

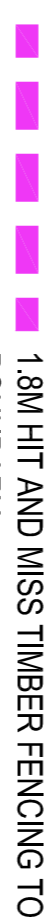
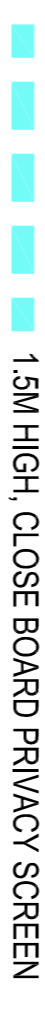
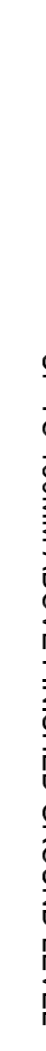


THIS DRAWING IS SUBJECT TO FULL VERIFICATION BY MEASUREMENT AND STRUCTURAL SURVEY, UNDERPINNING DESIGN, CONSTRUCTION OF FOUNDATIONS, EXISTENCES AND EXTERIORS.  
 THIS DRAWING IS SUBJECT TO FULL CONSULTATION WITH STATUTORY BODIES AND ASSOCIATED CONSULTANTS.  
 THIS DRAWING IS SUBJECT TO A FULL ACCESSIBILITY AUDIT AND SENSITIVE DESIGN REVIEW.  
 THIS EXERCISE HAS NOT INCLUDED THE FACILITY OF UNIVERSAL ACCESS OR ASSOCIATED MATTERS.  
 THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DELAYS ARISING FROM THE DESIGN OR CONSTRUCTION OF THE DEVELOPMENT.  
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<b>Total 18no. Units</b>	
5no. 2 Bed Semi / Terrace Units	
13no. 3 Bed 2 1/2 Storey Semi Units	
<b>Plots 10 - 14 Gross Internal Floor Areas</b>	
Ground Floor GIFA	37.4m <sup>2</sup> / 403sqft
First Floor GIFA	35.8m <sup>2</sup> / 385sqft
<b>Total: 73.2m<sup>2</sup> / 788sqft</b>	
<b>Plots 1 - 9 &amp; 15 - 18 Gross Internal Floor Areas</b>	
Ground Floor GIFA	34m <sup>2</sup> / 366sqft
First Floor GIFA	30.5m <sup>2</sup> / 328sqft
Second Floor GIFA	24m <sup>2</sup> / 258sqft
<b>Total: 88.5m<sup>2</sup> / 952sqft</b>	

**Note:** All of the above include all internal walls

-  SITE BOUNDARY LINE
-  1.8M CLOSE BOARD TIMBER FENCING BETWEEN PLOTS TO END OF PATIO
-  1.8M HIT AND MISS TIMBER FENCING TO BOUNDARY
-  1.5M HIGH CLOSE BOARD PRIVACY SCREEN FENCE BETWEEN DWELLINGS, GRAVEL BOARD UP TO 150MM ABOVE FINISHED GROUND LEVEL
-  1.2M SOLID FENCING WITH 600MM TRELLIS (FOR NATURAL SURVEILLANCE)



**PLANNING**

Project/Client:  
 GORDON HOUSE FOR  
 ISOS ON BEHALF OF  
 GUS ROBINSON  
 DEVELOPMENTS LIMITED

Project No:  
 IANC 160068

Date No:  
 (00)325

Rev:  
 C

Scale:  
 1:200 @A1

Drawing:  
 PROPOSED SITE PLAN  
 WITH 18no. UNITS

Drawn By: ME Date: 07.02.17  
 Checked By: SB Date: 07.02.17

Rev.	Date	Details	Drawn	Checked
C	13.06.17	FENCE LINE AMENDED TO DAY CENTRE FINE TO INCORPORATE TRELLIS FENCING TO ENABLE BOUNDARY POSITION TO BE REVEALED PER SITE LAYOUT	ME	JJ
B	16.03.17	REVISION PER CLIENT INSTRUCTION	ME	SB
A	24.02.17	FIRST ISSUE FOR COMMENT IN PREPARATION FOR FORMAL PLANNING SUBMISSION	ME	SB