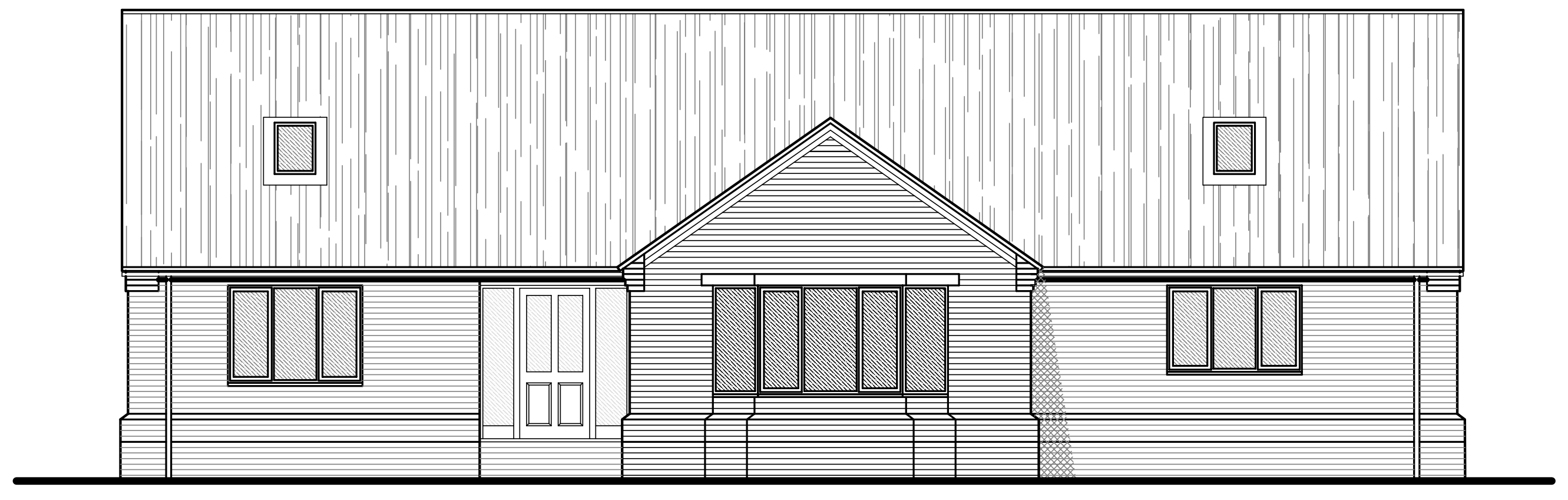
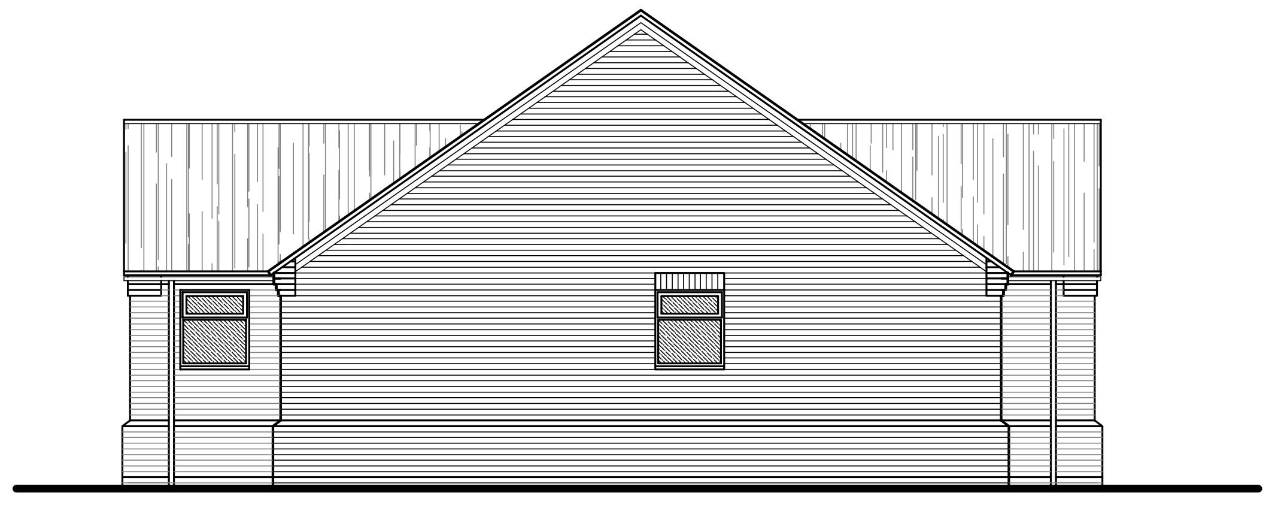
