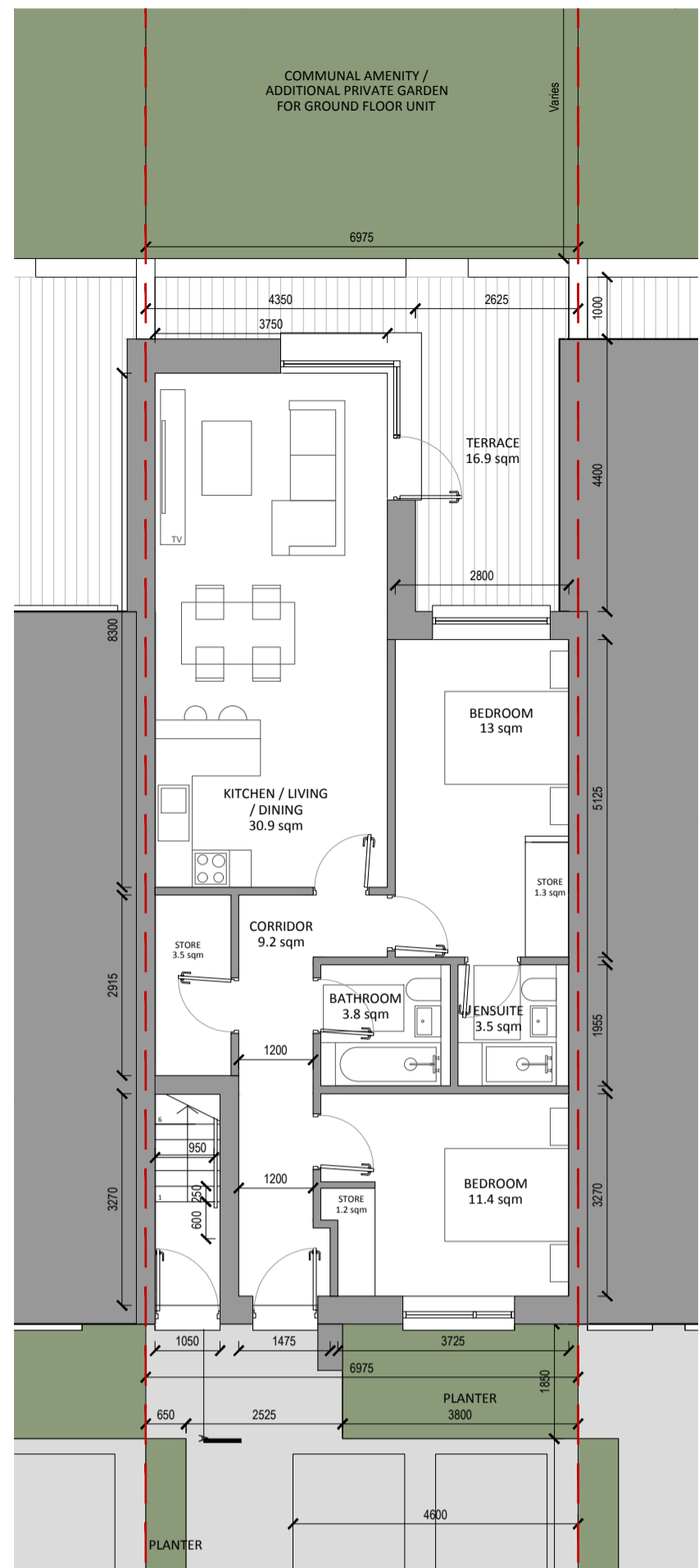


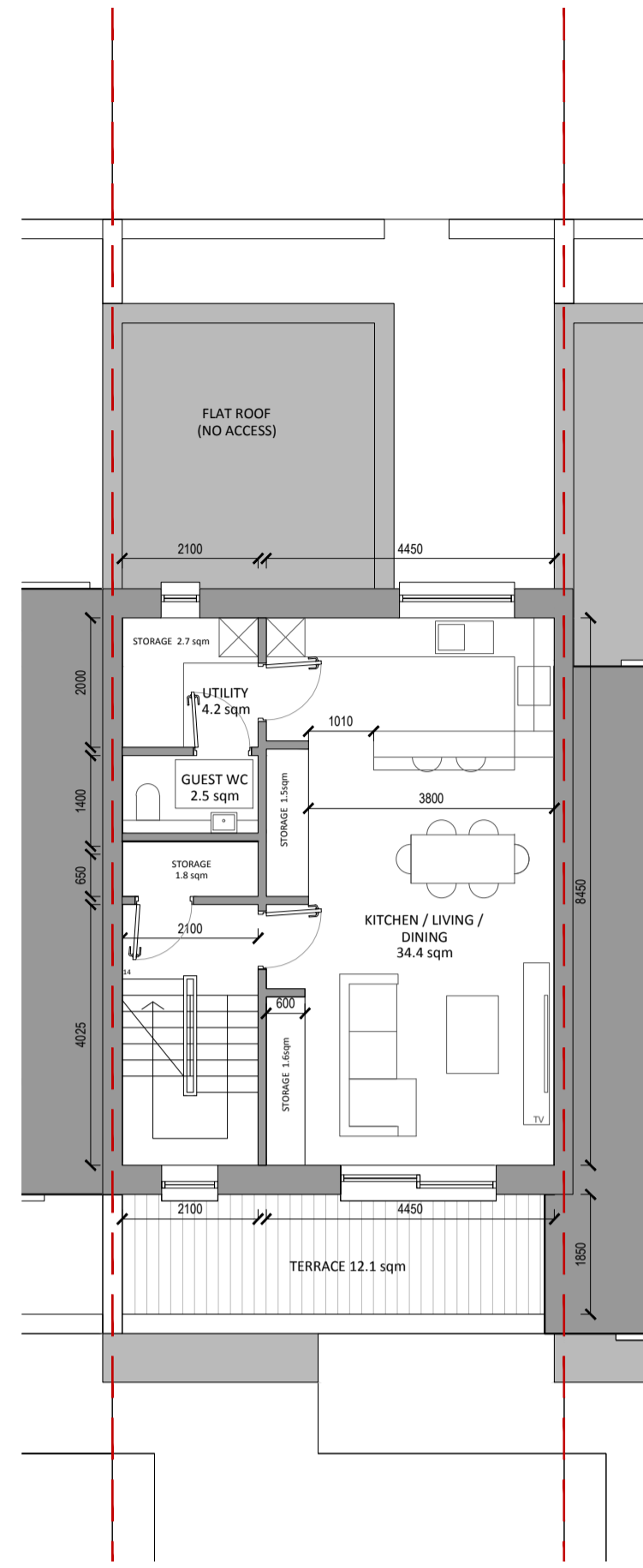
All dimensions to be checked on site. Figure dimensions take preference over scaled dimensions. Any errors or discrepancies to be reported to the Architect. This drawing may not be edited or modified by the recipient.

Copyright and ownership of this drawing is vested in RKD Architects, whose prior written consent is required for its use, reproduction or for publication to any third party. All rights reserved by the law of copyright and by international copyright conventions are reserved to RKD Architects and may be protected by court proceedings for damages and/or injunctions and costs. RKD Architects' Quality Management Systems are independently certified to ISO 9001:2015.

