



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 content and the requirements of the Site Investigation Report before work starts.
The Contractor is to comply in all respects with current building legislation, British and European Standard Specifications, Building Regulations, Robust Details 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 solid 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 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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Drawing Status:

	FOR COMMENT
	PRELIMINARY ISSUE
	TENDER ISSUE
X	CONSTRUCTION ISSUE
	AS BUILT

- Notes:**
- KEY TO SYMBOLS INDICATED:**
- PC CONCRETE PAVING SLABS TO FORM DOOR ENTRIES AS FOLLOWS: 1200 X 1200 (600 X 600 SLABS) 2 X 2 ROWS
 - PC CONCRETE PAVING SLABS TO FORM PATHS, PATIOS AND STEPS AS FOLLOWS:
 - 1. PATHS - 900mm WIDE (450 X 600 SLABS) OR 1200mm WIDE (450 X 600 SLABS) TO WHEELCHAIR UNIT
 - 2. PATIOS - 1800X1800mm DEEP (3X3 ROWS)
 - AREA FOR THE STORAGE OF DOMESTIC AND GREEN WASTE BAGS IN ACCORDANCE WITH LOCAL AUTHORITY RECYCLING SCHEME LOCATED ADJACENT REAR GARDEN ACCESS GATE WHEREVER POSSIBLE
 - PLOTS TO BE PROVIDED WITH WATER BUTT HAVING LOCKABLE LID AND OVERFLOW - 150L CAPACITY TO 2 BEDS AND 200L CAPACITY TO 3 BEDS
 - AREAS OF ADAPTABLE TARMAC CARBAGEWAY
 - AREAS OF PRIVATE PERMEABLE BLOCK PAVING CONSTRUCTION
 - AREAS OF ADAPTABLE TARMAC FOOTPATH
 - VEHICULAR CROSSING
 - SOFT LANDSCAPING, REFER TO APPROVED LANDSCAPING SCHEME FOR FULL DETAILS FULL DETAILS
- *APPROVED DOCUMENT PART M - PLEASE NOTE:**
- ALL PLOTS TO BE COMPLIANT WITH REQUIREMENTS OF BUILDING REGULATION APPROVED DOCUMENT PART M:2004 EDITION 'ACCESS AND FACILITIES FOR DISABLED PEOPLE'
- FOR THE LOCATION OF ALL LEVEL THRESHOLD DRAINS INCLUDING ACO-DRAINS, REFER TO ENGINEERS DETAILS.
- 1.8m HIGH CLOSE BOARD TIMBER FENCE WITH CONCRETE FENCE POSTS
 - 1.8m HIGH CLOSE BOARDED FENCE FOR FIRST FETTER, 1.2M HIGH CHAINLINK FENCE THEREAFTER
 - 1.8m CHAINLINK FENCE WITH HEDGE
 - 1.8m CLOSE BOARDED FENCE CONSTRUCTED IN FRONT OF EXISTING
 - 1.1m HIGH HTT AND MISS FENCE TO SIT ON TOP OF RETAINING WALL
 - RETAINING WALL
 - GATE (STYLE TO MATCH ADJOINING FENCE) BARREL BOLT PADLOCKS TO BE PROVIDED TO GARDEN GATES
 - PROPRIETARY COMPOSTING CONTAINER TO MEET CODE REQUIREMENTS
 - LOCATION OF ROTARY CLOTHES DRIER
2.800 UNITS - 4m LINE LENGTH
3 - BED UNITS - 6m LINE LENGTH
 - A TREATED SHIP-LAP TIMBER SHED WITH FELTED PITCH ROOF WILL BE PROVIDED. ALL SHEDS SHOULD BE 2.0M X 1.25M
 - SHED TO BE SET ON P.C. CONCRETE SLABS AS A BASE. SHEDS TO BE FITTED WITH A CERTIFIED 'SOLID SECURE' SILVER STANDARD GROUND ANCHOR FIXED TO THE CONCRETE SLABS E.G. OXFORD BRUTE FORCE MINI ANCHOR. A SECURE ENTRANCE LOCK TO BS3241:2007 SHALL BE FITTED TO THE SHED DOOR. SHED POSITION TO BE AGREED WITH CLIENT PRIOR TO SHED BASE CONSTRUCTION. A 0.9m WIDE PATH WAY SHOULD BE PROVIDED TO EACH SHED
- PLEASE REFER TO LANDSCAPE ARCHITECTS PLANS AND LAYOUTS FOR FURTHER DETAILS
- ALL UNITS TO INCORPORATE FLOOD RESILIENT BUILD MEASURES AS PER THE APPROVED F.R.A

D	21.03.13	Notes amended regarding sheds and compost bins	JAW	AJH
C	04.03.13	Hlt and miss fence added and other minor amendments	JAW	AJH
B	20.02.13	layout updated to clients email dated 13/01/14	JAW	AJH
A	04.02.13	layout updated to clients email dated 27/01/14	JAW	AJH

Rev.	Date	Description	By	Chkd
Client:				

Project: **FLAXMILL LANE
PINCHBECK
LINCOLNSHIRE**

Title: **DETAILED SITE LAYOUT**

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Scale: 1:200	Plot size: A1/L	Drawn: JAW	Check: BG	Date: JAN 14
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Project no.: 14009	Drawing no.: 1000-D
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