

Kitchen and Utility layout and design.
The kitchen and utility rooms are to be designed by kitchen design specialists and will be designed strictly to comply with all Building Regulations for plumbing, waste and electrical installations

Dimension Coordination/ Setting out.
External walls to external walls/internal blockwork/studs ie not including external or internal finishes
Openings dimensions etc are designed to full/1/2 brick pends where cuts bricks occur hide cuts behind rainwater pipes or incorporate in expansion joints.

Building Regulations Only. Named products.
Where products are named in the specification the developer can substitute similar products provided the specification of the products meets or exceeds the selected product specification. All changes should be notified to the provider of the As Built Sap and Co² Calculation data prior to completion..

PLOT 6

Geoffrey Wallace Limited FCSD MCJAT
Architectural Design and Technology
Mobile 07816046756
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Scale: 1/50 @ A3
Date: AUG 2021
DWG No. 21/307/01

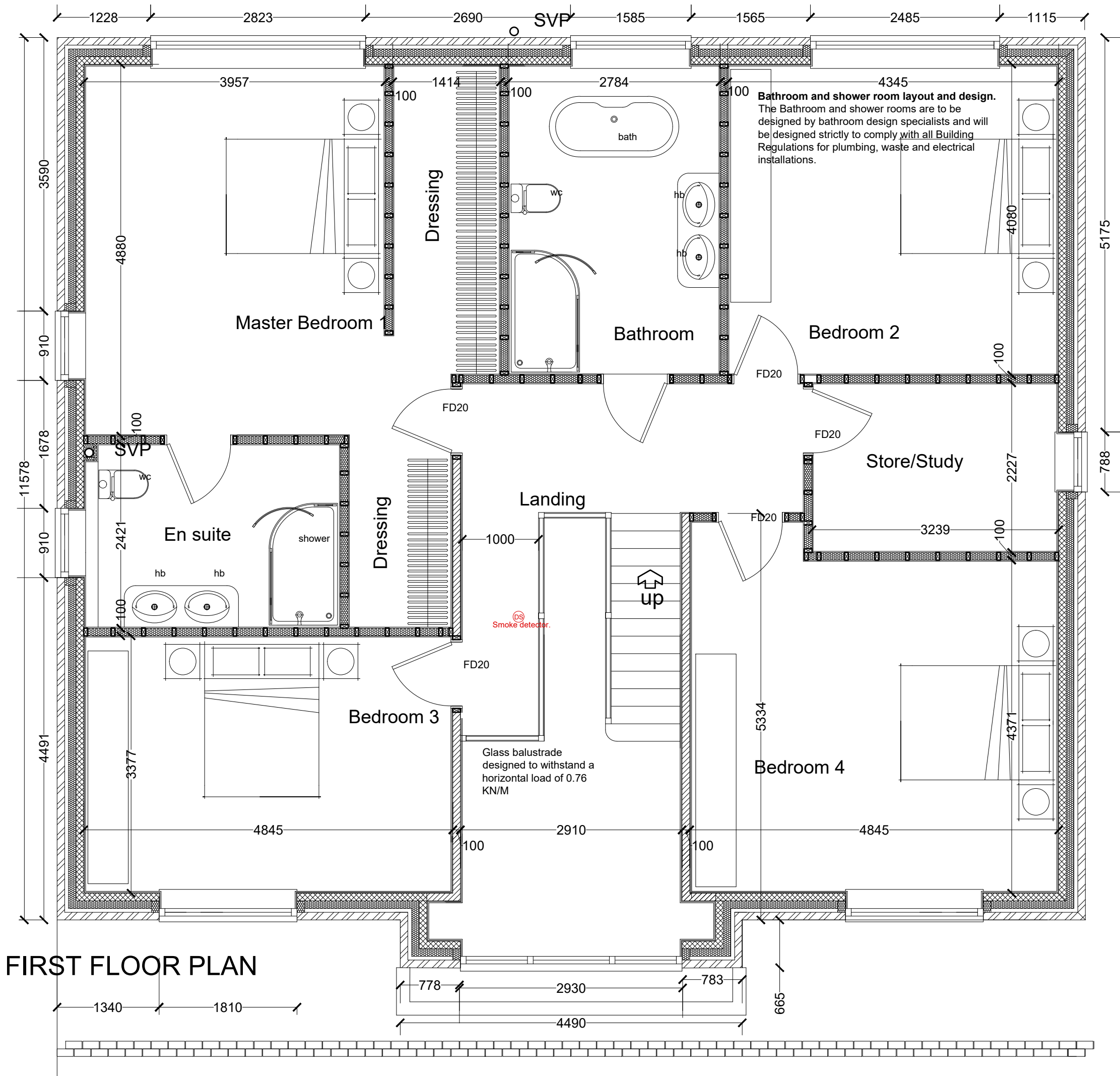
REV 00/00/0000

GROUND FLOOR PLAN

TYPE 5

RESIDENTIAL DEVELOPMENT PLOT 6 SCHOOL
BROW MORESBY PARKS ROAD MORESBY
CUMBRIA CA28 8DN for MR JONATHAN RAE

SCALE BAR 1/100
SCALE BAR 1/500



FIRST FLOOR PLAN

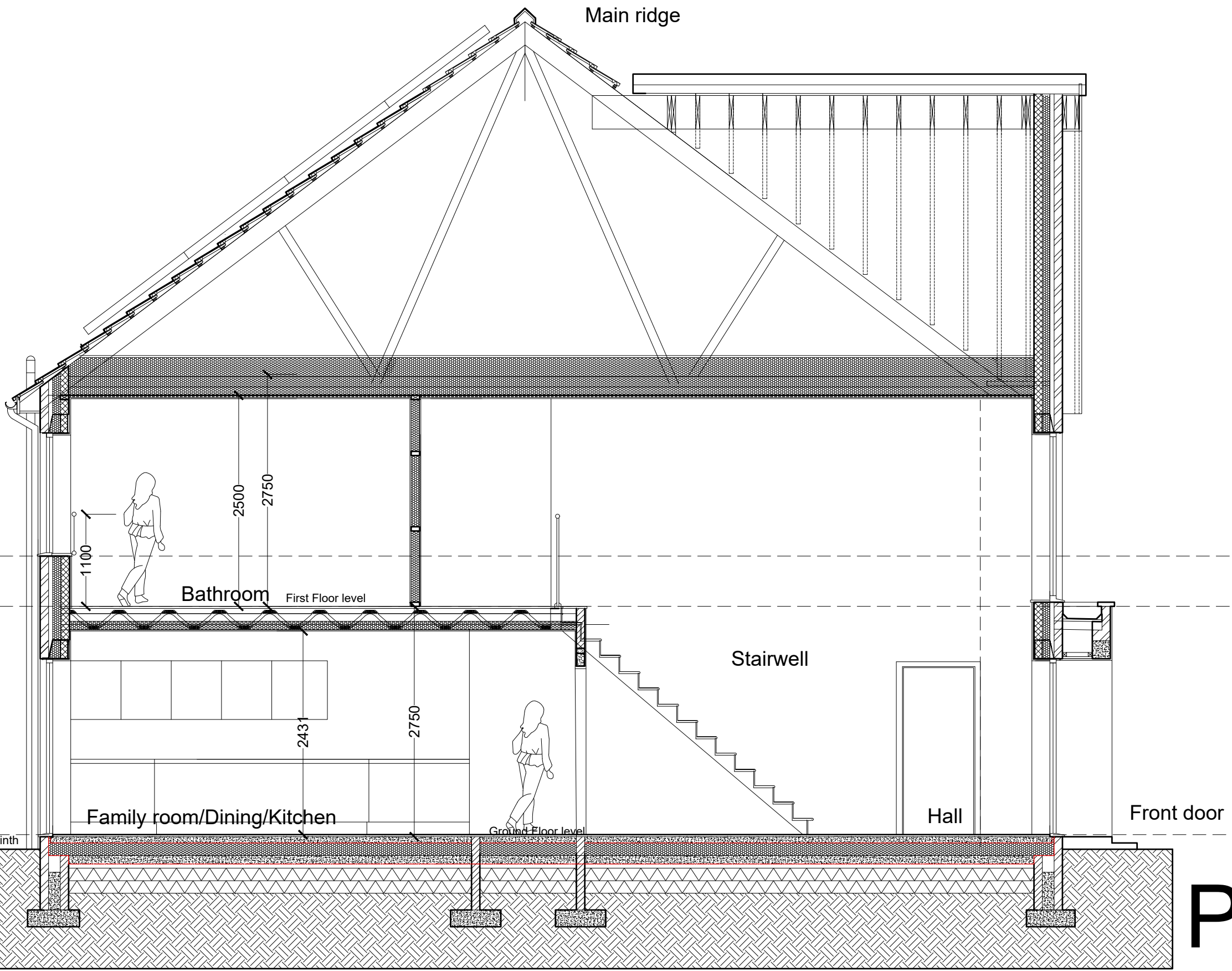
Bathroom and shower room layout and design.
 The Bathroom and shower rooms are to be designed by bathroom design specialists and will be designed strictly to comply with all Building Regulations for plumbing, waste and electrical installations.

