

Note:  
 Do Not Scale  
 Use Figured Dimensions Only  
 All Dimensions to be checked on site  
 Original Drawing Size: A1 (L)

- MATERIAL LEGEND**
- 01 White Render
  - 02 Roof: Tile to match existing adjacent houses
  - 03 Windows: AluClad Timber (uPVC)
  - 04 Sliding Doors: AluClad Timber (uPVC)
  - 05 Front Door: Timber/Glass Top Panel
  - 06 Foyer/Sofa: Board Black
  - 07 Louvers: Timber (partitions/feature)
  - 08 Driveway: Permeable Stone
  - 09 Boundary Existing (1100mm Block Wall and 1500mm Hedge)
  - 10 Boundary Proposed (1000mm Block Wall and 1800mm Hedge)
  - 11 Hedge Proposed
  - 12 Grass

- DEVELOPMENT LEGEND (SITE PLANS)**
- Proposed Development Works (Structure to be Demolished (N/A))

- DRAINAGE**
- Foul Water Drainage (Existing connection to be retained)
  - Surface Water Drainage

NOTE: It is proposed to capture all surface water runoff within the site and divert same to a subterranean pre-cast concrete attenuation tank located in the garden of this property. The water will be released in a controlled way to mitigate against flooding.

**SCHEDULE OF AREAS / SPACE PROVISIONS**

PROPOSED 2 BED 4 B/H HOUSE  
 SITE AREA (GROSS): 3000 sq.m (0.69) HECTARES  
 BLUE LINE AREA: 1600 sq.m (0.37) HECTARES  
 PROPOSED NEW SITE AREA (LOCAL ROADWAY): 2000 sq.m

**AREAS**  
 FIRST FLOOR: 46.0 sq.m  
 GROUND FLOOR: 96.0 sq.m  
 TOTAL: 142.0 sq.m  
 B4a Req: 3000 sq.m (SDCC-DF)  
 B4a Req: 8000 sq.m (GHSCL)

MARKET LIVING ROOM: 15.0 sq.m  
 B4a Req: 1300 sq.m (GHSCL)

AGGREGATE QUADRUPLE ASPECT LIVING AREA: 36.0 sq.m  
 B4a Req: 3000 sq.m (GHSCL)

AGGREGATE BEDROOM AREA: 38.0 sq.m  
 B4a Req: 2800 sq.m (GHSCL)

**BEDROOM AREAS**  
 BEDROOM (DOUBLE): 13.0 sq.m (B4a Req: 1300 sq.m GHSCL)  
 BEDROOM (SINGLE): 10.0 sq.m (B4a Req: 7000 sq.m GHSCL)  
 BEDROOM (SINGLE): 6.0 sq.m (B4a Req: 7000 sq.m GHSCL)

