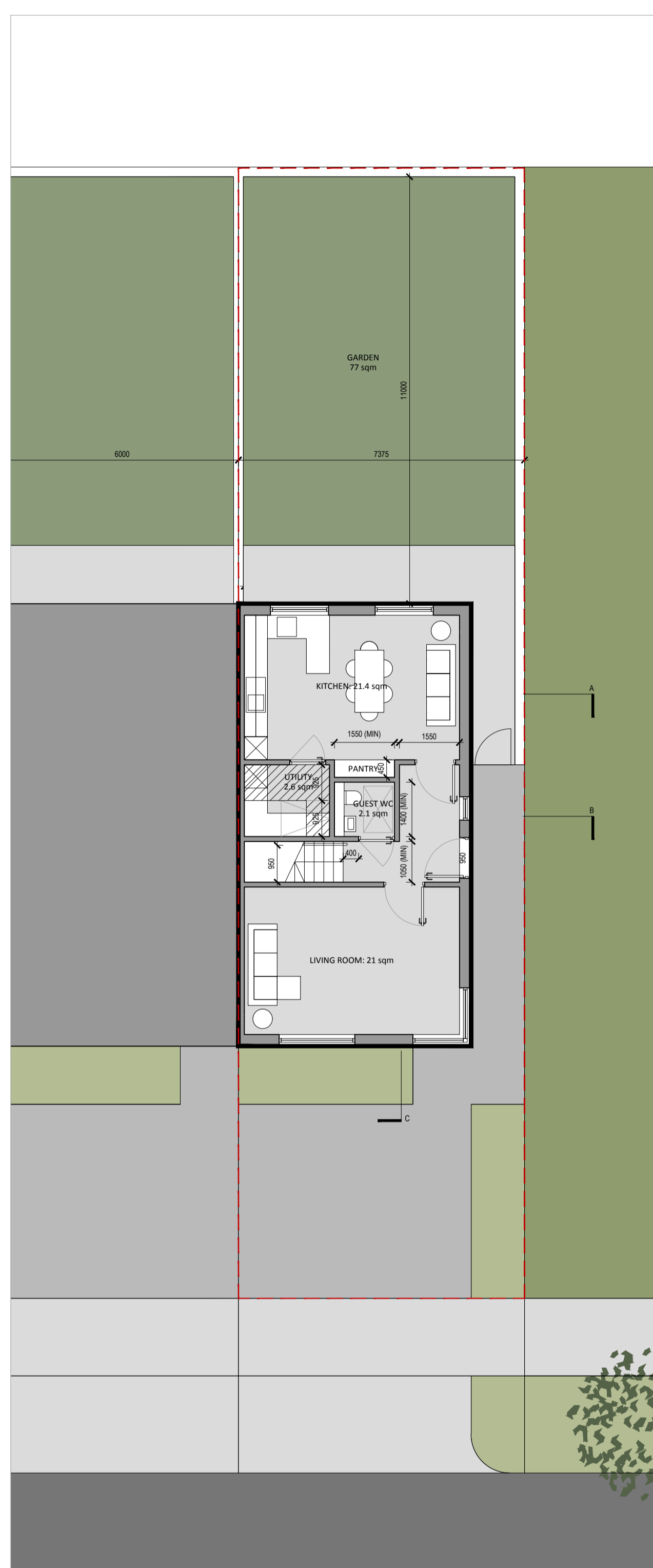


All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or discrepancies to be reported to the Architects. This drawing may not be edited or modified by the recipient.