Dimension Coordination/ Setting out.
 External walls to external walls/internal blockwork/studs ie not including external or internal finishes
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PLOT 6

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	0.0	SCALE BAR 1/50	0.0	10.0	20.0	30.0	40.0	50.0	60.0	70.0	80.0 metres	0.0	SCALE BAR 1/50	0.0	10.0	20.0	30.0	40.0	50.0	60.0	70.0	80.0 metres	0.0	SCALE BAR 1/500	0.0	10.0	20.0	30.0	40.0	50.0	60.0	70.0	80.0 metres	0.0	SCALE BAR 1/500	0.0	10.0	20.0	30.0	40.0	50.0	60.0	70.0	80.0 metres
RESIDENTIAL DEVELOPMENT PLOT 6 SCHOOL		BROW MORESBY PARKS ROAD MORESBY		CUMBRIA CA28 8DN for MR JONATHAN RAE		TYPE 5		FIRST FLOOR PLAN		Scale: 1/50 @ A3		Date: AUG 2021		DWG No. 21/307/02		REV 00/00/0000		Geoffrey Wallace Limited FCSB MCIAT		Architectural Design and Technology		Mobile 07816046756		geoffreywallaceltd@gmail.com																															



Guarding to be as described in Part K Diagram 6 where sills are lower than 1100 mm.
 Where glazing is less than 800 mm from the floor glazing to be protected from impact by the guarding or annealed glazing.
 Where the guarding is glazed it is to be annealed glass of the appropriate thickness (see Part K Diagram 22)

PLOT 6

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	

RESIDENTIAL DEVELOPMENT PLOT 6 SCHOOL BROW MORESBY PARKS ROAD MORESBY CUMBRIA CA28 8DN for MR JONATHAN RAE	TYPE 5	SECTIONAL ELEVATION AA	Scale: 1/50 @ A3 Date: AUG 2021 DWG No. 21/307/03	REV 00/00/0000	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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Planning Details.

