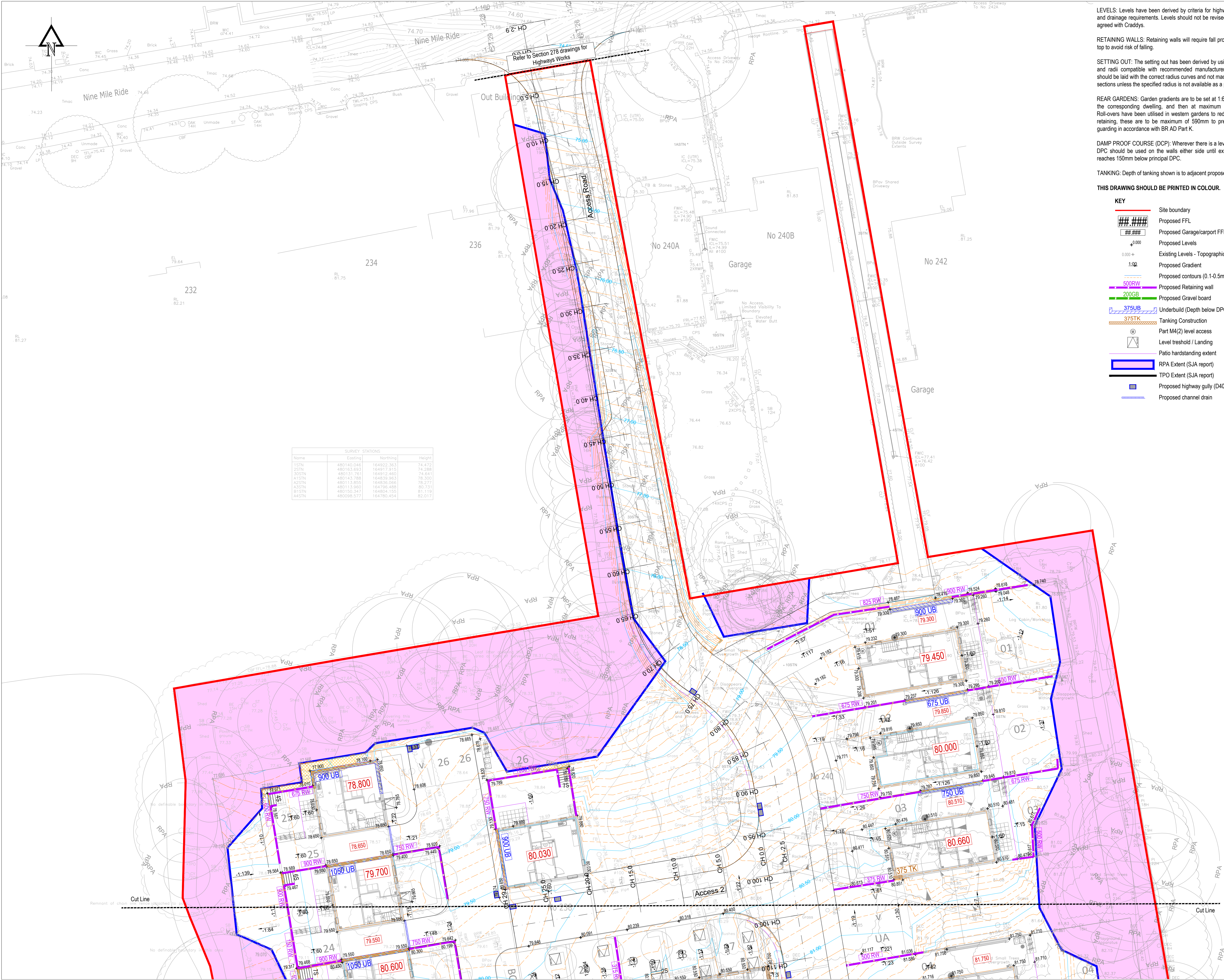




SURVEY STATIONS			
Name	Easting	Northing	Height
1STN	480140.046	164922.363	74.472
2STN	480163.693	164917.915	74.288
3STN	480151.761	164912.460	74.641
A1STN	480143.788	164839.963	78.300
A2STN	480113.855	164836.966	78.277
A3STN	480113.960	164796.488	80.731
B1STN	480150.247	164804.155	81.119
M1STN	480098.577	164790.454	82.017

LEVELS: Levels have been derived by criteria for highway design, access and drainage requirements. Levels should not be revised unless previously agreed with Craddys.

RETAINING WALLS: Retaining walls will require fall protection systems on top to avoid risk of falling.

SETTING OUT: The setting out has been derived by using standard widths and radii compatible with recommended manufacturers products. Kerbs should be laid with the correct radius curves and not made up using straight sections unless the specified radius is not available as a proprietary product.

REAR GARDENS: Garden gradients are to be set at 1:60 falling away from the corresponding dwelling, and then at maximum gradients of 1:12. Roll-overs have been utilised in western gardens to reduce the amount of retaining, these are to be maximum of 590mm to prevent the need for guarding in accordance with BR AD Part K.

DAMP PROOF COURSE (DPC): Wherever there is a level threshold, raised DPC should be used on the walls either side until external ground level reaches 150mm below principal DPC.

TANKING: Depth of tanking shown is to adjacent proposed ground level.

