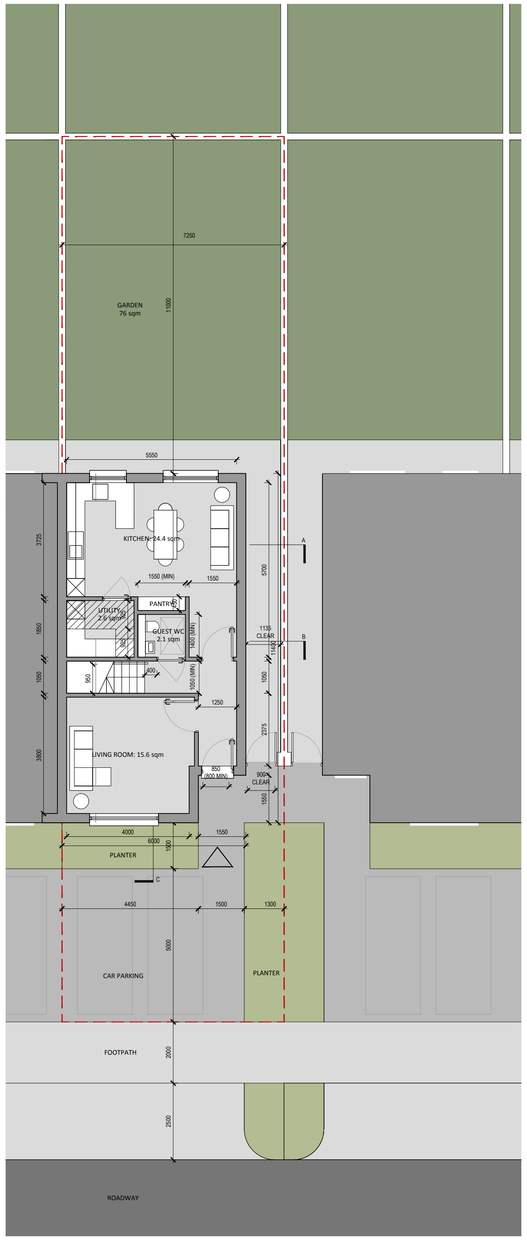
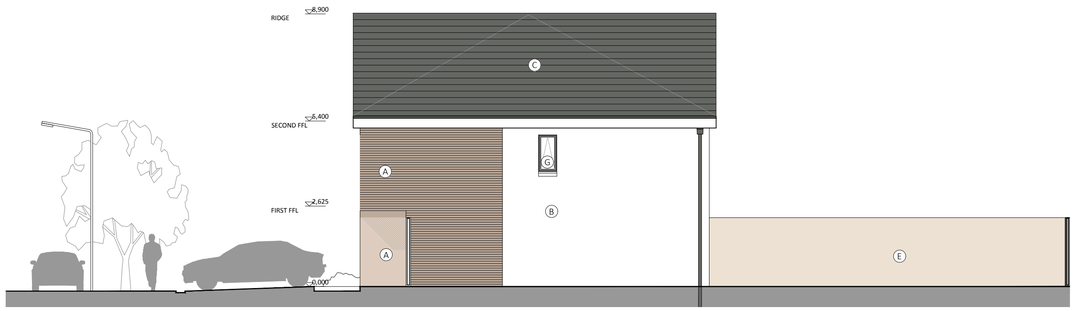


