

	Site boundary
$\times$ 0.00	Proposed level
$<1:XX$	Gradient
XC EB	Exposed brickwork expressed as max number of courses below typical ground level (typically 150mm below DPC/FFL). Refer to architects detail
XC WP	Raised damp proof course / water proofing level expressed as max num of courses above standard DPC level, refer to External Levels note 3.
Xm RW	Retaining wall annotated on layout with maximum retained height
Xm RW	Retaining wall that requires fall protection
Xm GB	Gravel board annotated on layout with maximum retained height
Xm SoE	Slab on edge annotated on layout with maximum retained height
	Proposed permeable block paving
	Linear drainage channel
	Road gully
	Private yard gully

	EHV cable (from records)		BT Cable (from records)		Foul sewer (from survey)
	EHV cable (from survey)		BT Cable (from survey)		Foul sewer to be abandoned (from records)
	HV cable (from records)		Gas main (from records)		Unknown utility (from survey)
	HV cable to be abandoned (from records)		Gas main (from survey)		15m Offset from Foul Sewerage Pumping Station
	HV cable proposed diversion		Gas main to be abandoned (from records)		Existing foul pumping station
	LV cable (from records)		Foul sewer (from records)		Water from records

1. This drawing to be read in conjunction with drawings suffixed L4860.
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. In accordance with NHBC standards and technical guidance, the requirements for Raised Damp Proof Course or Waterproofing is outlined below:
 - 3.1.1. ≤ 2 courses over less than or equal to 15% of building perimeter = raised damp proof course
 - 3.1.2. ≤ 2 courses over more than 15% of building perimeter = water proofing
 - 3.1.3. > 2 courses = water proofingRefer to architect's / specialist's details for all RDP / Waterproofing specifications.
4. All low spots on driveways to have yard gullies.
5. Where dwellings require compliance with Lifetime Homes or Code for Sustainable Homes, a level access shall be provided to all dwelling entrances with principal path gradients no steeper than 1:60 with 1:40 crossfall. Where this cannot be achieved due to topography, the following shall apply to meet the minimum requirements of Building Regulations Part M for Visitable Dwellings Category M1.
 - 5.1. Requirements for gradients (M1 category):
 - 5.1.1. Level / gently sloping approach - gradient of approach does not exceed 1 in 20 and has a width not less than 900mm.
 - 5.1.2. Ramped approach - gradient of approach not exceed 1 in 15 for lengths up to 10m and 1 in 12 for lengths up to 5m and has a width not less than 900mm with min 1200mm long level landings at top and bottom of ramps.
 - 5.1.3. Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, minimum 280mm going, uniform 75-150mm riser. Handrails to be provided where 3 or more risers are indicated.
 - 5.1.4. Principal access to be front door unless indicated otherwise.
 - 5.2. Requirements for gradients (M2 category):
 - 5.2.1. Level approach - gradient of approach does not exceed 1 in 21 and has a width not less than 900mm.
 - 5.2.2. Ramped approach - gradient of approach not exceed 1 in 20 for length up to 10m, 1 in 15 for length up to 5m and 1 in 12 for lengths up to 2m and has a width not less than 900mm (private) or 1200mm (communal) with level landings at top and bottom of ramps.
 - 5.2.3. Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, 280-425mm going, uniform 150-170mm max riser. Handrails to be provided where 3 or more risers are indicated.
 - 5.2.4. Principal access to be front door unless indicated otherwise.
 - 5.3. Requirements for gradients (M3 category):
 - 5.3.1. Level approach - gradient of approach does not exceed 1 in 21 and has a width not less than 1200mm.
 - 5.3.2. Ramped approach - gradient of approach not exceed 1 in 20 for length up to 10m and 1 in 15 for lengths up to 5m, path has a width not less than 1200mm with 1200mm long level landings at top and bottom of ramps.
 - 5.3.3. Stepped approach (additional route only, not allowed for approach routes) - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, 280-425mm going, 150-170mm riser. Handrails to be provided where 3 or more risers are indicated.
 - 5.3.4. Principal access to be front door unless indicated otherwise.
6. For threshold detail to principal access, refer to architects drawings.

A double DPC is to be provided on all plots as per Vistry standard details. Water proofing is therefore not indicated unless surrounding ground elevation is higher than FFL.

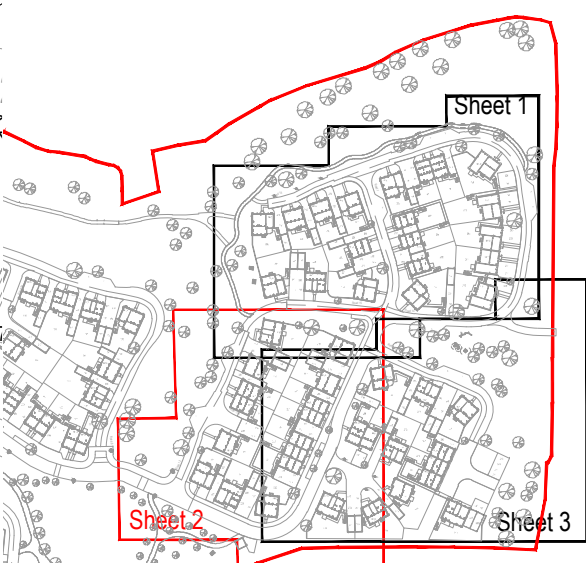
Service information shown is derived from statutory undertakers' records and other available information and is provided for guidance only. All service locations should be verified on site prior to the commencement of works.

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2. All dimensions are millimetres (mm), and levels are in metres (m) unless noted otherwise and should be checked on site prior to construction/fabrication.
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 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.

This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015

Hazard Ref	Hazard Type (Construction/Maintenance/Repair/Operation/Shutdown/Relocation)	Hazard Description	Mitigation Measures/ Residual Risk
1 	Construction	Risk of electrocution when excavating in proximity to High Voltage (HV) or Extra High Voltage (EHV) cables.	Underground services to be accurately located prior to works. All works to be carried out in agreement with relevant utility supplier.
2 	Construction	Working near a medium pressure gas pipe, with risk of gas release, fire, explosion or injury.	Underground services to be accurately located prior to works. All works to be carried out in agreement with relevant utility supplier.



st Issue	JW / SH
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Description	Dm / Chkd / App'd
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E2 Suitable for Information

32 - Suitable for Information



Amersham • Belfast • Brighouse • B
Hartlepool • Sheffield • Warwick

Ministry South East

Glebe Farm, Steyning

External Levels - Phase
(Sheet 2 of 3)

Classification: FI_60_20				
Scale @ A1: 1:200		Accredited Contractor	Part of Capital plc	Supplier No. 03002

Project - Originator - Volume/System - Level/Location - Type - Discipline - Number	Revision:
L4860 - JNP-XX-Z3- DR-C- 2302	P0

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