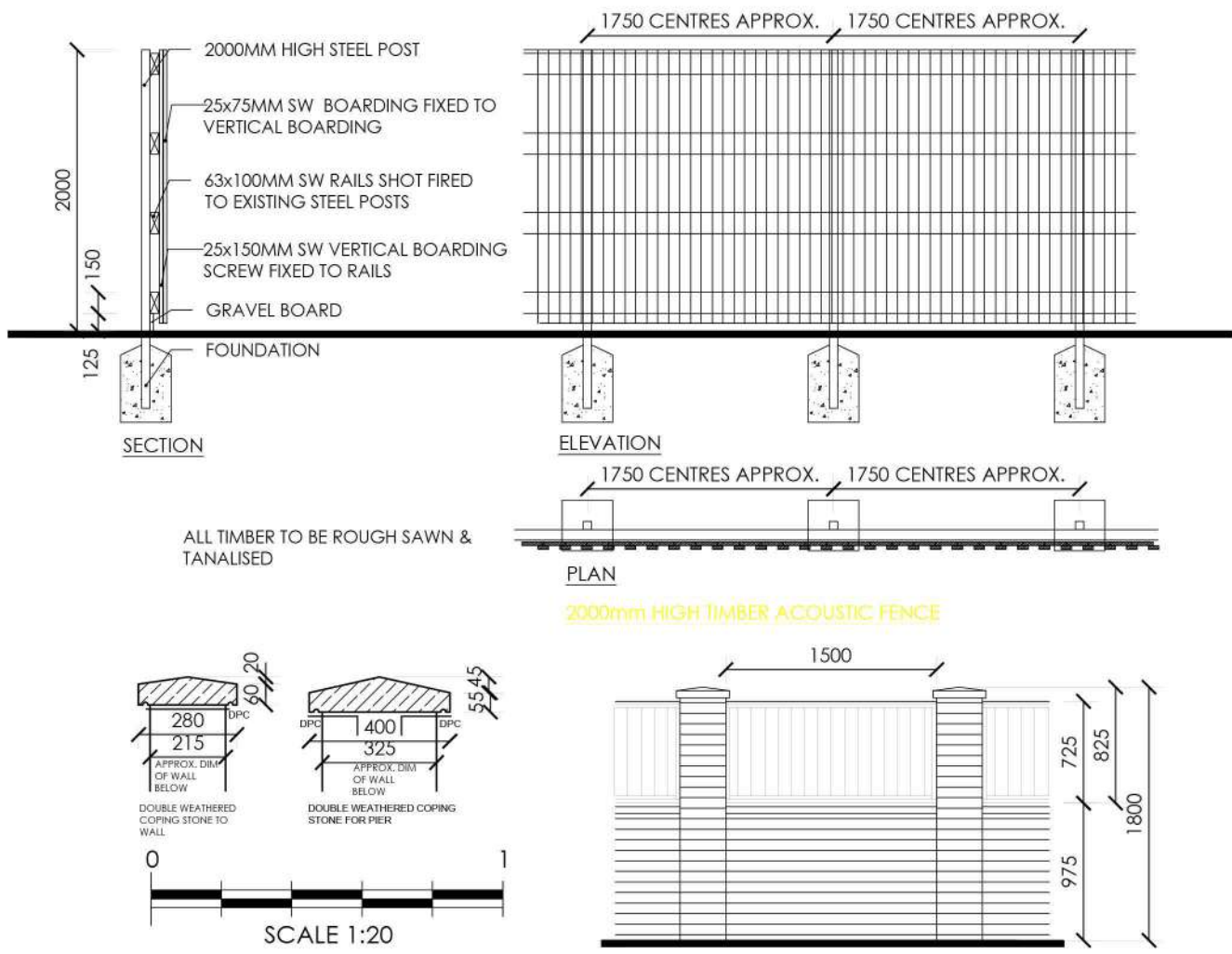


MEADOW SIDE ROAD, EAST ARDSLEY

FENCE DETAILS



NOTES

THIS DRAWING IS BASED ON SURVEY DRAWING NO. 1876/001, PREPARED BY STAMFORD GEOMATICS LTD AND ORDNANCE SURVEY INFORMATION. IT IS SUBJECT TO CONFIRMATION OF BOUNDARIES / RIGHTS OF WAY / EASEMENTS AND CONSULTATION WITH THE LOCAL AUTHORITY, DESIGN TEAM AND PUBLIC UTILITIES, ETC.

