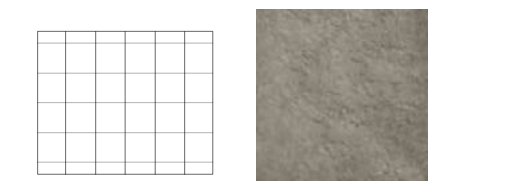


- MATERIALS**
- Roof : Natural 'metamorphic' Roofing Slate - Colour Grey / Black - Size 500 x 250. Detailing. Eaves overhang horizontal soffit with gable barge boards. Coloured dry verge roof trims, grey steel gutters and down pipes
  - Walls : Facing brick or through coloured render as indicated
  - Windows : Coloured upvc RAL 7047
  - External Doors : Singles - Composite material, Multiples - Coloured aluminium,



Private access paths and hard surfacing Marshalls Firedstone Garden Paving Pack : Dusk paths not indicated for clarity - Extent and dimensions to NHBC or other warranty provider requirements.



Access points into dwellings / garages

- Primary
- Secondary

External boundary western edge 1800h Close boarded timber fence with garden access gates P 5 & 6



Incoming Services / meters (for water see foundation plan)

- Gas
- Elec
- Comms



Surfaces of Shared Drives and pathways and private parking spaces



**Parking Provision**

All dwelling - Minimum Provision spaces / dwelling  
4 cycle spaces within garden store

Garden Ancillary

Bin storage on solid base Provision to TBC requirements

Cycle store secure store for 4 cycles

Washing line (indication of position only)

Landscaping - Refer to other drawings for detail planting and maintenance specifications

SW attenuation tank min. capacity 29m3  
connection to existing sw drain via control chamber  
outfall limited to 5l/s Final tank dimensions and location to be confirmed

**Racecourse Garage Development**

Plot	House Type	Area (sm)
1	A	134.8
2	B	133.96
3	B (Handed)	133.96
4	C	142.16
5	D	95.6
	6 D (Handed)	95.6
	total (sm)	736.08
	total (sq ft)	7920

**CLIENT**  
Marcus Hawtin Builders Ltd

**PROJECT**  
Residential Development

**DRAWING TITLE**  
Site Layout

**SITE**  
Racecourse Garage Site  
Cheltenham Road Bishops Cleeve

SCALES / PAPER SIZE : 1:200 @ A1  
DATE : Feb 2021

**DWG NO** 1249.02

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**WORK TO FIGURED DIMENSIONS ONLY DO NOT SCALE FROM DRAWING** CHECK DIMENSIONS ON SITE BEFORE COMMENCING WORK. DISCREPANCIES AND/OR AMBIGUITIES BETWEEN SITE DIMENSIONS, THIS DRAWING AND INFORMATION GIVEN ELSEWHERE TO REPORTED TO STEVE MITCHELL BUILDING DESIGN FOR CLARIFICATION BEFORE PROCEEDING

ALL WORKS TO BE READ IN CONJUNCTION WITH SPECIFICATION AND ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH LATEST BRITISH STANDARDS / CODES OF PRACTICE AND MANUFACTURERS RECOMMENDATIONS THIS DRAWING TO BE READ IN CONJUNCTION WITH ANY OTHER SPECIALIST CONSULTANT OR SUPPLIERS / MANUFACTURERS DRAWINGS. ENSURE COMPLIANCE WITH ANY CONDITIONS NOTED WITHIN WITH LOCAL AUTHORITY PLANNING AND BUILDING REGULATION APPROVAL NOTICES. FINAL OPENING SIZES / DIMENSIONS OF PRE-FABRICATED UNITS TO BE CONFIRMED BY MANUFACTURER / INSTALLER PRIOR TO MANUFACTURE OR FORMING OF OPENINGS