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Drawing to be read in conjunction with drawing numbers **PDK-20-137-006 to 010**.

1. 19-01-2021 JHP Amendments for Planning.

Rev: Date: Int: Amendment:

16, Riverside View, **KELSO**, Scottish Borders, TD5 7UG.
T: 01573 226553.
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Project Address:

Proposed Bungalow at:
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HEITON, Kelso,
Roxburghshire,
TD5 8JR.

Client Name:

for Mr + Mrs Graham

Drawing Title:

Planning:
FLOOR Plan + NORTH Elevation.

Drawn By:

John H Patterson.

Project Ref Number:

PDK-20-137

Date:

30th October 2020

Scale:

1:50 @ A1

Drawing Number:

006

All dimensions are in millimeters

All dimensions to be checked on site

Suffix:

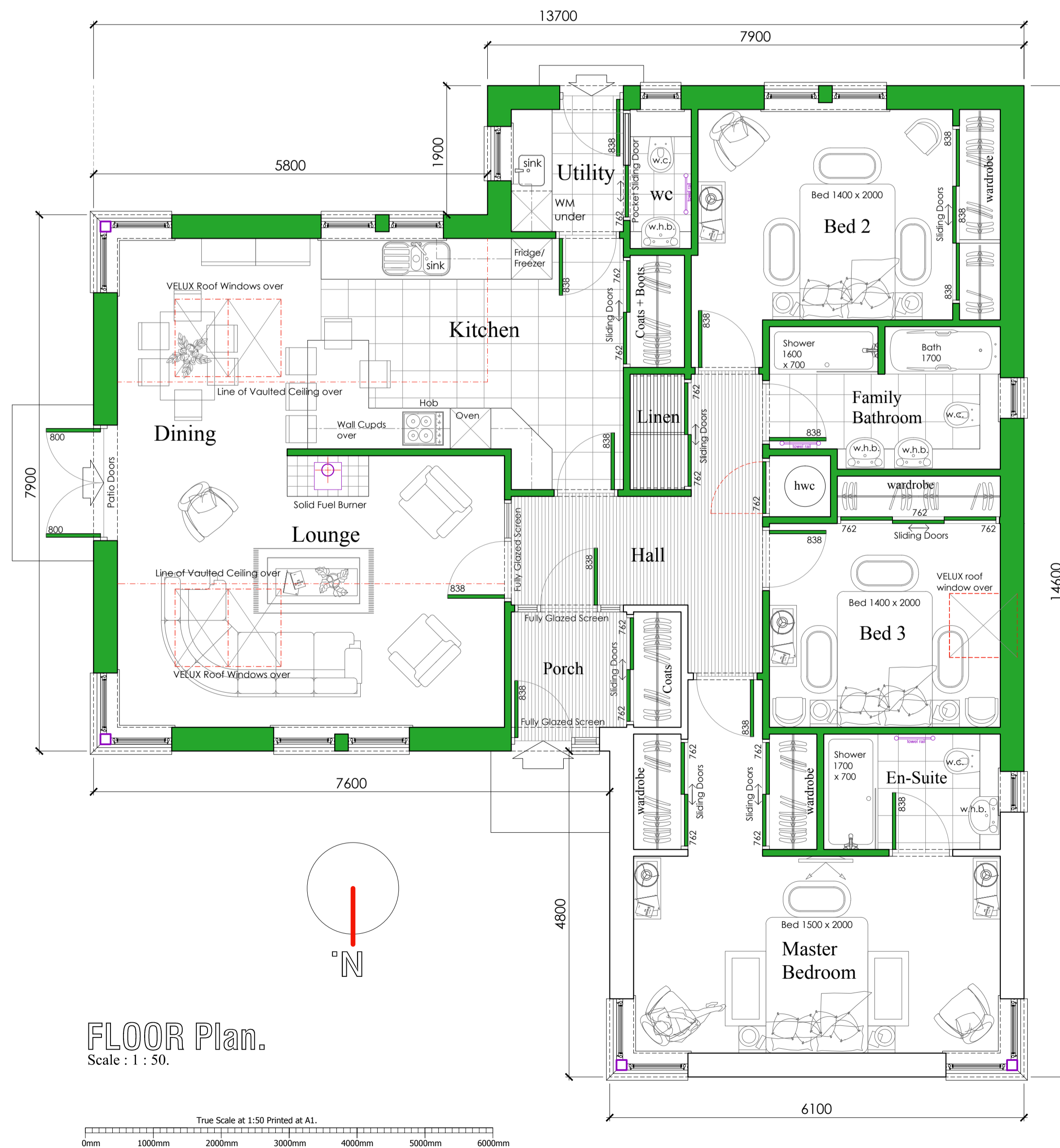
01

MATERIALS PALLET:

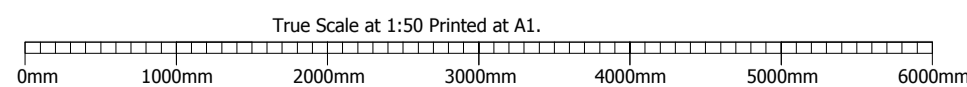
REF. No:	DESCRIPTION:
1.	Natural Stone basecourse as indicated on Elevations.
2.	External walls to be covered with Derbyshire Spar Render.
3.	Reinforced Pre-cast concrete cill; Colour - Portland.
4.	200mm wide Plain Cement bands and 100mm wide ingoes + feature panels; Colour - Portland.
5.	Roof Finish: CEDRAL Trulone Textured Fibre cement slates; Colour - Blue-Black.
6.	Fascias, Soffits + Barge Boards: MARLEY Eternit plain fibre cement cladding ; colour - Grey Slate.
7.	UNDAB Metal Rainwater Goods: 125mm half round gutters + 75mm Ø downpipes; Colour Dark Grey
8.	Lead Flashings, Valley Gutters etc minimum Code 5; Colour - Natural.
9.	Double Glazed Powder coated aluminium Windows ; Colour - Dark Grey RAL 7015
10.	Double Glazed Hardwood External doors + Glazed Screens.
11.	VELUX Double Glazed Top Hung Roof Window, size 780w x 1398h each
12.	FLUE from Log Burner: Twin Wall Stainless Steel metal flue; Natural.
13.	13-14 VELUX Double Glazed Combination Windows, Coprsing 1 No VELUX Double Glazed centre pivot Roof Window, size 942w x 1178h + 1 No VELUX Double Glazed top hung Vertical window element, size 942w x 942h.
15.	Obscure Glazing



NORTH Elevation SIDE
Scale : 1 : 50.



