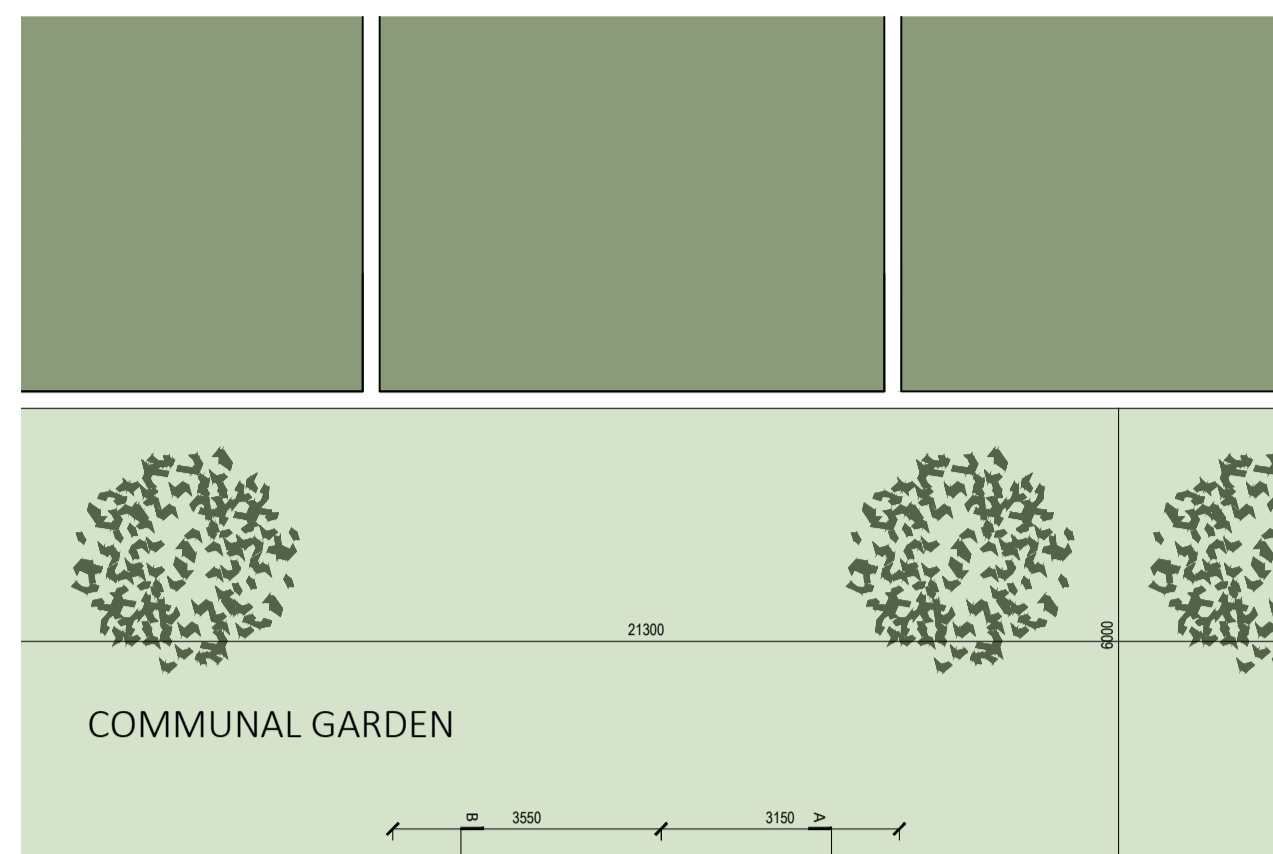


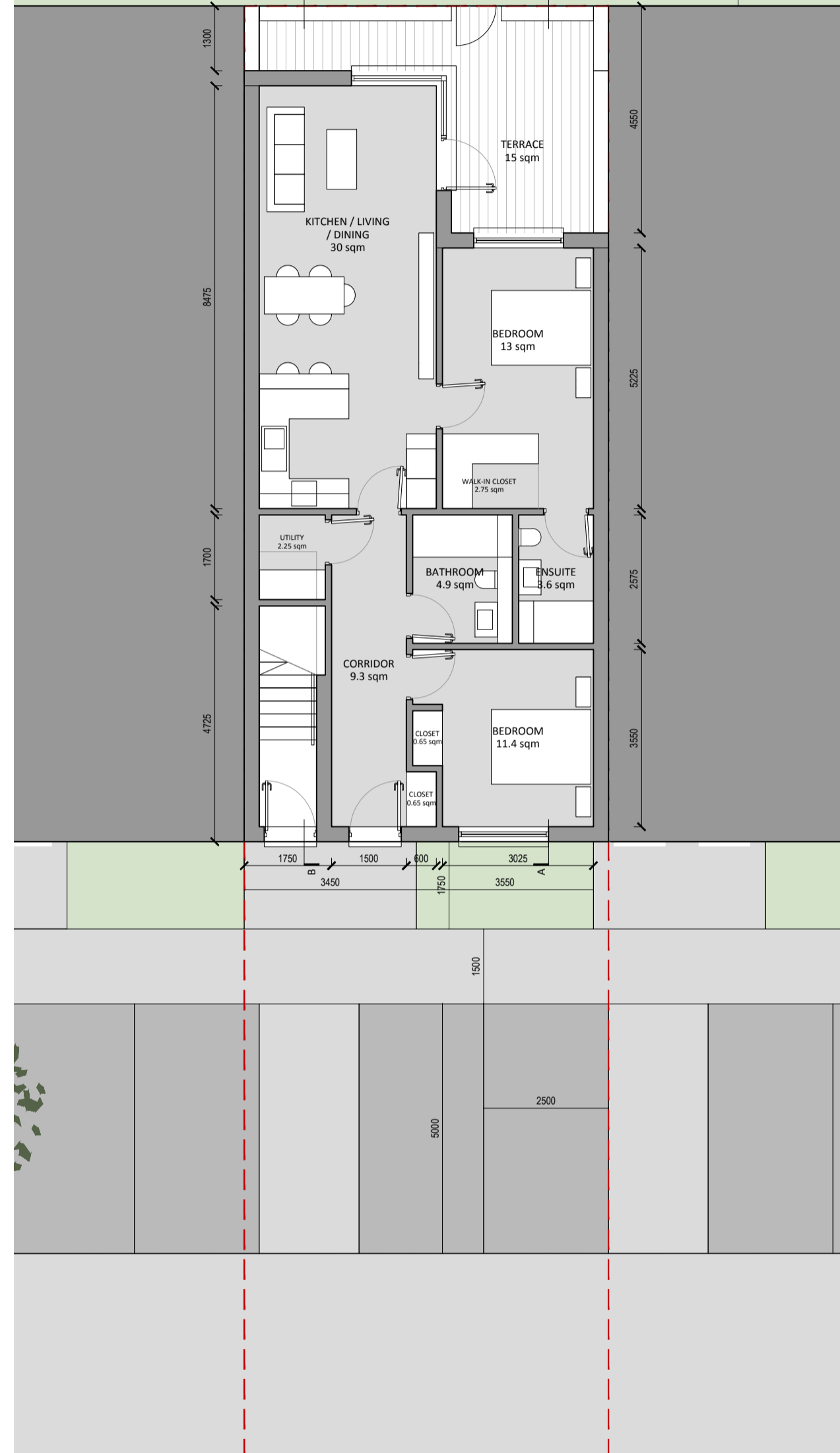
All dimensions to be checked on site. Figured dimensions take preference over scaled dimensions. Any errors or discrepancies to be reported to the Architects. This drawing may not be edited or modified by the recipient.

