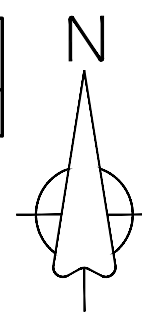




- PLANNING REF: LA04/2018/2099/F -
SITE AREA: 0.97 HECTARES

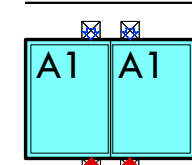


Notes:
* All driveways are designed with a soft landscaping strip finished at approximately the same level to facilitate future widening to achieve a potential wider car-parking space width of 3.3m over it's entire length.

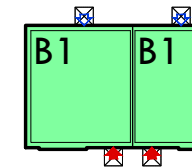
* Due to the topography of the land, gradients to driveways / car-parking spaces exceed 1:60 (approx. 1:12.5) in the majority of cases. Levels indicated on driveways are shown at the back of the footway and at 5m intervals. The principal approach route between parking spaces to pathway around dwelling also exceeds 1:60.

* The approach to all entrances shall be level (no gradient exceeding 1:60) complete with a level external landing area (1.2x1.2m) at each entrance and level access threshold (max. 15mm upstand).

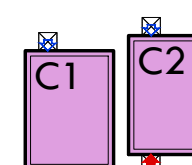
HOUSING MIX



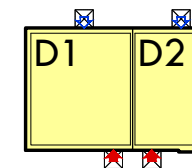
- HOUSE TYPE A1 -
3 Person - 2 Bedroom Semi-Detached
Gross Floor Area = 75.48m²
8No.



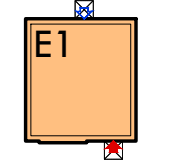
- HOUSE TYPE B1 -
5 Person - 3 Bedroom Semi-Detached
Gross Floor Area = 99.72m²
8No.



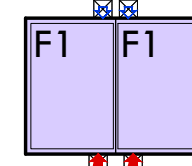
- HOUSE TYPE C1+C2 -
3 Person - 2 Bedroom Detached
Gross Floor Area = 76.12m²
C1 - 4No.
C2 - 2No.



- HOUSE TYPE D1+D2 -
5 Person - 3 Bedroom Semi-Detached
Gross Floor Area = 99.72m²
D1 - 1No.
D2 - 1No.



- HOUSE TYPE E1 -
5 Person - 3 Bedroom Detached
Gross Floor Area = 100.40m²
1No.



- HOUSE TYPE F1 -
6 Person - 4 Bedroom Semi-Detached
Gross Floor Area = 116.05m²
4No.

TOTAL NUMBER OF DWELLINGS:- 29

LEGEND:-

- Denotes 1.8m high facing brick feature wall to match house elevations
- Denotes 1.8m high VCB timber fence
- Denotes low level wall with 1.8m high VCB timber fence
- Denotes low level wall with 1.2m high galv. steel railings
- Denotes dwarf wall kerb used at changes of level
- Denotes flat top pin kerb
- Denotes 2-3m high Allan Modular Block retaining wall system
- Denotes 2-3.5m high "GreenFace" reinforced soil retaining system complete with face cover planting
- Denotes grass areas
- Denotes asphalt finish to roadway / footpath
- Denotes brushed concrete finish to paths
- Denotes bitmac finish to driveways / paths
- Denotes shrub planting
- Denotes feature tree planting
- Denotes existing ground levels
- Denotes proposed ground levels
- Denotes front door level access - entrance
- Denotes rear door level access
- Denotes tactile paving
- Denotes wheelie bin positions
- Denotes washing line position

Proposed Site Layout
Scale: 1:250

MDF ARCHITECTURE

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Drawing Status: Sketch | Planning | Tender | Construction