general notes

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The drawing is to be read in conjunction with all other relevant drawings and specifications.

All dimensions to be checked on site prior to commencement of works and any discrepancies to be checked immediately.

Do not scale from this drawing.

Unless otherwise stated, all dimensions are in mm.

NOTES

Drawing to be read in conjunction with detailed specification, Soft and Hard Landscaping Scheme, Biodiversity Enhancement Plan, Arboricultural Method Statement, Tree Protection Strategy, Environmental Assessment and Traffic Management Plan as submitted under planning and to be confirmed with Architect prior to starting.

Refer to setting-out drawing for co-ordinates of new structures.

Level access to be provided to all front doors.

CLOSE BOARDED FENCE AND GRAVEL BOARDS-
Finish:Dip Treated, Rough Sawn timber finish Size:1.83 x1.83m Panels Colour: Golden Brown. Slot into Concrete Slotted Fence Posts (2135x 109 x94mm). Concrete Recessed Gravel Board base height (1830 X 150 X 50mm) to suit Engineer level requirements

GARDEN GATES-
SW framed ledged & braced gates 838x1981 , by Jeld-Wen or similar, Sadolin stained, on to 38x75mm treated posts, fixed to brick reveals.

NEW SHARE ACCESS-
Allow to re-surface outside boundary on completion of works. All in accordance with Local Authority highway standards. Contractor to confirm requirements.

Refer to services/electrical floor plans for external lighting to private dwelling, adjacent to front doors and terrace areas.

DISABLED ACCESS-
All units to be provided with paved level access path (min. fall 1:20, min width 1200mm) to all external doors. Min. opening leaf width of front door 838mm

UTILITIES-
Proposed layout to be agreed with all utility companies. Size, location & depths of cables, ductwork, joint chambers, and marking tape, to be accordance with utility companies design & specification.

CYCLE STORAGE-
All units to be provided with Cycle storage as shown on the site plan, shall be implemented in accordance with the approved plans.

All excavation work within tree route protection areas to be in accordance with NJUG guidelines and Arboricultural Report.

Prior to the commencement of any formal demolition and redevelopment works it is recommended that any materials suspected of being asbestos containing should be removed in accordance with current best practise including the Control of Asbestos Regulations (CAR) 2012. This includes the removal of any visible fragments of asbestos present at the surface (such as fragments of and intact sheets of cement bonded corrugated asbestos sheeting).

- SITE BOUNDARY
- 1.8m CLOSE BOARDED FENCE
- 1.8m / 215mm WIDE BRICK WALL
- ACCESS ROAD
  Asphalt Drive
  Tuffdrive by hanson or EA
  Installed in accordance with BS EN 594987
- SHARED ACCESS DRIVE
  50mm / 14-20mm angular washed granite gravel.
  Install Marshalls Drivesett Tegula Original edging blocks in stretcher bond to border, Colour: Pennant Grey.
- PEA SHINGLE-
  Allow for 100mm wide pea shingle margins where paving slabs abut buildings, and to paving edges in side passage.
- FLAG PAVING TO PATHS AND PATIOS
  Kandla Grey Riven Indian Sandstone patio paving slabs Paving blocks size 900x600mm, 600x600mm, 600x290mm and 290x290mm. Install Marshalls Drivesett Tegula Original edging blocks in stretcher bond to border, Colour: Pennant Grey.
- BLOCK PAVING
  Permeable Drivesett Tegula Original by Marshalls. Colour: Pennant Grey.
  Laid 45° Herringbone Pattern. Block sizes 240x160x50mm
- DRIVEWAY EDGING
  Matching Drivesett Tegula Original by Marshalls, Block edging, Colour: Pennant Grey, edging laid stretcher bond to border.
- SOFT LANDSCAPED AREAS
  Refer to Soft Landscaping Scheme,drawing ref: P3428-SL501 V4, prepared by Ligna Consultancy for details of all soft landscaping works and planting.
- +5.950 PROPOSED SITE LEVELS
- +5.950 EXISTING SITE LEVELS

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address 25 Cromwell Road
Cambridge
Cambridgeshire
CB1 3EB

telephone +44 (0)1223 212253
email info@29architecture.co.uk
website www.29architecture.co.uk

TWENTY NINE. ARCHITECTURE + PLANNING