Finishes:

Proposed Roof: Marley Modern flat grey roofing tiles with proprietary matching ridge tiles and verge trims.

Proposed walls: Weinerberger Hathaway Brindled mixed colour facing bricks with Artstone cills and heads.

Door and windows: Dark grey uPVC framed double/triple glazed windows with modern pattern doors to owners choice. All windows to be from one manufacturer for consistency.

Garage Doors: Vertical pattern timber of composite steel door colour to match front door and to be approved by Raemore Developments Limited.

Boundaries: Natural larch single boarded timber fences not exceeding 2000 mm high from ground level.

Frontage: See Block Plan

Site Area: See Block Plan

Total House Height. Ground to Ridge 10.740 Metres

House Floor Areas:

Ground floor:.....141.70 Sq. M.

Garage:.....29.16 Sq. M.

First Floor:.....141.70 Sq. M.

Total including garage:.....312.56 Sq. M.

RWP
Soldier course

Soldier course

PLOT 6



Front entrance

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500

RESIDENTIAL DEVELOPMENT PLOT 6 SCHOOL BROW MORESBY PARKS ROAD MORESBY CUMBRIA CA28 8DN for MR JONATHAN RAE	TYPE 5	FRONT ELEVATION	Scale: 1/50 @ A3 Date: AUG 2021 DWG No. 21/307/04	REV 00/00/0000	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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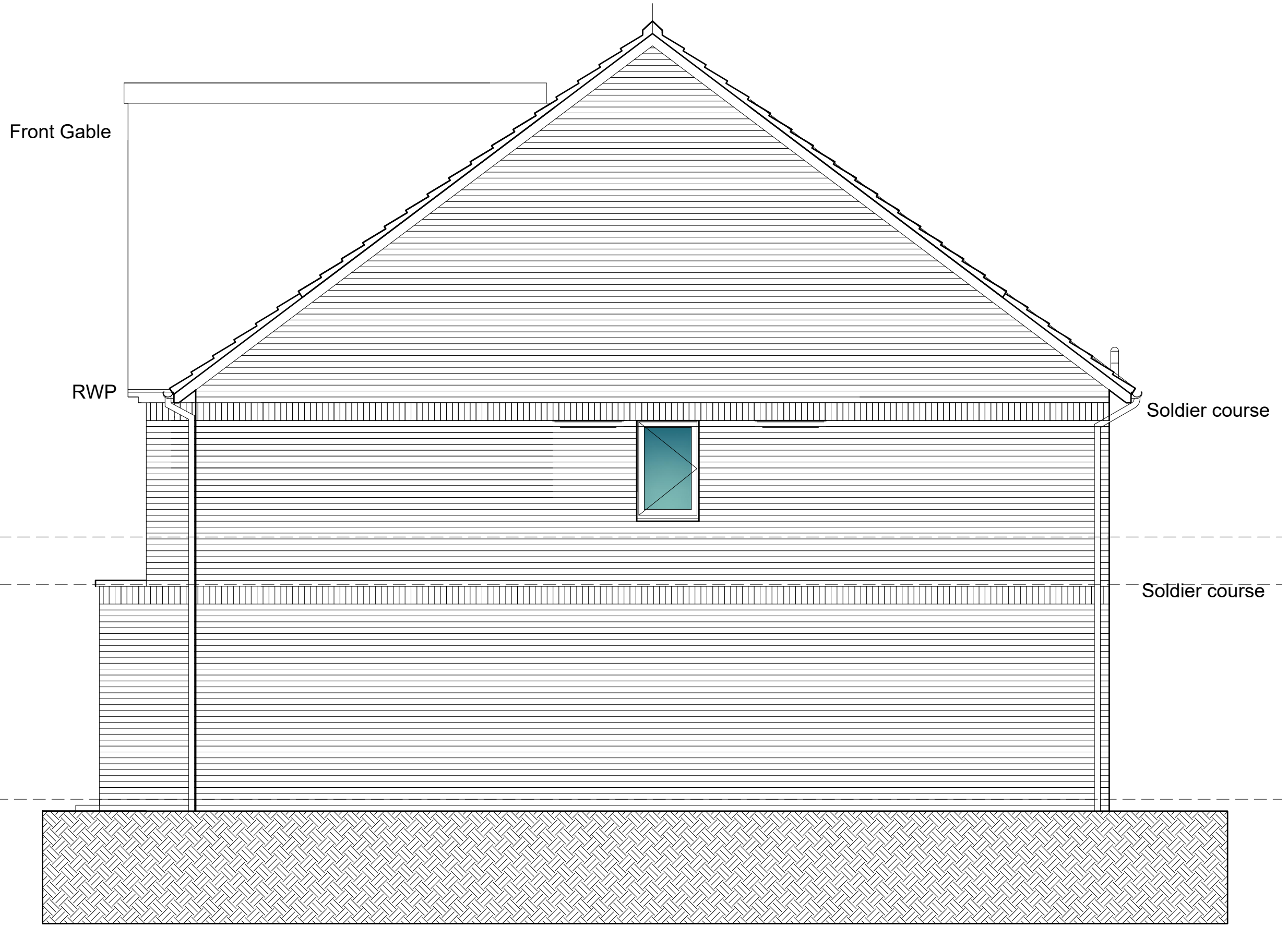


