



Notes  
Do Not Scale  
Use Figured Dimensions Only  
All Dimensions to be checked on site  
Original Drawing Size A3 B3

- MATERIAL LEGEND**
- Proposed Materials
- 01 White Render
  - 02 Roof Tiles to match existing adjacent houses
  - 03 Windows: Alu-clad Timber (white)
  - 04 Sliding Door: Alu-clad Timber (white)
  - 05 Front Door: Timber/Glass Top Panel
  - 06 Floor: Softboard (Black)
  - 07 Floor: Timber (German Larch)
  - 08 Driveway: Formable Stone
  - 09 Louvre: Existing (Storm Block Wall and Storm Hedge)
  - 10 Boundary: Proposed (Storm Block Wall and Storm 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 run off within the site and divert same to a subterranean pre-cast concrete attenuation tank located in the garden of the property. The water will be released in a controlled way to mitigate against flooding.

**SCHEDULE OF AREAS / SPACE PROVISIONS**

PROPOSED 3 BED LPH HOUSE  
SITE AREA (RED LINE) 390m<sup>2</sup> (10.96 HECTARES)  
BLUE LINE AREA (EXISTING HOUSE) 112.5m<sup>2</sup>  
PROPOSED NEW SITE AREA (LEGAL BOUNDARY) 290m<sup>2</sup>

**AREAS**

FIRST FLOOR: 48.3m<sup>2</sup>  
GROUND FLOOR: 54.9m<sup>2</sup>  
TOTAL: 103.2m<sup>2</sup>  
Min. Req. 90m<sup>2</sup> SDCC-DPI  
Min. Req. 63m<sup>2</sup> GHSCJ

MAIN LIVING ROOM: 35.4m<sup>2</sup>  
Min. Req. 30m<sup>2</sup> GHSCJ

AGGREGATE QUADRUPLE ASPECT LIVING AREA: 96.6m<sup>2</sup>  
Min. Req. 30m<sup>2</sup> GHSCJ

AGGREGATE BEDROOM AREA: 35.4m<sup>2</sup>  
Min. Req. 30m<sup>2</sup> GHSCJ

**BEDROOM AREAS**

BEDROOM 1 (DOUBLE): 13.0m<sup>2</sup> (Min. Req. 13m<sup>2</sup> GHSCJ)  
BEDROOM 2 (SINGLE): 10.0m<sup>2</sup> (Min. Req. 10m<sup>2</sup> GHSCJ)  
BEDROOM 3 (SINGLE): 12.4m<sup>2</sup> (Min. Req. 12m<sup>2</sup> GHSCJ)

**STORAGE**

FIRST FLOOR: 5.9m<sup>2</sup>  
GROUND FLOOR: 2.9m<sup>2</sup>  
TOTAL: 8.8m<sup>2</sup>  
Min. Req. 6m<sup>2</sup> GHSCJ

KITCHEN STORAGE VOLUME: 2.9m<sup>3</sup>  
Min. Req. 2.3m<sup>3</sup> GHSCJ

PRIVATE AMENITY AREA TOTAL: 15.0m<sup>2</sup>  
PRIVATE AMENITY AREA (BEHIND FRONT PROPERTY): 1.0m<sup>2</sup>  
Min. Req. 6m<sup>2</sup> SDCC-DPI

**ABBREVIATIONS**

SDCC-DPI: SOUTH DUBLIN COUNTY COUNCIL DEVELOPMENT PLAN  
GHSCJ: QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES

Site Plan - Proposed

**PLANNING**

Date	Rev.	Description	Approved By	Date	Rev.	Description

  

Approved By	Date	Rev.	Description

  

Approved By	Project	42 Whitehall Road, Terenure, Dublin
Subject	Site Plan - Existing	
Architects	SONAA Architects	www.SONAA.com

Sort Code	Drawing Number	Rev.
A/42WHR	0101	A

  

Date	Scale
MARCH 2022	1:200 @ A1