

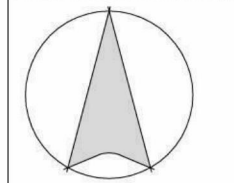
THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING REGULATION, N.I.S.C. AND BUILDING REGULATIONS WHATEVER OR NOT SPECIFICALLY STATED ON THIS DRAWING.

THIS DRAWING MUST BE READ & CHECKED AGAINST ANY STRUCTURAL, GEOTECHNICAL OR OTHER SPECIALIST DOCUMENTATION OR PLANS PROVIDED.

THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. SUCH ASSES OF GROUND RELIEF UNITS SUPPORT ANY STRUCTURE SPECIFIED HEREIN. DRAMATICALLY BE INVESTIGATED BY THE CONTRACTOR, A SUITABLE METHOD OF FOUNDATION TO BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY EARTHWORK CONSTRUCTIONS SHOWN INDICATE TYPICAL SLOPES FOR GUIDANCE ONLY AND SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT.

WHERE EXISTING TREES ARE SHOWN TO BE RETAINED THEY SHOULD BE SUBJECT TO A FULL ARBORICULTURAL INSPECTION FOR SAFETY. A SUITABLE METHOD OF FOUNDATION IS TO BE PROVIDED TO ACCOMMODATE PROPOSED TREE PLANTING.

General Notes



EXTERNAL WORKS LEGEND

- 1.8m BRICK SCREEN WALL
Colour: Red Brick
- 1.8m HT AND MISS FENCE
- 1.2m STOCK PROOF FENCE
- 4m WIDE STOCK PROOF FIELD GATE
- PERSONNEL GATE POSITION
- PATHS TO FRONT DOOR
(450mm Slab with block paving edge)
- PATHS AND PATIO (450mm Slabs)
- 31 PLOT NUMBERS
- 37 CAR PARKING ALLOCATION
- CYCLE SPACE LOCATION
- 180 LITRE WHEELIE BIN
(General Waste)
- 240 LITRE WHEELIE BIN
(Recycling)

UTILITY SERVICE LEGEND

- ELECTRIC METER LOCATION
- TELECOM LOCATION
- RISING MAIN LOCATION
- GAS (WALL/SEMI CONSEALED) METER LOCATION

- FORMPAVE BLOCK PAVING
Colour: TBA
- TARMAC WITH PARKING AREAS
DEMARKED WITH INLAID BLOCK PAVING



F	17.06.16	IB	Updated to align with 1570.100 X
E	26.02.16	IB	General Waste and recycling wheelie bin and cycle space locations added
			Legend updated
D	23.02.16	IB	Revised to align with 1570.100 rev K
C	11.02.16	IB	Revised to align with 1570.100 rev J
B	03.02.16	IB	Revised to align with 1570.100 rev H
A	14.01.16	IB	Revised to align with 1570.100 rev G
Rev	Date	By	Comment

Hammonds Yates
Architectural
Town Planning
Urban Design
Civil Engineering Design
Planning Supervision
Licensed Code Assessor
Landscape Architecture

HAMMONDS YATES LIMITED
Kestrel Court, Harbour Road, Portlisshead, BS20 7AN
T: 01275 844744 E: Mail: info@hammondsyates.com

Client:
**Acorn Property Group
(Cardiff)**

Project Title:
**Land off Newport Street
Cusop
Hay-on-Wye**

Drawing Title:
External Works Layout

Drawing Status

Drawn By	Scale	Date
IB	1:200	A0 Jan 2016
Job No.	Drawing No.	Rev.
1570	102	F

DO NOT SCALE THIS DRAWING. ALL DIMENSIONS AND LEVELS TO BE VERIFIED PRIOR TO BUILDING OPERATIONS OR CONSTRUCTION. IS THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE PROPERTY OF HAMMONDS YATES LTD AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ACCEPTED FOR AMENDMENT IS MADE BY OTHER PERSONS.

