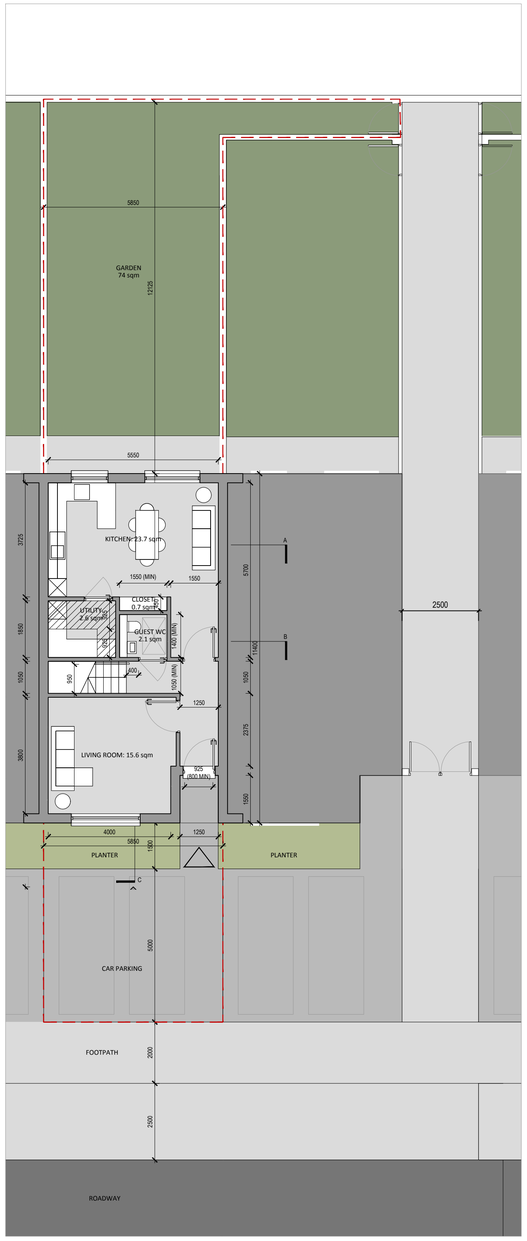
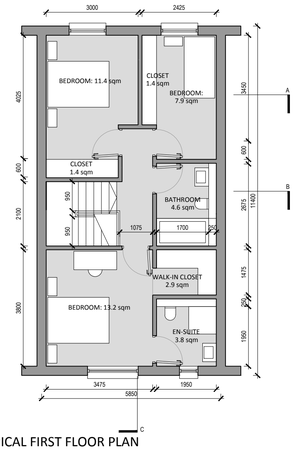
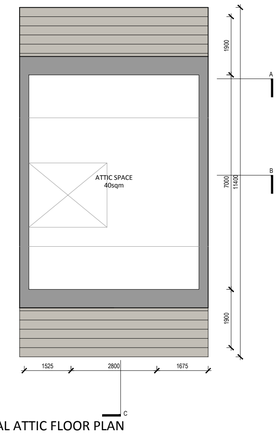


TYPICAL GROUND FLOOR PLAN



TYPICAL FIRST FLOOR PLAN



TYPICAL ATTIC FLOOR PLAN

UNIT TYPE E1 : DETAILED DESIGN

3 BED TERRACE

PLOT CURTILAGE

- THREE-BED, TWO STOREY, TERRACE AND SEMI-DETACHED TERRACE UNIT
- POTENTIAL FOR EXTENSION IN ROOF (AN ADDITIONAL TWO BEDROOMS & STORAGE)
- ACCESS TO THE REAR GARDEN THROUGH SHARED GATED LANE-WAY

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 FRONT ELEVATION

TYPICAL ROOF PLAN

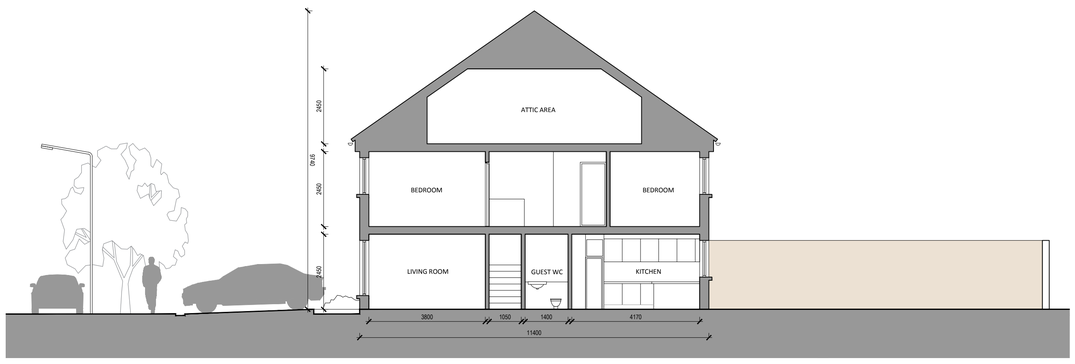
TYPICAL REAR ELEVATION

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

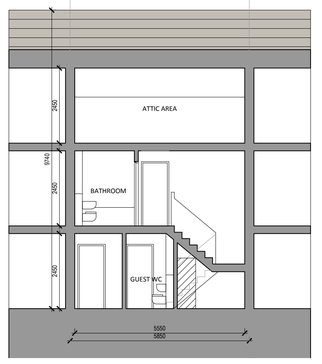
	AGG. LIVING AREA	KITCHEN / DINING	LIVING ROOM	AGG. STORE	PRIVATE AMENITY
UNIT A1 & A2 - SEMI DET	39.3	23.7	15.6	9	77/113
UNIT B - SEMI-DET / CORNER	42.4	21.4	21	10.3	77
UNIT C - DETACHED CORNER	42.4	21.4	21	10.3	96
UNIT E1 & E2 - TERRACE	39.3	23.7	15.6	9	68/62
UNIT F - TERRACE CORNER	42.4	21.4	21	10.3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

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

REV	DATE	CHK BY	DESCRIPTION
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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 E1: DETAILED DESIGN

DWG NO: A1204 | REV: -

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

DATE: 30/01/2018 | DRN: CB

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