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NOTES



TYPICAL GROUND FLOOR PLAN

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

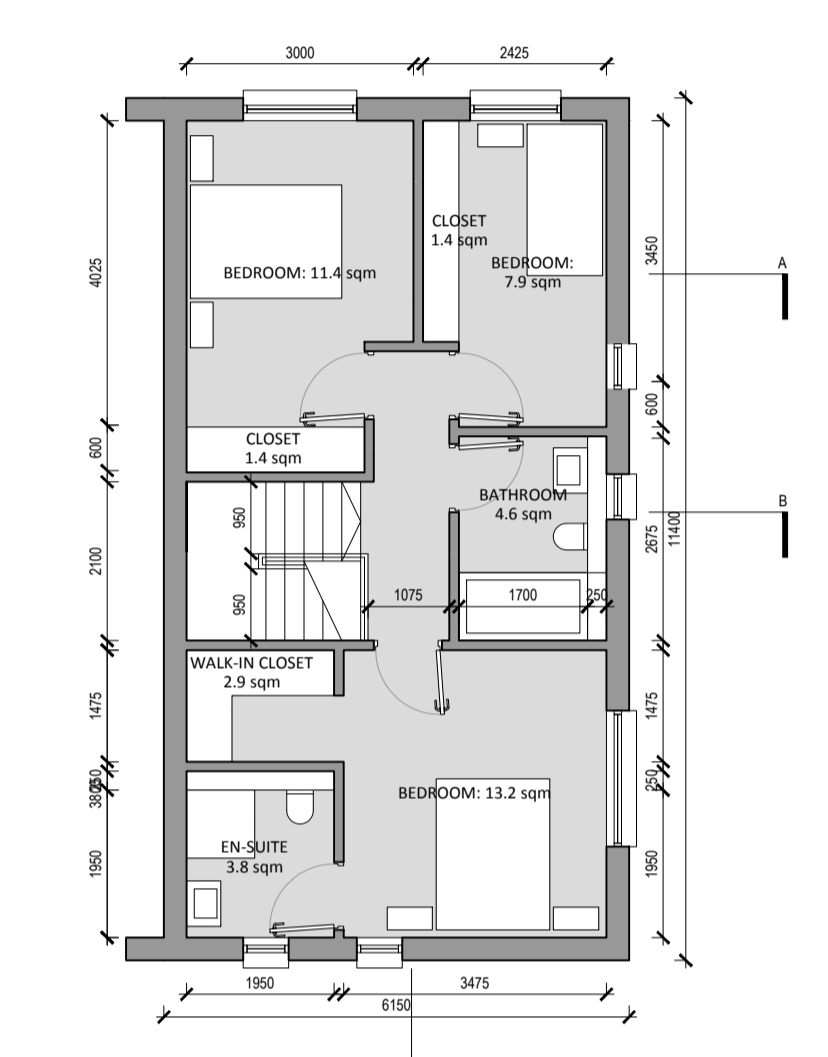
	BED 1	BED 2	BED 3	BED 4	PRIMARY BATHROOM
UNIT A1 & A2 - SEMI DET	13.2 sqm	11.4 sqm	7.9 sqm	-	4.6 sqm
UNIT B - SEMI-DET / CORNER	13.2 sqm	11.4 sqm	7.9 sqm	13.4 sqm	4.6 sqm
UNIT C - DETACHED CORNER	13.2 sqm	11.4 sqm	7.9 sqm	13.4 sqm	4.6 sqm
UNIT E1 & E2 - TERRACE	13.2 sqm	11.4 sqm	7.9 sqm	-	4.6 sqm
UNIT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



