THIS DRAWING IS SUBJECT TO FULL VERIFICATION BY MEASURED AND STRUCTURAL SURVEY, ENGINEERING DESIGN, CONFIRMATION OF BOUNDARIES, EASEMENTS AND COVENANTS.

THIS DRAWING IS SUBJECT TO FULL CONSULTATION WITH STATUTORY BODIES AND ASSOCIATED CONSENTS.

THIS DRAWING IS SUBJECT TO A FULL ACCESSIBILITY AUDIT AND SUBSEQUENT DESIGN BY OTHERS. THIS EXERCISE HAS NOT INCLUDED THE FEASIBILITY OF UNIVERSAL ACCESS OR ASSOCIATED MATTERS.

THERE IS DESIGN DEVELOPMENT YET TO TAKE PLACE THAT MAY AFFECT REPORTED AREAS, AND THE DRAWINGS SHOULD BE TREAT AS APPROXIMATE, THEREFORE ANY DECISION TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT VIABILITY, PRE-LETTING, LEASE ARRANGEMENTS OR THE LIKE SHOULD INCLUDE DUE ALLOWANCE FOR THE POSSIBLE INCREASE OR DECREASE INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESSES. ALL AREAS GIVEN ARE APPROXIMATE ONLY AND SUBJECT TO DESIGN DEVELOPMENT.

Total 18no. Units

5no. 2 Bed Semi / Terrace Units
13no. 3 Bed 2 $\frac{1}{2}$ Storey Semi Units

Plots 10 - 14 Gross Internal Floor Areas

Ground Floor GIFA	37.4m2 / 403sqft
First Floor GIFA	35.8m2 / 385sqft
Total:	**73.2m2 / 788sqft**

Plots 1 - 9 & 15 - 18 Gross Internal Floor Areas

Ground Floor GIFA	34m2 / 366sqft
First Floor GIFA	30.5m2 / 328sqft
Second Floor GIFA	24m2 / 258sqft
Total:	**88.5m2 / 952sqft**

Note: All of the above include all internal walls

Resurfacing to Back Lane: 10mm Regulatory Course and 10mm Surface Course

Note:
Existing kerbs to Garrick Street to be reused. No radii kerbs are required - as per Client Instruction.

Rev.	Date	Details	Drawn	Checked
F	13.06.17	RED LINE BOUNDARY REVISED PER CLIENT COMMENT	ME	JJ
E	13.06.17	LAYOUT REVISED PER PLANNER COMMENTS. VP BAYS IMPLEMENTED. PLOT 18 FENCE LINE REVISED	ME	JJ
D	23.05.17	RED LINE BOUNDARY REVISED TO MATCH PLANNING LAYOUT AS PER CLIENT REQUEST	ME	JJ
C	08.05.17	RED LINE BOUNDARY REVISED PER CLIENT COMMENTS	ME	JJ
B	28.03.17	LEGEND REVISED PER REVIEW.	ME	SB
A	16.03.17	FIRST ISSUE FOR COMMENT IN PREPARATION FOR FORMAL PLANNING SUBMISSION	ME	SB

Issued for:

PLANNING

Project/Client: GORDON HOUSE FOR ISOS ON BEHALF OF GUS ROBINSON DEVELOPMENTS LIMITED	Project No: IANC 160068
	Dwg No: (00)311
	Rev: F
Drawing: PROPOSED SITE PLAN PLANNING LAYOUT WITH 18no. UNITS	Scale: 1:200 @A1
	Drawn By: ME Date: 16.03.17
	Checked By: SB Date: 16.03.17

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Contractors must work only to figured dimensions which are to be checked on site.
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