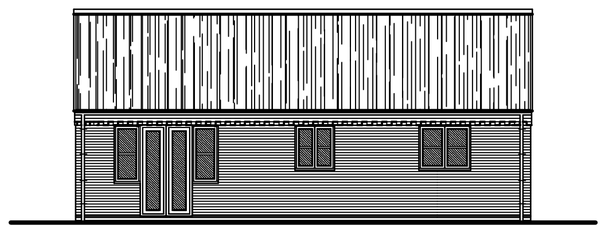


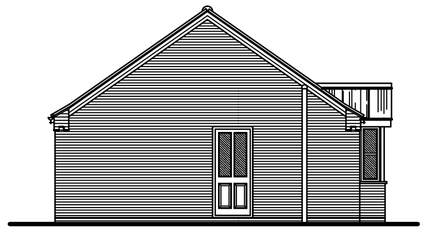
FRONT ELEVATION.



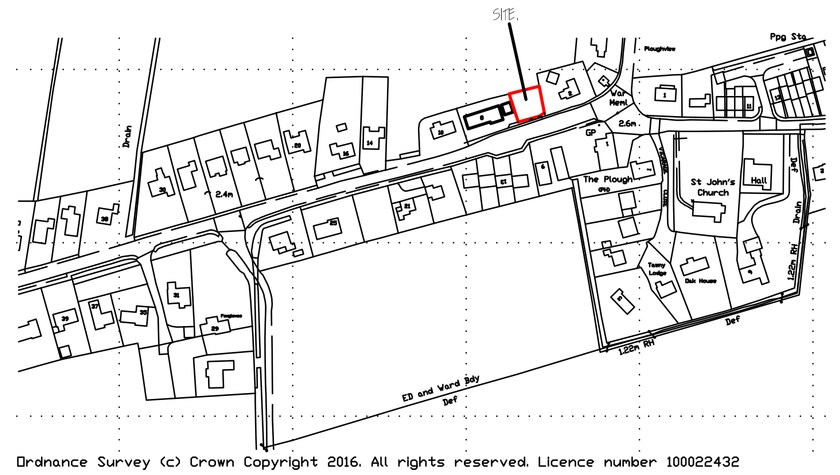
SIDE ELEVATION.



REAR ELEVATION.



SIDE ELEVATION.



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LOCATION PLAN.
1/2500.

MATERIAL SCHEDULE
WALLS : - HANSON ATHERSTONE RED MULTI
TILES : - SANDTOFT DOUBLE PANTILES - GREY
WINDOWS & DOORS : - UPVC WHITE
RAINWATER GOODS : - UPVC WHITE

