General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other that that for which it is issued without written permission from Messrs Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormall conditions unless reported to the Architects 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.

Please note this drawing is not a conveyance drawing.

Proposed on-site soakaways to be maintained by the owner for the life duration of the property.

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 and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, substitution of materials, adherence to specifications, variations to contract, etc.

All materials to be new unless stated otherwise and all components and materials, etc to be used, fitted and installed, etc in strict accordance with manufacturers' instructions and relevant Code of Practice. Materials should conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and 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 1994 (CDM) and Health and Safety at Work, etc., Act 1974 (NSW Act) an independent Planning Supervisor will be required, whom should be supplied with a set of all relevant drawings, etc.

The works shall comprise of all that shown on the drawings and information, etc. Works that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings.

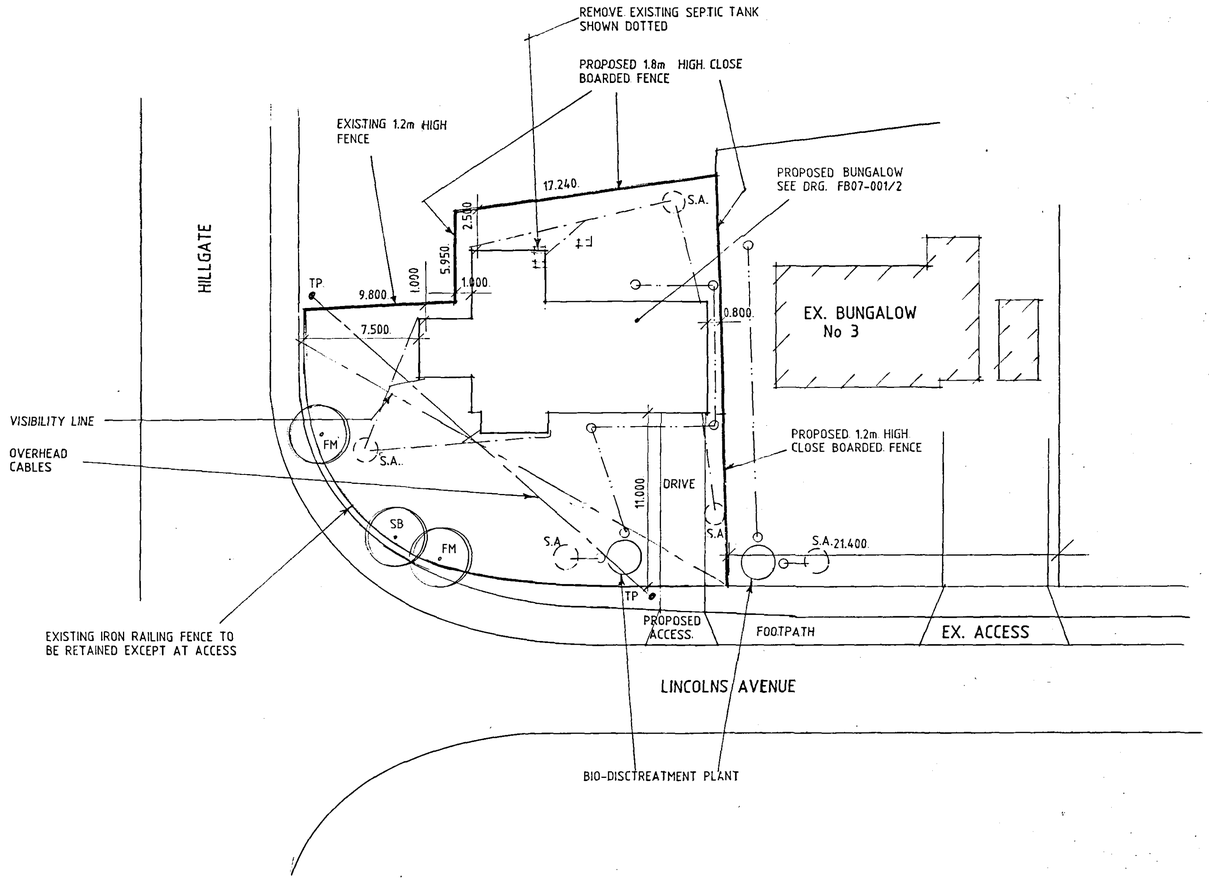
External Materials
Ibstock New Cavendish Stock
Sandtoft Calderdale Slate - grey

Access
Form access as shown, minimum width 2.5m, constructed all to Lincolnshire Country Council requirements.

Drive
Block paved or similar approved.

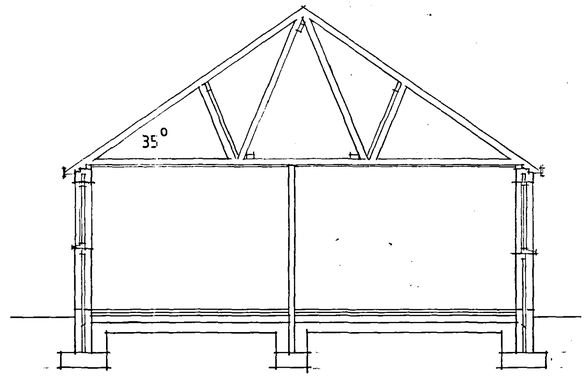
Landscaping/Screening
Existing fences to remain where shown.
Provide new fences where shown.
Plant trees where shown, minimum height on planting to be 2.0m.
S.B. Silver birch
F.M. Field maple

Foul Drainage
Connect to Bio-disc treatment plant.
Existing septic tank serving existing bungalow shown dotted to be removed.
Provide new foul drains for existing bungalow to new Bio-disc treatment plant.
Discharge from Bio-discs to on-site soakaways.



SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH FB07-001/2, FB/TI



SECTION

SHDC Planning & Development
16 APR 2007
Ref: 0496/07

C - IMF. ADDED - 29.3.07
B - DIMS. ADDED - 14.3.07.
A - DESIGN ALTS. - 16.2.07

DETERMINED PLAN

Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED BUNGALOW & GARAGE ADJ. 3 LINCOLNS AVENUE, GEDNEY HILL
FOR
FENBANK BUILDERS

1:200	FB07-001/1
FEB-07	B.GILHAM.

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