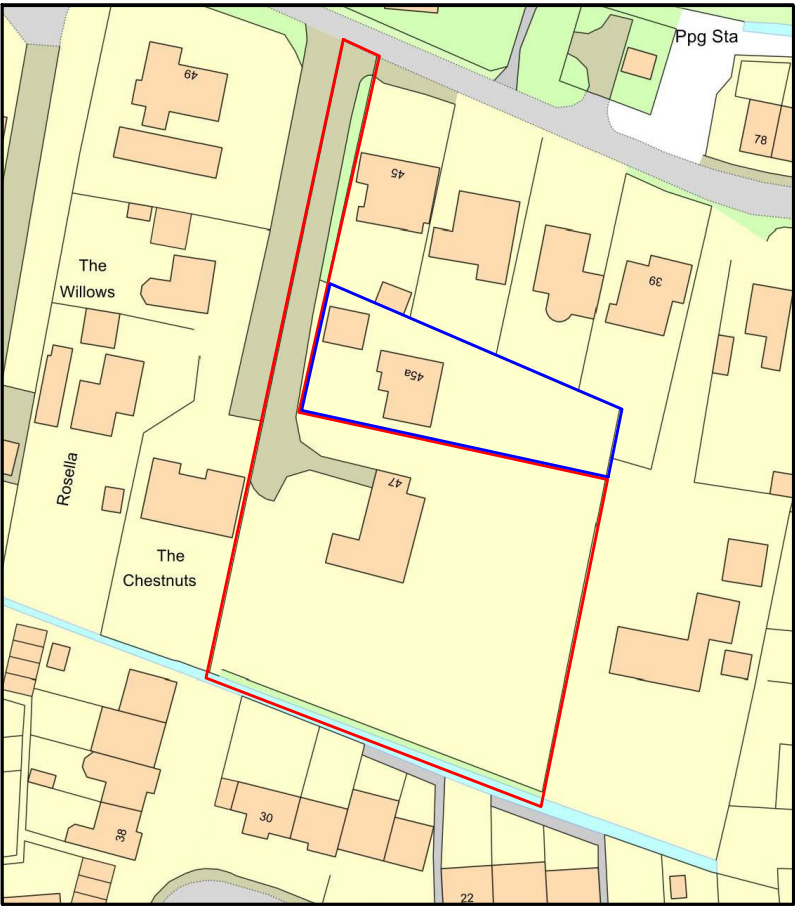


NOTES:

- FINISHED GROUND FLOOR LEVEL OF ALL PLOTS TO BE SET AT 3.5m AOD NEWLYN
- SURFACE WATER RUN-OFF FROM THE ROOFS OF THE PROPOSED DWELLINGS AND DETACHED GARAGE SHOULD BE DISCHARGED INTO SOAKAWAY CRATES. 120L CAPACITY WATER BUTTS PROVIDED TO THE REAR OF ALL PLOTS TO INTERCEPT AND STORE RAINWATER. THE INFILTRATION SYSTEM TOGETHER WITH ASSOCIATED DRAINAGE SHOULD BE DESIGNED TO BRE DIGEST 365 AND MEET THE REQUIREMENTS OF PART H OF BUILDING REGULATIONS
- FLOOD RESILIENT & RESISTANT CONSTRUCTION UP TO 300mm ABOVE FINISHED GROUND FLOOR LEVEL
- ALL REFUSE TO BE STORED AT EACH PROPERTY UNTIL COLLECTION DAY WHEN IT WILL BE TAKEN TO THE DESIGNATED COLLECTION POINT OFF LOW LANE
- ALL FOUL WATER VIA EXISTING 150MM DIAMETER FOUL WATER SEWER DISCHARGING INTO PUBLIC FW SEWER IN LOW LANE
- 2 No MIN ELECTRIC VEHICLE CHARGING POINTS TO BE PROVIDED TO EACH DWELLING
- EXTERNAL FACING BRICKWORK TO CONSIST RED MULTISTOCK BLEND. ROOF TILES TO BE DOUBLE PANTILES COLOUR TBC. WINDOWS AND DOORS TO BE PVCu AND ALUMINUM (COLOUR TBC)
- BOUNDARY TREATMENT TO CONSISTS OF TIMBER FENCING, BRICKWORK WALLS, METAL RAILINGS AND HEDGED SEPARATION

FIRE FIGHTING APPLIANCE
TURNING CIRCLE
1:250

- Notes as Applicable
- GENERAL
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ANY/ALL OTHER DOCUMENTS ISSUED FOR THIS PROJECT. THESE INCLUDE CONTRACT DRAWINGS, SPECIFICATIONS & SCHEDULE OF WORKS.
 2. ALL BUILDING MATERIALS SPECIFIED SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, BRITISH STANDARD CODES OF PRACTICE AND SHALL BE TO THE SATISFACTION OF THE LOCAL AUTHORITY & CONTRACT ADMINISTRATOR.
 3. ALL STRUCTURAL WORKS ARE TO BE CARRIED OUT IN FULL ACCORDANCE WITH STRUCTURAL ENGINEER'S APPROVED CALCULATIONS AND DETAILS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER.
 4. ALL WORKS ON SITE TO BE CARRIED OUT IN FULL ACCORDANCE WITH THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 AND CURRENT HEALTH & SAFETY LEGISLATION.
 5. THE CONTRACTOR MUST SITE CHECK ALL DIMENSIONS PRIOR TO ORDERING MATERIALS. FIGURED DIMENSIONS ARE TO BE USED FOR TENDER PURPOSES ONLY. DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE CONTRACT ADMINISTRATOR BEFORE PROCEEDING.



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SITE PLAN
1:500

