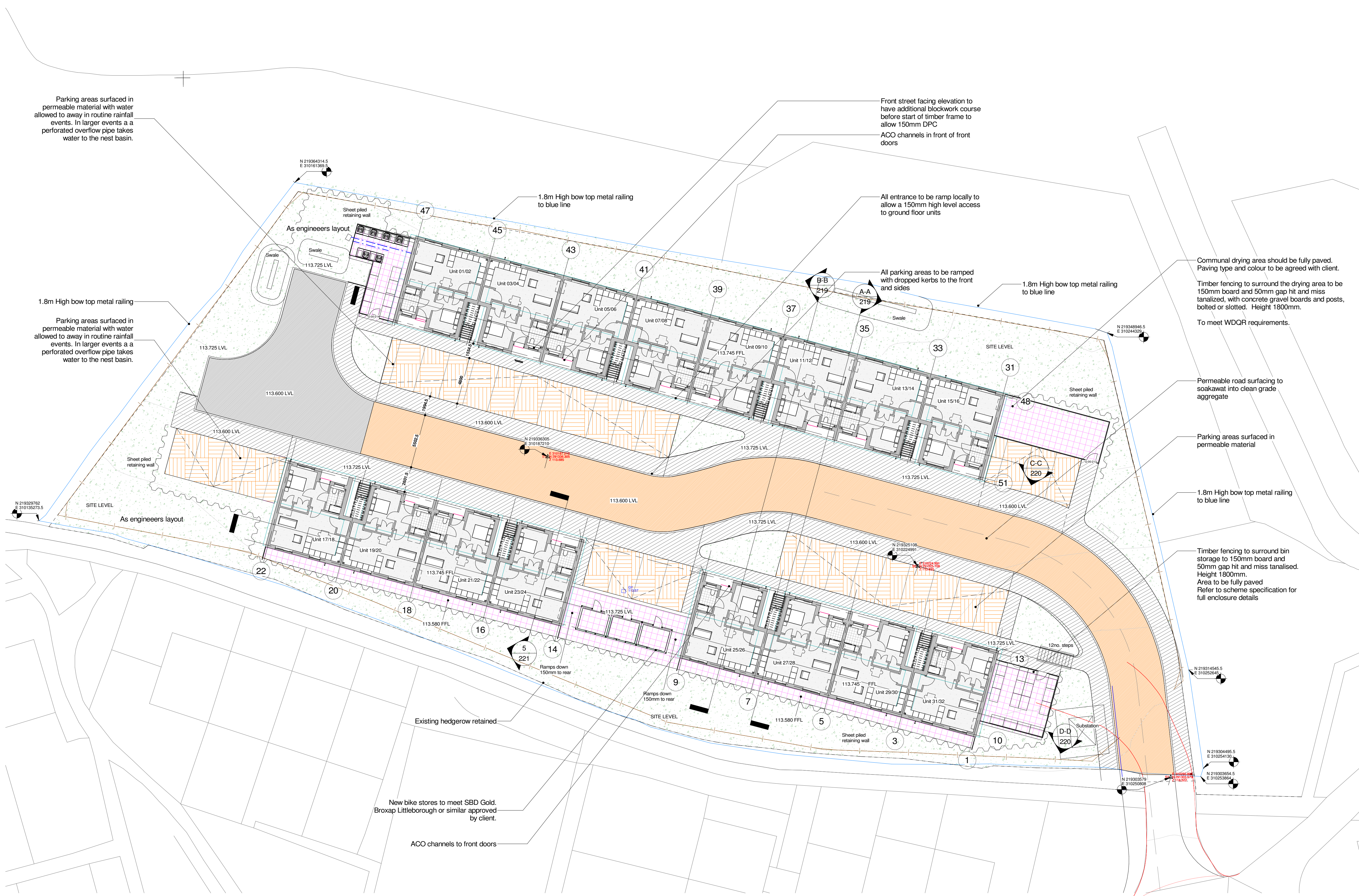


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Any discrepancies should be reported immediately.

Any surveyed information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by a fixed dimension. All dimensions are in millimetres unless noted otherwise.



Parking areas surfaced in permeable material with water allowed to away in routine rainfall events. In larger events a perforated overflow pipe takes water to the nest basin.

1.8m High bow top metal railing
Parking areas surfaced in permeable material with water allowed to away in routine rainfall events. In larger events a perforated overflow pipe takes water to the nest basin.

Front street facing elevation to have additional blockwork course before start of timber frame to allow 150mm DPC
ACO channels in front of front doors

All entrance to be ramp locally to allow a 150mm high level access to ground floor units

All parking areas to be ramped with dropped kerbs to the front and sides

Communal drying area should be fully paved. Paving type and colour to be agreed with client.
Timber fencing to surround the drying area to be 150mm board and 50mm gap hit and miss tanalized, with concrete gravel boards and posts, bolted or slotted. Height 1800mm.
To meet WDQR requirements.