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NOTES



COMMUNAL GARDEN



TYPICAL GROUND FLOOR PLAN

RESIDENTIAL QUALITY AUDIT - PHASE 1

	NUMBER OF UNITS	UNIT RATIO	CAR PARKING SPACES	UNIT AREA (GROSS)	UNIT AREA (NET)
UNIT G - DUPLEX (3 BED)	26	10%	1	123	116
UNIT G - APT (2 BED)	26	10%	1	82.5	80

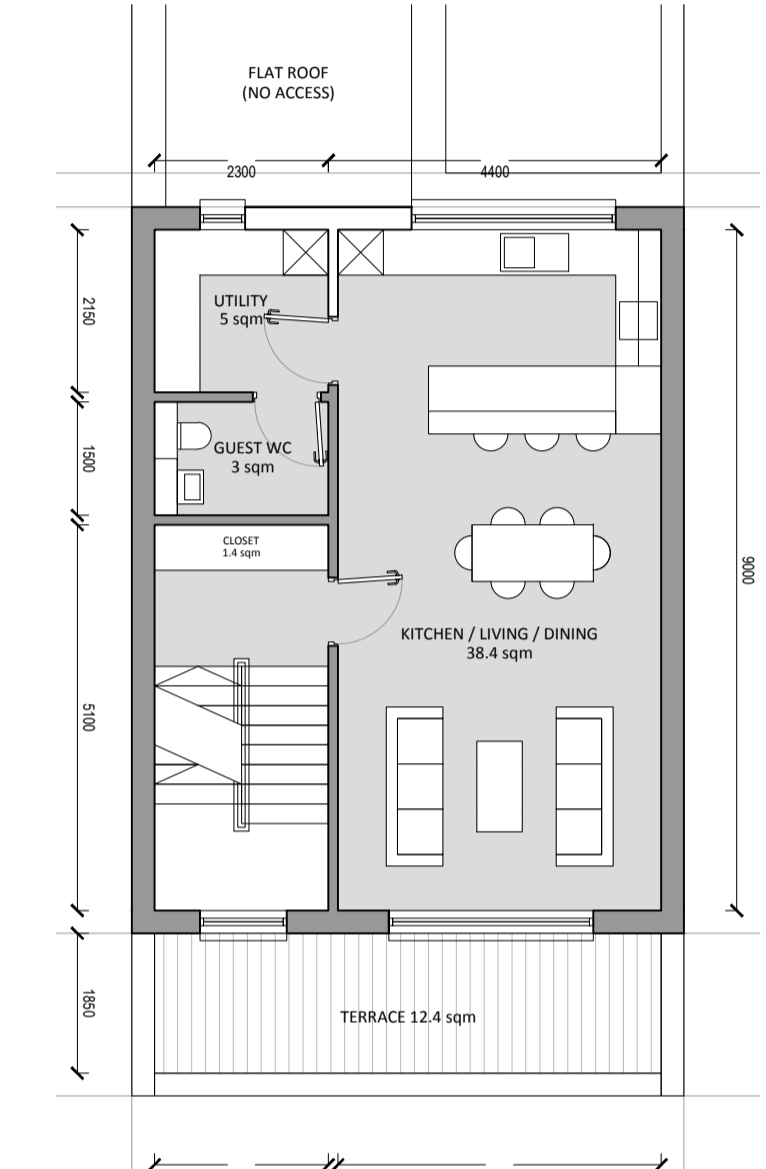
	AGG. LIVING AREA	KITCHEN / DINING	LIVING ROOM	AGG. STORE	PRIVATE AMENITY
UNIT G - DUPLEX (3 BED)	38.4	38.4	10	12.4	
UNIT G - APT (2 BED)	30	30	6	15	

