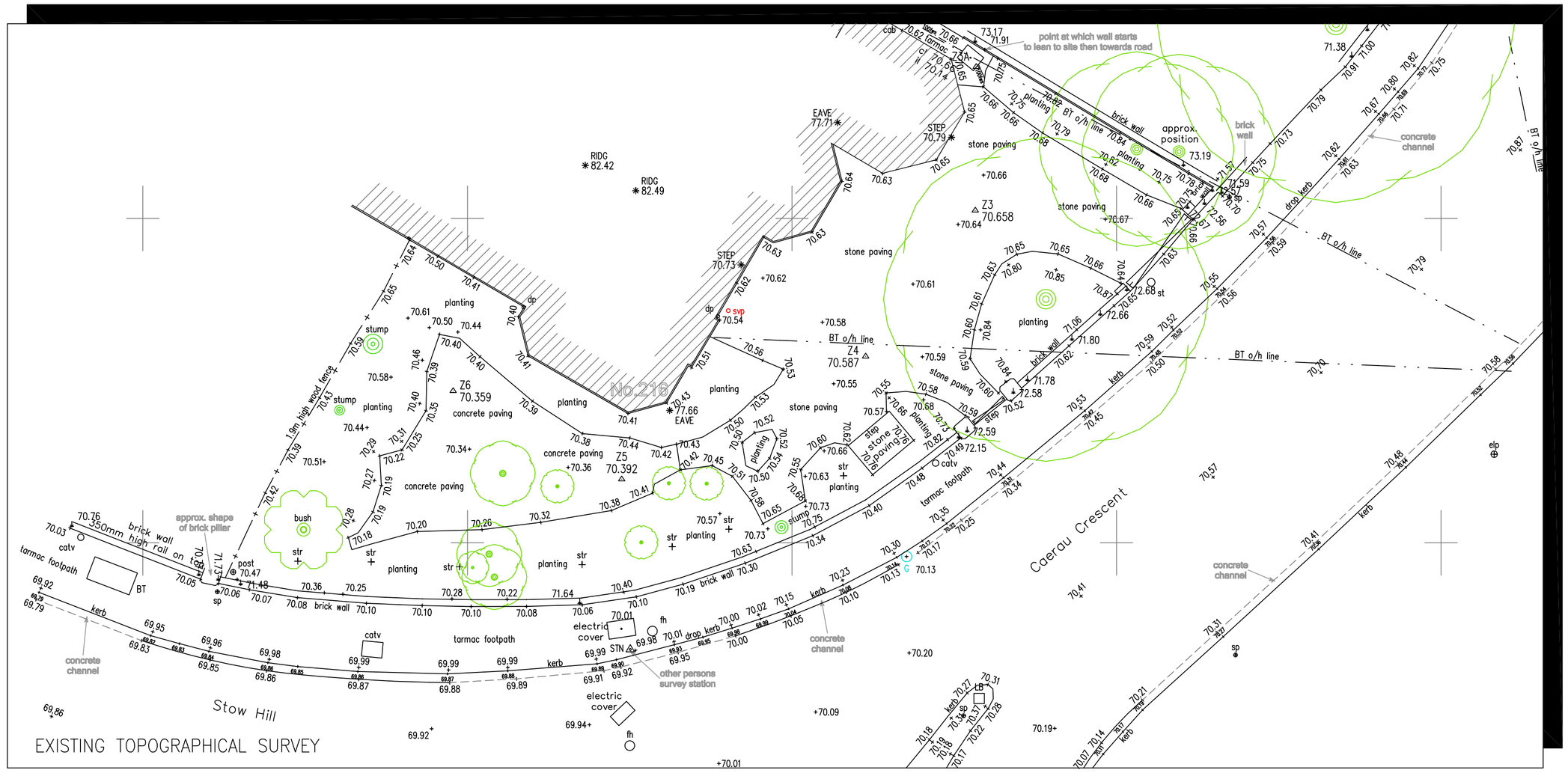
