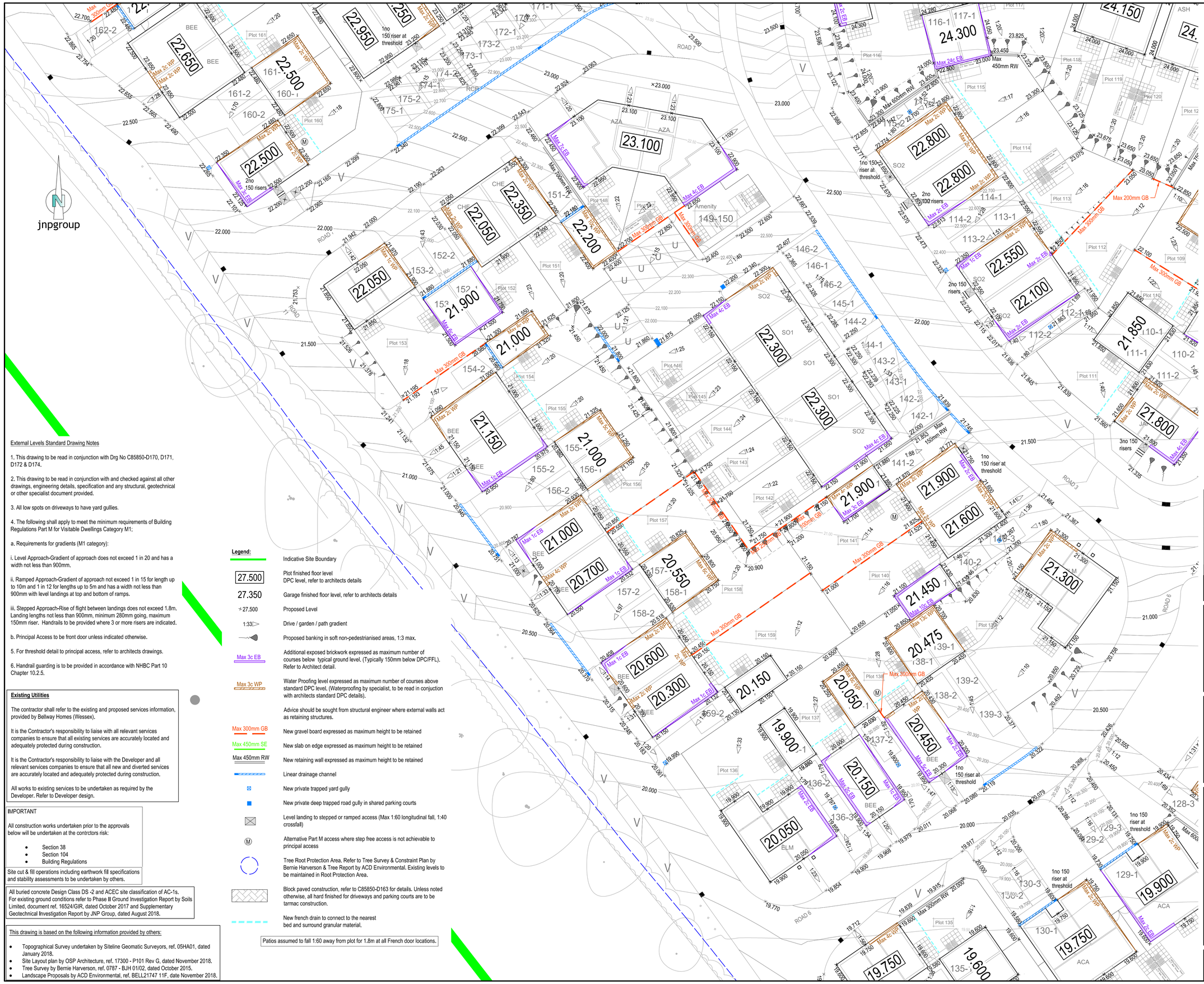

External Levels Standard Drawing Notes

1. This drawing to be read in conjunction with Drg No C85850-D170, D171, D172 & D174.

2. This drawing to be read in conjunction with and checked against all other drawings, engineering details, specification and any structural, geotechnical or other specialist document provided.

3. All low spots on driveways to have yard gullies.

4. The following shall apply to meet the minimum requirements of Building Regulations Part M for Visitable Dwellings Category M1;

a. Requirements for gradients (M1 category):

i. Level Approach-Gradient of approach does not exceed 1 in 20 and has a width not less than 900mm.

ii. Ramped Approach-Gradient of approach not exceed 1 in 15 for length up to 10m and 1 in 12 for lengths up to 5m and has a width not less than 900mm with level landings at top and bottom of ramps.

iii. Stepped Approach-Rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, minimum 280mm going, maximum 150mm riser. Handrails to be provided where 3 or more risers are indicated.

b. Principal Access to be front door unless indicated otherwise.

