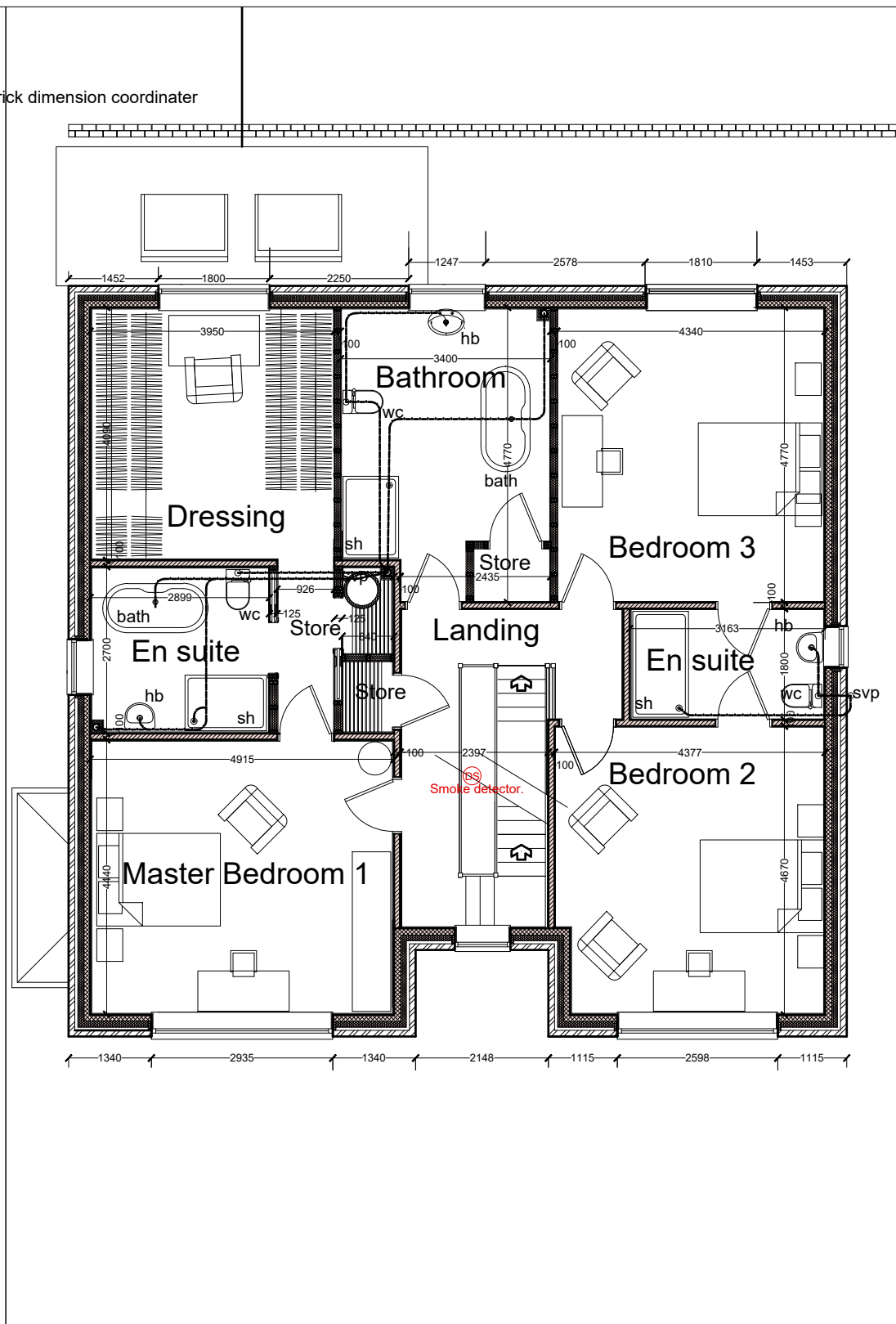
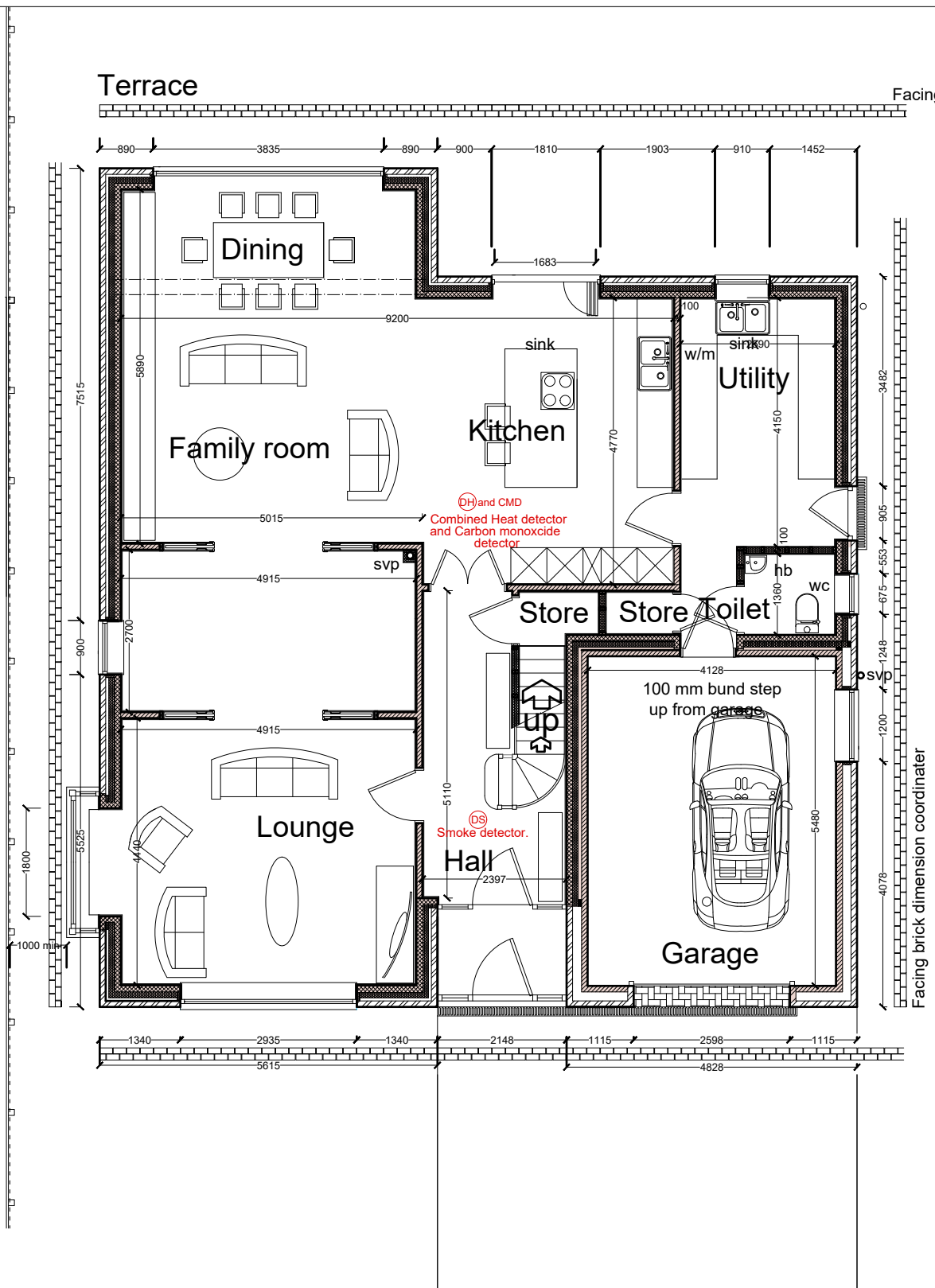


Planning Details.
Finishes:
Proposed Roof: Marley Modern flat grey roofing tiles with proprietary matching ridge tiles and verge trims.
Proposed walls: Weinerberger Hathaway Brindled mixed colour facing bricks with Artstone cills and heads.
Door and windows: Dark grey uPVC framed double/triple glazed 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. Floor to Ridge 10.684 Metres
House Floor Areas:
Ground floor:.....114.00 Sq. M.
Garage:.....23.60 Sq. M.
First Floor:.....132.00.00 Sq. M.
Loft (measured 1500 mm from sloping soffits).....107.40 Sq. M.
Living Room:21.80 Sq. M.
Total including garage.....376.60 Sq. M.



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 perpendes 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..

GROUND FLOOR PLAN

FIRST FLOOR PLAN

PLOT 3

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	200.0 metres	175.0	150.0	125.0	100.0	75.0	50.0	25.0	0.0	

RESIDENTIAL DEVELOPMENT PLOT BONNY
 MEADOWS MORESBY PARKS CUMBRIA CA28 8DN
 for MR & MRS JONATHAN BRUCE.

TYPE 8 BASED ON
 THE BORROWDALE
 (HANDDED)