FLOOR Plan.
Scale : 1 : 50.



Drawing List:

Drawing No:	Drawing TITLE:	Scale:	Date:	Amended:
PDK-20-137-006	FLOOR Plan + NORTH Elevations.	1:50 @ A1.	31-10-2020	19-01-2021
PDK-20-137-007	SOUTH + EAST + WEST Elevations.	1:50 @ A1.	31-10-2020	19-01-2021
PDK-20-137-008	ROOF Plan + Location Plan	1:50 + 1:1250 @ A1.	31-10-2020	19-01-2021
PDK-20-137-009	SITE Layout Plan + SECTION Through Site.	1:100 @ A1.	31-10-2020	19-01-2021
PDK-20-137-010	Privacy + Overlooking Plan.	1:100 @ A1.	19-01-2021	

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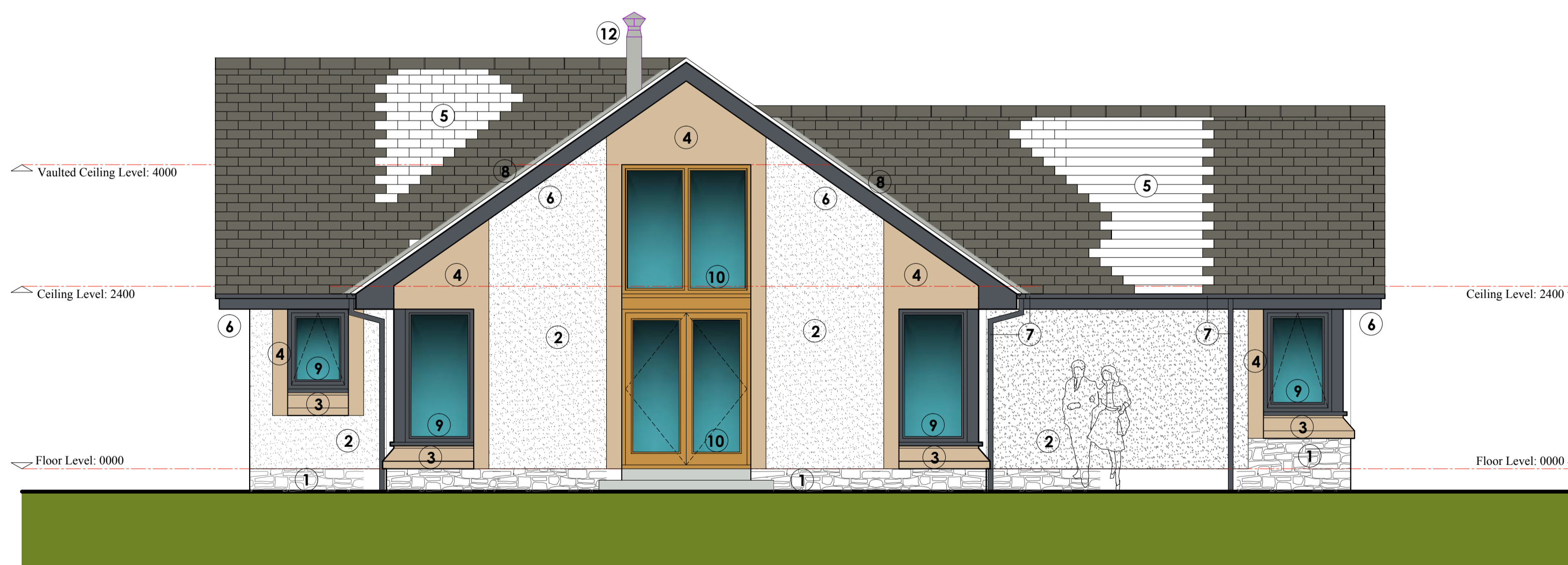
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14.	Obscure Gazing
15.	Obscure Gazing



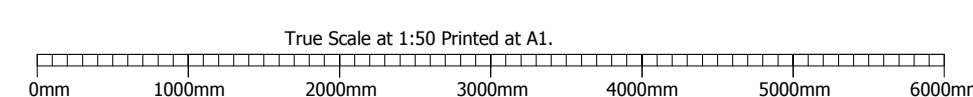
WEST Elevation REAR
Scale : 1 : 50.



SOUTH Elevation SIDE
Scale : 1 : 50.



EAST Elevation FRONT



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HEITON, Kelso,
Roxburghshire,
TD5 8JR.

Client Name:
for Mr + Mrs Graham

Drawing Title:
Planning
SOUTH, EAST + WEST Elevations.

Drawn By: John H Patterson.	Project Ref Number: PDK-20-137
Date: 30th October 2020	Scale: 1:50 @ A1
Drawing Number: 007	Suffix: 01
All dimensions are in millimeters	
All dimensions to be checked on site	

