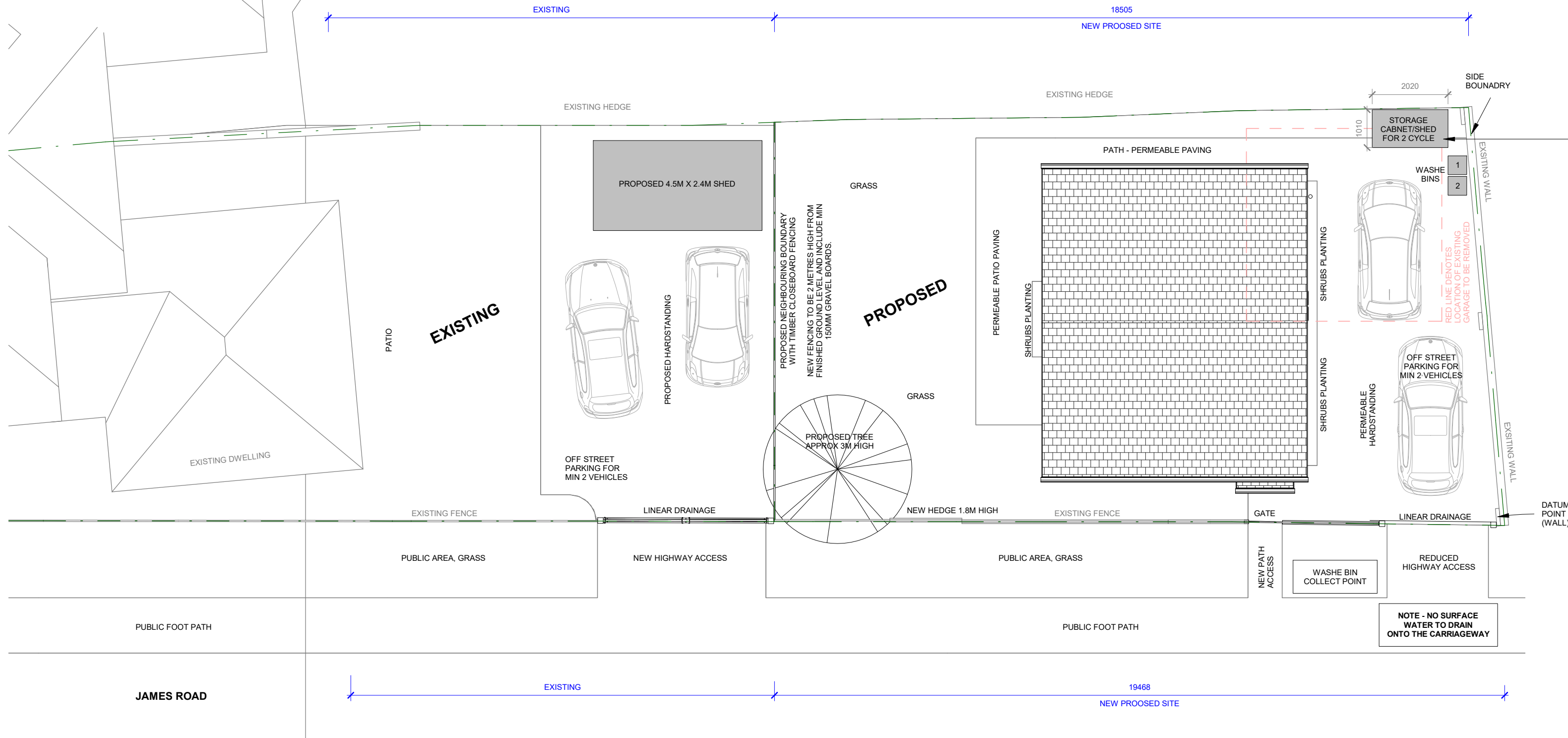


TOTAL PLOT SIZE: 206.44 M2
GARDEN AMENITY AREA: 152.54 M2
OFF ROAD PARKING AREA: 44.3 M2
CYCLE STORAGE: 1.8M2
DWELLING FOOTPRINT: 53.9 M2



USING THESE DRAWINGS:

MEASUREMENTS AND DIMENSION LISTED ON THE DRAWINGS ARE FOR SETTING OUT REFERENCE ONLY.
ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE BY THE BUILDING CONTRACTORS.
MEASUREMENTS AND DIMENSION LISTED ON THE DRAWINGS, SCALED FROM WALLS ARE FROM FINISHED WALL SURFACES I.E. RENDERED OR PLASTER FINISHED FACES. ANY ALLOWANCE IS TO BE MADE FOR WET TRADES. IF IN ANY DOUBT THE BUILDING CONTRACTOR SHOULD CONTACT THE ARCHITECT.