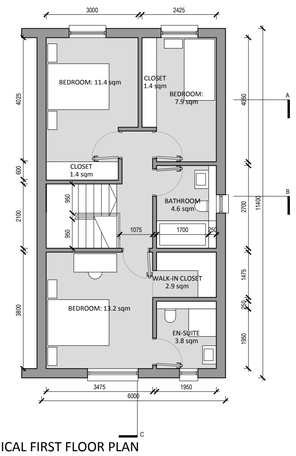

TYPICAL GROUND FLOOR PLAN



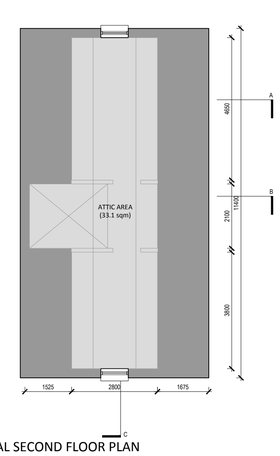

TYPICAL GABLE ELEVATION

TYPICAL FRONT ELEVATION

| PARKING | PATH | PLANTER | ENTRANCE | HOUSE | GARDEN |
|---|---|---|---|---|---|




TYPICAL FIRST FLOOR PLAN




TYPICAL SECOND FLOOR PLAN

## UNIT TYPE A1 : DETAILED DESIGN

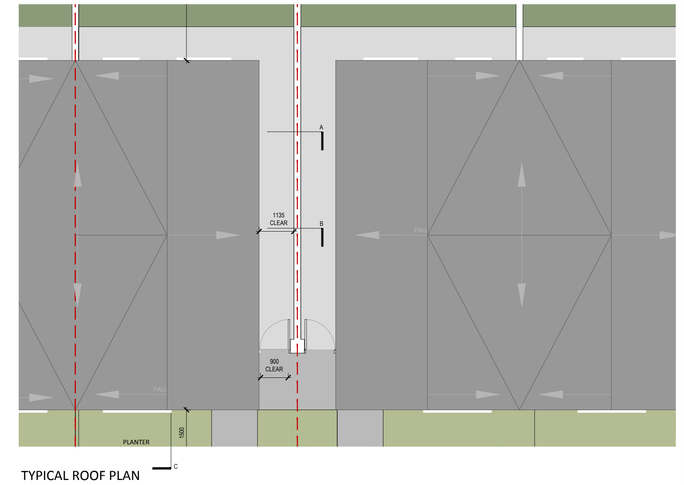
**3 BED SEMI-DETACHED**

**PLOT CURTILAGE**

- THREE-BED, TWO STOREY, SEMI-DETACHED UNIT
- POTENTIAL FOR EXTENSION IN ROOF (AN ADDITIONAL TWO BEDROOMS & STORAGE)
- PRIVATE ACCESS TO THE REAR GARDEN

**MATERIALITY**

- (A) SELECTED BRICK FINISH (IBSTOCK OLD ENGLISH BUFF: RED & BISCUIT)
- (B) PIGMENTED RENDER FINISH
- (C) SMOOTH FIBER CEMENT TILE (THRUTONE BLUE GRAY / RUSSET RED)
- (D) ALU-CLAD TIMBER DOUBLE GLAZED WINDOWS
- (E) EXTERNAL TIMBER GATES & TIMBER GARDEN WALLS
- (F) ZINC PARAPET / DORMER WINDOWS
- (G) OPAQUE GLASS




TYPICAL ROOF PLAN

TYPICAL REAR ELEVATION

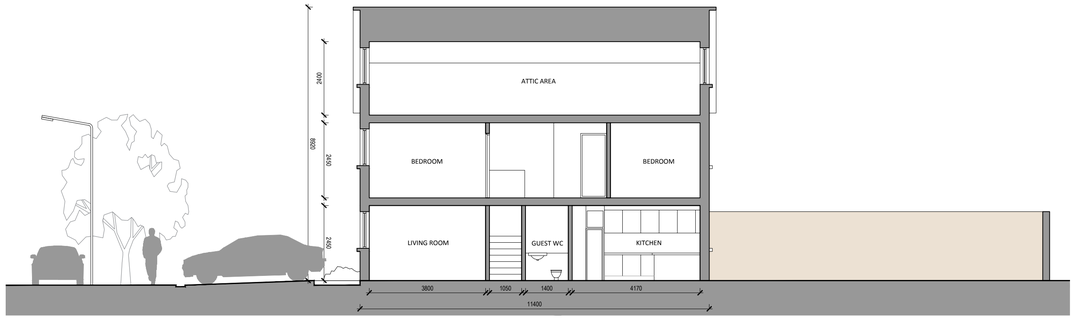
NOTE: REFER TO SITE LAYOUT PLAN FOR LOCATIONS OF UNIT TYPES