GROUND FLOOR AND
 FIRST FLOOR PLANS

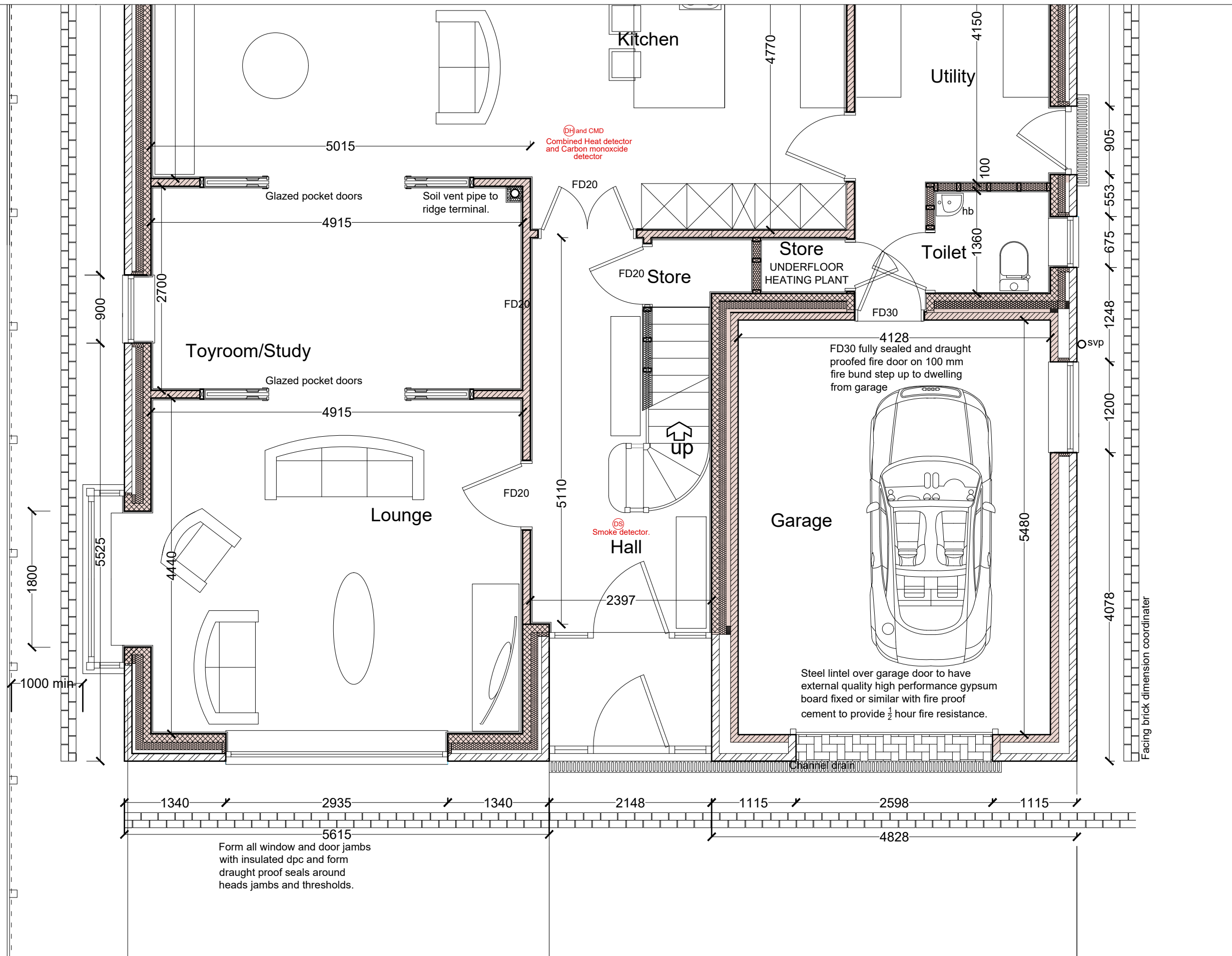
Scale:
 Date:
 DWG No.

1/50 @ A3
 AUG 2023
 23/0377/01

Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
 Mobile 07816046756
 geoffreywallaceltd@gmail.com

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 perpend where cuts bricks occur hide cuts behind rainwater pipes or incorporate in expansion joints.

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



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 3

GROUND FLOOR PLAN

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 BONNY
 MEADOWS MORESBY PARKS CUMBRIA CA28 8DN
 for MR & MRS JONATHAN BRUCE.

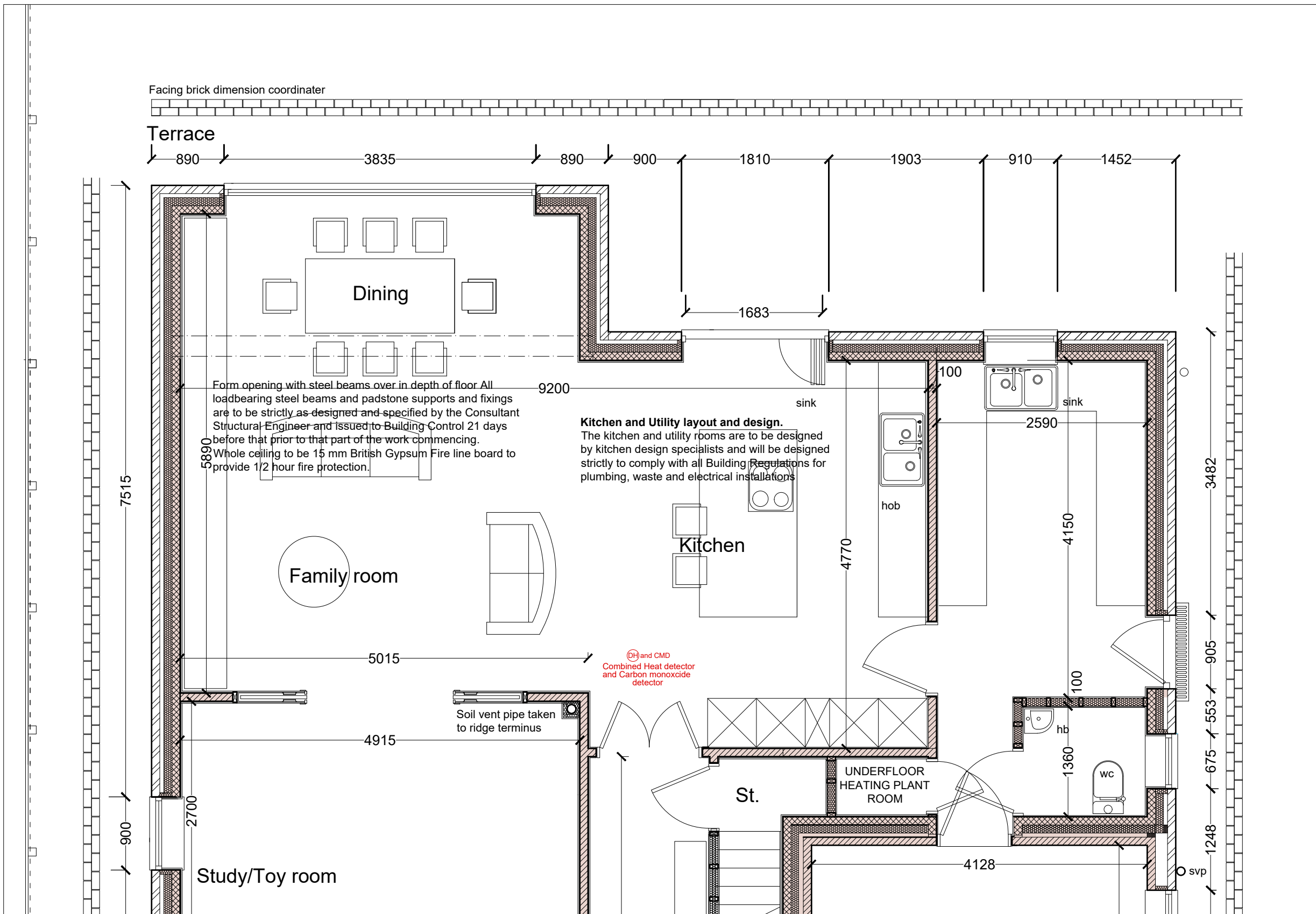
TYPE 8 BASED ON
 THE BORROWDALE
 (HANDED)

GROUND FLOOR PLAN
 PART A

Scale: 1/50 @ A3
 Date: AUG 2023
 DWG No. 23/0377/02

Geoffrey Wallace Limited FCS D MCI AT
 Architectural Design and Technology
 Mobile 07816046756
 geoffreywallaceltd@gmail.com

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 perpend where cuts bricks occur hide cuts behind rainwater pipes or incorporate in expansion joints.



PLOT 3

GROUND FLOOR PLAN PART B

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															

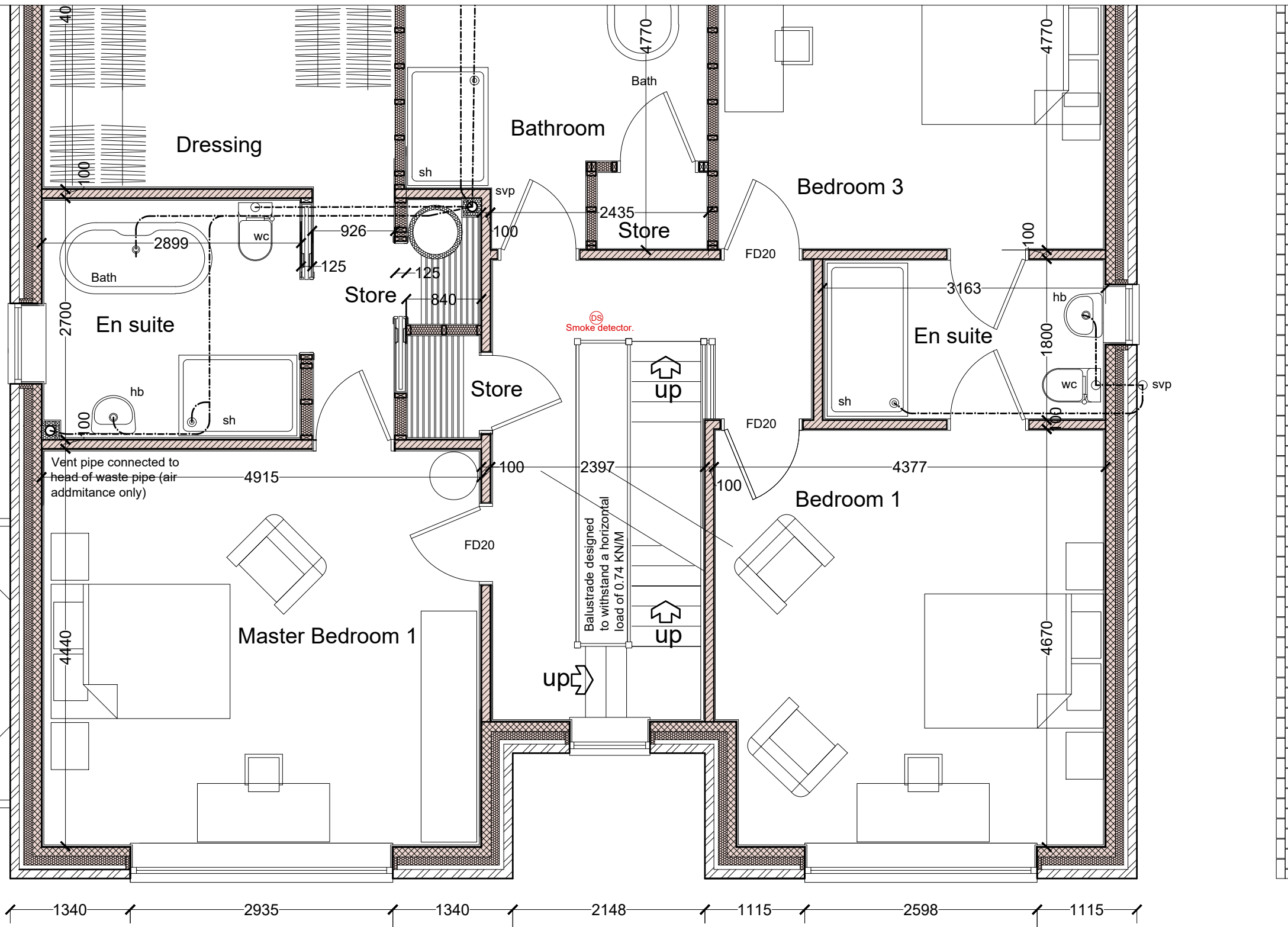
RESIDENTIAL DEVELOPMENT PLOT BONNY MEADOWS MORESBY PARKS CUMBRIA CA28 8DN for MR & MRS JONATHAN BRUCE.

