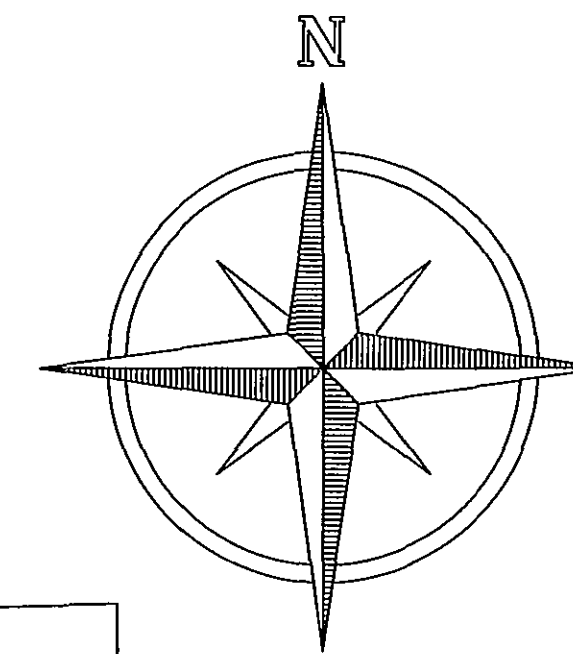




LANSDOWNE COURT

Boundary wall

Boundary wall

Boundary wall

ACCESS ROAD

SPEED REDUCTION RAMP

Boundary wall

TERRACE

Boundary wall

PARKING

PARKING

PARKING

TERRACE

Boundary wall

Boundary fence

BUILDER'S MERCHANT YARD

ROMAN BANK

Boundary fence

2000mm high vertical steel sheet
boarded facing to boundary.

2000mm high vertical steel sheet
boarded facing to boundary.

2000mm high vertical steel sheet
boarded facing to boundary.

2000mm high vertical steel sheet
boarded facing to boundary.

Existing surface
water drain from
site. New flap valve
to be fitted.

New discharge
inspection chamber
as referred to in
Paragraph 10.04 of
the submitted Flood
Risk Assessment.

New road gullies to drain to
existing drainage system in road.
Exact location and levels of new
gullies to be agreed on site with
County Highways Engineer.

SITE LAYOUT 1:100

NOTES

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 Building Regulation approval. The drawing must not be used as a contract document alone.

DIMENSIONS

Do not scale from this drawing.

All dimensions are to be checked on site by the builder who shall take responsibility for measurements for construction and ordering purposes from commencement of site works.

Whilst every effort is made to ensure accuracy in dimensioning, measurements should be carefully checked to ensure compatibility with existing structures and features.

SUPERVISION

The works will not be supervised by Richard J Diggle or any representative thereof. It is the clients or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used, fitted and installed in strict accordance with manufacturers instructions and relevant Code of Practice.

Materials shall conform to the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

Preservative treatment to BS 5268 : Part A is to be carried out to all timber prior to delivery to site.

DETAILS / FOUNDATIONS

All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

If adverse ground conditions are encountered, then the advice of a qualified structural engineer should be sought.

HEALTH AND SAFETY

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, and independent Planning Supervisor will be required.

SCOPE OF THE WORKS

The works comprise all that is shown on the drawings and details. Any work that may not be specifically shown, but may reasonably be inferred as necessary to carry out the works will be deemed to be included.

B Road Gully Amendments 12/6/06

A Surface Water Amendments 3/5/06

Revisions

Richard J Diggle

Building Design Consultant

194 Broad Gate
Weston Hills
Spalding
Lincs
PE12 6DQ

Telephone/Fax: 01406 380852
Mobile: 07711 621902
E-mail: richard@diggle.biz

Client

COLEMAN BUILDERS LTD

Project

RESIDENTIAL DEVELOPMENT
WELLANDSIDE LOCK
28 ROMAN BANK
SPALDING

Drawing

DETAIL DRAWING

SITE LAYOUT

Scale

1:100

Date

February 2006

SHDC
Planning & Building Control

14 JUN 2006

Ref:

Drawing Number

448-101 B

**DETERMINED
PLAN**

150
£120

3-1
6-2
7-2
8-2
2 3/4
+3

£110

£135

8-3 off-site

125

£46,300
x3