

All dimensions to be checked on site. Figured 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.

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Notes:

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 E2 (2B) & F2 (3B) DUPLEX UNITS : DETAILED DESIGN

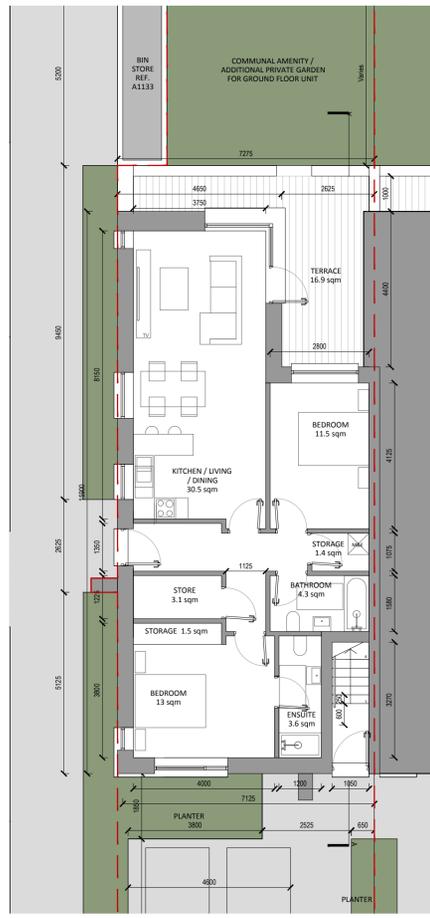
2 BED & 3 BED DUPLEX 3 STOREY (SIDE ACCESS)

PLOT CURTLAGE

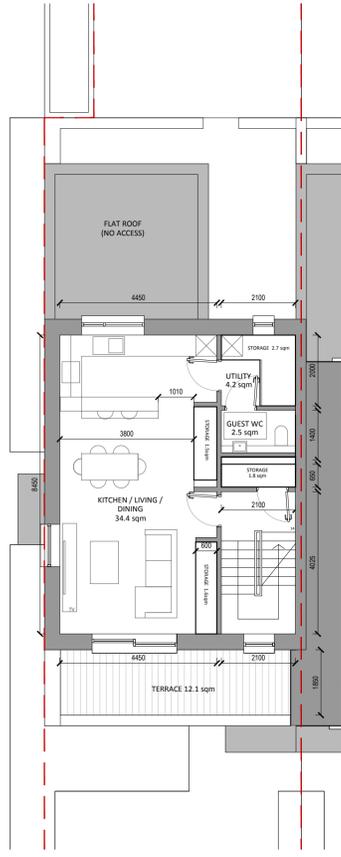
- CORNER UNIT DUPLEX BLOCK. ENTRANCE AND GLAZING TO CORNER.
- THREE STOREY DUPLEX BLOCK. 2 BEDROOM APARTMENT ON GROUND LEVEL. 3 BEDROOM APARTMENT ON LEVEL 01 & 02.
- ALL OWN DOOR UNITS. PRIVATE TERRACE AND GARDEN FOR GROUND FLOOR UNIT TO REAR ON MOST UNITS. PRIVATE BALCONY FOR UPPER UNIT AT FRONT ON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

MATERIALITY

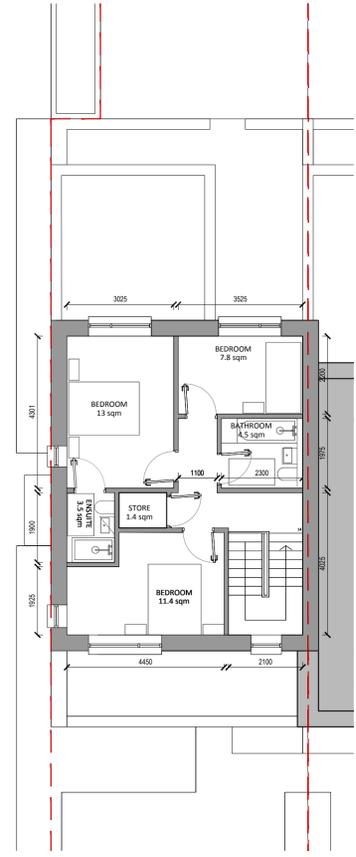
- (A) SELECTED BRICK FINISH (IBSTOCK BISCUIT COLOURED BUFF / RED / GREY BRICK)
- (B) SMOOTH PAINTED PLASTER FINISH
- (C) SMOOTH FIBER CEMENT TILE (THRUTONE BLUE GRAY)
- (D) ALU-CLAD TIMBER DOUBLE GLAZED WINDOWS
- (E) EXTERNAL TIMBER GATES / CONCRETE POST & TIMBER PANEL GARDEN WALLS (WITH BLOCKWORK WALL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



