PLOTS 1 & 2	4 BED DETACHED HOUSE	@ 169.7m²
PLOTS 3 & 19	5 BED DETACHED HOUSE	@ 120.9m²
PLOTS 11 & 12	3 BED SEMI-DETACHED	@ 76.6m²
PLOTS 15-16-17 & 18	3 BED SEMI-DETACHED	@ 82.3m²
PLOTS 4-5-13 & 14	2 BED SEMI-DETACHED	@ 60.95m²
PLOTS 6-7	2 BED SEMI-DETACHED	@ 67.6m²
PLOTS 8	2 BED END TERRACED	@ 67.6m²
PLOT 9	2 BED MID TERRACED	@ 76.5m²
PLOT 10	2 BED END TERRACED	@ 68.0m²

PLOTS 1 & 2	FACE BRICK	'AAB' EPWORTH 65mm
	ROOF TILE	'REDLAND' STONEWOLD II SLATE GREY
	WINDOWS	U.P.V.C. - CREAM
	DOORS	COMPOSITE - VARIOUS COLOURS
	RAINWATER GOODS	U.P.V.C. - BLACK
PLOTS 3 to 19	FACE BRICK	'AAB' MALST RED 65mm
	ROOF TILE	'REDLAND' STONEWOLD II SLATE GREY
	WINDOWS	U.P.V.C. - WHITE
	DOORS	COMPOSITE - VARIOUS COLOURS
	RAINWATER GOODS	U.P.V.C. - BLACK

ALL PRIVATE DRIVE / PARKING AREAS TO BE 20mm WASHED GRAVEL ON TERRAM ON min 150mm CONSOLIDATED HARDCORE

TREE PLANTING / LANDSCAPE SCHEME

A	SILVER BIRCH (BETULA PENDULA)	4 No.	STANDARD
B	HAWTHORN (CRATAEGUS LAEVIGATA)	2 No	FEATHERED
C	WHITEBEAM (SORBUS ARIA)	2No	STANDARD
D	BEECH (FAGUS SYLVATICA)	1 No	STANDARD
E	LOCUST TREE (ROBINIA PSEUDOACACIA 'FRISIA')	2No	STANDARD
F	TURKISH HAZEL (CORYLUS COLURNA)	4 No	FEATHERED
G	1.9m HIGH CLOSE BOARDED TIMBER FENCE WITH 300mm TRELLIS TO TOP.		
H	900mm HIGH LINCOLNSHIRE POST & RAIL FENCE		

ALL PLANTING TO BE IN ACCORDANCE WITH B.S. 4428:1989 AND AMENDMENT No. 1 (1990)

ALL TREES TO BE PLANTED WITH MINIMUM 0.6m MULCH MAT AND TO BE STAKED, TIED & TUPED.

1/3 TO 1/2 BAG OF PEAT FREE TREE AND SHRUB PLANTING COMPOST TO BE INCORPORATED INTO BACKFILL FOR EACH PLANT.

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D. or any representative thereof, it is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS.
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.

HEALTH & SAFETY.
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
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.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

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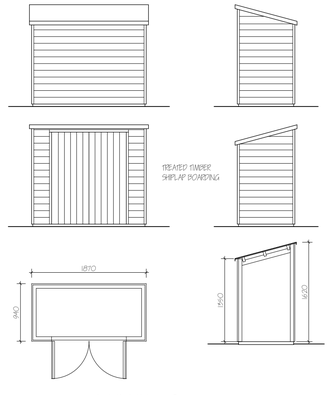
LOCATION 1:1250



CYCLE SHED 1:50

revision	date	init.	revision details.
A	OCT. '16	J.C.	PLOTS 6, 7, 8, 9 & 10 AMENDED.
B	DEC. '16	J.C.	CYCLE SHEDS - DRIVEWAYS.
C	FEB. '17	J.C.	FOOTPATH TO 2.0m WIDE RADII TO 8.0m

COOPER ARCHITECTURAL DESIGN
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Client.
D & R PROPERTY SERVICES LTD.

Project.
RESIDENTIAL DEVELOPMENT (19 DWELLINGS)
'EASTFIELDS'
41 FLEET ROAD
HOLBEACH
PE12 8LA

Drawing.
PROPOSED
BLOCK & LOCATION PLANS

O.S. GRID REF: TF 372 249

Scale 1:250 1:1250 @ A1	Drawing No. 1547-02-C
Date. MARCH '16	Drawn. J.C.