BOUNDARY TREATMENTS

- 1800mm HIGH STONE WALL WITH FEATURE PIERS AND CLOSE BOARDED TIMBER INFILL PANELS
- 1800mm HIGH TIMBER CLOSE BOARDED FENCE
- 1800mm HIGH ACOUSTIC TIMBER FENCE
- 1200mm HIGH RAILINGS
- 1000mm HIGH TIMBER POST & RAIL FENCE

- RETAINING WALLS
- GATE POSTS / PIERS

- BOUNDARY
- EXISTING SEWERS & EASEMENTS

GROUND TREATMENTS

- BRINDLE SETS TO MEWS COURT
- TARMAC TO ESTATE ROAD, PAVEMENTS / FOOTPATH AND DRIVES - UNLESS OTHERWISE STATED
- TURFED AREAS - ALL REAR GARDENS TO BE TURF
- PAVING SLABS TO PATHS & PATIOS
- LOW LEVEL SHRUBS TO INCLUDE SPECIES SUCH AS BOX, COTONEASTER, EUONYMUS, BERBERIS & MAHONIA, INTERSPERSED WITH LARGER SHRUB PLANTING TO INCLUDE SPECIES SUCH AS HAWTHORN, BLACKTHORN, CHERRY, CORNUS & ELDER

GENERAL KEY

- PEDESTRAIN & VEHICULAR ENTRANCE/S
- GATE
- SIDE WINDOW TO HABITABLE ROOMS (LOUNGE, DINING, KITCHEN, BEDROOM, ETC.)
- PROPOSED TREES TO INCLUDE SPECIES SUCH AS SILVERBIRCH, MOUNTAIN ASH & NATIVE CHERRY
- EXISTING TREES / SHRUBS / HEDGES TO BE REMOVED.
- EXISTING TREES / SHRUBS / HEDGES TO BE RETAINED.
- ROOT PROTECTION ZONES

STOREY HEIGHTS

- 1 STOREY
- 2 STOREY
- 2.5 STOREY
- 3 STOREY

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DO NOT SCALE

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT / ENGINEER / CONTRACTOR. ALL INFORMATION ON THIS DRAWING IS SUBJECT TO A FULL AND COMPREHENSIVE TOPOGRAPHICAL SURVEY AND CONFIRMATION OF RELEVANT TITLE.

ADDITIONAL NOTES

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.

PILOT NUMBER	REL. NET FLOOR AREA (SQ FT)	BACK GARDEN FLOOR AREA (SQ FT)	BACK GARDEN AS % OF INTERNAL FLOOR AREA	NUMBER OF BEDROOMS
1	492	N/A	N/A	2
2	455	N/A	N/A	1
3	492	N/A	N/A	2
4	492	N/A	N/A	2
5	455	N/A	N/A	1
6	492	N/A	N/A	2
7	1245	984	79%	4
8	1235	952	77%	4
9	1245	1047	84%	4
10	1245	1045	83%	4
11	1235	952	77%	4
12	1245	927	74%	4
13	1235	1100	89%	4
14	1245	940	75%	4
15	1245	1110	89%	4
16	1235	1471	119%	4
17	1235	874	71%	4
18	1235	877	71%	4
19	1235	754	60%	4
20	1235	975	79%	4
21	1200	1015	84%	3

SITE AREA - 9315.43 SQ M / 1.46 ACRES

H	REVISED SITE LAYOUT	BC	-	12.03.18
G	NON RESIDENTIAL UNITS REMAINED AS REQUESTED BY LCC PLANNING	JC	-	15.12.17
F	LCC HIGHWAYS UPDATES TOP LAYOUT	BC	-	04.10.17
E	CLIENT REVISIONS	JT	-	31.08.14
D	CLIENT REVISIONS	JT	-	04.08.14
C	REVISED SITE LAYOUT	JT	JC	20.07.14
B	APARTMENT PARKING RECONFIGURED	JT	JC	01.03.14
A	SITE LAYOUT REVISED IN LINE WITH PLANNING CONDITIONS	JT	JC	19.02.14

REV	DESCRIPTION	DRWN/CHKD	DATE
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LOROC