CDM COMPLIANCE

THE PROJECT WILL REQUIRE CDM COMPLIANCE.
NO WORK CAN START ON SITE UNTIL CDM COMPLIANCE IS IN PLACE.
PLEASE READ PRE-CONSTRUCTION PLAN (PCP) FOR TENDER AND PLANNING.
THE PRINCIPAL BUILDING CONTRACTOR WILL SUPPLY A CONSTRUCTION PHASE PLAN (CPP) AND MAINTAIN A SITE MANUAL (SM) & HEALTH AND SAFETY FILE (HSF) ON SITE. THE PRINCIPAL CONTRACTOR CAN REQUEST A CPP, SM & HSF FROM THE PRINCIPAL DESIGNER PRIOR TO STARTING ANY CONSTRUCTION WORKS. DURING THE CONSTRUCTION THE HEALTH AND SAFETY FILE MUST BE MAINTAINED AND ON FINISHING CONSTRUCTION PASSED TO THE CLIENT OR PRINCIPAL DESIGNER.
FOR TENDER THE PRINCIPAL CONTRACTOR IS TO ALLOW AN ESTIMATED FEE ALLOW OF £1500 FOR CDM COMPLIANCE AND DUTIES.

EXPECTATION OF PRINCIPAL BUILDING CONTRACTOR:

THE PROJECT IS TO BE CONSTRUCTED AS PER THE APPROVED DRAWINGS WITHOUT DEVIATION. ANY PROPOSED CHANGES TO THE DESIGN ARE TO BE DISCUSSED AND AGREED WITH THE ARCHITECT AND OR THE STRUCTURAL ENGINEER. THIS SHOULD BE DONE IN GOOD TIME AND BEFORE ORDERING ANY MATERIALS. IT IS NOT THE RESPONSIBILITY OF THE BUILDING CONTRACTOR(S) TO AGREE CHANGES TO THE DESIGN.
WHERE SPECIFIED MATERIALS AND OR SPECIALIST CONTRACTORS HAVE BEEN LISTED, THEY ARE TO BE USED AND INCLUDED WITHIN THE TENDER.
FOR TENDER THE BUILDING CONTRACTOR SHOULD CONTACT ANY LISTED SPECIALIST CONTRACTOR OR MATERIAL PROVIDER TO SEEK AND INCLUDE THE RIGHT ALLOWANCE WITHIN THE TENDER. THIS INCLUDES UNDERSTANDING THE PRODUCT REQUIREMENTS AND MAKE ALLOWANCE FOR LEAD TIMES.
IF AT ANY POINT BEFORE OR DURING THE PROJECT, THE BUILDING CONTRACTOR DOES NOT UNDERSTAND, HAVE THE KNOWLEDGE OR SKILLS TO BUILD WHAT IS REQUIRED AND WITHIN COMPLIANCE FOR CDM 2015 THEY SHOULD POINT THIS OUT TO THE DESIGN TEAM BEFORE CONTINUING.
INFORMATION AND GUIDANCE CAN BE REQUESTED FROM THE DESIGN TEAM AT ANY POINT.

GARAGE BIKE AND GARDEN STORE:

W: 1900MM (2020MM LID)
D: 900MM (1010MM LID)
H: 1330MM
2 ADULT BIKES + GARDEN EQUIPMENT
STORE BY PEDALBASE
www.thebikeshedcompany.com
OR EQUIVALENT



SITE PLAN

1 : 100

READ DRAWINGS IN CONJUNCTION WITH HIGHWAYS NOTES AND DETAILS

LPA PLANNING CONDITION:

ANY TREES OR PLANTS WHICH, WITHIN A PERIOD OF 5 YEARS FROM THE DATE OF PLANTING DIE, ARE REMOVED OR BECOME DAMAGED OR DISEASED SHALL BE REPLACED IN THE NEXT PLANTING SEASON WITH OTHERS OF THE SAME SPECIES, SIZE AND NUMBER AS ORIGINALLY APPROVED.

