

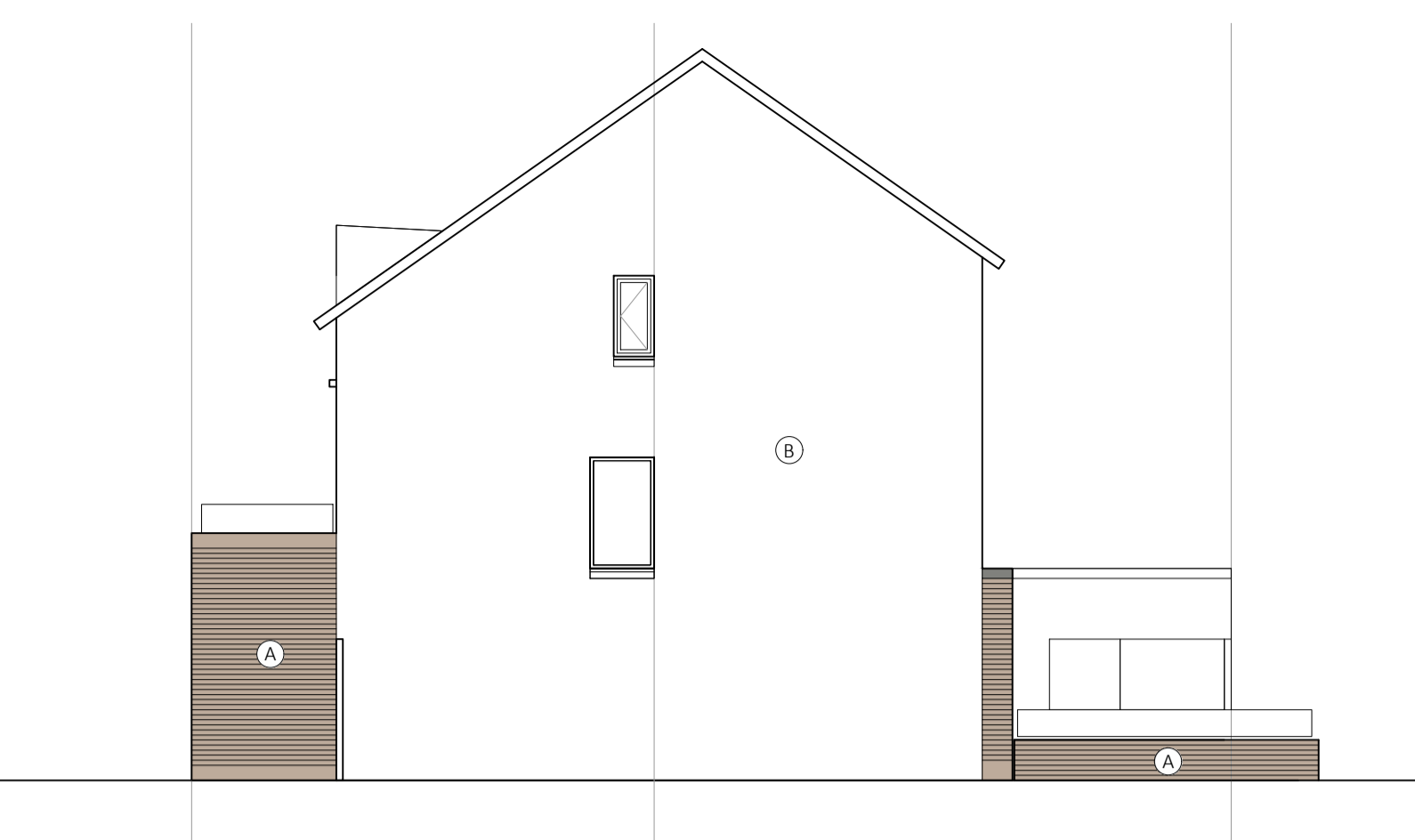
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Notes:



