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Contractors must verify all dimensions, levels and co-ordinates at the site before commencing any work or making any shop drawings; no dimensions to be taken from drawing.

Note. This drawing is based on the topographical survey.
by Ramowski Clarke Ltd, ref. 3508-02-b-US, dated 05/23.

Line of extg. sewers & easments as shown on dwg. no.
10-336-PH1-DE-500-001-REV J. (Hartwood).

This drawing is subject to Client & Planning approval, and is to be read in conjunction with all other consultants drawings.

Note. Retaining walls shown are to be brick facing, except where noted, to structural engineers design/details.

Bins areas to be 1.8m high timber on galv. steel posts.

Easement to extg. overhead electricity cables - 4.6m from each conductor or earth wire.

EV indicates electric car charging points.

^oSL indicates street lighting to new estate road.
Final details, locations, etc to be agreed.

W° indicates external water supply in green steel lockable cabinet. Final details, locations, etc to be agreed.

Car parking bays to be generally 5.0m long x 2.5m wide.
Disabled bays to incl. 1.2m aisle as shown and pictogram/signage.



P16 Gates between unit 1 & 2 omitted.
Fencing extended. SW SW 08/23

P15 Car parking amended & numbers added SW SW 07/23
to units 5/6/7.

	Additional EVC point added adj. unit 6.			
P14	Drawing status updated. Water points & street lights added. Cycles to unit 1 relocated. EVC's to units 1, 3 & 4 relocated.	SW	SW	06/23

P13	Minor changes to the layout. Floor plans added. Retaining walls added. Area schedule updated.	SW	SW	06/23
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Rev	Description	Drn	Vf'd	Date
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As outlined in section 2.3 of the CITB Industry Guidance to Designers, insignificant risks can usually be ignored, as can risks arising from routine construction activities, unless the design compounds or significantly alters these risks. In accordance with CDM Regulations 8, 9 and 11, any significant risks relating to the design features shown on this drawing have been identified and are annotated thus: **A**

☐ No significant risks have been identified.

☒ Significant risks have been identified - refer to notes on drawing for information on residual risks and any control measures to be employed.

Refer to the current Designer's Risk Assessment sheets for further details.

Designer's Signature	Date
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Drawing Status **PLANNING.**

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Project
Proposed Development,
Rockingham.

Client	Carnell Management Services Ltd.
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Title
Proposed Site Plan.

WmS Project Ref. 12215	Drawn SW	Date Feb 2022	Scale 1:500	@ A1
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Drawing/Document Reference	
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Project	Originator	Zone	Level	Type	Role	Number	Status	Rev.
12215	- WMS	- XX	- XX	- DR	- A	- 10003	- S8	- P16

UNIT	GROUND		FIRST		TOTAL		OFFICE AREA, excl. circ./toilets		OFFICE % TO GIA	CARS	CYCLES	M/CYCLE	EAVES/HAUNCH HEIGHT
	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft					
1	822	8,848	109	1,173	931	10,021	108.00	1,167.00	11.60	17	12	2	8m
2	1,394	15,005	157	1,690	1,551	16,695	185.00	1,993.00	11.93	24	12	2	8m
3	1,352	14,553	141	1,517	1,493	16,070	147.00	1,582.00	9.85	23	12	2	8m
4	1,731	18,632	184	1,980	1,915	20,612	230.00	2,475.00	12.01	32	12	2	8m
5	559	6,017	93	1,000	652	7,017	103.00	1,114.00	15.80	11	12	2	6m
6	316	3,401	0	0	316	3,401	36.00	387.50	11.39	6	Shared.	Shared.	6m
7	334	3,595	0	0	334	3,595	36.00	387.50	10.78	6	Shared.	Shared.	6m
TOTAL	6,508	70,051	684	7,360	7,192	77,411	845	9,106		119	60	10	