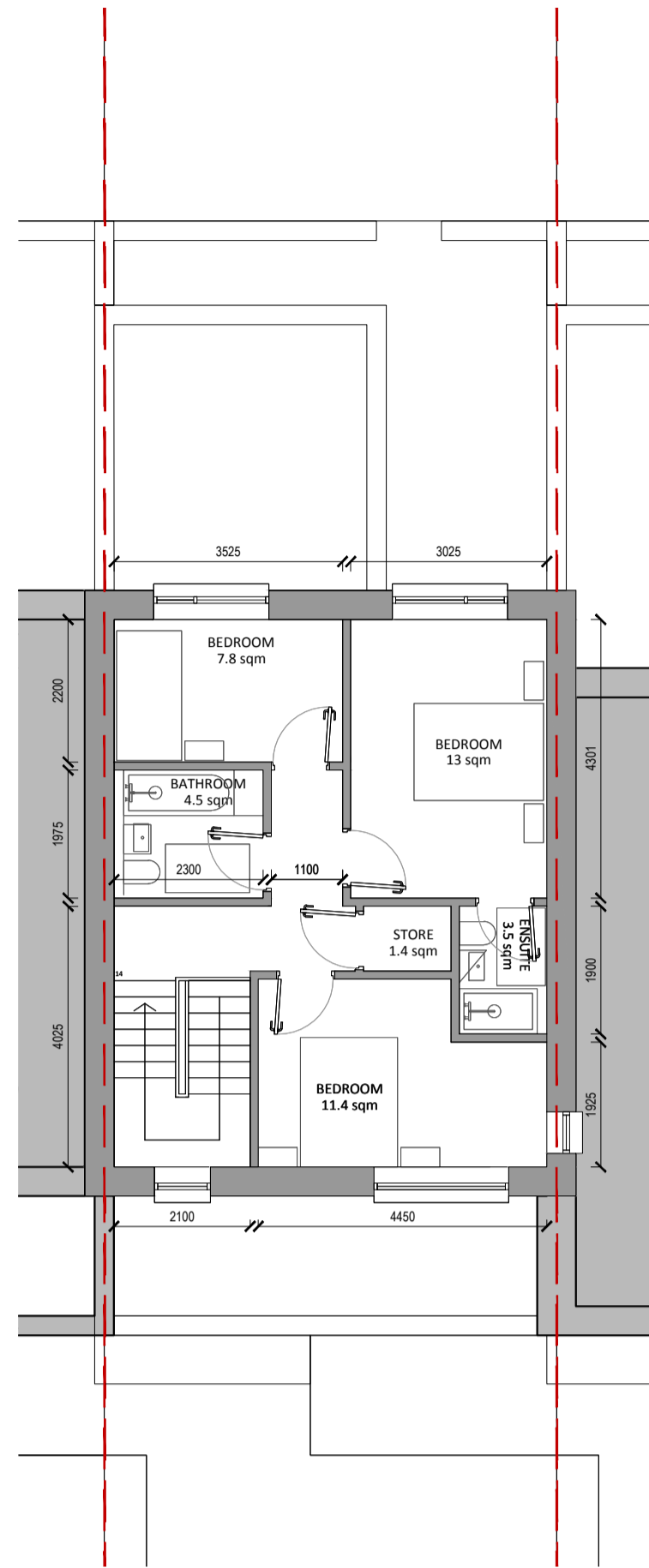
Notes



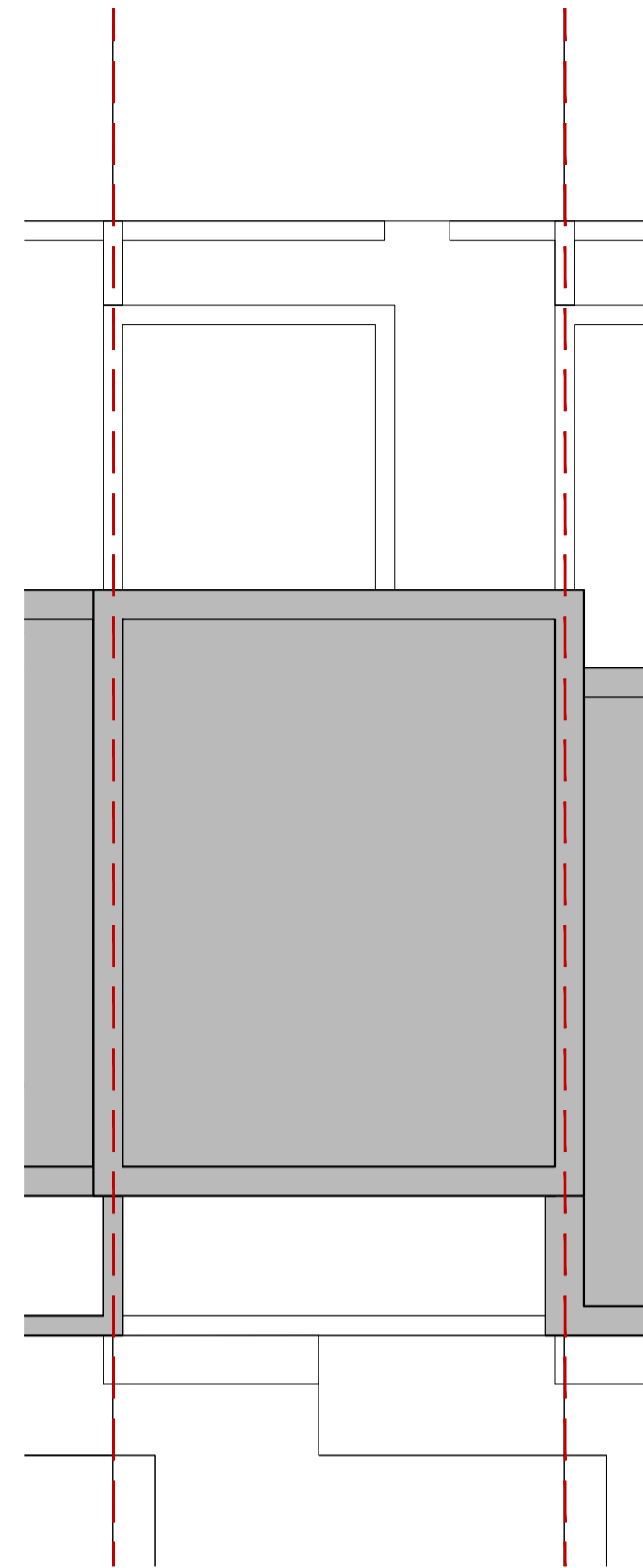
GROUND FLOOR PLAN TYPE E1



FIRST FLOOR PLAN TYPE F1



SECOND FLOOR PLAN TYPE F1



ROOF PLAN

RESIDENTIAL QUALITY AUDIT - PHASE 1

	NUMBER OF UNITS	UNIT %	CAR PARKING SPACES (PER UNIT)	UNIT AREA (GROSS)	STORAGE AREA
UNIT TYPE D 1 BED DUPLEX	16	4.3%	1 (+1 per 4 visitor)	57	3.7
UNIT TYPE E1 2 BED DUPLEX	26	6.9%	1 (+1 per 4 visitor)	82	6
UNIT TYPE E2 2 BED DUPLEX	8	2.1%	1 (+1 per 4 visitor)	82	6
UNIT TYPE F1 3 BED DUPLEX	10	2.7%	1 (+1 per 4 visitor)	113	9.8
UNIT TYPE F2 3 BED DUPLEX	8	2.1%	1 (+1 per 4 visitor)	113	9.8