CLIENT JFC PLANT

PROJECT MEADOWS SIDE ROAD, EAST ARDSLEY, LEEDS

TITLE SITE PLAN

SCALE 1/250 @ A1 DATE 11/15

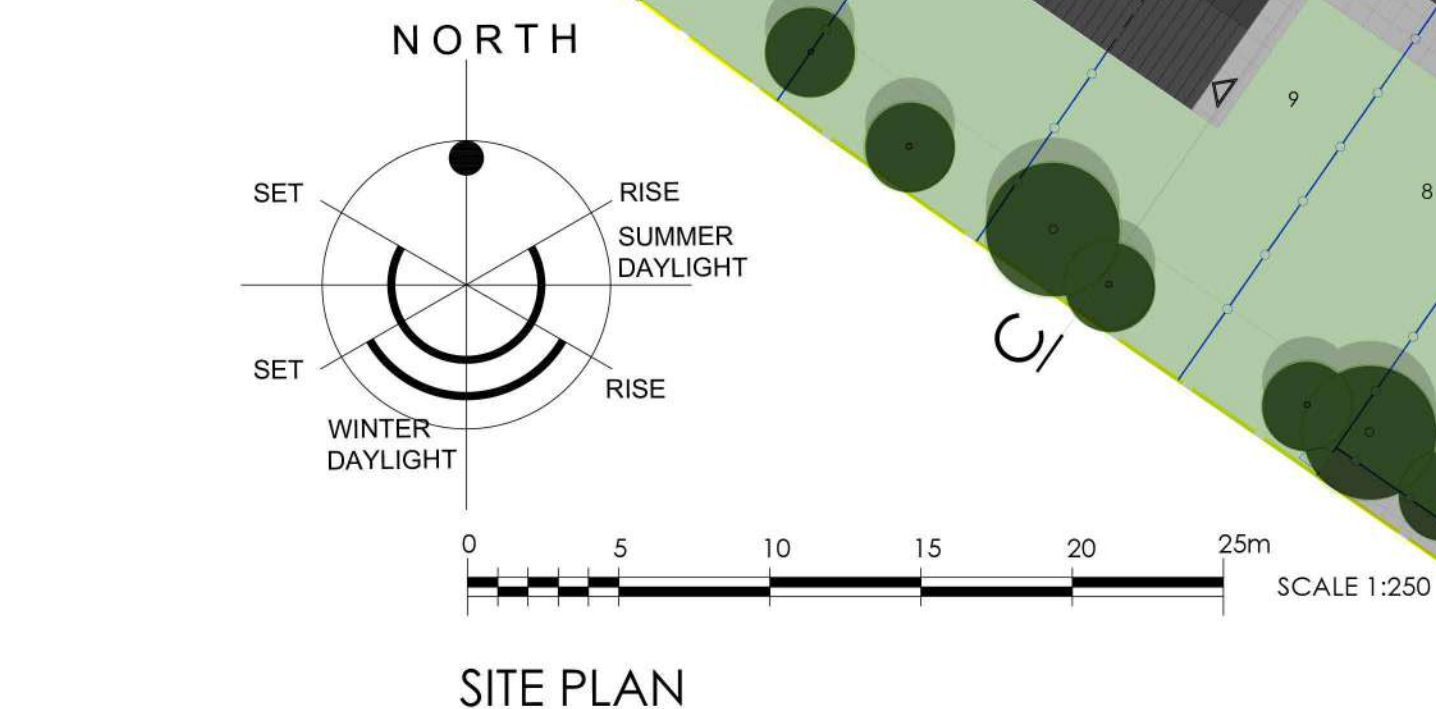
DRAWING NO. 1446-101 REVISION H

DRAWN BY JC CHECKED BY -

PURPOSE OF ISSUE

- PLANNING
- BUILDING REGS
- TENDER
- APPROVAL
- COMMENT
- CONSTRUCTION

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ADDITIONAL COMMENTS DENOTED ON DWG AREA AS (CDM)

CDM 2015 PERCEIVED SIGNIFICANT RESIDUAL RISKS THAT ARE EITHER / OR ANY COMBINATION OF THE FOLLOWING: NOT OBVIOUS ■ UNUSUAL ■ DIFFICULT TO MANAGE AREA

CONSTRUCTION

USE

MAINTENANCE

DECOMMISSION