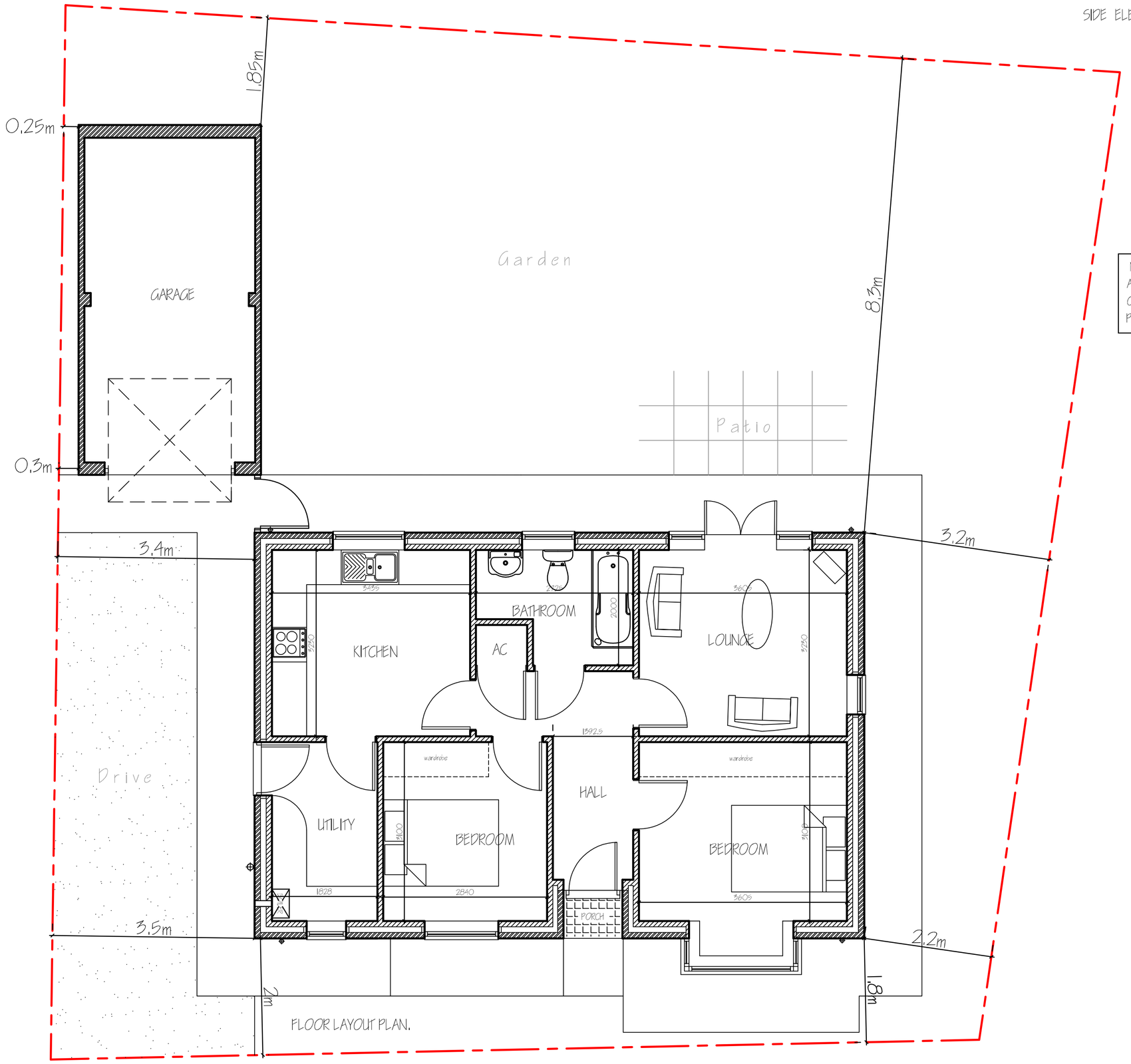
LANDSCAPING, TREE PLANTING & FENCING SCHEME.

A LINCOLNSHIRE POST & RAIL FENCE WITH LAUREL HEDGE
B CHERRY BLOSSOM (BETULA PENDULA) FEATHERED
C EXISTING SHRUBBERY SCHEME TO REMAIN.
D GRAVEL DRIVE.
E EXISTING 1.8m CLOSE BOARDED FENCE REDUCING TO 1.2m AT FRONT OF PROPERTIES TO REMAIN.
F EXISTING 1.2m FENCE WITH BEECH HEDGE ALONG THE INSIDE TO REMAIN.
G LAWN.
H NEW 1.2m FENCE TO MATCH EXISTING (F)
J NEW ACCESS TO LCC SPECIFICATION AND REQUIREMENTS

All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)

