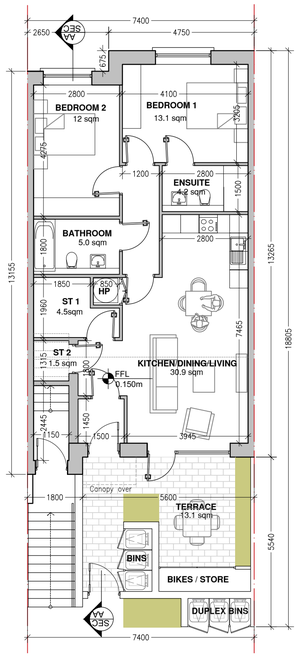
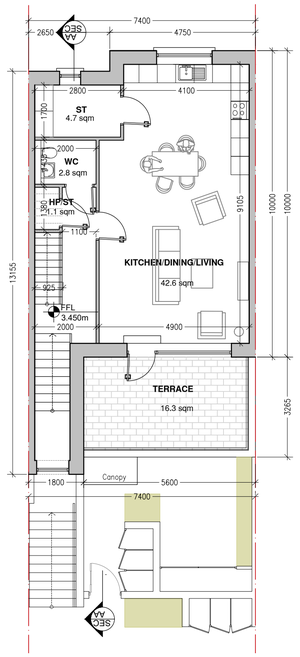
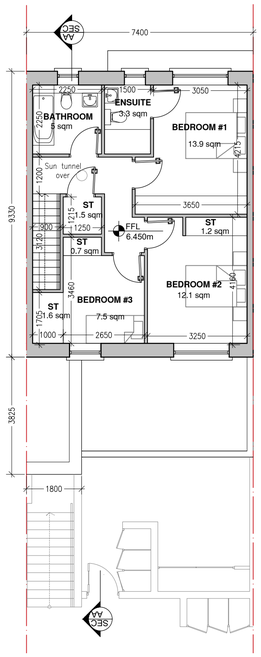


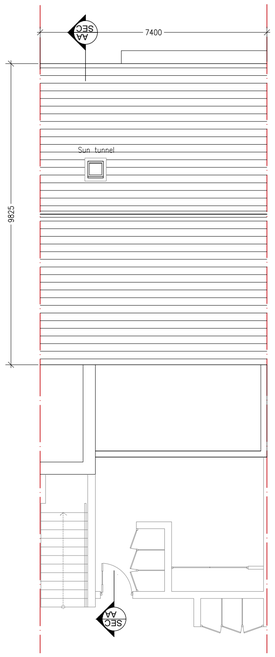
1 GROUND FLOOR PLAN - UNIT J4-A
SCALE 1:100



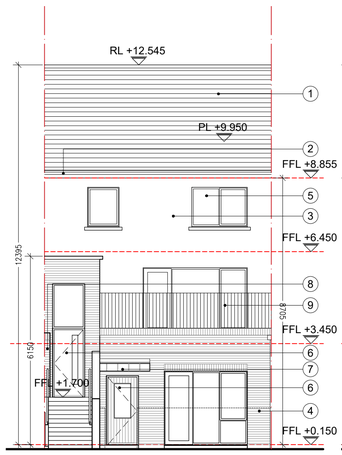
2 FIRST FLOOR PLAN - UNIT J4-B
SCALE 1:100



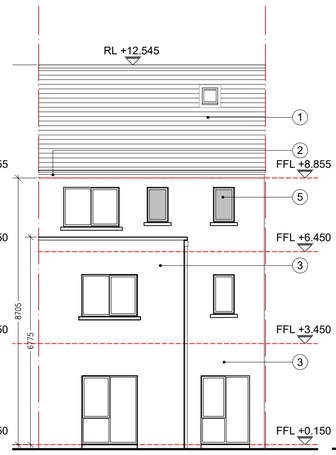
3 SECOND FLOOR PLAN - UNIT J4-B
SCALE 1:100