UNIT TYPES E1 (2B) & F1 (3B) DUPLEX UNITS : DETAILED DESIGN

2 BED & 3 BED DUPLEX 3 STOREY

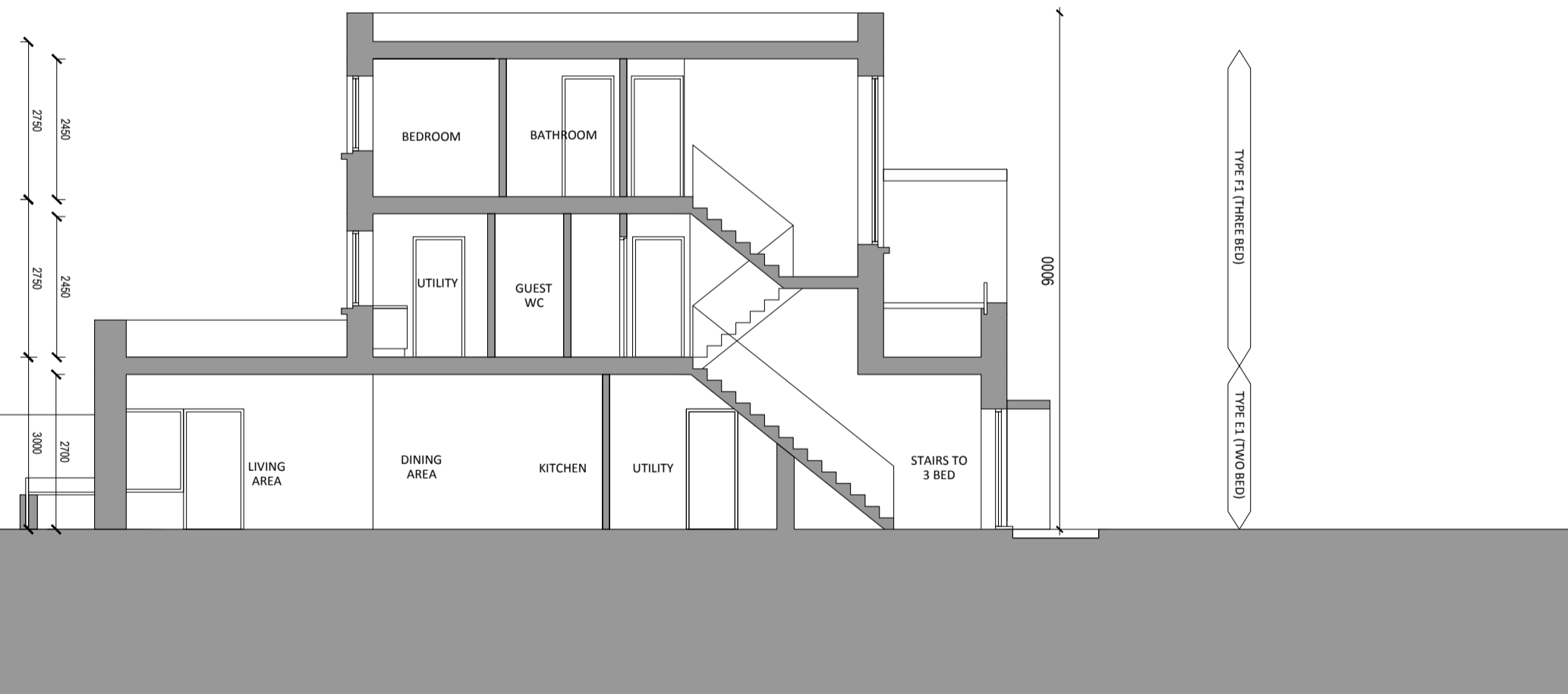
PLOT CURTLAGE

- THREE STOREY DUPLEX BLOCK. 2 BEDROOM APARTMENT ON GROUND LEVEL. 3 BEDROOM APARTMENT ON LEVEL 01 & 02.
- ALL OWN DOOR UNITS. PRIVATE TERRACE AND GARDEN FOR GROUND FLOOR UNIT TO REAR ON MOST UNITS. PRIVATE BALCONY FOR UPPER UNIT AT FRONT ON ALL UNITS.
- COMMUNAL BIKE AND BIN STORE
- COMMUNAL OPEN SPACE TO REAR OF SOME DUPLEX UNITS.

MATERIALITY

- (A) SELECTED BRICK FINISH (IBSTOCK BISCUIT COLOURED BUFF / RED / GREY BRICK)
- (B) SMOOTH PAINTED PLASTER FINISH
- (C) SMOOTH FIBER CEMENT TILE (THRUTONE BLUE GRAY)
- (D) ALU-CLAD TIMBER DOUBLE GLAZED WINDOWS
- (E) EXTERNAL TIMBER GATES / CONCRETE POST & TIMBER PANEL GARDEN WALLS (WITH BLOCKWORK WALL TO REAR)
- (F) SELECTED GREY ALUMINIUM FINISH
- (G) OPAQUE GLASS
- (H) PIGMENTED DASH RENDER FINISH