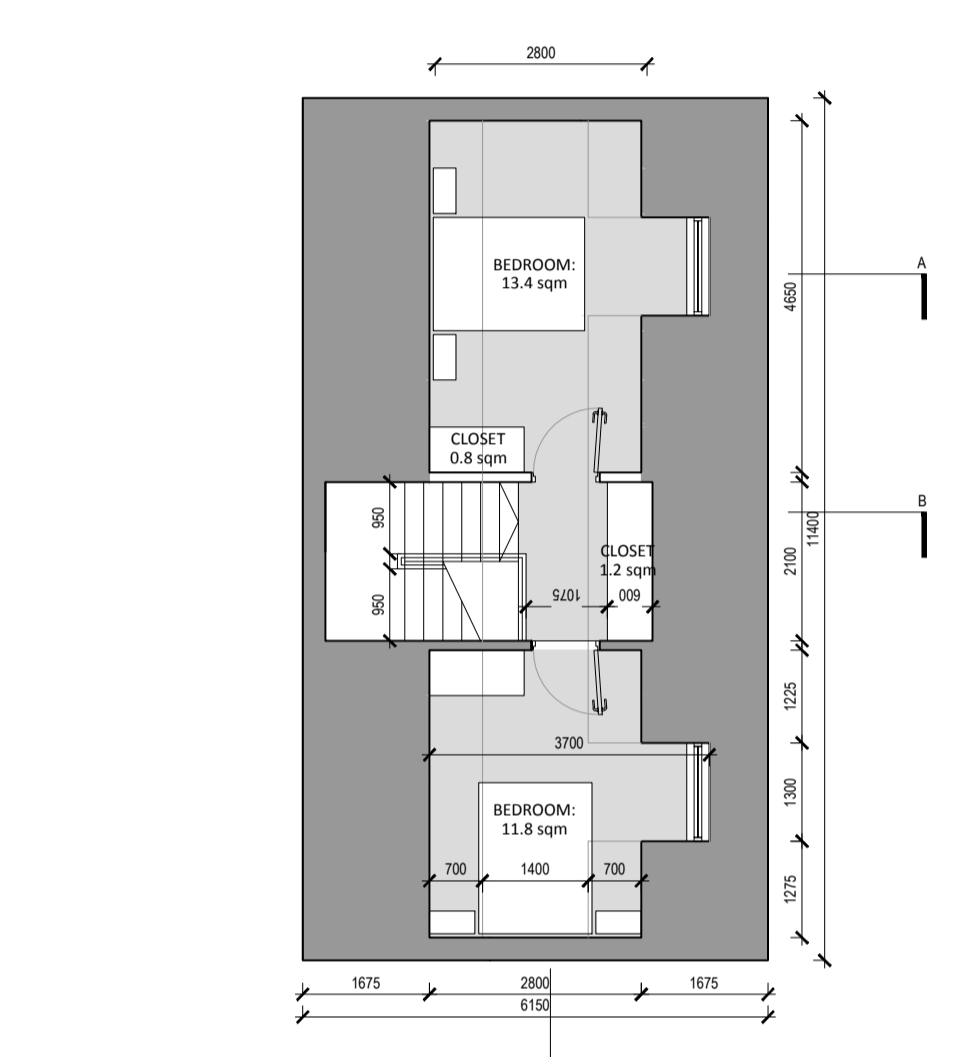
TYPICAL GABLE ELEVATION



TYPICAL FRONT ELEVATION



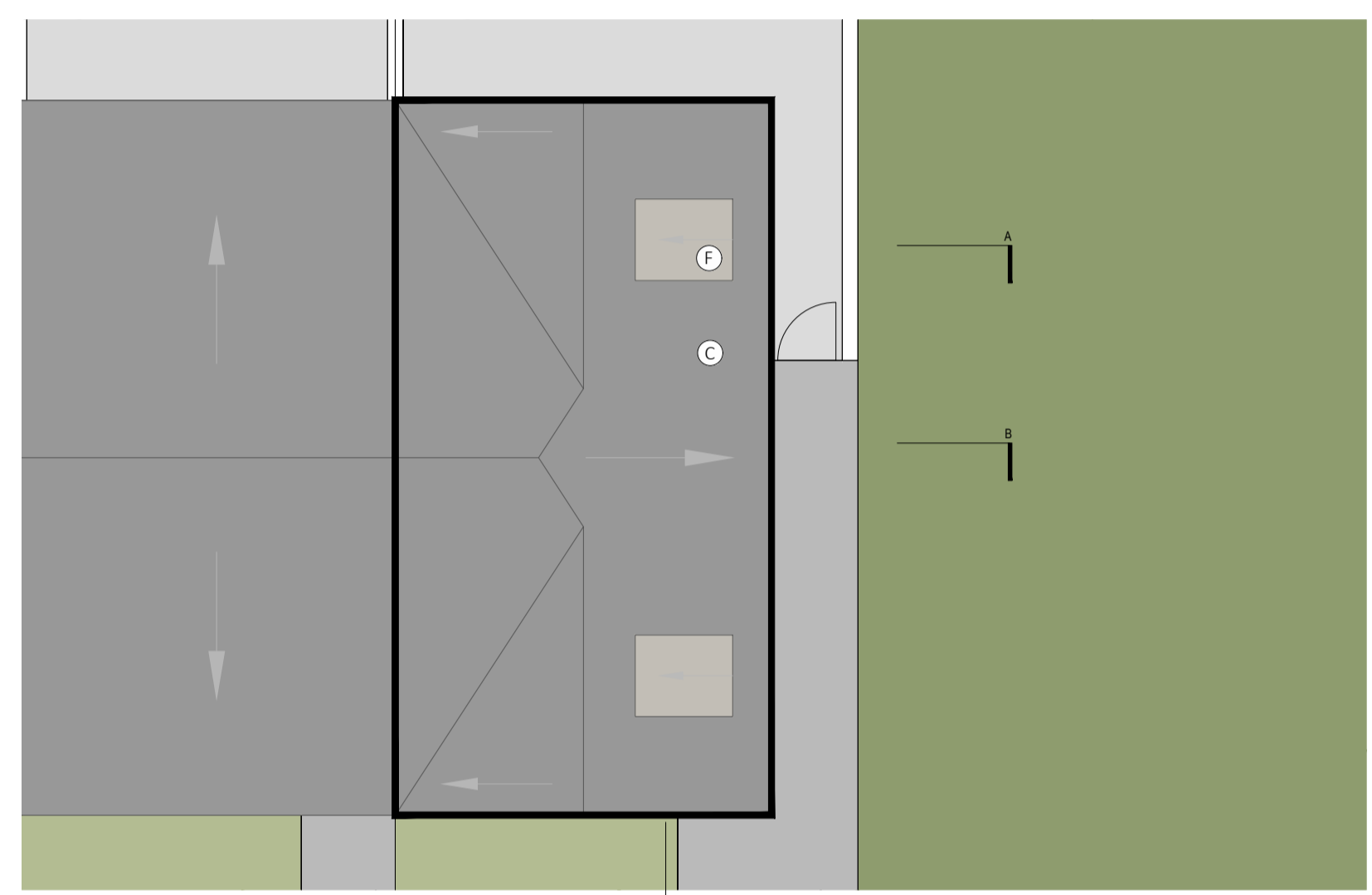
TYPICAL FIRST FLOOR PLAN



TYPICAL SECOND FLOOR PLAN

UNIT TYPE F : DETAILED DESIGN

- 4 BED TERRACE (CORNER)
 - PLOT CURTLAGE
 - FOUR-BED, THREE STOREY, TERRACE AND SEMI-DETACHED TERRACE UNIT
 - POTENTIAL FOR EXTENSION TO THE ATTIC AREA (AN ADDITIONAL TWO BEDROOMS & STORAGE)
 - PRIVATE ACCESS TO THE REAR GARDEN ADJOINING MAIN ENTRANCE
 - CORNER LIVING ROOM WINDOW, HALLWAY & BEDROOMS PROVIDING PASSIVE SURVEILLANCE TO GABLE FACADE
- 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