PLOT 6

Glazed rear doors

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	5.0 metres									

RESIDENTIAL DEVELOPMENT PLOT 6 SCHOOL BROW MORESBY PARKS ROAD MORESBY CUMBRIA CA28 8DN for MR JONATHAN RAE	TYPE 5	REAR ELEVATION	Scale: Date: DWG No.	1/50 @ A3 AUG 2021 21/307/01	REV 00/00/0000	Geoffrey Wallace Limited <small>FCSD MCIAT</small> Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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PLOT 6

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	5.0 metres									

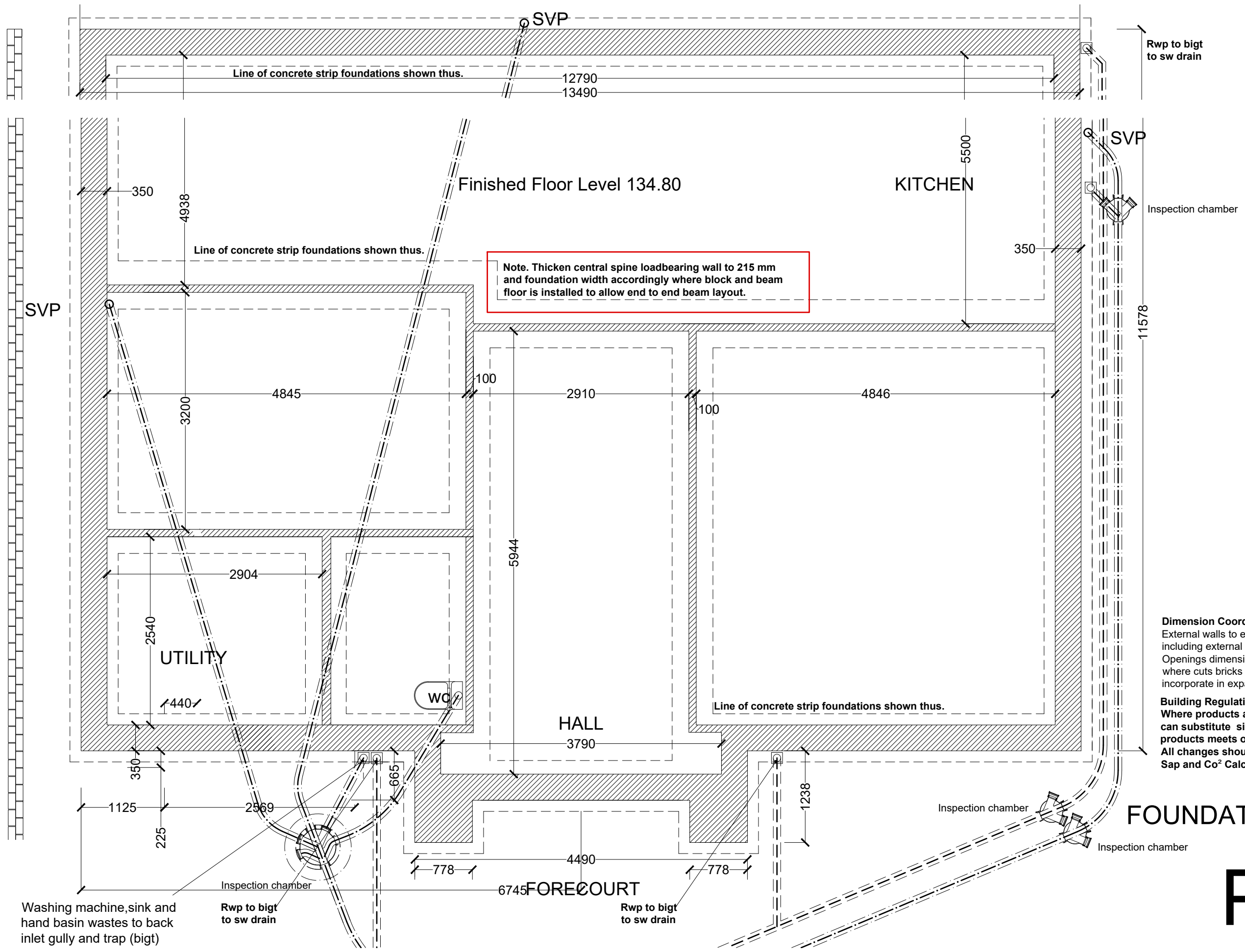
RESIDENTIAL DEVELOPMENT PLOT 6 SCHOOL BROW MORESBY PARKS ROAD MORESBY CUMBRIA CA28 8DN for MR JONATHAN RAE	TYPE 5	END ELEVATION	Scale: Date: DWG No.	1/50 @ A3 AUG 2021 21/307/06	REV 00/00/0000	Geoffrey Wallace FCSD MCIAT Architectural Design and Technology Hunter How Beckermest Cumbria CA21 2YF Tel 01946 841 398 mob 07816046756 geoffreywallaceltd@gmail.com
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PLOT 6

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500

RESIDENTIAL DEVELOPMENT PLOT 6 SCHOOL BROW MORESBY PARKS ROAD MORESBY CUMBRIA CA28 8DN for MR JONATHAN RAE	TYPE 5	END ELEVATION	Scale: Date: DWG No.	1/50 @ A3 AUG 2021 21/307/07	REV 00/00/0000	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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Note. Thicken central spine loadbearing wall to 215 mm and foundation width accordingly where block and beam floor is installed to allow end to end beam layout.

