



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 construction points and ensure that they are fully compliant with the contents and requirements of the site investigation report before work starts. The Contractor is to comply in all respects with current building regulations, British Standards specifications, Building Regulations or, whether or not specifically stated on the 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 (including retaining structures) must be investigated by the Contractor and any areas of formation for load 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 exposed first ground or ground contaminants 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 borderton 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 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.

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 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.
- 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 commencement of any construction works.
- 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 near 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.

External Levels & Features Legend:

Levels	External Works
00.00 Proposed Finished Floor Level	Ddpc Proposed Double Damp Proof Coursing
00.00 Proposed Garage Level	450dpc Proposed Exposed Brickwork (millimetres below damp proof course)
45.29 Proposed Rear of Footway Level	450tank Proposed Tanking (millimetres above damp proof course)
80.00 Proposed External Level	450Ret Proposed Masonry Retaining Wall
Ex:80.00 Existing External Level	300GB Proposed Gravel Board
1/20 Proposed Fall Direction & Gradient	1/20 Proposed Bank / Slope • Min gradient = 1 in 10 • Max gradient = 1 in 3
M Level Access Indicator	4s Proposed Steps

General

- Site Boundary

Rev.	Description	Date	By
C	Site boundary updated.	01.02.21	RA
B	Updated to latest layout.	26.01.21	RA
A	Levels for plot 8 access amended.	25.01.21	RA
-	First Issue.	24.01.21	RA

Drawing Status

SCHEMATIC

Drawings are subject to client approval as part of ongoing consultations and design checks. Amendments may therefore be requested.

Client

REDROW

Project

Neddy Lane
Billington

Title

Schematic External Levels and Features Plan
Sheet 1 of 2

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