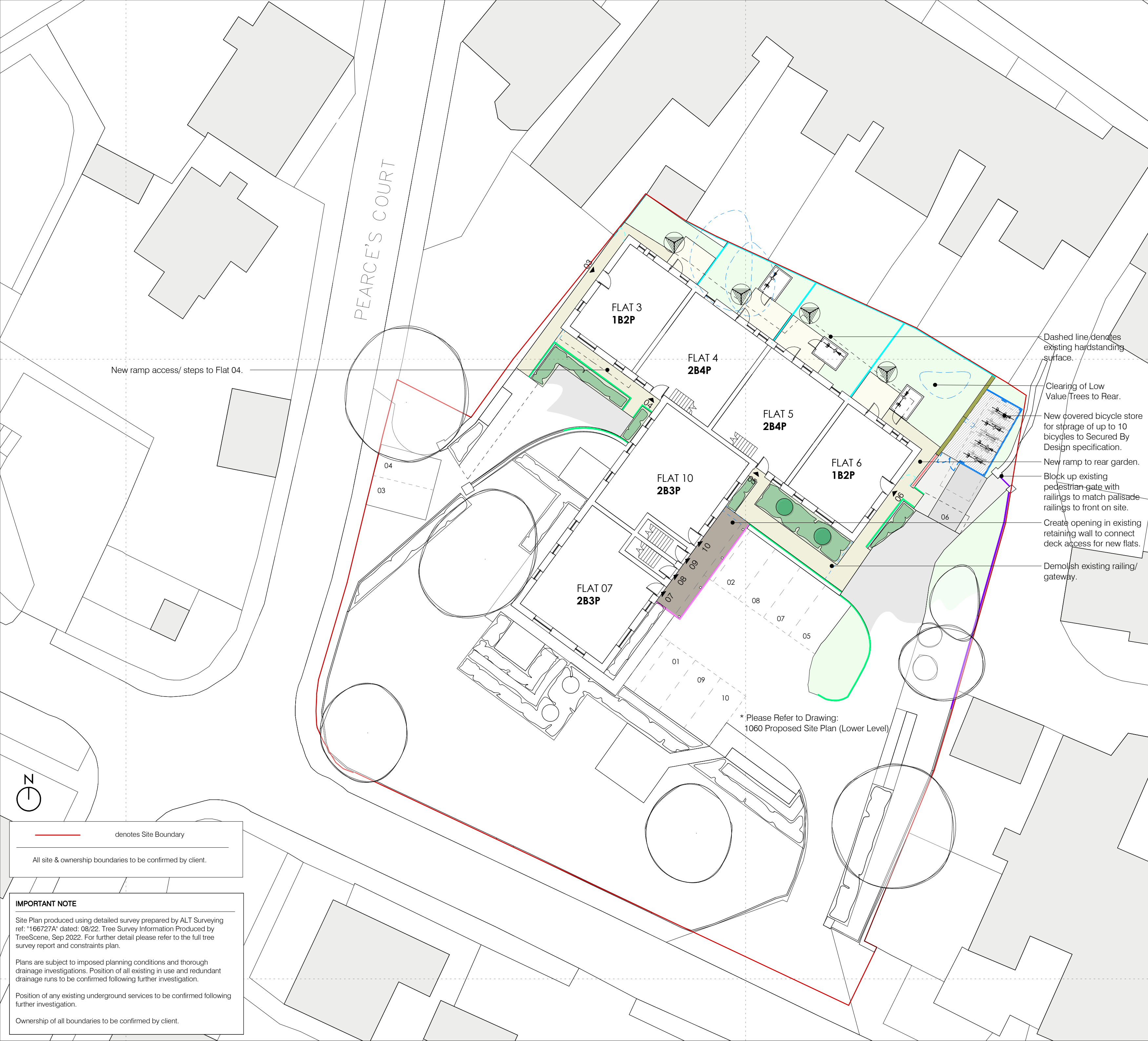




- Notes:**
- Drawings must not be scaled and any discrepancies must be reported immediately.
 - The drawing is to be read in conjunction with all other relevant project drawings and schedules.
 - Dimensions indicated are structural.
 - Drawing must be printed in colour to ensure all elements are clearly identified.

