PROPOSED 2 BED BUNGALOW - SITE AREA = 236.5m2 (GARDEN AREA = 100m2, BUILDING AREA + 58.5m2 GIA)

15

17

60

8723

9345

6080

1725

2150

10325

5100

920

14500

18000

NEW 2.0m HIGH CLOSE BOARDED FENCE AND 2m HIGH HEDGING - Berberis Red Leaf

NEW 2.0m HIGH CLOSE BOARDED FENCE AND 2m HIGH HEDGING- Berberis Red Leaf
EXISTING 1.8m high fence with NEW 2.0m HIGH CLOSE BOARDED FENCE
NEW TREE PLANTING TO THIS BOUNDARY

Bark Mulch

Field Maple Campestre
Street Tree 3m high

SORBUS - Ash

PRUNUS - Cherry

PRUNUS - Cherry

SORBUS - Ash

PRUNUS - Cherry

GARDEN COURT / AMENITY AREA (57m2)
(excluding footpath)

GL = 66.55

Bed 1

Bed 2

Store

Bath

Living

FFL= 66.70

cycles

66.65

66.65

Bins

67.40

1 in 12 ramp down

67.00

67.00

1 in 12 ramp down

66.65

1 in 12 ramp down

new
Soak

2 no. CAR SPACES

GARDEN COURT / AMENITY AREA (43m2)

SORBUS - Ash

new
FWMH

PRUNUS - Cherry

67.62

67.47

NEW 0.5m HIGH TIMBER FENCE

67.80

67.80



APPROX. LOCATION OF EXISTING OUTBUILDING TO BE DEMOLISHED
11.5m2

BUILDING LINE

PROPOSED DROP KERB

TO EX. LA SEWER

GLADYS AVENUE

N

0 1M 5M 10M

500mm 2M

REVISION E: Hedge amended/trees moved/levels indicated/cycle storage clarified - 19/09/17 - PG
REVISION D: Hedge screening added to northern boundary - 04/09/17 - PG
REVISION C: BUILDING LOWERED AND DISTANCE FROM EAST BOUNDARY INCREASED - 18/08/17 - PG
REVISION B: SITE AREA VERIFIED WITH PLANNING ON SITE - 10/08/17 - PG
REVISION A: SITE AREA VERIFIED AND RAMPED ACCESS AMENDED - 03/08/17 - PG

SCALE
1/50

DATE
June 2017

AUTHOR
PG

TITLE
Proposed Bungalow

Land Adjacent 60, Gladys Avenue
Cowplain

DETAIL
Site Layout

DRAWING No
17/1000/P01

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR WORKSHOP DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING
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