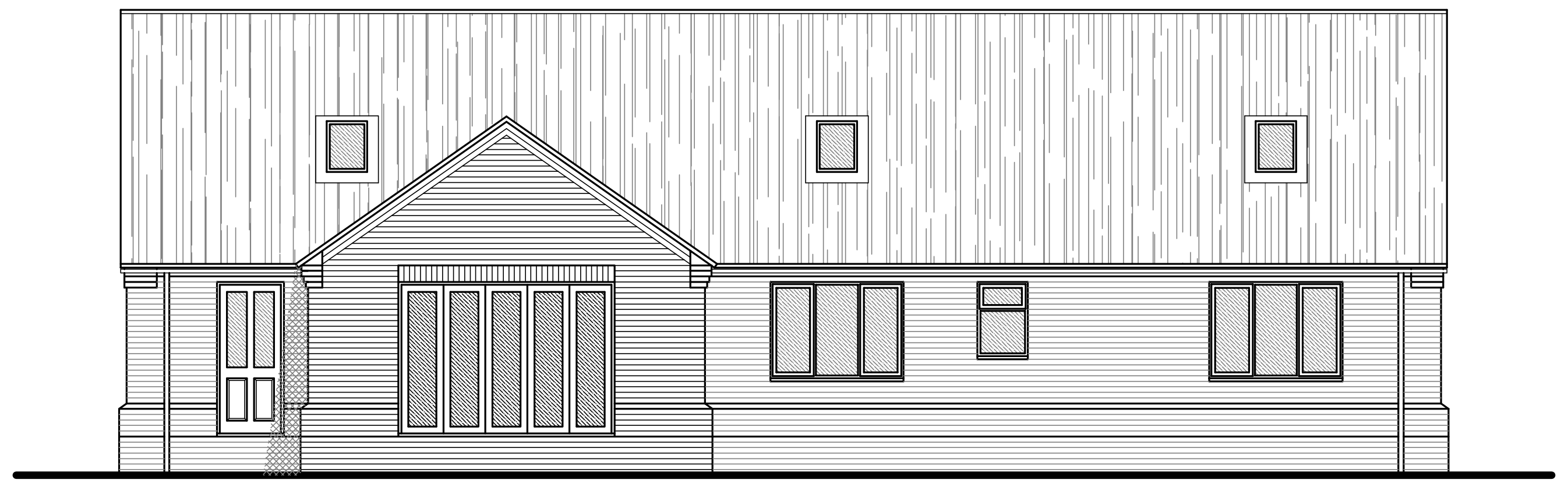