TYPE 8 BASED ON THE BORROWDALE (HANDDED)

GROUND FLOOR PLAN PART B

Scale: 1/50 @ A3
 Date: AUG 2023
 DWG No. 23/0377/03

Geoffrey Wallace Limited FCSD MCIAT
 Architectural Design and Technology
 Mobile 07816046756
 geoffreywallaceltd@gmail.com



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 perpend 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..

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.

PLOT 3

FIRST FLOOR PLAN PART A

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 BONNY MEADOWS MORESBY PARKS CUMBRIA CA28 8DN for MR & MRS JONATHAN BRUCE.

TYPE 8 BASED ON THE BORROWDALE (HANDED)

FIRST FLOOR PLAN PART A

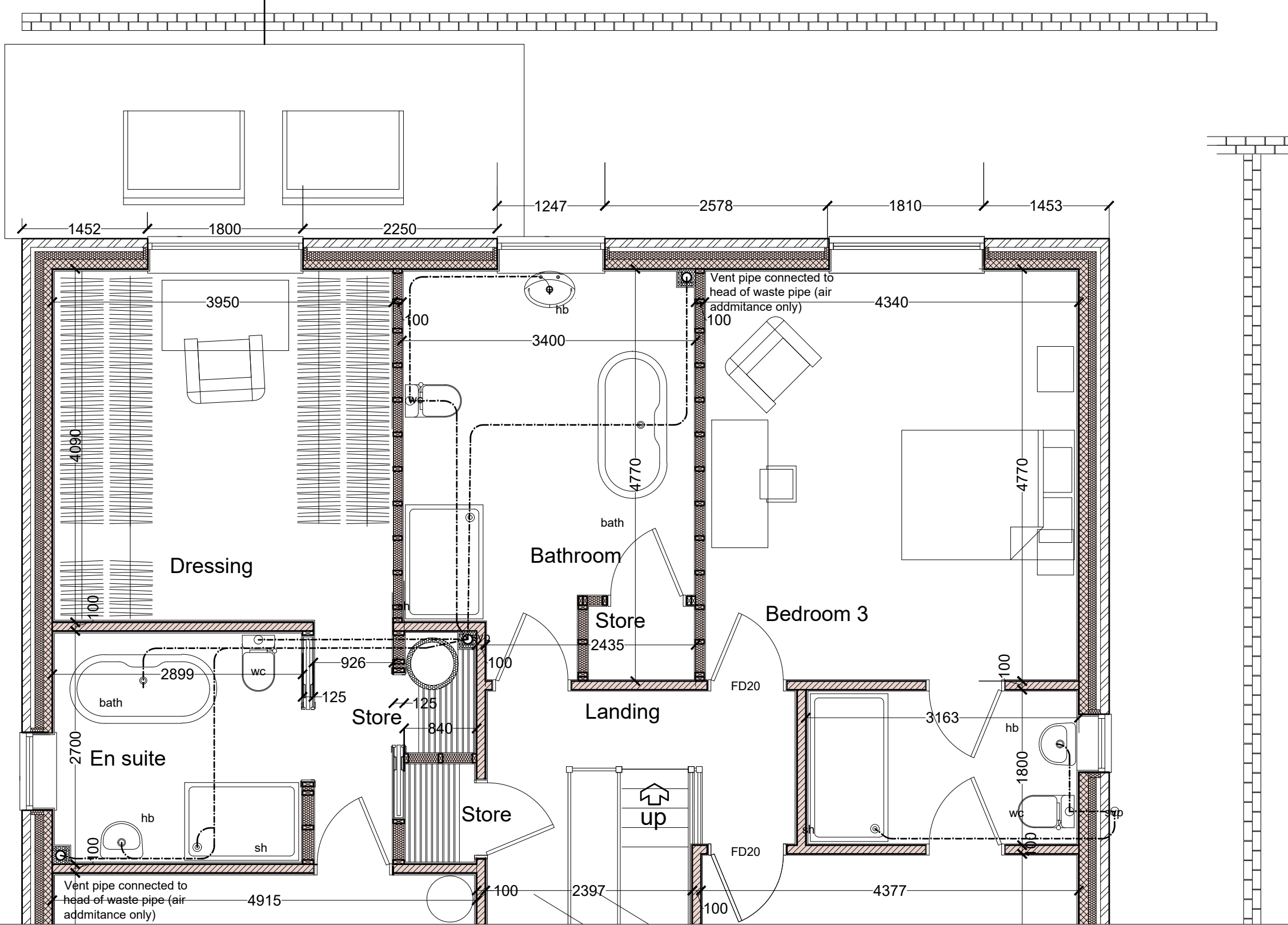
Scale: 1/50 @ A3
 Date: AUG 2023
 DWG No. 23/0377/04

Geoffrey Wallace Limited FCSD MCIAT
 Architectural Design and Technology
 Mobile 07816046756
 geoffreywallaceltd@gmail.com

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 perpend 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..

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.



PLOT 3

FIRST FLOOR PLAN PART B

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 BONNY MEADOWS MORESBY PARKS CUMBRIA CA28 8DN for MR & MRS JONATHAN BRUCE.

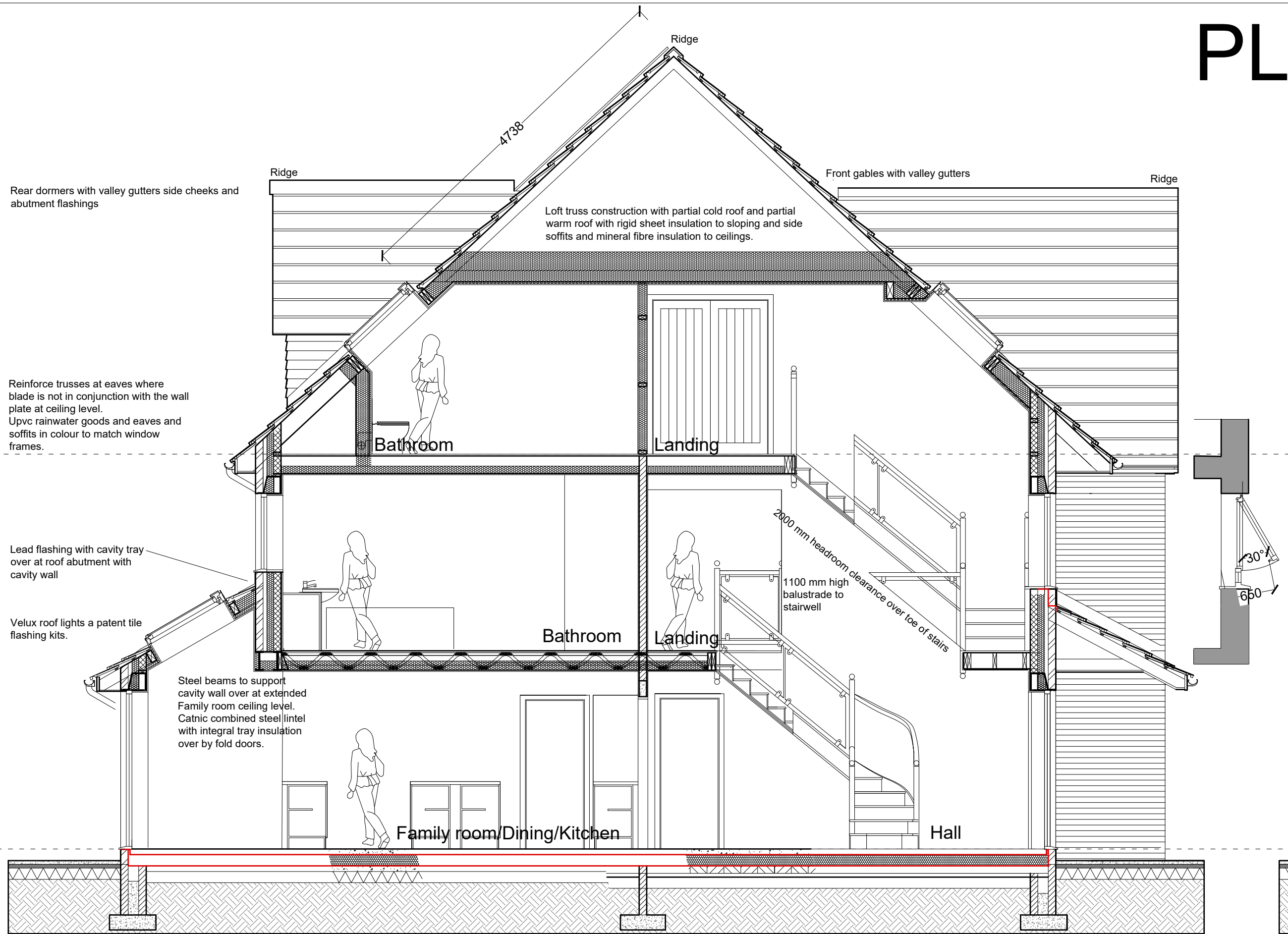
TYPE 8 BASED ON THE BORROWDALE (HANDDED)

FIRST FLOOR PLAN PART B

Scale: 1/50 @ A3
 Date: AUG 2023
 DWG No. 23/0377/05

Geoffrey Wallace Limited FCSD MCIAT
 Architectural Design and Technology
 Mobile 07816046756
 geoffreywallaceltd@gmail.com

PLOT 3



SECTIONAL ELEVATIONS

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 BONNY MEADOWS MORESBY PARKS CUMBRIA CA28 8DN for MR & MRS JONATHAN BRUCE.

TYPE 8 BASED ON THE BORROWDALE (HANDED)

SECTIONAL ELEVATION

Scale: 1/50 @ A3
Date: AUG 2023
DWG No. 23/0377/06

Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com

Windows

Windows and doors generally are to be designed and constructed by a member of a self-certification federation such as FENSA.

Windows and doors are to be designed to comply with

- Part B Means of Escape
- Tilt and turn windows allow for a safer means of secondary escape
- Part F Ventilation

The house is to be fitted with a whole house HVAC air management system.

- Part K Protection from falling collision and impact
- Tilt and turn windows are specified with a central transom
- Part L Thermal Efficiency and Performance.
- Part M Wheelchair Access
- Part N Toughened safety glass
- Part Q Secured by Design
- Part O Overheating. Refer to Ashbyenergy Assessors Design

Stage Simplified Part O assessment for design requirements with regard to Part O

All new windows are to be uPVC framed double glazed units or similar. All opening casements or sashes to habitable rooms are to be min. 450 mm. high and 450 wide to allow for escape in the case of fire, with min area of .33 M. sq. and a cill height not less than 800 mm. and no greater than 1100 mm.