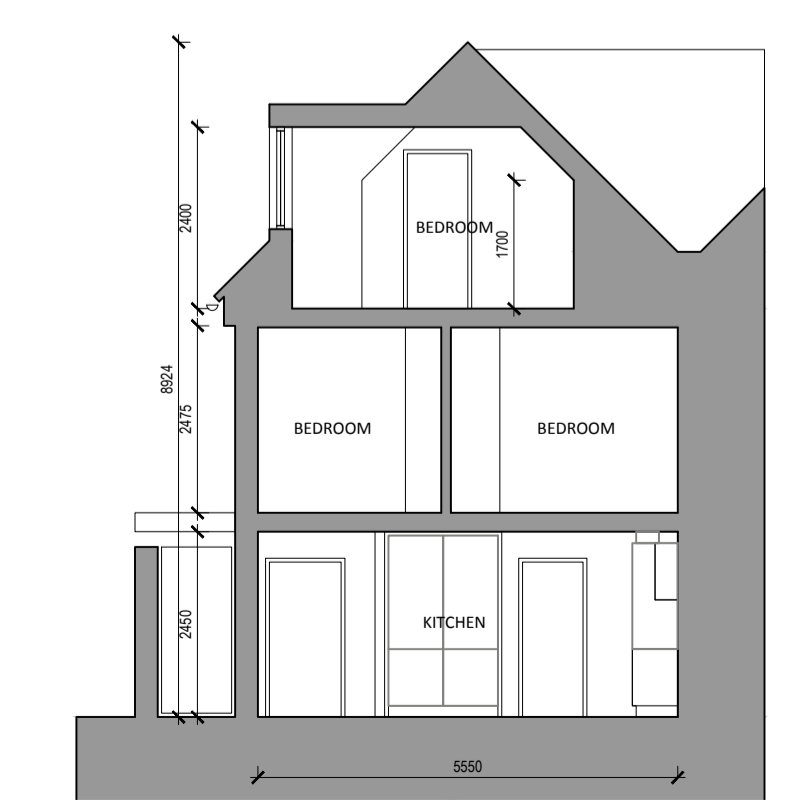
TYPICAL ROOF PLAN



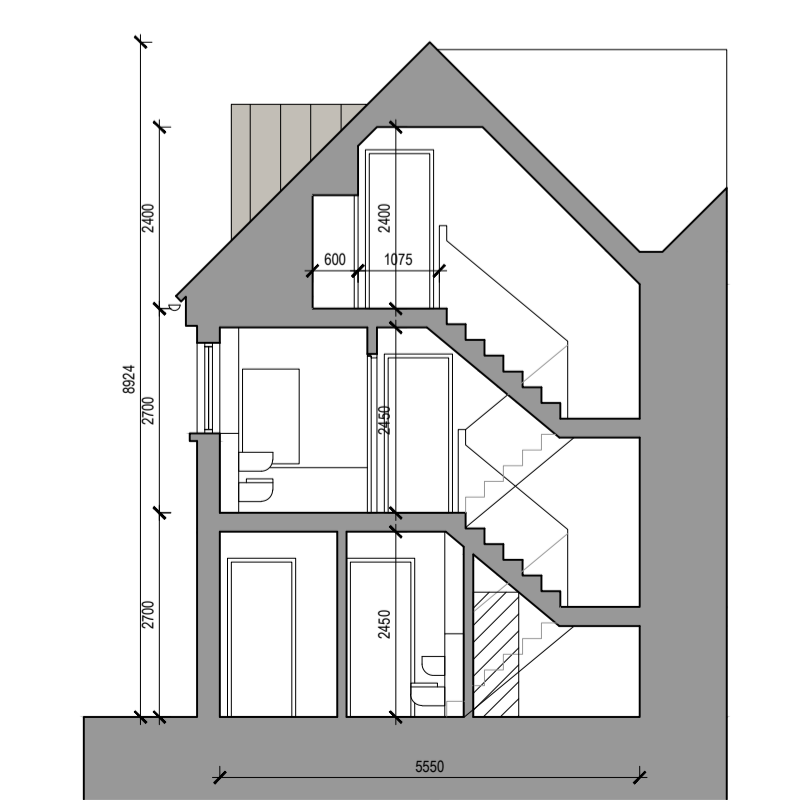
TYPICAL REAR ELEVATION



TYPICAL SECTION C-C



TYPICAL SECTION A-A



TYPICAL SECTION B-B

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

REV	DATE	CHK BY	CL	DESCRIPTION
01	04.08.17		CL	REVISED GPF & ELEVATIONS

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 F: DETAILED DESIGN

DWG NO A1206 REV -

JOB NO 16034 SCALE @ A1 1:100

DATE 30/01/2018 DRN CB

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