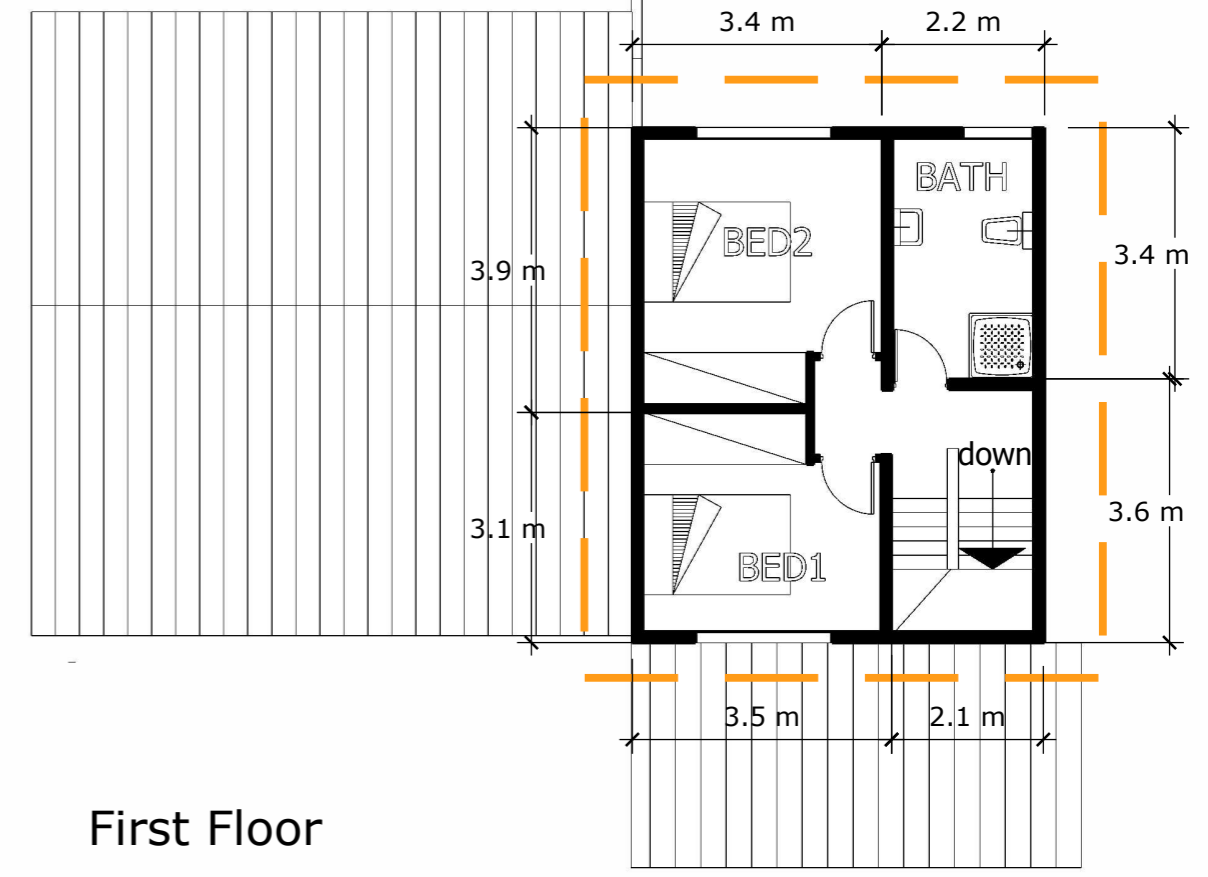
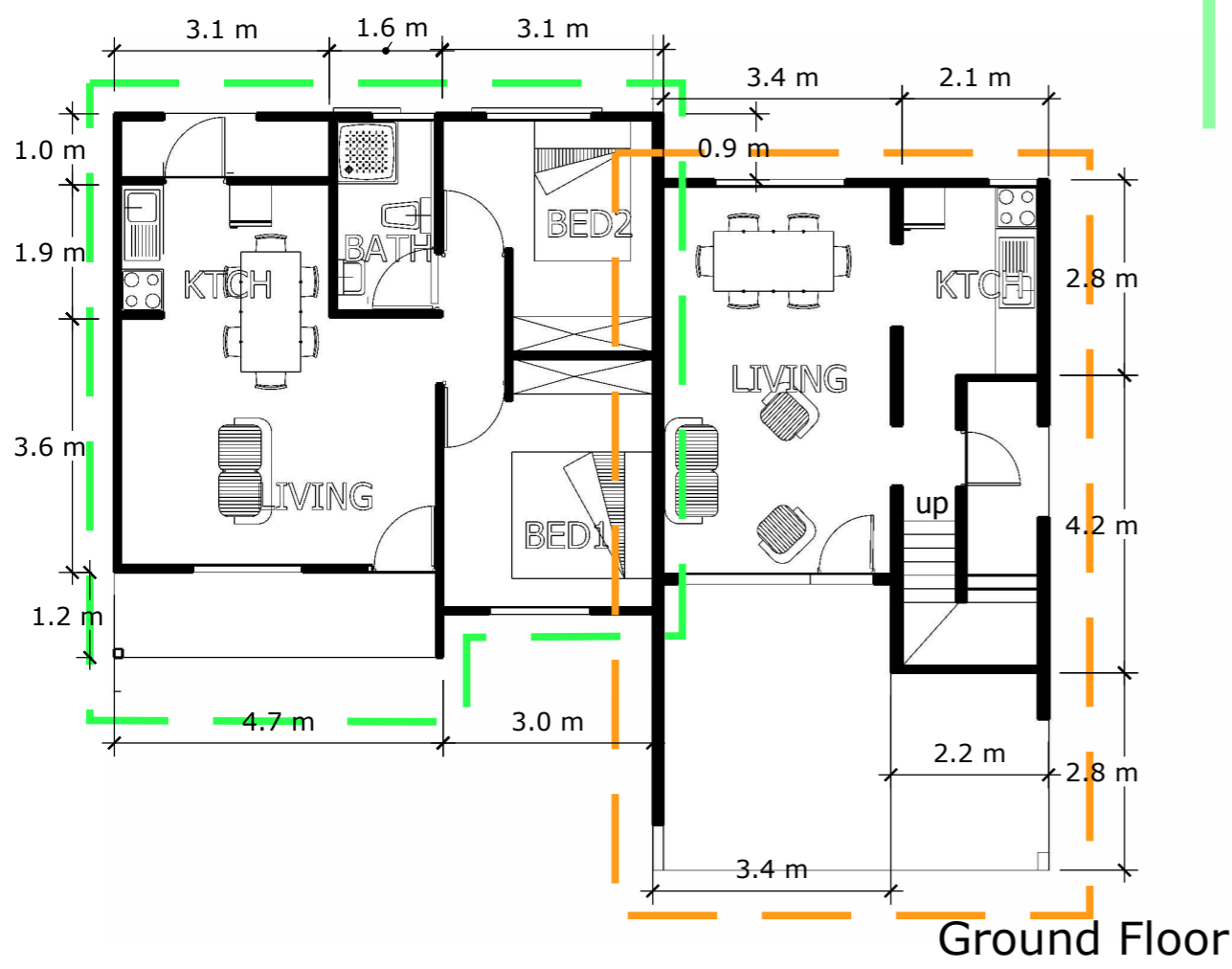
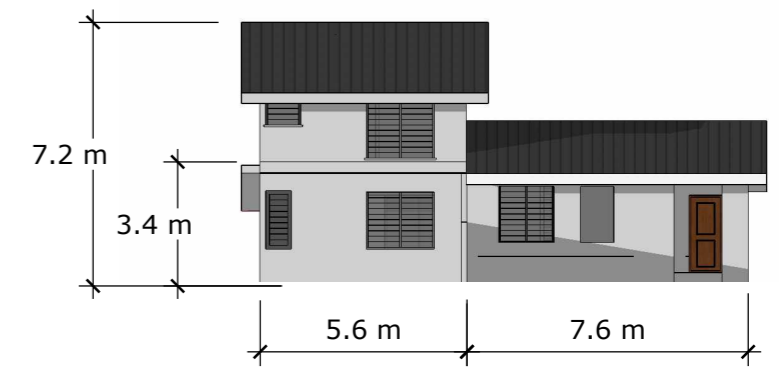
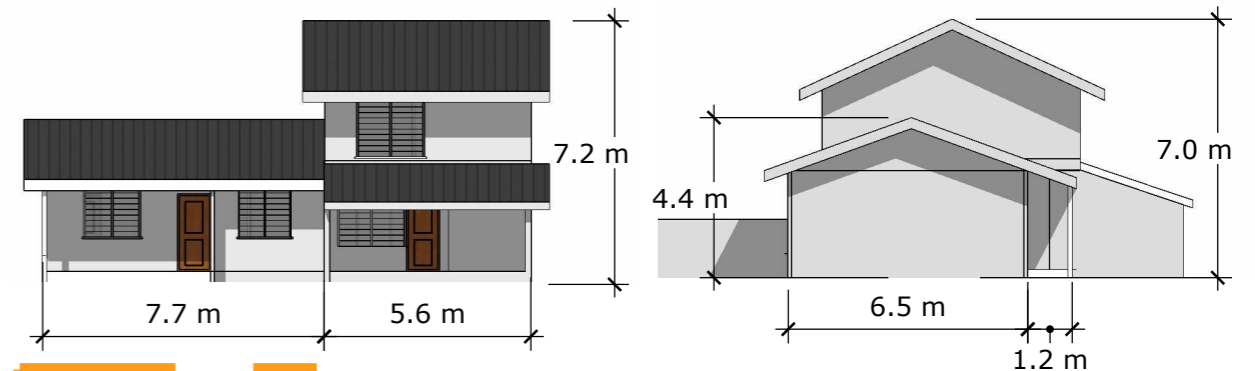
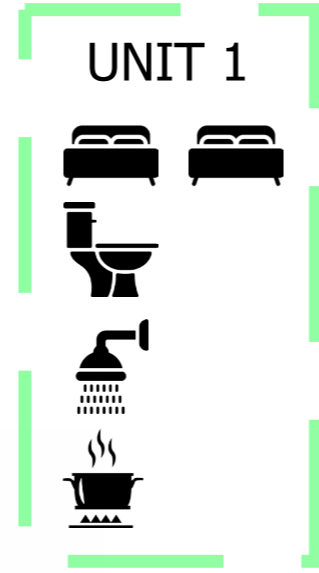