Fit safety glass to BS 6206 to all new windows within 800 mm. of floor level and doors and side panels to comply with Building Regulations.

All windows are to be suitable energy saving glazing to achieve the stated U value requirement. For instance, 16 mm. 4-8-4 double glazed with Pilkington "K" glass double glazing units and gas filled to give a minimum overall U value for the window and frame of 1.4 Wm²K. The energy performance consultant may provide detailed U values for specific windows to ensure that Part L can be achieved by all elements of structure.

Fit all new windows with draught proof seals to all opening casements and seal around heads jambs and cills with airtight mastic sealant.

All sashes are to be draught sealed, and all frames fully sealed to structure with mastic joints to prevent heat loss directly to the external air.

Where opening windows are at first level, they are to be fitted with protective safety barriers designed to withstand a Horizontal load of 0.74 kilo Newtons (kN) for every metre length.

External doors.

External doors and windows to be from the same manufacturer. All new doors are to be upvc or timber, lined and insulated to have a minimum U value of 1.2 Wm²K. Entrance doors are to be minimum 838 mm. wide and fitted with low profile cills and thresholds to comply with Part M of the Building Regulations.

Any access ramps required shall have a maximum gradient of 1:12.

All external doors and frames are to be fitted with draught proof seals and thresholds and the frames are to be fully sealed to the structure with mastic to prevent heat loss directly to the external air.

Glazed doors to be safety glass to BS 6206 to all glazing within 800 mm. of floor level.

All openings to be remeasured on site prior to manufacture.



PLOT 3

REV A Revised to reduce ridge to 10.900 mm above ground level.

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															

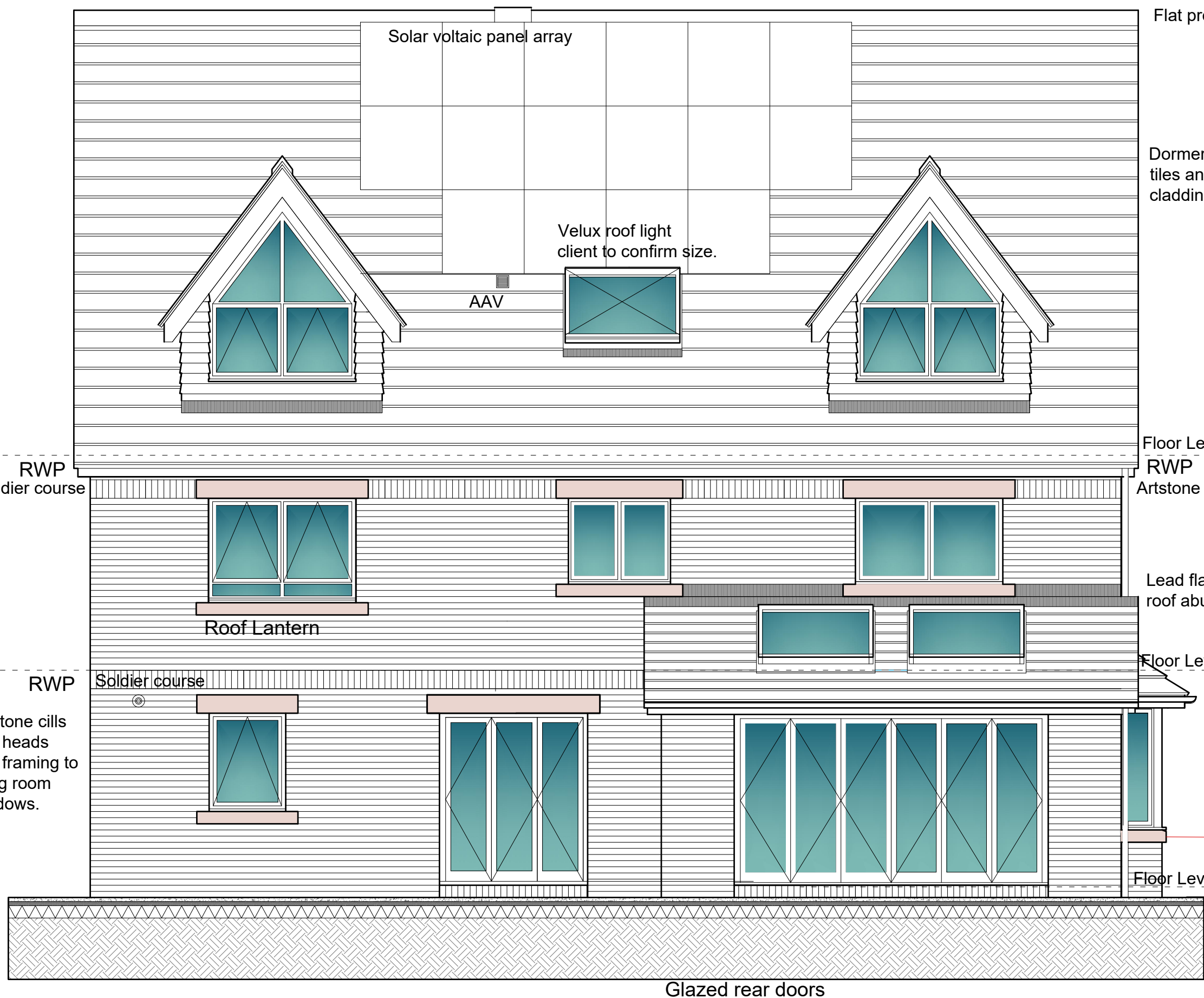
RESIDENTIAL DEVELOPMENT PLOT BONNY MEADOWS MORESBY PARKS CUMBRIA CA28 8DN for MR & MRS JONATHAN BRUCE.

TYPE 8 BASED ON THE BORROWDALE (HANDED)

FRONT ELEVATION

Scale: 1/50 @ A3
Date: AUG 2023
DWG No. 23/0377/07

Geoffrey Wallace Limited FCS D MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com



Flat profile roof tiles

Dormers with flat profile roof tiles and mineral fibre cladding to face and cheeks

Floor Level

RWP

Artstone cills and heads

Lead flashing and tray at roof abutment with wall

Floor Level

Floor Level

RWP

Soldier course

RWP

Soldier course

Artstone cills and heads and framing to living room windows.

REV A Revised to reduce ridge to 10.900 mm above ground level.

PLOT 3

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 BONNY MEADOWS MORESBY PARKS CUMBRIA CA28 8DN for MR & MRS JONATHAN BRUCE.

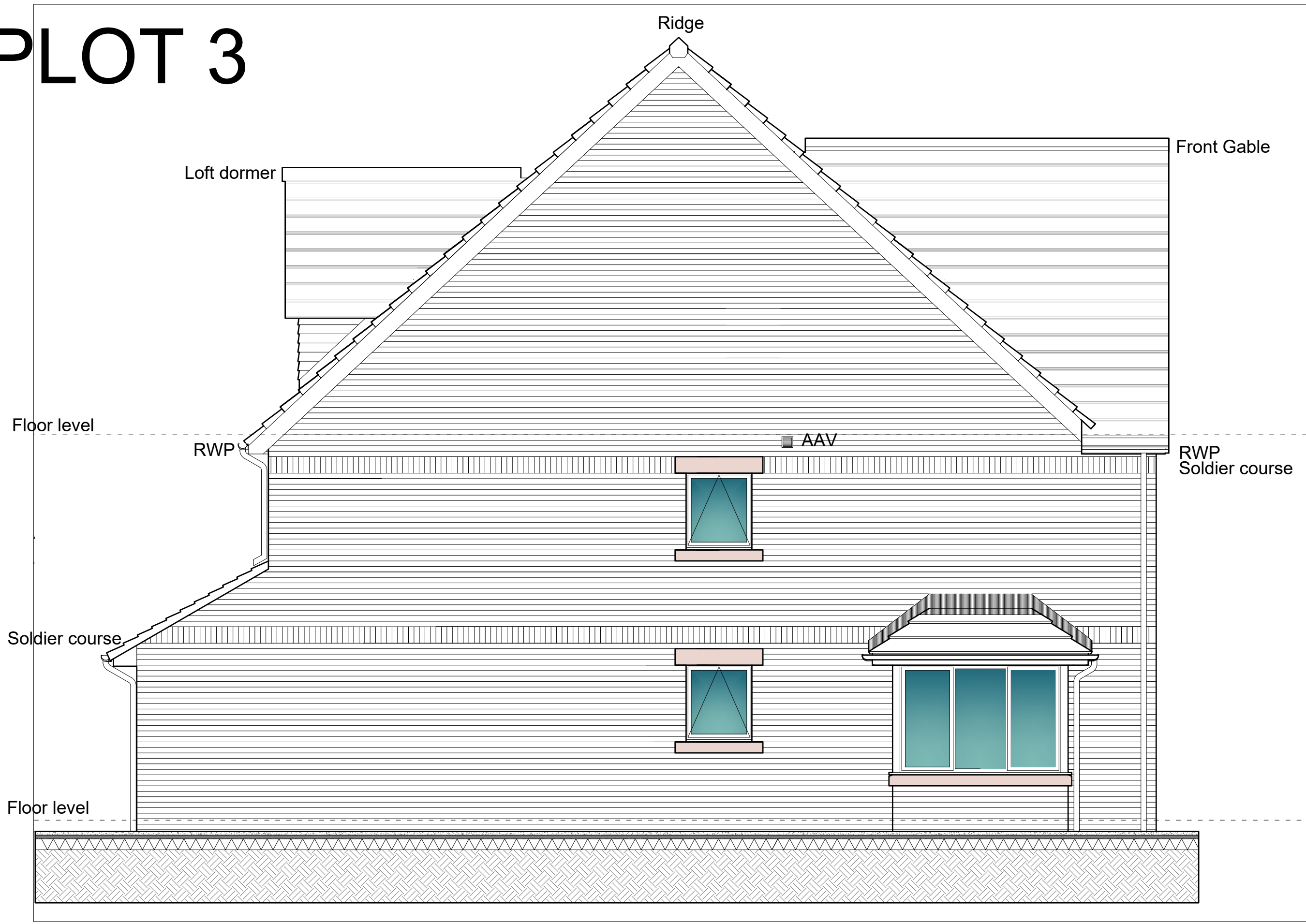
TYPE 8 BASED ON THE BORROWDALE (HANDED)

REAR ELEVATION

Scale: 1/50 @ A3
Date: AUG 2023
DWG No. 23/0377/08

Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com

PLOT 3



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 BONNY
MEADOWS MORESBY PARKS CUMBRIA CA28 8DN
for MR & MRS JONATHAN BRUCE.

