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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 checked 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.
- 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.

EXTERNAL WORKS & FEATURES NOTES

- All retaining structures to be designed by a structural engineer.
- Type of retaining structure to be confirmed by the client.
- 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 feature.
- All 'flat' path or drive gradients shown must provide suitable cross-fall (1:40) to ensure drainage of any surface water.
- All plots have been designed to Part M (Category 1) requirements unless we have been directly instructed by our client, any plots that fail to meet the necessary requirements should be reported to the engineer immediately, prior to construction.
- Any additional Part M requirements (i.e. Category 2 or Category 3) must be confirmed to the engineer in writing prior to commencement of any construction works.
- All proposed shed levels are based on garden gradient illustrated and may vary due to site conditions.
- All rear garden gradients are approximate and may vary due to site conditions.
- The contractor is to ensure that all proposed banks 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 retaining features that breaches the required dimensions must be reported to the engineer immediately.

SHEET LAYOUT SCALE = 1:5000

External Levels & Features Legend:

Levels

- 80.00 — Proposed Finished Floor Level
- 80.00 — Proposed Garage Level
- 80.00 — Proposed External Spot Level
- Proposed Fall Direction
- M — Part M Level Access Indicator

Drainage

- Aco — Proposed Aco Drain
- d-c — Proposed Dished Channel
- G58.40 — Proposed Gully & Level

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)*
- 450RW — Proposed Masonry Retaining Wall
- 300GB — Proposed Gravel Board
- Proposed Bank / Slope • *min. gradient = 1 in 5* • *max. gradient = 1 in 3*
- 4s — Proposed Steps
- Proposed S38 Road Gully *(subject to the relevant Highway Authorities Approval)*

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

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 5 of 7

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