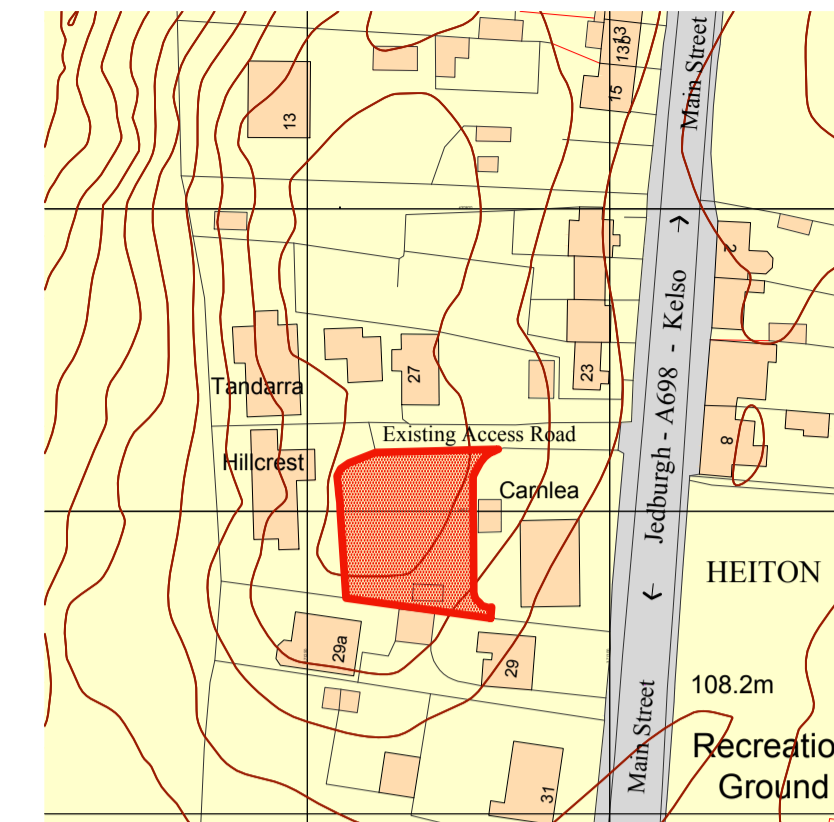
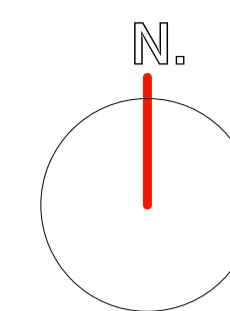
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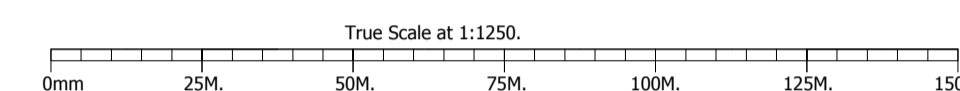
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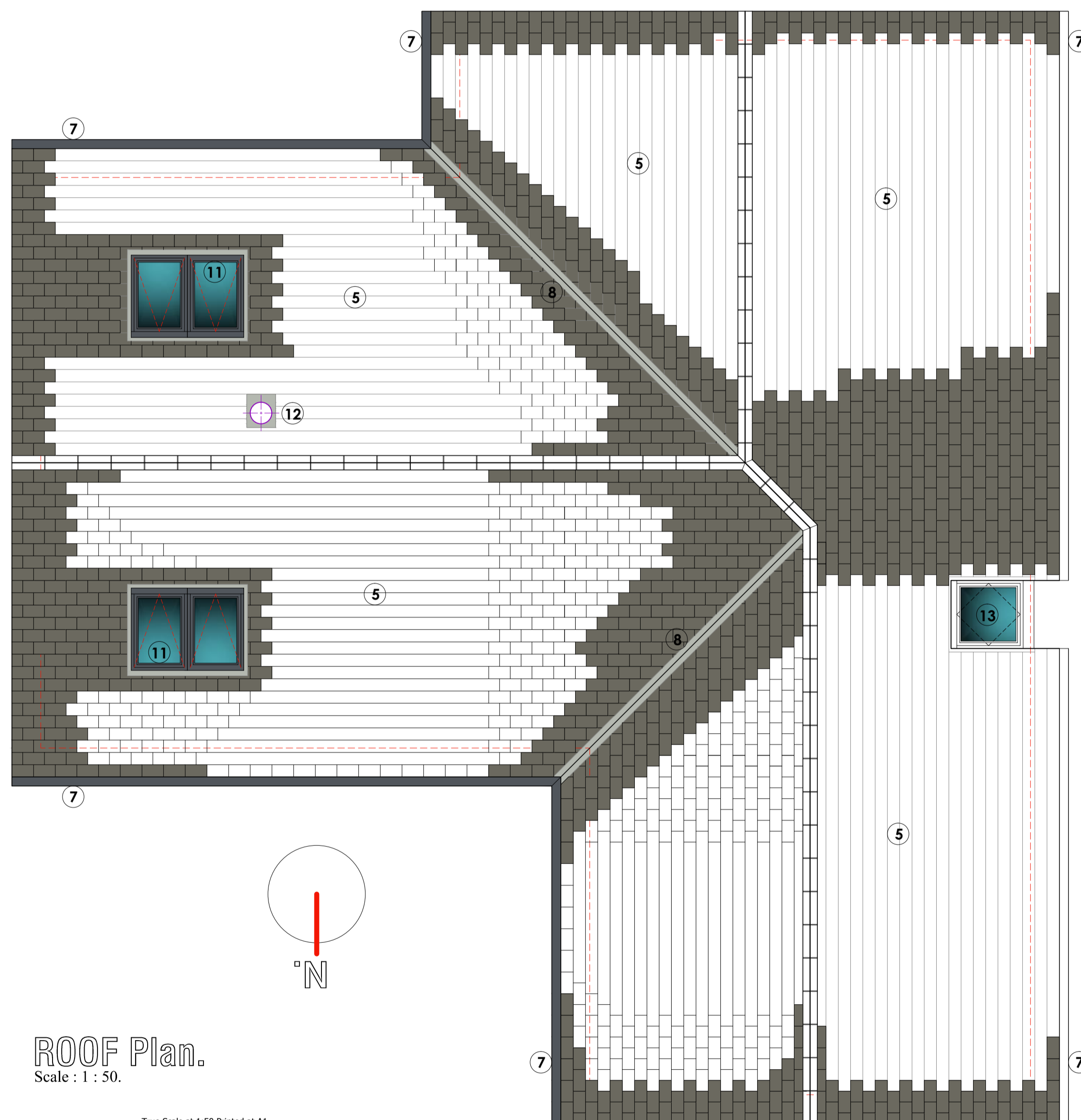


Location Plan.

Scale: 1:1250 @ A31.