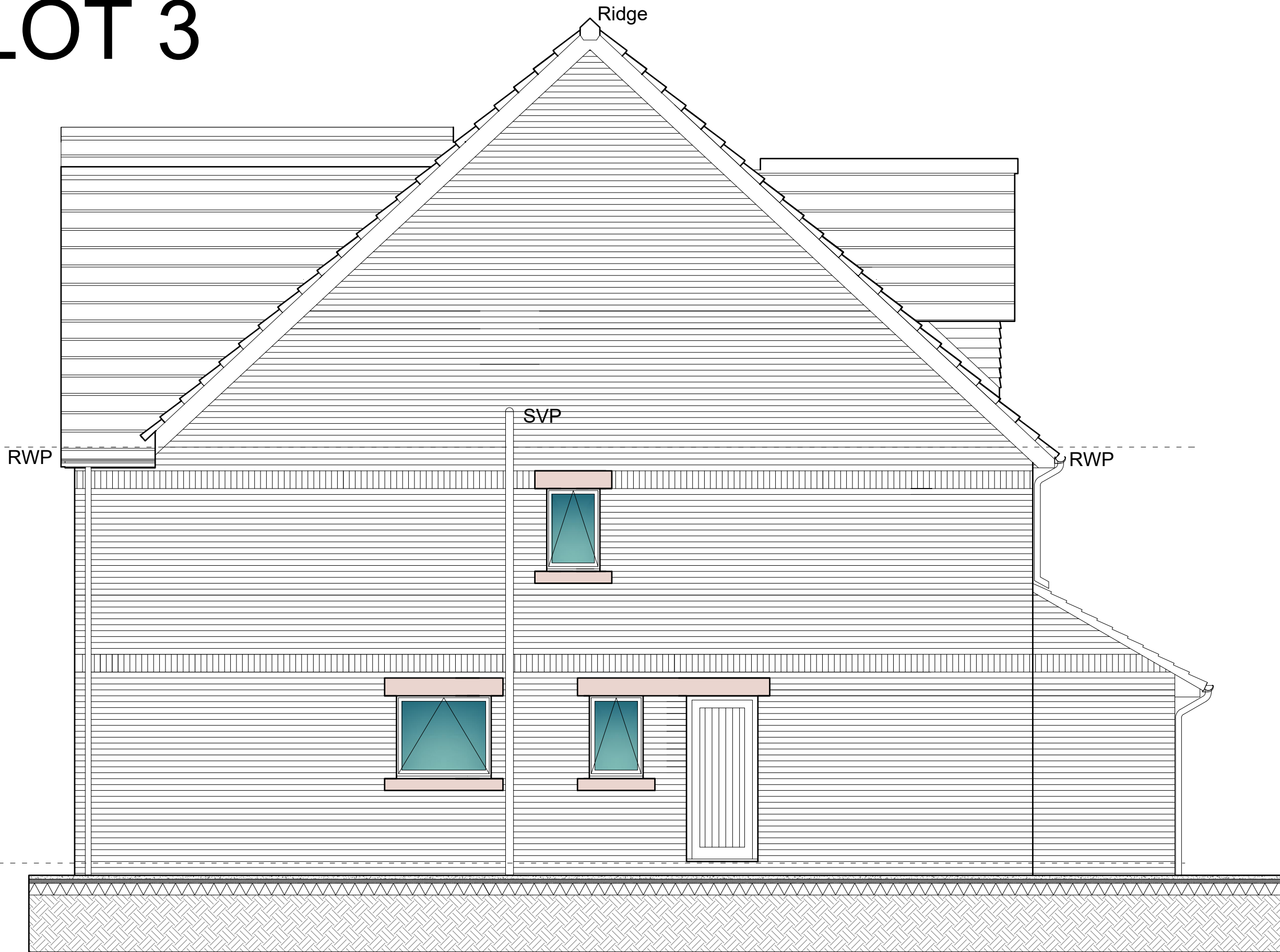
TYPE 8 BASED ON
THE BORROWDALE
(HANDED)

END ELEVATION

Scale: 1/50 @ A3
Date: AUG 2023
DWG No. 23/0377/09

Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com

PLOT 3



REV A Revised to reduce ridge to 10.900 mm above ground level.

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															

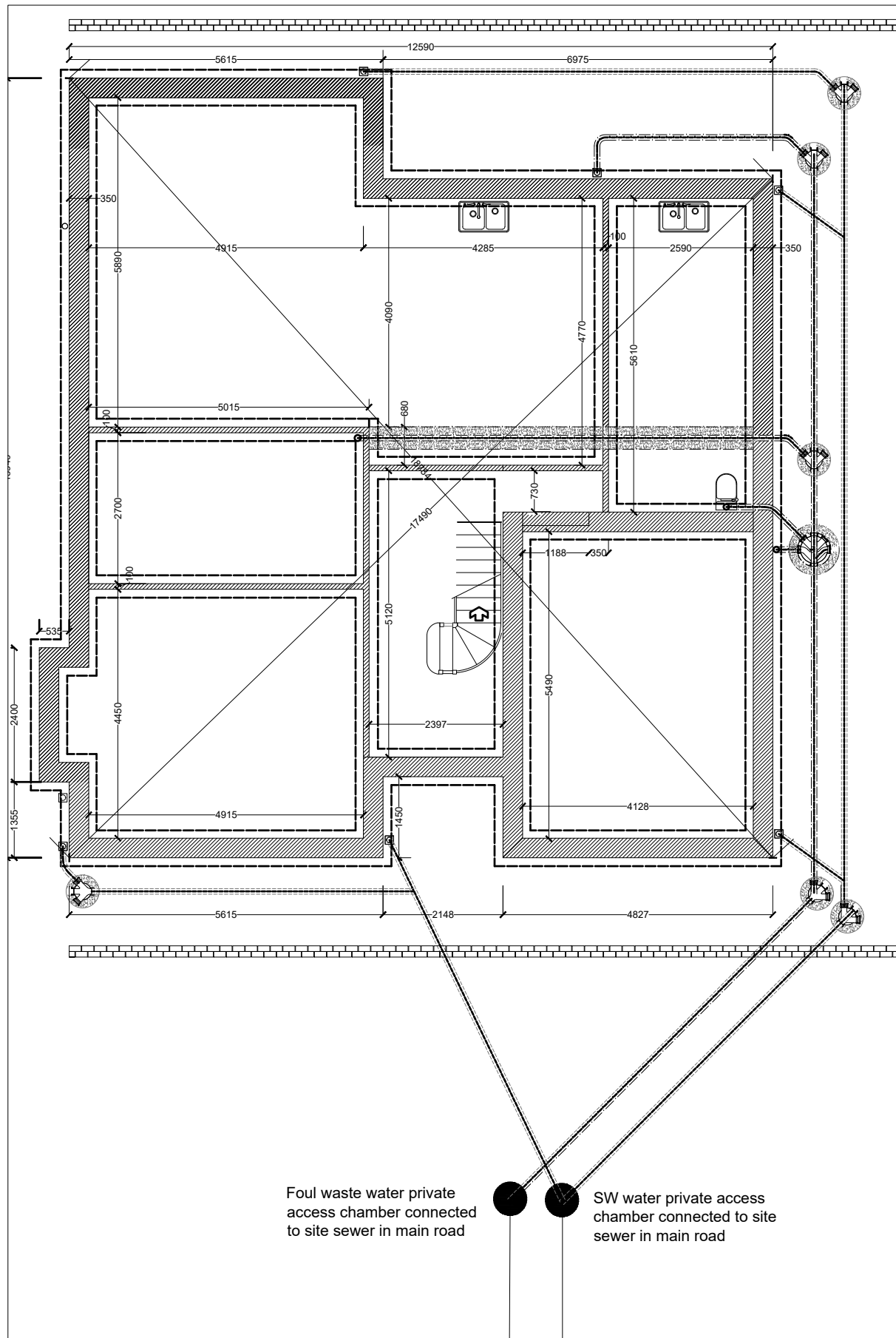
RESIDENTIAL DEVELOPMENT PLOT BONNY
MEADOWS MORESBY PARKS CUMBRIA CA28 8DN
for MR & MRS JONATHAN BRUCE.

TYPE 8 BASED ON
THE BORROWDALE
(HANDED)

END ELEVATION

Scale: 1/50 @ A3
Date: AUG 2023
DWG No. 23/0377/10

Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com



Foundations

Excavations for foundations

FOUNDATIONS MAY BE RECONSIDERED WITH BUILDING CONTROL DEPENDANT ON SITE SPECIFIC GROUND CONDITIONS.

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 minimum 450 mm. below the finished ground level. Strip foundations to be generally 650 mm. wide x 225 mm. min. deep to external cavity walls and 450 mm. x 225 mm. min. for 100 mm. load bearing internal walls or with min. 150 mm. toe where wall thickness may vary.

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 a 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. In general steps should be in increments of 225 mm. to suit block coursing with a minimum of 300 mm horizontal overlapping.

Foundations are shown as a dashed line on the Foundations and Drainage plans Cavity wall below dpc generally.

350 mm. thick cavity walls consisting of 100 mm. thick dense solid concrete block outer leaf 150 mm thick cavity and 100 mm thick internal solid leaf concrete block. High strength grade (7.3 N/mm²) 350 mm thick Celcon Foundation Blocks can be substituted for the above for 3 storey dwellings and Standard grade (3.6N/mm²) for two storey dwellings.

Back fill cavity with concrete to ground level max 225 mm below damp-proof course. Cavity wall ties to be Ancon ST1 Type 1 Tie to PD 6697 (Masonry Heavy Duty) or similar specifically designed for 150 mm to 175 mm. at 750 mm. horizontal centres and 450mm vertical centres, offset 375 mm. horizontally to form a diamond pattern.

Fix additional wall ties every course at all corners expansion joints and jambs.

Between ground level and floor level, fix bituthene Hyload DPCs to both inner and outer leaves of walls at minimum of 150 mm. above ground level.

Lay facing bricks from one course below finished ground level to dpc level in outer leaf to form plinth.

This specification applies to the dwelling and garage sub-bases.

Internal loadbearing walls

Loadbearing internal block walls to be 100 mm thick dense concrete blocks Ground floor. Ground Floor U Value 0.12 W/M²K

Allow 65/75 mm polymer cement screed with imbedded under floor heating pipes 500-gauge Visqueen vapour barrier on 150 mm Celotex GA4000 floor insulation on 100 mm thick solid concrete sub-base slabs on 1200-gauge damp proof membrane. All on 50 mm sharp sand blinding on minimum 150 mm thick sand blinded hard-core sub-base laid and consolidated in 150 mm layers no thicker than 600 mm. deep. 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.

