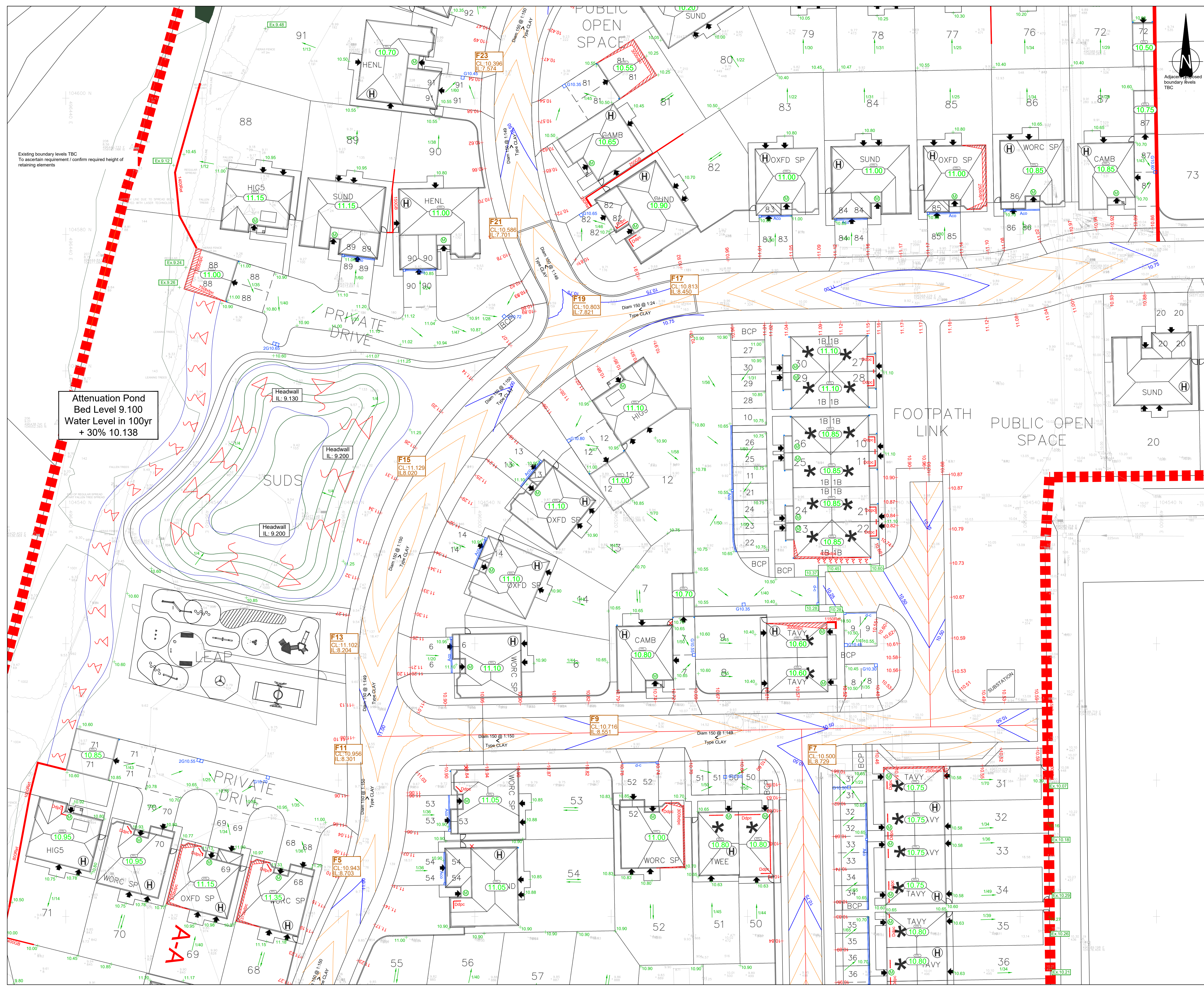




The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully consistent with the contents and requirements of the site investigation report before 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 related 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 relevant architectural and engineering drawings.
2. Levels indicated in blocks are Finished floor levels and are 150mm above adjacent finished ground levels unless otherwise shown.
3. Levels of the existing road at the point of tie-in with proposed site road must be checked prior to commencement of works.
4. Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of works.

EXTERNAL WORKS

1. All rear garden gradients are approximate and may vary due to site conditions.
2. All retaining structures to be designed by a structural engineer.
3. Type of retaining structure to be determined by the client.
4. Extents of illustrated retaining structures, exposed brickwork below DPC, tanking, and double DPC's are shown as indicative only and may vary due to site conditions.
5. Retained heights shown are indicative and may vary along the length of feature.
6. Social units assumed to be level front and back with Double DPC.
7. Sheet layout view @ 1:5000

External Levels & Features Legend:

Levels	External Works
80.00 Proposed Finished Floor Level	Proposed Double Damp Proof Course
60.00 Proposed Garage Level	Proposed Exposed Brickwork (masonry below damp proof course)
Proposed Shed Level	Proposed Tanking (masonry above damp proof course)
Proposed Rear of Footway Level	Proposed Masonry Retaining Wall
Proposed External Level	Proposed Gravel Board
Existing External Level	Proposed Slope on Edge
Proposed Fall Direction & Gradient	Proposed Bank / Slope
Proposed Flat Gradient	Proposed Steps
Proposed Flat Gradient	Proposed Drainage
Proposed Level Access Indicator	Proposed Aco Drain
Level Threshold Demarcation	Proposed Dished Channel
Proposed Gully & Level	Proposed Gully & Level
Proposed Outlet Sump & Level	Proposed Outlet Sump & Level

FOR CONSTRUCTION

Please note whilst these drawings may be used for tender purposes, drawings are subject to client approval as part of ongoing consultations and design check. Amendments may therefore be requested.

Rev.	Description	Date	By
D	Pond amended to suit revised layout.	09.08.17	JE
C	Layout updated to exclude foul pumping station	04.07.17	TB
B	Drawing updated to For Construction	14.06.17	JE
A	External Features and site levels 52, 71, 1 garage 71 updated	24.05.17	TB
-	First issue	12.05.17	TB

Client: **REDROW**

Project: **Barnham Phase 2**

Title: **External Levels & Features Layout Sheet 2 of 3**

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Scale	1:250 @ A1	Drawn	TB
Date	May 2017	Checked	JB
File	17071/dwgs/civils/current	Drawing	17071 - 102 D