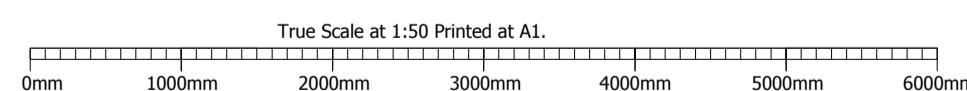


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ROOF Plan.

Scale : 1 : 50.



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for Mr + Mrs Graham

Drawing Title:

Planning:
ROOF Plan +
Location Plan

Drawn By:

John H Patterson.

Project Ref Number:

PDK-20-137

Date:

30th October 2020

Scale:

1:50 @ A1

Drawing Number:

008

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Suffix:

01

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Client Name:

for Mr + Mrs Graham

Drawing Title:

Planning
SITE Plan + Section 01-01.

Drawn By:

John H Patterson.

Project Ref Number:

PDK-20-137

Date:

30th October 2020

Scale:

1:100 @ A1

Drawing Number:

009

All dimensions are in millimeters

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01

SITE WORKS:
HARD LANDSCAPING

DRIVEWAY, PARKING, TURNING SPACE, RAMP and FOOTPATHS PERMEABLE CONSTRUCTION

Excavations:
Excavate for Drive, Parking, Turning Space and footpaths as shown on drawings. Supply and install precast concrete edgings to BS EN 1340 size 150 x 50 x 91.5mm to Drive, Parking and Turning Space, as indicated on the drawings.
Bedding and backing of units, either of the following:
Bedded on mortar laid on hardened concrete base. Bedding mortar allowed to set and units secured with a continuous haunching of concrete.

Bedded on fresh concrete races to BS 7533-6, secured with backing concrete cast monolithically with concrete race.
Standard to BS 8502-2.
Designated mix. Not less than GEN10 or standard ST1 or better, low workability. Concrete for foundations and haunching.

Mortar bedding 1:3 cement sand as section Z11.
Bed thickness 12 - 40mm.
GRAVEL DRIVE, PARKING + TURNING SPACE:-
From gravel drive with concrete edges as indicated on the plans.
Excavate to vehicular access road and footpaths as shown on drawings, to depths required for sub-base thickness as below:-
Sub-base to Drive, Parking and Turning areas be minimum 150mm thick granular sub-base. Sub-base to footpaths to be minimum 100mm thick granular sub-base.
Granular material:

Crushed rock [other than argillaceous rock] or quarry waste with not more binding material than is required to help hold the stone together.
Natural gravel.
Natural sand.
No frost susceptible material.

Execution:-
Preparation/compacting of subgrades:
Soft or damaged areas: Excavate and replace with sub-base material, compacted in layers 300mm thick [maximum].
Compaction: Thoroughly, by roller or other suitable means, adequate to resist subsidence or deformation of the subgrade during construction and of the completed pavings when in use. Take particular care to compact fully at intrusions, perimeters and where local excavation and backfilling has taken place.

Compaction of sub-base:
Preparation: Remove loose soil, rubbish and standing water.
Laying: Spread and level in layers. As soon as possible thereafter thoroughly compact each layer. After compaction and immediately before overlaying, the sub-base must be uniformly well closed and free from loose material, cracks, ruts or hollows.
Blinding:-
Finish: Vibrate to provide a close, smooth surface.

Protection:
Sub-bases: As soon as practicable, cover with subsequent layers, specified elsewhere.
Prevent degradation by construction traffic, construction operations and inclement weather.
Geotextile sheet:
Lay geotextile sheet overlay, over blinding course, fit neatly at edge restraints and other features. e.g. drainage fittings, channels, manholes and kerbs.
Width: 1000mm [minimum].

FINISHES:-
DRIVE
Bonded chippings: Standard: to BS EN 13043.
General: Loose laid and raked to a uniform 50mm thickness.
PARKING, TURNING AREAS and RAMP:-
Parking + Turning Areas + Ramp
To be finished with Permeable finish, MARSHALLS Driveline Piora (colour Charcol) size 200 x 100 x 60mm thick sets laid in a regular pattern, or similar approved. Laid on a 50mm thick laying course 4-2mm open graded crushed rock.

PERMEABLE Areas to perimeters of HOUSE and PATHS:
Minimum 200mm wide, positioned as indicated on site layout
Formed with minimum 300mm thick recycled crushed stone to dust, on imported graded 40mm to dust and finished with 50mm thick gravel, to drive as indicated, colour to be agreed.

PAVING:
Including **FOOTPATHS and PATIO AREAS**
Form concrete flag paving with concrete edges as indicated on the plans.
Standards: Concrete flags 900x600x38mm to BS EN 1338.
Laying course sand or sand bedded concrete flags to BS 7533-4 maintained at even moisture content that will give maximum compaction.
Execution:-
Sub-base: 100mm thick all as specified above.
Blinding: all as above.
Geotextile sheet: all as above.
Laying pavings general: Appearance, smooth and even with regular joints and accurate to line, level and profile.

Falls: To prevent ponding.
Bedding of paving units: Firm so that no racking or subsidence does not occur or develop.
Bedding/ Laying course: Consistently and accurately graded, spread and compacted to produce uniform thickness and support for paving units.
Slopes: Lay paving units upwards from bottom of slopes.
Paving units: Free of mortar and sand stains.
Cutting: Cut units cleanly and accurately, without spalling, to give neat junctions with edgings and adjoining finishes.

