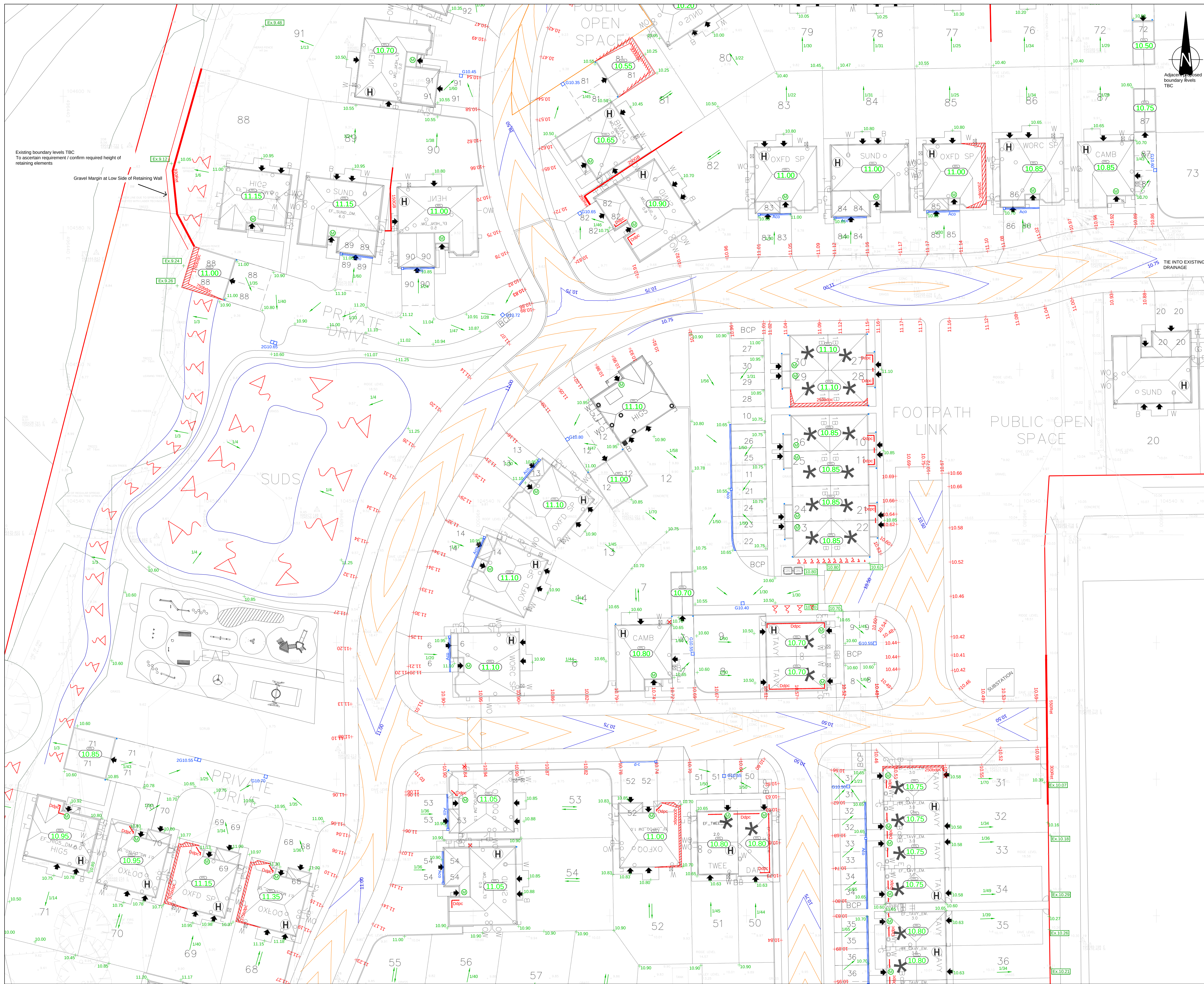




The Contractor is to conduct and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully compliant with the contents and requirements of the site investigation report before work starts. The Contractor shall ensure that all work is carried out in accordance with the following specifications. Building Regulations etc, whether or not specifically stated on this drawing.

Any proposed new drainage or sewerage system, or any proposed extension or alteration to an existing sewerage or drainage system, shall be designed and constructed in accordance with the requirements of the Building Regulations and the Building Regulations Approved Documents. Any proposed new drainage or sewerage system, or any proposed extension or alteration to an existing sewerage or drainage system, shall be designed and constructed in accordance with the requirements of the Building Regulations and the Building Regulations Approved Documents. Any proposed new drainage or sewerage system, or any proposed extension or alteration to an existing sewerage or drainage system, shall be designed and constructed in accordance with the requirements of the Building Regulations and the Building Regulations Approved Documents.

Where existing drains are shown to be retained they should be subject to a full Arboricultural inspection and assessment by a qualified Arboriculturalist. The Contractor shall ensure that all work is carried out in accordance with the requirements of the Building Regulations and the Building Regulations Approved Documents. Any proposed new drainage or sewerage system, or any proposed extension or alteration to an existing sewerage or drainage system, shall be designed and constructed in accordance with the requirements of the Building Regulations and the Building Regulations Approved Documents.

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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	
	Proposed Finished Floor Level		Proposed Double Damp Proof Course
	Proposed Garage Level		Proposed Exposed Brickwork (millimetre below damp proof course)
	Proposed Shed Level		Proposed Tanking (millimetre above damp proof course)
	Proposed First Floor of Footway Level		Proposed Masonry Retaining Wall
	Proposed External Level		Proposed Garage Board
	Existing External Level		Proposed Slab on Edge
	Proposed Fall Direction & Gradient		Proposed Wall / Slope n = rise, gradient = 1 in 3 w = width, gradient = 1 in 3
	Proposed Fall Gradient Slopes 1 in 100		Proposed Steps
	Part M Level Access Indicator		Drainage
	Level Threshold Demarcation 150mm x 150mm - Part M Category 3 150mm x 150mm - Part M Category 4 150mm x 150mm - Part M Category 5		Proposed Access Drain
	Proposed Dishel Channel		Proposed Gully & Sump
	Proposed Outlet Level		Proposed Outlet Sump & Level
General			Proposed SSB Road Gully (subject to relevant Highway Authorities Approval)
	Site Boundary		

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.

J	Boundary levels for plot 88 amended to suit mark up received from client.	17.04.19	RA
H	Drawing updated for clarity	09.11.18	TB
G	Drawing updated to suit revised layout	26.01.18	TB
F	External works on plot 1 & 222 to include road serving plot 22-30 amended to suit revised road 5 alignment	22.01.17	TB
E	External works on plot 1 amended	09.08.17	TB
D	Road amended to suit revised layout	09.08.17	JE
C	LAYOUT updated to exclude flood pumping station	04.07.17	TB
B	Drawing updated for F&S Construction.	14.06.17	JE
A	External features and slab levels S2 /G1 /garage G1 updated	24.05.17	TB
	First issue	12.01.17	

Rev.	Description	Date	By
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[illegible]

Project

Barnham Phase 2

Title



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