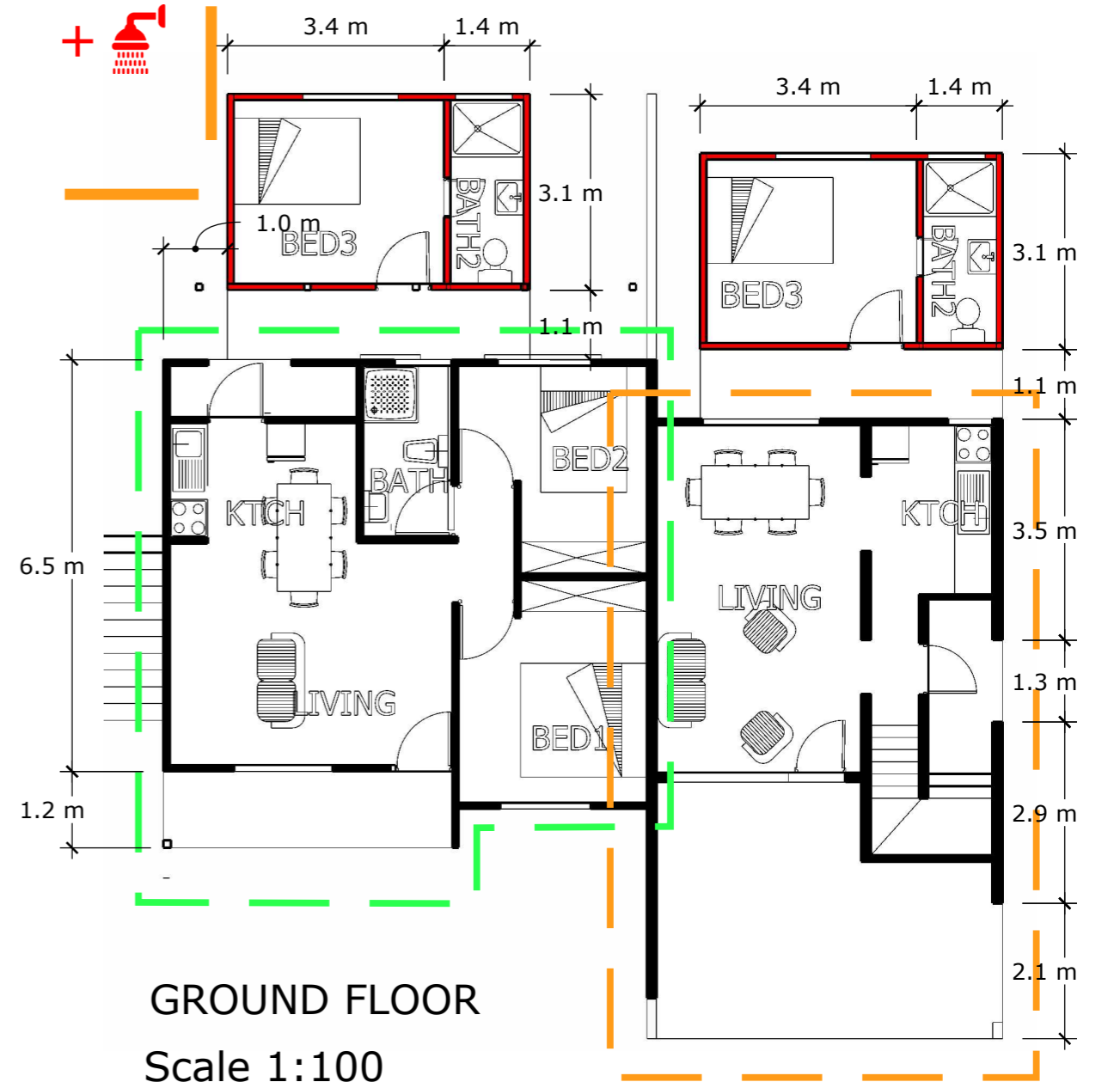
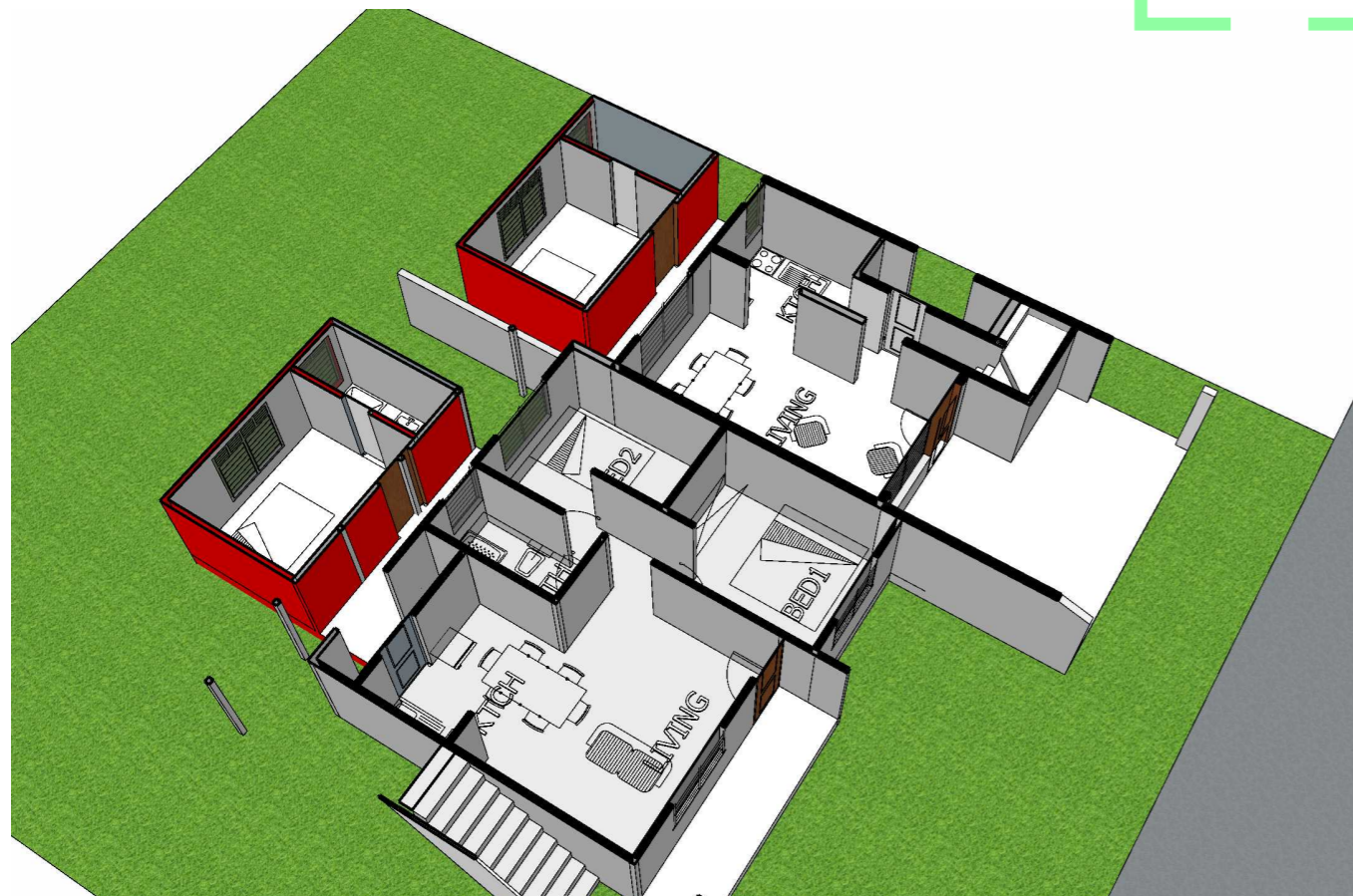
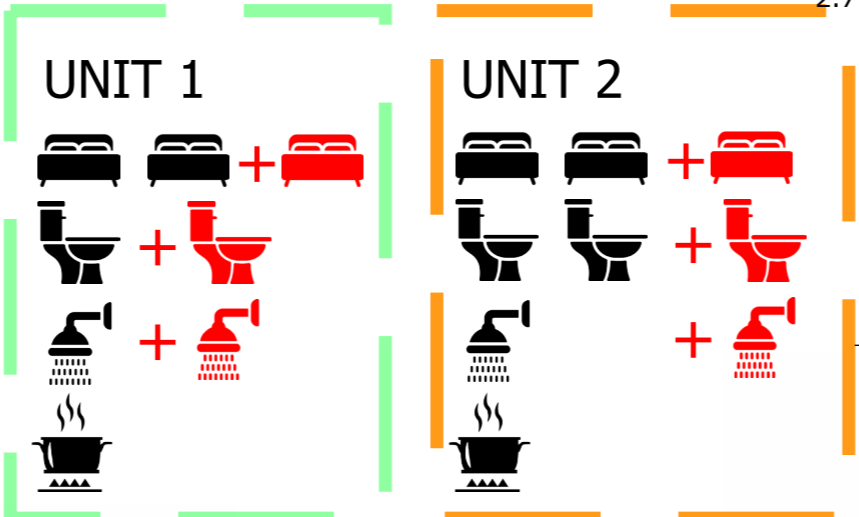