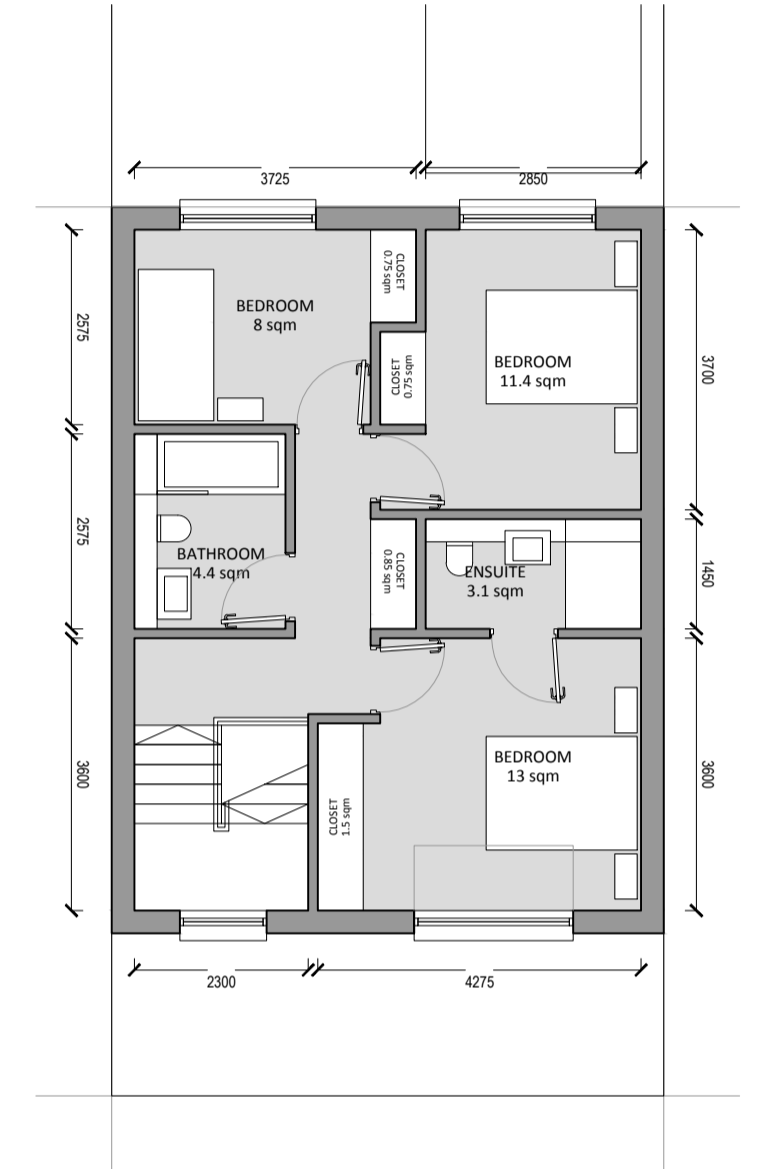
	BED 1	BED 2	BED 3	BED 4	PRIMARY BATHROOM
UNIT G - DUPLEX (3 BED)	13 sqm	11.4 sqm	8 sqm	-	4.4 sqm
UNIT G - APT (2 BED)	13 sqm	11.4 sqm	-	-	4.9 sqm