**STORAGE**  
 FIRST FLOOR: 2.0 sq.m  
 GROUND FLOOR: 2.0 sq.m  
 TOTAL: 4.0 sq.m  
 B4a Req: 4000 sq.m (GHSCL)

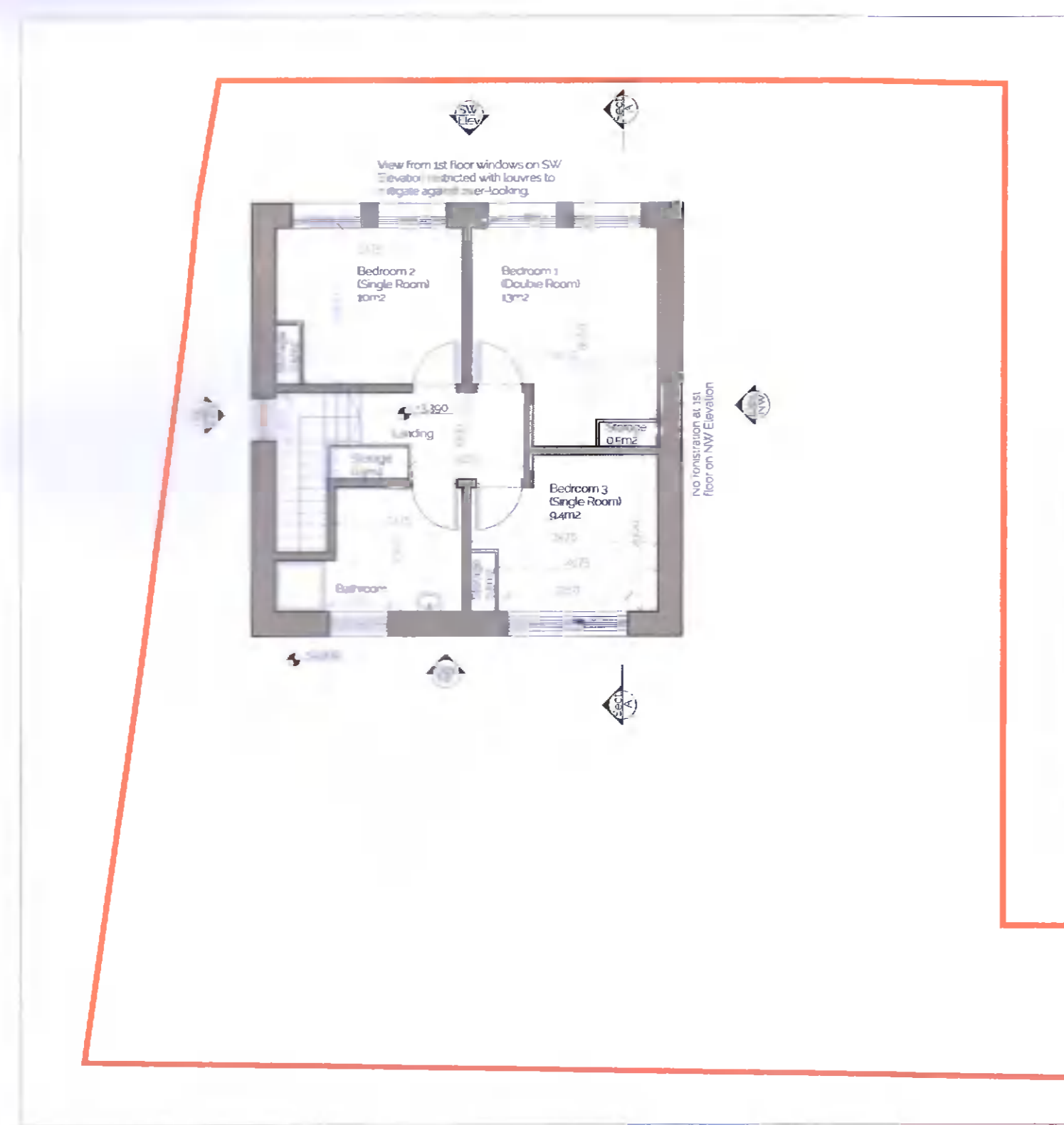
**KITCHEN STORAGE VOLUME: 2.0 m<sup>3</sup>**  
 B4a Req: 2.0 m<sup>3</sup> (GHSCL)

PRIVATE AMENITY AREA TOTAL: 1500 sq.m  
 PRIVATE AMENITY AREA BEHIND FRONT PROPERTY LINE: 700 sq.m  
 B4a Req: 6000 sq.m (GHSCL-DF)

