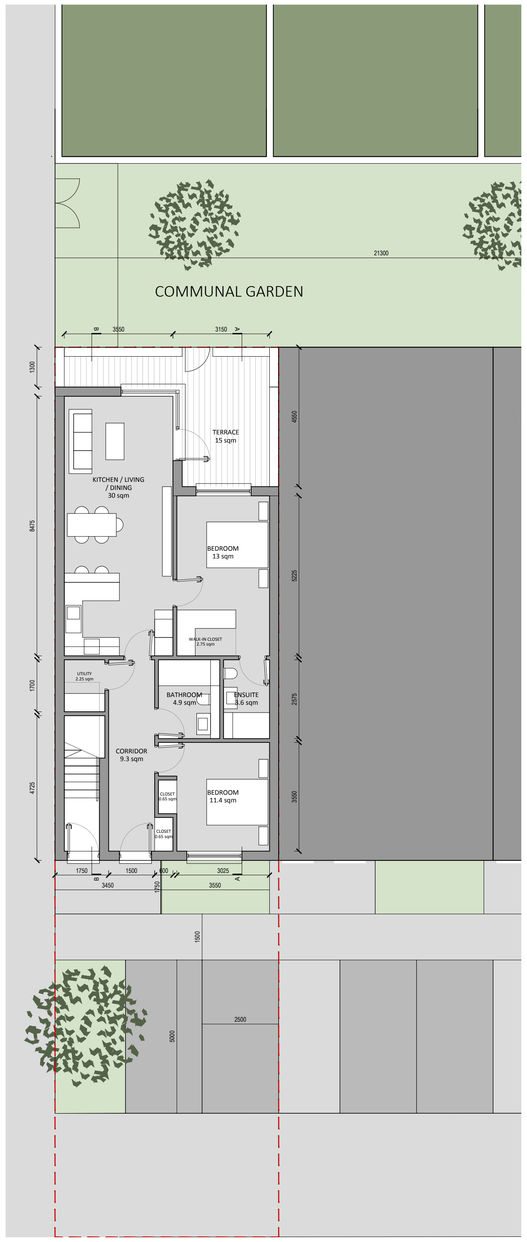
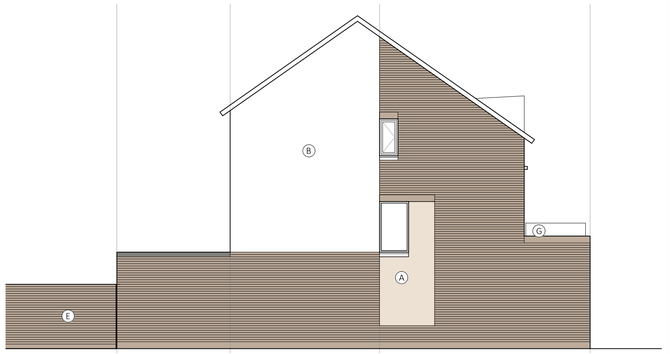
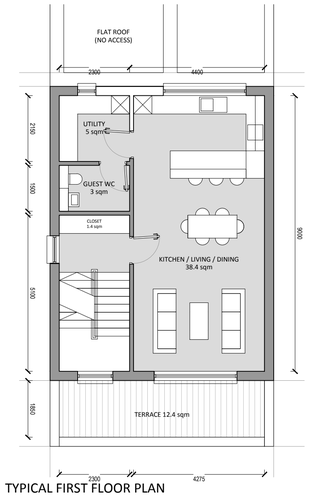


TYPICAL GROUND FLOOR PLAN

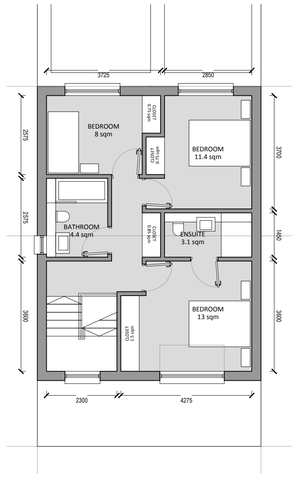
TYPICAL FRONT ELEVATION



CORNER GABLE ELEVATION



TYPICAL FIRST FLOOR PLAN



TYPICAL SECOND FLOOR PLAN

UNIT TYPE G3 : DETAILED DESIGN

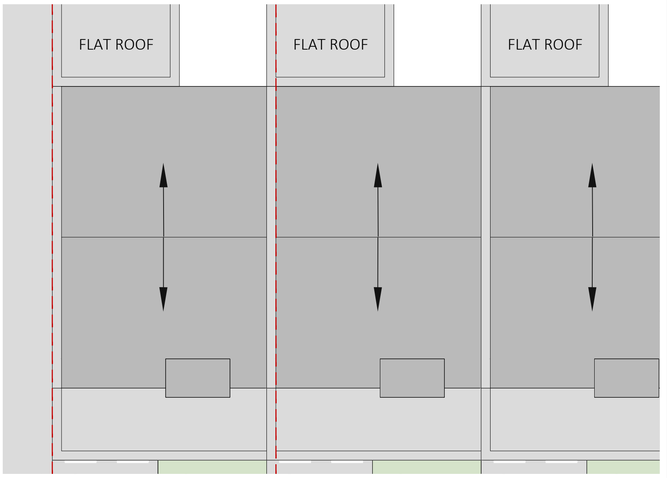
2/3 BED DUPLEX UNIT (GABLE B)

PLOT CURTILAGE

- 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

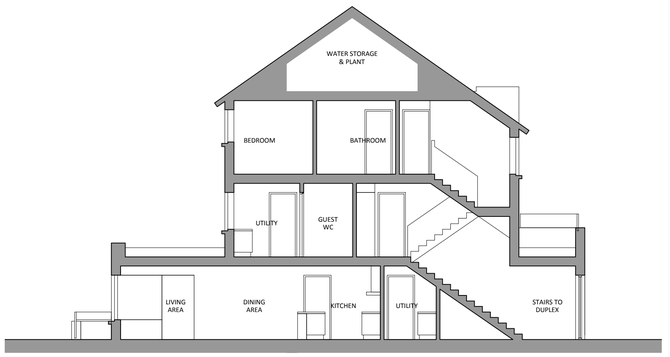
MATERIALITY

- (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

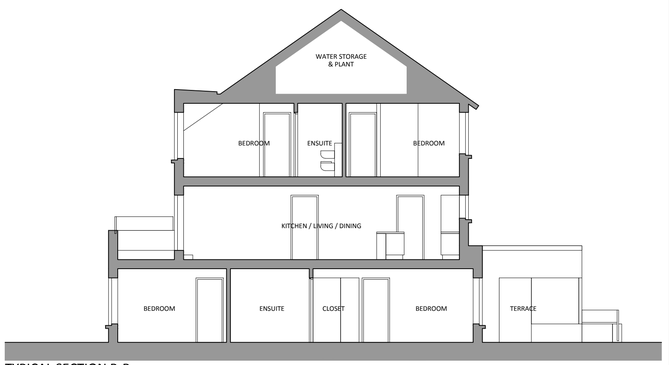


TYPICAL ROOF PLAN

TYPICAL REAR ELEVATION



TYPICAL SECTION A-A



TYPICAL SECTION B-B

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

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 G3:
DETAILED DESIGN

DWG NO A1209 REV -

JOB NO 16034 SCALE @ A1 1:100

DATE 29/01/2018 DRN CB

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