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FOUNDATIONS AND DRAINS

PLOT 6

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	

RESIDENTIAL DEVELOPMENT PLOT 6 SCHOOL
 BROW MORESBY PARKS ROAD MORESBY
 CUMBRIA CA28 8DN for MR JONATHAN RAE

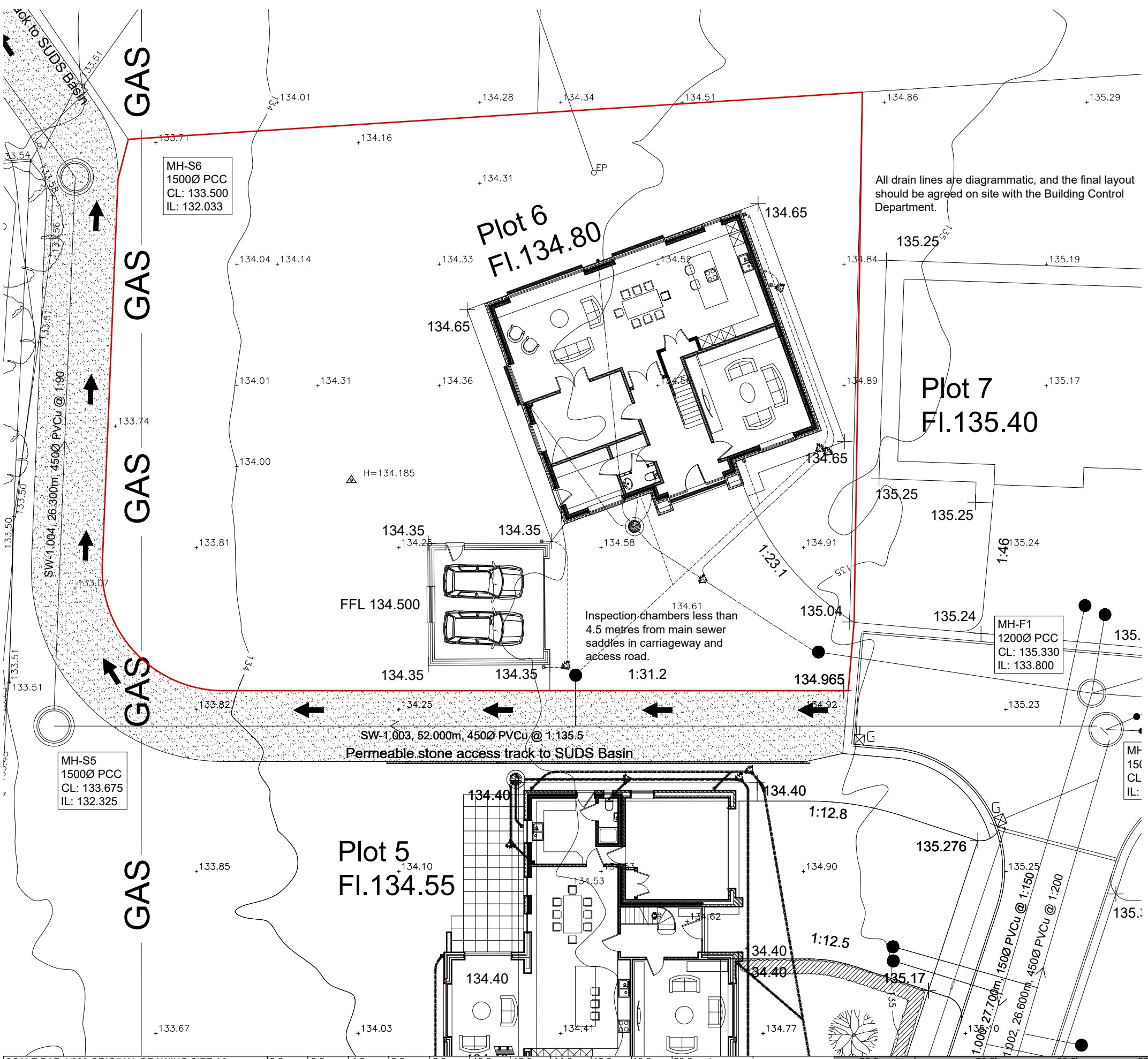
TYPE 5

FOUNDATIONS

Scale: 1/50 @ A3
 Date: AUG 2021
 DWG No. 21/307/08

REV 00/00/0000

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LOCATION PLAN SCALE 1/2500

PLOT 6

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	

RESIDENTIAL DEVELOPMENT PLOT 6 SCHOOL
 BROW MORESBY PARKS ROAD MORESBY
 CUMBRIA CA28 8DN for MR JONATHAN RAE

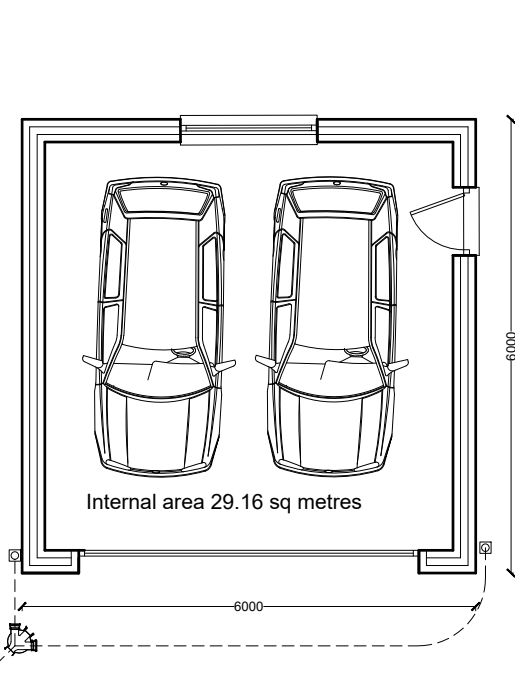
TYPE 5

BLOCK PLAN

Scale: 1/200 @ A3
 Date: AUG 2021
 DWG No. 21/307/09

REV 00/00/0000

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PLAN

Drainage.

Surface water to be collected to new surface water attenuation basin. Where new drainage connections are required to the an existing sewer the connections should be made with the consent of the service provider (United Utilities Limited) and to their design and specification.

General specification.

All drains will be designed to comply with BS EN 752 Drains and Sewers outside Buildings and installed To BS EN 1610: Construction and testing of Drains and sewers.

The design and layout of drainage and sewerage systems should comply with The Building Regulations and Water Authority Specification. Reference should also be made to the Sewers for Adoption manual where applicable.

New soil and surface water drainage: Marley Plumbing and drainage plastic pipe based system or similar approved drainage system. 100/150/225 mm. diameter pipes with u.p.v.c. flexible sealed collars laid in clean square cut trenches at a gradient of not less than 1: 60 fall. Carefully back fill trenches with layered back fill strictly in accordance with the manufacturer's instructions.