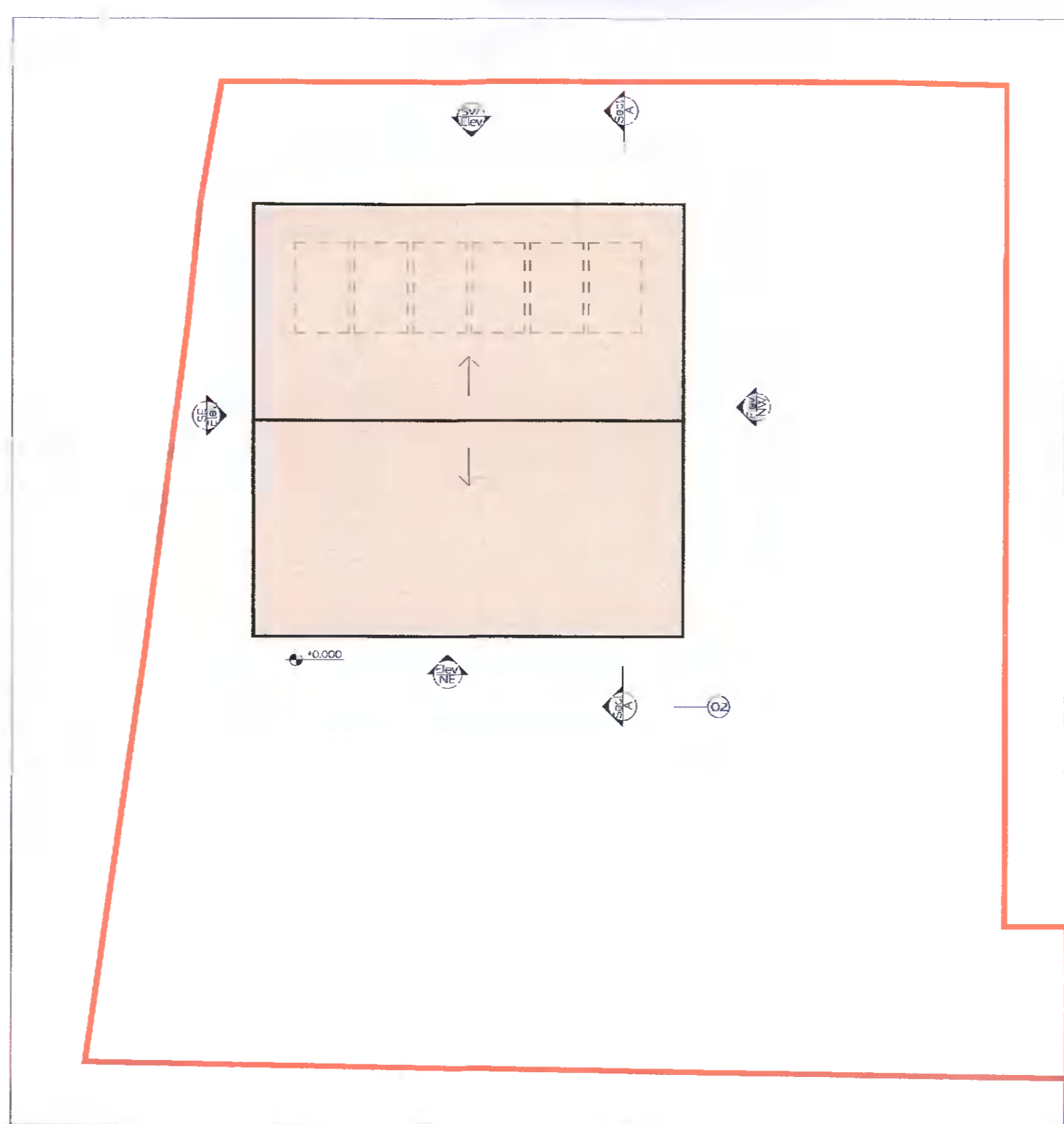
**ABBREVIATIONS**  
 SDCC-DF: SOUTH DUBLIN COUNTY COUNCIL DEV. PLAN  
 GHSCL: QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES



Ground Floor Plan



First Floor Plan



Roof Floor Plan

Date	Rev.	Description	Approved By	Date	Rev.	Description	Approved By	Date	Rev.	Description	Approved By	Project	Subject	Architects	Sort Code	Drawing Number	Rev.	Date	Scale
												42 Whitehall Road, Terenure, Dublin	Plans - Proposed	SONAA Architects www.SONAA.com	A/42WHR	0210	A	MARCH 2022	1:100 @ A1

**PLANNING**