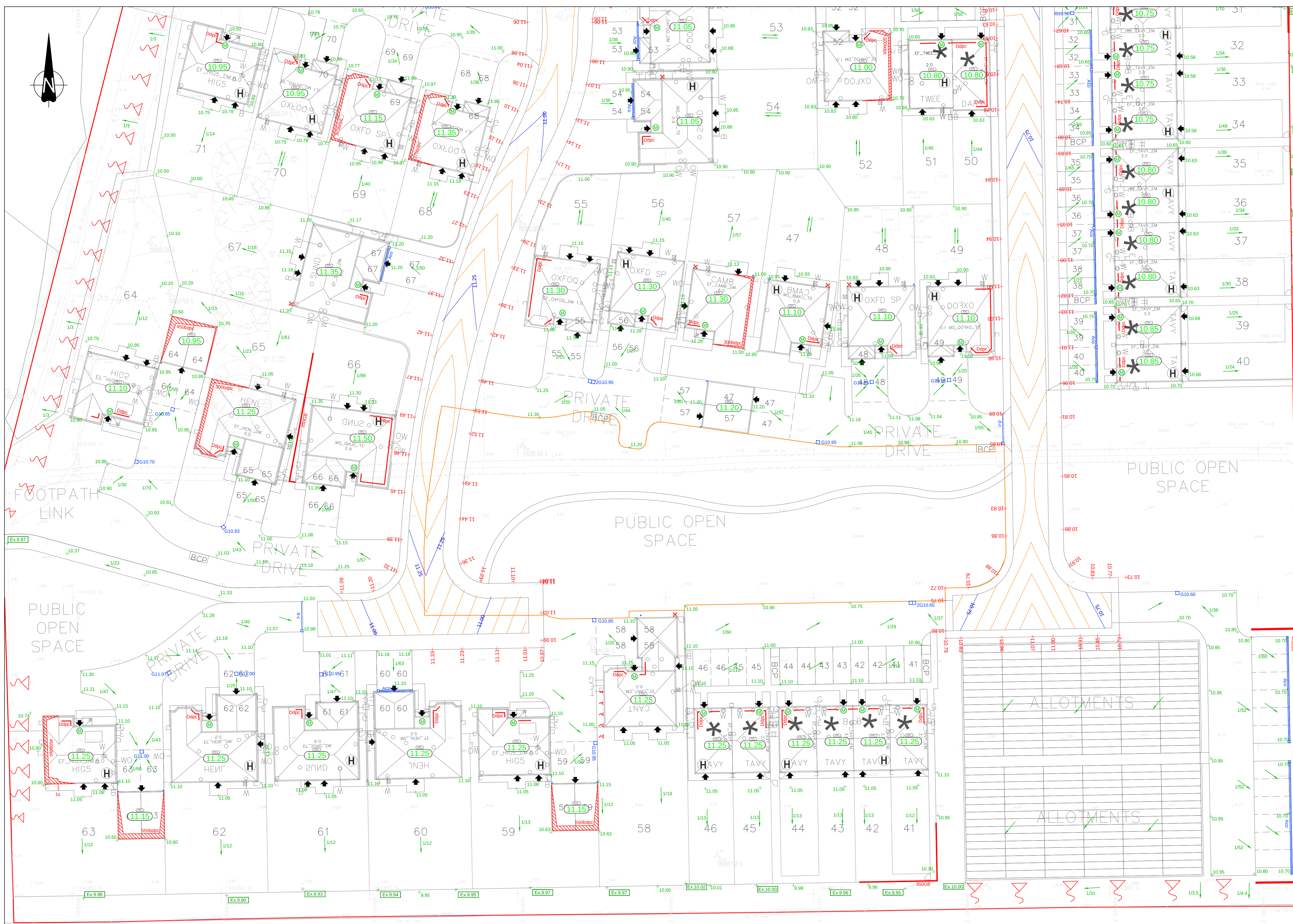




The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at correction points and ensure that they are fully consistent with the contents and requirements of the site investigation report before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

- This drawing is to be read in conjunction with relevant architectural and engineering drawings.
- Levels indicated in blocks are Finished floor levels and are 150mm above adjacent finished ground levels unless otherwise shown.
- Levels of the existing road at the point of tie-in with proposed site road must be reported immediately to the engineer prior to commencement of works.
- 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

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

External Levels & Features Legend:

Levels	External Works
80.00 Proposed Finished Floor Level	Ddpc Proposed Double Damp Proof Course
80.00 Proposed Garage Level	Exposed Proposed Exposed Brickwork (minimum below damp proof course)
80.00 Proposed Shed Level	400mm Proposed Tanking (minimum above damp proof course)
100.00 Proposed Rear of Footway Level	SCM Proposed Masonry Retaining Wall
80.00 Proposed External Level	200GB Proposed Gravel Board
Ex.80.00 Existing External Level	150SCE Proposed Slab on Edge
1/20 Proposed Fall Direction & Gradient	Proposed Bank / Slope (min gradient 1 in 3)
Proposed Fall Gradient (as per 1 in 50)	Proposed Steps
Part M Level Access Indicator	Drainage
Level Threshold Demarcation (150mm x 150mm - Part M Category 1)	Proposed Acc Drain
150mm x 150mm - Part M Category 2	Proposed Dished Channel
150mm x 150mm - Part M Category 3	Proposed Gully & Level
General	Proposed Outlet Sump & Level
Site Boundary	Proposed S38 Road Gully (subject to the relevant Highway Authority 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
F	Plot64 and 71 boundary levels amended to suit mark up from client.	17.04.19	RA
C	Drawing updated for clarity	09.11.18	TB
M	Drawing amended to suit clients comments	16.01.18	TB
B	Drawing updated to suit revised layout	26.01.18	TB
A	External features and slab levels 64 / 71 / garage 47 / 57 updated	24.05.17	JB
	First Issue	12.05.17	TB

Client: **REDROW**

Project: **Barnham Phase 2**

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

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

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