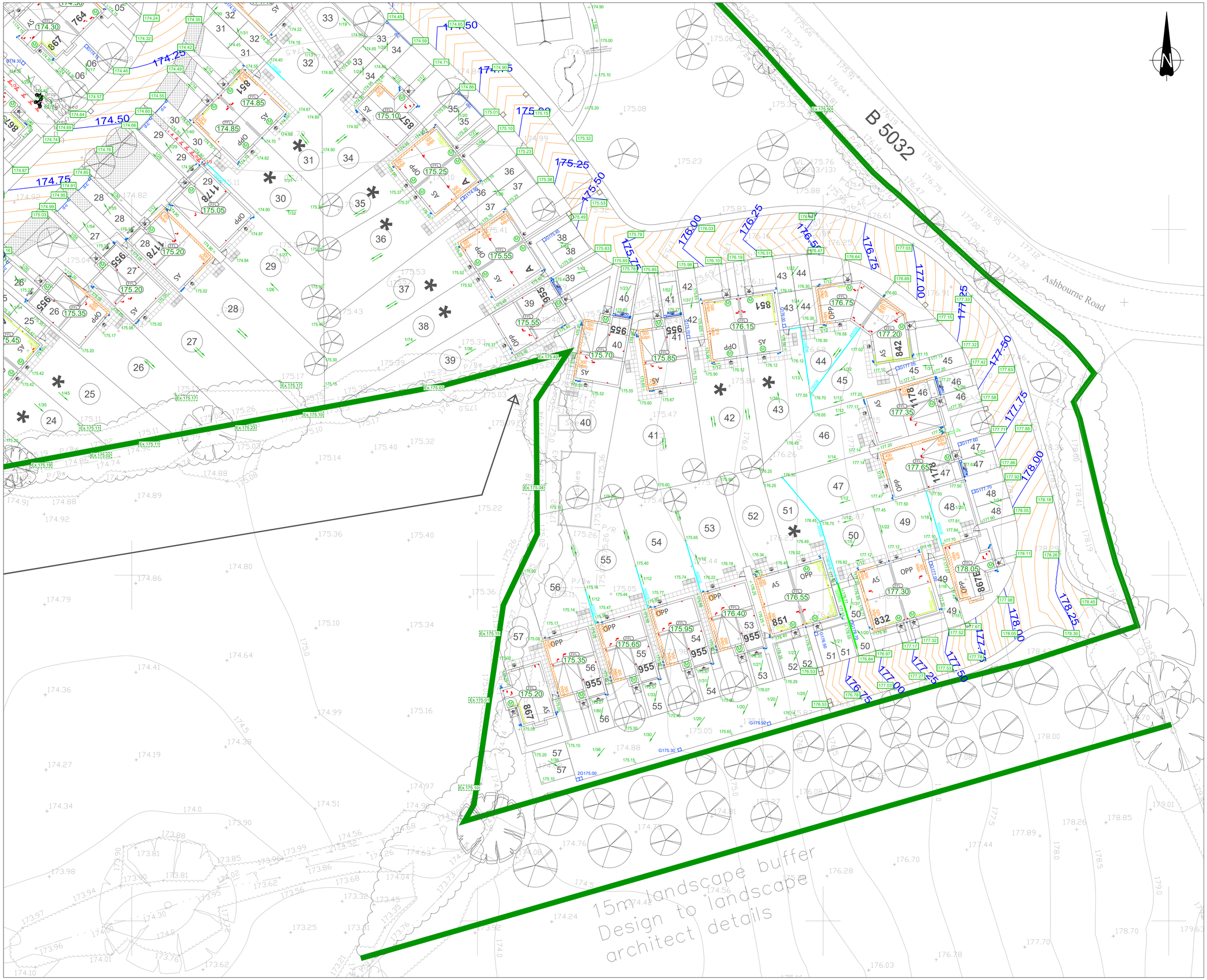

The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully conversant with the contents and requirements of the site investigation report before 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 or 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.
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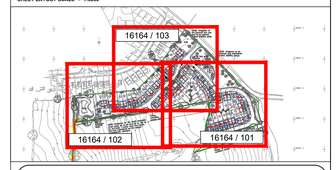
GENERAL NOTES

- 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 rear garden gradients are approximate and may vary due to site conditions.
- All retaining structures to be designed by a structural engineer.
- Type of retaining structure to be determined 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.

SHEET LAYOUT SCALE = 1:5000



External Levels & Features Legend:

Levels

- 101.20 — Proposed Finished Floor Level
- 100.80 — Proposed Garage Level
- 80.00 — Proposed Shed Level
- 80.00 — Proposed Rear of Footway Level
- 80.00 — Proposed External Level
- Ex.80.00 — Existing External Level
- 1/20 — Proposed Fall Direction & Gradient
- Proposed Flat Gradient (up to 1 in 100)
- M — Part M Level Access Indicator
- Level Threshold Demarcation
  - *300mm x 1200mm - Part M Category 1
  - *1200mm x 1200mm - Part M Category 2
  - *1500mm x 1500mm - Part M Category 3
  - *Minimum Threshold Area

External Works

- Dxlpc — 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
- 150SOE — Proposed Slab on Edge
- Proposed Bank / Slope
  - min. gradient = 1 in 10
  - max. gradient = 1 in 3
- 4s — Proposed Steps

Drainage

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

General

- Site Boundary
- Proposed S38 Road Gully (subject to the relevant Highway Authorities Approval)

Rev.	Description	Date	By
F	External works amended to suit clients comments	10.12.18	TB
E	Additional levels added to corner of plots. Legend amended. Additional levels added ajacent play area	15.03.18	LJ
D	Updated to suit amended layout	20.02.18	OB
C	External features amended to suit Keepmoat comments.	01.02.18	LH
B	External levels & FFL's amended to suit revised BM3 layout.	26.01.18	LH
A	External levels & FFL's amended to suit revised BM3 layout.	07.12.17	LJ
-	First Issue	23.10.17	TB

Drawing Status

PRELIMINARY

Please note while these drawings may be used for tender purposes, drawings are subject to Client approval as part of ongoing consultations and design checks. Amendments may therefore be requested.

Client

Keepmoat

Project

Ashbourne Road, Cheadle
Stoke-on-Trent

Title

External Levels & Features Layout
Sheet 1 of 3

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Scale	1:250 @ A1	Drawn	TB
Date	October 2017	Checked	DA
File	16164 / dwgs / civils / current	Drawing	16164 / 101 F