TYPICAL FRONT ELEVATION



TYPICAL FIRST FLOOR PLAN

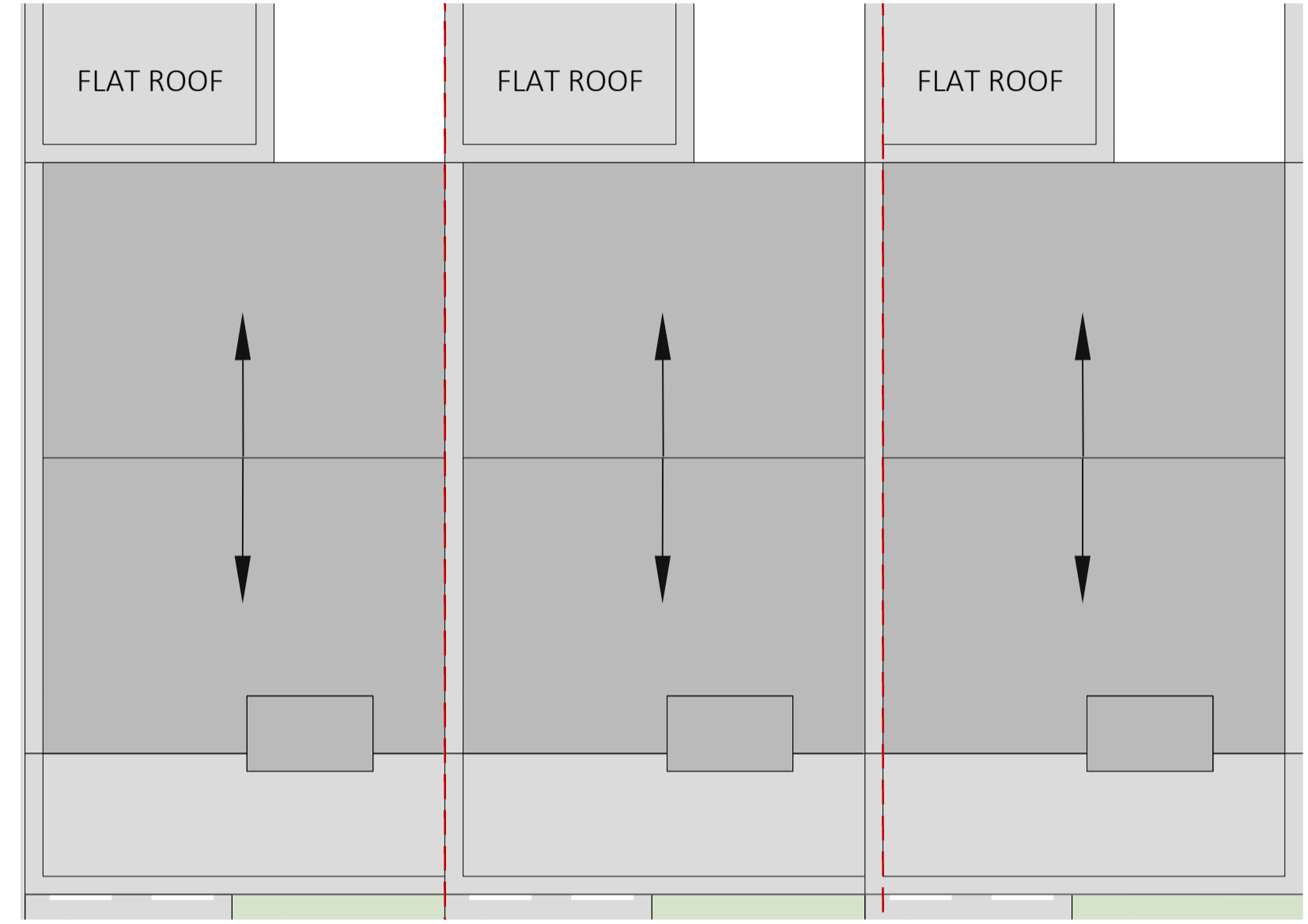


TYPICAL SECOND FLOOR PLAN

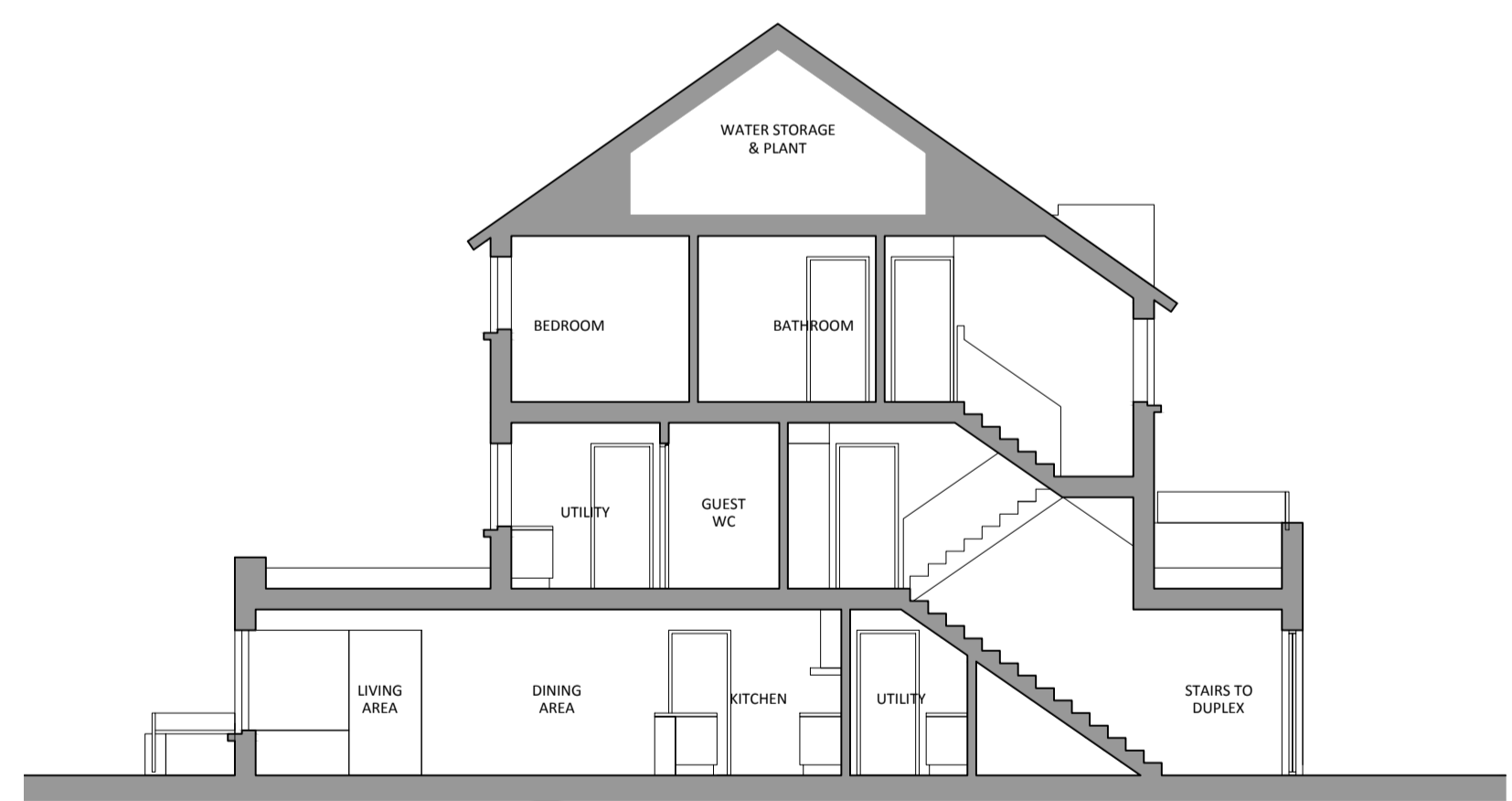
- UNIT TYPE G1 : DETAILED DESIGN**
- 2/3 BED DUPLEX UNIT (TERRACED)
  - PLOT CURTLAGE
  - 1X TWO-BED, SINGLE STOREY, GROUND FLOOR UNIT AND
  - 1X THREE BED, TWO STOREY, 1ST AND 2ND FLOOR UNIT
  - SHARED ACCESS TO THE REAR GARDEN
  - PRIVATE TERRACE AT REAR OF GROUND FLOOR UNIT
  - PRIVATE FIRST FLOOR TERRACE PROVIDED FOR UPPER 3 BED UNIT
- 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