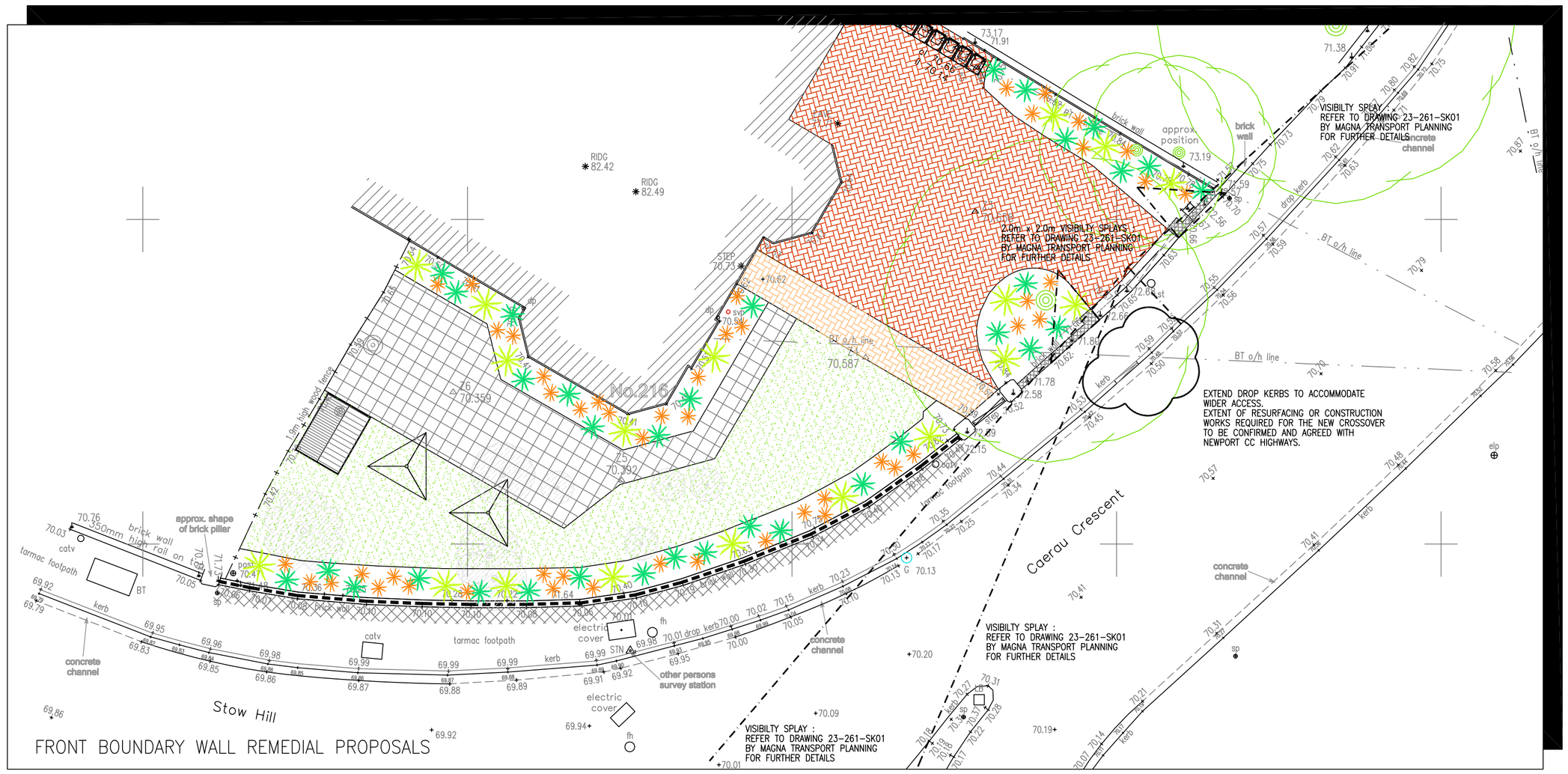