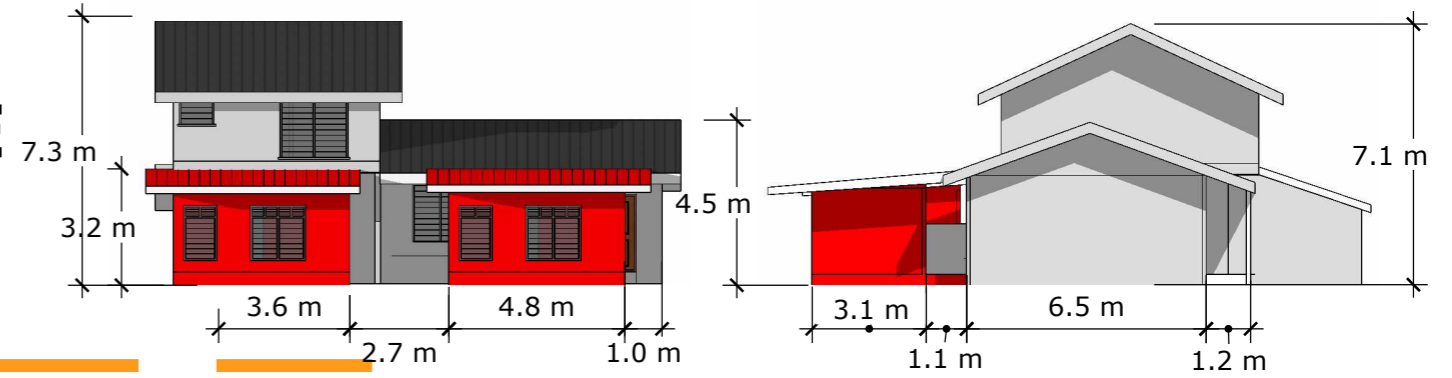
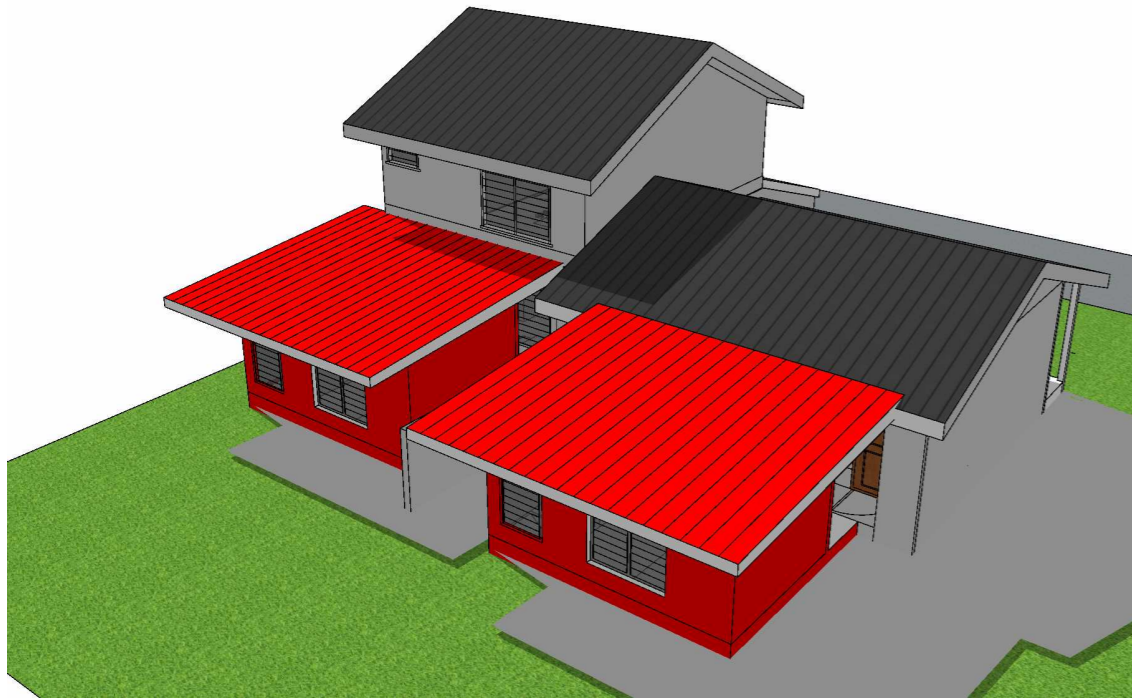
# EAST COAST MAISONETTE

