Dwellings
To be Viscount design to all plots.

Domestic Drives
Washed gravel on 150mm well compacted hardcore with edging kerbs.

Private Drive
Pink chippings bedded in bitumen on 150mm concrete on 150mm hardcore. Fall towards dyke.

Foul Drainage
Connect to individual Bio-Disc treatment plants for each plot with outfalls to adjacent dyke.

Landscaping
To site frontage plant hawthorn hedge in conjunction with existing hawthorn bushes.

In positions shown plant trees - minimum height on planting to be 2.0m

F.M. - Field maple
S.B. - Silver birch

Screening
Provide 1.8m high close-boarded fence in position depicted 1.8mF.

Highway Improvements
At access to site dyke to be piped all in accordance with South Holland District Council/South Holland Internal Drainage Board's requirements. Road to be improved as shown, all to Lincolnshire County Council, highways department's requirements.

Road Specification

Wearing Course
40mm of 10mm size close graded wearing course.. It must be compacted to a void content within the range 2% - 10%. The wearing course must be bonded to the base course.

Base Course
Base course materials shall be 20mm size dense base course and shall be laid in a single layer or combination of layers not less than 50mm in thickness and no greater than 110mm. Compaction must be to a void content within the range 2% - 8% and all layers must be bonded together.

Sub Base
Sub base shall be Type 1.

Thickness of all courses to be in accordance with Lincolnshire County Council requirements.

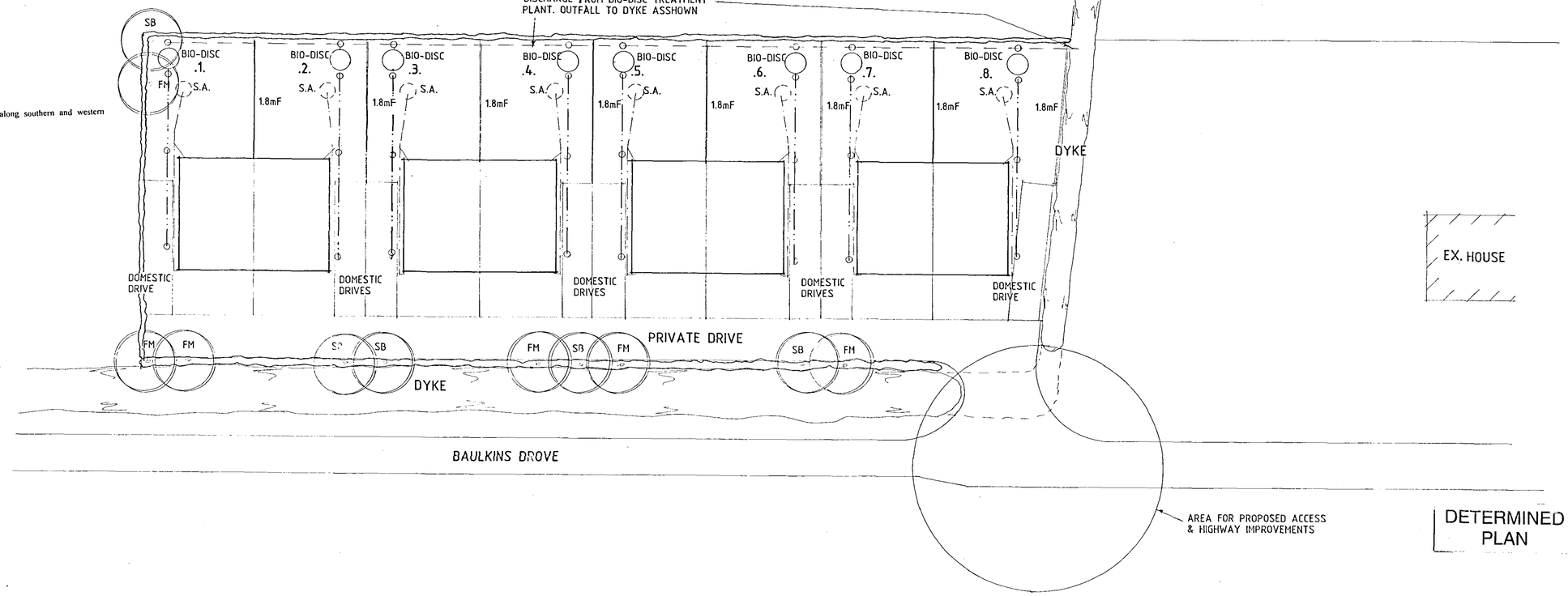
FOUNDATIONS

FOR RAFT FOUNDATION DETAILS REFER TO SRC DRG. No 22505/01, STRUC. CALCS - 22505/1 TO 19, BAR BENDING SHEDULE 22505/001/01A

External Materials
Plots 1/2 and 5/6
Ibstock Weston Red Multi Stock
Sandtoft double pantile – Rustic

Plots 3/4 and 7/8
Ibstock New Cavendish Stock
Sandtoft Calderdale – Slate Grey

Plant hawthorn hedging along southern and western boundaries.



EX. HOUSE

SITE PLAN

THIS DRG.. TO BE READ IN CONJUNCTION WITH VISCOUNT, SRC DRG No 22505/01, FB/TI STRUC. CALCS - 22505/1 TO 19, BAR BENDING SHEDULE - 22505/001/01A

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 abnormal conditions unless reported to the Architects 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.

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 specification, 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 (HSW 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.

SHDC Planning & Development
0 4 OCT 2005
Ref: 1221/05

C - BOUNDARY ALTS - 3.10.05
B - RAFT DETAILS - 12.9.05
A - IMF. ADDED- 15.8.05

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

DETERMINED PLAN

PROPOSED 8No AFFORDABLE HOUSES AT BAULKINS DOVE, SUTTON ST. JAMES FOR

FENBANK BUILDERS

1:200	FB05-001/1
MARCH-05	B.GILHAM.

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