Existing1800mm high post and rail fence

1800mm high Rendered block wall. Construction details to SE drawings

1800mm high Rendered block wall. Construction details to SE drawings

Lawn Area

Lawn Area

Lawn Area

Lawn Area

Lawn Area

Patio Area

Patio Area

Patio Area

Patio Area

Patio Area

1.37m

Kitchen

Dining

WC

U/S Store

UP

Entrance Hall

PLOT 1

Living Room

FFL to be min 300mm above the finish level of the back of footway of Holmes Street

PLOT 2

Living Room

FFL to be min 300mm above the finish level of the back of footway of Holmes Street

PLOT 3

Living Room

FFL to be min 300mm above the finish level of the back of footway of Holmes Street

PLOT 4

Living Room

FFL to be min 300mm above the finish level of the back of footway of Holmes Street

PLOT 5

Living Room

FFL to be min 300mm above the finish level of the back of footway of Holmes Street

2.24m

0.90m

2.60m

BIN STORE ARE

Path

3.40m

Parking Area

5.60m

Grass

2.20m

2.97m

8.60m

2.10m

Footway reinstatement Construction to Highways Specification

Footway reinstatement Construction to Highways Specification

25.31m

Kerbs to be lowered with two taper kerbs and 26 center lowered kerbs to highways dropped kerb specification

NOTE: to lower the drop kerd and formation of new access, builder needs to consult the Highways department for S278 work (formation of new access or alteration to the existing public highways)

KEY TO LANDSCAPE PLAN

- Footway Construction to Highways Specification
- Reinstate Footway Construction to Highways Specification
- Permeable Tarmac Area in black colour
- Natural Grass to the gardens
- 1600mm High Shrubs - 450 Species
- Lower Level Flower Beds
- Concrete Flag area (450x450 for Ramps)
- Proposed 1800mm high Timber Fence with concrete post
- 900mm high Fence
- 1800mm high Rendered block wall. Construction details to SE drawings
- 1800m high Timber Gate
- Existing1800mm high Fence with concrete post
- Existing1800mm high post and rail fence
- 50x150mm concrete edging /pin Kerb

notes

This drawing is subject to a detailed building and site survey, therefore no guarantee of its accuracy can be given.
This drawing has been draughted in accordance with the clients design requirements.
All areas are approximate and are subject to a detailed building and site survey and further design development.
All dimensions should be checked prior to commencement of construction on site. Measurements should not be taken off the drawing.

All dimensions shown are in millimetres (mm).

N

SITE BOUNDARY LINE

C2	Site plans for planning condition and setting out	25.08.18
C1	Spec updated to SAP assessor details	30.06.18
C0	B Regs Issue	06.05.18
PL0	Planning Issue	06.04.18

revisions

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D - design PL - planning PT - pre-tender
T - tender P - preliminary
C - construction R - record

CONSTRUCTION

MR JOHN NAJDAD

NEW BUILD DWELLINGS 25 HOLMES STREET, ROCHDALE, OL12 6AQ

SITE PLANS

LANDSCAPING AND SETTING OUT

scale	date	drawn	checked
1:50 @ A2	06.04.18	MH	AC

job no	(category) dwg no	revision
18-589	(16)001	C 2

Drawing measurements shall not be obtained by scaling. Verify all dims prior to construction. Immediately report any discrepancies on this drawing to Architect. This drawing shall be read in conjunction with associated specifications and related consultant's documents.