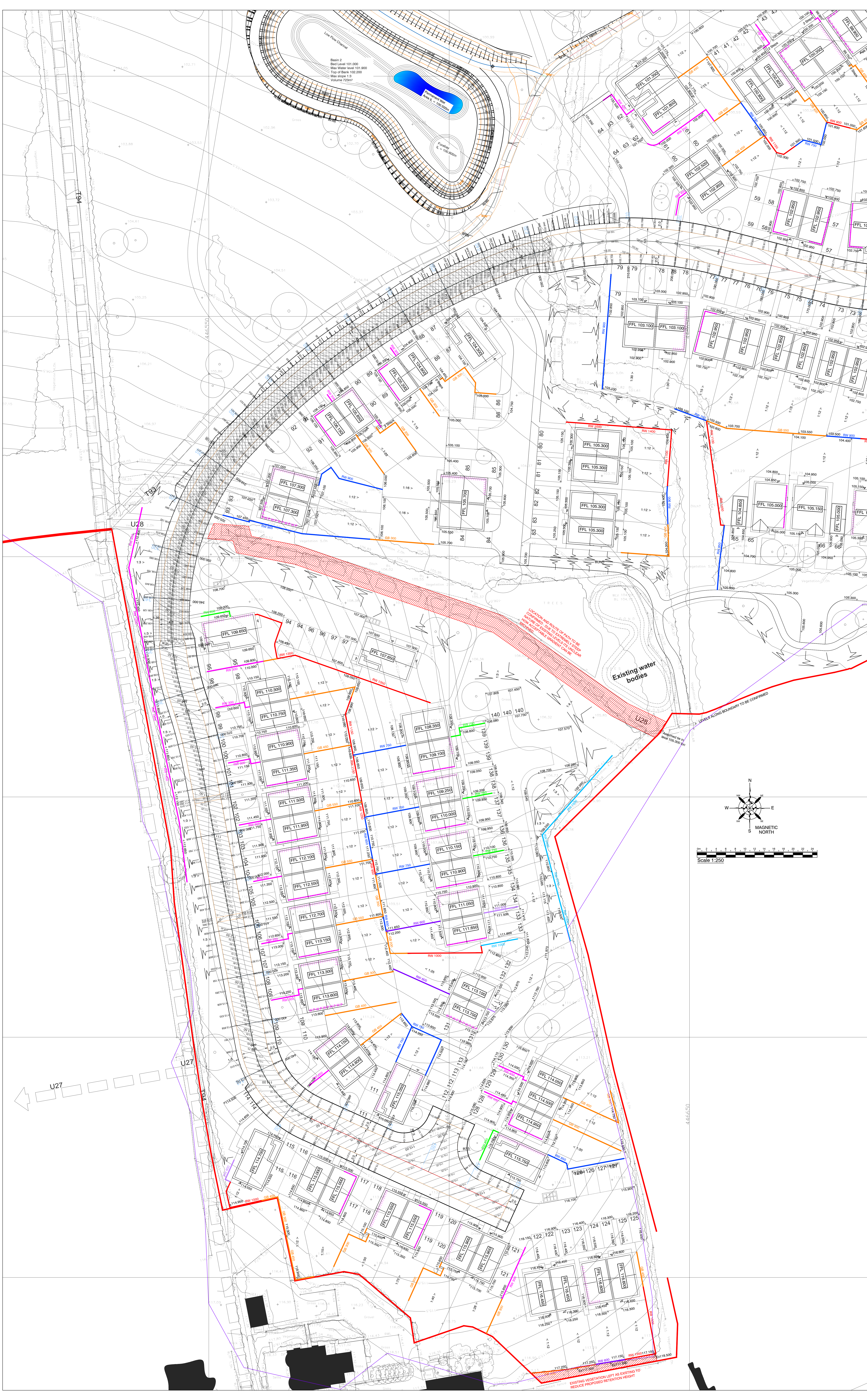




Notes

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Drawings must not be scaled. Work to figured dimensions only.

- Any existing details which are shown on this drawing are for guidance only and are to be checked on site by the contractor. Any variations are to be recorded and reported to the Engineer immediately.
- Design is subject to Building Regulations, Sewerage Undertaker and Highways Department approval.
- Before work commences contractor should consult the Engineer and the S report regarding any contamination issues. All necessary Health and Safety measures to be taken.
- All subgrade structures and unconsolidated material, within the construction width of the highway, are to be removed.
- Cover levels for manholes are approximate only and should be adjusted to match surrounding levels.
- The developer shall take CBR test of road formation levels and results to be made available to the Engineer for approval.
- Approved weedkiller to be applied as recommended to footway formation and sub-base. Application by trained operative wearing PPE and complying with COSHH requirements.
- Any soft spots discovered after proof rolling shall be removed and replaced with suitable engineering fill.
- The surface tolerances to the sub-base layer thickness should be no more than 15mm or 30mm.
- New road levels to be in smoothly with existing road. Levels to be confirmed prior to construction and reported to the Engineer.
- Tarmac road construction to comply with BS EN 130106. Threshold drainage is required where levels fall towards a building entrance. Architect to confirm if not required.
- Final gully positions are indicative and should be adjusted on site to suit proposed levels.
- All gully positions to suit low points and to be trapped.
- Drainage channel detailed design to be undertaken by manufacturers.

Trees Protection

- In order to protect trees, a protection zone should be set-up around each tree (i.e. fencing) before starting construction work. Extent of protection zone needs to be agreed with Local Authority Tree Officer.
- Careful planning and communication with LA Tree Officer, landscape designers and contractors prior to works, to reduce tree damage.
- Must adhere to British Standard BS5837: 2004.

EXTERNAL WORKS KEY

1:100 PROPOSED LEVEL
FFL 50.300 PROPOSED FINISHED FLOOR LEVEL
PART M ACCESS
EXPLODED BRICKWORK EXCLUDING STANDARD 2 COURSES BELOW
TANKING + HEIGHT
DPC
WATER PROOFING TO LATEST NHBC GUIDELINES
RETAINING STRUCTURE + HEIGHTS (Based upon proposed 2 storeys of 2m heights only and does not take into account any foundation depth)
GRAVEL BOARD + HEIGHT
RETAINING UPTO 450mm
RETAINING UPTO 600mm
RETAINING UPTO 600mm (with fence)
RETAINING UPTO 900mm
RETAINING UPTO 900mm (with fence)
RETAINING ABOVE 900mm
RETAINING ABOVE 900mm (with fence)
PROPOSED GRADIENT
STEPS AND NO. (200MM TREAD, 150MM RISE)
BANKING (MAX SLOPE 1:3)

REV	DATE	AMENDMENT	BY
C	28.11.2024	Updated to detailed design, new layout and Vistry comments	DJH
B	24.10.2024	Updated to latest layout	BPL
A	03.07.2024	Updated to Vistry comments	DJH

MUCKLOW & HARRIS
CONSULTING CIVIL & STRUCTURAL ENGINEERS

DRAWING STATUS: **PRELIMINARY**

CLIENT: **Vistry Partnerships**

PROJECT: **Leicester Road, Earl Shilton**

TITLE: **Finish Floor Level Strategy**
Sheet 2 of 2

DATE	DRAWN
24.04.2024	DJH

SCALE	SIZE	CHECKED
1:250	A0	AM

DRAWING NUMBER	REVISION
24000-101	C