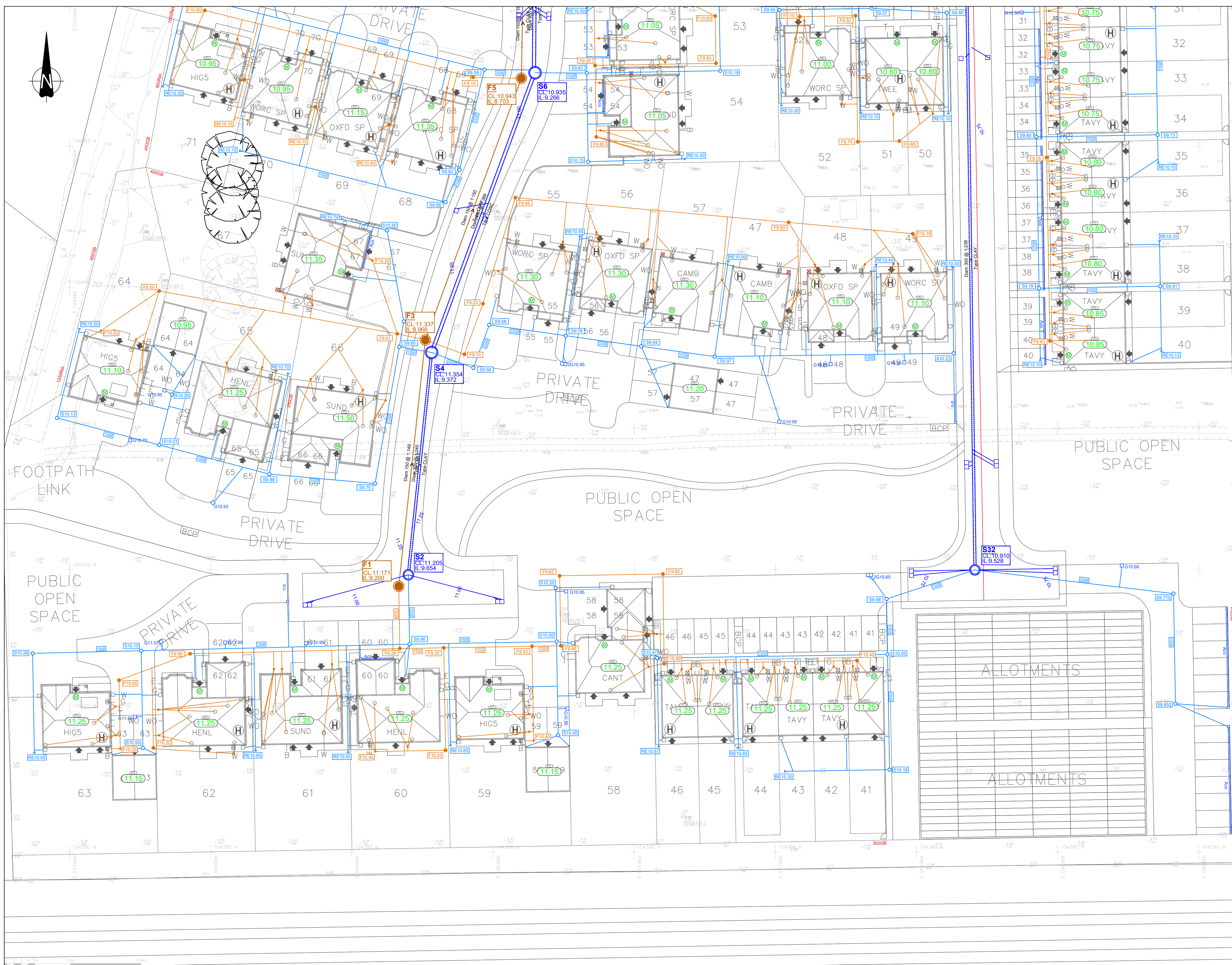




The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are correct. The Contractor is to ensure that the site investigation and the setting out work starts at the same time as the construction work. 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.

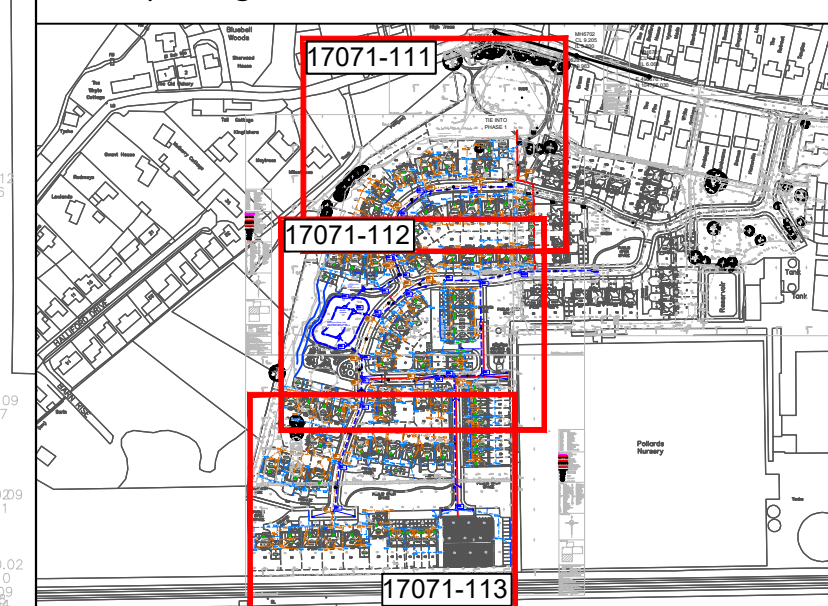
This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground is to be investigated by suitable means and the results of the investigation are to be recorded on this drawing. Any areas of formation for said structures which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where necessary by a written report. The Contractor is to ensure that any areas of ground which are investigated by a suitable expert. Any earthworks shown indicate typical slopes for guidance only and are not to be treated as a basis for any calculations or design.

Where the ground is investigated as above, the Contractor is to be provided with a full geotechnical investigation for safety. All trees 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 copy is to be provided to accommodate the Engineer's tree planting.

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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 near 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



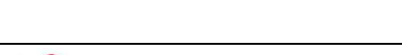
Drainage Legend:

General		
 140.00	Proposed Finished Floor Level	 Site Boundary
 139.85	Proposed Garage Slab Level	
Private Drainage		
	Foul Water Sewer (100mm unsoak (interflow) stack)	 Storm Water Sewer (100mm unsoak (interflow) stack)
 144.40	Foul Water 525mm Inspection Chamber (Max Depth 300mm)	 144.42
 144.50	Foul Water 300mm Inspection Chamber (Max Depth 150mm)	 144.46
 140.54	Foul Water Backdrop (2 ascending front Level)	 140.54
 140.58	Foul Water Pipe Diameter	 140.54
 140.58	Acro Drain	 140.58
	Dashed Channel	 140.58
 140.58	Gully & Level	 140.58
		 140.58

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.

A -	Drawing updated to For Construction. First issue.	14.06.17 12.05.17	JF TB
Rev.	Description	Date	By
Client			



Project	Barnham Phase 2
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External Levels & Features Layout
Sheet 3 of 3

Scale	1:250 @ A1	Drawn	TB
Date	May 2017	Checked	JB
File	17071/dwgs/civils/current	Drawing	17071 - 113 A