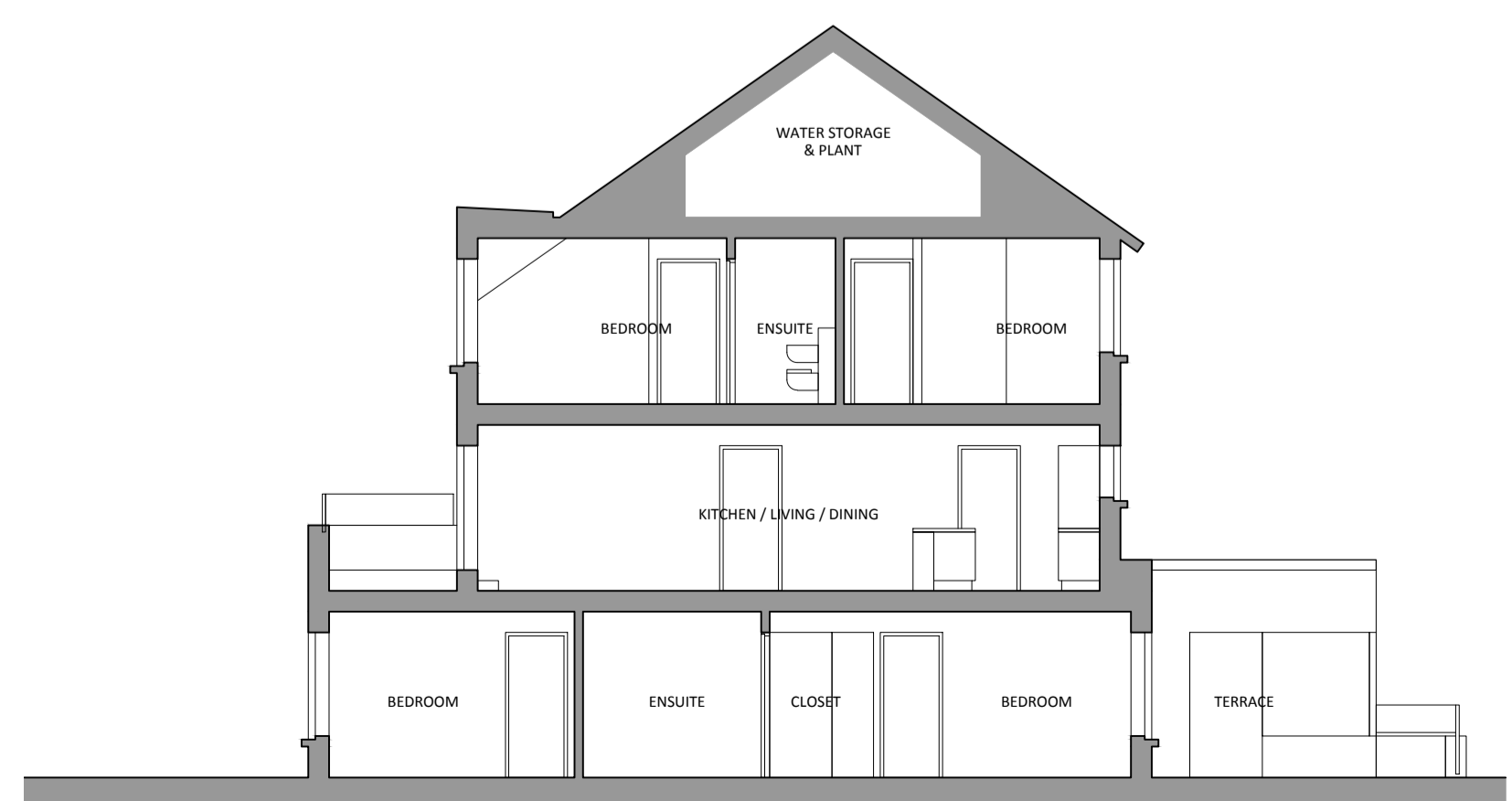
TYPICAL REAR ELEVATION



TYPICAL ROOF PLAN



TYPICAL SECTION A-A



TYPICAL SECTION B-B

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 G1: DETAILED DESIGN

DWG NO  
A1207

JOB NO  
16034

DATE  
29/01/2018

RKD Architects  
Project Managers Interior Designers  
59 Northumberland Road  
Ballsbridge  
Dublin 4  
Tel +353 1 668 1055  
Fax +353 1 668 8999  
W www.rkdarchitects.com  
E info@rkdarchitects.com

SCALE @ A1  
1:100

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