New ground floor to be level with existing ground floor

Fix 50 mm raised insulation strip around the finished floor perimeter.

Garage floor construction

150 mm thick solid concrete floor slab on 1200-gauge Visqueen damp proof membrane on minimum 50 mm thick sand blinding on 150 mm thick, clean consolidated hardcore sub base laid and consolidated in 150 mm layers no thicker than 600 mm. deep. Set garage floor 100 mm below main floor level to form minimum 100 mm fire bund step at garage door entrance to dwelling.

The garage floor to have 50 mm fall rear to front. And allow for a 100 mm fire bund step up into the dwelling.

Drainage.

Foul drainage collected to new site foul sewer.

Surface water to be collected via sewer to new attenuation basin.

Where new drainage connections are required to the 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.

PLOT 3

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 BONNY MEADOWS MORESBY PARKS CUMBRIA CA28 8DN for MR & MRS JONATHAN BRUCE.

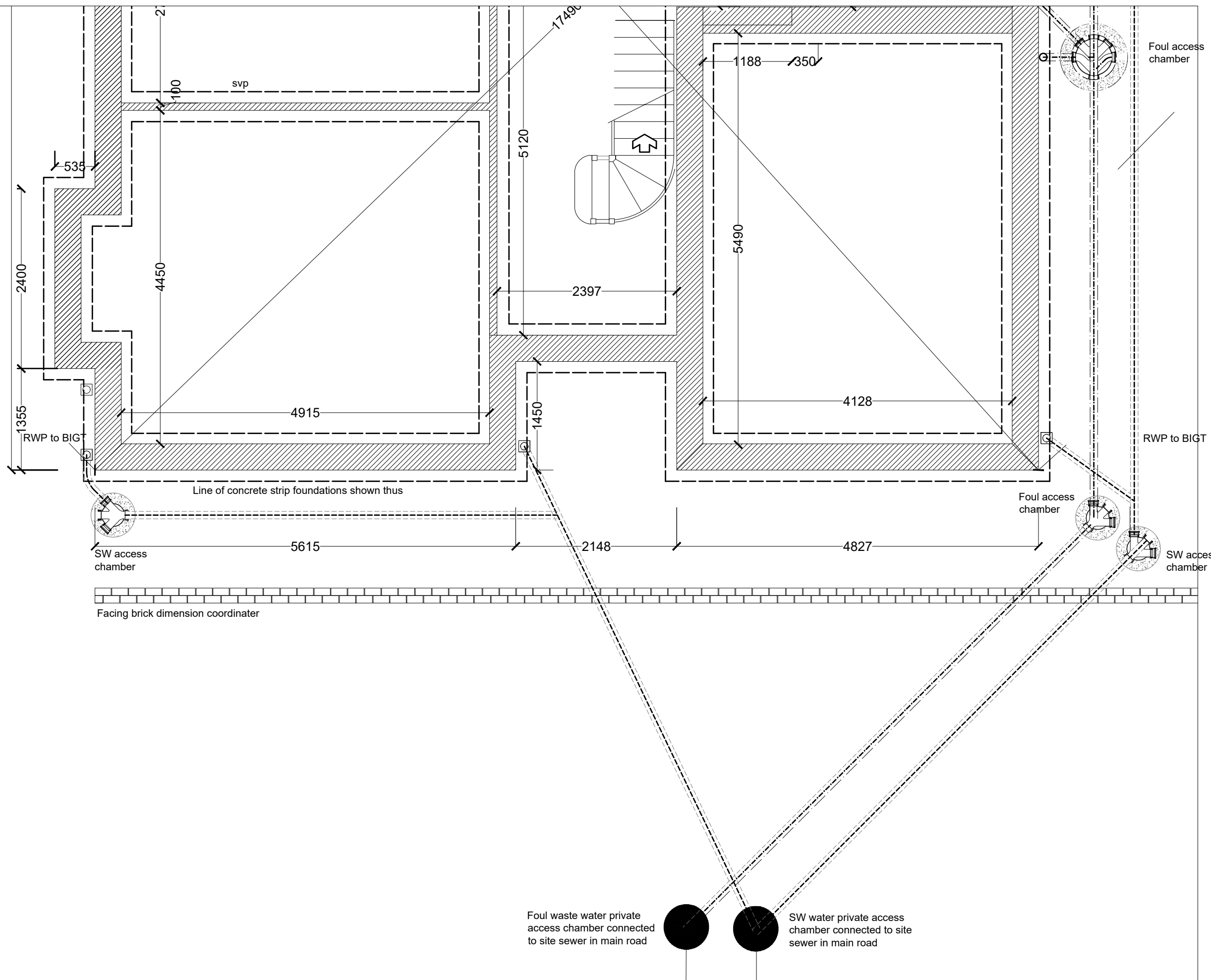
TYPE 8 BASED ON THE BORROWDALE (HANDDED)

FOUNDATIONS

Scale: 1/50 @ A3
Date: AUG 2023
DWG No. 23/0377/11

REV 00/00/0000

Geoffrey Wallace Limited FCS D MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com



PLOT 3

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 BONNY
MEADOWS MORESBY PARKS CUMBRIA CA28 8DN
for MR & MRS JONATHAN BRUCE.

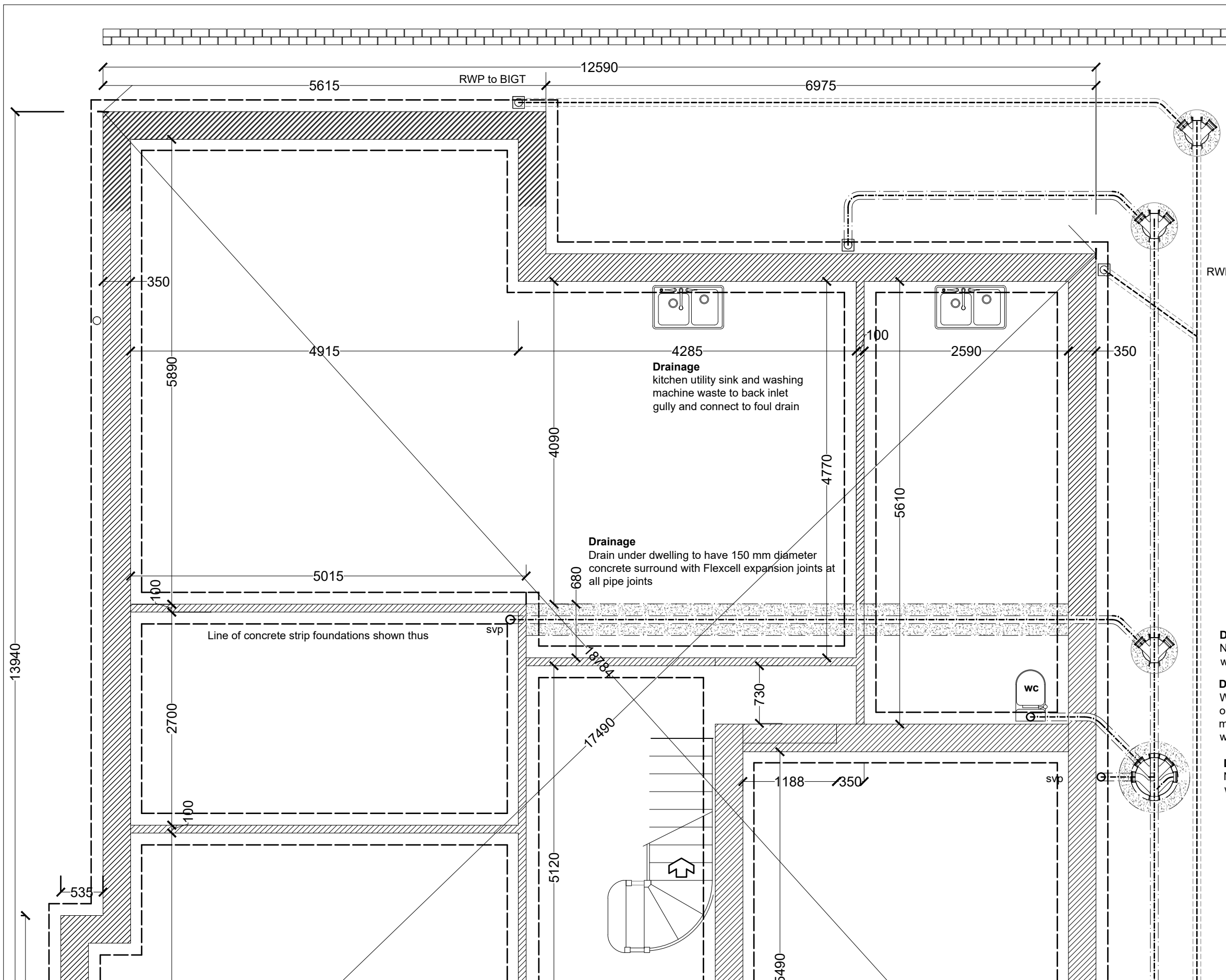
TYPE 8 BASED ON
THE BORROWDALE
(HANDED)

FOUNDATIONS
PART A

Scale: 1/50 @ A3
Date: AUG 2023
DWG No. 23/0377/12

REV 00/00/0000

Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com



RWP to BIGT

4285
Drainage
 kitchen utility sink and washing machine waste to back inlet gully and connect to foul drain

Drainage
 Drain under dwelling to have 150 mm diameter concrete surround with Flexcell expansion joints at all pipe joints

Drainage
 New access chamber with steel rim and cover.

Drainage
 WC fitted with Hepworth or similar anti syphonic manifold for hand basin waste connection.

Drainage
 New access chamber with steel rim and cover.

Line of concrete strip foundations shown thus

WC

svp

svp

svp

PLOT 3

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 BONNY
 MEADOWS MORESBY PARKS CUMBRIA CA28 8DN
 for MR & MRS JONATHAN BRUCE.

