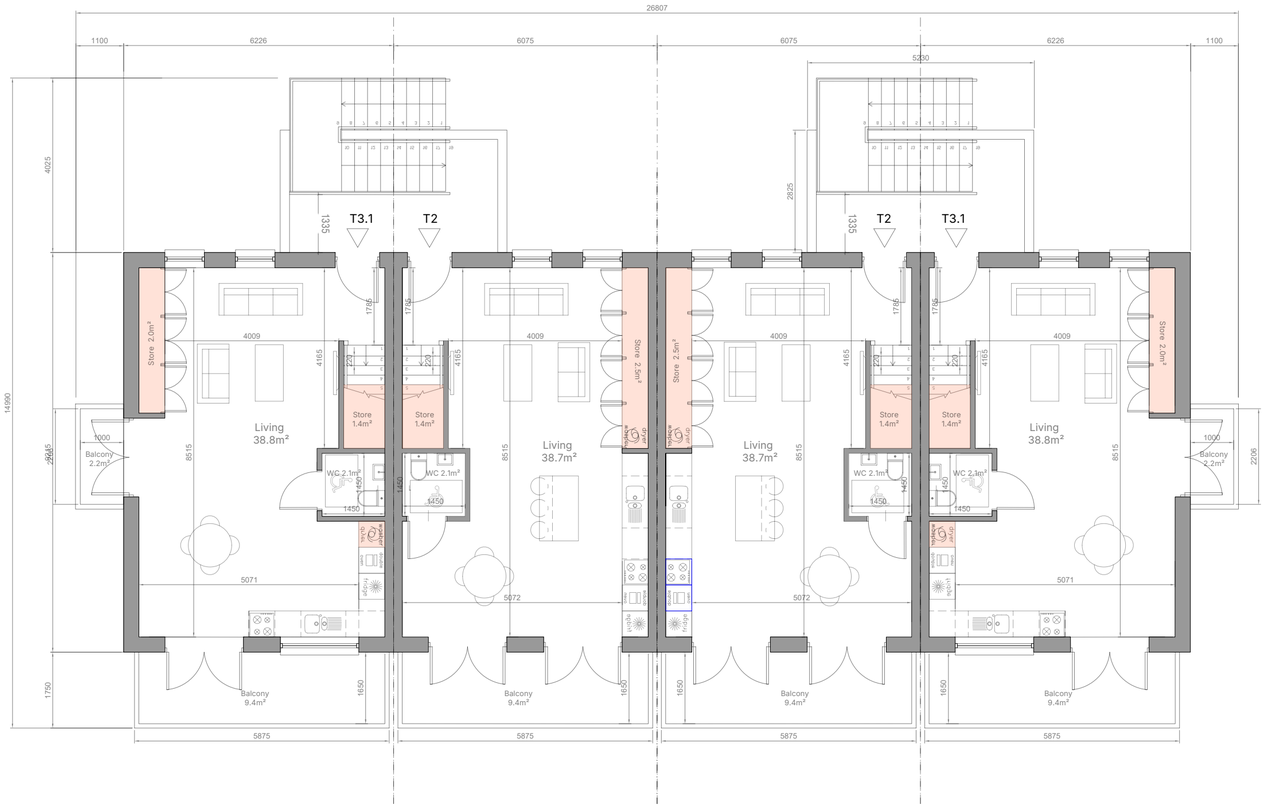

Type T2

2 Bed / 4 Person Maisonette

Total Floor Area	96.4m²	(73m²)
First Floor Area	48.2m²	
Second Floor Area	48.2m²	
Total Living Area	38.7m²	(30m²)
Total Bedroom Area	27.5m²	(24.4m²)
Total Storage Area	6m²	(6m²)
Private Amenity	9.4m²	(7m²)

2 no. Bicycle Parking Spaces
3 no. Bins

Type T3.1

2 Bed / 4 Person Maisonette

Total Floor Area	96.4m²	(73m²)
First Floor Area	48.2m²	
Second Floor Area	48.2m²	
Total Living Area	38.8m²	(30m²)
Total Bedroom Area	27.4m²	(24.4m²)
Total Storage Area	6m²	(6m²)
Private Amenity	11.6m²	(7m²)

2 no. Bicycle Parking Spaces
3 no. Bins

Storage Area

Block B First Floor Plan

Refer to site layout for handing and orientation

IMPORTANT

Do not scale 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 suitable for this purpose, all others are only suitable for the use indicated by 'Project Stage'.

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Orientation

CLIENT: Lagan Homes Balbriggan Ltd

PROJECT TITLE: Residential Development at Flemington Lane Balbriggan, Co. Dublin

DRAWING TITLE: Block B First Floor Plan

SCALE: 1:100 at A2
DRAWN: SA
CHECKED: NS
DATE: August 26

PROJECT STAGE: PLANNING

DRAWING NUMBER: 25.113.PD4202

REV.: A

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