Permeable road surfacing to soakaway into clean grade aggregate

Parking areas surfaced in permeable material

1.8m High bow top metal railing to blue line

Timber fencing to surround bin storage to 150mm board and 50mm gap hit and miss tanalised. Height 1800mm. Area to be fully paved. Refer to scheme specification for full enclosure details

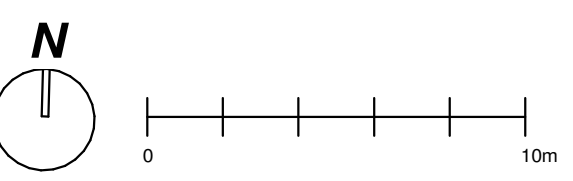
Existing hedgerow retained

New bike stores to meet SBD Gold. Broxap Littleborough or similar approved by client.

ACO channels to front doors

Site Plan

1 : 200



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Landscaping Notes:

Topsoil: provide approved quality top soil minimum 150 to receive turf, minimum 300 deep to receive shrubs but increased to receive trees.
Increase depth of topsoil where required in accordance with geotechnical report and recommendations.
Topsoil obtained from site or imported topsoil shall comply with the requirements of BS3882, be of neutral soil reaction and reasonably free from stones. The maximum size of stones shall be 25mm in any one direction. The soil should be reasonably free of excessive quantity of weed seeds, roots or perennial weeds, and be free of sticks, subsoil and foreign matter.
A suppressant membrane should be incorporated to all communal landscape/planting areas.
Provide landscaping as detailed on the drawings and to the requirements of the Local Authority.

Architectural feature trees with stunted growth. Contractor to provide tree-labelling scheme for each tree with annual maintenance plan and procedures.
All shrubs to be container grown to comply with BS 3936 Part 1: 1992 and Part 10: 1990. The use of bark mulch to be avoided.
Plants and trees shall have labels attached to each tree or shrub with labels clearly marked with species and variety. All shrubbed areas to have chestnut paling temporary fencing to protect shrub beds for first 12 months, fence to be removed at end of the rectification period. Allow for cutting back overgrown hedge/shrubbed areas, leave tidy and remove arisings over the period. All areas to be maintained by the Constructor in accordance with Specification Q31 until the end of the Defects Liability period

Refer to landscape designers drawings for tree planting and species

Public road and Parking Areas Notes:

Construct to adoptable standards as indicated on drawings and to be adopted by the Local Authority.
Provide dropped kerbs where pedestrian routes traverse roads and parking areas.
Ensure that parking areas are adequately drained so that ponding does not occur.
Surface finishes to adopted areas to comply with Local Authority requirements.

Provide traffic calming provision and street lighting as required by the Local Authority.
Kerb upstand to rear of parking bays.
Where parking bays adjoin a fence ensure the vehicle is prevented from damaging the fence, by means of a metal barrier on posts, kerb inset into parking space at wheel position, or shrubbed margin between.

Refer to civils specifications and drawings

Pavements & Crossover Notes:

Construct to Adoptable Standards for Adoption.
Type: Bitumen macadam.
Road kerbs: precast concrete kerbs to bitumen macadam roads.
Low rise kerbs to be laid across the car parking areas.
Low rise kerbs to be laid at pedestrian road crossover points.

Refer to civils specifications and drawings

Unit Numbering:

Upstairs units are even numbers
Ground floor units are odd numbers

To be coordinated with Engineers external works layout DWG 021

- Pedestrian Walkway
- Permeable adopted highway
- Tarmac adopted highway
- Grass
- Permeable paving
- Concrete Pavers

Landscaping Key

1 : 200

K - Building Regs Revisions - 04.04.24
J - General Revisions - 14.03.24
I - General Revisions - 11.03.24
H - General Revisions - 01.03.24
G - St Boundary Added - 14.02.24
F - Levels amended - 12.02.24
E - ACO channels added, FFLs Updated - 08.02.24
D - Sections Updated - 02.02.24
C - Building Size Amended - 23.01.24
B - Retaining Wall Text Removed - 22.01.24
A - Drainage and Bins Updated, IC added - 19.01.24

Project :- Proposed Residential Development, Robert Owen House	
Drawing Status :- Stage 4	Drawing Title :- Proposed Site Plan
Scale :- 1 : 200	Date :- 02.02.24
Drawn by :- @AI	Checked :- RL
Drawing No :- Y072.4.1.200	Rev :- K