NOTES:
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES & REFERENCES. ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.
- WHERE AN ITEM IS COVERED BY DRAWINGS OF DIFFERENT SCALES, THE LARGER SCALE DRAWING TO BE WORKED TO.
- DO NOT SCALE FROM THE DRAWING. FIGURED DIMENSIONS TO BE WORKED TO IN ALL CASES.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH:

Materials Key

- 450mm x 450mm concrete paving to front and 1800mm wide patios at rear of dwellings
- Tarmac areas
- Grassed areas
- Shrub planting
- Existing tree to be retained
- Existing tree to be removed
- New tree
- Water butt (volume to be a minimum of 200ltrs)
- UCP New uncontrolled crossing point
- External storage
- Dwelling bin storage (4x240l bin capacity)

Boundary Treatments

- 2100mm high concrete post and timber panel fence (used around existing electric substation)
- 1800mm high concrete post and timber panel fence (to separate rear gardens to a distance of 3000mm from the rear facade)
- 1500mm high concrete post with 1200mm high timber panel fence and 300mm timber trellis on top (used between rear gardens)
- 900mm high metal railings (from back of pavement to building line)
- 450mm high low brick wall with 450mm high metal railings, on low side (along back of pavement)

Existing Features

- LP Existing lamp post
- LP(R) Existing lamp post re-located

Schedule of Accommodation

Housetype	Description	Area/m2	Total	Plot Nos.
A	2B3P House	71.1	2	02, 03
B1	3B4P House	87.9	3	01, 05, 06
B2 AD M4(3)	3B4P House	108.9	1	07
C	4B5P House	100.2	1	04
Total			7	

(Car parking : 2 & 3-bed 100%; 4-bed 200% shown)

Tenure

All dwellings will be Affordable Rent

Rev		Date	By
B	Rear gardens altered, tenure mix added, generally updated	29.09.22	MT
A	Amendments to suit adjusted housetype shell sizes. Type B2 replaced with Wheelchair Adaptable Type B2 AD M4(3)	26.04.22	JH

Client:
One Manchester

Project:
Blackwin Street Development
Gorton

Description:
Proposed Site Plan
FINAL

Purpose of issue:
PRELIMINARY

Drawn by:	Checked by:	Scale:	
JH	MT	1:200@A1	
Date:	Project No:	Drawing No:	Rev:
Oct 21	20-050	SK11	B

TRIANGLE ARCHITECTS