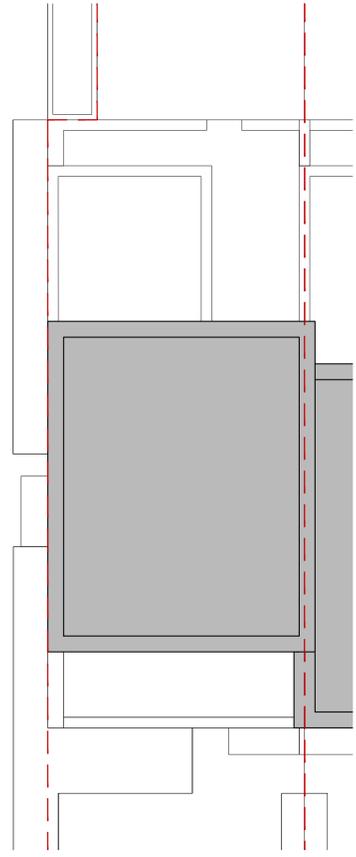
GROUND FLOOR PLAN TYPE E2



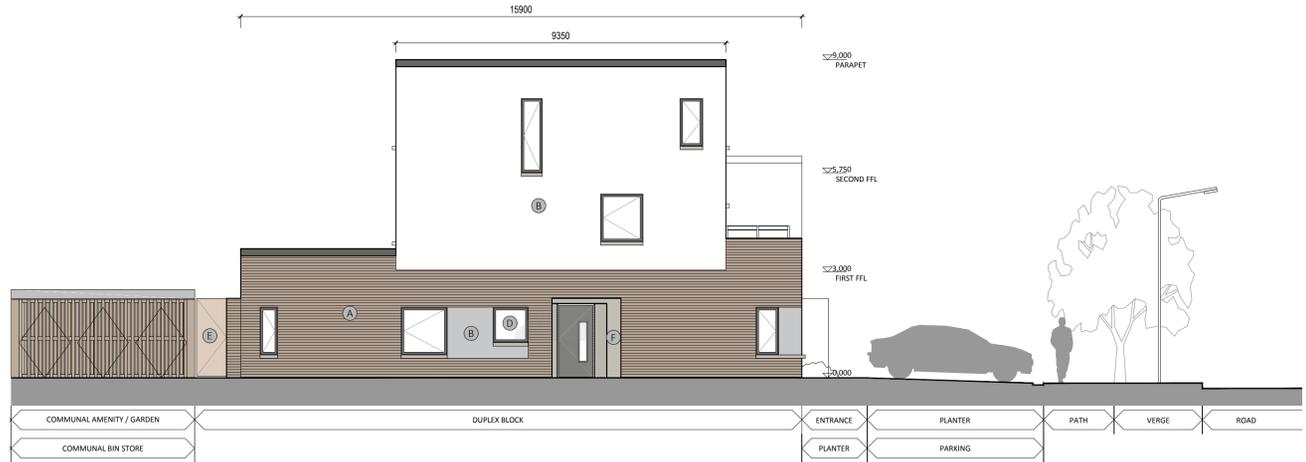
FIRST FLOOR PLAN TYPE F2



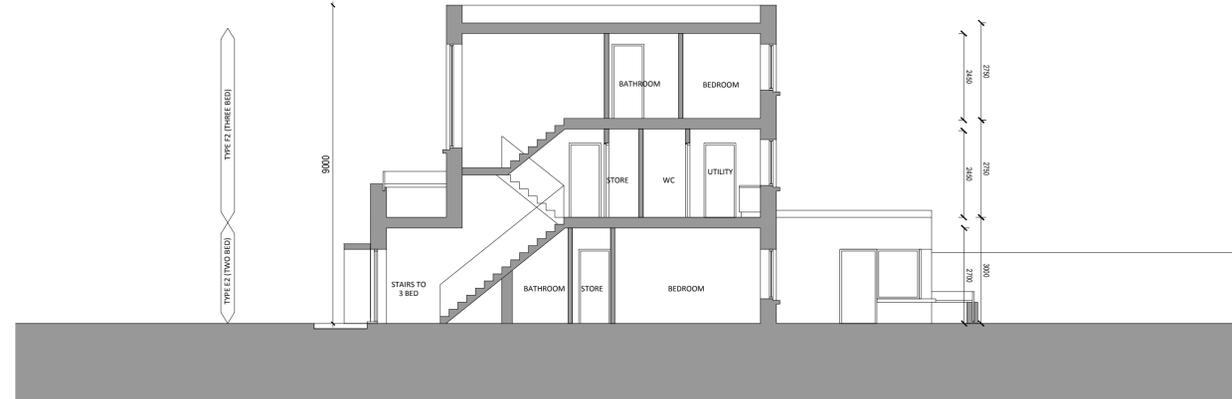
SECOND FLOOR PLAN TYPE F2



ROOF PLAN



SIDE ELEVATION



TYPICAL SECTION A-A



FRONT ELEVATION



REAR ELEVATION

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

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 E2 (2B) & F2 (3B) : DUPLEX UNITS DETAILED DESIGN (SIDE ACCESS)

DWG NO: A1132

REV: A PROJECT NO: 18166 SCALE: 1:100

DATE: 16/07/2019 DRN: CB CHK: SG