THIS DRAWING SHOULD BE PRINTED IN COLOUR.

- KEY
- Site boundary
 - Proposed FFL
 - Proposed Garage/carport FFL
 - Proposed Levels
 - Existing Levels - Topographical survey
 - Proposed Gradient
 - Proposed contours (0.1-0.5m intervals)
 - Proposed Retaining wall
 - Proposed Gravel board
 - Underbuild (Depth below DPC indicated)
 - Tanking Construction
 - Level threshold / Landing
 - Patio hardstanding extent
 - RPA Extent (SJA report)
 - TPO Extent (SJA report)
 - Proposed highway gully (D400)
 - Proposed channel drain

IF YOU HAVE A QUERY CALL US
SCALING FROM THIS DRAWING OR OBTAINING DIMENSIONS ELECTRONICALLY MAY NOT PROVIDE ACCURATE INFORMATION AND SHOULD BE AVOIDED. WORK ONLY FROM FIGURED DIMENSIONS.

GENERAL NOTES

DRAWINGS AND SPECIFICATIONS: This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings together with the specification.

SITE LAYOUT: The background layout shown in this drawing is based on CLIFTON EMERY DESIGNS drawing 230122 L 02.01 revision REVISION 1, received on 25.02.2025. Plots location are based on HA ARCHITECTS received on 30.05.2024. Please note that this might not be the latest drawing. Reference must be made to the Architect's drawings for current information.

SURVEY: The topographical survey background shown in this drawing is based on TECHNICS' drawing SD20179-01 revision REVISION A.

PPATHS & PATIOS: Within private property boundaries, all steps to have a top and bottom landing of 1.2m length clear of any gates or door openings. Within private property boundaries all paths to be a minimum 0.9m wide. Where there is a communal path this width is to be minimum 1.2m. Crossfalls of private paths to be no steeper than 1 in 40. Rear Patios will have a minimum of 2.4m depth from the face of the building, except Plots 22-25 that will be 1.8m deep.

LEVEL THRESHOLD: Where a level threshold is indicated there is to be 1.2m x 1.2m square with a fall of no more than 1 in 60 in all directions away from the entrance.

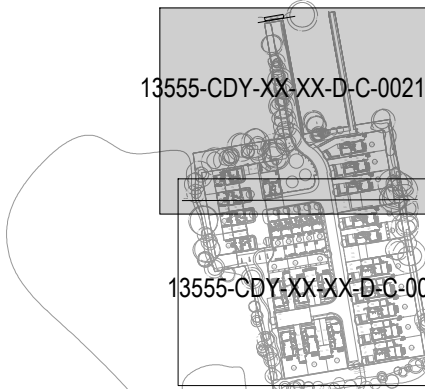
RAMPS: Within private property boundaries all gradients between 1 in 12 and 1 in 20 must have a top and bottom landing of 1.2m length clear of any gates or door openings.

STEPS: Within private property boundaries all steps to have a top and bottom landing of 1.2m length clear of any gates or door openings. Flights of 3 or more steps require a handrail.

HIGHWAY DRAINS: Refer to drainage layout for connection into surface water system.

Note: BUILDING REGULATIONS AND WARRANTY PROVIDER APPROVALS: Please note that it is the responsibility of the Client/ Main Contractor to ensure that Building Regulations and warranty provider (e.g. NHBC) approval of all design and construction details is achieved prior to construction on site

INSET KEY



C D M : SIGNIFICANT HAZARDS
THE FOLLOWING HEALTH AND SAFETY HAZARDS ARE IDENTIFIED BY THE DESIGNER, AS ABNORMAL IN PURSUANCE OF THE CURRENT CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS.

RISKS DURING CONSTRUCTION:
• DEEP EXCAVATIONS - Deep excavations should have adequate propping and shoring to ensure stability. Personnel working in excavations should be sufficiently protected from falling objects.
• EXISTING SERVICES - Further to any existing services information available, contractor to undertake further surveys/scans to locate any existing services prior to excavations.

OPERATION / MAINTENANCE RISKS:
• No abnormal risks have been identified relating to this design element.

RISKS DURING DEMOLITION / DECOMMISSIONING / DISMANTLING / ALTERATIONS:
• No abnormal risks have been identified relating to this design element.

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY COMPETENT & ADEQUATELY RESOURCED CONTRACTOR(S) WORKING TO SAFE SYSTEMS OF WORK.

C01	TENDER ISSUE. PATIO DEPTH REVISED	AG	23.05.25
P01	FIRST ISSUE	AG	17.04.25
REV	REVISION DETAILS	BY	DATE

CRADDYS
Consulting Civil and Structural Engineers
www.craddys.co.uk

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PROJECT TITLE
**RESIDENTIAL DEVELOPMENT
NINE MILE RIDE
FINCHAMPSTEAD**

DRAWING TITLE
**SITE ENGINEERING LAYOUT
SHEET 1**

CLIENT
ELIVIA HOMES

STATUS
A4 - TENDER

SCALE AT A1	DRG SIZE	DRAWN	CHECKED	APPROVED
1:200	A1	AG	CM	AR

JOB NO.	DRAWING NUMBER	REV
13555	13555-CDY-XX-XX-D-C-0021	C01