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



TYPICAL SECTION A-A

E1/F1

E1/F1

E2/F2

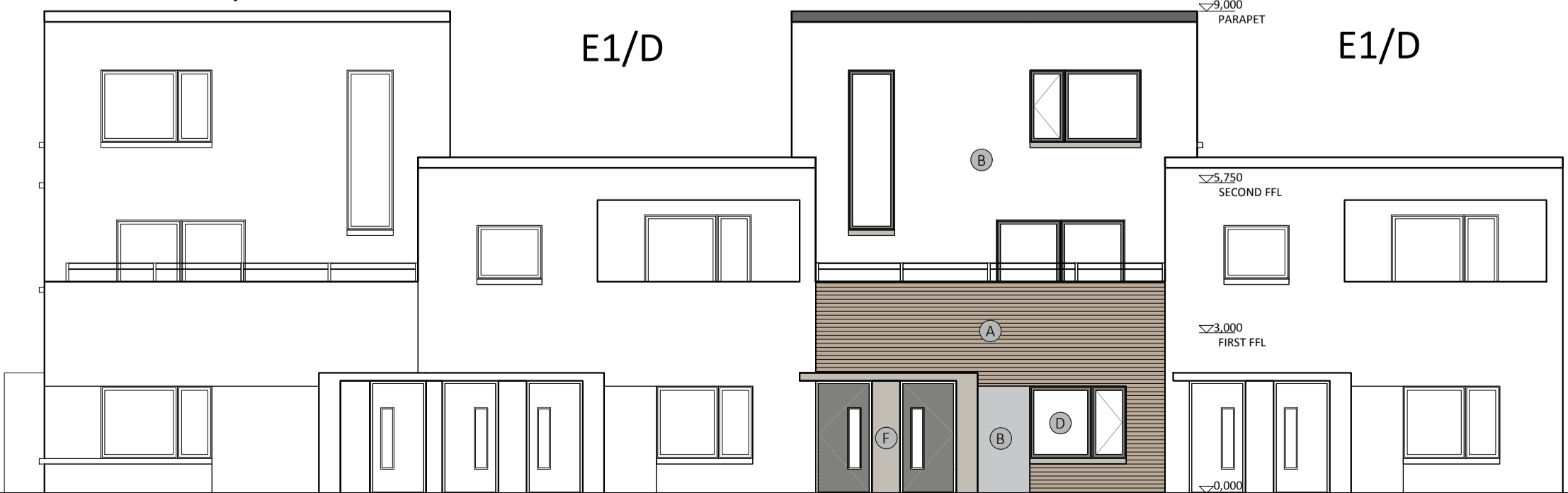
E1/D

E1/D

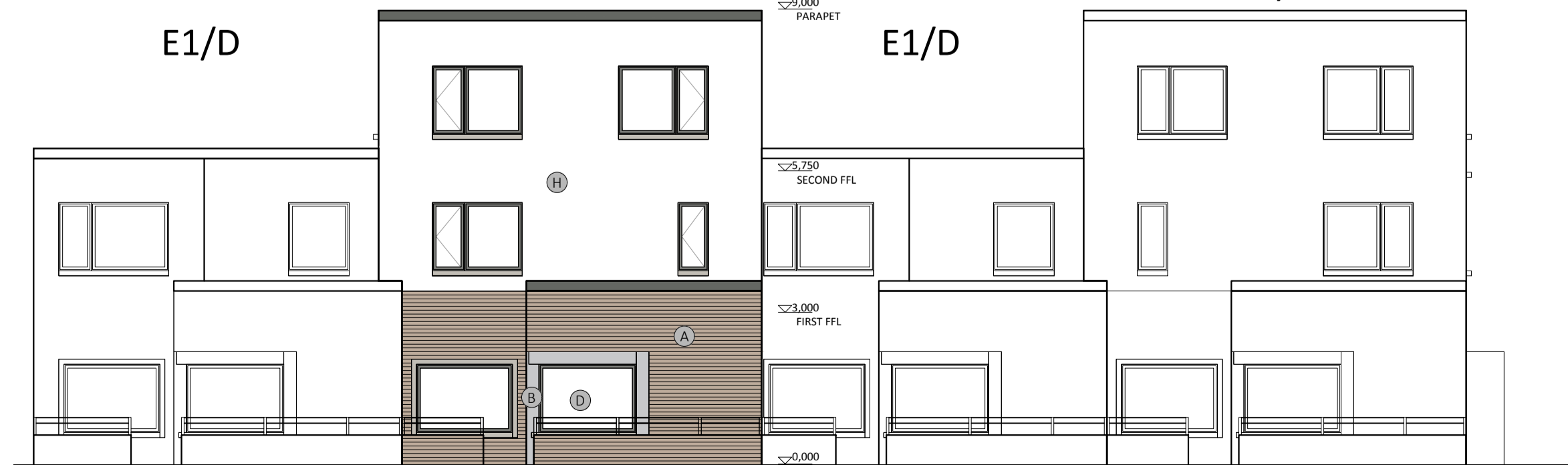
E1/D

E1/D

E2/F2



FRONT ELEVATION



REAR ELEVATION

REV	DATE	CHK BY	DESCRIPTION
A	JULY 19	SG	RKD SUBMISSION

BALLYMOUNT PROPERTIES LTD.

STATUS **PLANNING**

PROJECT RESIDENTIAL AND NEIGHBOURHOOD CENTRE DEVELOPMENT (PHASE 1)

PROJECT ADDRESS FORMER MAGEE BARRACKS SITE KILDARE TOWN

DWG TITLE UNIT TYPES E1 (2B) & F1 (3B) : DUPLEX UNITS DETAILED DESIGN

DWG NO A1131

REV PROJECT NO SCALE
A 18166 1:100

DATE 16/07/2019 DRN CB CHK SG

