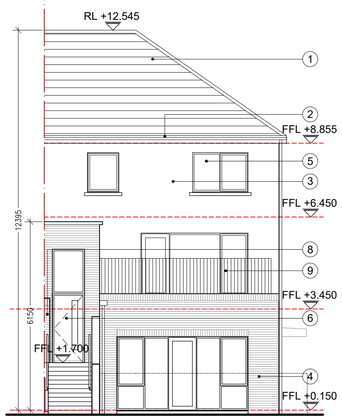
2 FIRST FLOOR PLAN - UNIT J3-B
SCALE 1:100



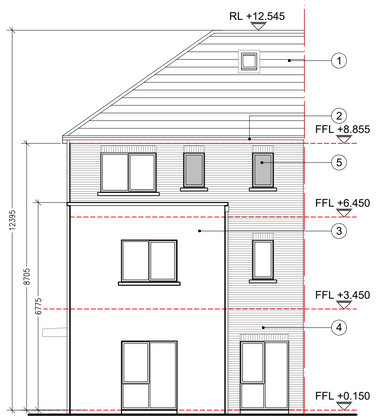
3 SECOND FLOOR PLAN - UNIT J3-B
SCALE 1:100



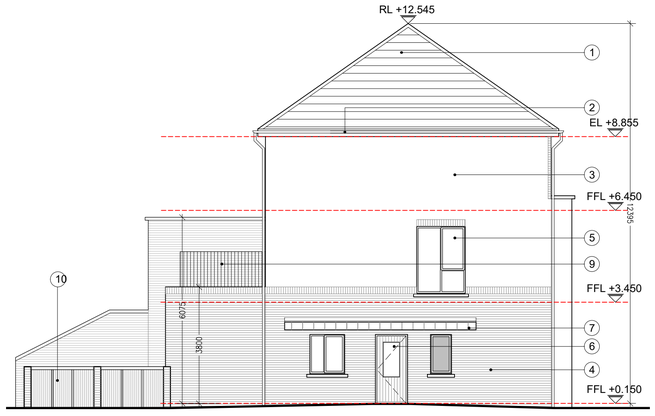
4 ROOF PLAN
SCALE 1:100



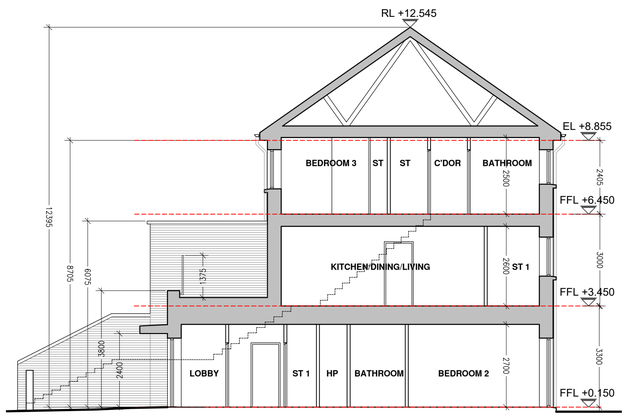
5 FRONT ELEVATION
SCALE 1:100



6 REAR ELEVATION
SCALE 1:100



7 SIDE ELEVATION
SCALE 1:100



8 SECTION A-A
SCALE 1:100

DUPLEX TYPE J3
End Terrace duplex unit - Dual aspect
Total Gross Internal Floor Area = 211.3 sq.m

Units numbered:
Unit Type J3-A (2 bed - Ground Floor Apartment): 239, 259, 271
Unit Type J3-B (3 bed - Duplex) : 240, 260, 272

UNIT TYPE J3-A: 2-bed 4-people Ground Floor Apartment
Total Gross Internal Floor Area = 82.7 sqm

GROUND FLOOR AREAS
Living / Kitchen / Dining - 31.2 sq.M
Bedroom 1 - 13.1 sq.M
Ensuite - 4.2 sq.M
Bedroom 2 - 12 sq.M
Bathroom - 5 sq.M
Store 1 - 4.5 sq.M
Store 2 - 1.5 sq.M
HP Cupboard - .75 sq.M
Terrace - 22 sq.M

AGGREGATE AREAS
AGGREGATE LIVING SPACE - 31.2 sq.M
AGGREGATE BEDROOM SPACE - 25.1 sq.M
TOTAL STORAGE - 6 sq.M + HP cupboard

UNIT TYPE J3-B: 3-bed 5-people Duplex Unit (2-storey unit)
Total Gross Internal Floor Area = 127.8 sq.m

GROUND FLOOR AREAS
(Total G.F. Area: 2.8 sqm)
Access Staircase - 2.8 sq.M

FIRST FLOOR AREAS
(Total First Floor Area: 66.1 sqm)
Kitchen/Dining/Living - 42.6 sq.M
WC - 2.8 sq.M
Store 1 - 4.7 sq.M (0.6 sq.M HP)
Store 2 - 1.1 sq.M
Terrace - 17 sq.M

SECOND FLOOR AREAS
(Total Second Floor Area: 58.9 sqm)
Bedroom 1 - 13.9 sq.M
Ensuite - 3.3 sq.M
Bedroom 2 - 12.1 sq.M
Bedroom 3 - 7.5 sq.M
Bathroom - 5 sq.M
Store 1 - 1.5 sq.M
Store 2 - 1.2 sq.M
Store 3 - 0.7 sq.M
Store 4 - 1.6 sq.M

AGGREGATE AREAS
AGGREGATE LIVING SPACE - 42.6 sq.M
AGGREGATE BEDROOM SPACE - 33.5 sq.M
TOTAL STORAGE - 10.2 (excluding HP area)

MATERIAL LEGEND

1. Selected tiled roof finish
2. uPVC gutters and rainwater goods to selected colour
3. Selected render finish
4. Selected brickwork
5. Windows to be selected subject to DEAP analysis
6. Doors to be selected subject to Deap analysis
7. Selected standing seam system to canopy roof.
8. Gossip wall with selected brickwork finish
9. Metal balustrade or similar approved
10. Bin store with timber doors and brickwork walls

Indicated Opaque glass

Note:
North Point, Finish Floor Levels, materials, duplex location and unit numbers varies. Refer to drawings 22240-P101,P102, P103, P210, P211 & P510

Do not scale. Figure dimensions only. Architect to be informed of any discrepancies.
This drawing is issued for planning purposes only. Not for construction purposes.

REV	DATE	DRN	DESCRIPTION
–	18.07.22	ASG	DRAFT – Issued for approval
A	05.08.22	ASG	Issued SHD Application
B	29.08.22	ASG	Minor updates for final submission.

PBA
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JOB TITLE: Kilcock West SHD 2
CLIENT: Teresa Monaghan
DRAWING: Duplex Type J3

Scale:	Drawn:
1:100 @ A1	MR & ASG
Date:	Checked:
July 2022	PB
Purpose of Issue:	
SHD planning	
Job No:	Drawing No:	Revision:
22240	P502	B