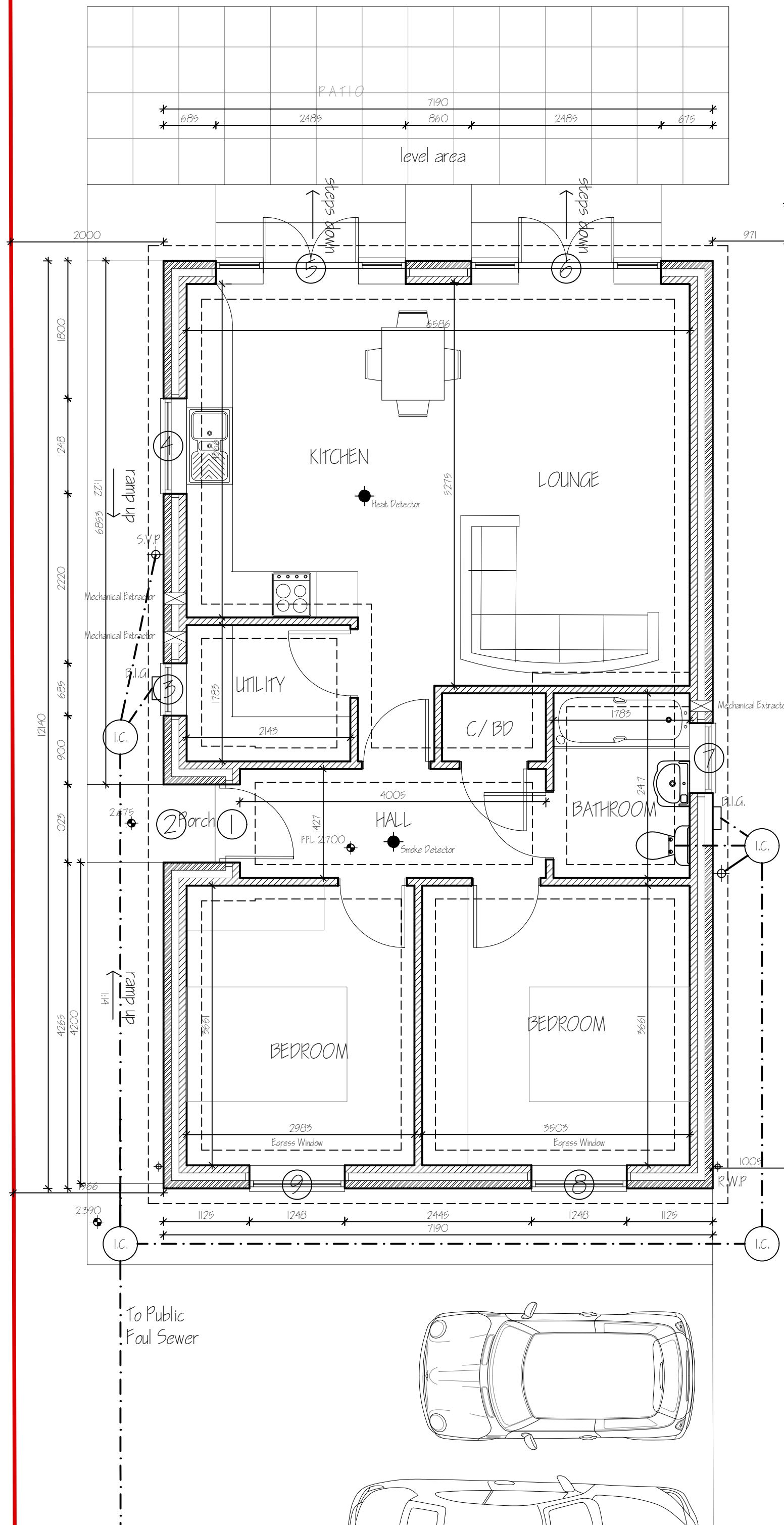


New Opening schedule:-

Ref	Opening Description	Opening Size	Unit Type	Unit Length	Secure Frame
1	Entrance Door	1022 Sw x 2100 Ch	Exposure H/ L-90	1550mm	YES
2	French Doors	1022 Sw x 2100 Ch	Exposure H/ L-90	1550mm	N/A
3	UPVC Window	688 x 1050 Ch	Exposure H/ L-90	1050mm	YES
4	UPVC Window	1247.5 x 1050 Ch	Exposure H/ L-90	1050mm	YES
5	French Doors	2415 x 2100 Ch	Exposure C/F L-90	2050mm	YES
6	French Doors	2415 x 2100 Ch	Exposure C/F L-90	2050mm	YES
7	UPVC Window	975 x 1050 Ch	Exposure H/ L-90	1550mm	YES
8	UPVC Window - Egress Window	1247.5 x 1200 Ch	Exposure H/ L-90	1050mm	YES
9	UPVC Window - Egress Window	1247.5 x 1200 Ch	Exposure H/ L-90	1050mm	YES



EXISTING SITE PLAN 1:250

ALL LEVELS RELATE TO
ORDNANCE DATUM NEWLYN (ODN)

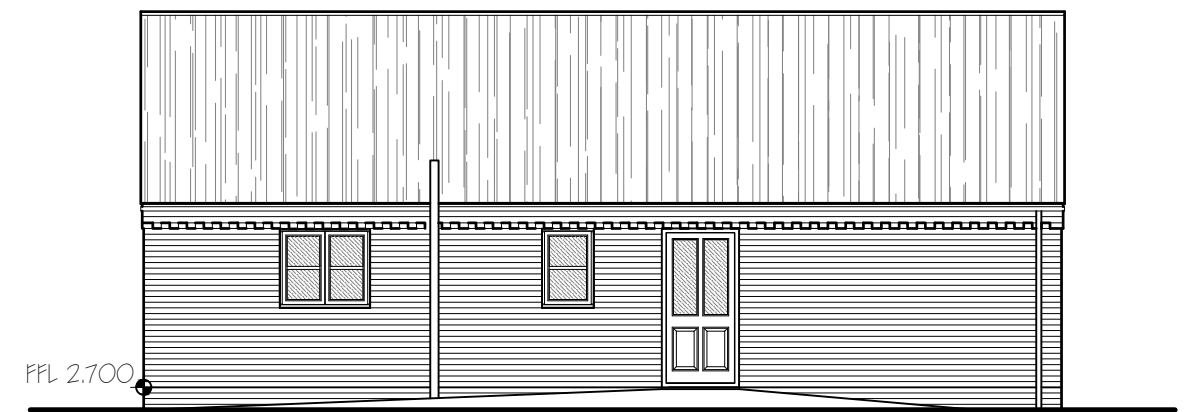
LANDSCAPING, FENCING & TREE PLANTING SCHEME.

- A - Grass
- B - 1.8m High Wooden Close Boarded Fence
- C - 1.2m High Wooden Close Boarded Fence
- D - Permeable Paving Block Driveway
- E - FLOWER BORDER
 - Evening Primrose (*Oenothera biennis*)
 - Sweet Rocket (*Hesperis matronalis*)
 - Hinesquille (*Lonicera sp.*)
 - Lavender (*Laureola sp.*)
 - White Jasmine (*Jasminum officinale*)
 - Night-scented Catchfly (*Silene noctiflora*)
 - Night-scented Stock (*Matthiola incana*)
 - Scabwort (*Saponaria officinalis*)
- F - Gravel Drive
- G - Holly Bushes

Planting of Hedge to be double row staggered. Distance between plants to be 300mm.
Distance between rows to be 450mm. All as specified by The Woodland Trust.
All planting to be in accordance with BS 4428:1989 and amendment No.1 (1991)
All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and
tubed.
1/3 to 1/2 bag of peat free tree and shrub planting compost to be incorporated into
backfill for each tree hole.