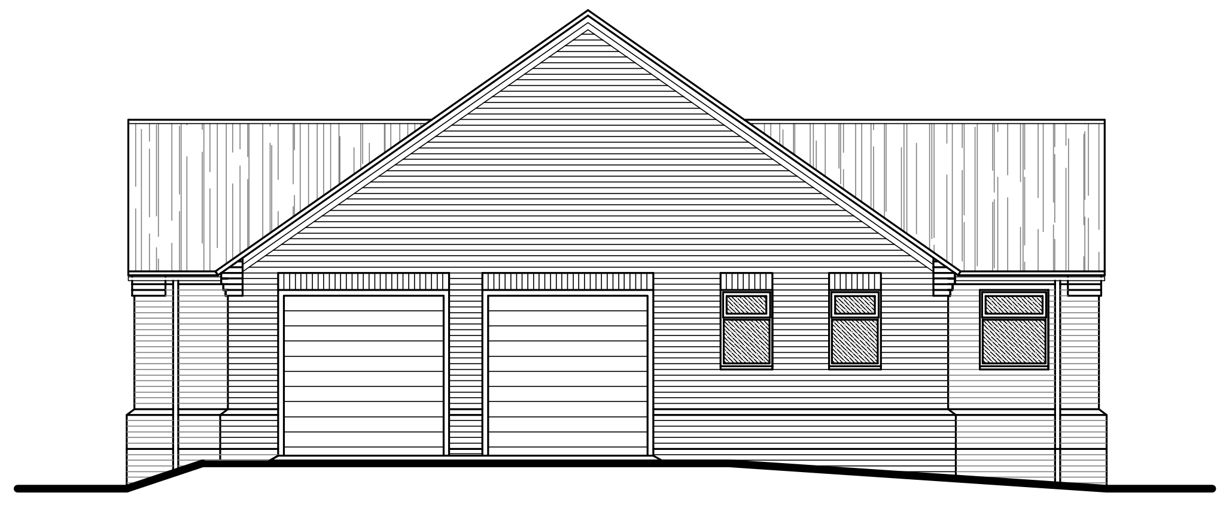
FRONT ELEVATION



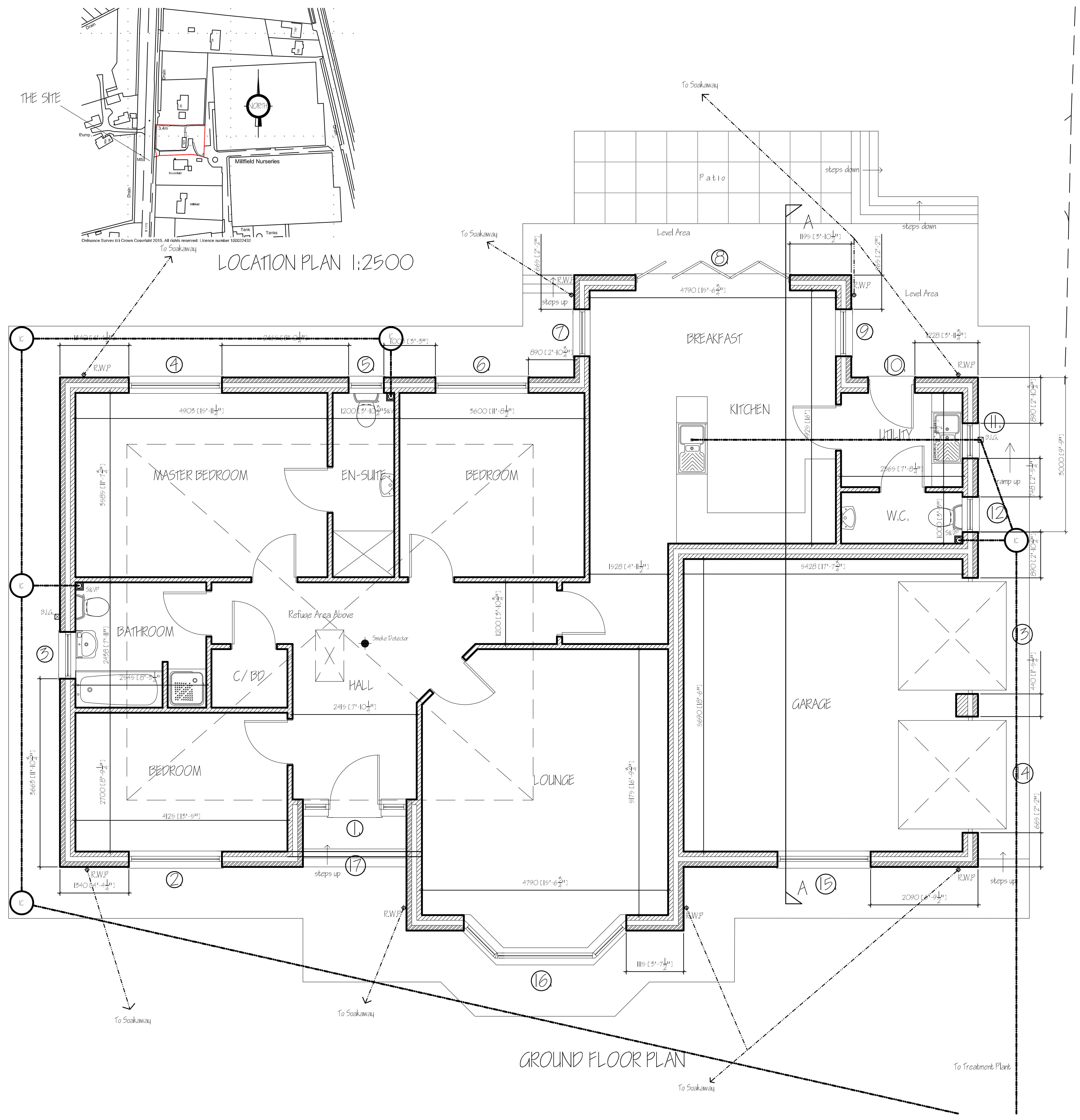
SIDE ELEVATION



REAR ELEVATION

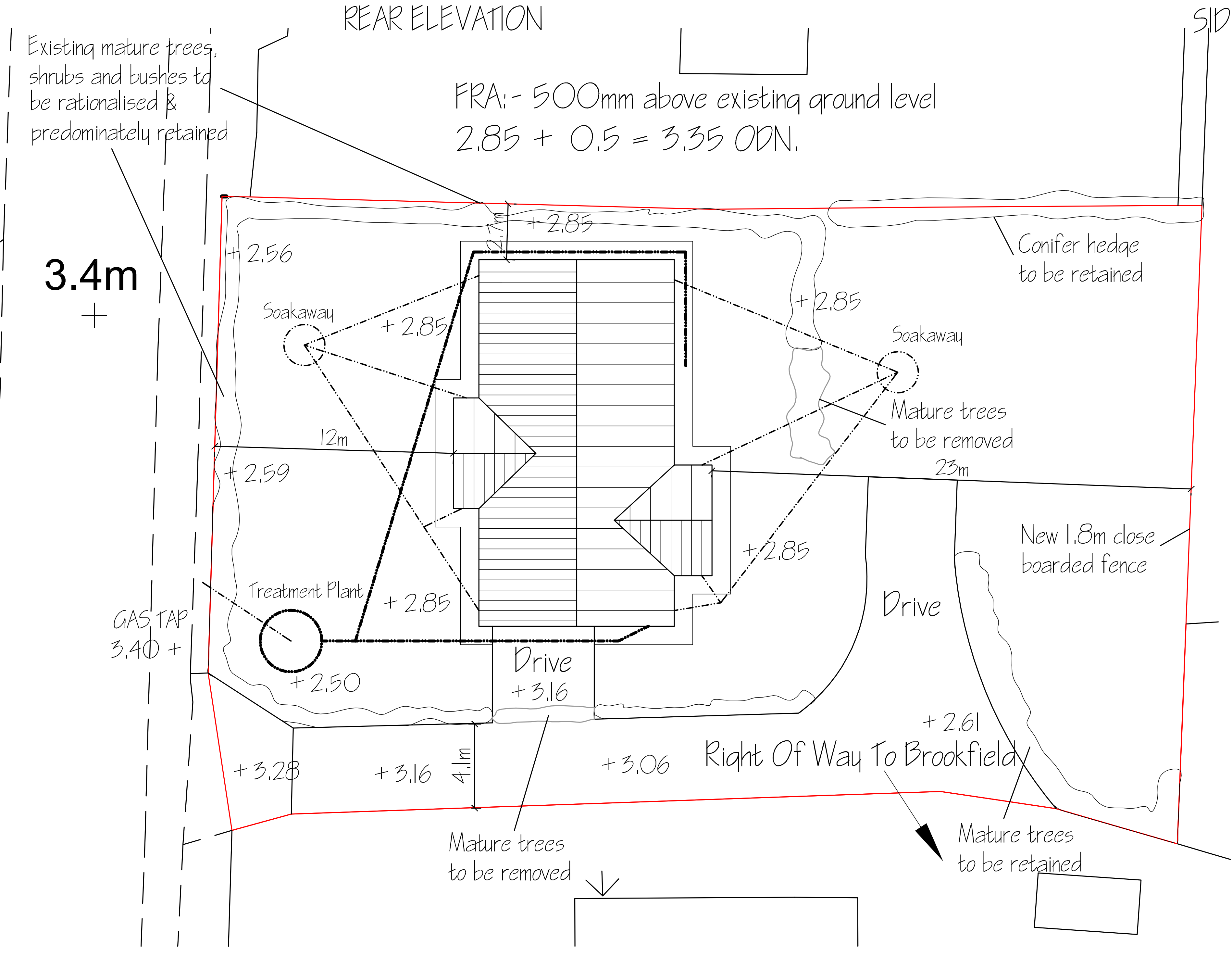


SIDE ELEVATION

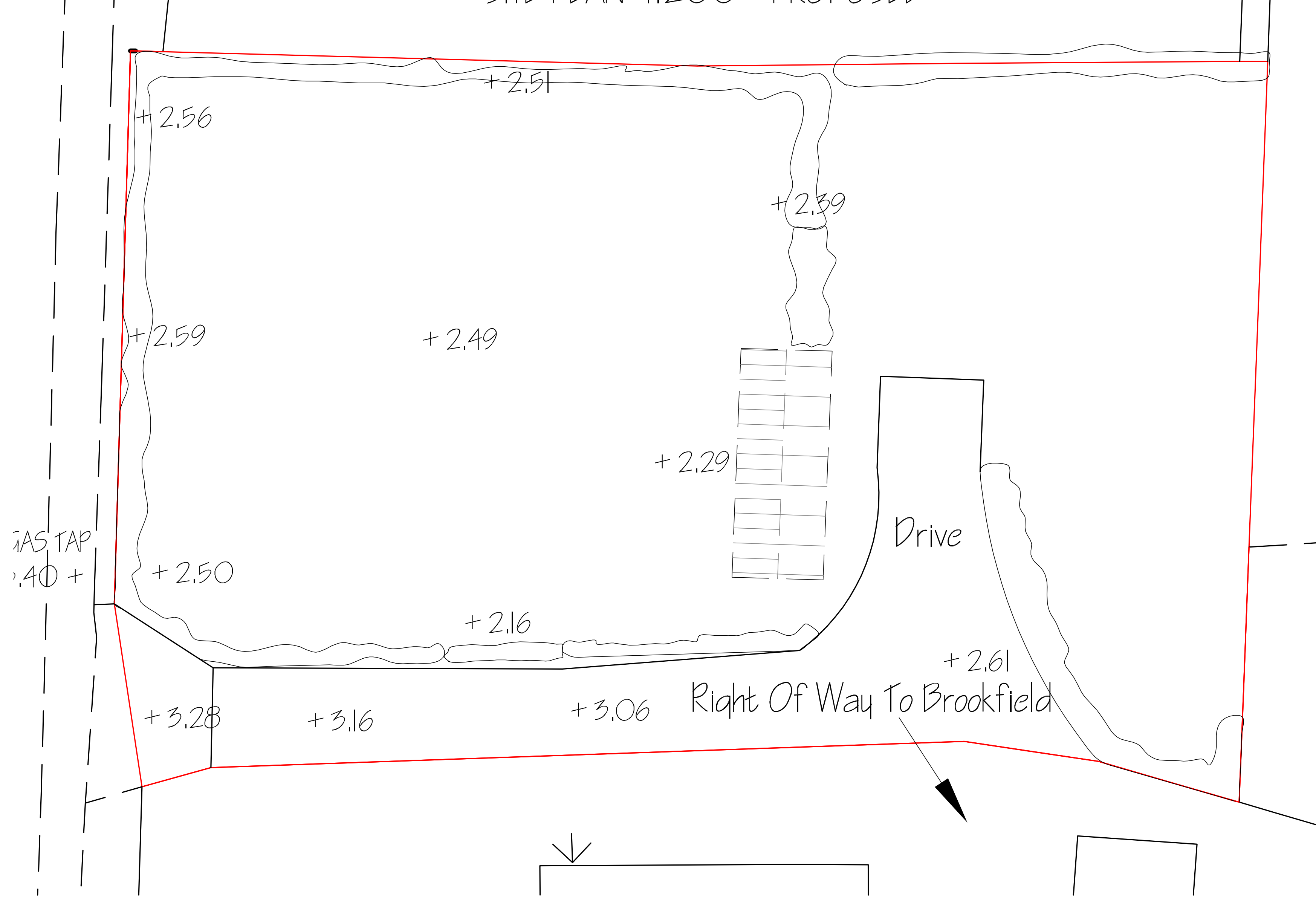


LOCATION PLAN 1:2500

GROUND FLOOR PLAN


Existing mature trees, shrubs and bushes to be rationalised & predominately retained
3.4m
FRA:- 500mm above existing ground level
2.85 + 0.5 = 3.35 ODN.
GAS TAP 3.40 +
+ 2.56
+ 2.85
+ 2.59
+ 2.50
+ 3.28
+ 3.16
+ 3.06
+ 2.61
Soakaway
12m
23m
4.1m
Treatment Plant
Mature trees to be removed
Mature trees to be retained