All fittings including manholes, inspection chambers, back inlet gullies etc. to be from the same range and supplier.

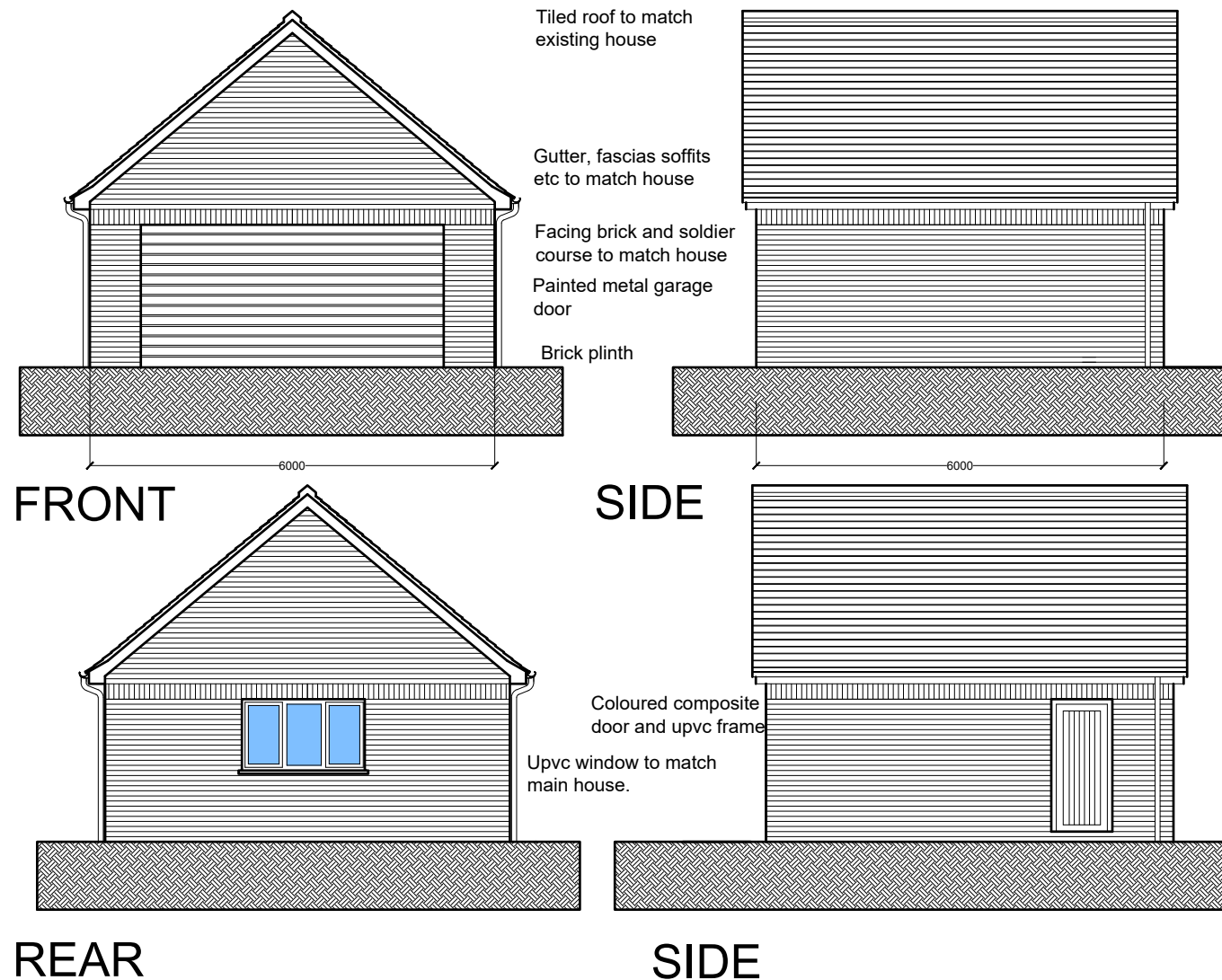
Set all pre-formed gullies and chambers on 150 mm. concrete bases and surround with 150 mm. sleeves.

Fit gullies with plastic or galvanized grills.

Fit inspection chambers with steel rims and covers, as supplied by the manufacturer set in mortar surrounds. Set manhole covers onto pre-formed r.c. covers where chamber internal size is greater than 450 mm. x 600 mm. which is the minimum acceptable internal dimension for a 900 mm. deep chambers. where drains are less than 1500 mm deep in traffic areas surround pipes in 150 mm concrete sleeve with Flexcell joints at each pipe joint or as otherwise recommended by the pipe manufacturers.

Where drains pass under building surround pipes in 150 mm diameter concrete sleeve with Flexcell expansion joints at all pipe joints or as otherwise recommended by the product manufacturer.

