



© 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.

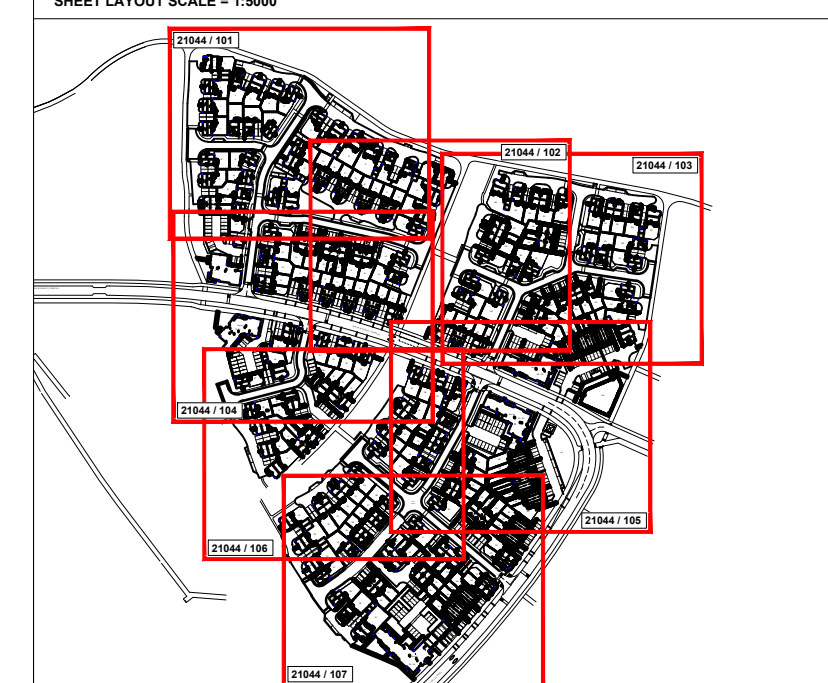
GENERAL NOTES:

- 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 actual finished ground levels unless otherwise shown.
- Levels of the existing road at the point of tie-in with proposed site road must be checked prior to commencement of works.
- Any discrepancies between the details shown and actual on site conditions are to be reported immediately to the engineer prior to commencement of works.
- The Engineer is to check and coordinate with the Architect details all setting out points, building and site dimensions, levels and lowest invert levels at connection points and ensure that they are fully co-ordinated with the details and requirements of the Architect and the Engineer.
- The Contractor is to ensure that all works are carried out in accordance with the relevant standards and respects with current building legislation, British Standard Specifications, Building Regulations etc. whether or not they are specifically mentioned in the contract documents.
- This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground related to support any structure (excluding drainage) must be investigated by the Contractor across any areas of the proposed structures which do not accord with the anticipated conditions as described in the contract documents.
- The Contractor is to immediately identify and report where applicable. Any suspect fluid ground or ground conditions identified within the proposed structures must be reported to the Engineer immediately. The Engineer indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.
- Where existing structures are shown to be related they should be subject to a full Abutment/Abutment for safety. All structures are to be related as indicated in the drawings.
- The Contractor is to ensure that all works are carried out in accordance with the relevant standards and respects, and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where indicated.

EXTERNAL WORKS & FEATURES NOTES

- All retaining structures to be designed by a structural engineer.
- Type of retaining structure to be confirmed by the design.
- 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.
- Retained heights shown are indicative and may vary along the length of works.
- All Tilted faces of civil works shown must provide suitable cross-bell (1:4) to ensure drainage of any surface water.
- All plots have been designed to Part C Category 1 requirements unless we have been directly instructed by you otherwise, any plots that fail to meet the necessary requirements should be reported to the engineer immediately prior to construction.
- Any additional Part M requirements (e.g. Category 2 or Category 3) must be confirmed to the engineer in writing prior to commencing any work on or around the structure.
- All proposed shed levels are based on ground illustrated and may vary due to site conditions.
- All near ground heights are approximate and may vary due to site conditions.
- The contractor is to ensure that all proposed works do not have any effect on surrounding infrastructure or buildings regardless of whether they are proposed or existing.
- The contractor is to ensure that all proposed parking bays/ access paths are built to the correct dimensions. Any variations between that measured and the proposed dimensions must be reported to the engineer immediately prior to construction.

SHEET LAYOUT SCALE = 1:5000



External Levels & Features Legend:

Levels	External Works
 Proposed Finished Floor Level	 Proposed Double Damp Proof Coursing
 Proposed Garage Level	 Proposed Exposed Brickwork (minimums below damp proof course)
 Proposed External Spot Level	 Proposed Tanking (minimums above damp proof course)
 Proposed Fall Direction	 Proposed Masonry Retaining Wall
 Part M Level Access Indicator	 Proposed Gravel Board
Drainage	 Proposed Bank / Slope • min gradient = 1 in 5 • max gradient = 1 in 3
 Proposed Aco Drain	 Proposed Steps
 Proposed Dishd Channel	
 Proposed Gully & Level	
General	
 Site Boundary	 Proposed S38 Road Gully (subject to the relevant Highway Authority)

-	First Issue	02/02/2022	OB
Rev.	Description	Date	By
Drawing Status			

Drawing Status

PRELIMINARY

Subject to Client approval as part of ongoing consultations and design check, amendments may therefore be requested.

Client

 **PERSIMMON**
Together, we make a home

Project	Littlehampton Phase 5
Title	External Levels & Features Plan Sheet 6 of 7



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	A1 @ 1:250	Drawn	OB
Date	January 2022	Checked	
File	21044 / dwgs / civils / current	Drawing	21044 / 106