TYPE 8 BASED ON
 THE BORROWDALE
 (HANDDED)

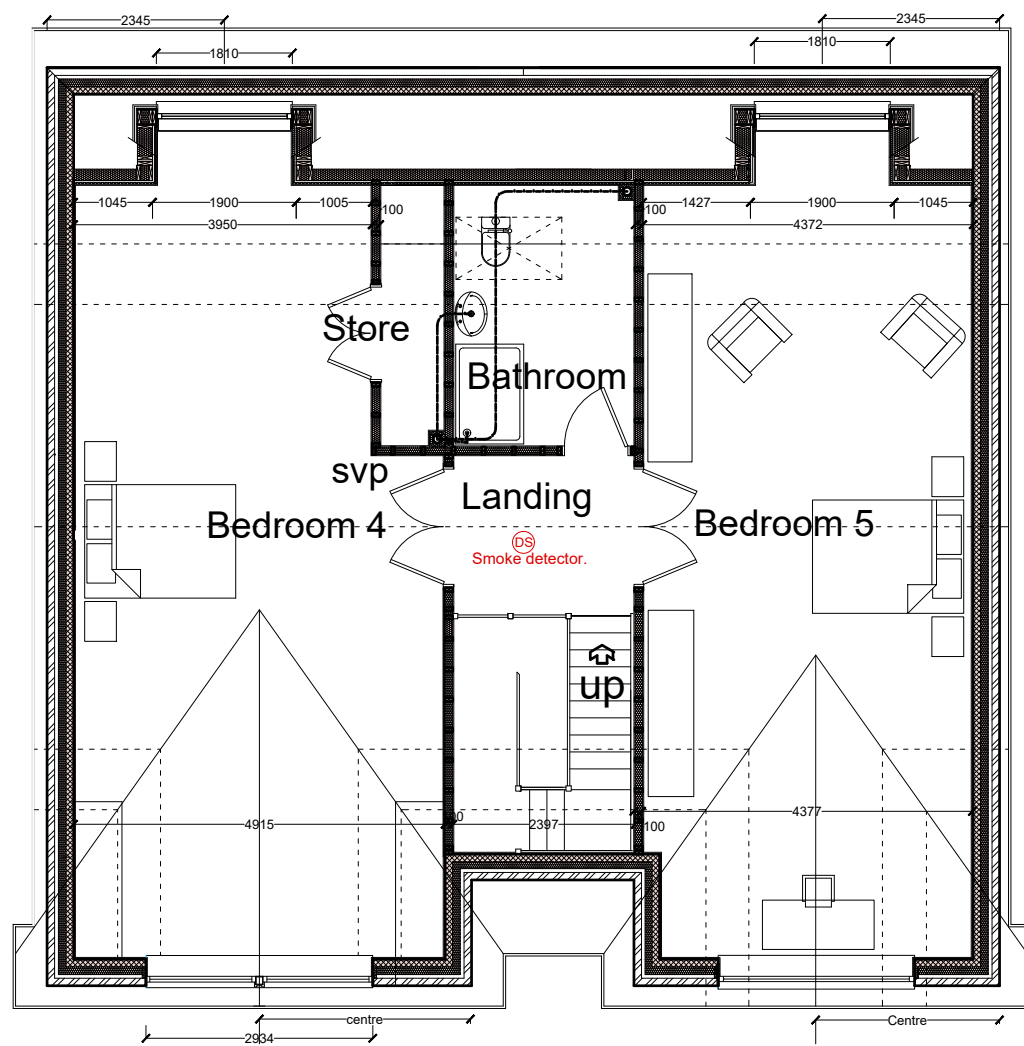
FOUNDATIONS

Scale:
 Date:
 DWG No.

1/50 @ A3
 AUG 2023
 23/0377/13

REV
 00/00/0000

Geoffrey Wallace Limited FCSD MCIAT
 Architectural Design and Technology
 Mobile 07816046756
 geoffreywallaceltd@gmail.com



LOFT FLOOR PLAN

PLOT 3

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	200.0 metres	150.0	100.0	50.0	0.0					

RESIDENTIAL DEVELOPMENT PLOT BONNY MEADOWS MORESBY PARKS CUMBRIA CA28 8DN for MR & MRS JONATHAN BRUCE.

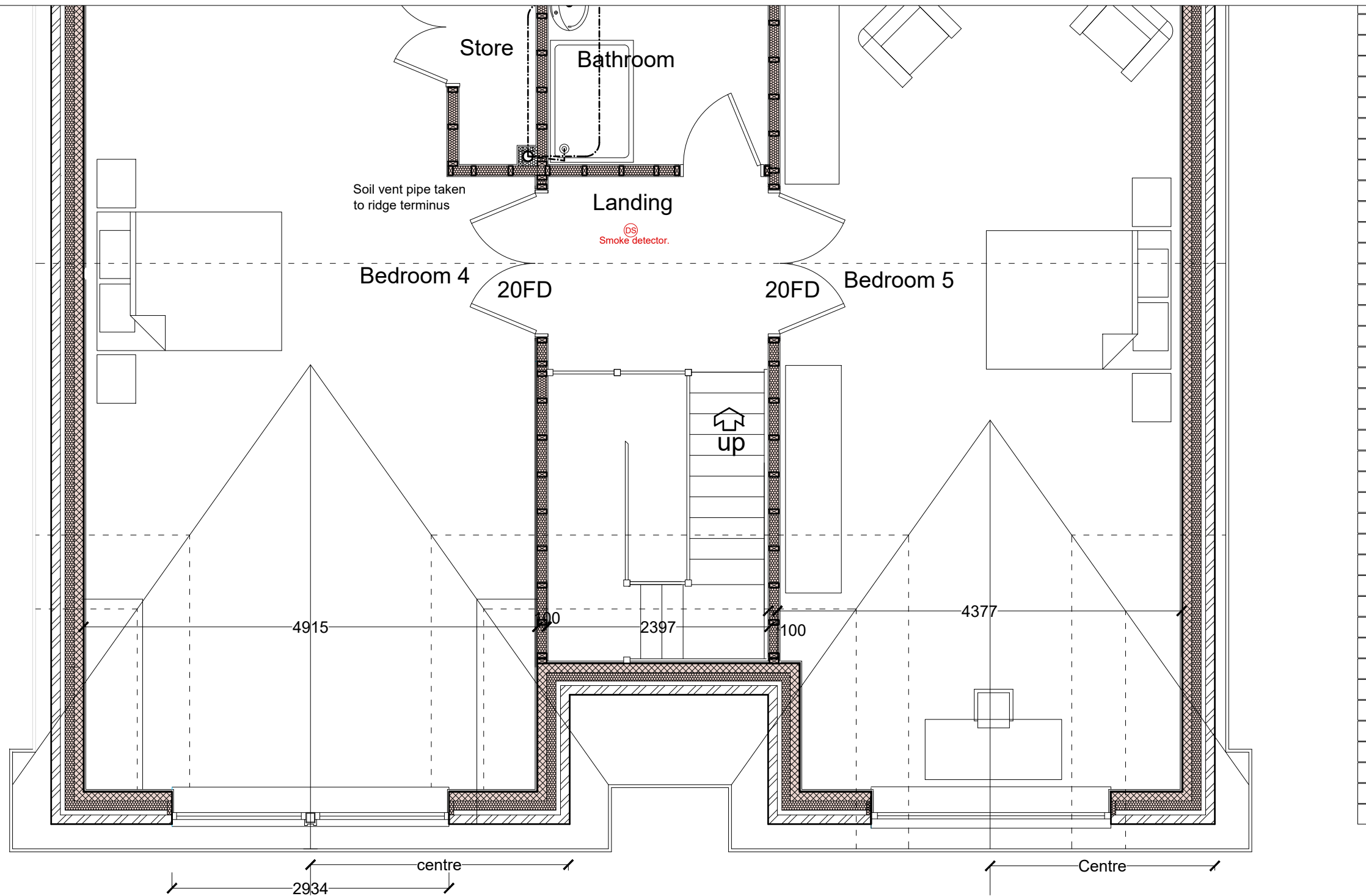
TYPE 8 BASED ON THE BORROWDALE (HANDDED)

LOFT PLAN

Scale: 1/50 @ A3
Date: AUG 2023
DWG No. 23/0377/14

REV 00/00/0000

Geoffrey Wallace Limited FCSD MCIAT
 Architectural Design and Technology
 Mobile 07816046756
 geoffreywallaceltd@gmail.com



PLOT 3

LOFT FLOOR PLAN

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 BONNY
MEADOWS MORESBY PARKS CUMBRIA CA28 8DN
for MR & MRS JONATHAN BRUCE.

TYPE 8 BASED ON
THE BORROWDALE
(HANDED)

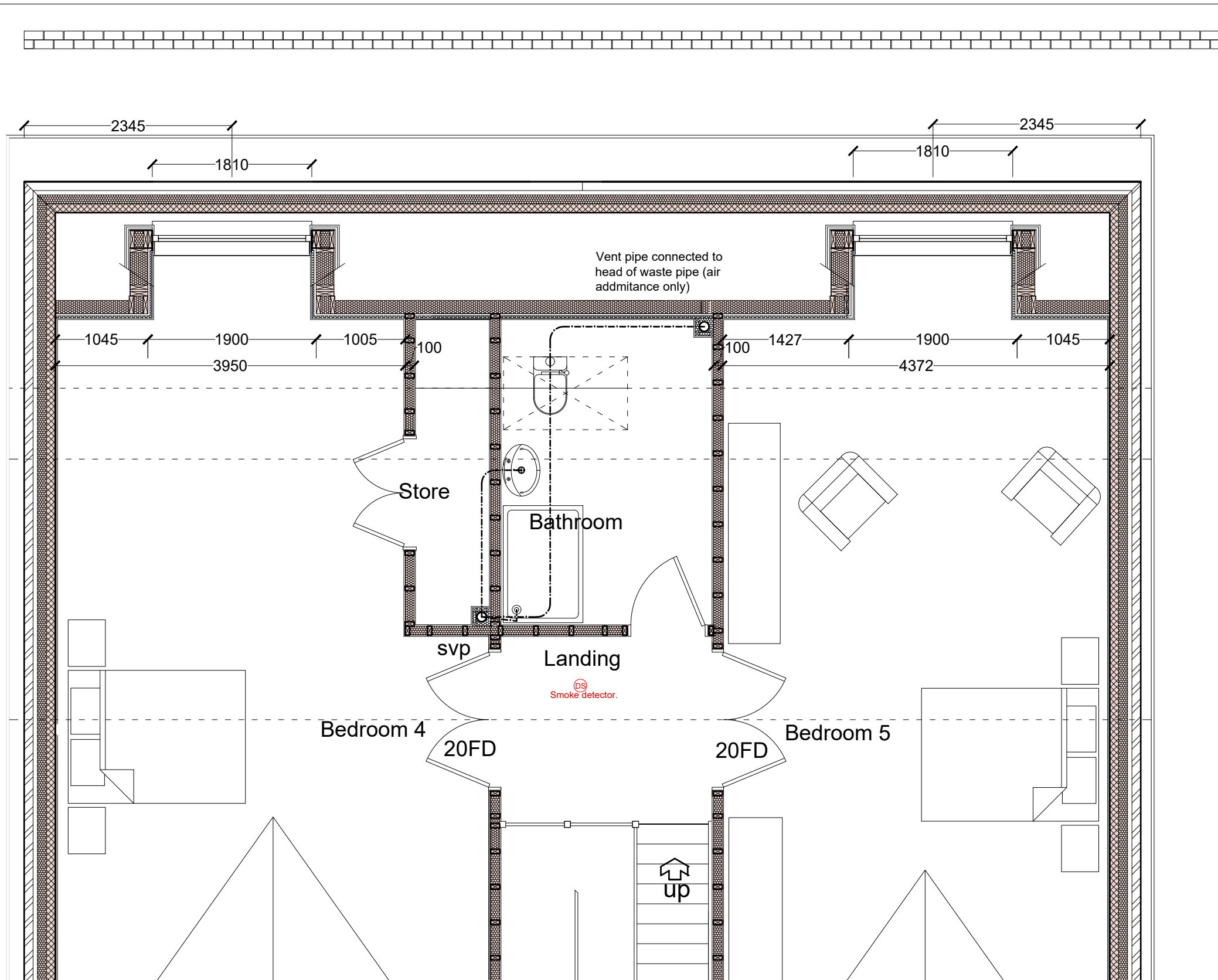
LOFT PLAN PART A

Scale:
Date:
DWG No.