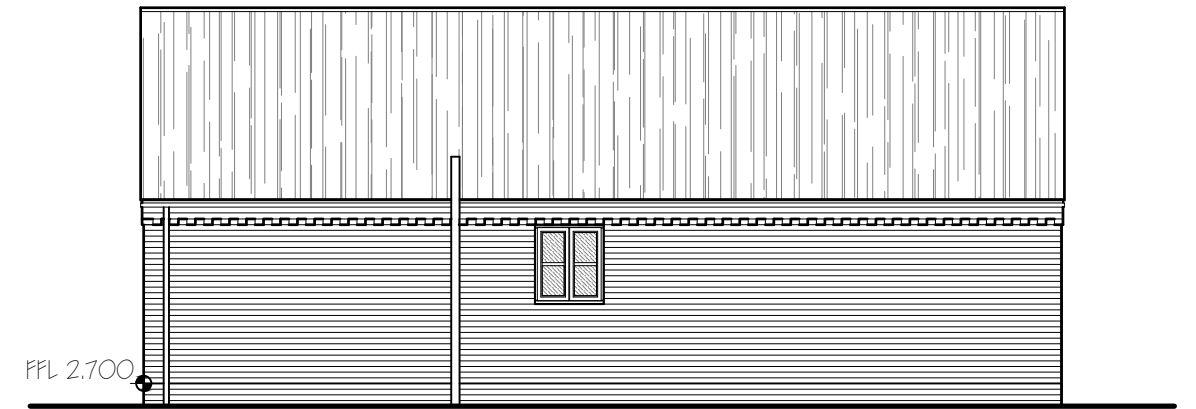
FRONT ELEVATION



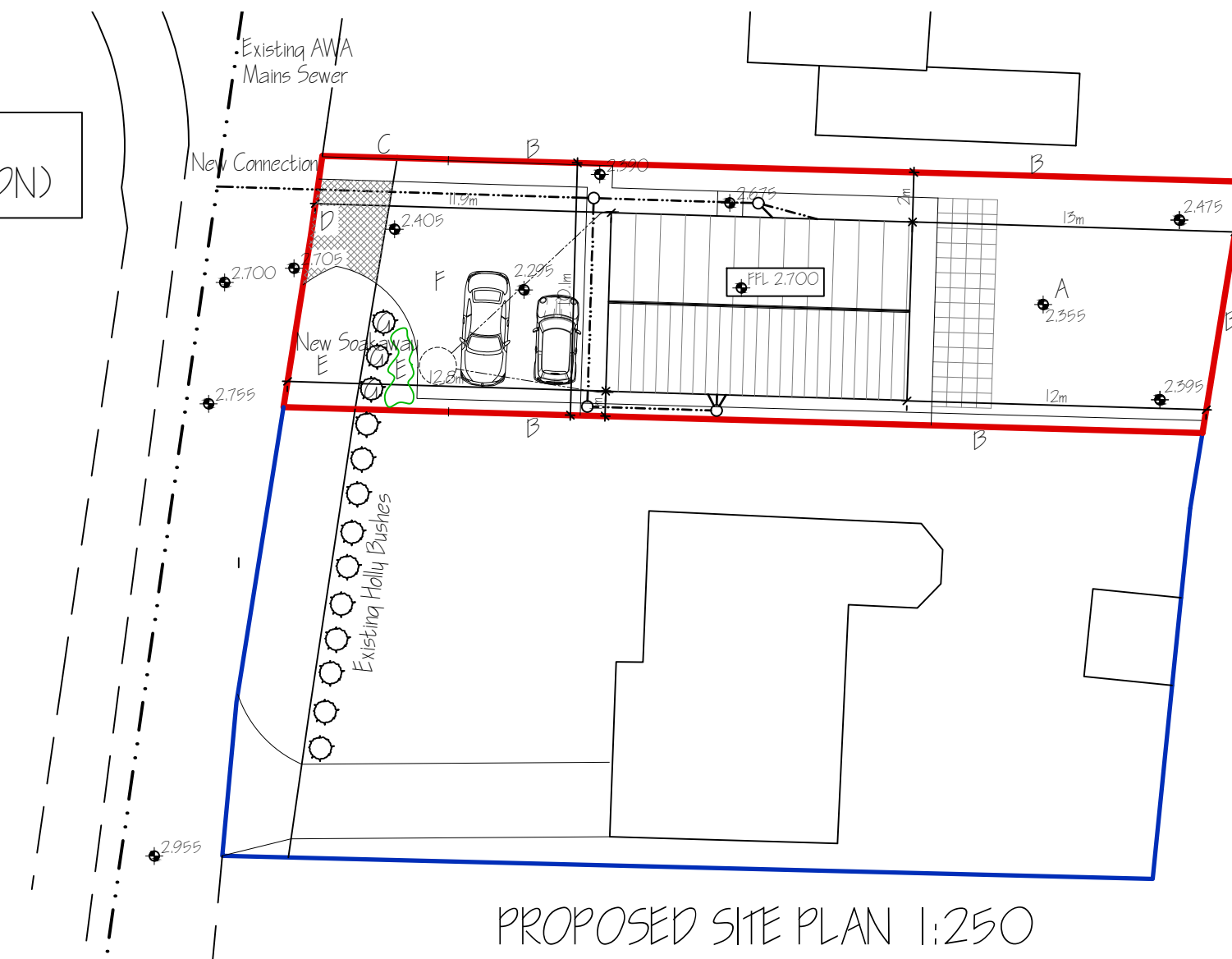
SIDE ELEVATION



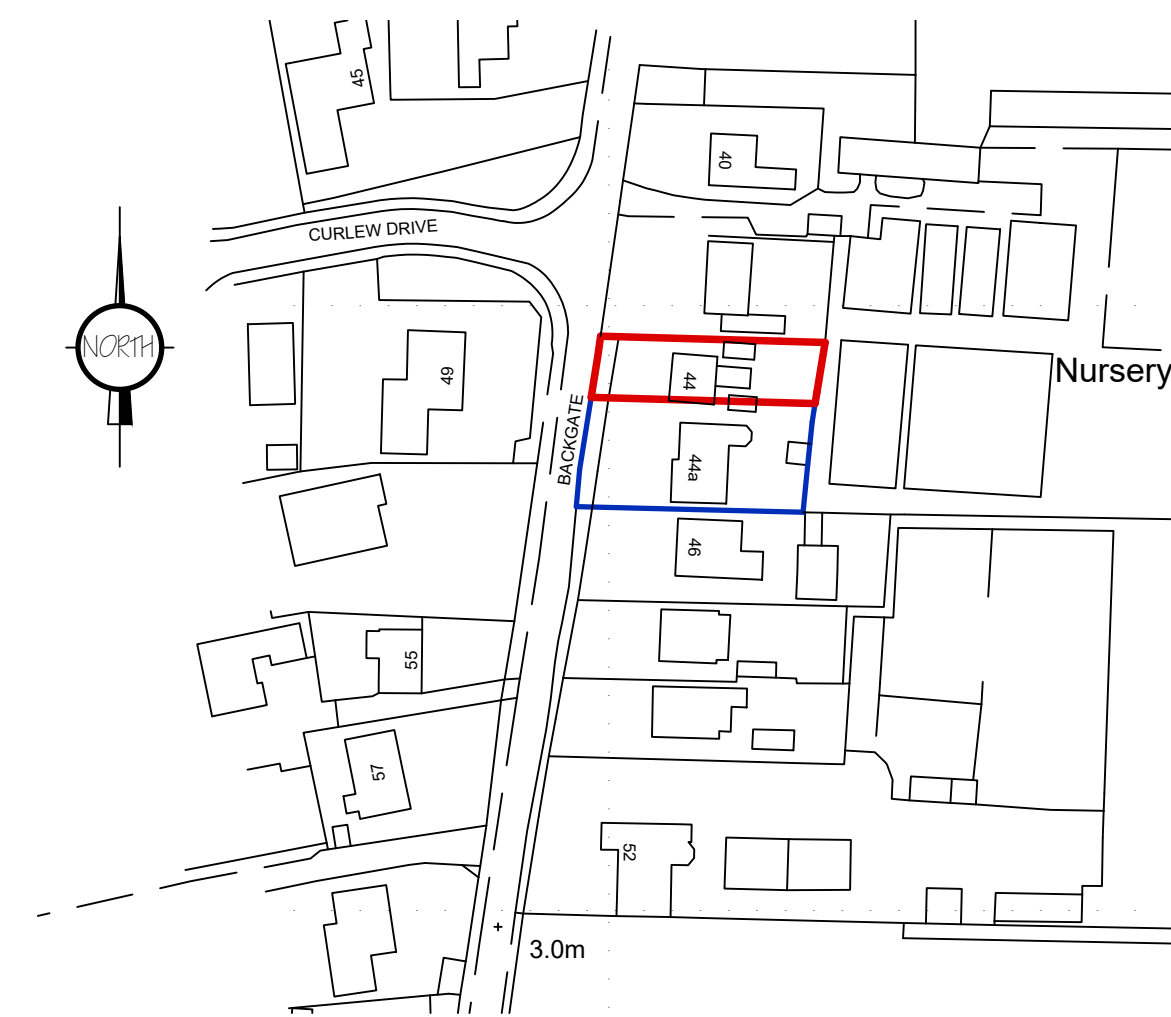
REAR ELEVATION



SIDE ELEVATION



PROPOSED SITE PLAN 1:250



LOCATION PLAN 1:1250

ref	revision	date
G	CLIENT AMENDMENTS	FEB 2022
F	BUILDING REGULATIONS SUBMISSION	FEB 2022
E	CONDITION COMPLIANCE - PLANNING	FEB 2022
D	PLANNING OFFICERS AMENDMENTS	NOV 2022
C	FEEDLINE AMENDMENT - PLANNING	OCT 2022
B	SCHEME RE-DESIGN	SEP 2022
A	SCHEME RE-DESIGN	AUG 2022

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Project
REPLACEMENT DWELLING
44 BACKGATE
COMBIT
SPALDING, Lincs. PE12 6AP

Client
MR & MRS S PYWELL

Drawing
FLOOR PLANS - PROPOSED
ELEVATIONS - PROPOSED
SITE & LOCATION PLANS

Job Ref.
4033-22

Drawing No.
OIG

Date
JULY 2022

Drawn
SLB

Scales
1:50 & 1:100 (Unless Otherwise Stated)

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report any discrepancies to the Architect. All details shown on this drawing including foundations are
based upon input site conditions related to the area. No responsibility can be accepted for abnormal
conditions which may be discovered during construction unless reported to the Architect so that
design amendments may be considered. Site and surveys are recommended in respect of foundations
to establish specific site conditions before foundation work is undertaken. This drawing is limited in the
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used as a contract document alone. The works will be supervised and inspected to contract and all
materials to be new unless otherwise stated and all components and materials etc. to be used fitted
and installed etc. in strict accordance with manufacturers instruction and relevant code of practice.
Materials shall conform to appropriate British standard specification or BBA certificate or European
code equivalent. The Employer/ Client shall ensure that the selected contractor is competent with
and adopts all measures necessary to achieve compliance with Health and Safety legislation for
Building site and Work place. The Employer/ Client is advised that should the works need to
comply with the Construction Design and Management Regulations an independent Planning
Supervisor will be required. The works shall comprise of all that is shown on the drawing and details.
Work that may not specifically be shown but may be reasonably inferred as necessary to carry out the
works shall be deemed to be included. It is the joint / joint owners responsibility to be aware of the
Party Wall etc. Act 1996 when building in close proximity to adjoining neighbours boundaries.