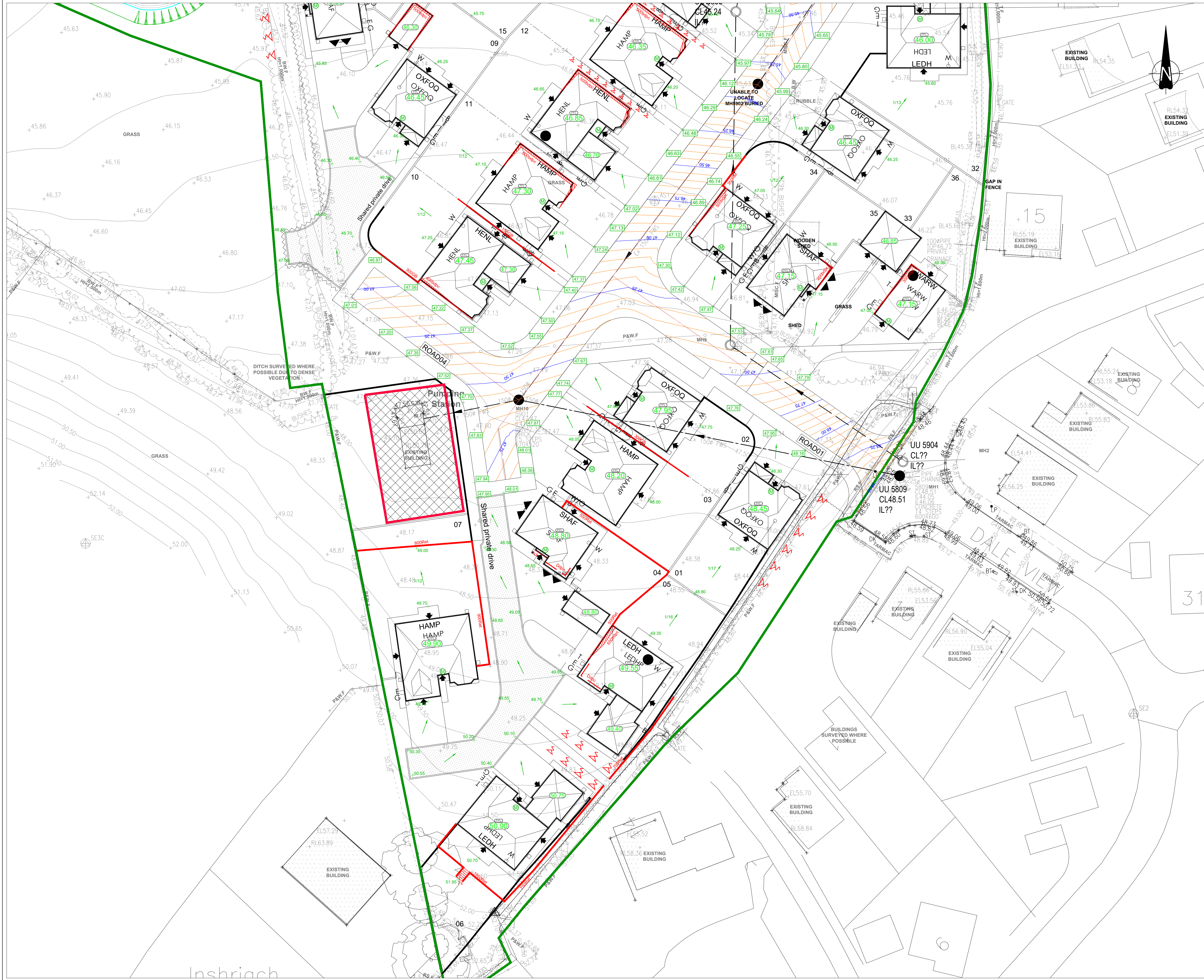




The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully compliant with the contents and requirements of the site investigation report before work starts. The Contractor is to comply in all respects with current building regulations. British Standard BS5400: Part 1: 1979. 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 failure for said structure 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 suspected third 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 by a suitably qualified expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert. It is to be provided to accommodate the proposed tree planting, where applicable. All trees are to be planted to the dimensions 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 inaccuracies made by other parties.

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
Proposed Finished Floor Level	Proposed Double Damp Proof Coursing
Proposed Garage Level	Proposed Exposed Brickwork (millimeters below damp proof course)
Proposed Rear of Footway Level	Proposed Tanking (millimeters above damp proof course)
Proposed External Level	Proposed Masonry Retaining Wall
Existing External Level	Proposed Gravel Board
Proposed Fall Direction & Gradient	Proposed Bank / Slope • Min gradient = 1 in 10 • Max gradient = 1 in 3
Part M Level Access Indicator	Proposed Steps

General

- Site Boundary

B	Updated to latest layout.	RA	26.01.21
A	Levels for plot 8 access amended.	RA	25.01.21
-	First Issue.	RA	24.01.21

Rev.	Description	Date	By

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 2 of 2

BANNERS GATE
CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES
10-11 Birmingham Street, Halesowen, West Midlands B63 9HN
Tel: 0121 687 1500 Fax: 0121 687 1501
E-mail: mail@bannersgate.com

Scale	1:500 @ A1	Drawn	RA
Date	January 2021	Checked	RA
File	20023/dwg/civils/current	Drawing	

20023 - SK03 B