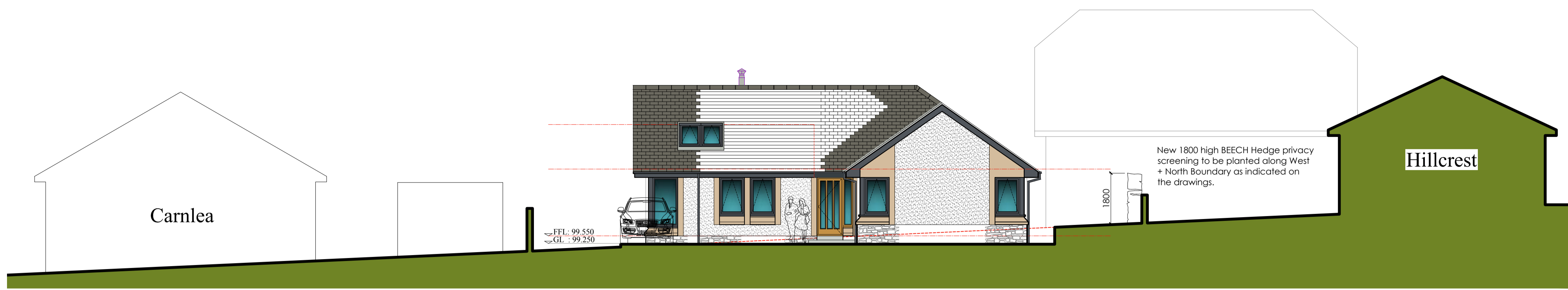
PROTECTION:-
Cleanliness: Keep paving clean and free from mortar droppings, oil and other materials likely to cause damage.
Materials storage: Do not overload pavings with stacks of materials.
Handling: Do not damage paving unit corners, arises or previously laid paving.
Access: Restrict access to paved areas to prevent damage from site traffic and plant.

SOFT LANDSCAPING
GRASSED AREAS:
The Ground Areas around the new dwelling house that is not detailed under hard landscaping above.
Reuse existing top soil removed from excavations to house and drive. Should top soil have to be imported, this shall be to BS 3882 with classification of slightly stony, or less. No stone greater than 50mm in any dimension shall be acceptable. Cover areas as required round house and to edges of new drive and finish with turf.
Topsoil shall be spread and lightly rolled to a finished compacted thickness of 150mm for seeding and 100mm for turfing, all grassed areas to be initially set to a level 40mm above adjacent kerbs/edgings to allow for compaction.
Areas to be turfed, turves shall comply with BS 3969. They shall be laid to bond and tamped into topsoil bed. The contractor shall ensure that the grass is properly and regularly watered and cut, and cleared of grass cuttings to ensure proper growth.

PRIVACY SCREENING:-
1800mm high new BEECH hedge privacy screen, to be planted along the East and North boundaries, as indicated on the plans.
BIN STORAGE AREA:-
Form Bin Storage Area as follows:-
Form hard standing with paving, all as specified above under PAVING.
Erect new treated timber post and timber panel fence 1800mm high, to 3 sides of the Bin Storage area, as indicated on the plans.

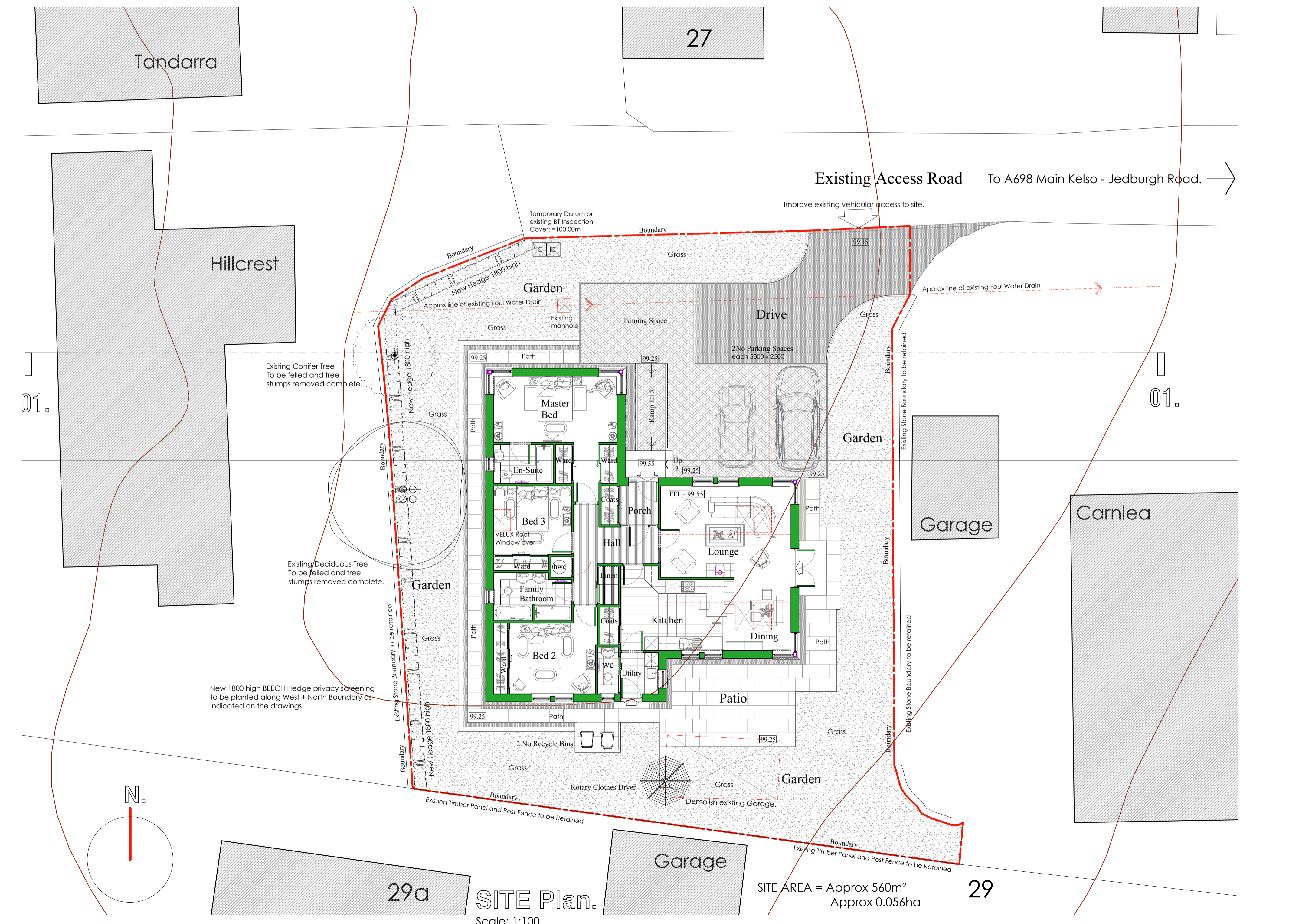
FLOOR AREA:
All floor areas are measured net internal in Square Meters.
FLOOR AREA - 133 m²
FLOOR LEVELS:
Provisional Floor Levels as follows, subject to on site check.
DATUM - 100.000m
FLOOR LEVEL - 99.550m
GROUND LEVEL at House perimeter- 99.250m

SITE AREA:
Approximately - 560 m²
- 0.056 ha
- 0.138 Acre



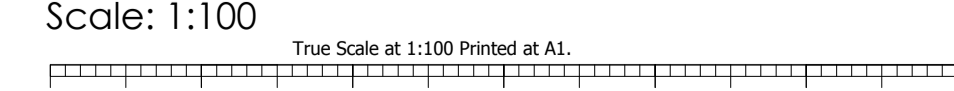
SECTION 01 - 01

Scale : 1 : 100.