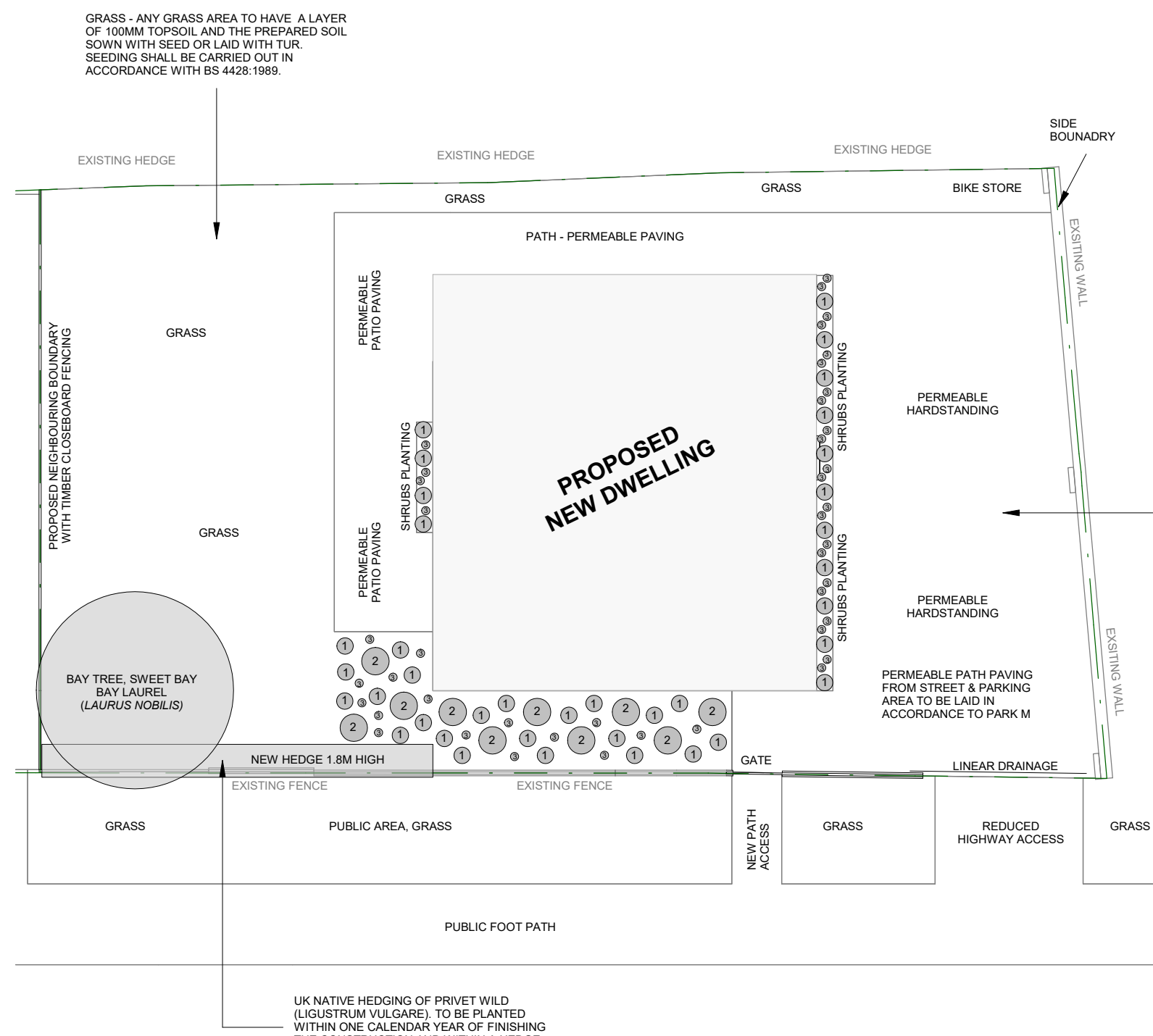
PLANTING SCHEME (FRONT BORDERS):

1. LAVENDER 'GOODWIN CREEK'
2. HEBE 'EMERALD GREEN'
3. AGAPANTHUS 'REGAL BEAUTY'

ALL PLANTING TO BE BELOW 600MM IN HEIGHT

GENERAL PLANTING NOTES - ALL AREAS

1. CONFIRM AND FLAG THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY LANDSCAPE WORK.
2. CARE SHOULD BE TAKEN TO PROTECT EXISTING TREES AND VEGETATION TO REMAIN. THE LANDSCAPE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES WITHIN THE LIMIT OF WORK AND IS RESPONSIBLE FOR ANY DAMAGE AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
3. NEWLY INSTALLED PLANTS SHOULD BE WELL WATERED DURING SUMMER MONTH. CONFIRM WITH CLIENT IF IRRIGATION SYSTEM IS NEEDED.
4. SOIL WITHIN THE PLANTING AREA SHALL BE AMENDED FOR PLANTING. TYPICALLY, ALL ROCKS AND OTHER DEBRIS ARE TO BE REMOVED, 6" OF GOOD COMPOST MIXED WITH GRADE SOIL, LIGHTLY COMPACT AND USE REMAINING COMPOST TO ACHIEVE FINISH GRADE.



DRIVE, PATH & PATIO AREAS:
BRADSTONE PANACHE BLOCK PAVING MIXED GREY SHADES

LANDSCAPING

1 : 100

0m 1m 2m 3m 4m 5m
VISUAL SCALE 1:100 @ A1

LABC REF:
PTV/19/04890



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Scale is correct when printed to the stated ISO size. Figured dimensions are to be used in preference to scaled sizes and all dimensions must be checked on site by the contractor before ordering materials and or commencing work. All dimensions in mm (millimetres) unless otherwise stated. The contractor is to ensure the works are inspected and completed to the satisfaction of the local authority. Compliance with building regulations or a party wall award / agreement is not to be assumed.

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Under the construction (design and management) regulations 2015 (CDM2015) all design work for both domestic and commercial development(s) are to conform to those regulations. E&EO.

Client(s):
Steven Kendall

Project:
Land behind 55 New Road, Havant PO9 1DD with access via James Road

Drawing Title:
SITE PLAN & LANDSCAPING

Project number: 0212
Date: 12/08/2019
Revision: Rev A
Drawn by: JJ
Project Status: Construction

C011
Scale 100% @ A1 1 : 100