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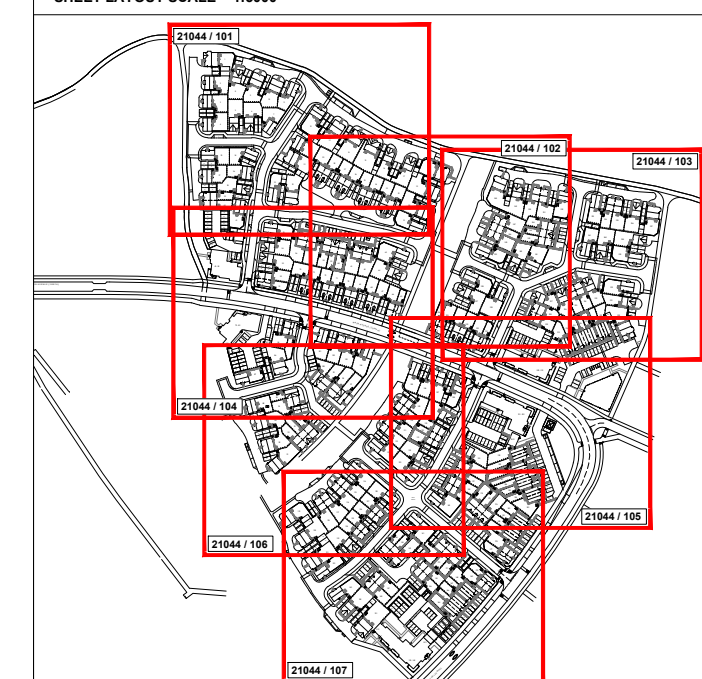
GENERAL NOTES

- This drawing is to be used in conjunction with relevant architectural and engineering drawings.
- Levels indicated on drawings are finished floor levels and are 150mm above actual finished ground levels unless otherwise shown.
- Levels of the existing road at the point of take with proposed side road must be checked prior to commencement of works.
- Any discrepancies between the details shown and actual on site conditions are to be immediately reported to the design team prior to commencement of works.
- The Contractor is to check and verify in conjunction with the Architect's details all setting out points, building and site dimensions, levels and lowest invert levels at connection points and ensure that they are fully consistent with the drawings and all elements of the contract. The Contractor is to ensure that all works are carried out in accordance with the relevant standards and specifications, British Standards, Building Regulations etc. wherever or not otherwise stated.
- This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure (excluding including drainage) must be investigated by the Contractor any areas of ground on which any structure which will not support with the anticipated conditions as described in the above. The Contractor is to be immediately notified to the Engineer, where applicable. Any suspect build up or ground conditions identified within the above areas must be investigated by the Contractor. The Contractor is to 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 subjected to a full Arboricultural Expert report for safety. All trees to be retained as well as those to be removed must be protected by suitable measures to prevent damage and ensure trees are shown. A foundation is to be provided to accommodate the proposed tree planting, where appropriate.

EXTERNAL WORKS & FEATURES NOTES

- All retaining structures to be designed by a structural engineer.
- Type of retaining structure to be confirmed by the engineer.
- 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 structure.
- All Tefl path or drive gradients shown may provide suitable cross fall (1:40) to ensure drainage of any surface water.
- Plans are not so designed that Part M (Category 1) requirements unless we have been directly instructed to do so, any areas that fail to meet necessary requirements should be reported to the engineer immediately prior to construction.
- Any additional Part M requirements (e.g. Category 2 or Category 3) may be confirmed by the engineer in writing prior to commencement of any construction.
- All proposed shed levels are based on ground gradient illustrated and may vary due to site conditions.
- All near ground gradients 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 relative finished levels that exceed the proposed levels 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 Course
 Proposed Garage Level	 Proposed Exposed Brickwork (minimum below damp proof course)
 Proposed External Spot Level	 Proposed Tanking (minimum above damp proof course)
 Proposed Fall Direction	 Proposed Masonry Retaining Wall
 Part M Level Access Indicator	 Proposed Gravel Board
Drainage	
 Proposed Aco Drain	 Proposed Bank / Slope • min. gradient = 1 in 5 • max. gradient = 1 in 3
 Proposed Dished Channel	 Proposed Steps
 Proposed Gully & Level	
 Proposed S38 Road Gully (subject to the relevant Highway Authorities Approval)	

A -	Updated to suit revised layout. First Issue	14/06/2022 02/02/2022	CS OB
Rev.	Description	Date	By

	Drawing Status

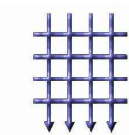
PRELIMINARY

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



Project	Littlehampton Phase 5
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Title	External Levels & Features Plan Sheet 4 of 7
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BANNERS GATE

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Date	January 2022	Checked	
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