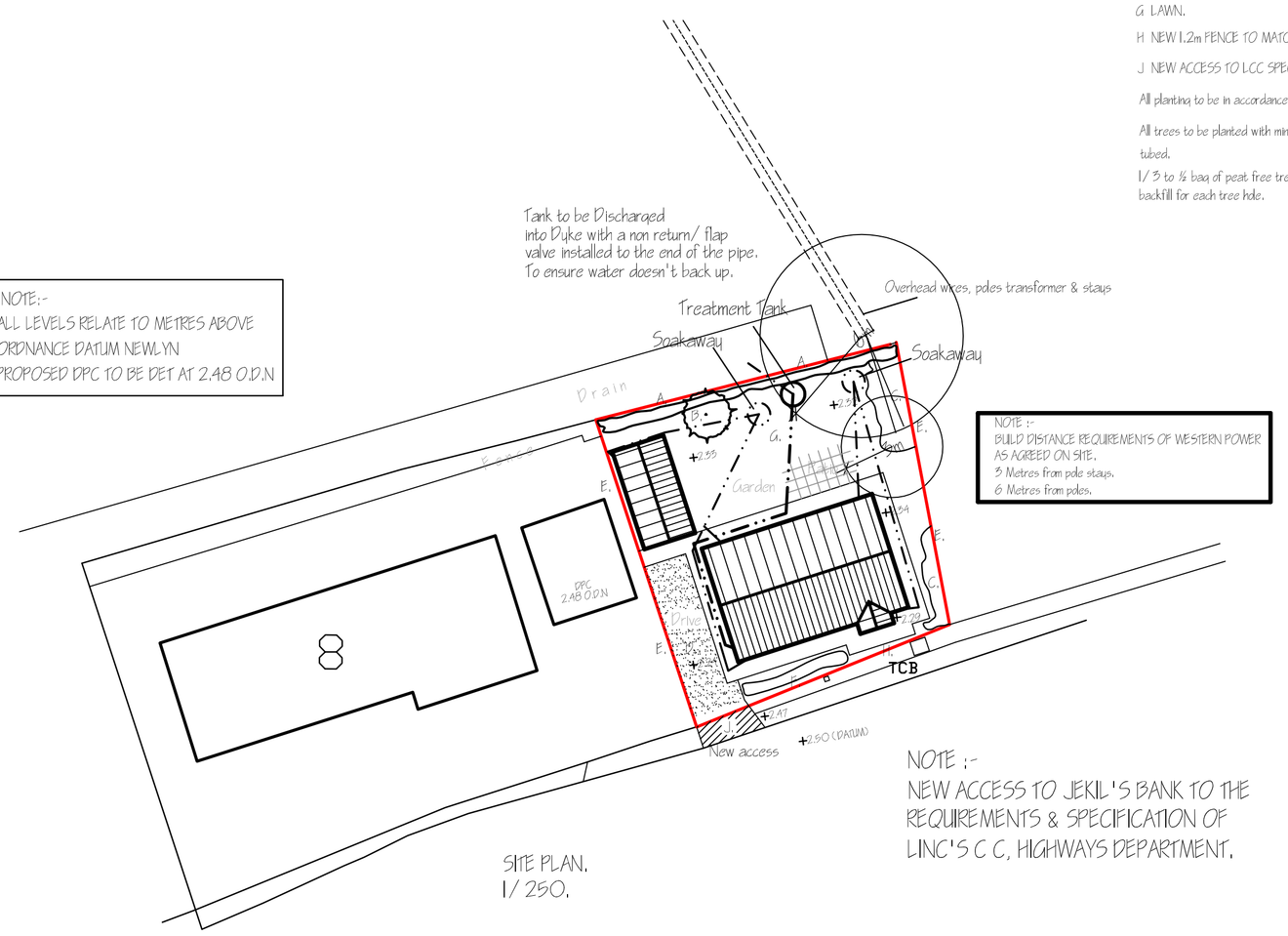
All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.

1/3 to ½ bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.



FLOOR LAYOUT PLAN.

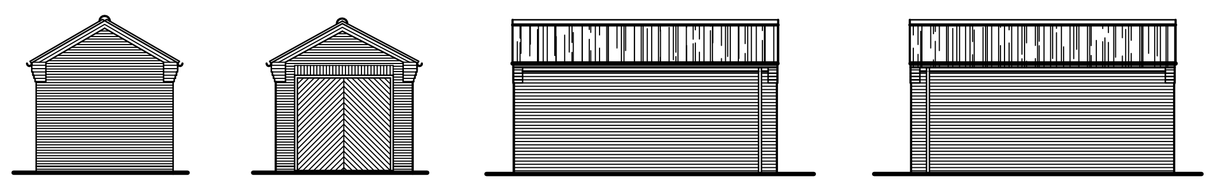
NOTE:-
ALL LEVELS RELATE TO METRES ABOVE ORDNANCE DATUM NEWLYN
PROPOSED DPC TO BE SET AT 2.48 O.D.N



NOTE :-
BUILD DISTANCE REQUIREMENTS OF WESTERN POWER AS AGREED ON SITE.
5 Metres from pole stays.
6 Metres from poles.

NOTE :-
NEW ACCESS TO JEKIL'S BANK TO THE REQUIREMENTS & SPECIFICATION OF LINC'S C C, HIGHWAYS DEPARTMENT.

SITE PLAN.
1/250.



GARAGE ELEVATIONS.

A	PLANNING APPLICATION.	DEC '17.
ref:	revision	date

G. R. MERCHANT LTD.
I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

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Fax: 01406 425744
E-Mail: gr.merchant@btconnect.com

Project
RESIDENTIAL DEVELOPMENT.
ADJ. 8 JEKILS BANK.
HOLBEACH ST JOHNS.
SPALDING, LINC'S. PE12 8RF.

Client
MR R. HARRIS.

Drawing
SITE & LOCATION PLANS
FLOOR PLANS & ELEVATIONS.
2 BEDROOM BUNGALOW & DETACHED GARAGE

Job Ref.	Drawing No.
3243-17.	01A.
Date	**Drawn**
NOVEMBER 2017.	S.D.

Scales
1/100. 1/50. (unless otherwise stated).

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