SITE Plan.

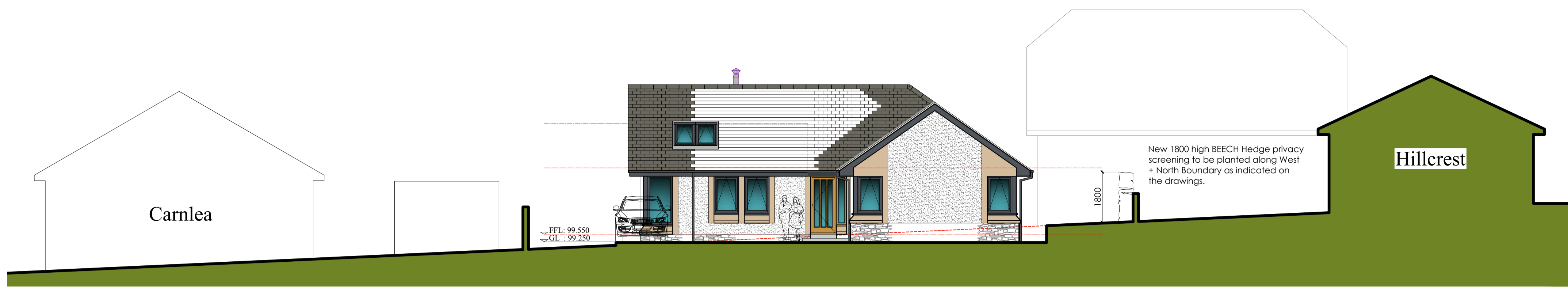
Scale: 1:100



SITE AREA = Approx 560m²
Approx 0.056ha

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SECTION 01 - 01
Scale : 1 : 100.

SITE WORKS:
HARD LANDSCAPING

DRIVEWAY, PARKING, TURNING SPACE, RAMP and FOOTPATHS PERMEABLE CONSTRUCTION

Excavations:
Excavate for Drive, Parking, Turning Space and footpaths as shown on drawings. Supply and install precast concrete edgings to BS EN 1340 size 150 x 50 x 91.5mm to Drive, Parking and Turning Space, as indicated on the drawings.
Bedding and backing of units, either of the following:
Bedded on mortar laid on hardened concrete base. Bedding mortar allowed to set and units secured with a continuous haunching of concrete.
Bedded on fresh concrete races to BS 7533-6, secured with backing concrete cast monolithically with concrete race.
Standard to BS 8502-2.
Designated mix. Not less than GEN10 or standard ST1 or better, low workability.
Concrete for foundations and haunching.
Mortar bedding 1:3 cement sand as section Z21.
Bed thickness 12 - 40mm.

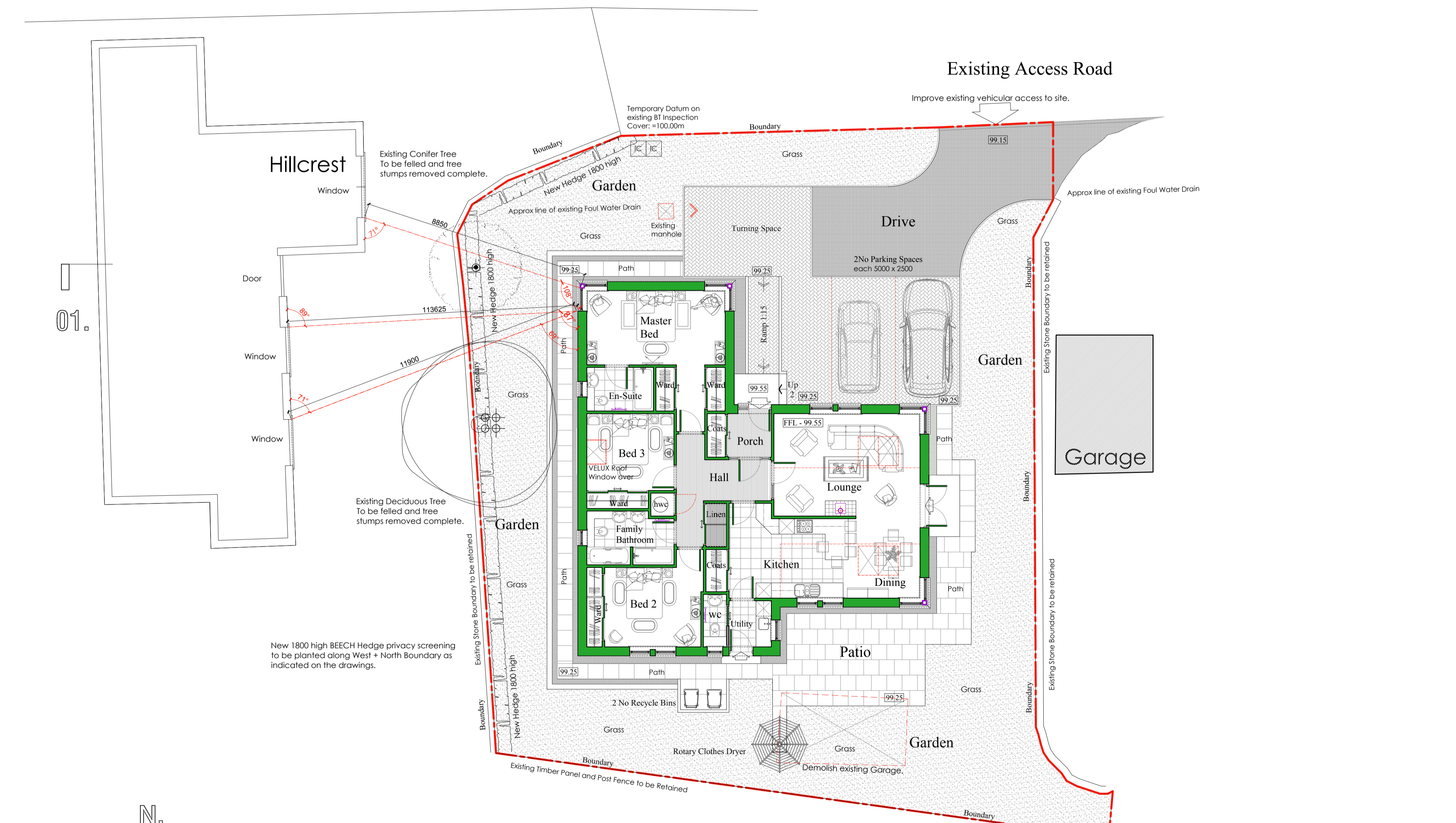
GRAVEL DRIVE, PARKING + TURNING SPACE:-
From gravel drive with concrete edges as indicated on the plans.
Excavate to vehicular access road and footpaths as shown on drawings, to depths required for sub-base thickness as below:-
Sub-base to Drive, Parking and Turning areas be minimum 150mm thick granular sub-base.
Sub-base to footpaths to be minimum 100mm thick granular sub-base.
Granular material:
Crushed rock [other than argillaceous rock] or quarry waste with not more binding material than is required to help hold the stone together.
Natural gravel.
Natural sand.
No frost susceptible material.