Proposed Landscaping Key

- T1 Footpaths Type 01**
600x600mm pre-cast concrete pavours
- T2 Footpaths Type 02**
450X450mm pre-cast pavours
- T3 Footpaths Type 03**
Timber composite deck
- New Planting**
To Landscape architects drawings and specification
- New Hedge**
To Landscape architects drawings and specification
- New Tree**
To Landscape architects drawings and specification
- Existing Tree**
Refer to Tree Constraints Plan & Report
- Demolished Tree**
Existing tree to be removed. Refer to Tree Constraints Plan & Report

Proposed Boundary Key

- New Railings**
PPC Metal Railings at least 1100mm height.
- New Railings on top of existing wall**
PPC Metal Railings fixed to inside face of wall and to provide overall guarding height of at least 1100mm. Retaining wall to be repaired as necessary and new copings provided.
- New Railings provided on deck access**
PPC Metal Railing at least 1100mm height fixed to external face of deck.
- New fence**
Hit and miss timber fence at least 1800mm height.
- New fence on top of existing wall**
Hit and miss timber fence on top of existing wall (height varies) provide at least 1800mm overall height.
- New wall on top of existing**
Existing wall to be taken down to reasonable and stable height, then built-up to height of at least 2100mm to form part of bicycle enclosure.
- Existing Railings**
Existing metal palisade railings retained and painted. (Colour TBC)
- New Railings to match existing**
New metal palisade railings to match existing at front of site. (Colour TBC)
- New Gate**
1800mm height timber gate to match timber fence.
- New Gate**
1100mm height metal gate fixed to existing stone walls.
- New Bicycle Enclosure**
Please Refer to Drawing:
- New Bin Enclosure**
Please Refer to Drawing:

Note:
Lower Ground Flats marked with * denotes wheelchair accessible units.

P3	Issued for Approval	MR	LR	07.11.22
P2	Boundaries & external finishes updated.	LR	HG	04.11.22
P1	Issued for Comment	HG	LR	28.10.22
Rev.	Description	Drawn	Check	Date

FOR APPROVAL

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Project
Llysfaen

Client
Merthyr HA

Drawing Title
Proposed Site Plan (Upper Level)

Job no.	Org.	Zone	Level	Type	Role	Description	Status	Rev.
4005	- PEN	- ZZ	- ZZ	- DR	- A	- 1061	S4	P3
Scale								Date
1 : 200 @ A2								Sep' 22

NOTES: Do not scale. All dimensions are in millimetres unless stated otherwise

New ramp access/ steps to Flat 04.

Dashed line denotes existing hardstanding surface.

Clearing of Low Value/Trees to Rear.

New covered bicycle store for storage of up to 10 bicycles to Secured By Design specification.

New ramp to rear garden.

Block up existing pedestrian-gate with railings to match palisade railings to front on site.

Create opening in existing retaining wall to connect deck access for new flats.

Demolish existing railing/gateway.

* Please Refer to Drawing: 1060 Proposed Site Plan (Lower Level)

denotes Site Boundary

All site & ownership boundaries to be confirmed by client.

IMPORTANT NOTE

Site Plan produced using detailed survey prepared by ALT Surveying ref: "166727A" dated: 08/22. Tree Survey Information Produced by TreeScene, Sep 2022. For further detail please refer to the full tree survey report and constraints plan.

Plans are subject to imposed planning conditions and thorough drainage investigations. Position of all existing in use and redundant drainage runs to be confirmed following further investigation.

Position of any existing underground services to be confirmed following further investigation.

Ownership of all boundaries to be confirmed by client.