

SITE LAYOUT
Scale 1:250

SITE AREAS:

DEVELOPABLE SITE AREA: 0.94ACRES



Legend for site application boundary and landscaping details.

- DENOTES SITE APPLICATION BOUNDARY
- DENOTES 1800MM HIGH TREATED CLOSE BOARDED FENCE.
- DENOTES 1800MM HIGH GALVANISED FLAT TOP RAILINGS.
- DENOTES FACING BRICK RETAINING BOUNDARY WALLS - REFER TO ENGINEERS DRAWINGS FOR R.WALL DETAILS - REFER TO SECTION Q40 OF ER'S
- DENOTES 2.6M X 4.8M 'TOBERMORE' PERMEABLE PAVING SYSTEM PARKING BAYS WITH 50MM X 100MM P.C CONCRETE PATH EDGING TO DELINEATE BAYS.
- DENOTES AREA OF NEW 2M WIDE TARMACADAM FOOTWAYS TO PERIMETER OF SITE - TO ADAPTABLE STANDARDS
- DENOTES AREAS OF 450 X 450MM P.C CONC. PAVING SLABS TO FORM PATIO AREAS AND 900MM MIN FOOTPATHS TO TO CURTLAGE OF HOUSES AND 1200MM WIDE TO TO CURTLAGE OF FLATS.
- DENOTES AREAS OF INFORMAL PLANTING / LANDSCAPING AREAS, AS PER TREE / SPECIES MIX IN LANDSCAPING SCHEDULE.
- DENOTES AREAS OF TURFED GRASS TO REAR GARDENS.
- DENOTES AREAS OF RAIN GARDENS TO ASSIST SUDDS DRAINAGE DESIGN & BIODIVERSITY AS PER TREE / SPECIES MIX IN LANDSCAPING SCHEDULE.
- DENOTES 1.8M HIGH - 900MM WIDE TIMBER GATE WITH A SECURITY LOCK, IN COMPLIANCE WITH BS5300 - NOTE GATE TO BE SIMILAR HEIGHT TO ADJACENT WALL/GATE IF APPLICABLE.
- DENOTES NEW TREE PLANTING (REFER TO LANDSCAPE DRAWING FOR TYPES AND SCHEDULES)
- DENOTES 2200 X 1500MM ROBUST TREATED TIMBER FRAMED SHED WITH 1NO./2NO. SHEETPILE OR SIMILAR TYPE STEEL FRAMED BIKE RACK, BOTH BOLTED TO 150MM THICK CONCRETE BASE - PROVIDING SPACE FOR 2NO BICYCLES AND 1M² GARDEN STORE SPACE. PERMANENT LOCK TO BE PROVIDED TO SHED DOOR, CONFORMING TO BS 3621:2004.
- DENOTES 2.9M DIAMETER ROTARY DRYER SET IN CONCRETE - PROVIDING 4M MIN. OF LINE FOR 2 BED DWELLINGS, 6M MIN. FOR 3 BED DWELLINGS.
- DENOTES PAVED CONCRETE HARDSTANDING FOR COMMUNAL BIN STORE HOSTING REFUSE BINS TO SUIT LA REQUIREMENTS
- DENOTES POSITION OF IBSTOCK OR SIMILAR SHUTT BOX IN SMOOTH RED - TO BE INSTALLED AT MIN. 5M FROM EXTERNAL GROUND LEVEL - TO BE APPROVED BY LOCAL AUTHORITY.
- DENOTES POSITION OF IBSTOCK BAT BRICK (TYPE A) OR SIMILAR - REFER TO INDIVIDUAL ELEVATIONS FOR EXACT LOCATION - TO BE APPROVED BY LOCAL AUTHORITY

PLOT SCHEDULE					
PLOT NO.	DWELLING TYPE	GIA (M ²)	GIA (FT ²)	GARDEN AREA (M ²)	
BLOCK 1					
1	4P 2B HOUSE TYPE	83	893.4	55.8	
2	4P 2B HOUSE TYPE	83	893.4	46	
3	5P 3B HOUSE TYPE	94	1001	45.6	
BLOCK 2					
4	2P 1B FLAT TYPE	50	579.4	466 [SHARED]	
5	2P 1B FLAT TYPE	54	667.3		
6	2P 1B FLAT TYPE	54	579.4		
7	2P 1B FLAT TYPE	58	624.3		
8	2P 1B FLAT TYPE [ADAPTED]	61	656.6		
9	3P 2B FLAT TYPE	65	699.66		
10	2P 1B FLAT TYPE [ADAPTED]	61	656.6		
11	3P 2B FLAT TYPE	65	699.66		
12	2P 1B FLAT TYPE	54	579.4		
13	2P 1B FLAT TYPE	58	624.3		
14	2P 1B FLAT TYPE	50	579.4		
15	2P 1B FLAT TYPE	54	667.3		
BLOCK 3					
16	4P 2B HOUSE TYPE	83	893.4	57.4	
17	2P 1B FLAT TYPE [ADAPTED]	61	656.6	232 [SHARED]	
18	3P 2B FLAT TYPE	65	699.66		
19	2P 1B FLAT TYPE [ADAPTED]	61	656.6		
20	3P 2B FLAT TYPE	65	699.66		
21	2P 1B FLAT TYPE	50	538		
22	2P 1B FLAT TYPE	60	688		
23	2P 1B FLAT TYPE	50	538		
24	2P 1B FLAT TYPE	60	688		
25	4P 2B HOUSE TYPE	83	893.4		51.9

REFER TO CONSULTING ENGINEERING DRAWINGS FOR PLOT FINISHED FLOOR LEVELS AND DRAINAGE DETAILS.
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS OF LANDSCAPING PROPOSALS.

Legend for parking and landscaping details.

- DENOTES 2.6M X 4.8M PARKING BAY.
- LTH DENOTES 'LIFE TIME HOME' COMPLIANT PARKING SPACE.

PARKING SCHEDULE		
PARKING REDUCTION BASED ON SUSTAINABILITY MATRIX PREPARED AND SUPPORTED BY CALIBRO TRAFFIC ASSESSMENT		
UNIT TYPE	N o . s	PARKING SPACES
4 PERSON 2 BEDROOM HOUSE TYPE	4	4
5 PERSON 3 BEDROOM HOUSE TYPE	1	2
3 PERSON 2 BEDROOM FLAT TYPE	4	4
2 PERSON 1 BEDROOM FLAT TYPE	16	16
Sub Total		26
VISITORS		3
TOTAL		29

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Revisions	Rev	Date
Issued for Construction	REV A	Feb 22
REV B change to text directing easement position	REV B	March 22

Scale	Revision	Date	Checked
1:250 @ A1	B	Feb 22	kpc

Drawing No	LT2013.90.01
Drawing Title	Site Layout

PANT CELYDD ROAD, MARGAM

Drawing Purpose
CONSTRUCTION

LeTrucco design ARCHITECTURE

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