1/50 @ A3
AUG 2023
23/0377/15

REV
00/00/0000

Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com



PLOT 3

LOFT FLOOR PLAN

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 BONNY
MEADOWS MORESBY PARKS CUMBRIA CA28 8DN
for MR & MRS JONATHAN BRUCE.

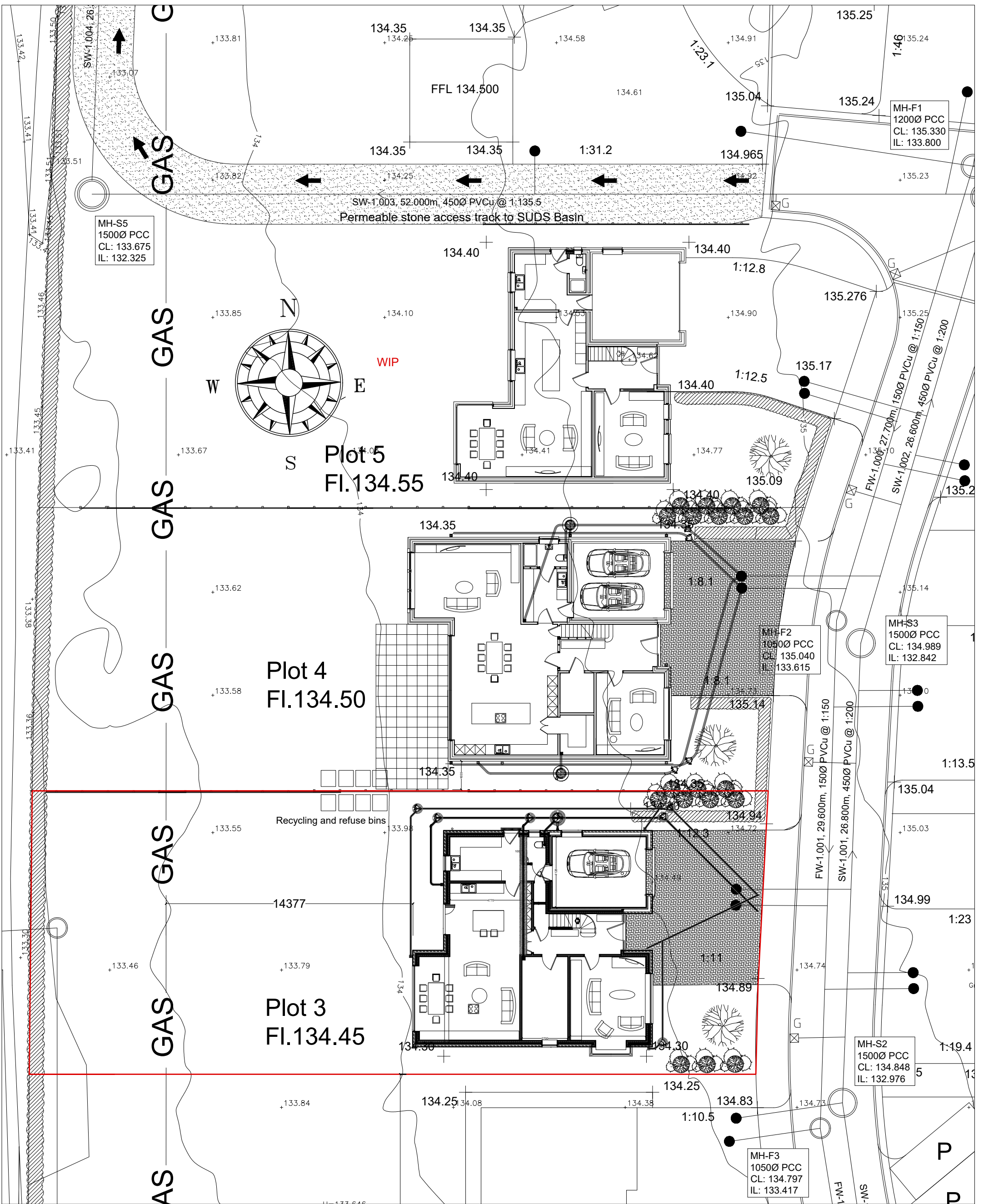
TYPE 8 BASED ON
THE BORROWDALE
(HANDED)

LOFT PLAN

Scale: 1/50 @ A3
Date: AUG 2023
DWG No. 23/0377/16

REV 00/00/0000

Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com



PLOT 3

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
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
SCALE BAR 1/500	0.0	10.0	20.0	30.0	40.0	50.0	60.0	70.0	80.0	90.0	100.0 metres

RESIDENTIAL DEVELOPMENT PLOT BONNY MEADOWS MORESBY PARKS CUMBRIA CA28 8DN for MR & MRS JONATHAN BRUCE.

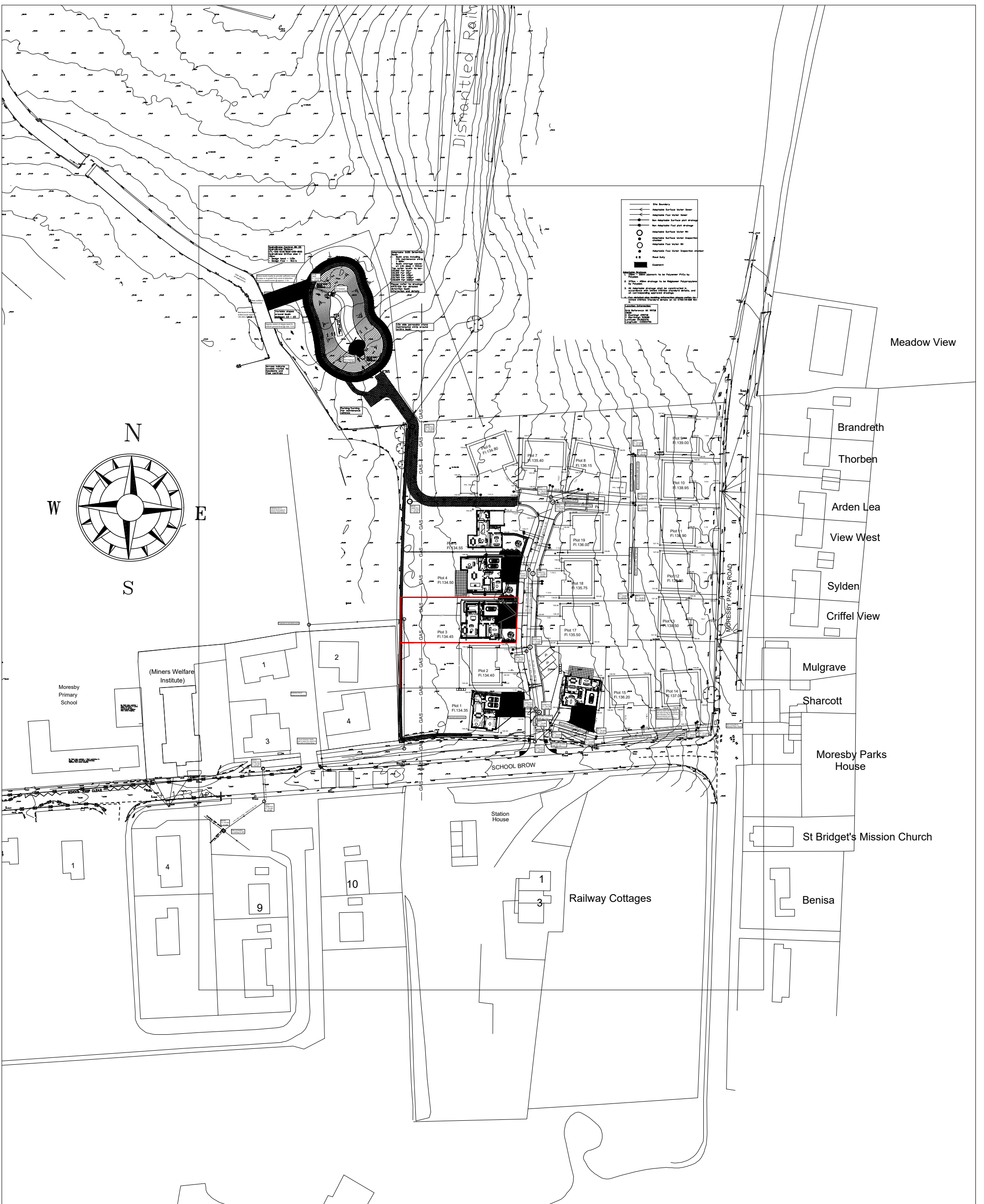
TYPE 8 BASED ON THE BORROWDALE (HANDLED)

SITE LAYOUT

Scale: 1/200 @ A3
Date: AUG 2023
DWG No. 23/0377/17

REV 00/00/0000

Geoffrey Wallace Limited FCSO MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com



PLOT 3

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
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
SCALE BAR 1/1250	0.0	25.0	50.0	75.0	100.0	125.0 metres					

RESIDENTIAL DEVELOPMENT PLOT BONNY MEADOWS MORESBY PARKS CUMBRIA CA28 8DN for MR & MRS JONATHAN BRUCE.

TYPE 8 BASED ON THE BORROWDALE (HANDED)

LOCATION PLAN

Scale: 1/1250 @ A3
Date: AUG 2023
DWG No. 23/0377/17

REV 00/00/0000

Geoffrey Wallace Limited FCSID MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com