SURVEYED BY :
ZENITH LAND SURVEYS LIMITED
MILL HOUSE
OLD CAERPHILLY ROAD
NANTGARW
CF15 7TA
TEL : 01443 845018
E MAIL : office@ZenithLandSurveys.com
WEB : ZenithLandSurveys.com

REFERENCE : 21914_A

SURVEY GRID : LOCAL PLANE GRID RELATED TO O.S. NATIONAL GRID AT STATION Z1
NORTH POINT : O.S. GRID NORTH
SURVEY DATUM : O.S. DATUM NEWLYN
COMMENT : OSGB36/ODN POSITION DETERMINED VIA GNSS USING THE OSTN15/OSGM15 TRANSFORMATIONS.

SURVEY STATION CO-ORDINATES

STATION	EASTING	NORTHING	LEVEL
Z1	330232.955	187600.485	70.099
Z2	330253.842	187615.099	70.667
Z3	330235.647	187620.242	70.658
Z4	330232.269	187615.746	70.587
Z5	330224.753	187611.959	70.392
Z6	330219.560	187614.681	70.359
Z3A	330235.677	187624.669	70.668

N
W E
S

GENERAL SURVEY LEGEND

- Solid feature as annotated
- Opening in solid feature
- Edge of surface as annotated
- Change in surface gradient
- Top / foot of bank
- Slope indicator
- Hedge line
- Foliage line
- Water line
- Gate
- Electric line
- Telecom line
- Surface water sewer
- Foul water sewer
- Unknown sewer type
- elp Electric lamp post
- ep Electric pole
- tp Telecom pole
- gas Gas valve
- FH Fire hydrant
- G Gully
- mkr Marker post
- Manhole
- Manhole
- Level as annotated
- sv Sluice valve
- st Stop tap
- sp Sign post
- wm Water cover
- Deciduous tree
- Coniferous tree
- Bush

EXTENT OF EXISTING FRONT BOUNDARY WALL TO BE DEMOLISHED AND REBUILT IN ACCORDANCE WITH THE CLIENTS REQUIREMENTS.
REFER TO DRAWING S.8017-C-03 FOR CONSTRUCTION DETAILS OF NEW BOUNDARY WALL.

EXISTING DRIVE ENTRANCE TO BE REPOSITIONED AND WIDENED TO 3.500m

EXTENT OF EXISTING FRONT BOUNDARY WALL ADJACENT TO EXISTING DRIVE ENTRANCE TO BE REDUCED IN HEIGHT TO 600mm TO ALLOW FOR ADEQUATE VISION SPLAY.
REFER TO DRAWING S.8017-C-03 FOR CONSTRUCTION DETAILS.

EXISTING TREES TO BE RETAINED.
ENSURE SUITABLE PROTECTION FOR ALL RETAINED TREES AND VEGETATION DURING CONSTRUCTION WORKS.

EXISTING TREE / VEGETATION AND STUMP TO BE REMOVED TO ALLOW FULL ACCESS FOR DEMOLITION AND REBUILDING OF BOUNDARY WALL.
REINSTATEMENT / NEW PLANTING OF TREES AND VEGETATION AND THE GENERAL LANDSCAPING OF THE FRONT GARDEN ON COMPLETION OF WALL CONSTRUCTION TO BE TO THE CLIENTS REQUIREMENTS AND SPECIFICATION.

ANTICIPATED EXTENT OF EXISTING FOOTPATH TO BE MADE GOOD IS SHOWN HATCHED.
EXTENT OF RESURFACING WORKS TO BE AGREED WITH NEWPORT CC HIGHWAYS

EXTENT OF EXISTING FRONT BOUNDARY WALL TO BE REDUCED IN HEIGHT TO 600mm TO ACCOMMODATE THE PROPOSED VISION SPLAY.
REFER TO ELEVATION ON DRAWING S.8017-C-03.

REFER TO ARCHITECTS SPECIFICATIONS FOR DETAILS OF PLANTING / LANDSCAPING PROPOSALS.

