The contractor is to check and verify all site and building dimensions, levels and sewer invert levels prior to commencement of the works.

The contractor must comply in full with all current building legislation, such as British Standard Specifications, Building Regulations etc., whether or not specifically stated on this drawing.

This drawing is not intended to show foundation details, ground conditions or ground contamination. The contractor must investigate each area of land relied upon to support any structure – a suitable method of foundation should be provided to allow for existing ground conditions. Any suspect fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only and should be further investigated by a suitable expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety.

All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided in order to accommodate the proposed tree planting.

LEGEND:

- 1800 HIGH CLOSE BOARD FENCE
- 1800 HIGH BRICK SCREEN WALL (Laid in English Bond)
- 1800 HIGH LARCH LAP FENCE
- 300 HIGH BRICK DWARF WALL WITH 600 HIGH BOW TOP RAILINGS AND 1M BRICK PILLARS (Laid in English Bond)
- 900 HIGH BALL TOPPED HIGH METAL RAILINGS (PAINTED BLACK)
- 450 KNEE RAIL
- HEDGE/SHRUBS (See Landscape Plan for further details)
- DENOTES BOLLARDS
- DENOTES MARSHALLS PERMEABLE CONCRETE BLOCK PAVED HARD SURFACE (Natural)
- DENOTES MARSHALLS PERMEABLE CONCRETE BLOCK PAVED HARD SURFACE (Charcoal)
- DENOTES MARSHALLS PERMEABLE CONCRETE BLOCK PAVED HARD SURFACE (BURNT OCHRE)
- MARKER BUILDING D
- CHIMNEY LOCATIONS
- DUMMY CHIMNEY LOCATIONS
- TIMBER SHED TO ACCOMMODATE CYCLE STORAGE
  ~ 1.83m x 2.44m for 1, 2 & 3 Beds
  ~ 2.44m x 3.05m for 4+ Beds
- DENOTES GARAGE PERSONNEL DOOR LOCATION
- ROTARY DRIER
- VS VISITORS
- SHARED OWNERSHIP
- RENTED
- LT LIFETIME HOMES

Rev.	Date	Description
E	24-09-14	Revisions to LPA comments see meeting notes for ref
D	17-6-14	Revisions to clients comments
C	13-6-14	Revisions to clients comments
B	12-6-14	Amendments to comply with layout changes
A	29-5-14	Revisions to clients comments

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Client / Project
Bovis Homes Central Region
Bromwich Court,
Highway Point, Gorsey Lane,
Coleshill B46 1JU

Title
Parcel KM4 - Bicester
Proposed External Works Layout
Sheet 1

Scale	Date	
1:200 @ A1	May 2014	
Drawn: amcn	Checked:	
Drg No. 30472	02-SH1	Rev. E

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