The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully conversant with the contents and requirements of the site investigation report before work starts. The Contractor is to comply in all respects with current building legislation, British Standard Specifications, Building Regulations etc.,whether or not specifically stated on this drawing.

This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor any areas of formation for said structures which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspect fluid ground or ground contaminants on or within the ground should be further investigated by a suitable expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical 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, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

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GENERAL NOTES

1. This drawing is to be read in conjunction with relievant architecturall and engineering drawings.

2. Levels indicated in blocks are Finished floor levels and are 150mm above adjacent finished ground levels unless otherwise shown.

3. Location Plan & Site Layout Scale 1:5000

EXTERNAL WORKS LEGEND

Kerbs

- 150x255mm Silver Grey Conservation kerb on 40mm mortar bed with ST2 concrete bed and haunch. Min 150mm sub-base to be provided under all kerbs
- 150x125mm Silver Grey Conservation kerb Type CS2 on 30mm mortar bed with ST2 concrete bed and haunch. Min 150mm sub-base to be provided under all kerbs
- 50x200mm Silver Grey Conservation flat top CEF Edging Type CEF on 10/20mm mortar bed with ST2 concrete bed and haunch. Min 150mm sub-base to be provided under all kerbs
- 150 x255mm Silver Grey Conservation kerb Type CS1 on 10/20mm mortar bed with ST2 concrete bed & haunch. Min 150mm sub-base to be provided under all kerbs

NB: Kerb types to be checked for suitability prior to ordering and construction.

Fencing

- sw1 - 1.8m high brick screen wall
- sf1 - 1.8m high timber closeboard fence
- sf4 - 1.8m high timber panel fence

Finishes (Specification illustrated on drawing 14048/300)

- Tarmac Constructio (Refer to 14048/300)
- Adoptable Impermeable Block Paving Construction (Refer to 14048/300) Colour Mid Grey (Margins) Buff (Crossing Points)
- Adoptable Permeable Block Paving Construction (Shared Areas) (Refer to 14048/300) Colour Mid Grey
- Adoptable Permeable Block Paving Construction (Mews Courts) (Refer to 14048/300) Colour Buff
- Adoptable Footway Construction (Refer to 14048/300) 450 x 450 Buff Paving Slabs
- Adoptable Verge
- Private Permeable Block Paving Construction (Private Drive & Parking Bays) (Refer to 14048/300) Colour Mid Grey
- W 220 litre Water Butts

PRELIMINARY

Fo Information

Rev.	Description	Date	By
-	First Issue	09/02/15	DA

Client

Linden HOMES

Project

KMA & KMB Kingsmere
Bicester

Title

External Works Layout inc Kerbing & Finishes
Sheet 3 of 6

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Scale	1:250 @ A1	Drawn	DA
Date	February 2015	Checked	SF
File	14048	Drawing	14048 / 124