UNIT1 area 54m<sup>2</sup>  
UNIT2 area 78m<sup>2</sup>



# EAST COAST MAISONETTE

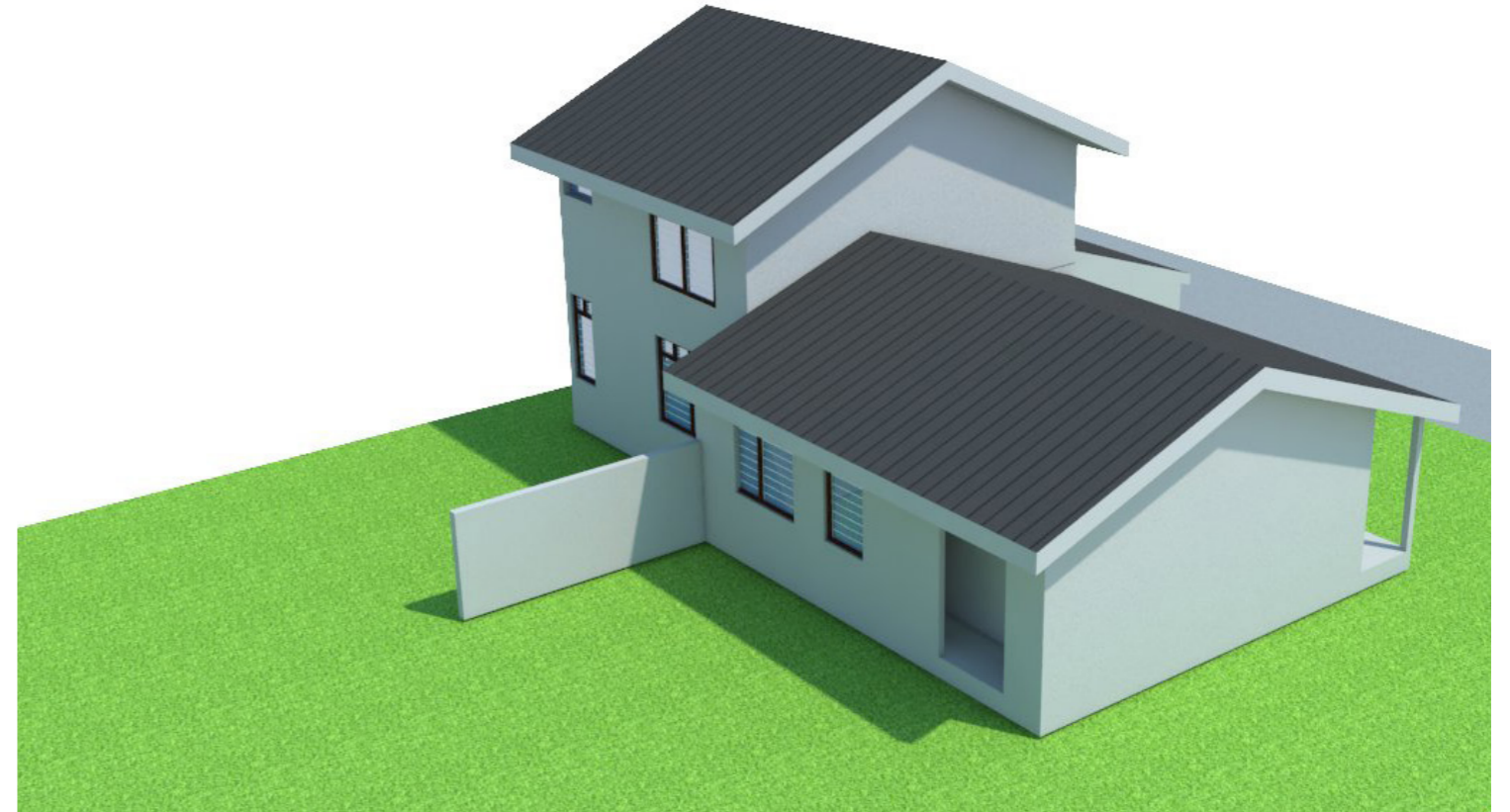
## OPTION 1



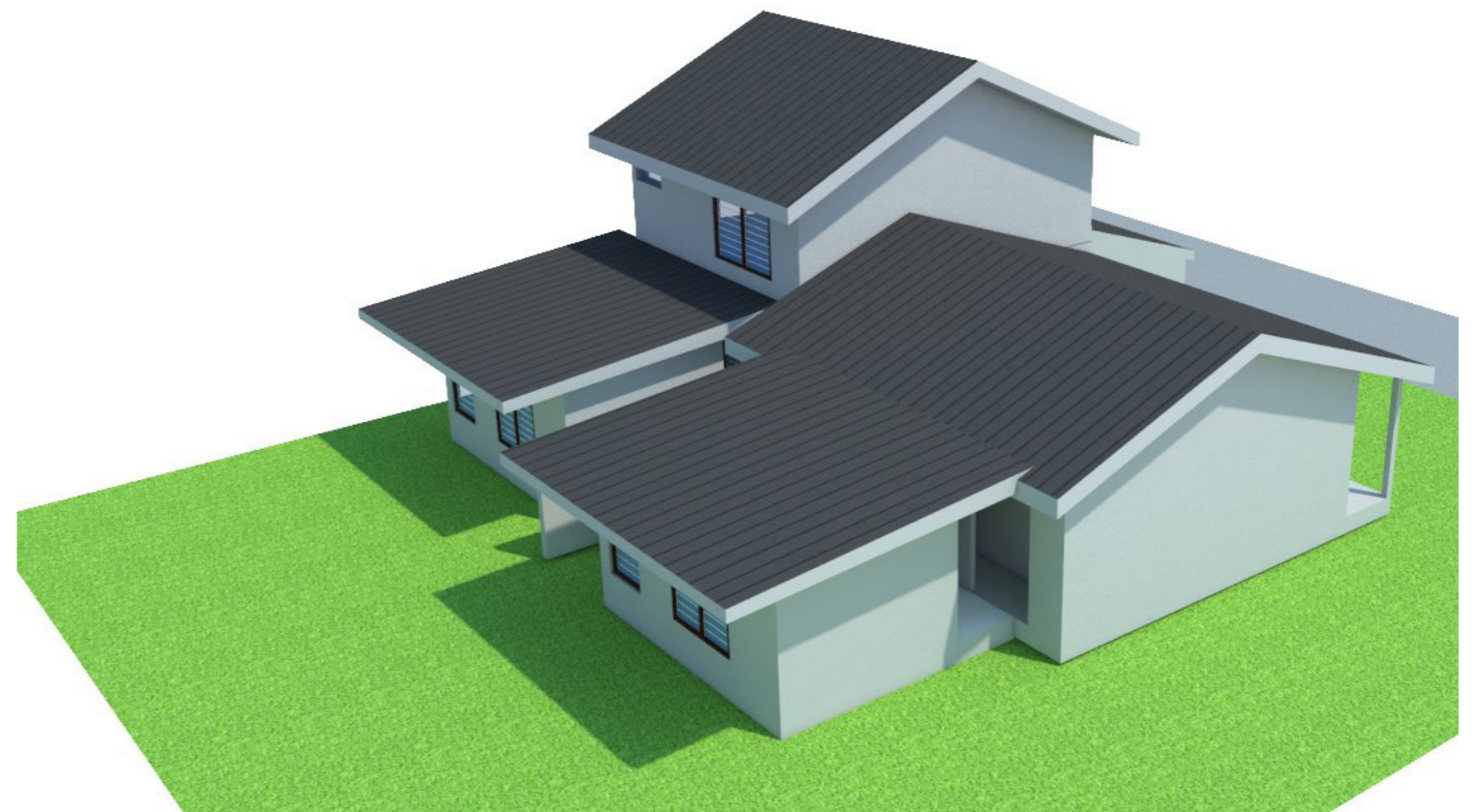
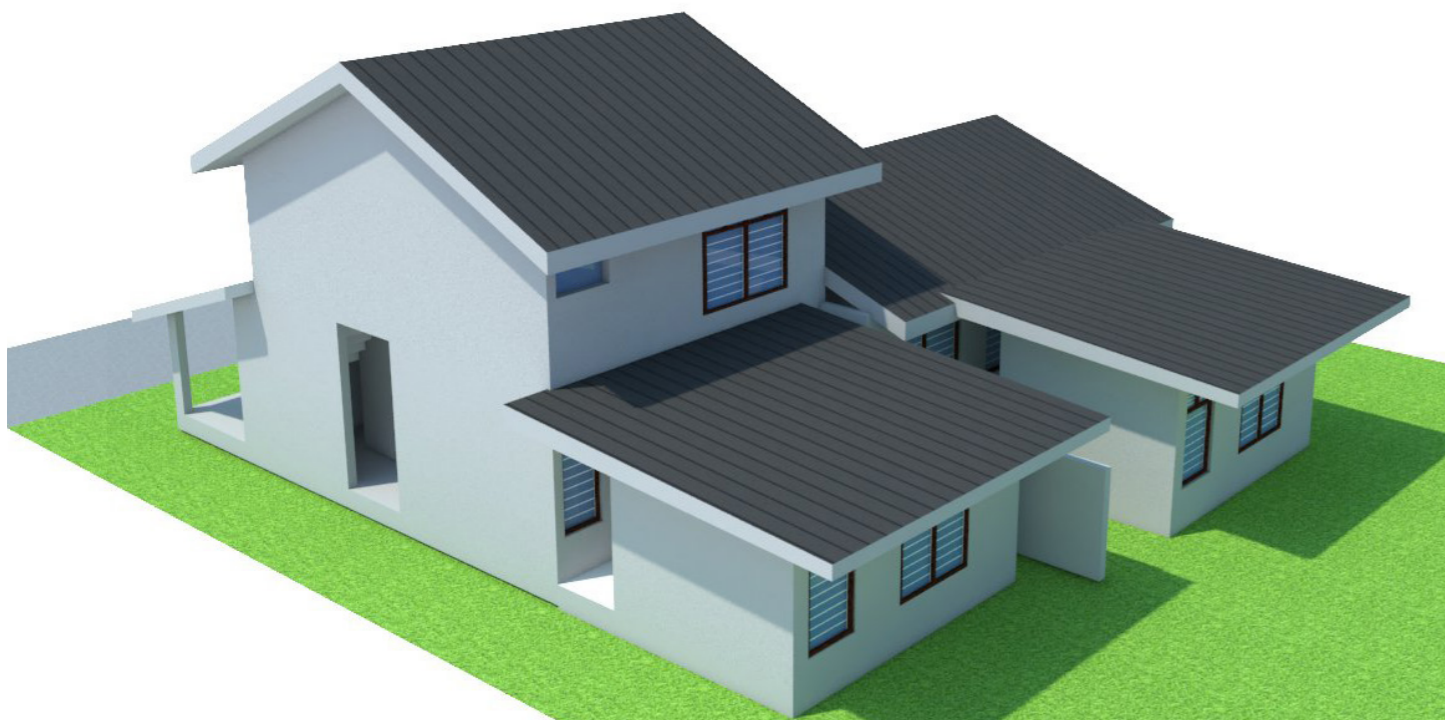
GROUND FLOOR  
Scale 1:100

EAST COAST (MAISONETTE)				
OPTION 1	UNIT 1		UNIT 2	
	CONVENTIONAL BLOCKWORK MODEL	FIBER BOARDS OPTION	CONVENTIONAL BLOCKWORK MODEL	FIBER BOARDS OPTION
TOTAL AREA (SQM)	16.32 m <sup>2</sup>	16.32 m <sup>2</sup>	16.32 m <sup>2</sup>	16.32 m <sup>2</sup>
INDICATIVE COST (SRC)	122,400.00	89,760.00	122,400.00	89,760.00
PLANNING AUTHORITY PROCESSING FEE (SCR)	300.00			
ASSUMPTIONS	<ol style="list-style-type: none"> <li>The construction shall involve minimal site improvement works</li> <li>Finishes to be off basic specs; cement screed flooring, louver windows, etc.</li> <li>Indicative costs does not factor in inflation from 2019 onwards</li> </ol>			