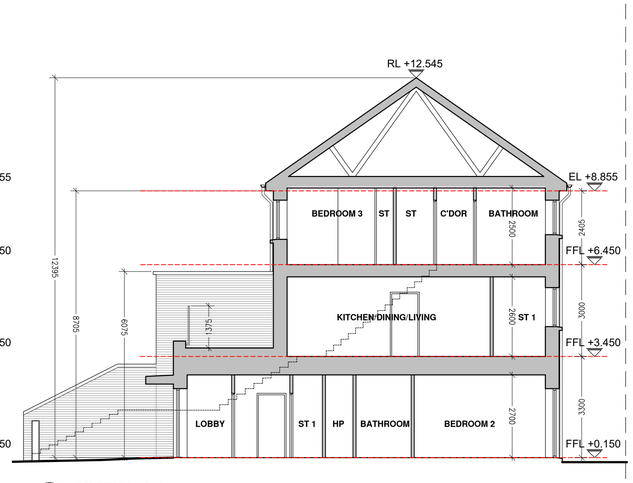
4 ROOF PLAN
SCALE 1:100



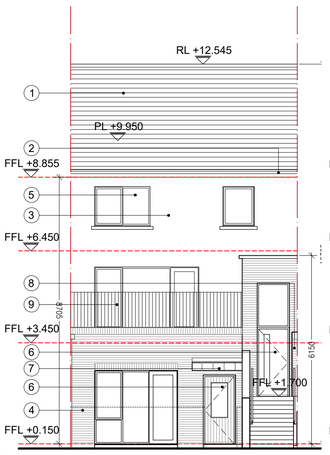
5 FRONT ELEVATION
SCALE 1:100



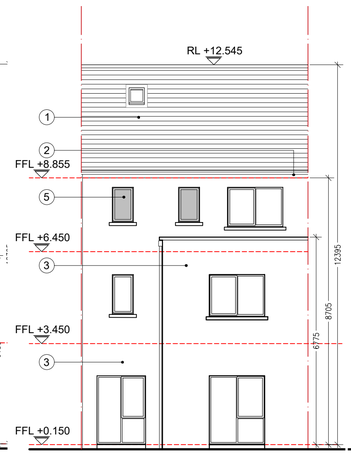
6 REAR ELEVATION
SCALE 1:100



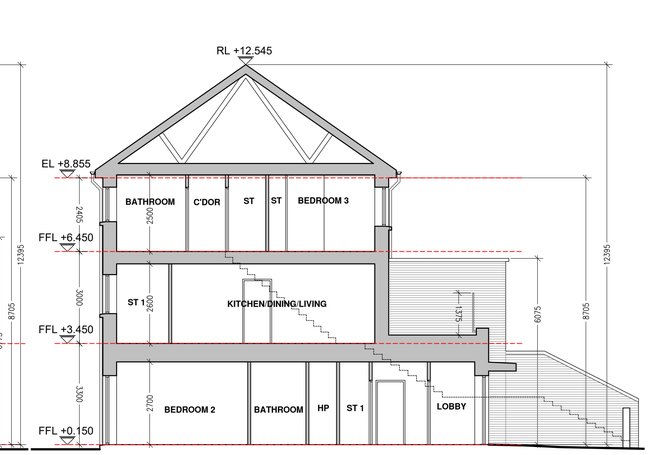
7 SECTION A-A
SCALE 1:100



5 FRONT ELEVATION
SCALE 1:100



6 REAR ELEVATION
SCALE 1:100



7 SECTION A-A
SCALE 1:100

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

Indicated Opaque glass

Note:

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

DUPLEX TYPE J4
Mid Terrace duplex unit - Dual aspect
Total Gross Internal Floor Area = 211.3 sq.m

Units numbered:
Unit Type J4-A (2 bed - Ground Floor Apartment): 253, 257, 265, 269
Unit Type J4-B (3 bed - Duplex) : 254, 258, 266, 270

UNIT TYPE J4-A: 2-bed 4-people Ground Floor Apartment
Total Gross Internal Floor Area = 82.3 sqm

GROUND FLOOR AREAS
Living / Kitchen / Dining - 31.2 sq.M
Bedroom 1 - 13.1 sq.M
Ensuite - 3.7 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 - 13.1 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 J4-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 - 16.3 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)

DUPLEX TYPE J4 - Mirrored
Mid Terrace duplex unit - Dual aspect
Total Gross Internal Floor Area = 211.3 sq.m

Units numbered:
Unit Type J4-A (2 bed - Ground Floor Apartment): 251, 255, 263, 267
Unit Type J4-B (3 bed - Duplex) : 252, 256, 264, 268

UNIT TYPE J4-A: 2-bed 4-people Ground Floor Apartment
Total Gross Internal Floor Area = 82.3 sqm

GROUND FLOOR AREAS
Living / Kitchen / Dining - 31.2 sq.M
Bedroom 1 - 13.1 sq.M
Ensuite - 3.7 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 - 13.1 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 J4-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 - 16.3 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)

Do not scale. Figure dimesions only.
Architect to be informed of any discrepancies.

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.

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JOB TITLE: Kilcock West SHD 2
CLIENT: Teresa Monaghan
DRAWINGS: Duplex Type J4 and J4 Mirrored

Scale:	Drawn:
1:100 @ A1	MR & ASG
Date:	Checked:
July 2022	PB
Purpose of Issue:	
SHD Planning	
Job No:	Drawing No:	Revision:
22240	P504	B