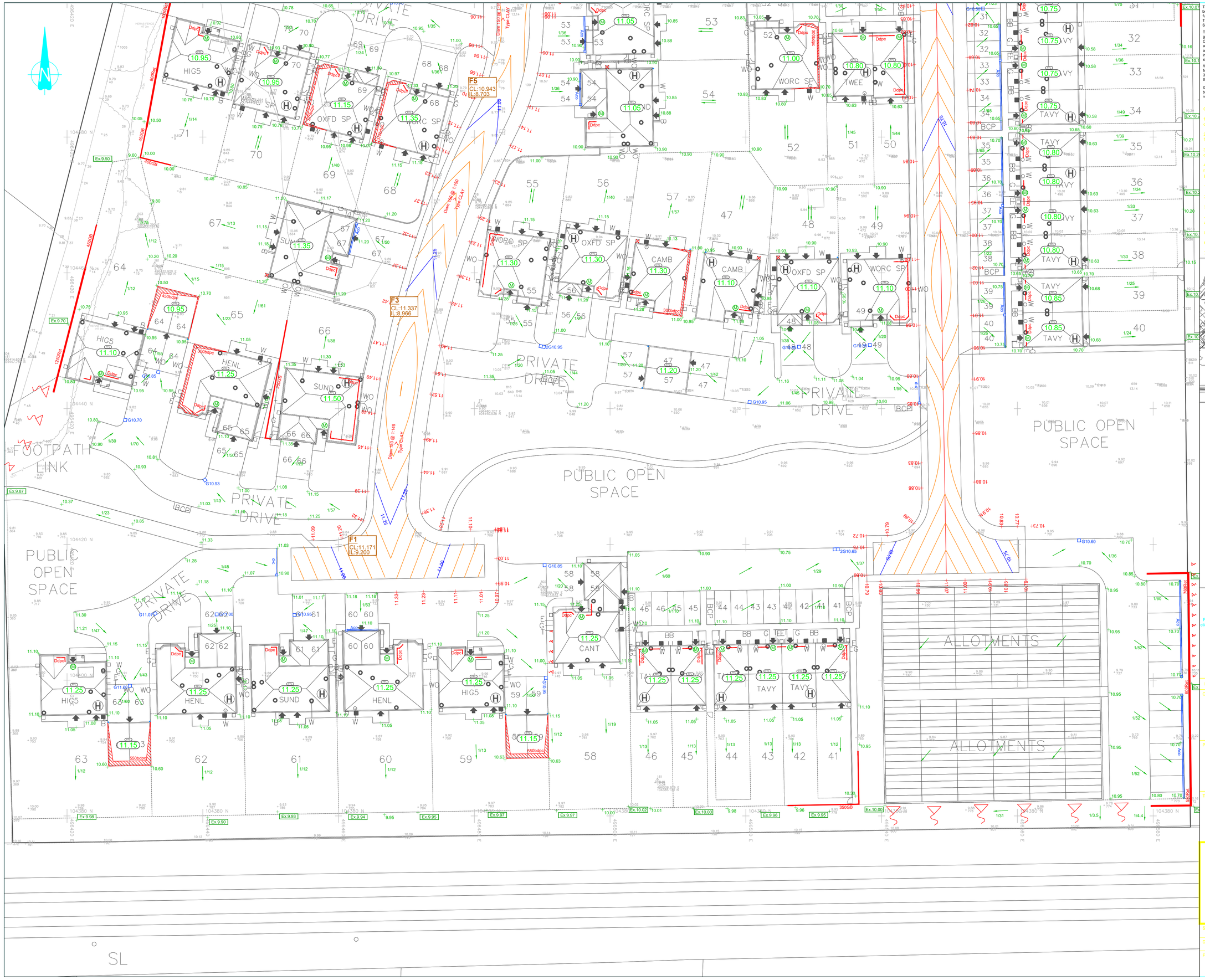


The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully conversant with the contents and requirements of the site investigation report before 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 relied 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.

© This drawing and the building works depicted are the copyright of Banners Gate Ltd and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

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.

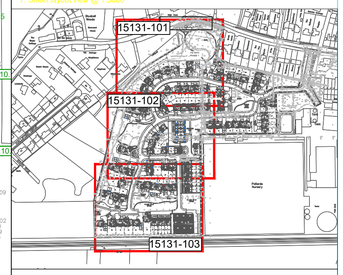
3. Type of retaining structure to be determined by the client.

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

- 80.00 Proposed Finished Floor Level
- 80.00 Proposed Garage Level
- 80.00 Proposed Shed Level
- 80.00 Proposed Rear of Footway Level
- 80.00 Proposed External Level
- Ex.80.00 Existing External Level
- 1/20 Proposed Fall Direction & Gradient
- Proposed Flat Gradient (up to 1 in 100)
- Part M Level Access Indicator
- Level Threshold Demarcation
  - 1000mm x 1000mm - Part M Category 1
  - 1000mm x 1000mm - Part M Category 2
  - 1500mm x 1500mm - Part M Category 3
  - Minimum threshold rise

General

- Site Boundary

External Works

- Ddpc Proposed Double Damp Proof Coursing
- 450bdpc Proposed Exposed Brickwork (millimeters below damp proof course)
- 450tank Proposed Tanking (millimeters above damp proof course)
- 450Ret Proposed Masonry Retaining Wall
- 300GB Proposed Gravel Board
- 150SOE Proposed Slab on Edge
- Proposed Bank / Slope
  - min. gradient = 1 in 10
  - max. gradient = 1 in 3
- 4s Proposed Steps

Drainage

- Aco Proposed Aco Drain
- d-c Proposed Dished Channel
- G58.40 Proposed Gully & Level
- OS58.40 Proposed Outlet Sump & Level
- Proposed S38 Road Gully (subject to the relevant Highway Authorities Approval)

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
B	Drawing updated to For Construction.	14.06.17	JE
A	External features and slab levels 64 / 71 / garage 47 / 57 updated	24.05.17	TB
-	First issue.	12.05.17	TB

Client

REDROW

Project

Barnham
Phase 2

Title

External Levels & Features Layout
Sheet 3 of 3

BANNERS GATE
CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES
10-11 Birmingham Street, Halesowen, West Midlands B63 3HN
Tel: 0121 687 1500 Fax: 0121 687 1501
E-mail: mail@bannersgate.com

Scale	1:250 @ A1	Drawn	TB
Date	May 2017	Checked	JB
File	17071/dwgs/civils/current	Drawing	17071 - 103 B

ARUN DISTRICT COUNCIL BN05/1810/OC