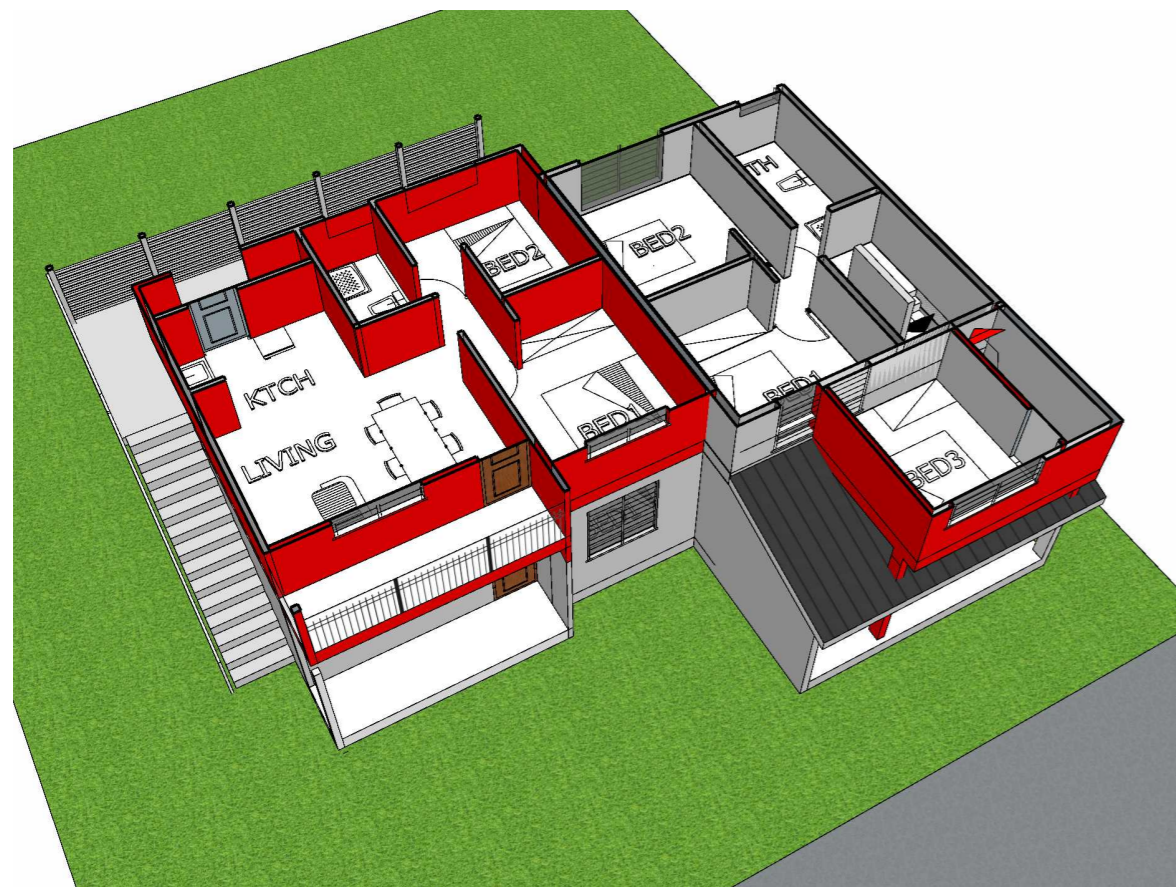
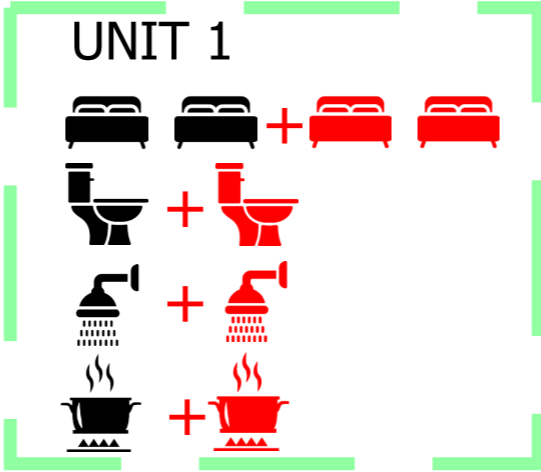
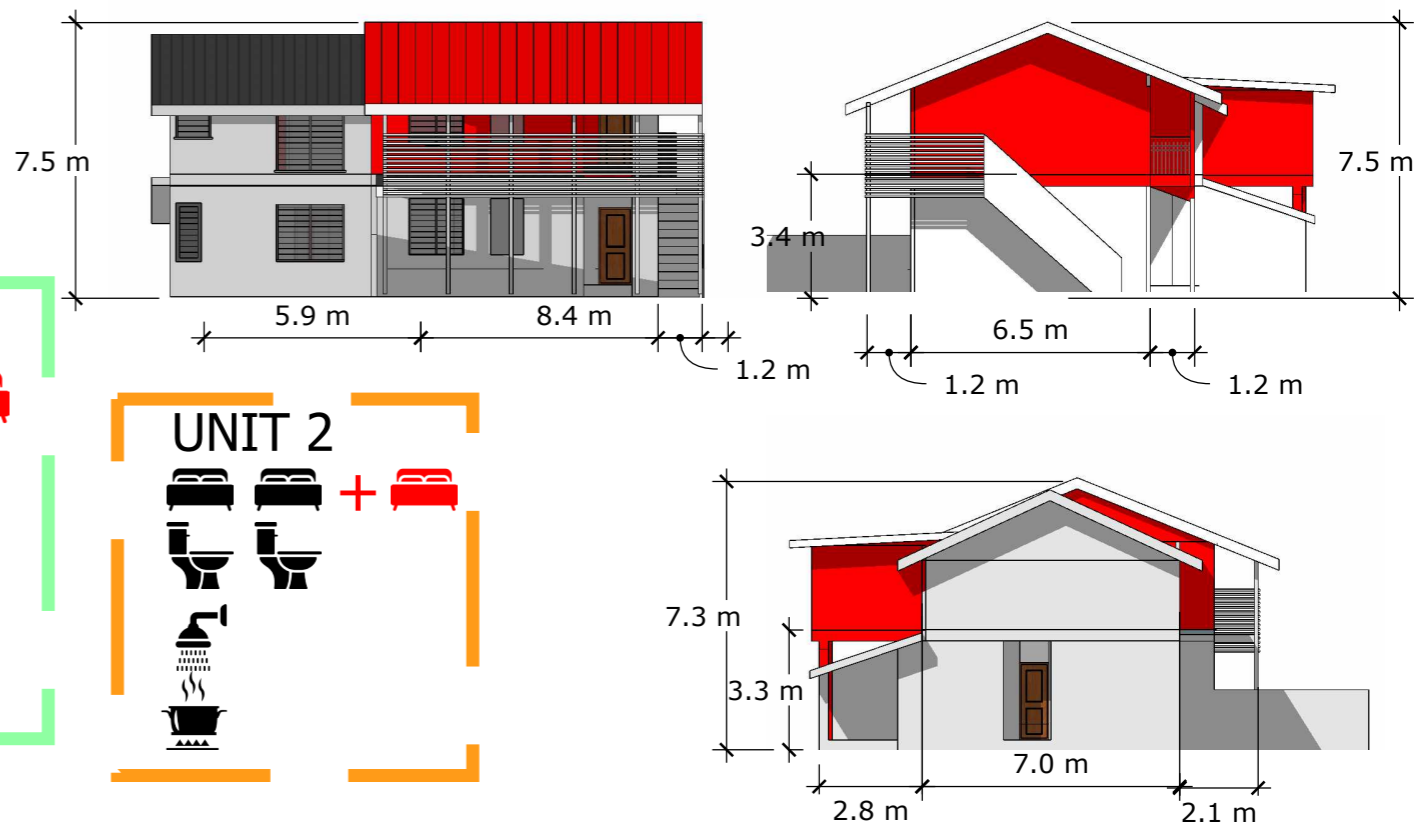
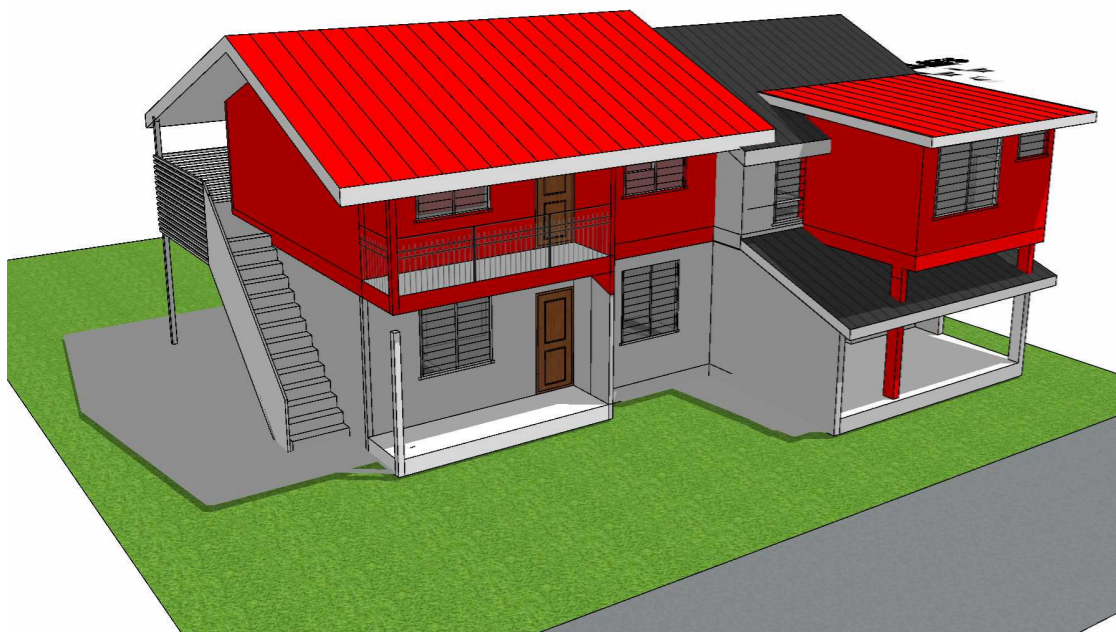
# EXISTING