Conifer hedge to be retained
New 1.8m close boarded fence
Drive
Right Of Way To Brookfield

SITE PLAN 1:200 - PROPOSED



SITE PLAN 1:200 - EXISTING

EXTERNAL MATERIALS:-

WALLS - TBS HASTINGS RED FACING BRICKS

PLINTH - RED ENGINEERING BRICKS

ROOF - SANDTOFT CALDERDALE SLATE - DARK GREY

WINDOWS - UPVC WHITE OR CREAM

DOORS - UPVC WHITE OR CREAM

RAINWATER PIPES- UPVC BLACK

ref:	revision	date
D	PACKAGE TREATMENT PLANT ADDED	MAY' 2016
C	BUILDING REGS / CON COMP DETAILS ADDED.	APR' 2016.
B	CLIENT AMENDMENT - GABLE ROOF	MAR 2016
A	CLIENT AMENDMENTS	NOV 2015

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

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: gr.merchant@btconnect.com

Project
RESIDENTIAL DEVELOPMENT
42B SPALDING COMMON
SPALDING
LINCS. PE11 3AU

Client
MR & MR N J BACK

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

Job Ref.	Drawing No.
2849-15	02D.
Date	**Drawn**
APR 2015	SLB

Scales
1:50 1:100 (unless other stated)

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to the Architect. All details shown on this drawing including foundations are based upon typical 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 soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken. 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. This drawing must not be used as a contract document alone. The works will not be supervised or inspected on site by G R Merchant or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherance to specification, variations to contract etc.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 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 an independant 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 plot / land owners responsibility to be aware of the Party Wall etc. Act 1996: when building in close proximity to adjoining neighbors boundaries.