All drain lines are diagrammatic, and the final layout should be agreed on site with the Building Control Department.



Electrical Installations.

All electrical installations are to be designed and carried out by a suitably qualified Electrician or Electrical Engineer, the system is to be designed and tested as defined by BS 7671: 2001 Chapter 13 or an equivalent standard. These works are to be undertaken by a person registered with an electrical self-certification scheme or alternatively by a suitably qualified person with a certificate of compliance produced by that person to Building Control upon completion of the works.

Full details are to be submitted to Building Control prior to installation or the Electrician must be registered with a self-registration scheme authorized by the Secretary of State. Where self-certification is accepted the works commissioners should receive a signed Building Regulation self-certification certificate after installation and testing.

All materials used in the installation are to bear the "CE" mark for the relevant EEC directive regarding the use of Electric supplies, Low voltage and extra low voltage supplies.

All electric design work is to take into account the requirements of all other Parts of the Building Regulations which may be affected by the electrical installations i.e. Part M Accessibility.

Energy efficient lighting.

All rooms are to be provided with dedicated low energy lighting. All external lighting is to be movement sensor controlled and fitted with dedicated high efficiency light fittings.

Where the Electrical contractor as not been pre-selected at plan inspection stage the applicant shall p21 days prior to the relevant works taking place on site inform Building control of the selected contractor full contact details and qualifications and self-registration membership number.

Electrical layouts

The exact position of Electric lighting and power points to be agreed with the client/employer prior to installation.

The qualified electrician to advise the client on the minimum requirements of Building Control and the electrical specification required to meet the requirements of Part M and Part P.

Excavations for foundations
Foundation trenches to be excavated to suit dimensions indicated and taken down to virgin ground for inspection by Local Authority Building Control officer. Depth may vary according to site conditions and site contours but top of concrete must be min. 450 mm. below the finished ground level. Strip foundations to be generally 600 mm. x 200 mm. min. to external walls. Form all steps in level of foundations in vertical increments of 225 mm. to suit block coursing, and with min 300 mm horizontal overlaps.

Concrete

Concrete to be premixed C20P as described in tables 1 and 2 of B.S. 5328 maximum size aggregate to be 20 mm. All concrete shall be distributed and placed in position as quickly as practicable by method which precludes contamination, segregation or loss of materials, compaction shall be complete before the initial set commences. Partial set concrete shall not be reworked or used. All concreting shall be continuous to completion or to an approved construction joint.

During the first seven days the concrete shall be protected by whatever means to prevent over rapid drying. Steps in the foundations are to overlap by twice the height of the step or by 300 mm. whichever is the greater and should not be of greater height than the thickness of the foundation. In general steps should be in increments of 225 mm. to suit block covering.

Garage Cavity walls

250 mm. thick cavity walls consisting facing brick outer leaf 50 wide cavity back filled with concrete to ground level max 225 mm below damp proof course and 100 mm. solid concrete block inner leaf. Cavity wall ties to be Furfix stainless steel or similar specifically designed for 100 mm. cavities at 750 mm. horizontal centres and 450m vertical centres, offset 375 mm. horizontally to form a diamond pattern. Fix additional wall ties every course at all corners and jambs.

New Garage floor

Minimum 150 mm thick solid floor slab on 1200-gauge Visqueen damp proof membrane with 50 mm minimum fall to front of garage

Allow for flooring finish thickness on 100 mm concrete floor slab on 50 gauge on 50 mm sharp sand blinding on minimum 150 mm thick sand blinded hard-core sub-base laid and consolidated in 150 mm layers.

Visqueen Damp Proof Membrane is to overlap D.P.C. in inner leaf of external walls to form a permanent damp proof barrier.

All damp proof courses, and vapour barriers are to be overlapped and taped as recommended in the manufacture's specification for the location and purpose.

Garage roof

Approved tiles to match existing on 25 mm. x 50 mm. treated timber battens on breathable sarking felt on hydro nailed trusses at 400 mm. centres, Robert Jackson Limited or other approved, fixed to 100 mm. x 50 mm. timber wall plates laid on mortar beds and fixed to inner leaf of external walls with BAT MS305 straps at 1800 mm. centres.

All trussed rafter roof structures are to be horizontally, vertically diagonally and chevron braced to comply with BS 5268 Part 2 and 3 1985.

Windows and doors

Windows and doors to be the same specification manufacturer and supplier as the new dwelling.

PLOT 6

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

RESIDENTIAL DEVELOPMENT PLOT 6 SCHOOL BROW MORESBY PARKS ROAD MORESBY CUMBRIA CA28 8DN for MR JONATHAN RAE	GARAGE DETAILS PLOT 6	Scale: 1/100 @ A3 Date: FEB 2022 DWG No. 21/307/09	REV 00/00/0000	Geoffrey Wallace Limited FCS D MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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