## RESIDENTIAL QUALITY AUDIT - PHASE 1

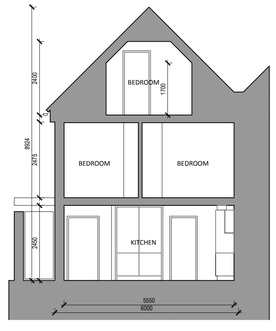
| | NUMBER OF UNITS | UNIT RATIO | CAR PARKING SPACES | UNIT AREA (GROSS) | UNIT AREA (NET) |
|---|---|---|---|---|---|
| UNIT A1 & A2 - SEMI DET | 150 | 57% | 2 | 117 | 109 |
| UNIT B - SEMI-DET / CORNER | 16 | 6% | 2 | 143 | 135 |
| UNIT C - DETACHED CORNER | 10 | 4% | 2 | 143 | 135 |
| UNIT E1 & E2 - TERRACE | 22 | 8% | 2 | 117 | 109 |
| UNIT F - TERRACE CORNER | 2 | 1% | 2 | 143 | 135 |

| | AGG. LIVING AREA | KITCHEN / DINING | LIVING ROOM | AGG. STORE | PRIVATE AMENITY |
|---|---|---|---|---|---|
| UNIT A1 & A2 - SEMI DET | 39.3 | 23.7 | 15.6 | 9 | 77/113 |
| UNIT B - SEMI-DET / CORNER | 42.4 | 21.4 | 21 | 10.3 | 77 |
| UNIT C - DETACHED CORNER | 42.4 | 21.4 | 21 | 10.3 | 96 |
| UNIT E1 & E2 - TERRACE | 39.3 | 23.7 | 15.6 | 9 | 68/62 |
| UNIT F - TERRACE CORNER | 42.4 | 21.4 | 21 | 10.3 | 77 |

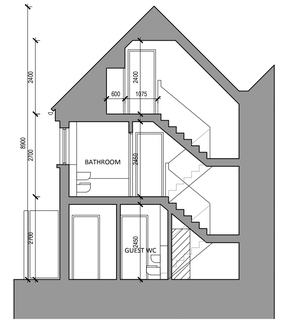
| | BED 1 | BED 2 | BED 3 | BED 4 | PRIMARY BATHROOM |
|---|---|---|---|---|---|
| UNIT A1 & A2 - SEMI DET | 13.2 sqm | 11.4 sqm | 7.9 sqm | - | 4.6 sqm |
| UNIT B - SEMI-DET / CORNER | 13.2 sqm | 11.4 sqm | 7.9 sqm | 13.4 sqm | 4.6 sqm |
| UNIT C - DETACHED CORNER | 13.2 sqm | 11.4 sqm | 7.9 sqm | 13.4 sqm | 4.6 sqm |
| UNIT E1 & E2 - TERRACE | 13.2 sqm | 11.4 sqm | 7.9 sqm | - | 4.6 sqm |
| UNIT F - TERRACE CORNER | 13.2 sqm | 11.4 sqm | 7.9 sqm | 13.4 sqm | 4.6 sqm |




TYPICAL SECTION C-C




TYPICAL SECTION A-A




TYPICAL SECTION B-B

All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or discrepancies to be reported to the Architects. This drawing may not be edited or modified by the recipient.

A1

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Notes

| REV | DATE | CHK BY | DESCRIPTION |
|---|---|---|---|
| -- | -- | -- | -- |

CLIENT

BALLYMOUNT PROPERTIES LTD.

STATUS: PLANNING

PROJECT: RESIDENTIAL AND NEIGHBOURHOOD CENTRE DEVELOPMENT (PHASE 1)

PROJECT ADDRESS: FORMER MAGEE BARRACKS SITE, KILDARE TOWN

DWG TITLE: UNIT TYPE A1: DETAILED DESIGN

DWG NO: A1200 | REV: -

JOB NO: 16034 | SCALE @ A1: 1:100

DATE: 30/01/2018 | DRN: CB

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