TYPICAL FRONT ELEVATION



CORNER GABLE ELEVATION

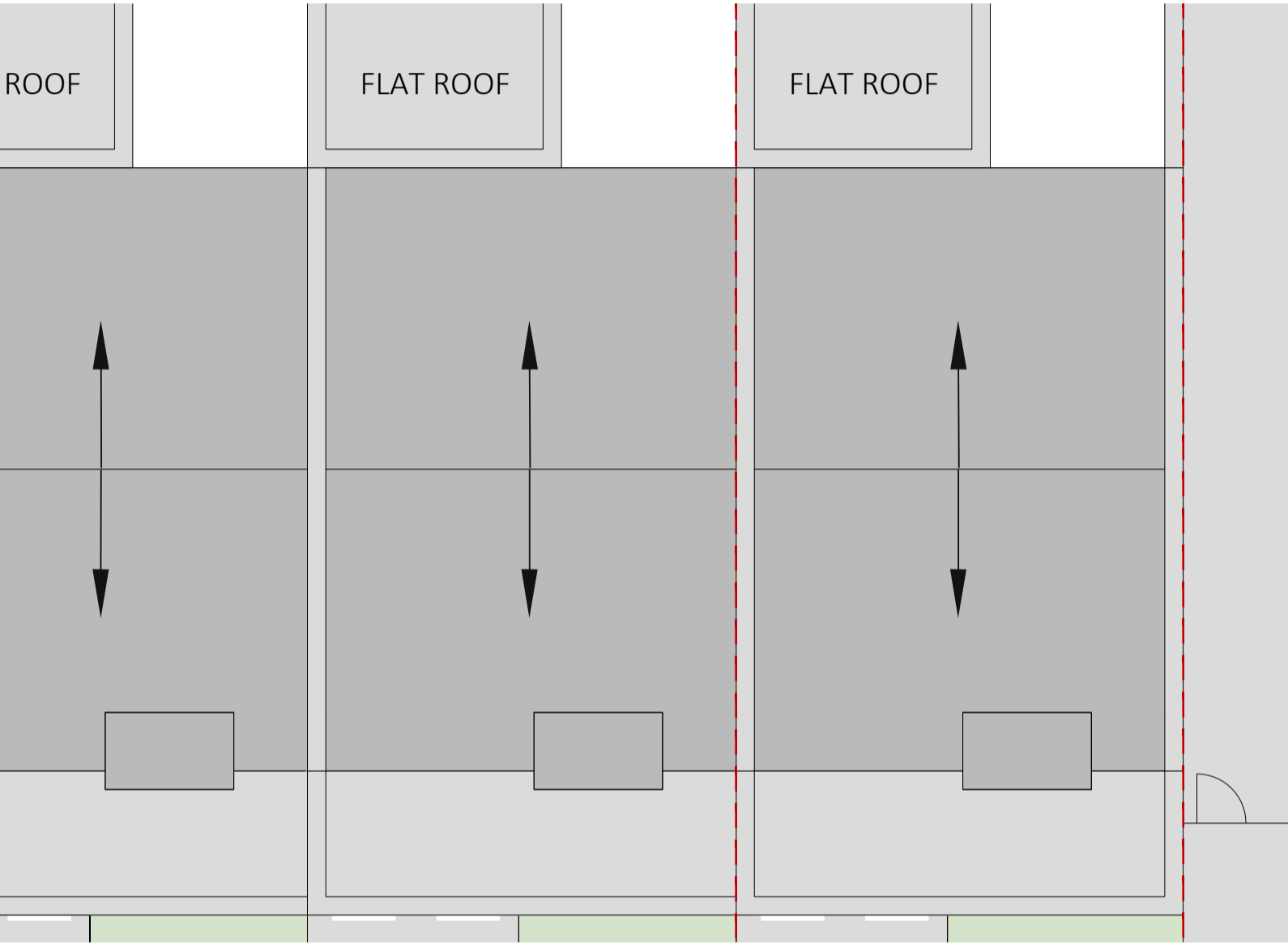


TYPICAL FIRST FLOOR PLAN

TYPICAL SECOND FLOOR PLAN

UNIT TYPE G2 : DETAILED DESIGN

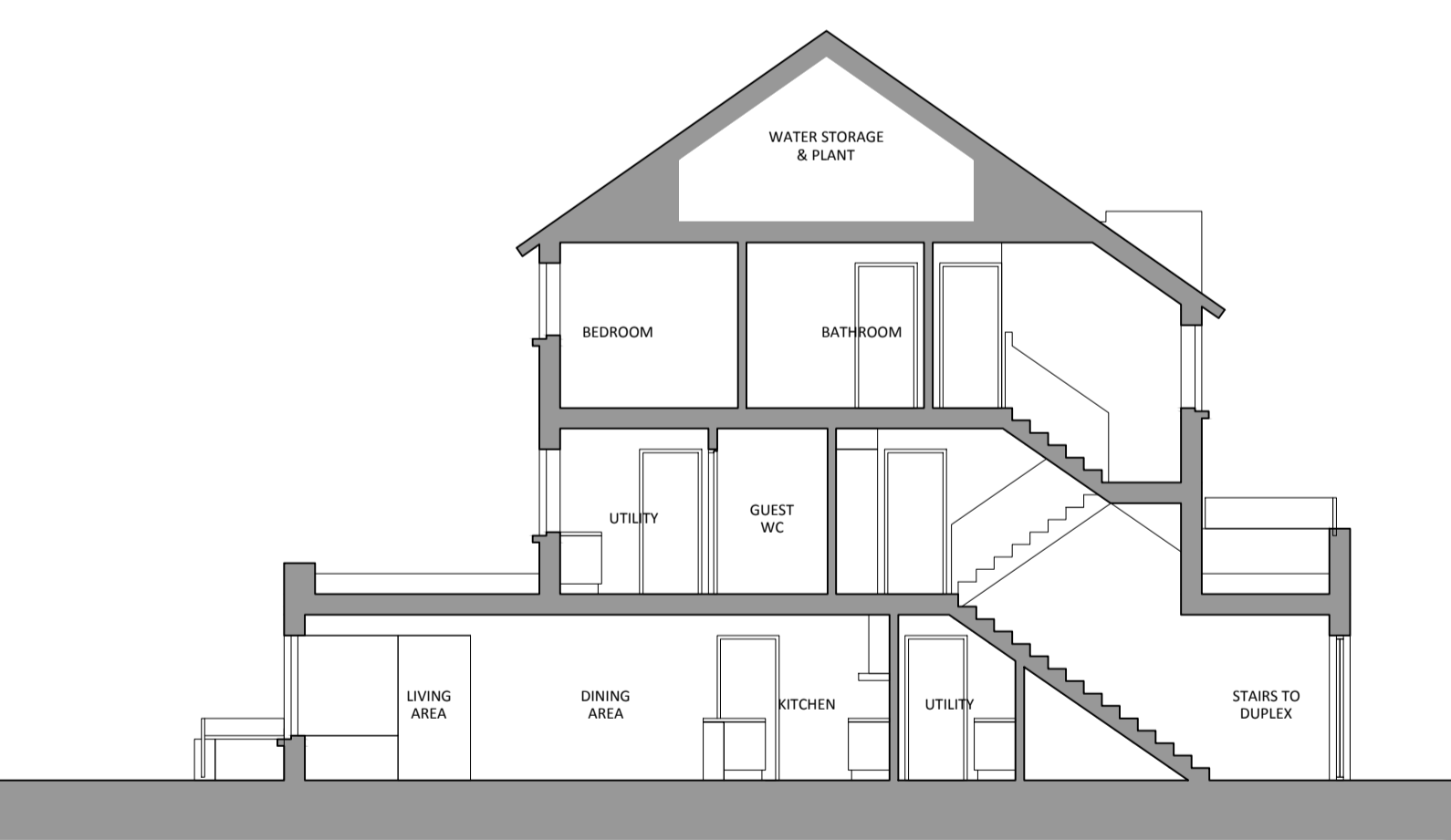
- 2/3 BED DUPLEX UNIT (GABLE A)**
- PLOT CURTLAGE**
- 1X TWO-BED, SINGLE STOREY, GROUND FLOOR UNIT **AND**
 - 1X THREE BED, TWO STOREY, 1ST AND 2ND FLOOR UNIT
 - SHARED ACCESS TO THE REAR GARDEN
 - PRIVATE TERRACE AT REAR OF GROUND FLOOR UNIT
 - PRIVATE FIRST FLOOR TERRACE PROVIDED FOR UPPER 3 BED UNIT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