Execution:-
Preparation/compacting of subgrades:
Soft or damaged areas: Excavate and replace with sub-base material, compacted in layers 300mm thick [maximum].
Compaction: Thoroughly, by roller or other suitable means, adequate to resist subsidence or deformation of the subgrade during construction and of the completed pavings when in use. Take particular care to compact fully at intrusions, perimeters and where local excavation and backfilling has taken place.
Compaction of sub-base:
Preparation: Remove loose soil, rubbish and standing water.
Laying: Spread and level in layers. As soon as possible thereafter thoroughly compact each layer.
After compaction and immediately before overlaying, the sub-base must be uniformly well closed and free from loose material, cracks, ruts or hollows.
Blinding:-
Finish: Vibrate to provide a close, smooth surface.

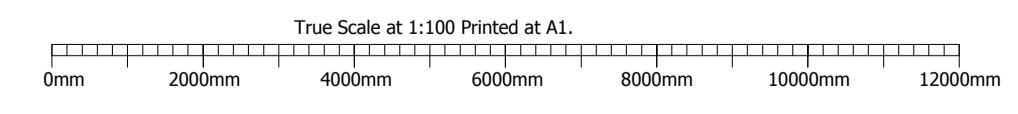
Protection:
Sub-bases: As soon as practicable, cover with subsequent layers, specified elsewhere.
Prevent degradation by construction traffic, construction operations and inclement weather.
Geotextile sheet:
Lay geotextile sheet overlay, over blinding course, fit neatly at edge restraints and other features. e.g. drainage fittings, channels, manholes and kerbs.
Width: 1000mm [minimum].

FINISHES:-
DRIVE
Bonded chippings: Standard: to BS EN 13043.
General: Loose laid and raked to a uniform 50mm thickness.
PARKING, TURNING AREAS AND RAMP:-
Parking + Turning Areas + Ramp
To be finished with Permeable finish, MARSHALLS Driveline Piora (colour Charcoal) size 200 x 100 x 60mm thick sets laid in a regular pattern, or similar approved. Laid on a 50mm thick laying course 4-2mm open graded crushed rock.
Compaction: Compaction should be undertaken with a plate vibrator. Prior to final compaction of the surface, joints should be filled with the same grading of materials as that used for the laying course.
PERMEABLE Areas to perimeters of HOUSE and PATHS:
Minimum 200mm wide, positioned as indicated on site layout
Formed with minimum 300mm thick recycled crushed stone to dust, on imported graded 40mm to dust and finished with 50mm thick gravel, to drive as indicated, colour to be agreed.

PAVING:
Including FOOTPATHS and PATIO AREAS
Form concrete flag paving with concrete edges as indicated on the plans.
Standards: Concrete flags 900x600x38mm to BS EN 1338.
Laying course sand or sand bedded concrete flags to BS 7533-4 maintained at even moisture content that will give maximum compaction.
Execution:-
Sub-base: 100mm thick all as specified above.
Blinding: all as above.
Geotextile sheet: all as above.
Laying pavings general: Appearance, smooth and even with regular joints and accurate to line, level and profile.
Fall: To prevent ponding.
Bedding of paving units: Firm so that no racking or subsidence does not occur or develop.
Bedding/ Laying course: Consistently and accurately graded, spread and compacted to produce uniform thickness and support for paving units.
Slopes: Lay paving units upwards from bottom of slopes.
Paving units: Free of mortar and sand stains.
Cutting: Cut units cleanly and accurately, without spalling, to give neat junctions with edgings and adjoining finishes.
PROTECTION:-
Cleanliness: Keep paving clean and free from mortar droppings, oil and other materials likely to cause damage.
Materials storage: Do not overload pavings with stacks of materials.
Handling: Do not damage paving unit corners, arises or previously laid paving.
Access: Restrict access to paved areas to prevent damage from site traffic and plant.



Privacy + Overlooking Plan.
Scale : 1 : 100.



GRAVEL DRIVE, PARKING + TURNING SPACE:-
From gravel drive with concrete edges as indicated on the plans.
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Soft or damaged areas: Excavate and replace with sub-base material, compacted in layers 300mm thick [maximum].
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After compaction and immediately before overlaying, the sub-base must be uniformly well closed and free from loose material, cracks, ruts or hollows.
Blinding:-
Finish: Vibrate to provide a close, smooth surface.