5. For threshold detail to principal access, refer to architects drawings.

6. Handrail guarding is to be provided in accordance with NHBC Part 10 Chapter 10.2.5.

Existing Utilities

The contractor shall refer to the existing and proposed services information, provided by Bellway Homes (Wessex).

It is the Contractor's responsibility to liaise with all relevant services companies to ensure that all existing services are accurately located and adequately protected during construction.

It is the Contractor's responsibility to liaise with the Developer and all relevant services companies to ensure that all new and diverted services are accurately located and adequately protected during construction.

All works to existing services to be undertaken as required by the Developer. Refer to Developer design.

IMPORTANT

All construction works undertaken prior to the approvals below will be undertaken at the contrctors risk:

- Section 38
- Section 104
- Building Regulations

Site cut & fill operations including earthwork fill specifications and stability assessments to be undertaken by others.

All buried concrete Design Class DS -2 and ACEC site classification of AC-1s. For existing ground conditions refer to Phase II Ground Investigation Report by Soils Limited, document ref. 16524/GIR, dated October 2017 and Supplementary Geotechnical Investigation Report by JNP Group, dated August 2018.

This drawing is based on the following information provided by others:

- Topographical Survey undertaken by Siteline Geomatic Surveyors, ref. 05HA01, dated January 2018.
- Site Layout plan by OSP Architecture, ref. 17300 - P101 Rev G, dated November 2018.
- Tree Survey by Bernie Harverson, ref. 0787 - BJH 01/02, dated October 2015.
- Landscape Proposals by ACD Environmental, ref. BELL21747 11F, date November 2018.

Legend:

	Indicative Site Boundary
27.500	Plot finished floor level DPC level, refer to architects details
27.350	Garage finished floor level, refer to architects details
27.500	Proposed Level
1:33	Drive / garden / path gradient
	Proposed banking in soft non-pedestrianised areas, 1:3 max.
Max 3c EB	Additional exposed brickwork expressed as maximum number of courses below typical ground level. (Typically 150mm below DPC/FFL). Refer to Architect detail.
Max 3c WP	Water Proofing level expressed as maximum number of courses above standard DPC level. (Waterproofing by specialist, to be read in conjuction with architects standard DPC details).
	Advice should be sought from structural engineer where external walls act as retaining structures.
Max 300mm GB	New gravel board expressed as maximum height to be retained
Max 450mm SE	New slab on edge expressed as maximum height to be retained
Max 450mm RW	New retaining wall expressed as maximum height to be retained
	Linear drainage channel
	New private trapped yard gully
	New private deep trapped road gully in shared parking courts
	Level landing to stepped or ramped access (Max 1:60 longitudinal fall, 1:40 crossfall)
M	Alternative Part M access where step free access is not achievable to principal access
	Tree Root Protection Area. Refer to Tree Survey & Constraint Plan by Bernie Harverson & Tree Report by ACD Environmental. Existing levels to be maintained in Root Protection Area.
	Block paved construction, refer to C85850-D163 for details. Unless noted otherwise, all hard finished for driveways and parking courts are to be tarmac construction.
	New french drain to connect to the nearest bed and surround granular material.

Patios assumed to fall 1:60 away from plot for 1.8m at all French door locations.

Notes:-

1. Where this drawing has been issued in electronic .dwg format it has been done so in good faith. jnpgroup do not take any responsibility for any inaccuracies in the electronic data, which should be checked against the paper (or .pdf) drawing issue. Any apparent discrepancies should be immediately reported to jnpgroup. The electronic .dwg file should not be assumed to be to scale and should not be used for 'overlaying', setting out or checking of any third party information. All dimensions should be taken from the paper (or .pdf) version of the drawing. Electronic drawings may contain third party information. jnpgroup take no responsibility for this information, which should be checked against the originators paper drawing(s).
2. All working dimensions to be checked on site.
3. Do not scale.
4. Any discrepancies between drawings of different scales, and between drawings and specification where appropriate to be notified to The Engineer for decision.
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Health and Safety Note:
The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor(s) considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention of the designer.

Context Plan
NTS

Rev.	Date	Amendment	By	Chk.
B	07.06.19	Levels updated to suit Bellway Homes mark-ups.	KM	KT
A	11.02.19	Phase 2 levels revised to suit client mark ups, site layout updated and revised for construction	IS	KM

Status: Construction

Bellway

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Client	Bellway Homes
Job	Bartons Road Havant, Hampshire
Title	Phase 2 External Levels Layout Sheet 4 of 5
Scale 1:200 @ A1	Date October 2018
Drawn by DO	Checked by IS / Approved by KM

Accredited Contractor

Drawing No. C85850-D173 | Rev. B

QA Ref: QD019 Rev D