

SECTION 104 - APPROVED  
SECTION 38 - APPROVED

NOTES:

FFLs are preliminary and subject to approval/revision as part of the Section 38 Agreement Technical Audit by Oxfordshire County Council, where changes to road levels and back of footpath/shared surfaces will impact upon FFLs.

Design levels, gradients and resultant retaining requirement to be further detailed as part of the Detailed Design phase.

If the principle entrance has more than 3 steps then railings should be fitted in place in accordance with Building Regulations part M.

KEY:

- Extent of development covered by current planning application.
- Adjacent Development Phase
- Retaining (subject to detailed design review)
  - Masonry (unless otherwise specified)
  - Concrete Gravel Board (300mm Maximum)
- ▲ Fall Arrows
- XXXX Proposed Levels
- ▼ Primary Access
- ▽ Secondary Access
- FFL** Proposed finished floor levels
- Stepped Cavity Tray / Raised DPC
- Tanking to garages
- Exposed Brickwork
- Depth of additional exposed brickwork, excluding standard 150mm (FFL to external ground level) for all plots.
- Depth of external ground level above FFL of plot. Total depth of stepped cavity tray will be this number + 150mm



TENDER

T7	17.09.19	Block 60-62 shifted to ensure 1500mm clear space between gate and end of adjacent retaining wall to provide turning facility for wheelchair users. Rear garden gradients / retaining revised for gently sloping access to all areas.	AJW
T6	15.08.19	Revised paving areas and added gates to shared alleyways. Revised retaining walls and levels to Plots 41, 63, 64, 65, 81, 82.	TDF
T5	05.07.19	Changes to levels Plots 65,66,95 in accordance with paving amendments instructed by the client.	KJ
REV. No.	DATE	DESCRIPTION	INITIALS
Client		<b>MJA CONSULTING</b> CIVIL AND STRUCTURAL ENGINEERS	
Project		Bodicote, Banbury	
Title	Proposed Levels Plan (Phase 2)	Scale: 1:250 @A0 Checked: KTG	Date: Oct'17 Drawn: AJW
		Drawing No. 5692:02	Rev T7