# OPTION 1

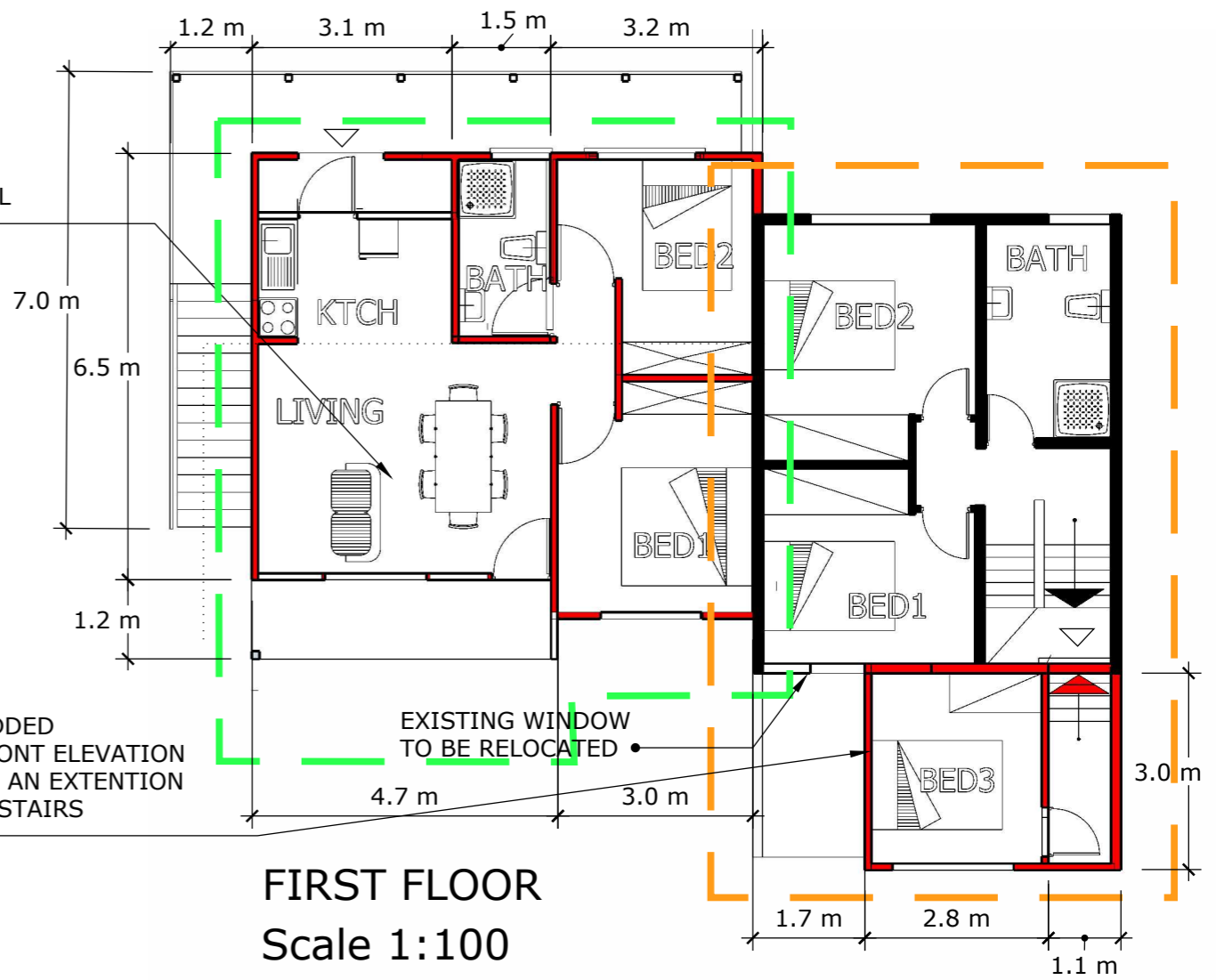


# EAST COAST MAISONETTE OPTION 2



UNIT 1  
NEW SEPARATE  
APARTMENT ON  
LEVEL 1 WITH EXTERNAL  
SIDE STAIRS ACCESS

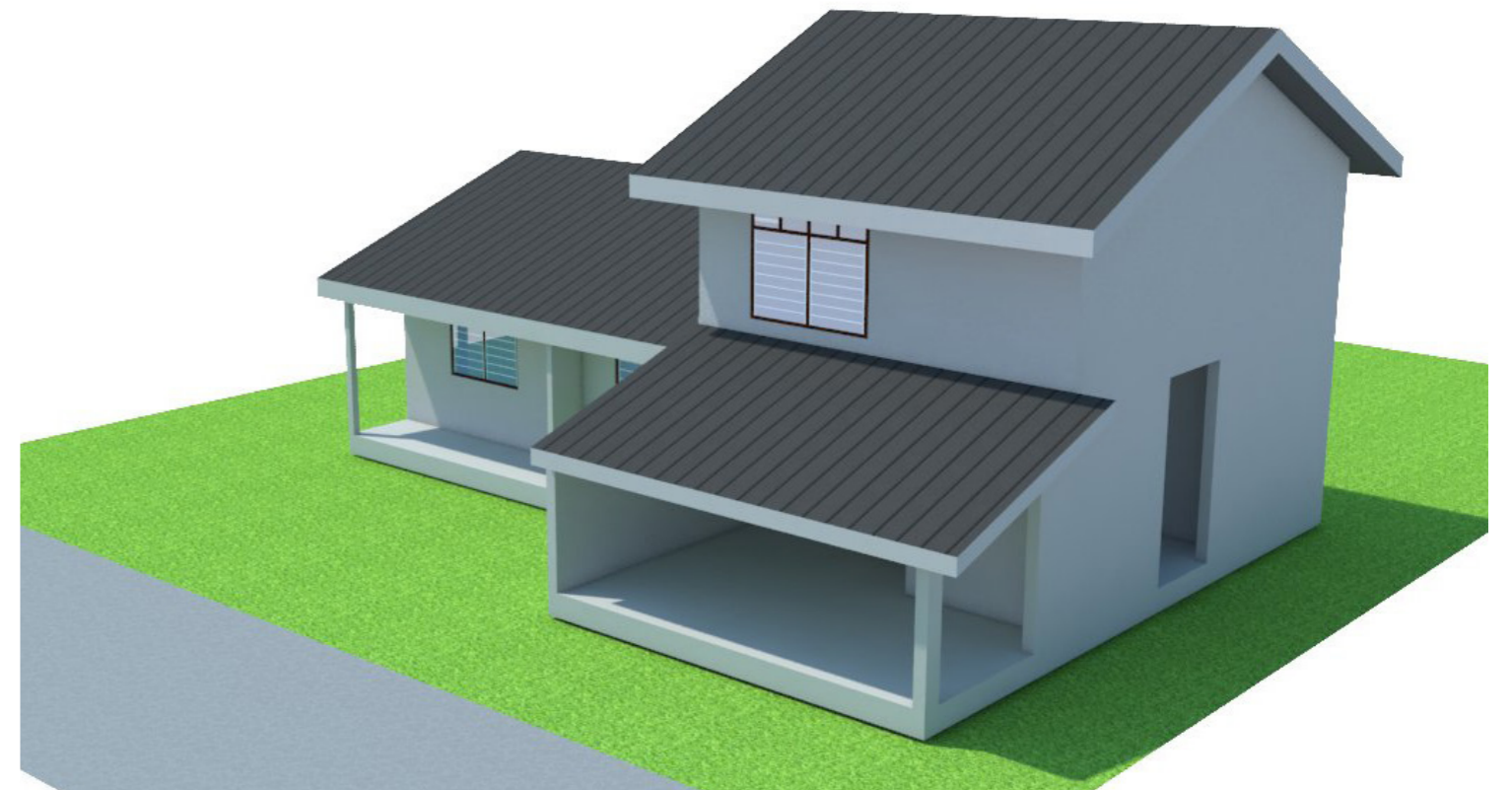
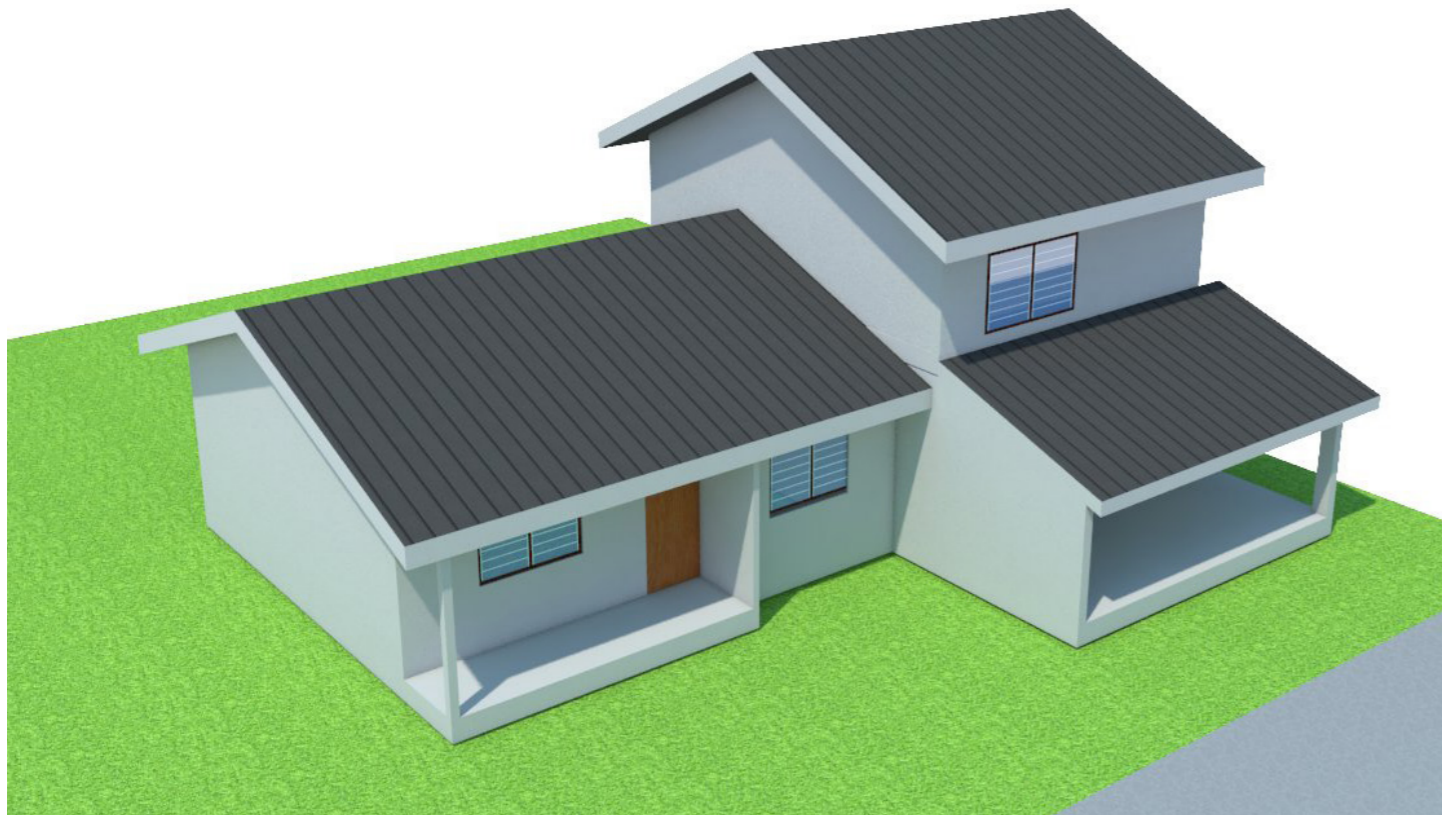
UNIT 2  
NEW BEDROOM ADDED  
TO THE HOUSE FRONT ELEVATION  
ACCESSIBLE WITH AN EXTENSION  
OF THE EXISTING STAIRS



**FIRST FLOOR**  
Scale 1:100

EAST COAST (MAISONETTE)				
OPTION 2	UNIT 1		UNIT 2	
	CONVENTIONAL BLOCKWORK MODEL	FIBER BOARDS OPTION	CONVENTIONAL BLOCKWORK MODEL	FIBER BOARDS OPTION
TOTAL AREA (SQM)	54 m2	54 m2	13.6 m2	13.6 m2
INDICATIVE COST (SRC)	405,000.00	297,000.00	102,000.00	74,800.00
PLANNING AUTHORITY PROCESSING FEE (SCR)	300.00			
ASSUMPTIONS	1. The construction shall involve minimal site improvement works 2. Finishes to be off basic specs; cement screed flooring, louver windows, etc. 3. Indicative costs does not factor in inflation from 2019 onwards			

# EXISTING



# OPTION 2



NOTE:  
 - EVERY NEW EXTENSION WINDOW MUST BE MIN 9 M FROM ANY OTHER EXISTING FACING WINDOWS.  
 - IF THE EXTENSION IS STREET FACING THE BACK SETBACK IS TO BE CONSIDERED FROM THE ROAD CENTER.

# EXTENTION MIN SETBACKS TYPE M

	MIN DISTANCE BACK BOUNDARY
	MAX FRONT EXTENSION
	MIN DISTANCE SIDE BOUNDARY LINE

## OPTION 1

## OPTION 2