Protection:
Sub-bases: As soon as practicable, cover with subsequent layers, specified elsewhere.
Prevent degradation by construction traffic, construction operations and inclement weather.
Geotextile sheet:
Lay geotextile sheet overlay, over blinding course, fit neatly at edge restraints and other features. e.g. drainage fittings, channels, manholes and kerbs.
Width: 1000mm [minimum].

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Handling: Do not damage paving unit corners, arises or previously laid paving.
Access: Restrict access to paved areas to prevent damage from site traffic and plant.

SOFT LANDSCAPING
GRASSED AREAS:
The Grassed Areas around the new dwelling house that is not detailed under hard landscaping above.
Reuse existing top soil removed from excavations to house and drive. Should top soil have to be imported, this shall be to BS 3882 with classification of slightly stony, or less. No stone greater than 50mm in any dimension shall be acceptable. Cover areas as required round house and to edges of new drive and finish with turf.
Topsoil shall be spread and lightly rolled to a finished compacted thickness of 150mm for seeding and 100mm for turfing, all grassed areas to be initially set to a level 40mm above adjacent kerbs/edgings to allow for compaction.
Areas to be turfed, turves shall comply with BS 3969. They shall be laid to bond and tamped into topsoil bed. The contractor shall ensure that the grass is properly and regularly watered and cut, and cleared of grass cuttings to ensure proper growth.

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FLOOR AREA:
All floor areas are measured net internal in Square Meters.
FLOOR AREA - 133 m²

FLOOR LEVELS:
Provisional Floor Levels as follows, subject to on site check.
DATUM - 100.000m
FLOOR LEVEL - 99.550m
GROUND LEVEL at House perimeter- 99.250m

SITE AREA:
Approximately - 560 m²
- 0.056 ha
- 0.138 Acre

NOTES :
DO NOT SCALE from this drawing.
Contractors must verify all dimensions on site before setting out, commencing work, ordering materials or making any shop drawings.
This drawing and design is for use solely in connection with the project described below.

COPYRIGHT :-
This drawing is the copyright of Patterson ARCHITECTURE, and must not be copied, re-issued or loaned without prior written consent of Patterson ARCHITECTURE.
Any discrepancies and/or conflicting information or specified is to be notified to Patterson ARCHITECTURE, prior to construction on site. Construction should only proceed from drawings issued for construction purposes unless prior written consent is obtained.
Should any site personnel, or those employed to carry out the works on their behalf choose alternative materials, or components to those specified on Patterson ARCHITECTURE drawings, without prior written agreement then they do so at their own risk.

The information contained in this drawing is representational and has been compiled, from a dimensional survey only and does not warrant nor certify the structure of the buildings or neighbouring structures at the time of construction.
The contractor is to visit the site to make himself acquainted with the building's and surroundings and undertake any investigation work or make all allowances to ensure that a full and final quotation for the works will be submitted, taking into account all eventualities.
Failure to do so will be at the contractors own risk and no additional payments shall be countenanced for any amendments to the work.
The contractor is to carry out all works in full compliance with the Health and Safety Commission's Approved Code of Practice 'Managing Construction for Health and Safety' and Construction (Design and Management) Regulations 1994. All work and working practices on the site shall be carried out in accordance with the above and to ensure that there is no risk to the site operatives, visitors or public.
The contractor is to include all preliminary allowances to cover the prevention of accidents and injury.

All works are to be carried out in compliance with manufacturers, suppliers and industry guidelines, local authority regulations, good standards, fire safety recommendations, specialist subcontract recommendations and services supply and installation regulations. All manufacturers literature is to be kept on site. Provide all relevant guarantees in duplicate for presentation to the client.
Allow all necessary attendance and liaison with CA's (and CA personnel) specialist subcontractor trades. Ensure all notifications are submitted to the Local Authority, Building Control and submit materials as required to the Local Authority Planning Department.
Carefully examine the drawings and notify any discrepancies to the CA for instruction prior to proceeding.
Check all dimensions on site prior to ordering materials and notify any discrepancies to the CA for instruction prior to proceeding.

No Responsibility For Any Error Or Omission In This Specification Will Be Recognised Unless Brought To The Attention Of The Client Or His Agent Prior To Signing The Contracts.

This Drawing is for **PLANNING PERMISSION PURPOSES** only and is not a Construction drawing.
Drawing to be read in conjunction with drawing numbers **PDK-20-137-006 to 010.**

1.	19-01-2021	JHP	Amendments for Planning.
Rev.	Date:	Int:	Amendment:

16, Riverside View, **KELSO**, Scottish Borders, TD5 7UG.
T: 01373 226553.
M: 07850 327677.

LOWESTOFT, Suffolk, England:
E: 01502 806989.
E: info@patterson-architecture.co.uk



www.patterson-architecture.co.uk

Project Address:
Proposed Bungalow at:
27, Main Street,
HEITON, Kelso,
Roxburghshire,
TD5 8JR.

Client Name:
for Mr + Mrs Graham

Drawing Title:
Planning
Privacy + Overlooking Plan

Drawn By: John H Patterson.
Project Ref Number: PDK-20-137

Date: 19th January 2021
Scale: 1:100 @ A1
Drawing Number: 010

All dimensions are in millimeters
All dimensions to be checked on site

Drawing List:

Drawing No:	Drawing TITLE:	Scale:	Date:	Amended:
PDK-20-137-006	FLOOR Plan + NORTH Elevations.	1:50 @ A1.	31-10-2020	19-01-2021
PDK-20-137-007	SOUTH + EAST + WEST Elevations.	1:50 @ A1.	31-10-2020	19-01-2021
PDK-20-137-008	ROOF Plan + Location Plan	1:50 + 1:1250 @ A1.	31-10-2020	19-01-2021
PDK-20-137-009	SITE Layout Plan + SECTION Through Site.	1:100 @ A1.	31-10-2020	19-01-2021
PDK-20-137-010	Privacy + Overlooking Plan.	1:100 @ A1.	19-01-2021	

The above Numbered drawings are for **PLANNING PERMISSION PURPOSES** only and are not Construction Drawings.