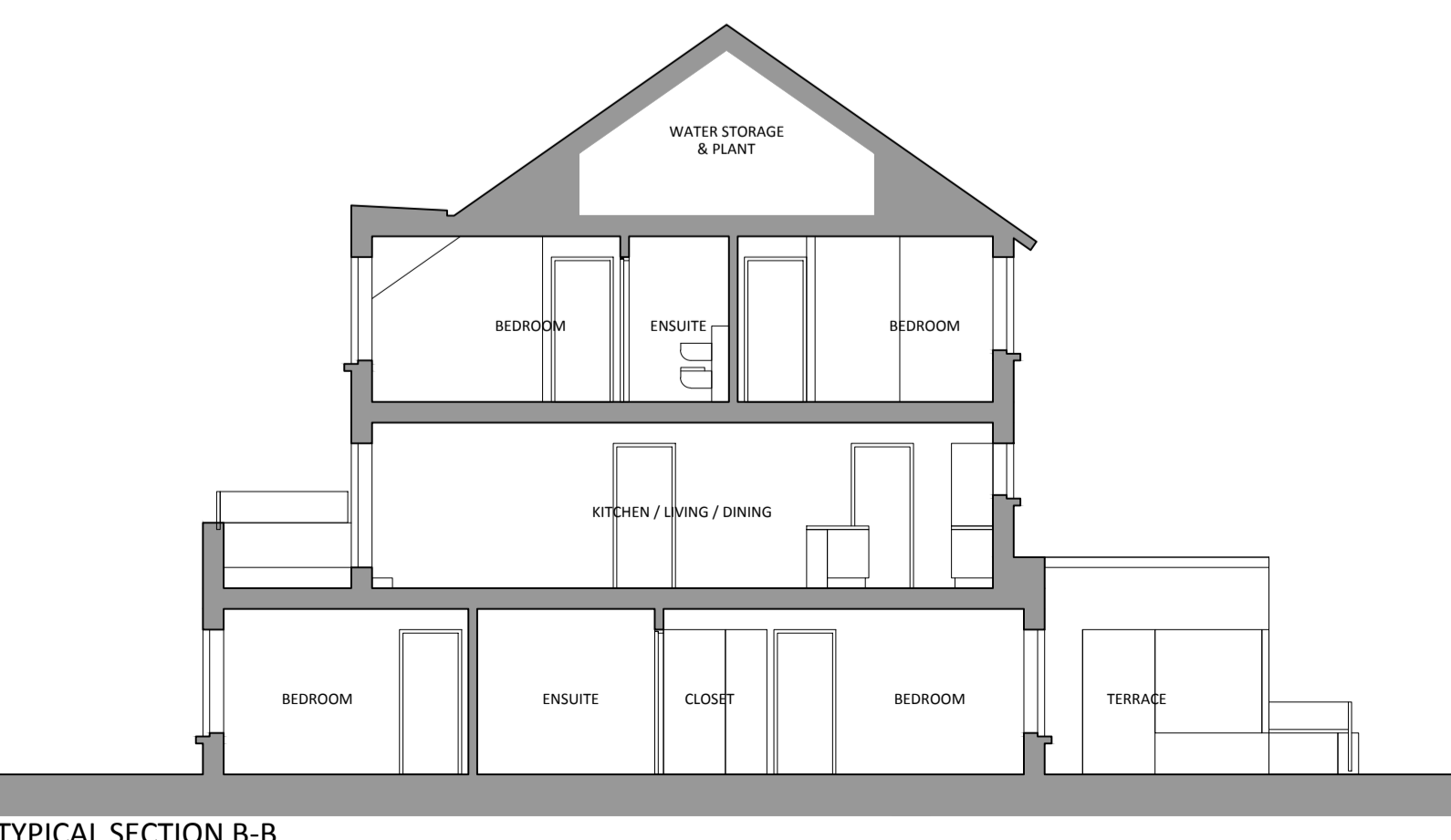
TYPICAL ROOF PLAN



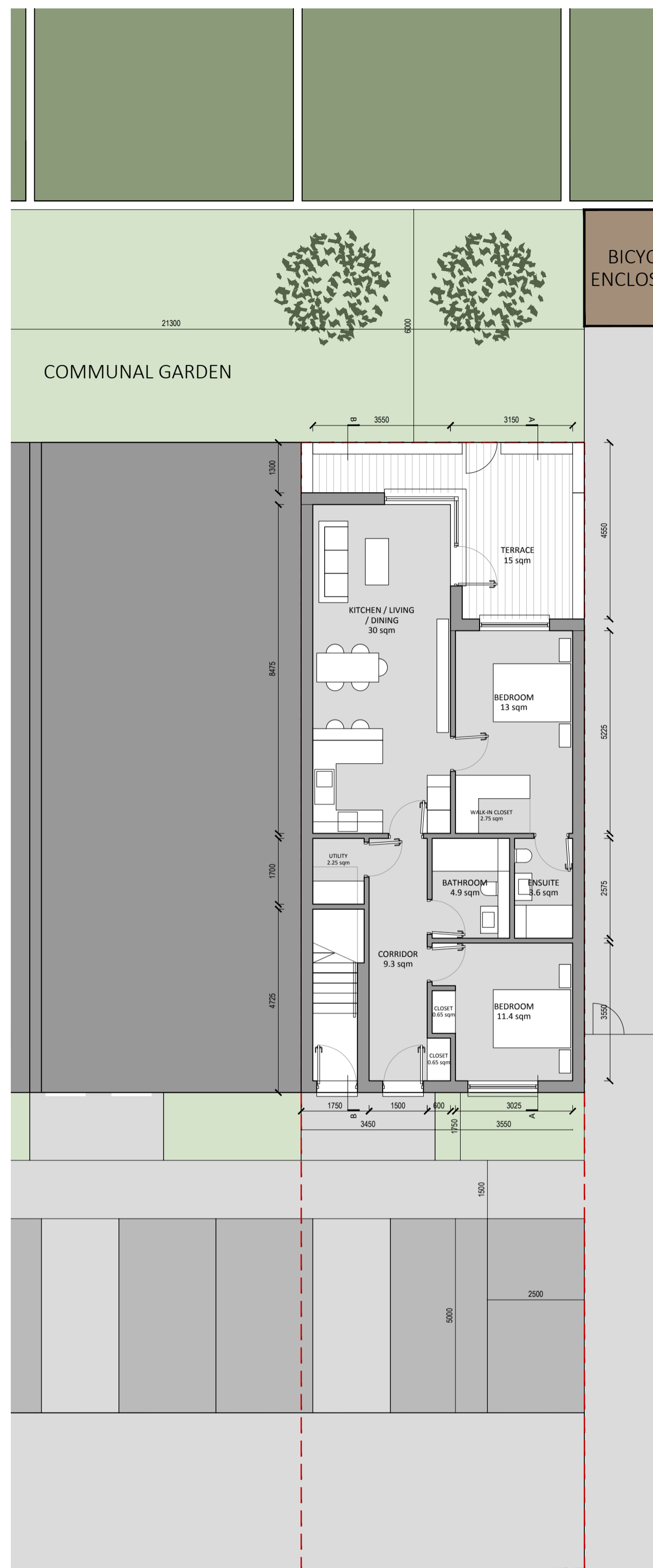
TYPICAL REAR ELEVATION



TYPICAL SECTION A-A



TYPICAL SECTION B-B



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

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 G2: DETAILED DESIGN
 DWG NO: A1208 REV: -
 JOB NO: 16034 SCALE @ A1: 1:100
 DATE: 29/01/2018 DRN: CB

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