NOTES

1. This drawing is copyright.
2. All dimensions are to be checked prior to construction or manufacture. Any discrepancy to be reported to the Engineers immediately.
3. Do not scale this drawing, work to figured dimensions only.

NOTES

SERVICES WITHIN EXISTING FOOTPATH

THE CONTRACTOR WILL BE REQUIRED TO VERIFY POSITIONS AND STATUS OF ALL EXISTING SERVICES WITHIN THE AFFECTED AREA OF FOOTPATH PRIOR TO THE COMMENCEMENT OF WORKS AND, IF REQUIRED, PROVIDE SUITABLE AND ADEQUATE TEMPORARY PROTECTION DURING THE COURSE OF THE WORKS.
ANY ANOMALIES TO BE REPORTED TO THE STATUTORY AUTHORITY AND CLIENT IMMEDIATELY.

EXISTING FOOTPATH

THE ANTICIPATED EXTENT OF EXISTING FOOTPATH TO BE MADE GOOD ON COMPLETION OF BOUNDARY WALL WORKS IS SHOWN HATCHED ON THE PROPOSALS PLAN.
EXTENT OF RESURFACING OF EXISTING FOOTPATH TO BE DETERMINED AND AGREED WITH NEWPORT CC HIGHWAYS.

DEMOLITION WORKS

EXISTING WALL TO BE CAREFULLY TAKEN DOWN INCLUDING THE REMOVAL OF THE EXISTING FOUNDATIONS AND ALL MATERIALS REMOVED FROM SITE

PRIOR TO THE COMMENCEMENT OF DEMOLITION WORKS, EXISTING VEGETATION IN CLOSE PROXIMITY TO THE BOUNDARY WALL TO BE REMOVED TO ALLOW FOR SAFE ACCESS.

ALL AREAS ADJACENT TO THE DEMOLITION WORKS SHALL BE PROTECTED FROM DAMAGE RESULTING FROM THE DEMOLITION WORKS.

TEMPORARY WORKS

IF REQUIRED, CONTRACTOR TO ENSURE ADEQUATE TEMPORARY WORKS DESIGN IS IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORKS.

ANY RISKS ASSOCIATED WITH THE REMOVAL OF TEMPORARY WORKS ARE TO BE AVOIDED WHERE REASONABLY PRACTICABLE.

COORDINATION BETWEEN THE PERMANENT WORKS DESIGNER AND THE TEMPORARY WORKS DESIGNER, WHERE REQUIRED, SHOULD BE CARRIED OUT TO DISCUSS THE EFFECTS OF ANY TEMPORARY WORK LOADING AND POSSIBLE DISTURBANCE DURING THE CONSTRUCTION OF THE PERMANENT STRUCTURE.

LOCAL FAILURE WITHIN THE TEMPORARY WORKS SHOULD NOT INITIATE A GLOBAL COLLAPSE OF THE PERMANENT STRUCTURE.

THE CONTRACTOR IS TO TAKE RESPONSIBILITY FOR TRENCH SUPPORTS AND ANY OTHER TEMPORARY WORK REQUIREMENTS.

ALL EXTERNAL FINISHES, PLANTING AND LANDSCAPING PROPOSALS TO BE IN ACCORDANCE WITH THE ARCHITECT'S PLANS, DETAILS AND SPECIFICATIONS.

SMART ASSOCIATES
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Project Title
ALTERATIONS TO
216 STOW HILL
NEWPORT

Drawing Title
REMEDIAL WORKS TO
FRONT BOUNDARY WALL :
SITE PLANS

Scales	1:100 @ A1		
Drawn	av	Checked	Date OCT 2023
Client	UNITED WELSH HOUSING ASSOCIATION		
Architect	ROCKFIELD ARCHITECTURE		

Drawing Number: S.8017-C-02
REV: B

REVISIONS

REV	DATE	BY
B	13 FEB 2024	av
	DRIVE ACCESS ADJUSTED FOLLOWING COMMENTS FROM NCC HIGHWAYS	
A	7 NOV 2023	av
	LAYOUT UPDATED	